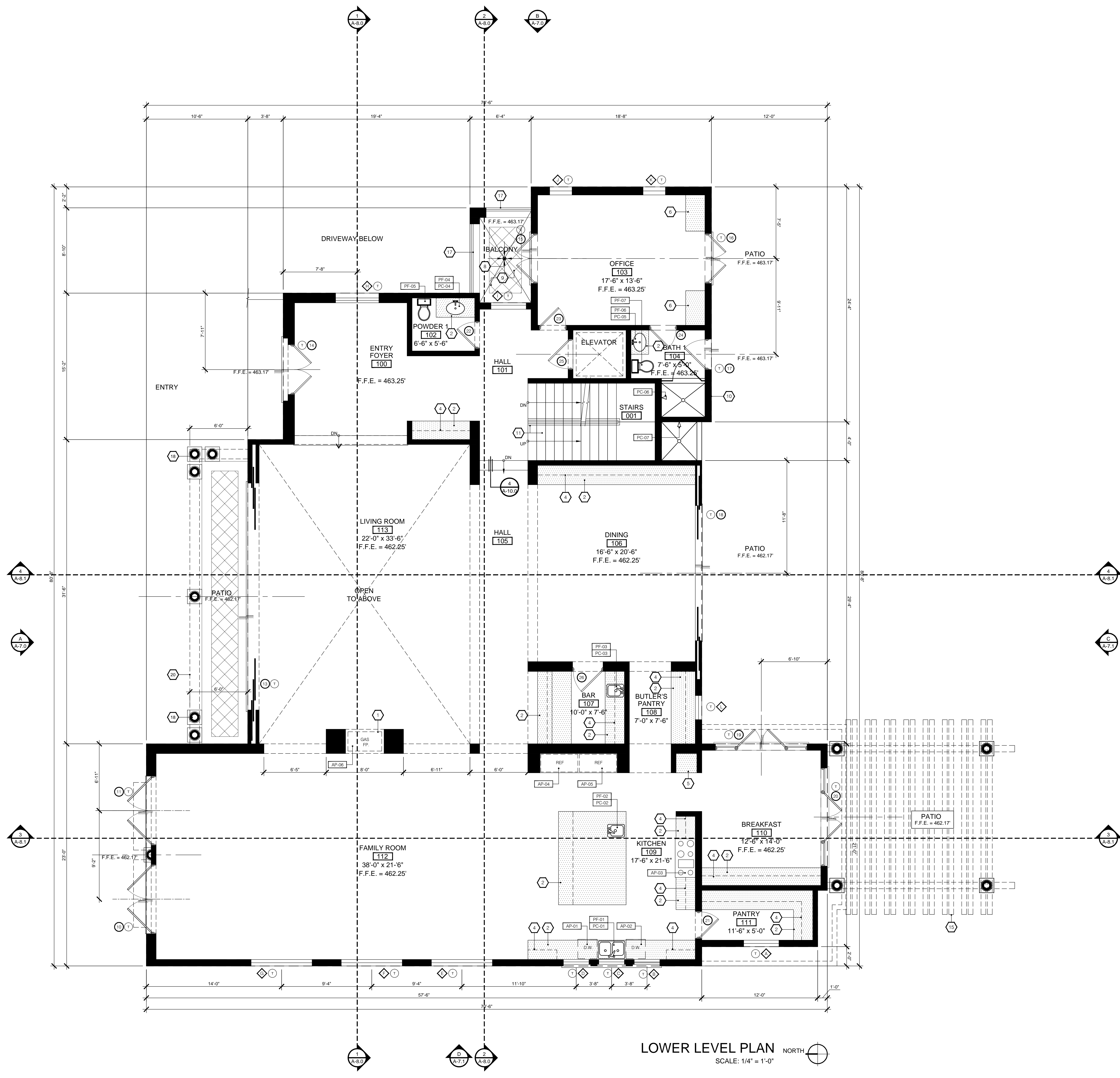


Drawings and specifications are instruments of service and shall remain the property of the design professional. Copies of the drawings and specifications released by the client may be utilized only for the use and for occupying the project for which they were prepared, and not for the construction of any other projects. Any use or reproduction of these drawings in whole or part by any means whatsoever is strictly prohibited except with specific written consent of EnviroTechno Architects.



