

### GENERAL LEGEND

- 2x6 WOOD STUD @ 16" O.C. - U.N.O. - 1-HR RATED WALL WITH 5/8" TYPE "X" GYP BOARD AT INTERIOR SIDE. (SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR ADDITIONAL FINISHES). USE 7/8" CEMENT PLASTER W/ SMOOTH AND ANTI-CRACK FINISH ON ALL EXTERIOR EXPOSED SURFACES INCLUDING ALL INTERIOR GARAGE WALLS. SEE ELEVATIONS FOR EXTERIOR FINISHES. PROVIDE SOUND ATTENUATION (SEE STRUCTURAL) - U.N.O. - 1-HR RATED WALL WITH 5/8" TYPE "X" GYP BOARD ON EACH SIDE - SEE DETAIL 9A10.7, 11A10.7
- 2x4 WOOD STUDS @ 16" O.C. STAGGERED ON 2x6 PLATES TOP & BOTTOM (USE 3x3 SILL PLATES WHERE REQUIRED) - SEE STRUCTURAL - U.N.O. - 1-HR RATED WALL WITH 5/8" TYPE "X" GYP BOARD ON EACH SIDE - SEE DETAIL 9A10.7, 11A10.7
- 2x4 WOOD STUDS @ 16" O.C. - U.N.O. - 1-HR RATED WALL WITH 5/8" TYPE "X" GYP BOARD ON EACH SIDE - SEE DETAIL 9A10.7, 11A10.7
- 2x4 WOOD STUDS @ 16" O.C. STAGGERED ON 2x6 PLATES TOP & BOTTOM (USE 3x3 SILL PLATES WHERE REQUIRED) - SEE STRUCTURAL - U.N.O. - 1-HR RATED WALL WITH 5/8" TYPE "X" GYP BOARD ON EACH SIDE - SEE DETAIL 9A10.7, 11A10.7
- 1" BEAM LOCATION AT GARAGE SHALL PROVIDE CRITICAL PARKING CLEARANCES - CONTRACTOR TO ENSURE CRITICAL CLEARANCES PRIOR TO CONSTRUCTION. PROVIDE 1-HOUR INTUMESCENT FIRE PROOFING PAINT AS MANUFACTURED BY SHIELD INDUSTRIES FIREGUARD E-84 - SEE DETAIL 2A10.7
- MILLWORK - REFER TO INTERIOR DESIGN DRAWINGS FOR DESIGN AND DETAILING
- LANDSCAPE AREA - SEE LANDSCAPE PLANS
- ACCESSIBLE PARKING/GUESTROOM - SEE SHEETS DA1 & DA2
- PROVIDE COMMUNICATION EQUIPMENTS FOR THE HEARING IMPAIRED PER CBC TABLE 11B-224.2 & 11B-224.4

