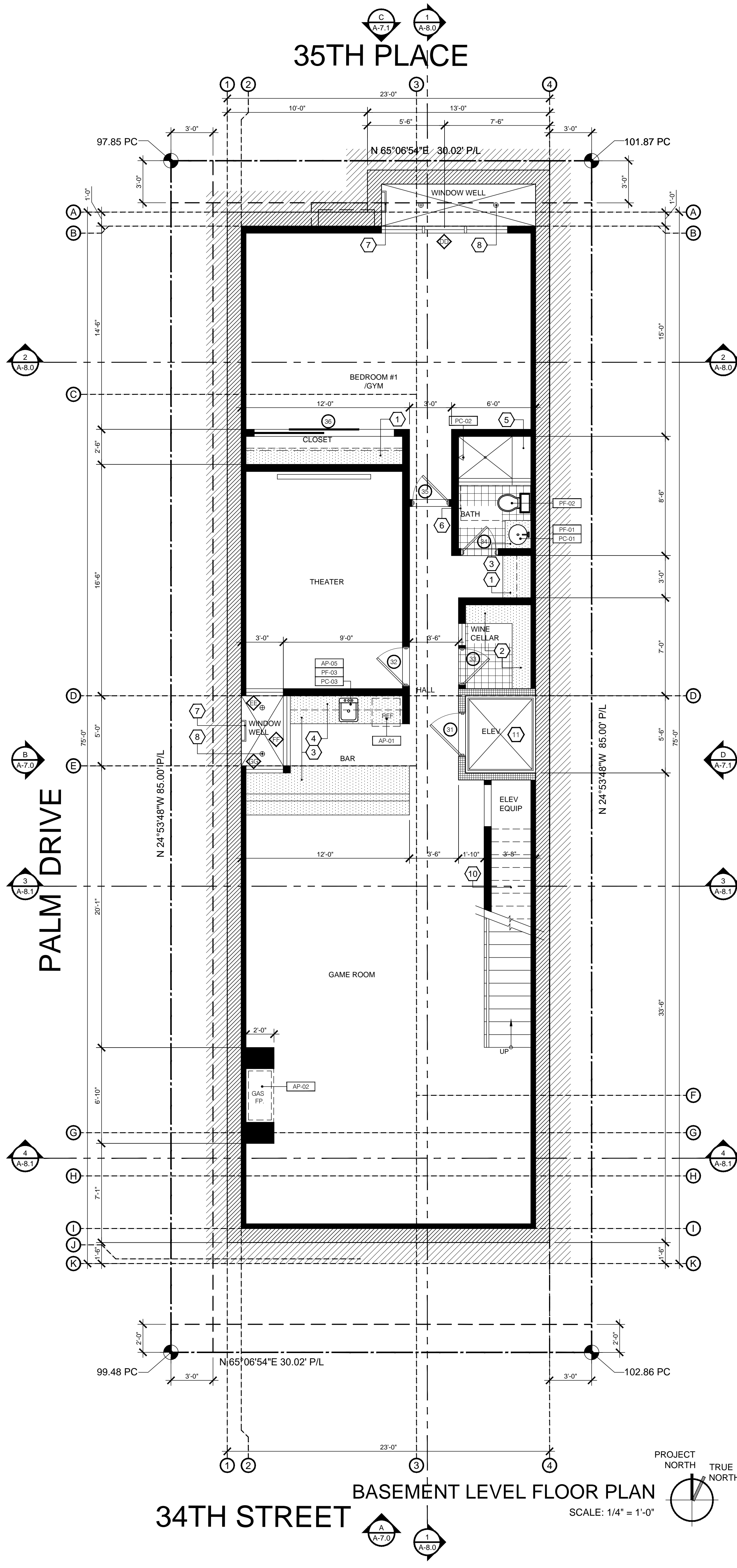