**LOWER LEVEL PLAN** NORTH  
 SCALE: 1/4" = 1'-0"

<b>GENERAL LEGEND</b>															
<p>2x4 WOOD STUDS @ 16" O.C. - U.N.O. - WITH 7/8" CEMENT PLASTER FINISH OUTSIDE - U.N.O. - AT EXTERIOR WALLS. COORDINATE STUCCO FINISH AND TEXTURE WITH ARCHITECT ON SITE. PROVIDE ANTI-CRACKING MEMBRANE BENEATH STUCCO FINISH APPLICATION ON EXTERIOR SIDE. PROVIDE R-15 INSULATION. PROVIDE 2 x 6 STUDS AT ALL PLUMBING WALLS.</p> <p>CUSTOM FABRICATED MILLWORK. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION.</p> <p>ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1-1/2' BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING. LANDING SHALL BE NOT MORE THAN 7/8' BELOW THE THRESHOLD. STORM AND SCREEN DOORS ARE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS. (R311.3.1)</p> <p>TEMPERED GLASS</p> <p>HOSE BIB LOCATION. VERIFY WITH OWNER ON SITE. APPROVED ANTI-SIPHON DEVICE REQUIRED.</p>	<p>DOOR NUMBER SEE SCHEDULE ON A-9.0</p> <p>WINDOW LETTER SEE SCHEDULE ON A-9.0</p> <p>NOTE: ALL PLUMBING LINES SHOULD BE "ACQUA-FLEX". PROVIDE ABSOLUTE SIZE PIPING TO OBTAIN MAXIMUM WATER PRESSURE. PROVIDE SOUND INSULATION.</p>														
<b>GENERAL NOTES</b>															
<ol style="list-style-type: none"> <li>FOR ALL WOODWORK SEE INTERIOR DESIGN DRAWINGS</li> <li>WALL COVERING SHALL BE CEMENT PLASTER, TILE, OR APPROVED EQUAL TO 70 INCHES ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT. CBC 1210.3</li> <li>NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1.024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE. CRC 411.7</li> <li>THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80 INCHES BUILDING CODE 1008.1.1</li> <li>FIRE RESISTIVE ASSEMBLIES FOR THE PROTECTION OF OPENINGS, WHEN REQUIRED BY THE BUILDING CODE, SHALL COMPLY WITH TABLE 715.4 AND TABLE 715.5, BUILDING CODE SECTION 715.8.2</li> <li>FOR TYPICAL WALLS PROVIDE STUCCO FINISH ON 2 LAYERS OF GRADE D PAPER, APPLIED OVER WOOD SHEATHING PER SECTION 703.6.3 OF THE CRC. SEE TYPICAL WALL DETAIL 5/A-10.4</li> </ol>															
<b>KEY NOTES</b>															
<ol style="list-style-type: none"> <li>DIRECT VENT FIREPLACE WITH 8" PLUMBING VENT. NO CHIMNEY REQUIRED. VENT EXITS THROUGH SIDEWALL. FMI SENTINEL - DVF42NH (42" WIDE GLASS - BOTH SIDES) SEE THROUGH GAS DIRECT VENT - CONTRACTOR SHALL CONFIRM SPECIFICATIONS, CODE COMPLIANCE, AND ANY OTHER OPTIONS PRIOR TO ORDERING - PFS US TESTED FIREPLACE SHALL BE NON-WOOD BURNING PER AOMD RULE #445. TESTED PER PFS CORPORATION, REPORT # 09-99. TESTED ACCORDING TO ANSI STANDARDS Z21.508-2009. CONFIRM SPECIFICATIONS W/ OWNER PRIOR TO ORDERING PROVIDE ONLY FACTORY-LISTED SPARK ARRESTERS ON TOP OF CHASE &amp; FLASHING FOR ALL PRE-FAB FIREPLACES.</li> <li>BASE CABINET WITH STONE TOP AND 6" TILE BACKSLASH AT BATHS AND FULL SPLASH AT BARS AND KITCHEN - INTERIOR DESIGN DRAWINGS TO FOLLOW</li> <li>STORAGE SHELVING - INTERIOR DESIGN DRAWINGS TO FOLLOW</li> <li>LINE OF UPPER CABINET ABOVE - INTERIOR DESIGN DRAWINGS TO FOLLOW</li> <li>LEDGE WITH STONE COUNTER - INTERIOR DESIGN DRAWINGS TO FOLLOW</li> <li>BOOK SHELVING SYSTEM - INTERIOR DESIGN DRAWINGS TO FOLLOW</li> <li>ALL EXTERIOR DOORS HAVE A MINIMUM OF 36" LANDING IN THE DIRECTION OF TRAVEL ON EACH SIDE OF DOOR, PER CRC311.3 AND 311.3. REQUIRED EGRESS DOORS SHALL NOT HAVE LANDING LOWER THAN 1-1/2' THAN THE TOP OF THRESHOLDS.</li> <li>PROVIDE DECK DRAIN. CONNECT TO LANDSCAPE DRAINAGE SYSTEM (REFER TO CIVIL DRAWINGS); SEE</li> <li>STONE TILE FINISH AND 6" COVE BASE AT PERIMETER. OVER PACIFIC POLYMERS. ELASTO-DECK 550. COMPLETE DECK WATERPROOFING SYSTEM (OR EQUIVALENT) - LARR 42408 MINIMUM 1% SLOPE TO DRAIN. STONE DECKING SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION.