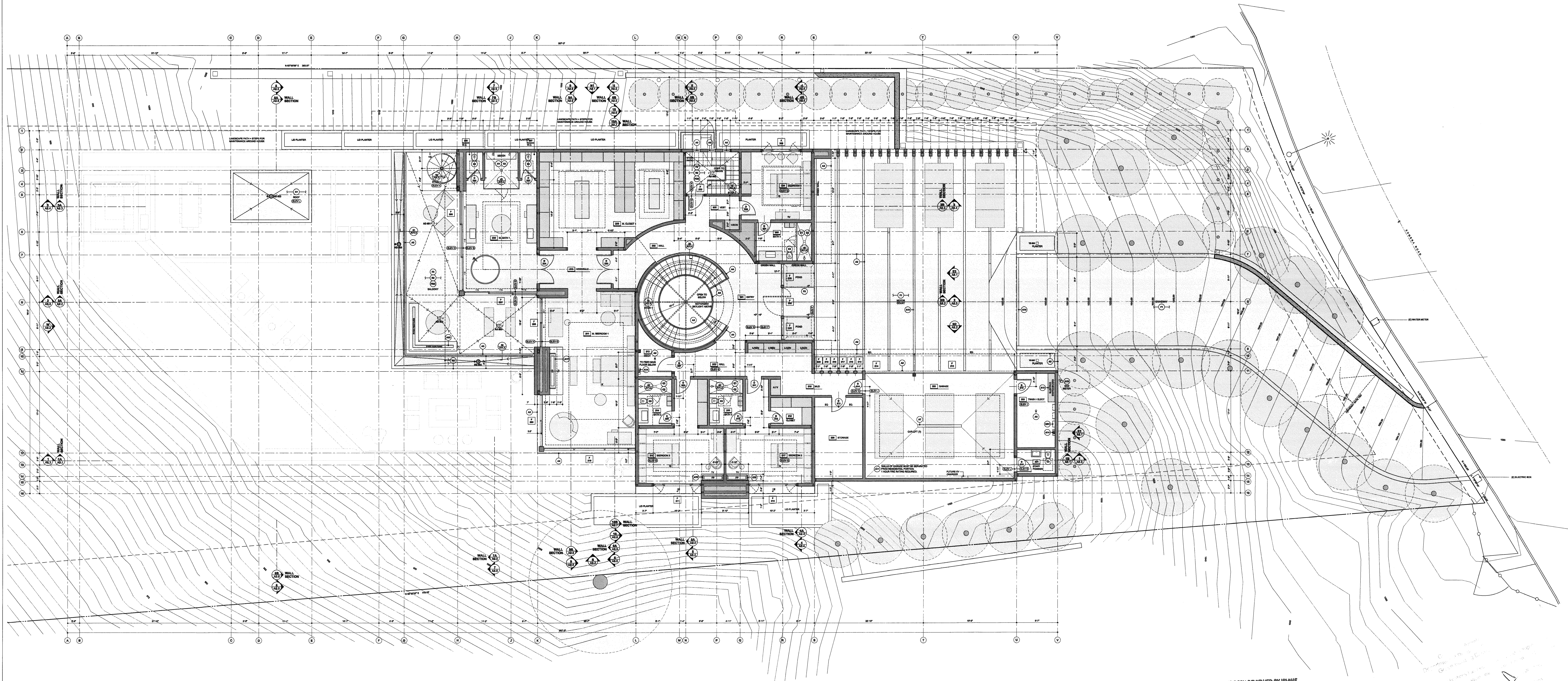




THESE PLANS HAVE BEEN REVIEWED BY IRVINE
GEO/TECHNICAL INC. AND CONFORM TO THE
GEO/TECHNICAL SPECIFICATIONS CONTAINED
IN THE GEO/TECHNICAL REPORT(S)
DATE 9/18/11
BY 52101
3/10/11

LEGEND: FLOOR PLAN

- NEW WALL OR BLOCKING. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH. SEE FINISH SCHEDULE FOR INTERIOR FINISH. 24" STYRO-FOAM EXTERIOR WALLS, INTERIOR WALLS VARY 24" OR 24". SEE PLANS.
- NEW CONCRETE WALL. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH. SEE FINISH SCHEDULE FOR INTERIOR FINISH.
- FURNITURE OR FURNISHINGS ITEM.
- ROOM NUMBER AND NAME. SEE FINISH SCHEDULE.
- DOOR NUMBER. SEE DOOR SCHEDULE.
- FENESTRATION NUMBER. SEE FENESTRATION SCHEDULE.
- INTERIOR ELEVATION REFERENCE. SEE DETAIL NUMBER AND SHEET INDICATED.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF PLYWOOD, MASONRY OR CONCRETE.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF FRAMING, MASONRY OR CONCRETE.
- CURTAINS. SEE REFLECTED CEILING PLAN.
- HOSE BIB. SEE FLOOR PLANS FOR LOCATIONS.

