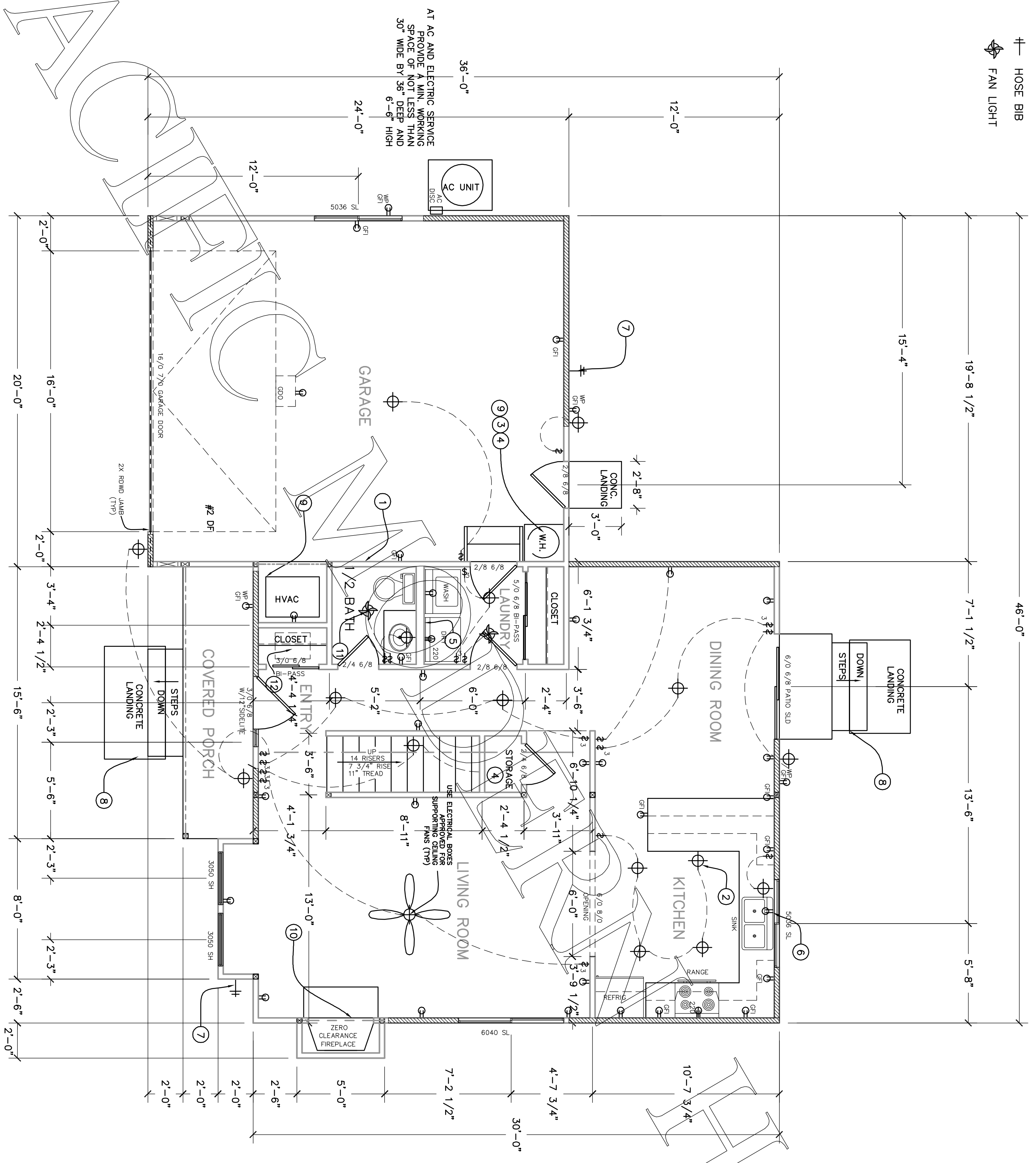


LEGEND

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



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE

1st FLR	801 SQ FT
2nd FLR	805 SQ FT
LIVING TOTAL	1606 SQ FT
GARAGE	489 SQ FT

KEY NOTES:

1. FIRE SEPARATION BETWEEN GARAGE AND HOUSE OR GARAGE AND ATTACHED PORCH SHALL BE AS REQUIRED TO ENCLOSE THE GARAGE SPACE.
2. ALL DOORS WILL BE 5/8" SOLID CORE OR EQUAL. ALL DOORS WILL BE POSITIVE LATCH. NO NON-APPROVED, NON-METALLIC PENETRATIONS ARE ALLOWED. SEPARATING WALL SHALL BE 5/8" TYPE "X" DRYWALL FROM SILL PLATE TO ROOF SHEATHING.
3. KITCHEN LIGHTING TO HAVE AN EFFICACY OF AT LEAST 40 LUMENS PER WATT AND BE DIMMABLE (SWITCHES) IN THE KITCHEN.
4. WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURERS INSTRUCTIONS OR STATE ARCHITECT OFFICE (CALIFORNIA).
5. 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 DOWNSLOPE TO THE EXTENSION.
6. THE CLOTHES DRYER EXHAUST DUCT IS LIMITED TO 18' TOTAL LENGTH, INCLUDING ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 4'.
7. RECEPTACLE UNDER SINK FOR DISHWASHER AND GARBAGE DISPOSAL, NOT TO BE ON.
8. ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS. THIS IS TO PREVENT THE POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
9. LANDINGS AT DOORS SHALL BE A MINIMUM OF THE WIDTH OF THE DOOR AND EXTEND IN THE REVERSE DIRECTION OF THE DOOR OPENING IS ACCEPTED IF THE DOOR DOES NOT SWING THAT IS MORE THAN 8" LOWER THAN THE FLOOR LEVEL.
10. A 36" HIGH GUARDRAIL WITH NO OPENING LARGE ENOUGH FOR A PERSON'S HEAD SHALL BE PROVIDED 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.
11. ALL GAS FIRED EQUIPMENT IN GARAGE WHICH HAVE A SLOW, SPARK OR IGNITION SOURCE NEED TO BE MOUNTED 18" ABOVE THE FLOOR AND PROTECTED FROM AUTO IMPACT.
12. ZERO CLEARANCE FIRE PLACE TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
13. MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR.
14. A MINIMUM 18" X 24" UNDER-FLOOR ACCESS IS REQUIRED FOR EACH ISOLATED UNDER-FLOOR PLUMBING SYSTEM TO BE MAINTAINED WITHIN 20' OF EACH UNDER-FLOOR PLUMBING CLEANOUT.
15. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION: ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, BRANCH CIRCUITS SHALL BE INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AFCI. LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
16. ENCLOSED USABLE SPACE UNDER STAIRS SHALL HAVE THE WALLS AND SOFFIT PROTECTED WITH 5/8" TYPE "X" GYPSUM. FIRE TAPPED FOR ONE HOUR FIRE RESISTANCE SHALL BE PROVIDED FOR ALL WALLS UNDER STAIRS ARE UNFINISHED.