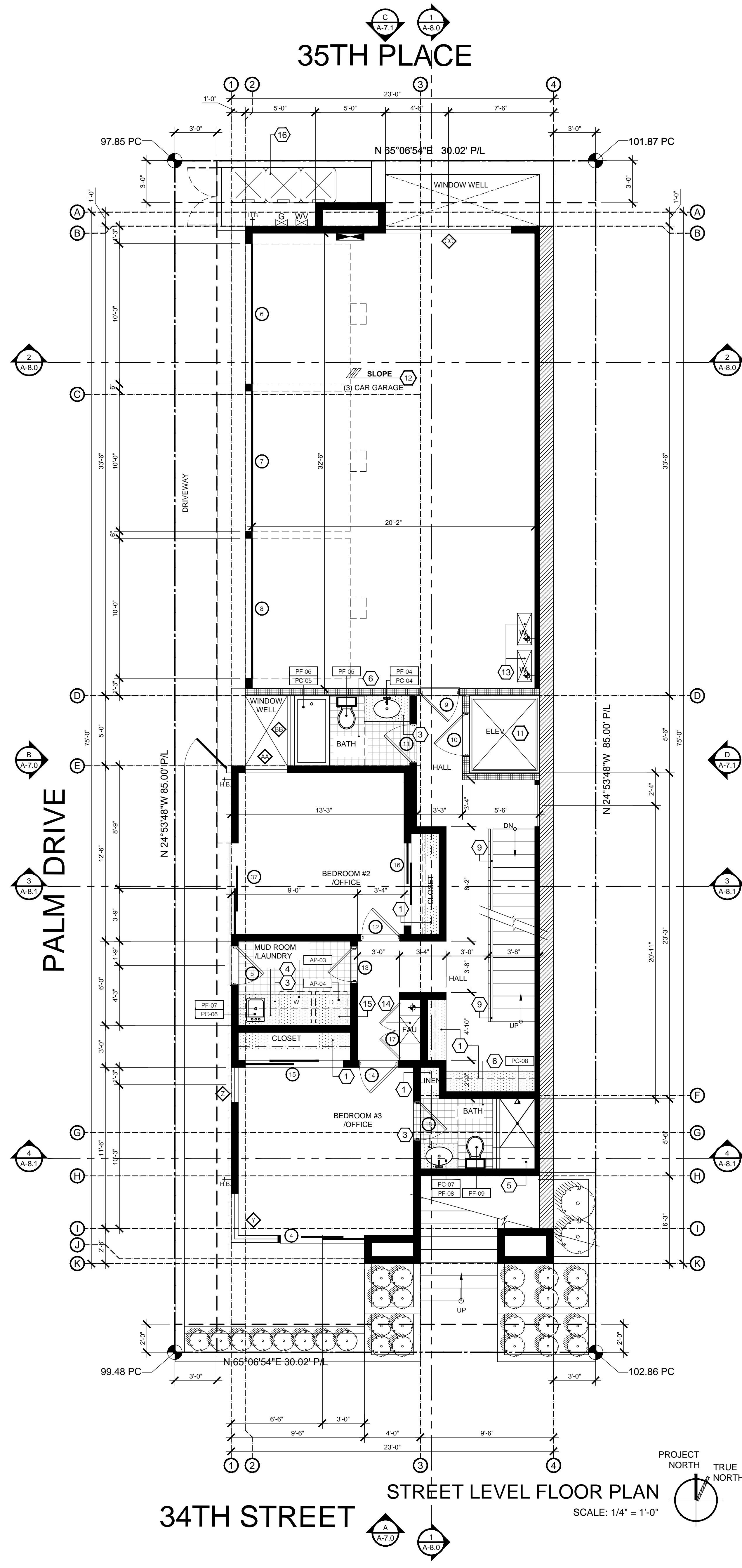


