

KEY NOTES:

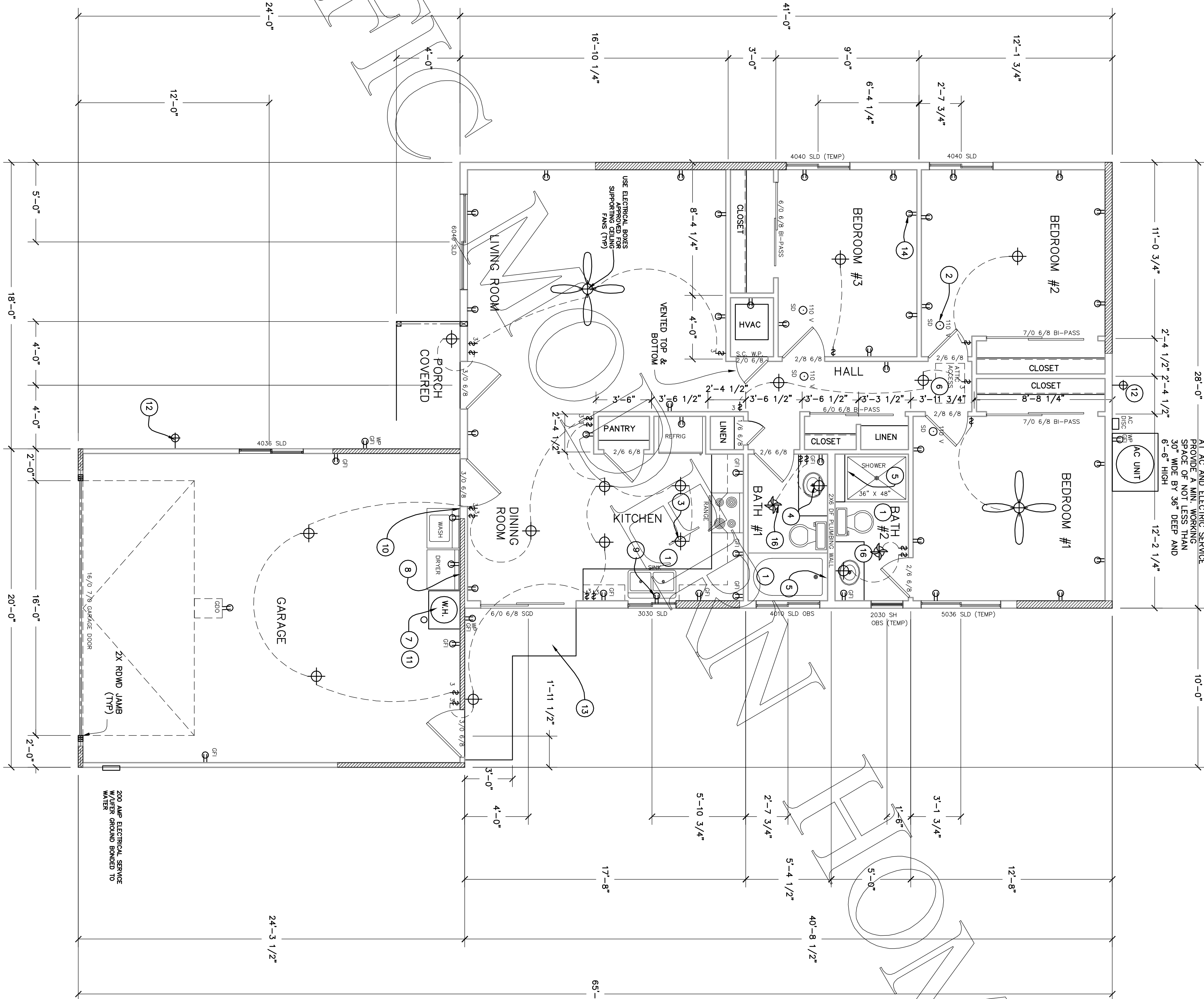
1. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS: 2.2 GPM MAX LAVATORY AND SINK FAUCETS, 2.2 GPM MAX WATER CLOSING VALVE, 2.2 GPM MAX SHOWER HEADS, 2.5 GPM MAX SHOWER HEADS
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM A BATTERY BACKUP AND SHALL BE EQUIPPED WITH 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 EFFACY OF AT LEAST 40 LUMENS PER WATT, AND CONTROLLED BY THE MOST ACCESSIBLE SWITCHES IN THE KITCHEN.
4. FALL BATH MUST HAVE AT LEAST ONE LUMINAIRE WITH LUMENS WITH AN EFFACY OF AT LEAST 40 LUMENS PER WATT.
5. SHOWER AND/OR TUB-SHOWER COMBINATIONS ARE TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF MIXING VALVE TYPE. THE WATER TEMPERATURE MAXIMUM IS A SETTING OF 120° F. SHOWER WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT ABOVE THE DRAIN INLET OF THE FLOOR AREA OF A SHOWER NEEDS TO BE AT LEAST 1024 SQ. IN. WITH A MINIMUM DIMENSION OF 30".
6. A 22" X 30" ATTIC ACCESS IS REQUIRED FOR ALL ATTICS WHICH ARE MORE THAN 30" IN HEIGHT. THE LOCATION AND IS NOT TO BE LOCATED ABOVE A SHOWER OR BATH. A MINIMUM HEADROOM IS REQUIRED ABOVE THE ACCESS.
7. ALL STORAGE TYPE WATER HEATERS NEED A 2" MINIMUM CLEARANCE TO THE TOP OF THE UNIT. A 3/4" HARD PIPE WITH AN END TERMINATES 8" ABOVE GRADE AND POINTING DOWNWARD. THE DRAIN PIPE SHALL MAINTAIN A DOWNWARD SLOPE TO THE EXTERIOR. THE DRAIN PIPE SHALL BE FINISHED WITH A HARD, NON-ABSORBENT ABOVE THE DRAIN INLET OF THE FLOOR AREA OF A SHOWER NEEDS TO BE AT LEAST 1024 SQ. IN. WITH A MINIMUM DIMENSION OF 30".