### KEY NOTES

- TERRAZZO FLOOR OR FLOOR TILE - SEE INTERIOR DESIGN DRAWINGS
- CONCRETE SLAB - (VERIFY FINISH), ALL EXPOSED GARAGE WALLS TO BE 7/8" SMOOTH CEMENT PLASTER - U.N.O.
- LANDSCAPE/PLANTING AREA - SEE LANDSCAPE PLANS
- RECEPTION DESK/CHECK-IN COUNTER - REFER TO INTERIOR DESIGN DRAWINGS
- BASE CABINET WITH STONE TOP - REFER TO INTERIOR DESIGN DRAWINGS
- UPPER CABINET - REFER TO INTERIOR DESIGN DRAWINGS
- INTERIOR ENTRY STAIRS - REFER TO INTERIOR DESIGN DRAWINGS
- INTERIOR EGRESS STAIRS - REFER TO INTERIOR DESIGN DRAWINGS
- EXTERIOR EGRESS STAIRS - REFER TO INTERIOR DESIGN DRAWINGS
- GUARDRAIL/HANDRAIL, MIN. 42" HIGH
- ELEVATOR - TO BE ACCESSIBLE TO DISABLED PERSONS AND MEET THE STRETCHER REQUIREMENTS PER CBC SECTION 3002.4 (SPECS. TO FOLLOW. VERIFY REQ. CLEARANCES W/ ELEVATOR MFG.) W/ 20 MINUTE FIRE RATED DOORS. SEE DETAILS 1A10.1 AND 1A10.6
- SHIELDED EXTERIOR LIGHTING - (SPECS. TO FOLLOW)
- BICYCLE RACK - (SPECS. TO FOLLOW) PER CBC 5.106.4.1
- WATER FEATURE - REFER TO INTERIOR DRAWINGS FOR SPECS.
- TRASH/RECYCLE CONTAINER AREA
- TRANSFORMER/TRANSFORMER PAD - SEE EDISON/ELECTRICAL/CIVIL DRAWINGS
- ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- EXTERIOR STAIRS FENCE AND GATE - SEE DETAIL SIM
- PROVIDE PATIO DRAIN, CONNECT TO LANDSCAPE DRAINAGE SYSTEM (REFER TO CIVIL DRAWINGS)
- 60" DIA. REQUIRED A.D.A. CLEARANCE
- STAIRS ABOVE
- PIT LIGHTS AND SWITCH, CONVENIENCE OUTLETS WITH GFCI PROTECTION PER NEC. PIT LADDER PER CAR (ACCORDING TO CODE) NOTE: MUST BE CLEAR OF ALL ELEVATOR EQUIPMENT
- WIRE MESH PANELS - PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW AND APPROVAL
- AFFIX THE INTERNATIONAL ACCESSIBILITY SYMBOL AT ALL ACCESSIBLE ENTRANCES PER CBC SECTION 11B-206.4/11B-216.6. THE SIGN SHALL COMPLY WITH CBC SECTION 11B-703.7. THE SIGN SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE SINGLE DOOR AND RIGHT SIDE OF THE DOUBLE DOORS 90" AFF PER CBC SECTION 11B-703.4.1. SEE DETAIL 1D2 - VERIFY LOCATION/DESIGN WITH ARCHITECT ON SITE
- TACTILE EGRESS SIGNAGE COMPLYING CBC SECTION 11B-703.2 PER CBC SECTION 1011.4. SEE DETAIL 1D2 - VERIFY LOCATION/DESIGN WITH ARCHITECT ON SITE
- 30"x48" ADA ACCESS
- LINE OF EXTERIOR FINISH - CONTRACTOR TO ACCOUNT TO MATERIAL FINISH IN FRAMING DIMENSIONS AS TO NOT PROTRUDE BEYOND PROPERTY LINES
- LINE OF CANOPY - ON A SEPARATE ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT AND TYPICALLY MUST BE A MINIMUM OF 8' FROM THE FINISHED SURFACE ELEVATION (CURB)
- E.V. CHARGING EQUIPPED PARKING, PROVIDE CLEAR LEVEL SPACE ALLOWING DRIVER OF THE VEHICLE TO SAFELY EXIT THE VEHICLE, MANEUVER TO THE CHARGING APPARATUS AND SAFELY OPERATE IT. VERIFY MAXIMUM REACH RANGE FOR CHARGING CONTROLS
- DESIGNATED PARKING FOR LOW EMISSION, FUEL-EFFICIENT, AND CARPOOL/VANPOOL VEHICLES PARKING SPACES PER CBC 5.106.5.2 PARKING STALL MARKING - PAINT IN THE PAINT USED FOR STALL STRIPING. THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE: CLEAN AIR/VANPOOL/EV PER CBC 5.106.5.2.1
- ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SEE NOTE 6/G/1
- LANDSCAPE AREA PER CBC 5.106.11 - SEE LANDSCAPE PLANS
- FIRE SYSTEM BACKFLOW LOCATION - VERIFY CIVIL DRAWINGS
- NOT USED
- 1-HOUR FIRE ASSEMBLY PER CBC TABLE 716.5
- ROLL UP GARAGE DOOR - PAINTED METAL - TO MATCH WIRE MESH PANELS. PROVIDE SHOP DRAWINGS
- INSERT CARPET AREA - REFER TO INTERIOR DESIGN DRAWINGS - COORDINATE EXACT DIMENSIONS, LOCATION W/ ARCHITECT ON SITE
- EXTERIOR LIT SIGN - SEE DETAIL
- ROLL UP DOOR - PAINTED METAL - TO MATCH WIRE MESH PANELS. PROVIDE SHOP DRAWINGS
- 1" BEAM LOCATION AT GARAGE SHALL PROVIDE CRITICAL PARKING CLEARANCES - CONTRACTOR TO ENSURE CRITICAL CLEARANCES PRIOR TO CONSTRUCTION. PROVIDE 1-HOUR INTUMESCENT FIRE PROOFING PAINT AS MANUFACTURED BY SHIELD INDUSTRIES FIREGUARD E-84 - SEE DETAIL 2A10.7
- WATER FEATURE EQUIPMENT PROVIDE REQUIRED UTILITIES AND MAINTENANCE ACCESS AS NEEDED
- ADA COMPLIANT LOWERED COUNTER
- TRENCH DRAIN WITH TRAFFIC GRATE - SEE CIVIL DRAWINGS FOR SPECIFICATIONS AND ELEVATIONS
- TRENCH DRAIN WITH TRAFFIC GRATE - SEE CIVIL DRAWINGS FOR SPECIFICATIONS AND ELEVATIONS
- GREASE INTERCEPTOR - SEE PLUMBING DRAWINGS FOR SPECIFICATIONS
- FLUSH OVER STRUCTURE PLANTER W/ 12" SOIL DEPTH ON SLAB DEPRESSION PER STRUCTURAL DRAWINGS & DETAILS