FLOOR FINISH: EXTERIOR PAVING

- CONCRETE PAVING AT STEPS, PATIOS, DRIVEWAYS, MOTOR COURT TO BE NEW CONCRETE. SPOON FINISH. (COLOR TO BE SELECTED).
- TILE PAVING WITH A SOLAR REFLECTANCE VALUE OF AT LEAST 0.30 AS DETERMINED PER ASTM E918 OR ASTM C1548.
- TILE PAVING WITH FAUX WOOD FINISH.
- SYNTHETIC GRASS OVER PEDESTAL SYSTEM. SEE PEDESTAL SYSTEM NOTE BELOW.
- (ALTERNATIVE SYNTHETIC GRASS OVER POROUS MATERIAL SYSTEM TBD.)

PEDESTAL DECK SYSTEM

- MANUFACTURED BY BISHN. UNITED CONSTRUCTION PRODUCTS. AND SUPPLIED BY ELEVATED DECK SYSTEMS (ATM). JOHANN KNIGHT 818.437.4871 (www.elevatedecksystems.com). PAVERS SUPPORTED ON ADJUSTABLE HEIGHT PEDESTAL SYSTEM. PAVERS TO BE INSTALLED LEVEL AND FLUSH WITH SELF-SPACING GAPS 4 SIDES FOR DRAINAGE TO SLOPED ROOF AND AREA DRAINING BELOW. SYSTEM HAS A CLASS A FIRE RATING.

CODE NOTES

- MINIMUM SHOWER AREA 1.00 SQ. INCHES. MINIMUM 3" DIAMETER. PROVIDE TILE IN SHOWERS AND TUBS MIN 7" HICL. SHOWER AND TUB ENCLOSURES TO BE APPROVED TEMPERED SAFETY GLAZING. SHOWER DOORS TO SWING OUT. WINDOWS WITH SHOWER + TUB ENCLOSURES TO BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE GROUND.
- PROVIDE 34" X 30" REQUIRED MINIMUM CLEAR SPACE IN FRONT OF TOILET. ALSO, PROVIDE 16" MINIMUM BETWEEN THE CENTERLINE OF TOILET TO ANY SIDE WALL OR CLOSET ON EACH SIDE. (CALIFORNIA PLUMBING CODE 407.6)

THERMAL INSULATION + WEATHER BARRIERS

- SEE SHEET A5.3 FOR THERMAL INSULATION + WEATHER BARRIER SCHEDULE.

WINDOW COVERINGS

- AUTOMATED ROLLER SHADES IN LOCATIONS SHOWN ON REFLECTED CEILING PLAN (A5.3).
- IN ALL BEDROOMS MOTORIZED SHEERS AND CURTAINS.

KEY NOTES

- LINE OF FLOOR ABOVE.
- LINE OF ROOF ABOVE.
- SKYLIGHT OPENING ABOVE.
- INTERIOR GUARDRAIL: 42" H. FRAMELESS GLASS.
- EXTERIOR GUARDRAIL: 42" H. FRAMELESS GLASS.
- FLOOR DRAIN. CONNECT TO SEWER PIPING.
- MICRO LINEAR TRENCH DRAIN. CONNECT TO SEWER PIPING.
- ROOF + AREA DRAIN OUTLET. CONNECT TO SUB-GRADE DRAINAGE SYSTEM. SEE CIVIL + SANITATION DRAWINGS.
- AREA OR VARIOUS DRAIN. CONNECT TO SUB-GRADE DRAINAGE SYSTEM. SEE CIVIL DRAWINGS.
- PERFORATED DRAINAGE PIPE UNDER SYNTHETIC GRASS. SEE CIVIL DRAWINGS.
- INSTALL MINIMUM 58" TYPE 'X' DRYWALL ON WALLS AND CEILINGS ABUTTING HOUSE.
- GAS METER. PROVIDE APPROVED AUTOMATIC EARTHQUAKE SHUTOFF VALVE.
- ELECTRIC METER.
- TANKLESS WATER HEATER.
- SEE CIVIL PLANS FOR CISTERN LOCATION AND CONSTRUCTION SEQUENCE.
- LADDER AT LIGHT WELL.
- ECOSMART BIOETHANOL BAY FIREPLACE. MODEL: EBF-1.7X.60R2.
- ECOSMART BIOETHANOL CORNER FIREPLACE. MODEL: EBF-1.7X.60R2C.
- ECOSMART BIOETHANOL CORNER FIREPLACE. MODEL: EBF-1.7X.60L2C.
- ECOSMART BIOETHANOL XL 1200 BURNER. MODEL: EBF-2.8.3L12. QUANTITY: 2.
- 64" x 60" OUTDOOR GAS FIRE FEATURE. CUSTOM MADE.
- 48" LINEAR OUTDOOR GAS FIRE FEATURE. CUSTOM MADE.
- 102" X 102" L-SHAPED OUTDOOR GAS FIRE FEATURE. CUSTOM MADE.
- 60" DIAMETER OUTDOOR GAS FIRE FEATURE. CUSTOM MADE.
- A WET BAR WILL NOT BE CONSIDERED AS A KITCHEN PROVIDED IT HAS NO HOT WATER, NO DRAINAGE DISPOSAL, NO 200V ELECTRICAL, NO GAS OUTLET AND NO MORE THAN 10 SF OF COUNTER SURFACE AREA. (A5.6-60R2 (2X))

