

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

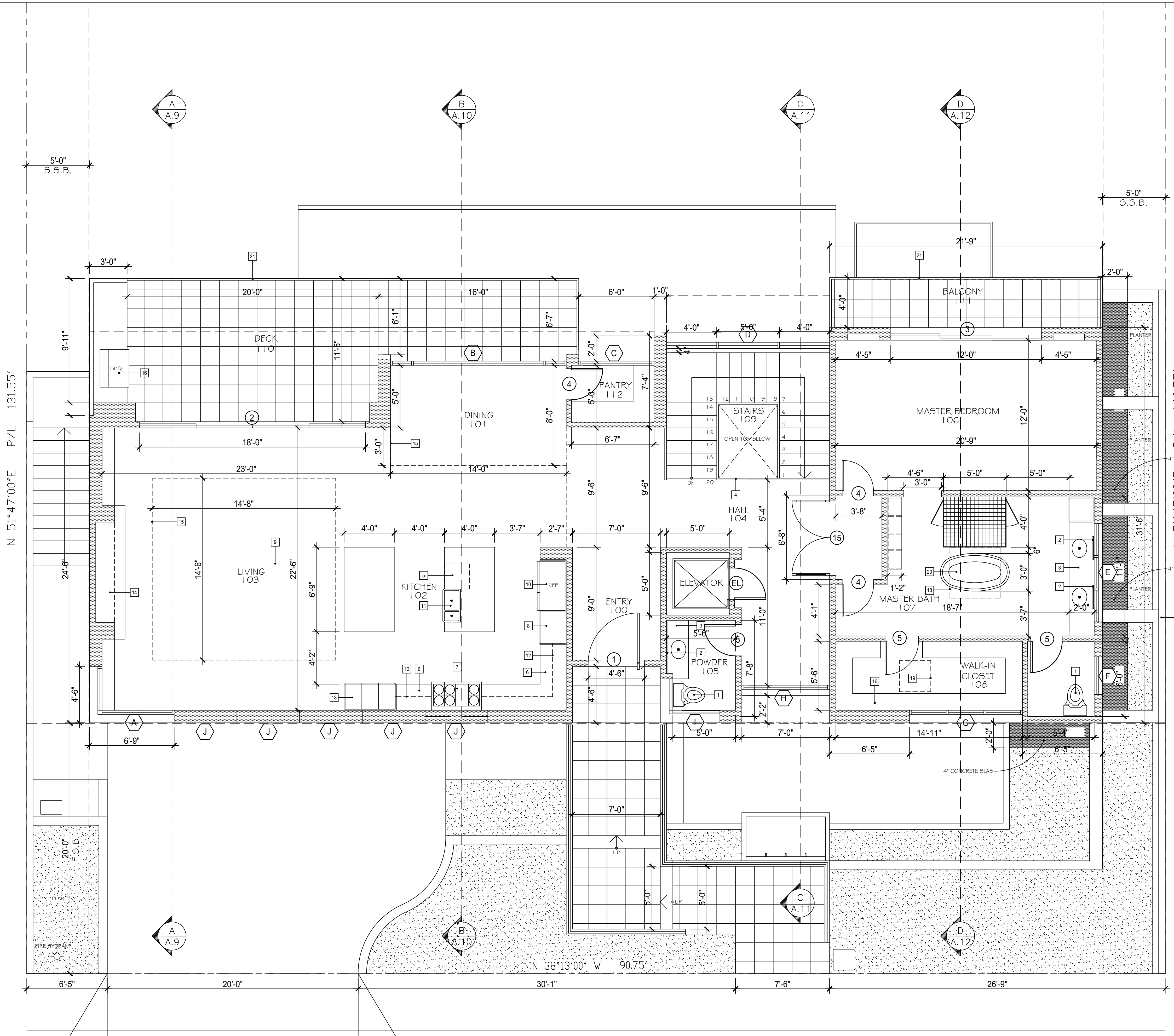
PROJECT:
NEW SINGLE FAMILY RESIDENCE
5 LE CONTE, LAGUNA NIGUEL

SHEET TITLE:
UPPER FLOOR PLAN

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JOB #:
DRAWN BY:
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SCALE:
DATE: 05-09-25

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UPPER FLOOR PLAN

LIVING SPACE: 2,121 SF (TOTAL LIVING SPACE: 5,201 SF)

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

PLUMBING NOTES

1. ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS
2. PROVIDE WATER RESISTANT GYPSUM BOARD AT WATER CLOSET ENCLOSURES, WALLS (CPC R102.3.8) (NO GREEN BOARD)
3. PROVIDE MINIMUM 72" OF CEMENT PLASTER, TILE OR OTHER WATERPROOF MATERIAL ABOVE SHOWER OR TUB GRAB (CPC R307.2)
4. NET AREA OF SHOWER RECEPTOR SHALL BE A MINIMUM OF 1024 SQ INCHES OF FLOOR AREA AND ENCOMPASS A 30" DIAMETER CIRCLE MINIMUM
5. PROVIDE LOW FLOW TOILETS: 1.28 GAL/FLUSH
6. PROVIDE LOW FLOW SHOWER HEADS: 1.8 GAL/MIN
7. PROVIDE LOW FLOW LAVATORY FAUCETS: 1.2 GAL/MIN
8. PROVIDE LOW FLOW KITCHEN FAUCET: 1.8 GAL/MIN
9. ALL PLUMBING WALLS SHALL BE 2X6 STUDS MINIMUM
10. 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)
11. 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 ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 36" ABOVE THE WALKING SURFACE, AND ALL GLAZING IN GUARDRAILS. CPC R308.4

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 INTERIOR RAILING, SEE DETAIL
- 5 DISHWASHER
- 6 36" HIGH LOWER CABINET AND COUNTERTOP
- 7 48" GAS STOVE, 6 BURNERS WITH OVEN
- 8 OVEN / MICROWAVE
- 9 36" HIGH ISLAND
- 10 BUILT-IN REFRIGERATOR 48" WIDE
- 11 36" FARM SINK W / GARBAGE DISPOSAL
- 12 12" DEEP UPPER CABINET
- 13 PANTRY
- 14 "BOULEVARD DIRECT-VENT LINEAR CONTEMPORARY GAS FIREPLACE 72"
- 15 LINE OF SOFFIT CEILING ABOVE
- 16 SHELF & POLE
- 17 GAS BBQ
- 18 SKYLIGHT ABOVE
- 19 ROOF ACCESS HATCH ABOVE
- 20 SPA TUB
- 21 EXTERIOR STEEL RAILING, SEE DETAIL

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