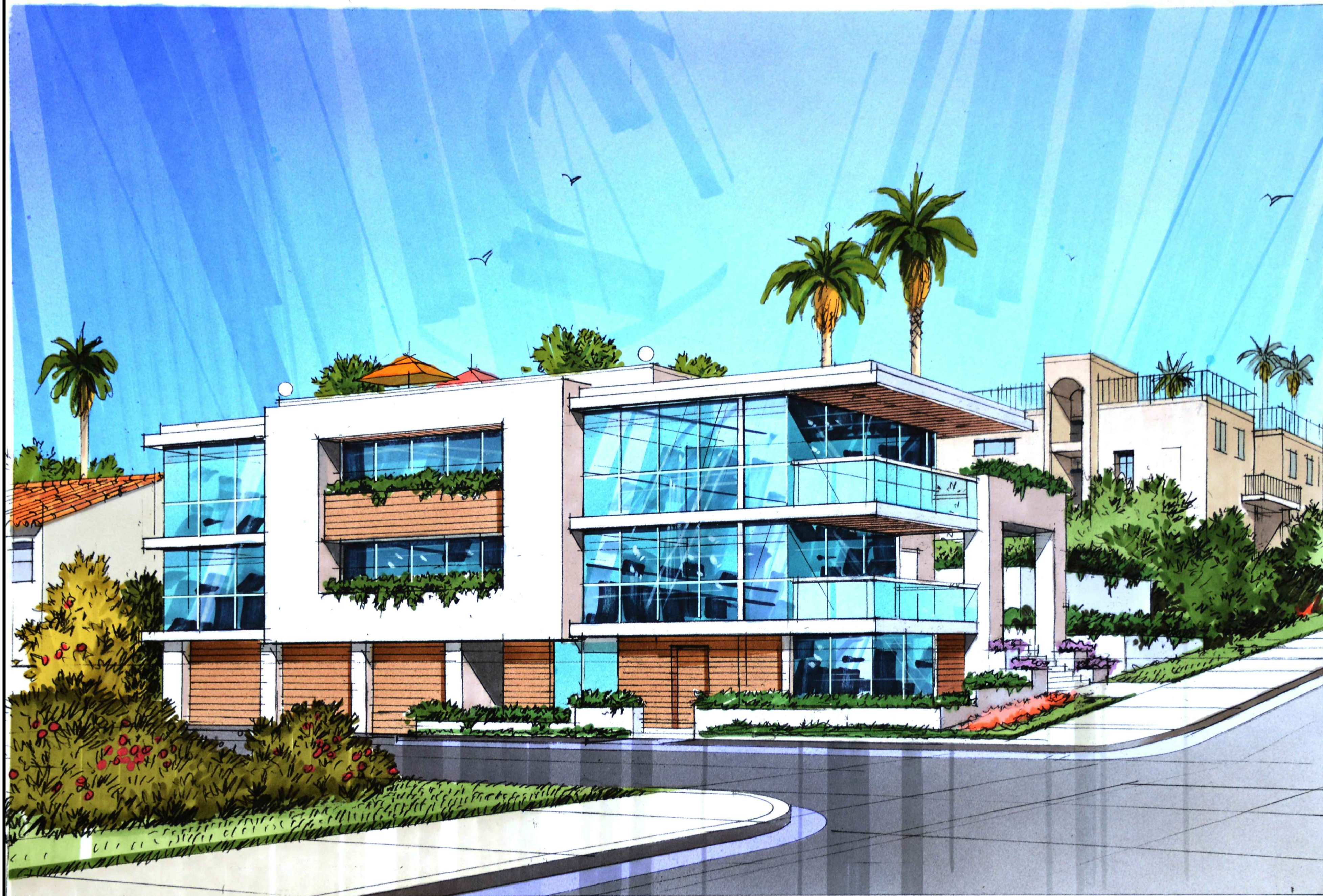


GENERAL NOTES

- FOR THE CONSTRUCTION OF THIS PROJECT DESCRIBED HERE AND IN THE FOLLOWING SHEETS, THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR AND SUPERVISION TO SECURE UNIFORM QUALITY IN WORKMANSHIP THROUGHOUT.
- CONTRACTOR IS ENCOURAGED TO PROPOSE AMENDMENTS IF IT WILL RESULT IN LOWER COSTS, IMPROVEMENTS, OR SHORTEN COMPLETION DATE. APPROVAL SHALL BE OBTAINED FROM OWNER PRIOR TO EXECUTING ANY MODIFICATION OR GENERAL DEVIATION FROM DRAWINGS.
- ALL WORK SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA ELECTRICAL CODE AND CITY OF HERMOSA BEACH MUNICIPAL CODE.
- ALL MATERIALS USED BY AND WORKMANSHIP PERFORMED BY GENERAL AND SUBCONTRACTORS SHALL CONFORM TO PRESENT LAWS, REGULATIONS, ORDINANCES, AND ADOPTED CODES OF THE 2013 CALIFORNIA BUILDING CODE, 2013 UNIFORM BUILDING CODE, 2013 UNIFORM PLUMBING CODE, THE 2013 UNIFORM MECHANICAL CODE AND THE 2013 NATIONAL ELECTRICAL CODE.
- ALL WORK SHALL BE PROPERLY INSTALLED LEVELED, PLUMB AND TRUE BY SKILLED MECHANICS.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE WORK OF HIS SUBCONTRACTORS AND SHALL COORDINATE ALL ACTIVITIES OF ALL TRADES ENGAGED IN THE CONSTRUCTION.
- DETAILS NOT EXPLICITLY SHOWN ON THE DRAWINGS SHALL BE EXECUTED ACCORDANCE WITH STANDARD CONSTRUCTION PRACTICES AND WORKMANSHIP.
- CONTRACTOR SHALL PROVIDE TEMPORARY FIRE PROTECTION AS PER CITY OF MANHATTAN BEACH FIRE DEPARTMENT RULES AND REGULATIONS THROUGHOUT THE PERIOD OF WORK.
- ALL CONTRACTORS SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS BEFORE COMMENCING WITH BIDS AND SUBSEQUENT WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL METHODS, PROCEDURES, EXISTING CONDITIONS WHICH NECESSITATE ANY CHANGES OR MODIFICATIONS, THEN WRITTEN APPROVAL MUST BE OBTAINED FROM THE OWNER PRIOR TO THE START OF SAID CHANGES.