</li> <li>ALL HOSE BIBS MUST HAVE AN APPROVED ANTI-SIPHON DEVICE PER CPC 603.3</li> <li>STAIR, GUARDRAIL AND HANDRAIL PER DETAIL</li> <li>ENCLOSED USABLE SPACE UNDER STAIRS SHALL BE PROTECTED WITH ONE-HOUR FIRE RESISTIVE PROTECTION - USE 5/8" TYPE 'X' GYPSUM BOARD UNDER STAIRS</li> <li>LINE OF BUILDING ABOVE</li> <li>NOT USED</li> <li>LINE OF TRELLIS ABOVE - SEE EXTERIOR ELEVATION</li> <li>42" INTERIOR GUARD RAIL - SEE DETAIL</li> <li>42" EXTERIOR GUARD RAIL - SEE DETAIL</li> <li>12" DIAMETER, CAST STONE CLAD, ROUND COLUMN. STUCCO FINISH ON 2 LAYERS OF GRADE D PAPER, APPLIED OVER WOOD SHEATHING PER SECTION 703.6.3 OF THE CRC.</li> <li>LINE OF BALCONY ABOVE</li> </ol>															
<b>APPLIANCE SCHEDULE</b>															
<table border="0"> <tr><td>AP-01</td><td>DISHWASHER (SPEC'S TO FOLLOW)</td></tr> <tr><td>AP-02</td><td>DISHWASHER (SPEC'S TO FOLLOW)</td></tr> <tr><td>AP-03</td><td>48" RANGE WITH OVEN BELOW (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.</td></tr> <tr><td>AP-04</td><td>REFRIGERATOR (SPEC'S TO FOLLOW)</td></tr> <tr><td>AP-05</td><td>REFRIGERATOR (SPEC'S TO FOLLOW)</td></tr> <tr><td>AP-06</td><td>SEE - THROUGH GAS FIREPLACE FMI SENTINEL - DVF42NH (42" WIDE GLASS - BOTH SIDES) GAS DIRECT VENT. TESTED PER PFS CORPORATION REPORT #09-99. TESTED ACCORDING TO ANSI STANDARDS Z21.508-2009.</td></tr> </table>		AP-01	DISHWASHER (SPEC'S TO FOLLOW)	AP-02	DISHWASHER (SPEC'S TO FOLLOW)	AP-03	48" RANGE WITH OVEN BELOW (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.	AP-04	REFRIGERATOR (SPEC'S TO FOLLOW)	AP-05	REFRIGERATOR (SPEC'S TO FOLLOW)	AP-06	SEE - THROUGH GAS FIREPLACE FMI SENTINEL - DVF42NH (42" WIDE GLASS - BOTH SIDES) GAS DIRECT VENT. TESTED PER PFS CORPORATION REPORT #09-99. TESTED ACCORDING TO ANSI STANDARDS Z21.508-2009.		
AP-01	DISHWASHER (SPEC'S TO FOLLOW)														
AP-02	DISHWASHER (SPEC'S TO FOLLOW)														
AP-03	48" RANGE WITH OVEN BELOW (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.														
AP-04	REFRIGERATOR (SPEC'S TO FOLLOW)														
AP-05	REFRIGERATOR (SPEC'S TO FOLLOW)														
AP-06	SEE - THROUGH GAS FIREPLACE FMI SENTINEL - DVF42NH (42" WIDE GLASS - BOTH SIDES) GAS DIRECT VENT. TESTED PER PFS CORPORATION REPORT #09-99. TESTED ACCORDING TO ANSI STANDARDS Z21.508-2009.														
<b>PLUMBING CONTROL SCHEDULE</b>															
<table border="0"> <tr><td>PC-01</td><td>KITCHEN SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.</td></tr> <tr><td>PC-02</td><td>VEGETABLE SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.</td></tr> <tr><td>PC-03</td><td>BAR SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.</td></tr> <tr><td>PC-04</td><td>LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.</td></tr> <tr><td>PC-05</td><td>LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.</td></tr> <tr><td>PC-06</td><td>SHOWER FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.</td></tr> <tr><td>PC-07</td><td>SHOWER FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.</td></tr> </table>		PC-01	KITCHEN SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.	PC-02	VEGETABLE SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.	PC-03	BAR SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.	PC-04	LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.	PC-05	LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.	PC-06	SHOWER FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.	PC-07	SHOWER FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