### NOTES

- CONTRACTOR TO REFER TO INTERIOR DESIGN DRAWINGS FOR FINAL DESIGN LAYOUT AND SPECIFICATIONS
- REFER TO EXTERIOR ELEVATIONS - EXTERIOR CLADDING PLANS FOR WALL FINISH AND ROOF TRANSITIONS
- 1" BEAM LOCATION AT GARAGE SHALL PROVIDE CRITICAL PARKING CLEARANCES - CONTRACTOR TO ENSURE CRITICAL CLEARANCES PRIOR TO CONSTRUCTION

### APPLIANCES SCHEDULE

- AP-01 WATER FEATURE WALL
- AP-02 CUSTOM GAS BURNING DIRECT VENT FIREPLACE MANUFACTURED BY HEATLATOR - OR APPROVED EQUAL

### PLUMBING FIXTURE SCHEDULE

- PF-03 LAVATORY SINK - (SPECS TO FOLLOW)

### PLUMBING CONTROL SCHEDULE

- PC-01 LAVATORY SINK FAUCET AND CONTROLS - (SPECS TO FOLLOW)

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PROJECT TITLE: **HERMOSA BOUTIQUE HOTEL**  
 1429 HERMOSA AVENUE  
 HERMOSA BEACH, CA 90254

SHEET TITLE: **GROUND LEVEL FLOOR PLAN**

DATE: 08/05/2015  
 12/15/2015  
 03/21/2016  
 10/10/2016  
 11/09/2016  
 12/19/2016  
 05/23/2017  
 09/21/2017  
 10/25/2017  
 07/22/2020

JOB NO: 0012-03  
 DATE: 09-17-12  
 SCALE: AS NOTED  
 DRAWN BY: ENM  
 CHECKED BY: LDM  
 SHEET NO:

