

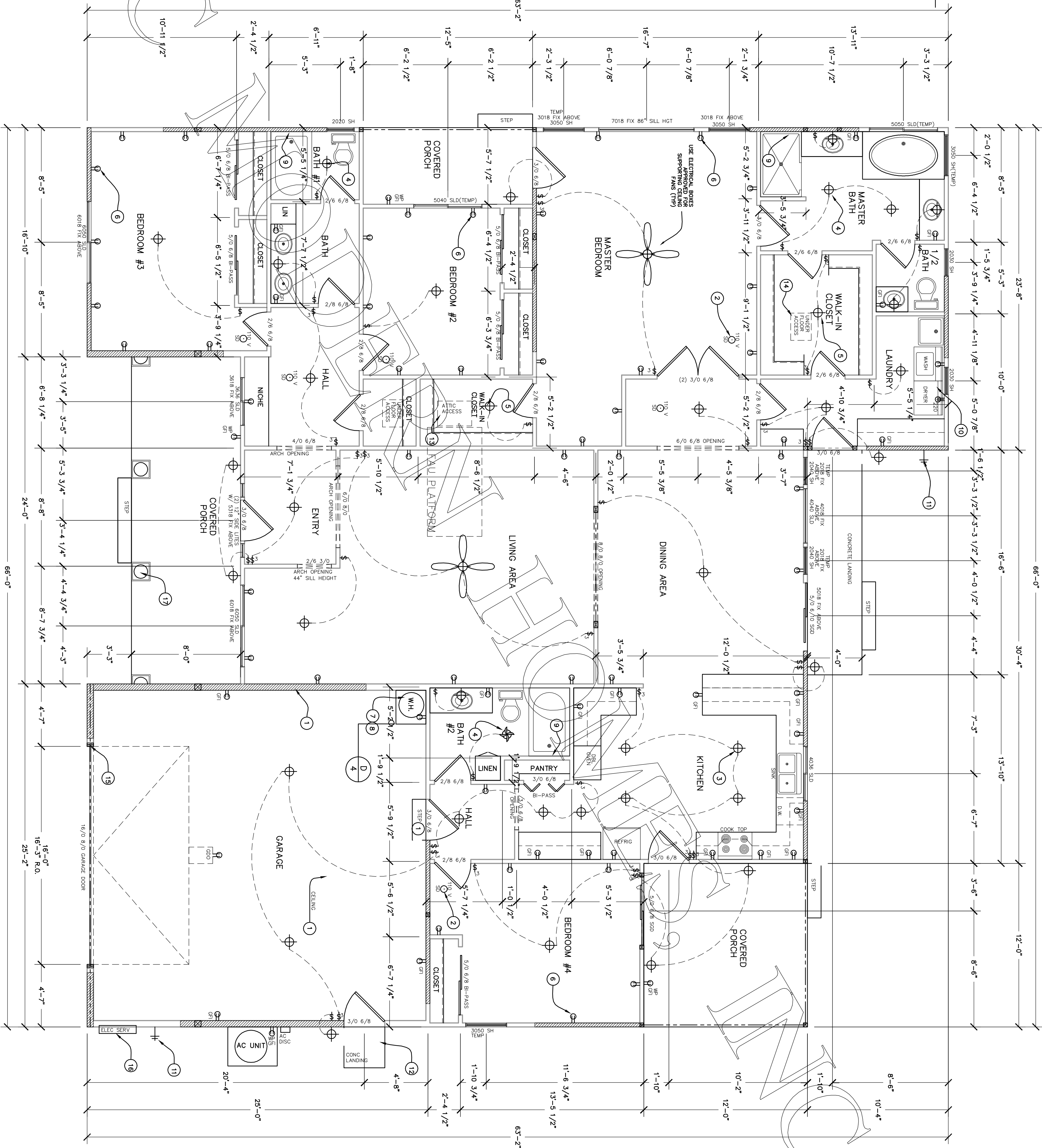
KEY NOTES:

1. FIRE SEPARATION BETWEEN GARAGE AND HOUSE IS MEANT TO END ONSE 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, METAL FRAMES ARE ALLOWED. PER SE MANUFACTURER'S INSTRUCTIONS, THE TYPE "X" DRYWALL OVER GELUM WITH (2) 5/8" TYPE "X" DRYWALL.
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE MAIN ELECTRICAL PANEL. SMOKE DETECTORS 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 SWITCH(ES) 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. FLUSH MOUNT LIGHT IN WALK-IN CLOSET
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 MANUFACTURER'S INSTRUCTIONS. STATE MANDATED WATER HEATER SEISMIC BRACING SHALL BE INSTALLED. WATER HEATER SHALL BE INSTALLED WITH A 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 EXTERIOR.
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 WITH 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 1. REDUCE THIS LENGTH BY 1' FOR EVERY 10' OF DUCT LENGTH. DUCT SHALL BE INSTALLED WITH A DRYER JET MODEL #460 TESTED TO CSA STANDARD C222.113-M 1984
11. ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS, MIN ONE BACK AND ONE FRONT OF STRUCTURE. THIS IS TO PREVENT THE POSSIBLE BACKFLOW OF 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 TO BE USED FOR STORAGE. ACCESS SHALL BE PROVIDED TO EACH ACCESSIBLE LOCATION AND SHALL 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, UNRESTRICTED BY CLEANOUT.
15. 2X REDWOOD GARAGE DOOR JAMB.
16. 200 AMP ELECTRICAL SERVICE W/FEEDER GROUND BOUNDED TO WATER AND GAS LINES.
17. DECORATIVE COLUMNS

SQUARE FOOTAGE:		
HOUSE	2622 SQ FT	
GARAGE	622 SQ FT	
COVERED PORCH	406 SQ FT	

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 GPM MAX
SHOWER HEADS 2.5 GPM MAX
2. BATHROOM BRANCH CIRCUITS, IN ADDITION TO OTHER BRANCH CIRCUITS, SHALL BE REQUIRED TO SUPPLY BATHROOM RECEPTACLE OUTLETS, OTHER EQUIPMENT (LIGHTING, FANS), WITHIN THE SAME BATHROOM MAYBE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY.



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