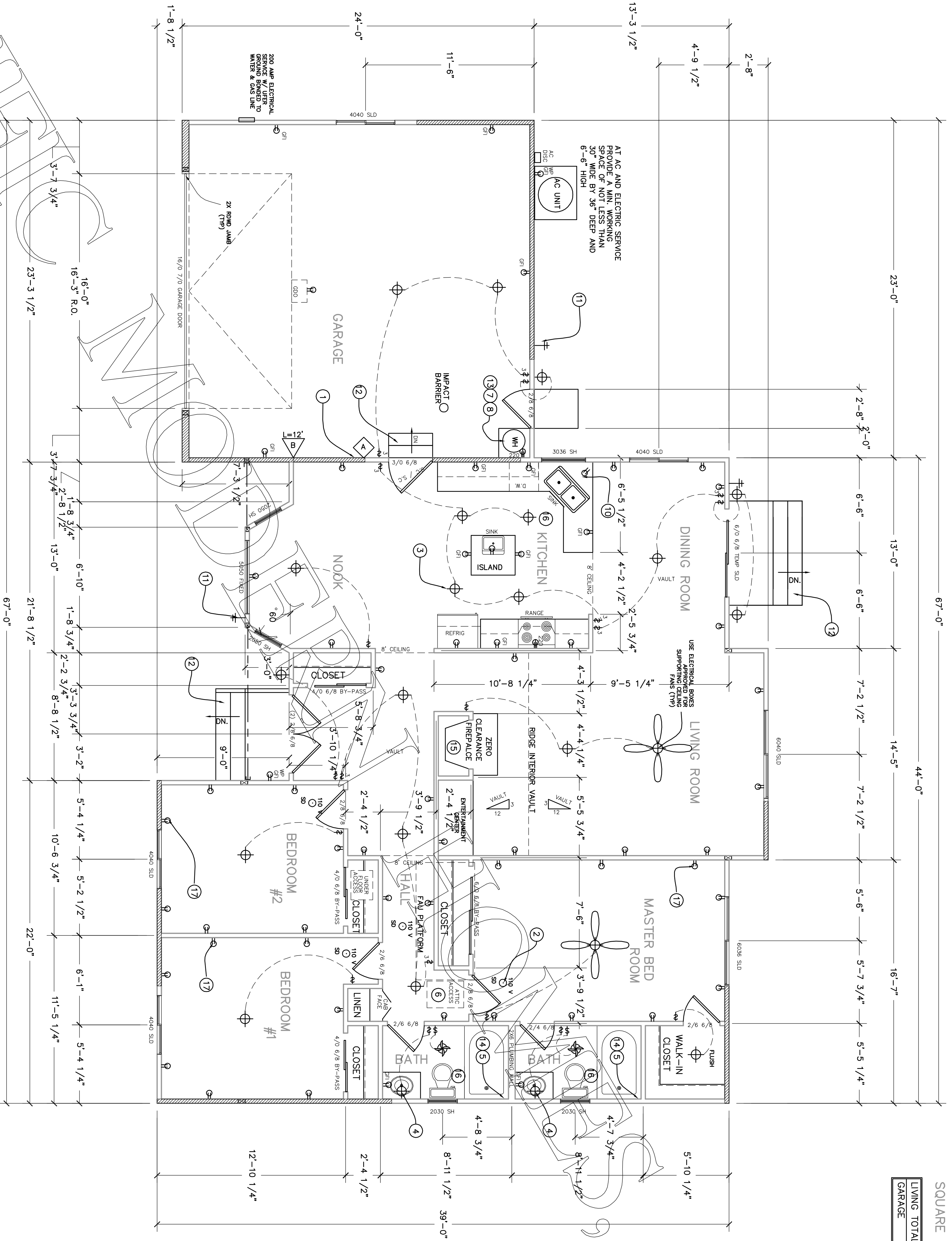


KEY NOTES:

