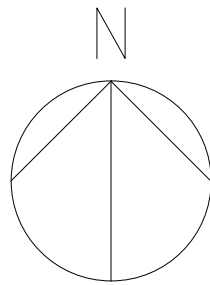
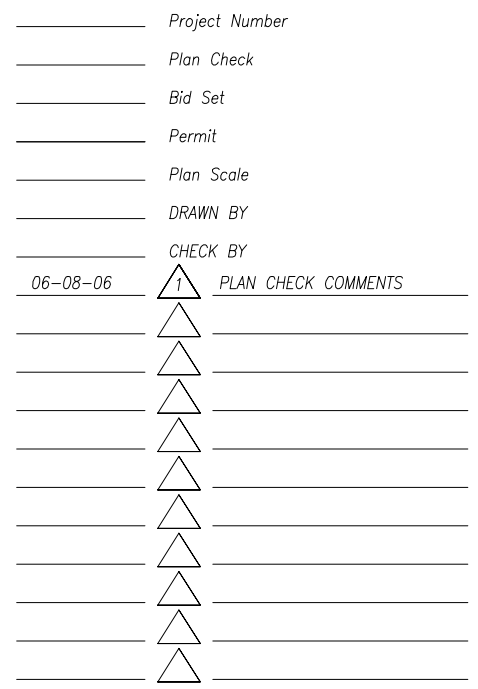


Baldwin Acres Townhomes
5819 BALDWIN AVE.
ARCADIA, CA 91780-2219

SECOND FLOOR PLAN

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SCALE: 3/16" = 1'-0"

1. WATER HEATER SET ON 18" HIGH PLPLYWOOD PLATFORM ON 2X FRAMING W/ 5/8" STRAPS @ TOP & BOTTOM FOR SEISMIC PROTECTION W/ 2-2"x18" GA. SEISMIC

2. CLAB W/ #3 REBAR @ 18" O.C. EACH WAY 0/ VAPOR BARRIER ON 2" SAND PACTED SLOPE 1% MIN ACROSS GARAGE SLAB. TYP.

3. AD1

4. FLOOR AND/OR SOFFIT.

5. MAPLE VENEER WOOD UPPER & LOWER CABINET, EXTEND UPPER CABINET TO INCLUDING SOFFIT AT KITCHEN. LOWER CABINET ONLY AT BATHROOMS.

6. GRANITE COUNTER TOP W/ 1 1/2" DOUBLE BULLNOSE W/ MATCHING 6" H, COLOR BY OWNER.

7. 18"x18" D. MDF MELAMINE FINISH AT PANTRY

8. MUDSET @ SHOWER ENCLOSURE & TUB PLATFORM & WALL @ MASTER BATHRM.

9. CLEAR TEMP. GLASS W/ CHROME FRAME HINGE & DOOR HANDLE @ SHOWER DR.

10. THINSET @ ENTRY, KITCHEN, MASTER BATH RM AND BATHROOM.

11. EXPANSION JOINT. SEE

12. AD1

13. CT CHASE

14. LIVES W/ 5/8"x12" D. MDF MELAMINE FINISH & POLE @ ALL DETAIL.

15. 13

16. A5.02

17. ARE SEPARATION WALL AND CEILING BETWEEN GARAGE AND RESIDENCE

18. TYPE 'X' CYP. BG. FROM FOUNDATION TO ROOF SHEATHING AND MEMBER AT CEILING.

19. RAILING CLAD STAINED & VARNISHED W/ POLY EURATHENE SATIN FINISH

20. UNING ON WALL W/ MTL. BRACKET CONTRACTOR TO PROVIDE 2X BLOCKING.

21. ON WHITE PREFINISH NARROW SLIT BALASTRADE. OPEN RAILING, DESIGN & OWNER. SUBMIT CALC. AND SHOP DRAWINGS TO BLDG. DEPT. FOR APPROVAL PRIOR TO CON.