PC-01	KITCHEN SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.														
PC-02	VEGETABLE SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.														
PC-03	BAR SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.														
PC-04	LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.														
PC-05	LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.														
PC-06	SHOWER FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.														
PC-07	SHOWER FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.														
<b>PLUMBING FIXTURE SCHEDULE</b>															
<table border="0"> <tr><td>PF-01</td><td>KITCHEN SINK - 1.8 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.</td></tr> <tr><td>PF-02</td><td>VEGETABLE SINK - 1.8 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.</td></tr> <tr><td>PF-03</td><td>BAR SINK - 1.8 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.</td></tr> <tr><td>PF-04</td><td>LAVATORY SINK - 1.5 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.</td></tr> <tr><td>PF-05</td><td>TOILET - 1.6 GALLONS / FLUSH MAX. FLUSH CAPACITY (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.</td></tr> <tr><td>PF-06</td><td>LAVATORY SINK - 1.5 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.</td></tr> <tr><td>PF-07</td><td>TOILET - 1.6 GALLONS / FLUSH MAX. FLUSH CAPACITY (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.</td></tr> </table>		PF-01	KITCHEN SINK - 1.8 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.	PF-02	VEGETABLE SINK - 1.8 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.	PF-03	BAR SINK - 1.8 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.	PF-04	LAVATORY SINK - 1.5 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.	PF-05	TOILET - 1.6 GALLONS / FLUSH MAX. FLUSH CAPACITY (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.	PF-06	LAVATORY SINK - 1.5 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.	PF-07	TOILET - 1.6 GALLONS / FLUSH MAX. FLUSH CAPACITY (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
PF-01	KITCHEN SINK - 1.8 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.														
PF-02	VEGETABLE SINK - 1.8 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.														
PF-03	BAR SINK - 1.8 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.														
PF-04	LAVATORY SINK - 1.5 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.														
PF-05	TOILET - 1.6 GALLONS / FLUSH MAX. FLUSH CAPACITY (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.														
PF-06	LAVATORY SINK - 1.5 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.														
PF-07	TOILET - 1.6 GALLONS / FLUSH MAX. FLUSH CAPACITY (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.														

ENVIROTECHNO  
INTERACTIVE ARCHITECTURE - INTERIOR DESIGN

13101 WASHINGTON BOULEVARD #404  
LOS ANGELES, CA 90066  
voice: 310.216.0844  
e-mail: lue@envirotechno.com  
website: envirotechno.com

02/01/2017 - MINOR MODIFICATION  
03/10/2017

ARCHITECTURAL STAMP

CLIENT NAME:  
**CALIFORNIA CUSTOM HOMES, INC.**  
205 PIER AVENUE, SUITE 201  
HERMOSA BEACH, CA 90254

PROJECT TITLE:  
**2812 VIA CAMPESINA**  
2812 VIA CAMPESINA  
PALOS VERDES ESTATES, CA 90274

SHEET TITLE:  
**LOWER LEVEL PLAN**

JOB NO.: 15-018  
DATE: 01-04-16  
SCALE:  
DRAWN BY: ENM  
CHECKED BY: Ldm  
SHEET NO.:

ART JURY SUBMITTAL - 03/22/2017

A-3.1