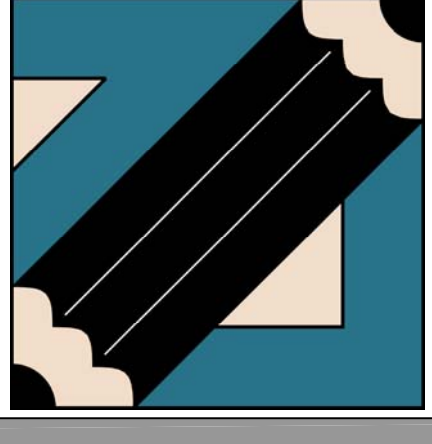
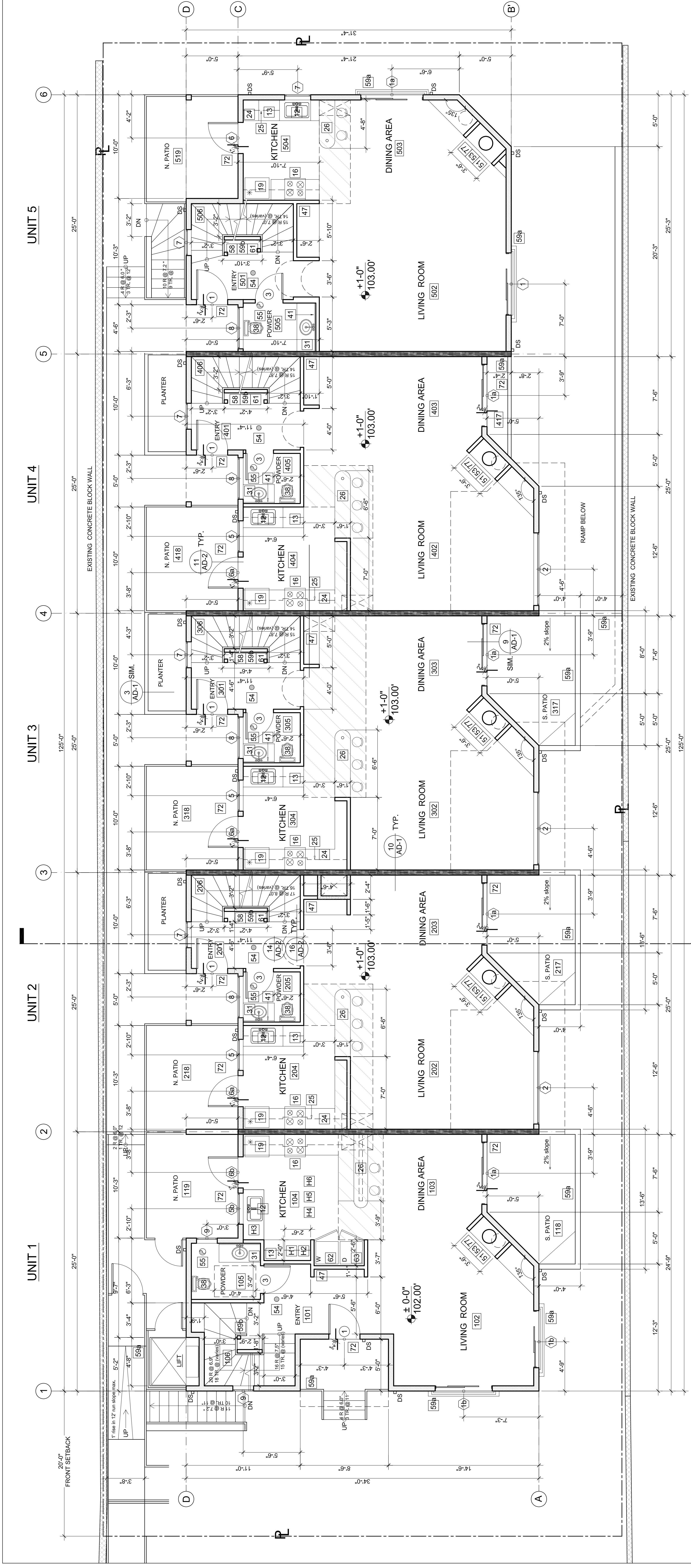


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sheet number	A-2
scale	1/4"=1'-0"
date	08.01.07.
title	FIRST FLOOR PLAN



**FIRST FLOOR PLAN**

scale 1/4"=1'-0"

