

CLIENT:
5 LE CONTE, LLC
62 Via Candelaria
Trabuco Canyon, CA. 92679

PROJECT:
NEW SINGLE FAMILY RESIDENCE
5 LE CONTE, LAGUNA NIGUEL

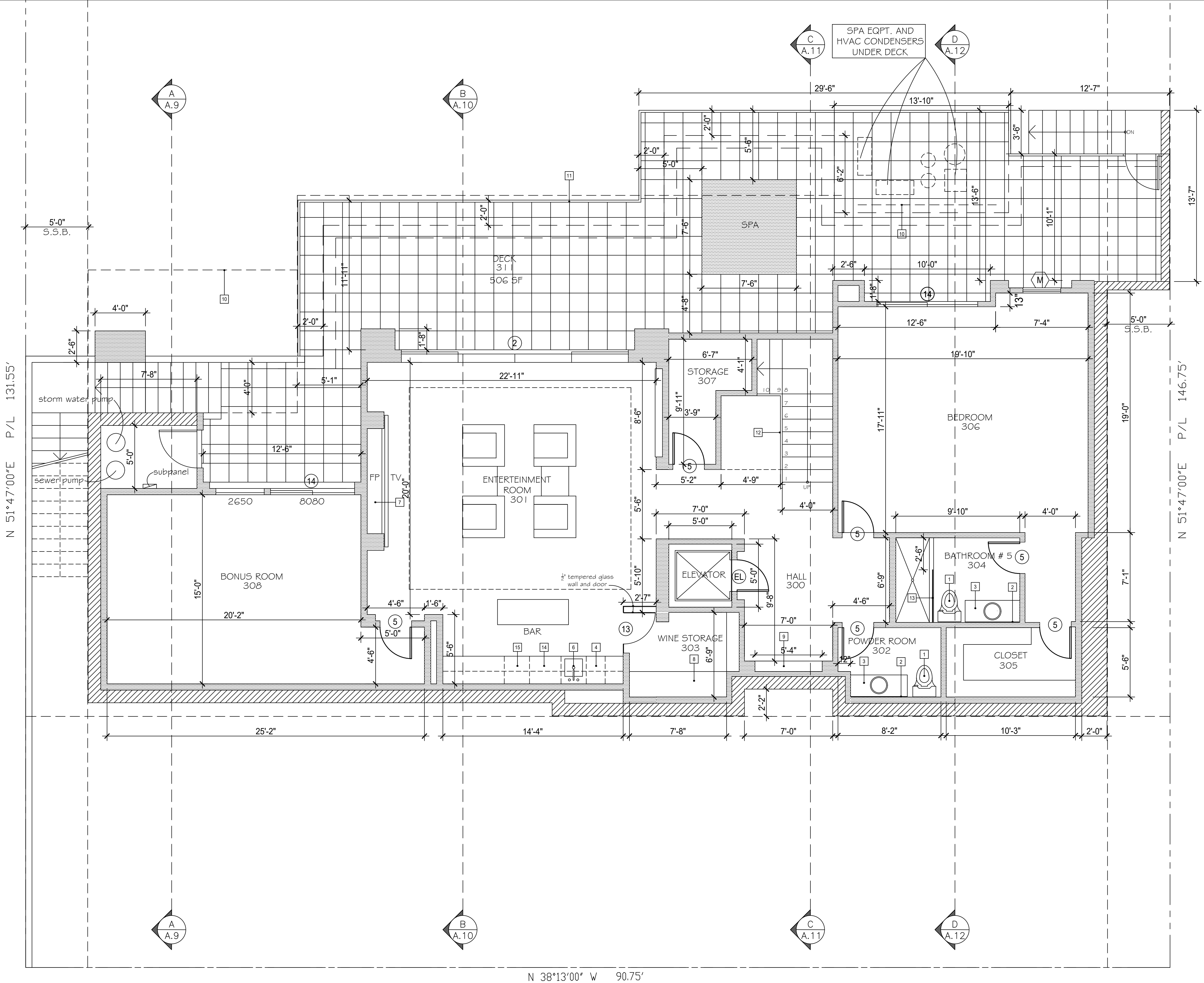
SHEET TITLE:
BASEMENT FLOOR PLAN

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DATE: 05-09-25

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OF
SHEETS



PLUMBING NOTES

ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

1. PROVIDE WATER RESISTANT GYPSUM BOARD AT WATER CLOSET ENCLOSURES, WALLS (CRC R702.3.8) (NO GREEN BOARD)
2. PROVIDE LOW FLOW TOILETS: 1.28 GAL/FLUSH
3. PROVIDE LOW FLOW SHOWER HEADS: 1.8 GAL/MIN.
4. PROVIDE LOW FLOW LAVATORY FAUCETS: 1.2 GAL/MIN.
5. PROVIDE LOW FLOW KITCHEN FAUCET: 1.8 GAL/MIN.
6. ALL PLUMBING WALLS SHALL BE 2X6 STUDS MINIMUM.

GLAZING NOTES

ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A PERMANENT LABEL AS SAFETY GLAZING. GLAZING IN ALL DOORS, BATH AND SHOWER ENCLOSURES. ALL GLAZING WITHIN A 24" ARC OF A DOOR EDGE. PANELS OVER 9 SQUARE FEET WHOSE LOWEST EDGE IS LESS THAN 18" TO THE FINISH FLOOR OR WITHIN 36" OF A WALKING SURFACE. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 80" ABOVE THE WALKING SURFACE, AND ALL GLAZING IN GUARDRAILS. CRC R1008.4

FIREPLACES NOTES:

1. PROVIDE 2 INCH CLEARANCE TO FRAMING AROUND FIREBOX AND CHIMNEY OR THICKNESS FROM LIVING TO COMBUSTIBLES TO BE 12 INCHES.
2. EXTERIOR COMBUSTION AIR DUCTS SHALL BE LISTED COMPONENTS OF THE FIREPLACE, AND INSTALLED ACCORDING TO THE FIREPLACE MANUFACTURER'S INSTRUCTIONS. R1004.1
3. FACTORY-BUILT FIREPLACES, CHIMNEYS, AND ALL OTHER COMPONENTS SHALL BE LISTED AND INSTALLED ACCORDING TO THEIR LISTING AND MANUFACTURER'S INSTRUCTIONS. R1004.1

NEW 2 x STUD WALL
ALL OTHER INTERIOR PARTITIONS TO BE 2 x 4 STUDS @16" O.C.
ALL PLUMBING WALLS AND POCKET DOOR WALLS TO BE 2 x 6 STUDS @16" O.C.
SEE STRUCTURAL FRAMING PLANS FOR ADDITIONAL INFORMATION

INSULATION

R-21 RIGID FOAM CLOSED CELL @ EXTERIOR WALLS
R-30 @ ATTIC SPACE

KEYNOTES

- 1 TOILET 1.28 GAL / FLUSH
- 2 MIRROR
- 3 VANITY CABINET W/ LAVATORY SINK
- 4 ICE MACHINE
- 5 12" DEEP UPPER CABINET
- 6 S.S. BAR SINK
- 7 "BOULEVARD DIRECT-VENT LINEAR CONTEMPORARY GAS FIREPLACE 72"
- 8 WINE RACKS
- 9 NICHE
- 10 LINE OF BALCONY AND DECK ABOVE
- 11 EXTERIOR STEEL RAILING, SEE DETAIL
- 12 INTERIOR RAILING, SEE DETAIL
- 13 SHOWER ENCLOSURE & DOOR, 3/8" TEMP. GLASS
- 14 UNDER COUNTER REFRIGERATOR
- 15 UNDER COUNTER MICROWAVE

BASEMENT LIVING SPACE: 2,028.48 SF

SCALE: 1/4" = 1'-0"