22. 5

23. 8

24. 9

25. A5.02

26. A5.02

27. A5.02

SCALE: 3/16" = 1'-0"

MECHANICAL/ELECTRICAL/PLUMBING NOTE:

1. CLOTHES DRYER MOISTURE EXHAUST DUCT MUST BE 4 INCHES IN DIAMETER, AND LENGTH IS LIMITED TO 14 FEET W/ 2 ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2 FT. FOR EVERY ELBOW IN EXCESS OF TWO. (MC.504.3)

2. THE BUILDING SHALL HAVE WATER CLOSETS(TOILETS) WHICH USE NO MORE THAN 1.6 GALLONS PER FLUSH. (P.C. 402.3)

3. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.(P.C. 420.0)

4. NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES, ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINTS SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS.

5. ABS AND PVC DWV PIPING INSTALLATIONS SHALL BE LIMITED TO STRUCTURES NOT EXCEEDING TWO STORIES IN HEIGHT. (P.C.701.2.2)

6. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE

SCALE: 3/16" = 1'-0"

<u>BATHROOM FIXTURE & ACCESSORIES:</u>			
	FIXTURE:	CAST IRON LAVATORY BY KOHLER MODEL: FARMINGTON SELF- RIMMING #K-2905-1	COLOR: WHITE
	FAUCET:	MOEN MODEL: CHATEAU L4621	COLOR FIN.: POLISHED CHROME
	FIXTURE:	VITREOUS CHINA PEDESTAL LAVATORY BY KOHLER MODEL: FINOIR K-2015-1	COLOR: WHITE
	FAUCET:	MOEN MODEL: CHATEAU L4621	COLOR FIN.: POLISHED CHROME
	FIXTURE:	VITREOUS CHINA WATER CLOSET W/ MATCHING SEAT COVER BY KOHLER MODEL: WELLWORTH, K-3422	COLOR: WHITE
	FIXTURE:	ENAMELED CAST IRON TUB BY KOHLER MODEL: DYNAMETRIC K-519/K-520	COLOR: WHITE
	FAUCET:	MOEN MODEL: CHATEAU L2353	COLOR FIN.: POLISHED CHROME
	FIXTURE:	36"X36" FIBERGLASS SHOWER STALLS & RECEPTORS BY FLORESTONE MODEL: -	COLOR: WHITE
	FAUCET:	MOEN MODEL: CHATEAU L2353	COLOR FIN.: POLISHED CHROME
	FIXTURE:	43"X68" SHOWER STALLS & RECEPTORS BY FLORESTONE MODEL: -	COLOR: WHITE
	FAUCET:	MOEN MODEL: CHATEAU L2353	COLOR FIN.: POLISHED CHROME
	FIXTURE:	60"X36"X19" ACRYLIC WHIRLPOOL BY JUCUZZI MODEL: BRAVA	COLOR: WHITE
	FAUCET:	MOEN MODEL: CHATEAU 6980 ROMAN TUB	COLOR FIN.: POLISHED CHROME
	*	ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE. (P.C.909f)	
	STANDARD: MASTER:	RECESSED MEDICINE CABINET W/ FRAMELESS BEVELED EDGE MIRROR SAMED	
	STANDARD: MASTER:	PRE-FIN. METAL TOWEL BAR. COLOR: CHROME (24") DESIGNATES LENGTH TWO SETS. TYP.	
	STANDARD:	PRE-FINISHED METAL TOILET TISSUE HOLDER, COLOR: CHROME	

KITCHEN FIXTURE & APPLIANCE:

NOTE: IN EVERY BEDROOM AND BASEMENT PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF FOLLOWING AN OPENABLE AREA OF NOT LESS THAN 5.7 S.F. A MINIMUM CLEAR 24" HEIGHT AND 20" WIDTH, AND A SILL HEIGHT NOT OVER 44" ABOVE THE FLOOR.