

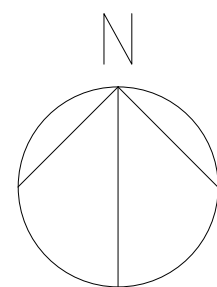
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Baldwin Acres Townhomes

5819 BALDWIN AVE.
ARCADIA, CA 91780-2219

FIRST FLOOR PLAN



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

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1 4" CONCRETE CURB.

2 50 GALLON WATER HEATER SET ON 18" HIGH PLYWOOD PLATFORM ON 2X FRAMING W/ 5/8" CYP. BD. W/ STRAPS @ TOP & BOTTOM FOR SEISMIC PROTECTION W/ 2"-2"x18" GA. SEISMIC STRAPS.

3 4" THK. CONC. SLAB W/ #3 REBAR @ 18" O.C. EACH WAY O/ VAPOR BARRIER ON 2" SAND BED O/ COMPACTED SOIL. SLOPE 1% MIN ACROSS GARAGE SLAB. TYP.

4 LINE OF SECOND FLOOR AND/OR SOFFIT.

5 CLEAR STAINED MAPLE VENEER MUD W/ UPPER & LOWER CABINET. EXTEND UPPER CABINET TO BOTTOM OF CEILING SOFFIT AT KITCHEN. LOWER CABINET ONLY AT BATHROOMS.

6 3/4" THK. GRANITE COUNTER TOP W/ 1 1/2" DOUBLE BULLNOSE W/ MATCHING 6" BACK SPLASH, COLOR BY OWNER.

7 SHELVES 5/8"x18" D. MDF MELAMINE FINISH AT PANTRY

8 12"x12" TILE MUDSET @ SHOWER ENCLOSURE & TUB PLATFORM & WALL @ MASTER BATHRM.

9 3/16" THK. CLEAR TEMP. GLASS W/ CHROME FRAME HINGE & DOOR HANDLE @ SHOWER DR.

10 12"x12" TILE THINSET @ ENTRY, KITCHEN, MASTER BATH RM AND BATHROOM.

11 CONC. SLAB EXPANSION JOINT. SEE

12 A/C AIR DUCT CHASE

13 PROVIDE SHELVES W/ 5/8"x12" D. MDF MELAMINE FINISH & POLE @ ALL CLOSET, SEE DETAIL.

14 WHERE THERE ARE SEPARATION WALL AND CEILING BETWEEN GARAGE AND RESIDENCE PROVIDE 5/8" TYPE 'X' CYP. BD. FROM FOUNDATION TO ROOF SHEATHING AND SUPPORTING MEMBER AT CEILING.

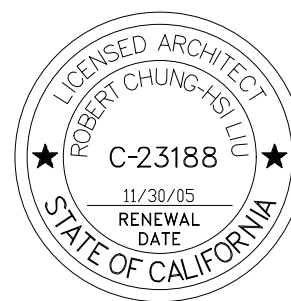
15 MAPLE WOOD RAILING CLEAR STAINED & VARNISHED W/ POLY UREATHENE SATIN FINISH COATING MOUNTED ON WALL W/ MTL. BRACKET CONTRACTOR TO PROVIDE 2X BLOCKING. RAILING MOUNT ON WHITE PREFINISH NARROW STILE BALUSTRADE AT OPEN RAILING. DESIGN & COLOR BY OWNER. SUBMIT CALC. AND SHOP DRAWINGS TO BLDG. DEPT. FOR APPROVAL PRIOR TO FABRICATION.

- 16 4" DRYER VENT
- 17 2-6X12 GARAGE AIR-IN-TAKE VENT PRIMED & PAINTED TO MATCH BUILDING COLOR
- 18 ONE LAYER OF 5/8" TYPE 'X' GYP. BD. @ GARAGE SIDE CEILING & WALL AGAINST
- 19 LIVING SPACE TO ACHIEVE 1-1/4" CONSTRUCTION
- 20 3-6" LOW WALL SEE
- 21 The diagram shows two circular openings. The left circle is labeled 'A5.02' and the right circle is labeled 'A41'. They are positioned side-by-side.
- 22 BALCONY DRAIN. SEE
- 23 ALL HOSE BIBBS MUST BE EQUIPPED W/ AN APPROVED NON-REMOVABLE TYPE BACKFLOW
- 24 PREVENTION DEVICE. SEC. 603.4.7 CAL. PLUMBING CODE.
- 25 SCRAP CLEAN & SEAL CONC. SLAB IN EPOXY BASE CONC.
- 26 COATING TYP. @ GARAGE CURB BY OWNER
- 27 PROVIDE DEX-O-TEX WEATHERABLE DECK OR EQUAL SURFACING O/ PLYWOOD
- 28 SHEATING PER STRUCT. DWG. ICG#338-PROVIDE 1/4" FT. SLOPE FOR DRAINAGE
- 29 RETAINING WALL PER STRUCTURAL DRAWINGS
- 30 48" WIDE MANUF. FIREPLACE BY EARTHCORD INC., ICB#90 5017 - INSTALL AND USE
- SHALL BE IN ACCORDANCE WITH THEIR LISTING
- WALL COVERING OF SHOWERS OT TUBS SHALL BE OF PLASTER OR TILE, W/ A HEIGHT
- OF NOT LESS THAN 70" ABOVE DRAIN LINE. MATERIAL OTHER THAN STRUCTURAL
- GLASS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS
- MUST BE LABELED CATEGORY II. SWING DOOR OUTWARD. NET AREA OF SHOWER
- RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS
- 30 INCH DIAMETER CIRCLE. (807.1.3,2406.4, 2407, USC 2D.24-2,724-C AND
- P.G.41.2)
- 31 4" INCH DIAMETER EXHAUST DUCT, W/ LENGTH 14 FT. LIMITED W/ 2 ELBOWS. THE
- DUCT LENGTH SHALL BE REDUCED BY 2" FT. FOR EACH INCH W/ EXCESS OF TWO.
- 32 PROVIDE ONE-HOUR FIRE RESISTIVE
- 33 CONSTRUCTION W/ 5/8" TYPE 'X' GYP. BD. TO ALL WALLS, CEILINGS & BEAMS OF
- 34 GARAGE.
- 35 PROVIDE 4" DIA. X 36" HT. BALLARDS FILLED WITH CONCRETE IN 12" X 12" X 18"
- FOUNDATION.
- 36 PLASTIC PAN W/ FLOOR DRAIN