- CONTRACTOR SHALL CARRY LIABILITY INSURANCE AND AGREE TO HOLD ET HARMLESS OF ALL LAWSUITS ARISING FROM HIS ACTIVITIES DURING THE PERIOD OF CONSTRUCTION. CONTRACTOR ALSO AGREES TO HOLD THE OWNER AND ET HARMLESS OF ALL LAWSUITS AFTER CONSTRUCTION HAS BEEN COMPLETED DUE TO ANY DEFECTS THAT MAY EXIST IN THE TECHNICAL WORKMANSHIP.
- THE CONTRACTOR AND/OR SUBCONTRACTORS AWARDED THE CONSTRUCTION OF THIS PROJECT OR PHASES OF THIS PROJECT SHALL SUBMIT FOR APPROVAL ALL REQUESTED SAMPLES, REPORTS, LITERATURE, MATERIAL LISTS, SHOP DRAWINGS, ETC., AS SPECIFIED IN THE DRAWINGS, TO THE OWNER BEFORE FABRICATION, INSTALLATION AND/OR CONSTRUCTION OF ANY WORK.
- THE GENERAL CONTRACTOR AWARDED THE CONSTRUCTION OF THIS PROJECT SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF ALL AND/OR PORTIONS OF ALL PERTINENT INFORMATION, CALCULATIONS, DRAWINGS AND SPECIFICATIONS REQUIRED FOR EACH SUBCONTRACTOR'S PHASE OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR COLLECTIONS, TRANSMITTING, AND SUBMITTING ANY REQUESTED ITEMS TO THE OWNER FOR APPROVAL PRIOR TO FABRICATION, INSTALLATION, AND/OR CONSTRUCTION, AS STATED IN THE SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE INDICATING THE OVERLAPPING PHASES OF CONSTRUCTION INCLUDING HIS AND ALL SUBCONTRACTED WORK AS WELL AS A SCHEDULE FOR ALL ITEMS REQUIRED AND PROVIDED BY THE OWNER.
- THE AWARDED GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF ALL LONG-LEAD ITEMS SUCH AS EQUIPMENT, MATERIALS AND SPECIFIED PRODUCTS, SO AS TO MEET HIS CONSTRUCTION SCHEDULE. THE GENERAL CONTRACTOR SHALL MAKE INITIAL INVESTIGATION INTO THE AVAILABILITY OF ALL ITEMS AT BID AWARD, AND REPRESENT THE FINDINGS IN HIS SUBMITTED CONSTRUCTION SCHEDULE.
