

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

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

SHEET TITLE:
LOWER FLOOR PLAN

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DATE: 05-09-25

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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 MINIMUM 72" OF CEMENT PLASTER, TILE OR OTHER WATERPROOF MATERIAL ABOVE SHOWER OR TUB DRAIN (CRC R307.2)
 3. NET AREA OF SHOWER RECEPTOR SHALL BE A MINIMUM OF 1024 SQ. INCHES OF FLOOR AREA AND ENCOMPASS A 30" DIAMETER CIRCLE MINIMUM.
 4. PROVIDE LOW FLOW TOILETS: 1.28 GAL/FLUSH
 5. PROVIDE LOW FLOW SHOWER HEADS: 1.8 GAL/MIN.
 6. PROVIDE LOW FLOW LAVATORY FAUCETS: 1.2 GAL/MIN.
 7. PROVIDE LOW FLOW KITCHEN FAUCET: 1.8 GAL/MIN.
 8. ALL PLUMBING WALLS SHALL BE 2X6 STUDS MINIMUM.
 9. CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE PRESSURE AND / OR THERMOSTATIC BALANCE MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION (CPC SEC 408.3)
 10. ALL WATER HEATERS SHALL BE PROVIDED WITH SEISMIC STRAPS LOCATED IN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION (CPC 508.2)

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 ENCLLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE, AND ALL GLAZING IN GUARDRAILS, CRC R308.4

FIREPLACES NOTES:

1. PROVIDE 2 INCH CLEARANCE TO FRAMING AROUND FIREBOX AND CHIMNEY OR THICKNESS FROM LINING 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

GARAGE NOTES

1. ALL WALL AND CEILING SURFACES, TO INCLUDE BEAMS, POST & SCOFFS WITHIN INDIVIDUAL GARAGES SHALL BE COVERED WITH 5/8" TYPE "X" GYP BD WITH TAPED JOINTS, WHERE ADJACENT TO OR SUPPORTING LIVING AREA.
2. DOORS BETWEEN LIVING AREA AND GARAGE SHALL BE 1 3/4" SOLID CORE, SELF-CLOSING, TIGHT FITTING 20 MINUTE RATED AT OPENING INTO DWELLING.
3. ALL DUCTS (VENTS PIERCING THE GARAGE WALL OR ROOF SHALL BE MINIMUM 26 GA. (5) MATERIAL, SEALED AT EDGES.
4. ALL MECHANICAL EQUIPMENT LOCATED IN GARAGE SHALL BE ON A PLATFORM AT LEAST 24" HIGH AND PROTECTED WITH A BUMPER GUARD.
5. ALL PILOT LIGHTS SHALL BE LOCATED AT LEAST EIGHTEEN (18) INCH CLEARANCE ABOVE FLOOR.
6. USE 3M FIRE BARRIER SEALANT CP 25WB-2 TO SEAL AROUND ANY MECHANICAL, ELECTRICAL OR OTHER PIPING PENETRATIONS