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

	FIXTURE:	CAST IRON LAVATORY BY KOHLER MODEL: FARMINGTON SELF- RIMMING #K-2905-1	COLOR:	WHITE
	FAUCET:	MOEN MODEL: CHATEAU 14621	COLOR FIN.:	POLISHED CHROME
	FIXTURE:	VITREOUS CHINA PEDESTAL LAVATORY BY KOHLER MODEL: PINOR K-2015-1	COLOR:	WHITE
	FAUCET:	MOEN MODEL: CHATEAU 14621	COLOR FIN.:	POLISHED CHROME
	FIXTURE:	VITREOUS CHINA WATER CLOSET W/ MATCHING SEAT COVER BY KOHLER MODEL: WELWORTH, K-3422	COLOR:	WHITE
	FIXTURE:	ENAMELED CAST IRON TUB BY KOHLER MODEL: DYNAMICRIC K-519/K-520	COLOR:	WHITE
	FAUCET:	MOEN MODEL: CHATEAU 12353	COLOR FIN.:	POLISHED CHROME
	FIXTURE:	36"x36" FIBERGLASS SHOWER STALLS & RECEPTORS BY FLORESTONE MODEL: -	COLOR:	WHITE
	FAUCET:	MOEN MODEL: CHATEAU 12353	COLOR FIN.:	POLISHED CHROME
	FIXTURE:	43"x68" SHOWER STALLS & RECEPTORS BY FLORESTONE MODEL: -	COLOR:	WHITE
	FAUCET:	MOEN MODEL: CHATEAU 12353	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.9099)		
	STANDARD: MASTER:	RECESSED MEDICINE CABINET W/ FRAMELESS BEVELED EDGE MIRROR SAME		
	STANDARD: MASTER:	PRE-FIN. METAL TOWEL BAR. COLOR: CHROME (24") DESIGNATES LENGTH TWO SETS. TYP.		
	STANDARD: MASTER:	PRE-FINISHED METAL TOILET TISSUE HOLDER, COLOR: CHROME SAME		

(K1)	FIXTURE:	KITCHEN SINK – BLANCOPRECISION I 3/4 BOWL – UNDERMOUNT, BY 'BLANCO'	COLOR: STAINLESS STEEL
	FAUCET:	ELIPSO XL KITCHEN FAUCET W/ PULLOUT SPRAY BY 'BLANCO'	COLOR: CHROME
(K2)	APPLIANCE:	DISPOSER BY AMERICAN STANDARD	COLOR: –
		MODEL: KBD5250X	
(K3)	APPLIANCE:	DISHWASHER , BY 'GE PROFILE'	COLOR: STAINLESS STEEL
		MODEL: PDW8880SS	
(K4)	APPLIANCE:	36" BUILT-IN GAS COOKTOP, BY 'GE PROFILE'	COLOR: STAINLESS STEEL
		MODEL: JGP962SCSS	
(K5)	APPLIANCE:	36" EXHAUST VENT HOOD, BY 'ZEPHYR' EUROPA COLLECTION / VENEZIA WALL	COLOR: STAINLESS STEEL
		MODEL: ZVE-E36	
(K6)	APPLIANCE:	30" BUILT-IN DOUBLE MICROWAVE/CONVECTION OVEN, BY 'GE PROFILE'	COLOR: STAINLESS STEEL
		MODEL: J1965FS	
(K7)	APPLIANCE:	ARCTICA REFRIGERATOR WITH DISPENSER BY 'GE PROFILE'	COLOR: STAINLESS STEEL
		MODEL: PSW213PRS	
(K8)	APPLIANCE:	LAUNDRY SINK	COLOR: STAINLESS STEEL
		MODEL: –	



	Project Number
	Plan Check
	Bid Set
	Permit
	Plan Scale
	DRAWN BY _____
	CHECK BY _____
06-08-06	 PLAN CHECK COMMENTS
	
	
	
	
	
	
	

A-2.01