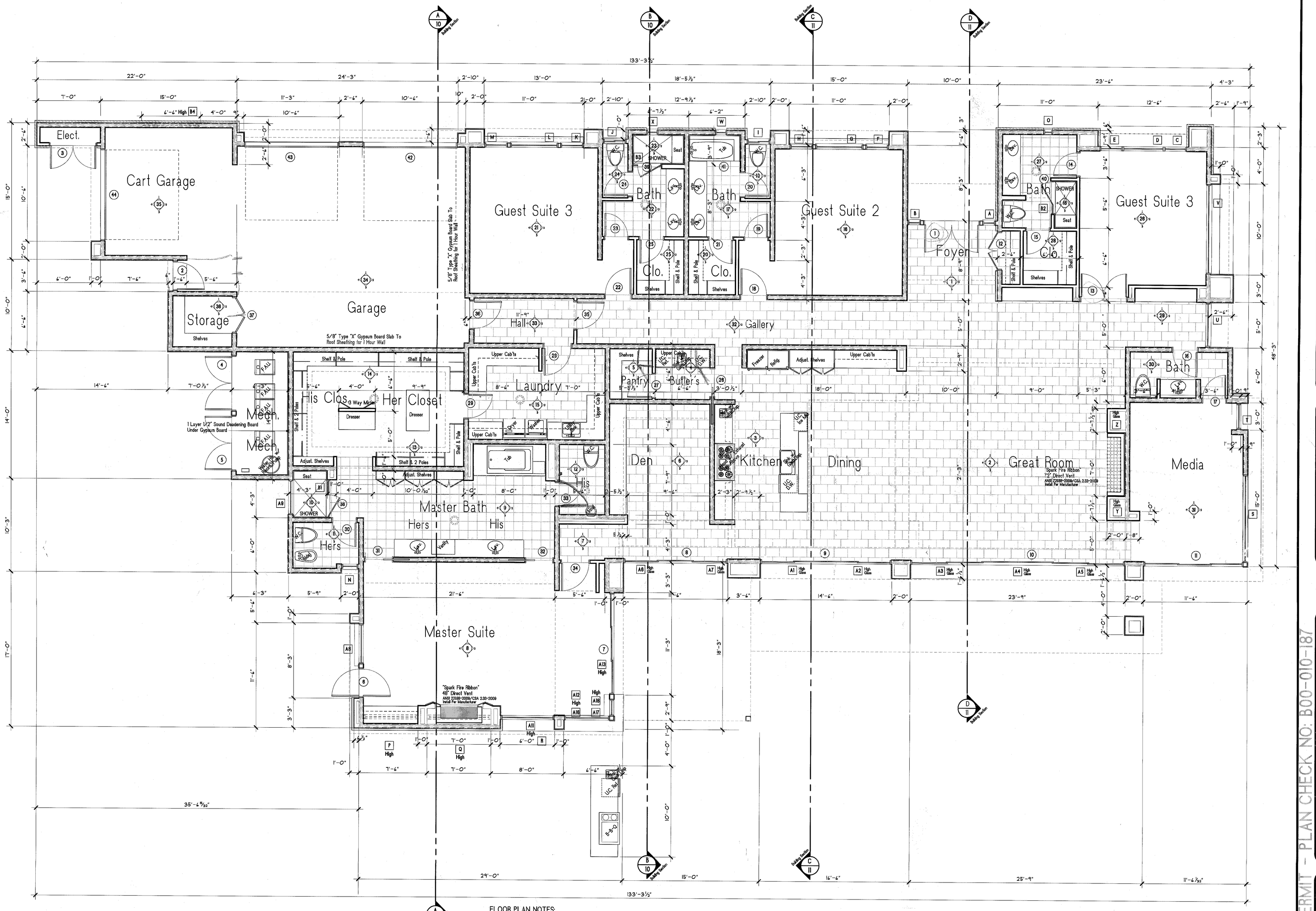

FLOOR PLAN NOTES:

1. SEE LANDSCAPE PLAN FOR EXTENT OF FLATWORK.
2. SEE LANDSCAPE ARCHITECTS PLANS FOR LOCATION OF CONCRETE BLOCK YARD WALLS and RETAINING WALLS.
3. SEE SITE PLAN FOR EXACT LOCATION OF CONDENSER UNITS.
4. ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450. UBC 2602.3
5. A 12" MINIMUM ACCESS PANEL TO BATH TUB TRAP SHALL BE PROVIDED at ALL TUB LOCATIONS.
6. PROVIDE SEISMIC ANCHORAGE FOR WATER HEATER PER CODE. UPC SECTION 510.5.
7. PROVIDE VENT TO OUTSIDE FOR CLOTHES DRYER EXHAUST. EXHAUST DUCT IS LIMITED TO 14' WITH 2-90 DEGREE ELBOWS. UPC SECTIONS 504.3.1 and 504.3.2
8. PROVIDE WATER-RESISTANT GYPSUM BOARD UNDER TUB and SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET. CBC 807.1.3.
9. NO COMBUSTIBLE MATERIALS SHALL BE LESS THAN 6" OF FIREPLACE OPENING. CBC 3102.7.8.
10. PROVIDE MINIMUM 26 GAUGE GLAVANIZED WEEP SCREED at FOUNDATION PLATE LINE. CBC 2504.5. WEEP SCREED SHALL BE MINIMUM OF 4" ABOVE ADJACENT GRADE and 2" ABOVE ADJACENT FLATWORK.
11. CONTRACTOR SHALL VERIFY ALL INTERIOR FINISHES, CABINET DESIGNS, FIREPLACE and HEARTH DESIGNS, ETC WITH THE INTERIOR DESIGNER.
12. PROVIDE AN 18" RAISED PLATFORM FOR ANY F.A.U., WATER HEATER, OR OTHER DEVICE IN THE GARAGE WHICH MAY GENERATE A FLAME OR SPARK. UPC SECTION 303.1.3. UPC SECTION 510.1. THIS ALSO APPLIES TO CLOSETS ACCESSED FROM THE GARAGE.

△ INDICATES PLYWOOD OR GYP. BD. SHEAR PANEL. SEE ROOF FRAMING PLAN FOR SHEAR SCHEDULE.

INDICATES 2 X 4 STUD WALL CONSTRUCTION @ 16" O.C.

INDICATES 2 X 4 STUD WALL CONSTRUCTION @ 16" O.C. WITH R-13 BATT INSULATION.

INDICATES 2 X 6 STUD WALL CONSTRUCTION @ 16" O.C.

INDICATES 2 X 6 STUD WALL CONSTRUCTION @ 16" O.C. WITH R-21 BATT INSULATION.

INDICATES CONCRETE BLOCK WALLS.

(1) INDICATES ROOM NUMBER AND WALLS.

(1) INDICATES DOOR SYMBOL AND NUMBER.

A INDICATES WINDOW SYMBOL AND NUMBER.

AREA SUMMARY:	
Living Area:	4,898 s.f.
Garage Area:	875 s.f.
Mechanicals:	245 s.f.

REVISIONS:

1	PC CORRECTIONS 3/5/13 CITY OF INDIAN WELLS
2	
3	
4	
5	
6	

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CONSULTANT:

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BUILDING PERMIT - PLAN CHECK NO: B00-010-187

PLANS FOR THE RESIDENCE OF:

MR. & MRS. CHRIS MALETIS

ELDORADO COUNTRY CLUB
INDIAN WELLS, CALIFORNIA

FLOOR PLAN

DATE:	March 12, 2013.
SCALE:	1/4"=1'-0"
JOB NO:	12.112.
SHEET:	5

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