8. THE CLOTHES DRYER EXHAUST DUCT IS LIMITED 14' MAXIMUM LENGTH. THE EXHAUST DUCT SHALL BE FINISHED WITH A HARD, NON-ABSORBENT ABOVE THE DRAIN INLET OF THE FLOOR AREA OF A SHOWER NEEDS TO BE AT LEAST 1024 SQ. IN. WITH A MINIMUM DIMENSION OF 30".
9. RECEPTACLE UNDER SINK FOR DISHWASHER AND GARABAGE DISPOSAL, NOT TO BE GFI.
10. 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 SOLID DOORS WILL BE SELF-CLOSING. WEATHER STRIPPING SHALL BE PROVIDED TO THE DOOR. NON-APPROVED, NON-METALLIC PENETRATIONS ARE ALLOWED. SEPARATING WALLS AND BEARING WALLS, POSTS AND BEAMS SUPPORTING LIVING SPACE SHALL BE COVERED WITH 5/8" TYPE X DRYWALL.
11. ALL GAS FIRED EQUIPMENT IN GARAGE WHICH HAVE A GLOW, SPARK OR IGNITION SOURCE NEED TO BE INSTALLED TO BE ABOVE THE FLOOR AND PROTECTED FROM IMPACT. INSTALL 3" O.D. / 1" I.D. PIPE, 36" ABOVE SLAB.
12. ANT-SMIRION DEVICES ARE REQUIRED AT ALL HOSE BIBBS. THIS IS TO PREVENT THE POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
13. LANDINGS AT DOORS TO BE MINIMUM DOOR WIDTH AND 36" IN THE DIRECTION OF TRAVEL.
14. ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FULT CIRCUIT INTERRUPTER.
15. BATHROOM BRANCH CIRCUITS. IN ADDITION TO OTHER BRANCH CIRCUIT REQUIREMENTS, AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE REQUIRED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. OTHER EQUIPMENT (CLOTHING DRYER, AT THE SAME BATHROOM) SHALL BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY.
16. EXHAUST FAN/LIGHT CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR (W/BACK DRAFT DAMPER).

LEGEND

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

SQUARE FOOTAGE

LIVING AREA	1148 SQ. FT.
GARAGE	480 SQ. FT.
CVRD PORCH	32 SQ. FT.



PAGE TITLE

FLOOR PLAN

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