



KEY NOTES

1. FIRE SEPARATION BETWEEN GARAGE AND HOUSE. IS MEANT TO ENCLOSE THE GARAGE SPACE. DOOR TO GARAGE SHALL BE SELF-CLOSING, WEATHER STRIPPED, AND HAVE A POSITIVE LATCH. NO NON-APPROVED, NON-METALLIC PENETRATIONS ARE ALLOWED. STUDS AND BEAMS SUPPORTING LIVING SPACE SHALL BE COVERED WITH 5/8" TYPE "X" DRYWALL.
2. KITCHEN LIGHTING TO HAVE AN EFFACY OF AT LEAST 40 LUMENS PER WATT, AND CONTROLLED BY THE MOST ACCESSIBLE SWITCHES IN THE KITCHEN.
3. WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURERS INSTRUCTIONS OR STATE ARCHITECT OFFICE GUIDELINES.
4. 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 SHALL MAINTAIN A DOWNWARD SLOPE TO THE EXTERIOR.
5. THE CLOTHES DRYER EXHAUST DUCT IS LIMITED 14' TOTAL LENGTH. NO TURNING BACKS. FROM THE DRYER TO THE EXTERIOR, THE DUCT SHALL BE REDUCED THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 2.
6. RECEPTACLE UNDER SINK FOR DISHWASHER AND GARBAGE DISPOSAL, NOT TO BE GFI.
7. ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOUSE WATER FIXTURES TO PREVENT THE POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
8. PREFABRICATED PREPARES SHALL BE INSTALLED IN COMPLIANCE TO MANUFACTURER'S INSTALLATION SPECIFICATIONS.
9. MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR.
10. ALL GAS BEED EQUIPMENT IN GARAGE, WHICH HAVE A LOW SPARK OR IGNITION SOURCE, NEED TO BE MOUNTED 18" ABOVE THE FLOOR AND PROTECTED FROM AUTO IMPACT.
11. LANDING AT DOORS SHALL BE A MINIMUM OF THE WDT. OF THE DOOR, AND EXTEND IN THE DIRECTION OF TRAVEL A MIN OF 36". A 42" HIGH GUARDRAIL WITH NO OPENING LARGE ENOUGH FOR A 4" SPHERE TO PASS THROUGH SHALL BE PROVIDED FOR ALL STAIRS MORE THAN 30" ABOVE THE ADJACENT LEVEL OR GROUND. A HAND RAIL IS REQUIRED FOR STAIRS WITH FOUR (4) OR MORE RISERS. A STAIR OPENING IS ACCEPTED IF THE DOOR DOES NOT SWING OVER THE STAIRS AND THE LANDING TRAIL IS 8" LOWER THAN THE FLOOR LEVEL.
12. PLUMBING FITTINGS AND PLUMBING FITINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING: LAVATORY AND SINK FAUCETS 2.2 GPM MAX SHOWER HEADS 2.5 GPM MAX

LEGEND

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

SQUARE FOOTAGE

1 st FLR	1410 SQ. FT.
2 nd FLR	1191 SQ. FT.
LIVING TOTAL	2601 SQ. FT.
GARAGE	558 SQ. FT.
CVRD FRCH	48 SQ. FT.

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