NEW 2 x STUD WALL

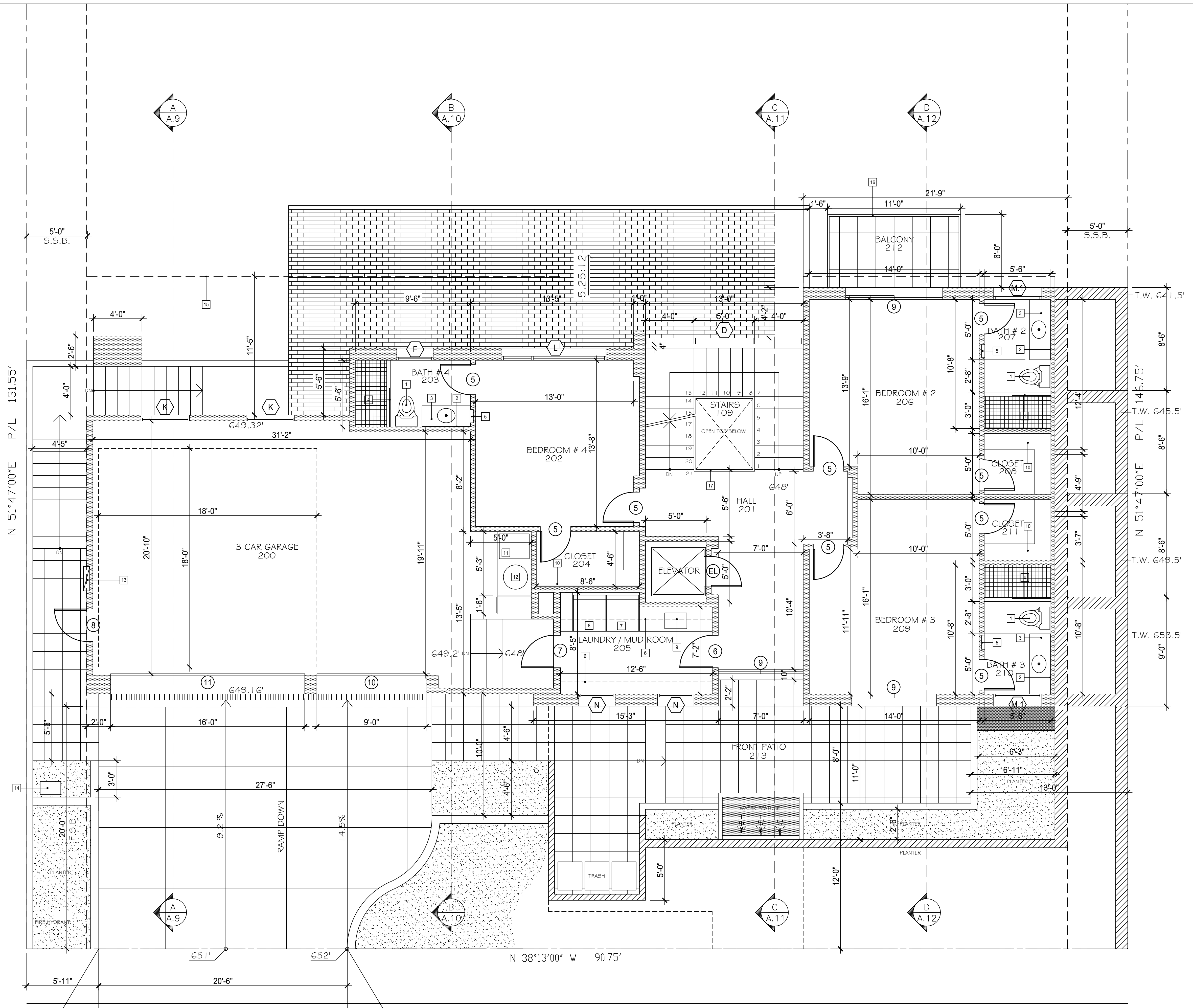
ALL OTHER INTERIOR PARTITIONS TO BE 2 X 4 STUDS @16" O.C.
ALL PLUMBING WALLS AND "POCKET" DOOR WALLS TO BE 2 X 6 STUDS @16" O.C.
SEE STRUCTURAL FRAMING PLANS FOR ADDITIONAL INFORMATION

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 SHOWER ENCLOSURE & DOOR, 3/8" TEMP. GLASS
- 5 MEDICINE CABINET W/ ADJUSTABLE SHELVES
- 6 12" DEEP UPPER CABINET
- 7 WASHER
- 8 DRYER
- 9 DEEP LAUNDRY SINK
- 10 SHELF & POLE
- 11 F.A.U.
- 12 GAS WATER HEATER
- 13 200 AMP SERVICE PANEL AND METER
- 14 GAS METER
- 15 LINE OF DECK ABOVE
- 16 EXTERIOR STEEL RAILING, SEE DETAIL
- 17 INTERIOR RAILING, SEE DETAIL



LOWER FLOOR PLAN LIVING SPACE: 1,412 SF GARAGE: 780 SF

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