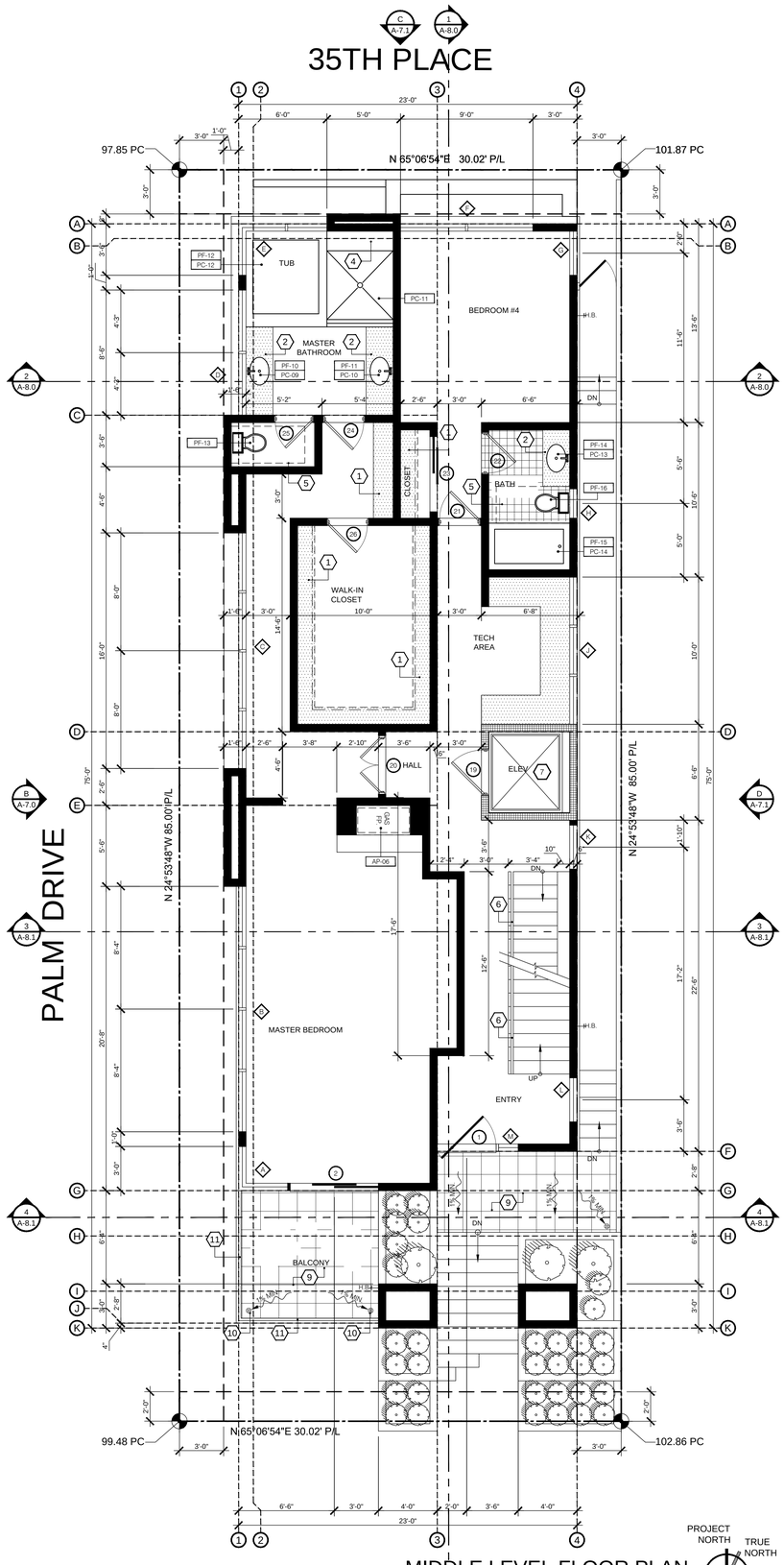