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BASEMENT LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



STREET LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL LEGEND

- (1 HR. RATED WALL)
2X4 STUDS @ 16" O.C. - U.N.O. - WITH 5/8" GYP. BOARD ON BOTH SIDES, TYPE "X" GYP. BOARD ON GARAGE SIDE. SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR ADDITIONAL FINISH INFORMATION.
- 2X4 STUDS @ 16" O.C. AT INTERIOR WALLS 2X6 STUDS AT 16" O.C. AT EXTERIOR WALLS AND 2X8 @ 16" O.C. AT PLUMBING WALLS - U.N.O. - 7/8" CEMENT PLASTER WITH SMOOTH FINISH ON EXTERIOR SIDE AT EXTERIOR WALLS AND 5/8" GYPSUM BOARD AT INTERIOR EXPOSED SIDE - U.N.O.
PROVIDE R-13 INSULATION AT EXTERIOR WALLS. (SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.)
- CONCRETE RETAINING/FOUNDATION WALL WITH 7/8" CEMENT PLASTER WITH SMOOTH FINISH ON EXTERIOR SIDE ABOVE GRADE AND INTERIOR EXPOSED SIDES. (SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.)
- CUSTOM FABRICATED MILLWORK. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION.
- STONE TILE FINISH FLOOR ON WET AREAS. SEE INTERIOR DESIGN.
- PLANTER WALL - WITH 7/8" CEMENT PLASTER WITH SMOOTH STUCCO FINISH. (SEE EXTERIOR ELEVATIONS + SITE PLAN FOR HEIGHT.)
- TEMPERED GLASS
- ELECTRICAL PANEL SERVICE UNDER SEPARATE PERMIT. PROVIDE UNDERGROUND POWER LINE TO STREET POLE. REFER TO NOTE # 14 ON A-10.
- GAS SHUT-OFF VALVE POSSIBLE LOCATION COORDINATE WITH ARCHITECT AND UTILITY COMPANY - EXACT LOCATION ON SITE.
- WATER SHUT-OFF VALVE POSSIBLE LOCATION COORDINATE WITH ARCHITECT AND UTILITY COMPANY - EXACT LOCATION ON SITE.
- HOSE BIB LOCATION. VERIFY WITH OWNER ON SITE.
- NOTE: ALL PLUMBING LINES SHOULD BE "AQUAPEX". PROVIDE ADEQUATE SIZE PIPING TO OBTAIN MAXIMUM WATER PRESSURE - PROVIDE SOUND INSULATION.

KEY NOTES

- 1 CLOSET SHELVING SYSTEM
INTERIOR DESIGN DRAWINGS TO FOLLOW
- 2 FULL HEIGHT WINE DISPLAY CABINET
INTERIOR DESIGN DRAWINGS TO FOLLOW
- 3 BASE CABINET WITH STONE TOP AND 6" TILE BACKSPLASH - FULL SPLASH AT BAR - INTERIOR DESIGN DRAWINGS TO FOLLOW
- 4 UPPER CABINET - INTERIOR DESIGN DRAWINGS TO FOLLOW
- 5 SHOWER SEAT
- 6 PROVIDE 30" MINIMUM CLEAR WIDTH AT WATER CLOSET SPACE AND 24" MINIMUM CLEAR SPACE IN FRONT OF WATER CLOSET - PER CPC SECT. 407.5
- 7 EMERGENCY EXIT LADDER TO GRADE ABOVE. EGRESS LADDER SHALL HAVE AN INSIDE WIDTH OF 12 INCHES MINIMUM. PROJECT AT LEAST 3 INCHES FOR THE WALL AND RUNGS SHALL BE SPACED 18 INCHES MAXIMUM ON CENTER - PER SEC. R310.2.1. SEE A-10.0
- 8 WINDOW WELL W/ 2 AREA DRAINS - CONNECT DRAINAGE SYSTEM
- 9 STAIR, GUARDRAIL, AND HANDRAIL. SEE A-10.0, A-10.0, A-10.0, A-10.0
- 10 5/8" GYPSUM BOARD TYPE "X" UNDER STAIRCASE
- 11 CONSULT W/ ELEVATOR MANUFACTURER FOR REQUIREMENTS - PROVIDE 1 HOUR SHAFT AT ELEVATOR
- 12 EPOXY FINISHED GARAGE FLOOR SLOPED TO STREET
- 13 TANKLESS WATER HEATERS. 60" HEIGHT CLR. MIN. FROM FLOOR TO BOTTOM OF WH TO AVOID VEHICLE IMPACT.
- 14 FAU (FORCED AIR UNIT) IN CLOSET ON RAISED 18" HIGH PLATFORM - BTU PER CMC
- 15 CLOTHES DRYER EXHAUST DUCT, 1/4" WITH TWO 90 DEGREE ELBOWS MAX. SECTION 504.3.2.2 CMC.
- 16 TRASH AND RECYCLE BINS (2.5' x 2.5') - FULL SCREENED W/ 6'-0" MAX. HT GATE & WOOD FENCE