- 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, WEATHER STRIPPED AND HAVE A POSITIVE LATCH. NO NON-APPROVED, NON-METALLIC PARTS ALLOWED. SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING SPACES AND BEAMS SUPPORTING LIVING SPACE SHALL BE COVERED WITH 5/8" TYPE "X" DRYWALL.
- 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 INTERCONNECTED.
- KITCHEN LIGHTING TO HAVE AN EFPACY OF AT LEAST 40 LUMENS PER SQUARE FOOT AND CONTROLLED BY THE MOST ACCESSIBLE SWITCH(ES) IN THE KITCHEN.
- PULL BATH MUST HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFPACY OF AT LEAST 40 LUMENS PER WATT.
- SHOWER AND/OR TUB-SHOWER COMBINATIONS ARE TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THE IS-A-SETTING OR 120°F.
- A 22" X 30" ATTIC ACCESS IS REQUIRED FOR ALL ATTICS WHICH ARE MORE THAN 30" IN HEIGHT FROM THE ACCESS LEVELS. BE IN AN EAST OR WEST WALL. 30" MINIMUM HEADROOM IS REQUIRED ABOVE THE SHELF OR POLE. 30" MINIMUM HEADROOM IS REQUIRED ABOVE THE ACCESS. ATTICS WITH EQUIPMENT NEED A 30" X 30" ACCESS. EXCEPTIONS: THE ACCESS MAY BE 22" X 30" WHEN TRUSSES ARE USED, PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED THROUGH THE OPENING.
- WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURERS INSTRUCTIONS OR STATE ARCHITECT OFFICE GUIDELINES.
- 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 RAINING DOWNWARD. THE DRAIN PIPE SHALL MAINTAIN A DOWNSLOPE TO THE EXTENSION.
- THE CLOTHES DRYER EXHAUST DUCT IS LIMITED 14' TOTAL LENGTH, INCLUDING ELBOWS, FROM THE CLOTHES DRYER TO THE POINT OF REMOVAL. REDUCE THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 2'.
- RECEPTACLE UNDER SINK FOR DISHWASHER AND GARBAGE DISPOSAL, NOT TO BE GFI.
- ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS. THIS IS TO PREVENT THE POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
- LANDINGS AT DOORS SHALL BE A MINIMUM OF THE WIDTH OF THE DOOR AND EXTEND IN THE DIRECTION OF TRAVEL A MIN OF 36". A STAIR AND OPENING IS ACCEPTED IF THE DOOR DOES NOT SWING OVER THE STAIR. THE FLOOR LEVEL, A 36" HIGH GUARDRAIL WITH NO OPENING LARGER ENOUGH FOR A 4" SPHERE TO PASS THROUGH IS REQUIRED ON ALL LANDINGS MORE THAN 30" ABOVE THE ADJOINING LEVEL OR GROUND. A HAND RAIL IS REQUIRED FOR STAIRS WITH FOUR (4) OR MORE RISERS.
- ALL GAS FIRED EQUIPMENT IN GARAGE WHICH HAVE A GLOW SPARK OR IGNITION SOURCE NEED TO BE MOUNTED 18" ABOVE THE FLOOR AND PROTECTED FROM AUTO IMPACT.
- SHOWER AND TUB/SHOWER WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFACE 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".
- ZERO CLEARANCE FIRE PLACE TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS:
LAVATORY AND SINK FAUCETS 222 GPM MAX.
WATER CLOSETS 1.6 GAL/FLUSH MAX.
SHOWER HEADS 2.5 GPM MAX.
- ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

- LEGEND
- ⌘ SWITCH
 - ⊕ RECEPTACLE
 - ⊙ LIGHT
 - ⊙ SMOKE DETECTOR
 - ⊕ HOSE BIB



SQUARE FOOTAGE

LIVING TOTAL	1582 SQ FT
GARAGE	554 SQ FT

PACIFIC