

KEY NOTES:

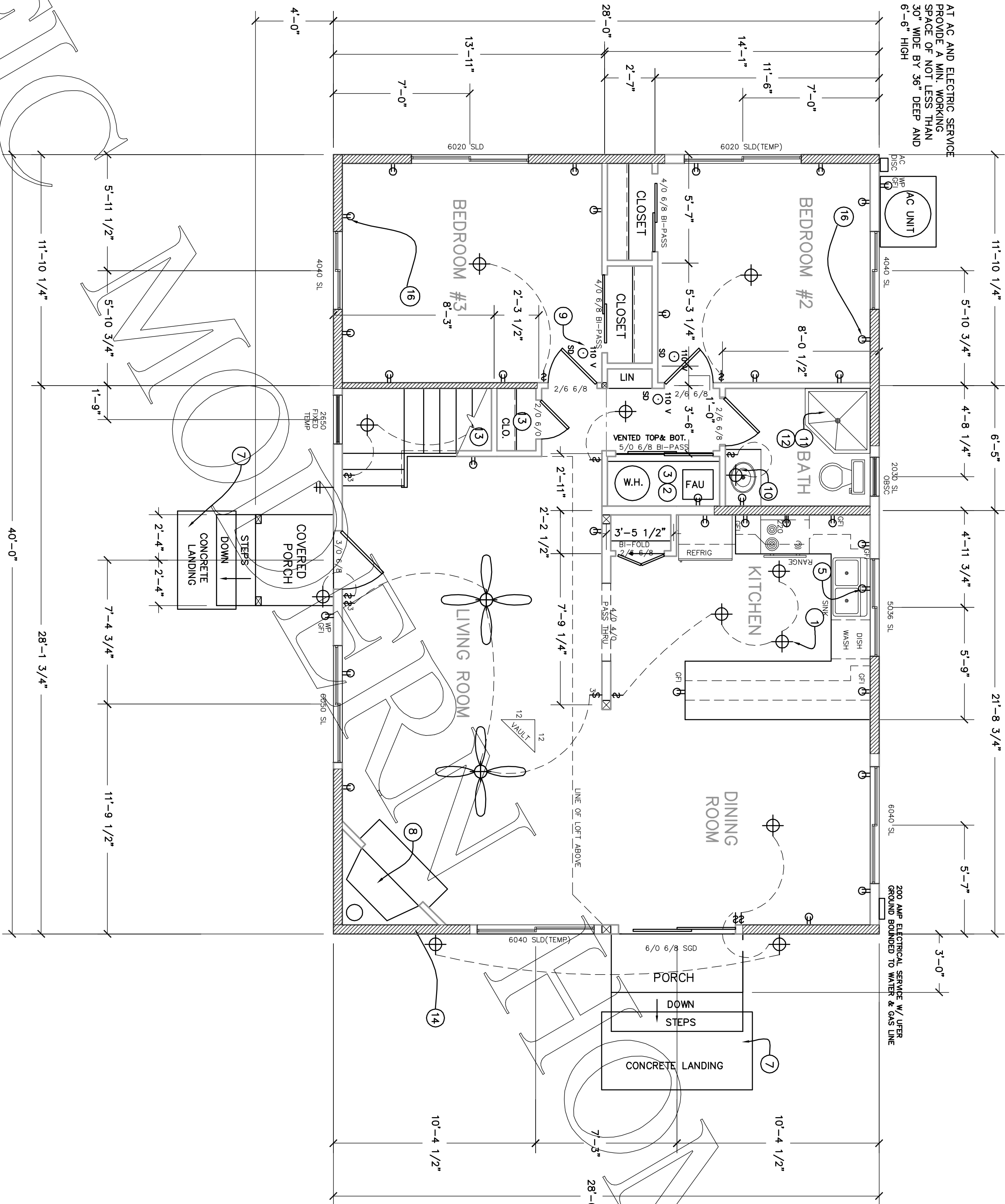
1. KITCHEN LIGHTING TO HAVE AN EFFACY OF AT LEAST 40 LUMENS PER SQUARE FOOT AND CONTROLLED BY THE MOST ACCESSIBLE SWITCHES IN THE KITCHEN.
2. WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURERS REQUIREMENTS. WATER HEATER OFFICE GUIDELINES PROVIDE COMBUSTION AIR FOR GAS BURNERS
3. ALL STORAGE TYPE WATER HEATERS NEED A TEMPERATURE/PRESSURE RELIEF VALVE WITHIN A 3/4" HARD PIPE DRAIN WHICH TERMINATES 6" ABOVE THE FLOOR FINISH. THE DRAIN SHALL BE DOWN THE DOWN PIPE SHALL MAINTAIN A DOWNWARD SLOPE TO THE EXTERIOR.
4. THE CLOTHES DRYER EXHAUST DUCT IS LIMITED 14' TOTAL LENGTH. THE EXHAUST DUCT SHALL BE DOWN THE DOWN PIPE. THE EXHAUST TERMINATION: REDUCE THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 2'.
5. RECEPTACLE UNDER SINK FOR DISHWASHER AND GARBAGE DISPOSAL, NOT TO BE GFI
6. ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS. THIS IS TO PREVENT BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
7. LANDINGS AT DOORS SHALL BE A MINIMUM OF THE WIDTH OF THE DOOR. THE DOOR SHALL BE OPENED TO THE RIGHT. THE DOOR SHALL BE OPENED TO THE RIGHT OR OPEN OVER A LANDING THAT IS MORE THAN 8" LOWER THAN THE FLOOR LEVEL. A 42" HIGH GLAZEDRAL WITH NO OPENING LARGER ENOUGH FOR A 4" SPHERE TO PASS THROUGH IS REQUIRED ON ALL LANDINGS MORE THAN 30" ABOVE THE ADJACING LEVEL OR GROUND. A AND RAIL IS REQUIRED FOR STAIRS WITH FOUR (4) OR MORE RISERS.
8. ZERO CLEARANCE FIRE PLACE TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
9. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE SMOKE DETECTOR SHALL BE INSTALLED IN EACH BEDROOM, LIVING AREA, DWELLING, AND ALL SMOKE DETECTORS SHALL BE INTERCONNECTED.
10. FULL BATH MUST HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFACY OF AT LEAST 40 LUMENS PER WAT.
11. SHOWER AND/OR TUB-SHOWER COMBINATIONS ARE TO BE REQUIRED TO HAVE AN ANTI-SIPHON DEVICES. THE WATER TEMPRATURE MAXIMUM IS A SETTING OR 120° F
12. SHOWER AND TUB-SHOWER WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFACIT TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET. THE FLOOR AREA OF A SHOWER NEEDS TO BE AT LEAST 1024 SQ IN. WITH A MINIMUM DIMENSION OF 30".
13. ENCLOSED USABLE SPACE UNDER STAIRS TO HAVE WALLS AND SOFTIT PROTECTED ON THE ENCLOSED SIDE WITH 3/8" TYPE "X" DRYWALL. FIREBLOCKING IS REQUIRED AT THE STAIR STRINGERS AND LANDINGS BETWEEN THE STUDES AT THE STAIR LINE IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
14. BALLOON FRAME
15. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING SANDARDS:
LAVATORY AND SINK FAUCETS 22.2 GPM MAX
WATER CLOSERS 2.5 GPM MAX
SHOWER HEADS 2.5 GPM MAX
16. ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

SQUARE FOOTAGE

1 st FLR	1156 SQ FT
2 nd FLR	822 SQ FT
LIVING TOTAL	1978 SQ FT

LEGEND

- ⌘ SWITCH
- ⌘ RECEPTACLE
- ⊕ LIGHT
- ⊕ HOSE BIB



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

PRE-ENGINEERED
AUBURN CHALET

RESIDENCE FOR:

FIRST FLOOR PLAN

PAGE TITLE



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