APPLIANCES SCHEDULE

- AP-01 BEVERAGE COOLER (SPECS TO FOLLOW)
PROVIDED BY OWNER AND INSTALLED BY G.C.
- AP-02 42" WIDE "SPECTER" RADIANT GAS FIREPLACE" ICC-ES ESR-2542 (SPECS TO FOLLOW) (APPROVED ANSI Z21.881 CSA 2.33)
PROVIDED BY OWNER AND INSTALLED BY G.C.
- AP-03 NEW WASHER (SPECS TO FOLLOW)
PROVIDED BY OWNER AND INSTALLED BY G.C.
- AP-04 NEW GAS DRYER (SPECS TO FOLLOW)
PROVIDED BY OWNER AND INSTALLED BY G.C.
- AP-05 NEW GARBAGE DISP. (SPECS TO FOLLOW)
PROVIDED BY OWNER AND INSTALLED BY G.C.

PLUMBING CONTROL SCHEDULE

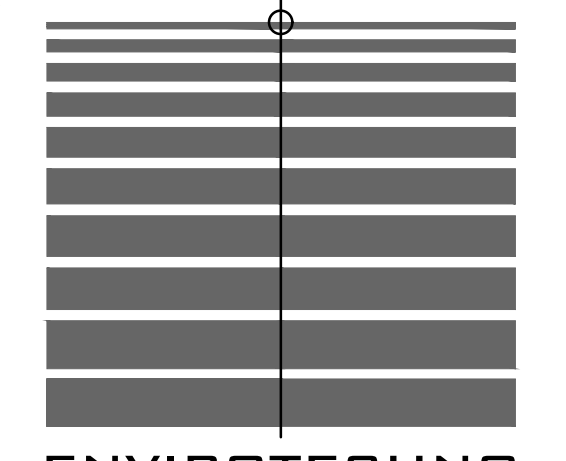
- PC-01 LAVATORY SINK FAUCET AND CONTROLS (SPECS TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
- PC-02 SHOWER HEAD AND CONTROLS (SPECS TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
- PC-03 BAR SINK FAUCET AND CONTROLS (SPECS TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
- PC-04 LAVATORY SINK FAUCET AND CONTROLS (SPECS TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
- PC-05 TUB / SHOWER, COMBO FAUCET AND CONTROLS (SPECS TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
- PC-06 LAVATORY SINK FAUCET AND CONTROLS (SPECS TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
- PC-07 LAVATORY SINK FAUCET AND CONTROLS (SPECS TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
- PC-08 SHOWER HEAD AND CONTROLS (SPECS TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.

PLUMBING FIXTURE SCHEDULE

- PF-01 LAVATORY SINK (SPECS TO FOLLOW)
PROVIDED BY OWNER AND INSTALLED BY G.C.
- PF-02 TOILET (SPECS TO FOLLOW)
PROVIDED BY OWNER AND INSTALLED BY G.C.
- PF-03 BAR SINK (SPECS TO FOLLOW)
PROVIDED BY OWNER AND INSTALLED BY G.C.
- PF-04 LAVATORY SINK (SPECS TO FOLLOW)
PROVIDED BY OWNER AND INSTALLED BY G.C.
- PF-05 TOILET (SPECS TO FOLLOW)
PROVIDED BY OWNER AND INSTALLED BY G.C.
- PF-06 BATH TUB - 60"x30"
(SPECS TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
- PF-07 LAVATORY SINK (SPECS TO FOLLOW)
PROVIDED BY OWNER AND INSTALLED BY G.C.
- PF-08 LAVATORY SINK (SPECS TO FOLLOW)
PROVIDED BY OWNER AND INSTALLED BY G.C.
- PF-09 TOILET (SPECS TO FOLLOW)
PROVIDED BY OWNER AND INSTALLED BY G.C.

PLUMBING NOTES

1. ALL NEW FIXTURES SHALL BE WATER CONSERVING. CPC 402.0
2. 4" WASTE LINE SHALL BE USED



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HERMOSA BEACH, CA 90254

SHEET TITLE:
BASEMENT LEVEL & STREET LEVEL FLOOR PLAN

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

A-3.0

PLAN CHECK RESUBMITTAL - 09/13/2016