PLUMBING

- DESIGN / BUILD INSTALLATION TO SERVICE ALL FIXTURES AND APPLIANCES SHOWN ON THE DRAWINGS AND LISTED ON THE EQUIPMENT SCHEDULE.
- INSTALL WATER SERVICE TO YARD IRRIGATION SYSTEMS, VERBET F.O.C.
- PROVIDE NATURAL GAS CONNECTION TO ALL FIREPLACES, FIRE PITS, AND BBQ.
- PROVIDE NATURAL GAS CONNECTION TO HVAC EQUIPMENT.
- INSTALL CONDENSATE DRAINS FOR HVAC EQUIPMENT.

FIRE SPRINKLERS

- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 901.3.3 OR NFPA 13D, EDITION 12.2 (11/10).
- THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
- ALL FIRE SPRINKLER HEADS TO BE RECESSED CONCEALED TYPE.

ALL ROOF RUNOFF, ROOF DRAINS, AND AREA DRAINS TO DRAIN TO LID CISTERN. SEE CIVIL PLANS.

				GREEN BUILDING CODE REQUIREMENTS (LA CITY)				FLOOR + SUBFLOOR ELEVATION DATUM				ORIENTATION PLAN: UPPER FLOOR PLAN			
				WATER EFFICIENCY + CONSERVATION				DATE 9/18/11 BY 52101				DATE 9/18/11 BY 52101			
				BUILDINGS ON SITES WITH 1,200 SQ. FT. OR MORE OF CUMULATIVE IRRIGATED LANDSCAPED AREAS SHALL HAVE IRRIGATION CONTROLLER(S) THAT ARE EITHER WEATHER- OR SOIL-BASED. (A.304.2)				FINISH FLOOR				FOR ENLARGED FLOOR PLAN, SEE SHEET:			
				BUILDING ON SITE WITH 500 SQUARE FEET OR MORE OF CUMULATIVE LANDSCAPED AREA SHALL HAVE SEPARATE METERS OR SUBMETERS FOR OUTDOOR WATER USE. (A.304.3)				T.O. CONCRETE				A5.2			
				FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GR1.2, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881) + SEE DETAIL 30 ON SHEET A14.3				T.O. SHEATHING				A5.1			
				ENVIRONMENTAL QUALITY				NOTES				DATE 9/18/11 BY 52101			
				ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT, SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. (A.505.1)				FINISH SLOPES TO DRAIN				DATE 9/18/11 BY 52101			
				WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)				FINISH SLOPES TO DRAIN				DATE 9/18/11 BY 52101			
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SOMERA RESIDENCE
1033 SOMERA ROAD
LOS ANGELES, CA 90077

WHIPPLE RUSSELL ARCHITECTS
323.962.6500
www.whipplerussell.com

ISSUE / REVISION	DATE	NUMBER
SUBMIT PLAN CHECK	11.11.10	v8
PLAN CHECK CORRECTIONS	03.03.20	v9
ISSUE FOR CONSTRUCTION	06.11.20	v11
SUBMIT P.C. (REDESIGN)	08.17.20	v12
CONTRACTOR SET (REDESIGN)	11.11.20	v14
PC CORRECTIONS 2	01.18.21	v14.1
DRAWN BY / CHECKED BY	AT, JP / MEW	
PROJECT NUMBER	LAYERS	

UPPER FLOOR PLAN

A4.1