- THE GENERAL CONTRACTOR SHALL INCUR THE COST DIFFERENTIAL FOR ANY SUBSTITUTION OF LONG-LEAD ITEMS SUCH AS EQUIPMENT, MATERIALS AND SPECIFIED PRODUCTS, OF EQUAL OR BETTER QUALITY, RESULTING FROM HIS FAILURE TO PROCURE THEM TO MEET HIS CONSTRUCTION SCHEDULE. THE GENERAL CONTRACTOR'S INITIAL INVESTIGATION IN PREPARING A CONSTRUCTION SCHEDULE SHALL IDENTIFY THESE ITEMS, AND NOTIFICATION SHALL BE MADE TO THE PROJECT MANAGER AT THAT TIME SO AS TO AVOID THIS SITUATION.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE CONTRACTOR SHALL HAVE THE FOLLOWING:
 - CERTIFICATE OF WORKER'S COMPENSATION INSURANCE MADE OUT TO THE CONTRACTOR'S STATE LICENSE BOARD.
 - COPY OF CITY OF MANHATTAN BEACH BUSINESS TAX REGISTRATION CERTIFICATE OR A NEWLY PAID RECEIPT FOR ONE.
 - NOTARIZED LETTER OF AUTHORIZATION FOR AGENTS.
 - COPY OF CONTRACTORS STATE LICENSE OR POCKET I.D.
- PERMITS: EACH SUBCONTRACTOR WHOSE WORK IS NOT NORMALLY COVERED BY THE BUILDING PERMIT SUCH AS ELECTRICAL, MECHANICAL PLUMBING, AND ANY OFF-SITE WORK SHALL BE RESPONSIBLE TO OBTAIN AND PAY THE APPROPRIATE PERMIT FEES APPROPRIATE PERMIT.
- DO NOT SCALE DRAWINGS. ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH SUBCONTRACTOR. SUBCONTRACTOR BEGINS WORK. ANY ERRORS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.
- DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF DESIGN INTENT. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR SITE CONDITIONS AND SHALL BE INCLUDED AS PART OF THE WORK. WORK NOT EXPLICITLY IN THE DRAWINGS BUT CLEARLY IMPLIED AS NECESSARY TO COMPLETE THE DRAWING SHALL BE INTERPRETED AS FULLY DRAWN.
- GENERAL CONTRACTOR TO VERIFY SIZE AND LAYOUT OF ALL ORDERED ITEMS PRIOR TO ORDERING. NOTIFY ARCHITECT OF ANY DISCREPANCY FOR ARCHITECT'S DECISION.

