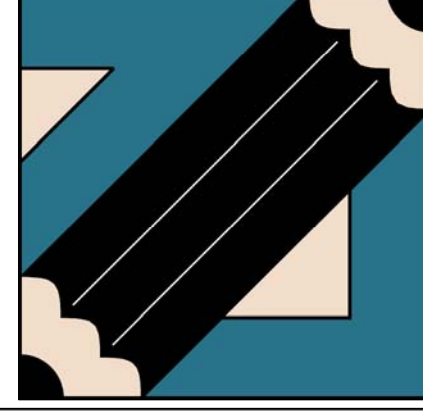
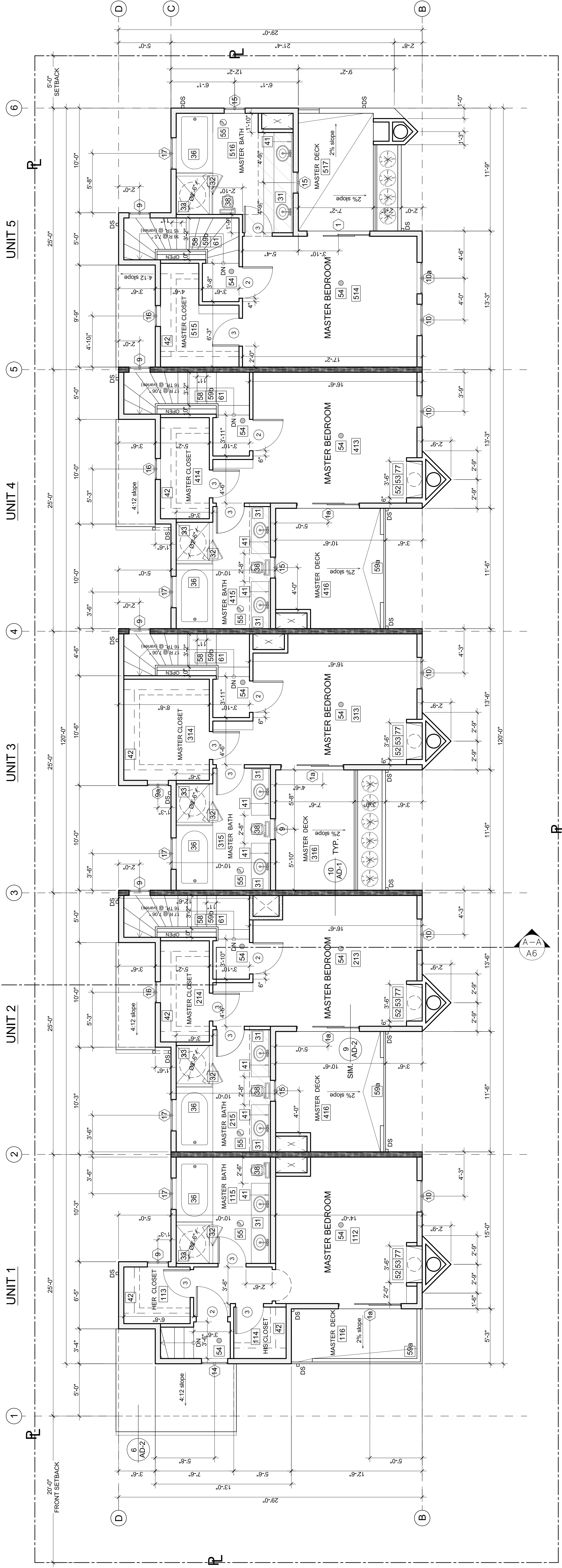


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5 UNIT CONDOMINIUMS at:  
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THIRD FLOOR PLAN  
date: 08.01.07.  
scale: 1/4"=1'-0"  
sheet number: A-4



THIRD FLOOR PLAN

scale 1/4"=1'-0"

LEGEND:

1. 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 gas supply piping, containing the fuel gas piping.
2. ELECTRIC METER
3. CATV AND TELEPHONE
4. HOSE BIB fitted with a non-removable back-flow device PC 603.4.7
5. FIRE BELL
6. FAU
7. HVAC
8. WATER HEATER ( must be strapped top & bottom for lateral support)
9. P&T DISCHARGE LINE TO OUTSIDE
10. 18" HIGH PLATFORM w/ GYP. BOARD DOWN TO FLOOR
11. GARAGE COOK OPENER
12. DISHWASHER w/ GARBAGE DISPOSAL
13. DISHWASHER
14. VEGETABLE SINK
15. BAR SINK, 12"x12"
16. RANGE
17. COOK TOP
18. DOUBLE OVEN
19. REFRIGERATOR
20. FREEZER
21. PANTRY w/ ADJUSTABLE SHELVES
22. KITCHEN ISLE
23. ATCHEN DESK
24. BATH CABINETS w/ 6" TOE SPACE
25. 12"x36" UPPER CABINETS
26. 42" HIGH BAR
27. WET BAR
28. LAZY SUSAN
29. WINERY SHELVES
30. STORAGE SHELVES
31. 22"x36" BASE CABINET w/ UNDERCOUNTER LAVATORY AND w/ 6" TOE SPACE
32. SHOWER w/ SHATTER RESISTANT GLASS ENCLOSURE & OUTSWINGING DOOR
33. Min. 70" high non-absorbent wall adjt. to shower and steam shower
34. STEAM SHOWER
35. 17" HIGH SEAT
36. BATH TUB
37. SPA TUB
38. 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.
39. BIDET
40. MEDICINE CABINET