**LEGEND:**

- GAS METER - Install approved seismic gas shut off valve on the fuel gas line on the down stream side of the utility meter and connect to the main gas line.
- ELECTRIC METER
- CATV AND TELEPHONE
- HOSE BIB fitted with a non-removable back-flow device PC 603.4.7
- FIRE BELL
- FAU
- HVAC
- WATER HEATER ( must be strapped top & bottom for lateral support)
- P&T DISCHARGE LINE TO OUTSIDE
- HIGH PLATFORM w/ GYP. BOARD DOWN TO FLOOR
- GARAGE DOOR OPENER
- DISHWASHER
- DISHWASHER w/ GARBAGE DISPOSAL
- VEGETABLE SINK
- BAR SINK, 12"x12"
- RANGE
- COOK TOP
- DOUBLE OVEN
- REFRIGERATOR
- FREEZER
- PANTRY w/ ADJUSTABLE SHELVES
- KITCHEN ISLE
- STOVE
- DISHWASHER CABINETS w/ 6" TOE SPACE
- 12"x36" UPPER CABINETS
- 42" HIGH BAR
- WET BAR
- LAZY SUSAN
- WINEY SHELVES
- STORAGE SHELVES
- 22"x36" BASE CABINET w/ UNDERCOUNTER LAVATORY
- AND W/ 6" TOE SPACE
- SHOWER w/ SHATTER RESISTANT GLASS ENCLOSURE & OUTSWINGING DOOR
- Min. 70" high non-absorbent wall adj. to shower and shower pan.
- STEAM SHOWER
- 17" HIGH SEAT
- BATH TUB
- SPA TUB
- LOW FLUSH, LOW CONSUMPTION W.C.
- No more than 1.6 gal./flush; 30" min. finished width and 24" min. clear space in front of the toilet is required.
- BIDET
- MEDICINE CABINET

**LEGEND:**

- 4" WALL
- 6" WALL
- 6" FIRE & SOUND RATED WALL
- 2 HR. FIRE RATED SHAFT WALL
- EXISTING CONCRETE WALL
- DROPPED CEILING AREA

**KITCHEN LEGEND:**

- 30" COUNTERTOP designed for repositioning (in 5% of the accessible units in apartment buildings) unless a stone, cultured stone or tiled countertops are used or two 15" bread boards are provided.
- Lower shelving and/or drawer space shall be provided at a height of no more than 48".
- Regardless of clear width provided or location, base cabinets below kitchen sink area, including baseboard and shelving, shall be removable. Sink countertop must be repositionable in 5% of the accessible units. Sink countertop shall be 18" high and 18" wide. Stone or tiled countertop is used.
- 60" clear width to allow parallel approach at base of cabinets or base cabinets shall be removable at that location to allow forward approach.
- 30"x48" clear space to allow a parallel approach at range or cooktop.
- Parallel or forward approach at the oven, dishwasher, refrigerator/freezer and trash compactor.

- 12"x12" ACCESS PANEL TO BATH TUB (unless piling is without slip joints) PC 405.2
- 30" WIDE WALKWAY
- 2x4 FLAT FRAMING w/ 1" D.B. PROTECTION (tp) at corner walls
- The door must open over a landing or floor not more than:
  - 1' below the threshold - where such access is not required;
  - Exceptions: Providing the door does not swing over the landing, landing shall be not more than 8" below the threshold. 1003.3.1.6.; Landing at a door shall have a height measured in the direction of travel of no less than 36" - 1003.3.1.7.
- Attic ventilation openings shall be covered w/ corrosion resist. metal mesh w/ mesh openings of 7/8".
- CLASS "A" FIRE-RETARDANT ROOF COVERING (2% min slope), 1503.9.11.506.1
- Exterior posts located on a slab shall be at least 1" above floor/raib
- As an alternate, use stainless steel treated posts 2306.5
- EXIT SIGHN - Provide exit signs readily visible to clearly indicate the directions of egress travel. Exit signs shall be properly illuminated. 1003.2.8.2, 1003.2.8.4.
- FIRE BLOCK REQUIREMENTS:
  - Concealed spaces of stud walls and partitions, floor and ceiling at 10'-0" max. intervals both vertically and horizontally;
  - Interconnections between concealed vertical and horizontal spaces;
  - Concealed space between stair stringers at top and bottom run;
  - At openings around vents, pipes, ducts and chimneys;
  - At openings around attic and chimney chase for factory-built chimneys
- ELECTRICAL NOTES:
  - In every habitable room and bathroom. EC 210-70(a1)
  - Hallways EC 210-70(a2)
  - Stairways, at each floor level of six steps or more. EC 210-70(a2)
  - On the exterior side of outdoor, grade-level entrances and exits EC 210-70(a2)
  - Storage or equipment rooms 210-70(3)
- Provide an Arc-Fault Circuit-Interrupter in all sleeping rooms. EC 210-12(b) within 6'-0" of a wet bar sink, all receptacles serving kitchen countertops including island and 15- and 20-amp bathroom, garage, outdoor and basement receptacles, counter-top receptacles and receptacles in the kitchen, laundry and utility rooms.
- PLUMBING REQUIREMENTS:
  - Showers and tub-showers: "Max Temperature of 120" to be provided by the use of pressure balance or thermostatic mixing valves" PC 410.7
  - SHOWERHEADS to be (2.5 gpm) and FAUCETS to be (2.2 gpm) PC 402.5-.7.8
- ENERGY REQUIREMENTS:
  - See attached Forms CF-1R and MF-1R specifying the required energy features for wall/ceiling insulation, window areas and types, HVAC systems, duct insulation and testing, lighting type and switching, water heater type and pipe/heater insulation and HERS report verification requirements. (form CF-6R required)