123 34TH STREET

**123 34TH STREET
HERMOSA BEACH, CA 90254**



CONCEPTUAL RENDERING

NOTE: REFER TO THE FINAL DESIGN AND SPECIFICATIONS

PROJECT INFORMATION

OWNER: CALIFORNIA CUSTOM HOMES, INC.
205 PIER AVENUE, SUITE 201
HERMOSA BEACH, CALIFORNIA

ARCHITECT: ENVIROTECHNO ARCHITECTURE, INC.
13101 WASHINGTON BOULEVARD - 404
LOS ANGELES, CALIFORNIA 90066

CONTACT:
MR. LUIS DE MORAES, AIA
VOICE: (310) 377-7873
EMAIL: luis@envirotechno.com

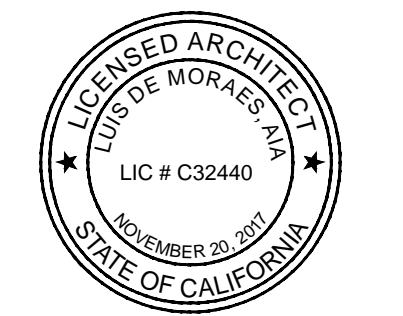
PROJECT ADDRESS: 123 34TH STREET
SHAKESPEARE TRACT
M.B. 9-190
APN 4181-033-020

LEGAL DESCRIPTION: LOT 7, BLOCK 101
MAX. BUILDING HEIGHT: 30 FEET
ZONE: R-3
CONSTRUCTION TYPE: V-B - SP
OCCUPANCY: R-3/U

FIRE SPRINKLERS: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED PER CRC SECTION R313.2 & CITY CODE SECTION 15.06.060

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

ARCHITECTURAL STAMP:



PROJECT DATA

BUILDING AREA:	BASEMENT LEVEL AREA:	1,487 SQ. FT.
	STREET LEVEL AREA:	746 SQ. FT.
	MIDDLE LEVEL AREA:	1,409 SQ. FT.
	UPPER LEVEL AREA:	1,396 SQ. FT.
	TOTAL LIVING AREA:	5,038 SQ. FT.
GARAGE AREA (INTERIOR DIMENSIONS):	TOTAL LIVING AREA + GARAGE AREA:	655 SQ. FT. 5,693 SQ. FT.
MIDDLE LEVEL DECK AREA		87 SQ. FT.
UPPER LEVEL DECK AREA		220 SQ. FT.
ROOF LEVEL DECK AREA		603 SQ. FT.
TOTAL DECK AREA:		910 SQ. FT.
NO. OF BEDROOMS:		4 BEDROOMS
NO. OF BATHROOMS:		5-1/2 BATHS

PROJECT SCOPE: NEW SINGLE FAMILY RESIDENCE WITH 3 CAR ATTACHED GARAGE

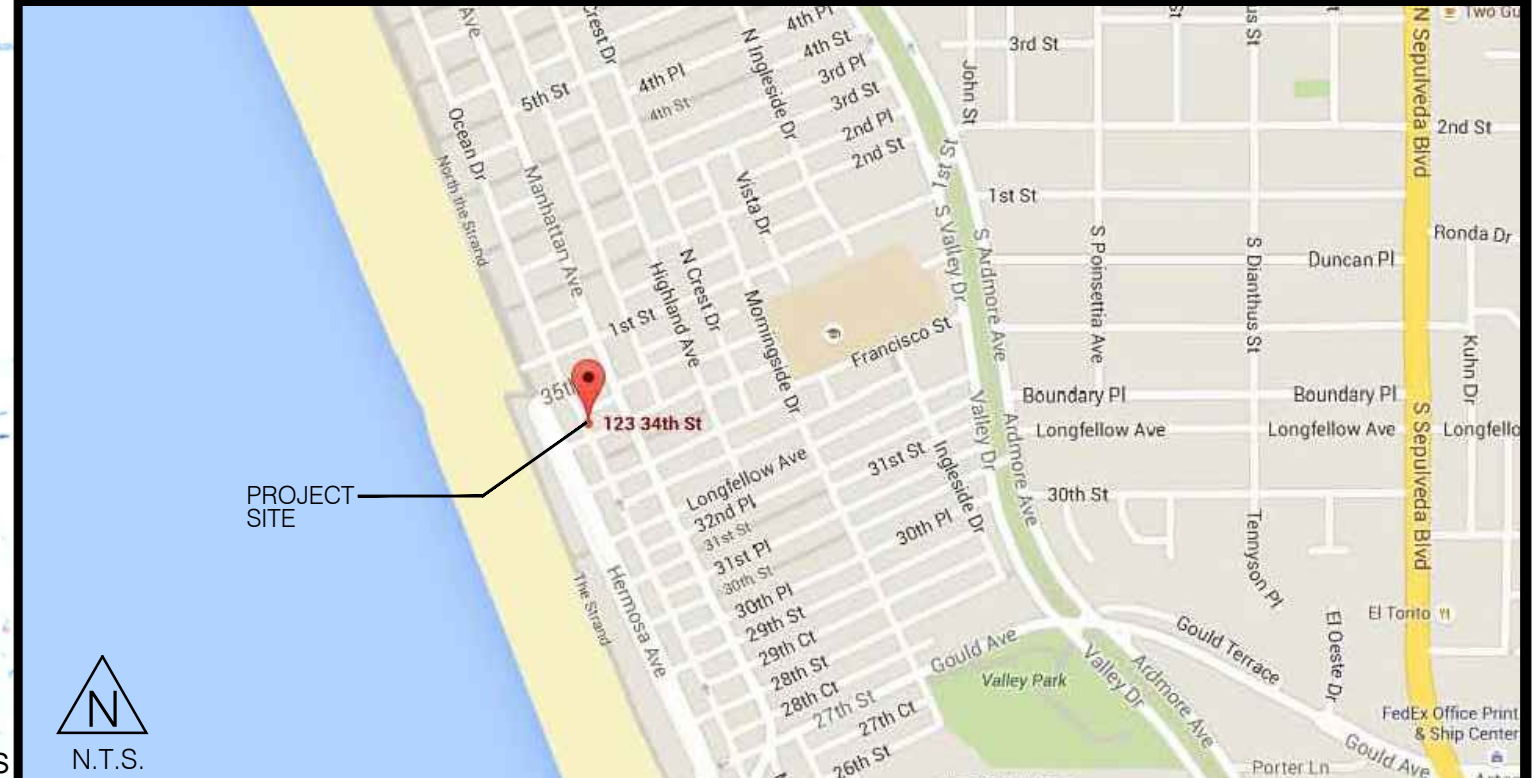
ZONING INFORMATION
LOT SIZE: 2,551 SQ.FT.
(*) LOT SIZE BASED UPON SURVEY PREPARED BY DENN ENGINEERS, DRAWN ON 10/06/2015