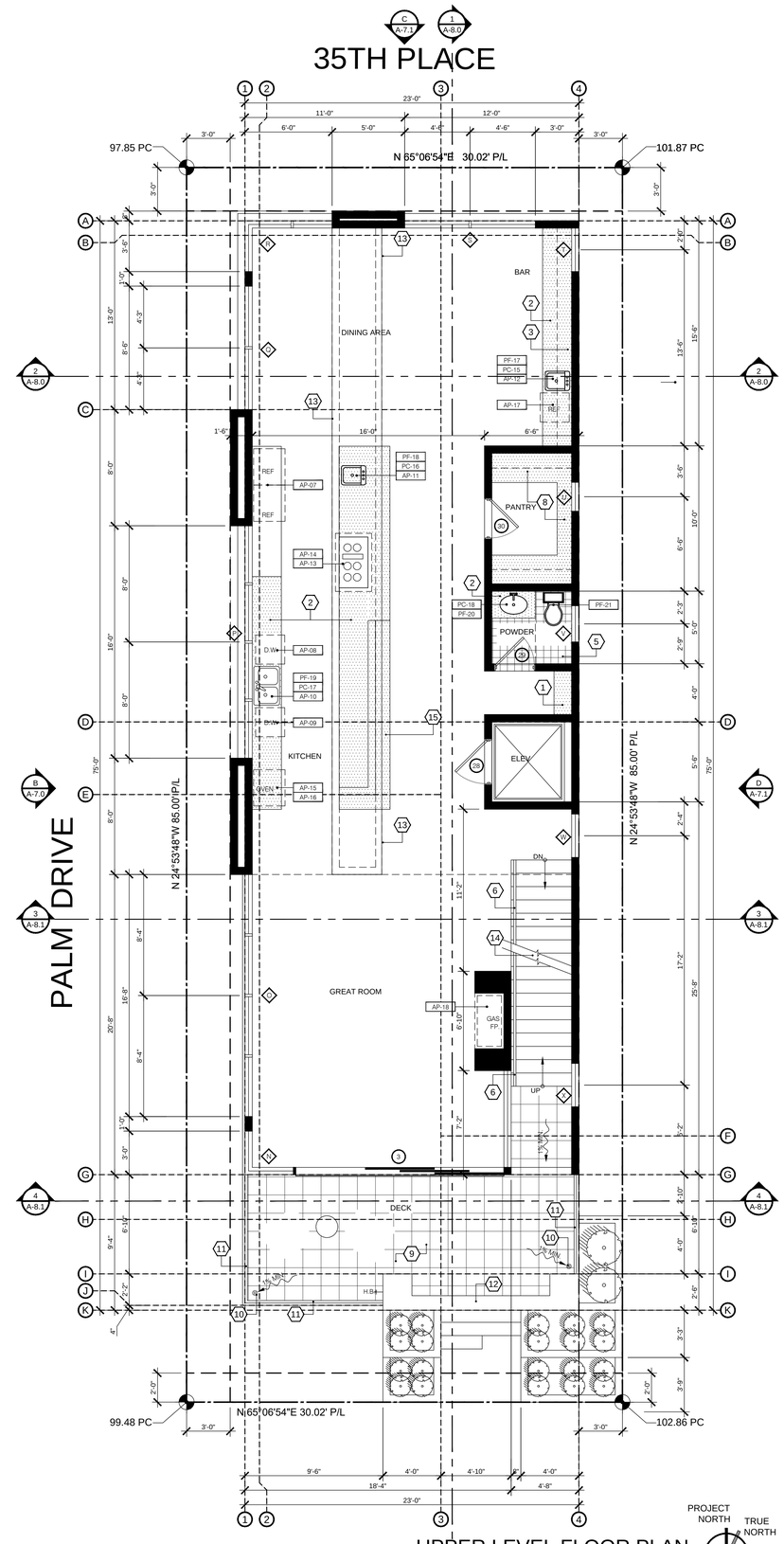