**A3.1**

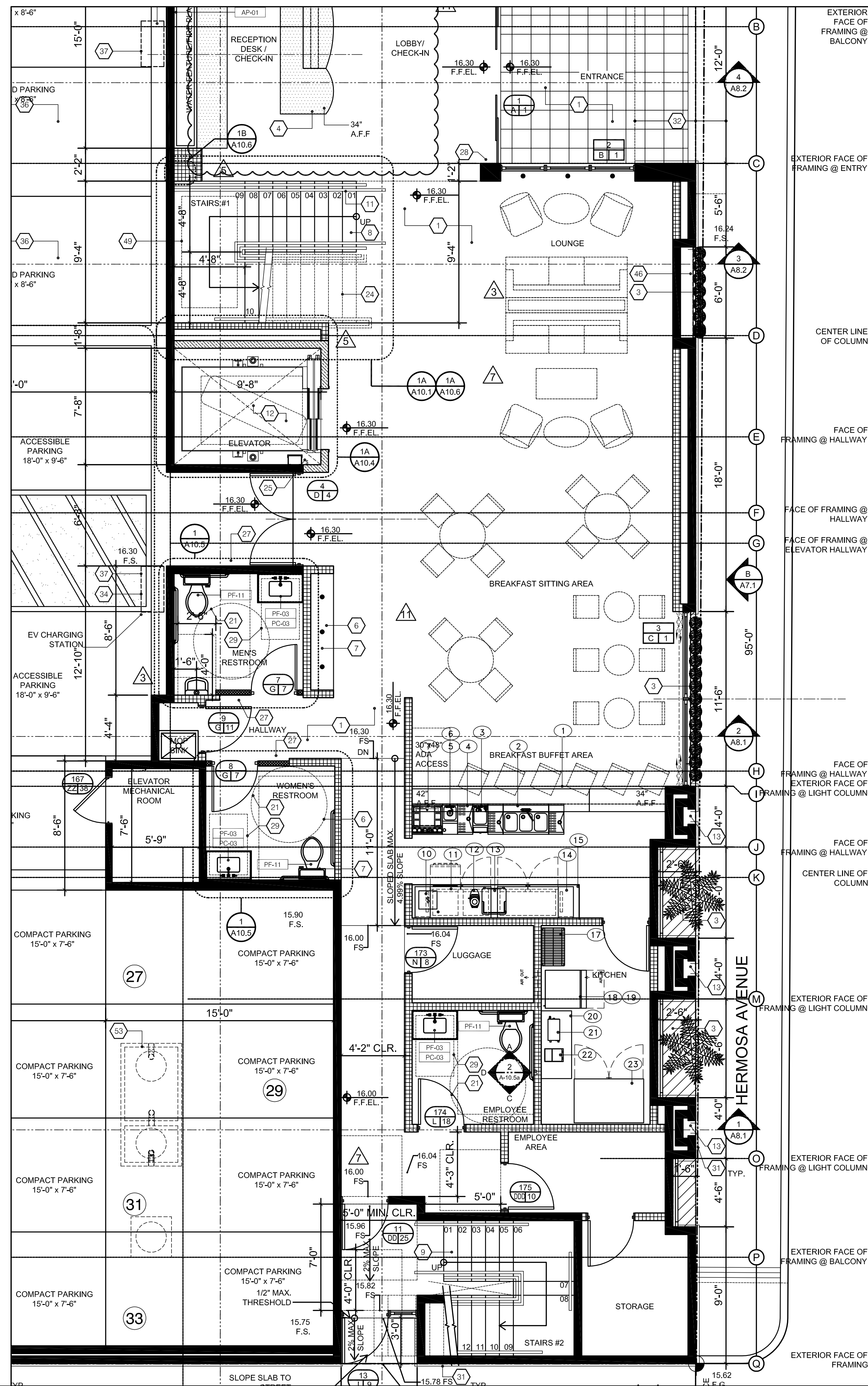
WATERPROOFING - 12/01/2017

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



EQUIPMENT SCHEDULE				
EQUIPMENT				
ITEM	DESCRIPTION	QTY	MAKE/MODEL	REMARKS
1	BAR TOP AND DIE	1 LOT	CUSTOM MILLWORK	BY MILLWORK
2	BAR SINK	1	PERLUCK #TSD53C	
3	BAR HAND SINK	1	PERLUCK #TS12HSN	
4	DRAINBOARD	1	PERLUCK #SC12	
5	BLENDER STATION	1	PERLUCK #TS12BLW	
6	BAR BLENDER	1	HAMILTON BEACH #950	
7	JOCKEY BOX	1	PERLUCK #TS24IC10	
8	SPARE NUMBER			
9	SPARE NUMBER			
10	POS TERMINAL	1		BY OWNER
11	BACK BAR WINE COOLER	1	PERLUCK #DZS60	
12	ESPRESSO GRINDER	1	NUOVA SIMONELLI #G60	
13	ESPRESSO MACHINE	1	NUOVA SIMONELLI #MUSICA	
14	BACK BAR COOLER	1	PERLUCK #BBS60	
15	BACK BAR COUNTER	1 LOT	CUSTOM MILLWORK	BY MILLWORK
16	SPARE NUMBER			
17	SHELVING	1	METRO #NK3 SERIES	
18	ICE MAKER	1	HOSHIZAKI #KM-901MAJ	
19	ICE BIN	1	HOSHIZAKI #B-500-PF	
20	WORKTABLE	1	CUSTOM ST/ST	
21	COFFEE MAKER	1	CURTIS #D500GT63A000	
22	COFFEE GRINDER	1	CURTIS #SHG-10	
23	REACH IN REFRIGERATOR	1	HOSHIZAKI #R2A-FG	



REVISIONS:	



**HERMOSA BOUTIQUE HOTEL**

PROJECT LOCATION  
1429 HERMOSA AVENUE  
HERMOSA BEACH, CA.  
90254

DATE: 12/11/20  
SCALE: 1/4"=1'-0"  
DRAWN: CAD  
JOB NO: -

SHEET TITLE:  
**EQUIPMENT PLAN**

SHEET NO.  
**K1.0**