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UPPER LEVEL PLAN NORTH
 SCALE: 1/4" = 1'-0"

GENERAL LEGEND

- 2x4 WOOD STUDS @ 16" O.C. - U.N.O. - WITH 7/8" CEMENT PLASTER FINISH OUTSIDE - U.N.O. - AT EXTERIOR WALLS. COORDINATE STUCCO FINISH AND TEXTURE WITH ARCHITECT ON SITE. PROVIDE ANTI-CRACKING MEMBRANE BENEATH STUCCO FINISH APPLICATION ON EXTERIOR SIDE. PROVIDE R-15 INSULATION. PROVIDE 2 x 6 STUDS AT ALL PLUMBING WALLS.
- CUSTOM FABRICATED MILLWORK. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION.
- ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1-1/2' BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING. LANDING SHALL BE NOT MORE THAN 7/8" BELOW THE THRESHOLD. STORM AND SCREEN DOORS ARE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS. (R311.3.1)
- TEMPERED GLASS
- DOOR NUMBER SEE SCHEDULE ON A-9.0
- WINDOW LETTER SEE SCHEDULE ON A-9.0
- HOSE BIB LOCATION. VERIFY WITH OWNER ON SITE. APPROVED ANTI-SIPHON DEVICE REQUIRED.
- NOTE: ALL PLUMBING LINES SHOULD BE "AQUAPEX" - PROVIDE ADEQUATE SIZE PIPING TO OBTAIN MAXIMUM WATER PRESSURE. PROVIDE SOUND INSULATION.

GENERAL NOTES

1. FOR ALL WOODWORK SEE INTERIOR DESIGN DRAWINGS
2. WALL COVERING SHALL BE CEMENT PLASTER, TILE, OR APPROVED EQUAL TO 70 INCHES ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT. CBC 1210.3
3. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE. CRC 411.7
4. THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80 INCHES BUILDING CODE 1008.1.1
5. FIRE RESISTIVE ASSEMBLIES FOR THE PROTECTION OF OPENINGS, WHEN REQUIRED BY THE BUILDING CODE, SHALL COMPLY WITH TABLE 715.4 AND TABLE 715.5. BUILDING CODE SECTION 705.2
6. FOR TYPICAL WALLS PROVIDE STUCCO FINISH ON 2 LAYERS OF GRADE D PAPER, APPLIED OVER WOOD SHEATHING PER SECTION 703.6.3 OF THE CRC. SEE TYPICAL WALL DETAIL 5/A-10.4

KEY NOTES

- 1 CLOSET ORGANIZER - INTERIOR DESIGN DRAWINGS TO FOLLOW
- 2 BASE CABINET WITH STONE TOP AND 6" TILE BACKSPLASH AT BATHS AND FULL SPLASH AT BARS AND KITCHEN - INTERIOR DESIGN DRAWINGS TO FOLLOW
- 3 STORAGE SHELVING - INTERIOR DESIGN DRAWINGS TO FOLLOW
- 4 LINE OF UPPER CABINET ABOVE - INTERIOR DESIGN DRAWINGS TO FOLLOW
- 5 LEDGE WITH STONE COUNTER - INTERIOR DESIGN DRAWINGS TO FOLLOW
- 6 BOOK SHELVING SYSTEM - INTERIOR DESIGN DRAWINGS TO FOLLOW
- 7 SHOWER SEAT - VERIFY EXACT DIMENSIONS WITH ARCHITECT ON SITE
- 8 PROVIDE DECK DRAIN, CONNECT TO LANDSCAPE DRAINAGE SYSTEM (REFER TO CIVIL DRAWINGS); SEE 9
- 9 STONE TILE FINISH AND 6" COVE BASE AT PERIMETER, OVER PACIFIC POLYMERS, ELASTO DECK 500. COMPLETE DECK WATERPROOFING SYSTEM (OR EQUIVALENT). LARR #2426 MINIMUM 1% SLOPE TO DRAIN. STONE DECKING SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION.
- 10 LINE OF ROOF ABOVE - SEE EXTERIOR ELEVATION
- 11 STAIR, GUARDRAIL AND HANDRAIL PER DETAILS 10, 10-10, 10-10, 10-10
- 12 ENCLOSED USABLE SPACE UNDER STAIRS SHALL BE PROTECTED WITH ONE-HOUR FIRE RESISTIVE PROTECTION - USE 5/8" TYPE "X" GYPSUM BOARD UNDER STAIRS
- 13 LINE OF BUILDING ABOVE
- 14 OUTLINE OF SKYLIGHT ABOVE
- 15 LINE OF TRELLIS BELOW - SEE EXTERIOR ELEVATION
- 16 42" EXTERIOR GUARD RAIL - SEE DETAIL 10, 10-10, 10-10, 10-10
- 17 42" EXTERIOR GUARD RAIL - SEE DETAIL 10, 10-10, 10-10, 10-10
- 18 42" EXTERIOR GUARD RAIL - SEE DETAIL 10, 10-10, 10-10, 10-10
- 19 42" EXTERIOR GUARD RAIL - SEE DETAIL 10, 10-10, 10-10, 10-10
- 20 ATTIC ACCESS 22" X 30" ABOVE
- 21 STUCCO FINISH ON 2 LAYERS OF GRADE D PAPER, APPLIED OVER WOOD SHEATHING PER SECTION 703.6.3 OF THE CRC.
- 22 30" DIAMETER CIRCLE AT AREA OF SHOWER PER CRC 411.7

APPLIANCE SCHEDULE

- AP-07 WASHER (SPEC'S TO FOLLOW)
- AP-08 DRYER (SPEC'S TO FOLLOW)

PLUMBING CONTROL SCHEDULE

- PC-08 LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PC-09 LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PC-10 SHOWER FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PC-11 LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PC-12 SHOWER FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PC-13 LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PC-14 SHOWER FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PC-15 UTILITY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PC-16 LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PC-17 SHOWER FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PC-18 LAVATORY SINK FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PC-19 SHOWER FAUCET AND CONTROLS (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.

PLUMBING FIXTURE SCHEDULE

- PF-08 LAVATORY SINK - 1.5 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PF-09 LAVATORY SINK - 1.5 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PF-10 TUB W/ APRON (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PF-11 TOILET - 1.6 GALLONS / FLUSH MAX. FLUSH CAPACITY (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PF-12 LAVATORY SINK - 1.5 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PF-13 TOILET - 1.6 GALLONS / FLUSH MAX. FLUSH CAPACITY (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PF-14 LAVATORY SINK - 1.5 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PF-15 TOILET - 1.6 GALLONS / FLUSH MAX. FLUSH CAPACITY (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PF-16 UTILITY SINK - 1.5 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PF-17 LAVATORY SINK - 1.5 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PF-18 TOILET - 1.6 GALLONS / FLUSH MAX. FLUSH CAPACITY (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PF-19 LAVATORY SINK - 1.5 GPM @ 60 PSI MAX. FLOW RATE (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.
- PF-20 TOILET - 1.6 GALLONS / FLUSH MAX. FLUSH CAPACITY (SPEC'S TO FOLLOW) PROVIDED AND INSTALLED BY G.C.

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02/01/2017 - MINOR MODIFICATION
 03/10/2017
 ARCHITECTURAL STAMP

CLIENT NAME:
CALIFORNIA CUSTOM HOMES, INC.
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 HERMOSA BEACH, CA 90254

PROJECT TITLE:
2812 VIA CAMPESINA
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 PALOS VERDES ESTATES, CA 90274

SHEET TITLE:
UPPER LEVEL PLAN

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

ART JURY SUBMITTAL - 03/22/2017

A-3.2