

KEY NOTES:

- FIRE SEPARATION BETWEEN GARAGE AND HOUSE IS MEANT TO ENCLOSE THE GARAGE SPACE. DOOR TO LIVING AREA MUST BE 1-3/8" SOLID CORE OR EQUAL. DOORS WILL BE SELF-CLOSING. WALKER STRIPPED AND HAVE A POSITIVE LOCKING NON-APPROVED. MINIMUM RATED FIRE RESISTANCE SHALL BE 20 MINUTES. WALLS WITH (1) 5/8" TYPE "X" DRYWALL COVER CEILING WITH (2) 5/8" TYPE "X" DRYWALL.
- SMOKE DETECTORS SHALL BE PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE ALARM SHALL BE AUDIBLE IN ALL SLEEPING AREAS OF THE STRUCTURE. SMOKE DETECTORS SHALL BE INTERCONNECTED.
- KITCHEN LIGHTING TO HAVE AN EFFICACY OF AT LEAST 40 LUMENS PER SQUARE FOOT. ALL LIGHTING SHALL BE CONTROLLED BY THE MOST ACCESSIBLE SWITCHES IN THE KITCHEN.
- FULL BATH MUST HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICACY OF AT LEAST 10 LUMENS PER WATT. I.E. FLUORESCENT.
- 200 AMP ELECTRICAL SERVICE W/UPPER GROUND BONDED TO WATER AND GAS LINES
- ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER
- WATER HEATERS TO HAVE SERVICING SPACING AS PER MANUFACTURERS INSTRUCTIONS OR STATE ARCHITECT OFFICE GUIDELINES. SEE DETAIL 2-0. ALL STORAGE TYPE WATER HEATERS NEED A TEMPERATURE/PRESSURE RELIEF VALVE WITHIN A 3/4" HARD PIPE DRAIN WHICH TERMINATES 6" TO 24" ABOVE GRADE AND POINTING DOWNWARD. THE DRAIN PIPE SHALL MAINTAIN A DOMINANT SLOPE TO THE EXTENSION.
- MECHANICAL DEVICE CAPABLE OF PROVIDING (5) FIVE AIR CHANGES PER HOUR.
- SHOWER AND/OR TUB-SHOWER COMBINATIONS ARE TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR WITH THE THERMOSTATIC MIXING VALVE TYPE. THE WATER TEMPERATURE MAXIMUM IS A SETTING OF 120 F
- THE CLOTHES DRYER EXHAUST DUCT IS LIMITED 14' TOTAL LENGTH, INCLUDING ELBOWS, FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 90 DEGREE BENDS. USE VENT BOOSTER SUCH AS AOME MIAMI "DRYER JET" MODEL #9460 TESTED TO CSA STANDARD C222.113-M 1984
- ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS, MIN ONE BACK AND ONE FRONT OF STRUCTURE. THIS IS TO PREVENT THE POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
- CONCRETE LANDING MIN DOOR WIDTH & 36" IN DIRECTION OF TRAVEL.
- A 22" X 30" ATTIC ACCESS IS REQUIRED FOR ALL ATTICS WHICH ARE MORE THAN 30" IN HEIGHT. THE ATTIC ACCESS NEEDS TO BE IN AN ACCESSIBLE LOCATION AND IS NOT TO BE LOCATED ABOVE A CLOSET SHELF OR POLE 30" MINIMUM HEADROOM IS REQUIRED ABOVE THE ACCESS.
- PROVIDE AN 18" X 24" UNDER FLOOR ACCESS, UNOBSTRUCTED BY PIPES OR DUCTS, AND WITHIN 20" OF EACH UNDER FLOOR PLUMBING
- 2X REDWOOD GARAGE DOOR JAMB
- FLUSH MOUNT LIGHT IN WALK-IN CLOSET MUST BE FULLY ENCLOSED IN A NON-FLAMMABLE MATERIAL. PROVIDE 1/2" CLEARANCE INSULATION COVER (IC) AND BE AIRTIGHT (A1).
- PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE LATEST EDITION OF THE PLUMBING CODE. WATER CLOSETS 2.2 GPM MAX SHOWER HEADS 1.8 GPM MAX WATER CLOSETS 2.5 GPM MAX
- BATHROOM BRANCH CIRCUITS, IN ADDITION TO OTHER BRANCH CIRCUIT REQUIREMENTS, AT LEAST ON 20 AMP BRANCH CIRCUIT SHALL BE REQUIRED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. OTHER BRANCH CIRCUITS SHALL BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUPPLIES A SINGLE BATHROOM ONLY.
- HIGHWAYPASSAGE TUBS AND THEIR ASSOCIATED ELECTRICAL COMPONENT ARE TO BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTER. ALL LOCATED WITHIN 5 FT MEASURED HORIZONTALLY OF THE INSIDE WALLS OF A HIGHWAYPASSAGE TUB ARE TO BE PROTECTED BY GFCI

SQUARE FOOTAGE:

HOUSE	2097 SQ. FT.
GARAGE	571 SQ. FT.
COVERED PORCH	242 SQ. FT.

LEGEND

- ⊞ SWITCH
- ⊞ RECEPTACLE
- ⊞ LIGHT
- ⊞ FAN LIGHT
- ⊞ SMOKE DETECTOR
- ⊞ HOSE BIB