MIDDLE LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



UPPER 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.)
- CUSTOM FABRICATED MILLWORK, SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION
- STONE TILE FINISH FLOOR - FOR INTERIOR WET AREAS FOLLOW ID DWG's
- PLANTER WALL - WITH 7/8" CEMENT PLASTER WITH SMOOTH STUCCO FINISH. (SEE EXTERIOR ELEVATIONS + SITE PLAN FOR HEIGHT.)
- T — TEMPERED GLASS
- H.B. — HOSE BIB LOCATION, VERIFY WITH OWNER ON SITE

KEY NOTES

1. CLOSET SHELVING SYSTEM INTERIOR DESIGN DRAWINGS TO FOLLOW
2. BASE CABINET WITH STONE TOP AND 6" TILE BACKSPLASH - FULL SPLASH AT BAR - INTERIOR DESIGN DRAWINGS TO FOLLOW
3. UPPER CABINET - INTERIOR DESIGN DRAWINGS TO FOLLOW
4. SHOWER SEAT
5. PROVIDE 30" MINIMUM CLEAR WIDTH AT WATER CLOSET SPACE AND 24" MINIMUM CLEAR SPACE IN FRONT OF WATER CLOSET - PER CPC SECT. 407.5
6. STAIR, GUARDRAIL, AND HANDRAIL: SEE 2/A-10.0, 3/A-10.0, 4/A-10.0, 5/A-10.0
7. CONSULT W/ ELEVATOR MANUFACTURER FOR REQUIREMENTS - PROVIDE 1 HOUR SHAFT AT ELEVATOR
8. PANTRY CABINET WITH SHELVING SYSTEM - INTERIOR DESIGN DRAWINGS TO FOLLOW
9. PROVIDE STONE OVER PACIFIC POLYMERS ELASTO-DECK 500 COMPLETE DECK WATERPROOFING SYSTEM (OR EQUIVALENT) - LARR #24208, OVER EXTERIOR (CCX) PLWD. FOR EXTERIOR DECK BY: CROSSFIELD PRODUCTS CORP., ICBO # 1338 OR EQUIVALENT MATERIAL APPROVED BY THE CITY BUILDING DIVISION
10. SLOPE DECK SURFACE TO DECK DRAINS TYP. 1/4" PER FOOT MINIMUM. PROVIDE SCUPPER OVERFLOW 2" ABOVE FIN. FLOOR & ALIGN W/ DRAIN
11. 42" MINIMUM GUARD RAIL - SEE ELEVATIONS
12. OUTLINE OF CONTEMPORARY PORTICO - SEE EXTERIOR ELEVATIONS
13. OUTLINE OF SKYLIGHT ABOVE
14. 5/8" GYPSUM BOARD TYPE "X" UNDER STAIRCASE
15. PROVIDE KNEE SPACE AT ISLAND FOR BAR STOOLS

APPLIANCES SCHEDULE

AP-06	36" WIDE "SPECTER - RADIANT GAS FIREPLACE" ICC-ES ESR-2542 (SPEC'S TO FOLLOW) (APPROVED ANSI Z21.881 CSA 2.33) PROVIDED BY OWNER AND INSTALLED BY G.C.
AP-07	NEW DOUBLE REFRIGERATOR (SPEC'S TO FOLLOW)) PROVIDED BY OWNER AND INSTALLED BY G.C.
AP-08	NEW DISHWASHER (SPECS TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
AP-09	NEW DISHWASHER (SPECS TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
AP-10	NEW GARBAGE DISP. (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
AP-11	NEW GARBAGE DISP. (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
AP-12	NEW GARBAGE DISP. (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
AP-13	NEW GAS RANGE (SPECS TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
AP-14	NEW EXHAUST FAN HOOD (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
AP-15	NEW OVEN W/ WARMING DRAWER (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
AP-16	NEW MICROWAVE (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
AP-17	BEVERAGE COOLER (SPEC'S TO FOLLOW)) PROVIDED BY OWNER AND INSTALLED BY G.C.
AP-18	42" WIDE "SPECTER - RADIANT GAS FIREPLACE" ICC-ES ESR-2542 (SPEC'S TO FOLLOW) (APPROVED ANSI Z21.881 CSA 2.33) PROVIDED BY OWNER AND INSTALLED BY G.C.

PLUMBING CONTROL SCHEDULE

PC-09	LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PC-10	LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PC-11	SHOWER HEAD AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PC-12	TUB FAUCET AND CONTROLS (SPECS TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PC-13	LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PC-14	TUB / SHOWER COMBO FAUCET AND CONTROLS (SPECS TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PC-15	BAR SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PC-16	VEGETABLE SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PC-17	KITCHEN SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PC-19	LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.

PLUMBING FIXTURE SCHEDULE

PF-10	LAVATORY SINK (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PF-11	LAVATORY SINK (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PF-12	BATH TUB - 60"x48" (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PF-13	TOILET (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PF-14	LAVATORY SINK (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PF-15	BATH TUB - 60"x30" (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PF-16	TOILET (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PF-17	BAR SINK (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PF-18	VEGETABLE SINK (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PF-19	KITCHEN SINK (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PF-20	LAVATORY SINK (SPEC'S TO FOLLOW) PROVIDED BY OWNER AND INSTALLED BY G.C.
PF-21	TOILET (SPEC'S 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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ARCHITECTURAL STAMP:

LICENSED ARCHITECT — LUIS DE MORAES, AIA — LIC # C32440 — Expiration 31-2016 — STATE OF CALIFORNIA

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

PROJECT TITLE: 123 34TH STREET
123 34TH STREET
HERMOSA BEACH, CA 90254

SHEET TITLE: MIDDLE LEVEL & UPPER LEVEL FLOOR PLAN

PLAN CHECK RESUBMITTAL - 09/13/2016

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

A-3.1

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