41. MIRROR
42. LINEAR CLOSET w/ ADJUSTABLE SHELVES
43. COAT CLOSET w/ POLE AND SHELVES
44. COAT CLOSET w/ POLE AND SHELVES
45. CLOSET ISLAND w/ DRAWERS
46. MAKE UP SPACE
47. BUILT IN CABINETS
48. PLANTER
49. TV SPACE
50. NITCH
51. FIREPLACE w/ SPARK ARRESTER LA-41 by "LENNOX", UL 127
52. GAS FIREPLACE w/ SPARK ARRESTER LSM-45 by "LENNOX", Z21, 50b
53. A mechanical permit is req'd prior to installation
54. SMOKE DETECTOR w/ battery back up, and low battery signal shall receive their primary power from the building wiring (in new construction). [310.9.1.4]
55. MECHANICAL VENTILATION capable to provide min. 5 changes/h.r.
56. FLOURESCENT LIGHT @ PRIMARY SWITCH
57. SKYLIGHT "BRISTOLITE" ER-2469; Glass skylight shall comply w/ Section 2409; Plastic skylight to comply w/ Section 2603.7.1
58. For all interior & exterior stairways/steps:
  - a. min. 36" wide stairway and landings;
  - b. max. 7" (6") rise, min. 11" (9") run for private stairways;
  - c. the largest rise or run in a flight of stairs may not exceed the smallest by more than 3/8".
59. Provide guardrails at floor and roof openings, landings, balconies and at open sides of stairs, that a sphere 4" in diameter cannot pass through 509.1, which are more than 30" above grade or floor below 509.1, Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4" in diameter cannot pass through 509.3.
  - a. 42" min. high GUARDRAIL 509.2.
  - b. 36" min. high GUARDRAIL 509.2.
60. Handrails for the length of stairs (required for 4 or more risers).
  - a. 42" min. high GUARDRAIL 509.2.
  - b. 36" min. high GUARDRAIL 509.2.
61. Top of handrails shall be 34" to 38" above tread nosing, 1003.3.3.6. Handrail portion of handrail shall not be less than 1 1/4" nor more 2" cross-sectional dimension having a smooth surface with no sharp corners 1003.3.3.3. Provide the following materials for stair nosing:
  - a. 1/2" thick, 1 1/2" wide, 1/4" radius nosing.
  - b. 1/2" thick, 1 1/2" wide, 1/4" radius nosing.
62. WASHES
63. DRYER
64. DRYER MOISTURE EXHAUST DUCT- 4" dia min, smooth, metal with back-draft damper.
65. LAUNDRY SINK
66. ELEVATOR
67. 100 SQ. IN. MIN. OPENINGS TAB w/ 12" from floor & ceiling of the enclosure for combustion air. Doors serving the compartment shall be at least 24" wide.
68. 24"x30" ATTIC ACCESS OPENING. Opening shall be located in a corridor, hallway or other readily accessible locations [1505.1.1]

- UNIT 1: 391 Sq.Ft. + 57 = 448
- UNIT 2: 371 Sq.Ft. + 109 = 480
- UNIT 3: 410 Sq.Ft. + 86 = 496
- UNIT 4: 381 Sq.Ft. + 109 = 490
- UNIT 5: 404 Sq.Ft. + 81 = 485

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

69. 12"x12" ACCESS PANEL TO BATH/TUB (unless p/mbing is without slip joints) PC 405.2
70. BOARDS w/ GYP. BOARD AND CEILING
71. 2x4 FLAT FRAMING w/ P.T.D. (for fire & sound protection (typ.) at corner walls
72. The floor 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 length measured in the direction of travel of no less than 36" - 1003.3.1.7.
73. Attic ventilation openings shall be covered w/ corrosion resist. metal mesh w/ mesh openings of 7/8" in.
74. CLASS "A" FIRE-RADIANT ROOF COVERING (2% min. slope), 1503.9.1.1506.1
75. Exterior posts located on a slab shall be at least 1" above floor/ceiling
76. As an alternate, use precast treated posts, 2306.5
77. EXIT SIGN - 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.
78. FIRE BLOCK REQUIREMENTS:
  - a. Concealed spaces of stud walls and partitions, floor and ceiling at 10'-0" max. intervals both vertically and horizontally;
  - b. Interconnections between concealed vertical and horizontal spaces;
  - c. Concealed space between stair stringers at top and bottom run;
  - d. All openings around vents, pipes, ducts and chimneys;
  - e. Concealed space between attic and chimney chase for factory-built chimneys
79. ELECTRICAL NOTES:
  1. At least one wall switch-controlled light outlet shall be installed:
    - a. In every habitable room and bathroom EC 210-70(a1)
    - b. Hallways EC 210-70(a2)
    - c. Stairways, at each floor level of six steps or more EC 210-70(a2)
    - d. On the exterior side of outdoor, grade-level entrances and exits EC 210-70(a2)
  2. Provide an Arc-Fault Circuit-Interrupter in all sleeping rooms, EC 210-12(b)
  3. Indicate ground-fault circuit-interrupters (GFCI) protection for all 125-volt, single-phase, 15- and 20-amp bathroom, garage, outdoor and basement receptacles, counter-top receptacles within 6'-0" of a wet sink, all receptacles serving kitchen countertops including island and island receptacles, and receptacles serving outdoor outlets, front and rear EC 210-6(b), 210-52(c)
80. PLUMBING REQUIREMENTS:
  1. Showers and tub-showers: "Max. Temperature of 120" to be provided by the use of pressure balance or thermostatic mixing valves" PC 410.7
  2. SHOWERHEADS to be (2.5 gpm) and FAUCETS to be (2.2 gpm) PC 402.5.7.8
81. ENERGY REQUIREMENTS:
  1. See attached Forms CF-1R and MF-1R specifying the required energy features for wall/ceiling and switching, window areas and types, HVAC systems, duct insulation and testing, lighting type and switching, water heater type and pipe/heater insulation and HERS rater verification requirements. (form CF-6R required)