LOT COVERAGE:
REQUIRED : 2,551 SQ.FT. x 0.65 = 1,658.15 SQ. FT. MAX
PROPOSED : 1,583.83 SQ.FT. < 1,658.15 SQ. FT. OK

OPEN SPACE	REQUIRED	PROVIDED
ON GRADE	N/A	124 SQ.FT.
DECK/BALCONIES	300 SQ.FT.	407 SQ.FT.
TOTAL	300 SQ.FT.	531 SQ.FT.

BASEMENT QUALIFICATION CALCULATION (REQUIRED FOR ALL PROJECTS PROPOSING THREE STORIES AND BASEMENT)
1ST LEVEL F.F. ELEVATION 98.16
LINEAL FEET (LF) OF PERIMETER 1,679 SQ.FT.
LF OF PERIMETER <6' FROM GRADE TO F.F. ABOVE 1,679 SQ.FT.
% OF PERIMETER <6' TO FF ABOVE 100%

VICINITY MAP



CONSULTANTS

STRUCTURAL ENGINEER:	MOHAMMAD NAMVAR NAMVAR ASSOCIATES 231 VISTA DEL MAR, SUITE D REDONDO BEACH, CA 90277 VOICE: (310) 540-7788
T-24 ENERGY CONSULTANT:	SIA GARESTANI, P.E. SPEC ENGINEERING GROUP 16830 VENTURA BLVD. #266 ENCINO, CALIFORNIA 91436 VOICE: (818) 783-6965
CIVIL ENGINEER:	GEORGE P. MARKOV G&M ENGINEERING 1623 THOMPSON AVE. GLENDALE, CA 91201 VOICE: (818) 551-0353
GEOTECHNICAL ENGINEER:	NORCAL ENGINEERING 10641 HUMOLT STREET LOS ALAMITOS, CA 90720 VOICE: (562) 799-9469

SYMBOLS

	DETAIL NUMBER
	SHEET NUMBER
	ELEVATION NUMBER
	WINDOW NUMBER
	DOOR NUMBER
	ROOM NAME
	ROOM NUMBER
	KEY NOTES
	REVISION CLOUD
	PLUMBING CONTROL
	PLUMBING FIXTURE

