

KEY NOTES:

1. FIRE SEPARATION BETWEEN GARAGE AND HOUSE IS MEANT TO ENCLOSE THE GARAGE. ALL DOORS SHALL BE SELF-CLOSING WEATHER STRIPPED AND HAVE A POSITIVE LATCH. NO NON-APPROVED NON-METALLIC PENETRATIONS ARE ALLOWED. COVER SEPARATING WALLS WITH (1) 5/8" TYPE "X" DRYWALL, COVER CEILING WITH (2) 5/8" TYPE "X" DRYWALL.
2. SMOKE DETECTORS SHALL RECEIVE THEIR 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 DWELLING. AND ALL SMOKE DETECTORS SHALL BE INTERCONNECTED.
3. KITCHEN LIGHTING TO HAVE AN EFFICACY OF AT LEAST 40 LUMENS PER WATT. I.E. FLUORESCENT, AND CONTROLLED BY THE MOST ACCESSIBLE SWITCHES IN THE KITCHEN.
4. FULL BATH MUST HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICACY OF AT LEAST 40 LUMENS PER WATT. I.E. FLUORESCENT.
5. ZERO CLEARANCE FIREPLACE TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
6. ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
7. WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURERS INSTRUCTIONS. WATER HEATER SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION. 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 DOWNWARD SLOPE TO THE EXTENSION.
8. ALL GAS FIRED EQUIPMENT IN GARAGE NEED TO BE MOUNTED 18" ABOVE ABOVE THE FLOOR AND BE PROTECTED FROM AUTO IMPACT, I.E. BOLLARD (CONCRETE FILLED 3" GALV. STEEL PIPE).
9. SHOWER AND/OR TUB-SHOWER COMBINATIONS ARE TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. THE WATER TEMPERATURE MAXIMUM IS A SETTING OR 120 F.
10. 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 2. VENT DRYER THROUGH ROOF, IF LENGTH IS OVER 14FT WITH 2-90 DEGREE BENDS, USE VENT BOOSTER SUCH AS: C222 113-M 1994.
11. ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS, MIN ONE BACK AND CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
12. CONCRETE LANDING MIN DOOR WIDTH & 36" IN DIRECTION OF TRAVEL.
13. 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.
14. PROVIDE AN 18" X 24" UNDER FLOOR ACCESS, UNOBSTRUCTED BY PIPES OR DUCTS, AND WITHIN 20' OF EACH UNDER FLOOR ACCESS, UNOBSTRUCTED.
15. 2X REDWOOD GARAGE DOOR JAMB.
16. CONTINUOUS GARAGE DOOR HEADER OVER SHEARWALLS.
17. 200 AMP ELECTRICAL SERVICE W/JUMPER GROUND BONDED TO WATER AND GAS LINES.
18. MECHANICAL DEVICE CAPABLE OF PROVIDING FIVE (5) AIR CHANGES PER HR.

GENERAL NOTES:

1. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS:
 LAVATORY AND SINK FAUCETS 2.2 GPM MAX
 WATER CLOSETS 1.6 GAL/FLUSH MAX
 SHOWER HEADS 2.5 GPM MAX
2. BATHROOM BRANCH CIRCUITS, IN ADDITION TO OTHER BRANCH CIRCUIT REQUIREMENTS, AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED FOR EACH BATHROOM. ALL BATHROOM LIGHTING EQUIPMENT (LIGHTING FANS) WITHIN THE SAME BATHROOM MAYBE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY.

SQUARE FOOTAGE:

HOUSE	1618 SQ FT
GARAGE	567 SQ FT
DECK	368 SQ FT

LEGEND

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