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	1 OF 3 STANDARD QUALITY ASSURANCE PLAN
	2 OF 3 STANDARD QUALITY ASSURANCE PLAN
	3 OF 3 STANDARD QUALITY ASSURANCE PLAN
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A-5.0 BASEMENT LEVEL & STREET LEVEL CEILING PLAN	
A-5.1 MIDDLE LEVEL & UPPER LEVEL CEILING PLAN	
A-6.0 ROOF PLAN	

ABBREVIATIONS

AIR CONDITIONING	A/C	FLOOR	FLR	PLASTIC LAMINATE	P.L.
ACOUSTICAL	ACOUS	FLOURESCENT	FLOUR	POLISHED	POL.
ABOVE FIN. FLOOR	A.F.F.	FACE OF STUD	F.O.S.	PAIR	PR.
ALUMINUM	ALUM.	FABRIC WALLCOVERING	F.W.C.	QUARRY TILE	Q.T.
AT	@	GAUGE	GA.	RADIUS	RAD.
BUILDING	BLDG.	GALVANIZED	GAL.	REFRIGERATOR/FREEZER	R/F
BRUSHED	BR.	GARBAGE DISPOSAL	GD.	REFERENCE	REF.
CEMENT	CEM.	GLASS	GL.	REQUIRED	REQ.
CEILING	CLG.	GRANITE TILE	G.T.	ROOM	RM.
CLEAR	CL.	GYPSUM BOARD	GYP. BD.	RESTROOM	R.R.
OPENING	OPNG	HARDWOOD	HDWR.	SEPARATE CIRCUIT	S.C.
CONSTRUCTION NOTE	C.N.	HARDWARE	HDWR.	SECTION	SECT.
COLUMN	COL.	HOLLOW METAL	H.M.	SHEET	SHT.
CONCRETE	CONC.	HEIGHT	HGT.	SIMILAR	SIM.
CONTINUOUS	CONT.	HEATING, VENTILATING	H.V.A.C.	SPECIFICATIONS	SPECS.
CONTRACTOR	CONTR.	LAVATORY	LAV.	STOVE/RANGE	S/R
CERAMIC TILE	C.T.	MAXIMUM	MAX.	STAINLESS	S.
DETAIL	DET.	METAL	MTL.	STEEL	STL.
DRINKING FOUNTAIN	D.F.	MANUFACTURER	MFG.	STANDARD	STD.
DIAMETER	DIA.	MINIMUM	MIN.	SUSPENDED	SUSP.
DIMENSION	DIM.	MIRROR	MIR.	TRASH COMPACTOR	T.C.
DOOR	DR.	MARBLE TILE	M.T.	TO BE DETERMINED	TBD.
DISHWASHER	DW.	MULLION	MUL.	TELEPHONE	TELE.
DRAWING	DWG.	MICROWAVE	MW.	THICK	THK.
ELEVATION	ELEV.	NOT IN CONTRACT	N.I.C.	TYPICAL	TYP.
ELECTRICAL	ELEC.	NOT TO SCALE	N.T.S.	UNLESS NOTED OTHERWISE	U.N.O.
ELEVATOR	ELEVAT.	OVER ALL	O.A.	VERTICAL	VERT.
ENVIROTECHNO	ET.	ON CENTER	O.C.	VERIFY IN FIELD	V.I.F.
EXISTING	EXIST.	PARTITION	PART.	VOLTS	VOL.
FLOOR DRAIN	F.D.	PLASTIC LAMINATE	P.L.	VINYL COMPOSITION TILE	V.C.T.
FIRE EXTINGUISHER	F.E.	POLISHED	POL.	VINYL SHEET FLOORING	V.S.F.
FIRE HOSE CABINET	F.H.C.	PAIR	PR.	VINYL WALL COVERING	V.W.C.
FINISH FACE	F.F.	QUARRY TILE	Q.T.	WITH	W/
FINISH	FIN.			WALL COVERING	WC.

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:
COVER SHEET - PROJECT DATA

PLAN CHECK RESUBMITTAL - 09/13/2016

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

CS-1

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