

**NOTE:**  
DO NOT PLACE GAS PIPING UNDER CONCRETE SLABS.

**NOTE:**  
PROVIDE MINIMUM R-3 INSULATION TO WATER PIPES.

**NOTE:**  
SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MINIMUM OF R-8.

**NOTE:**  
IN AREAS SPECIFIED IN SECTION E3301, 125-VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES

**NOTE:**  
PROVIDE MINIMUM 90% HIGH EFFICACY LAMPS

**NOTE:**  
PROVIDE A USER GROUND ENCASED IN CONCRETE FOOTING.

**NOTE:**  
INDIVIDUAL SHOWER AND SHOWER/TUB COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE / THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE / THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 106 OR ASPE A12181/ CSA B1251. THE HIGH LIMIT STOP SHALL BE SET TO LIMIT THE WATER TEMPERATURE TO NOT GREATER THAN 120 DEG. F (49 DEG. C). IN-LINE THERMOSTAT VALVES SHALL NOT BE USED FOR COMPLIANCE WITH THIS SECTION.

**EGRESS NOTES**

1. PROVIDE 5.1 SQ. FT. MIN FOR EMERGENCY ESCAPE AND RESCUE OPENINGS PER 31011 (5'-0" SQ. FT. OK AT GRADE LEVEL)
2. PROVIDE MINIMUM CLEAR OPENING HEIGHT OF 24" PER 31012
3. PROVIDE MINIMUM CLEAR OPENING WIDTH OF 20" PER 31013
4. PROVIDE MAXIMUM WINDOW SILL HEIGHT OF 44" PER 3101

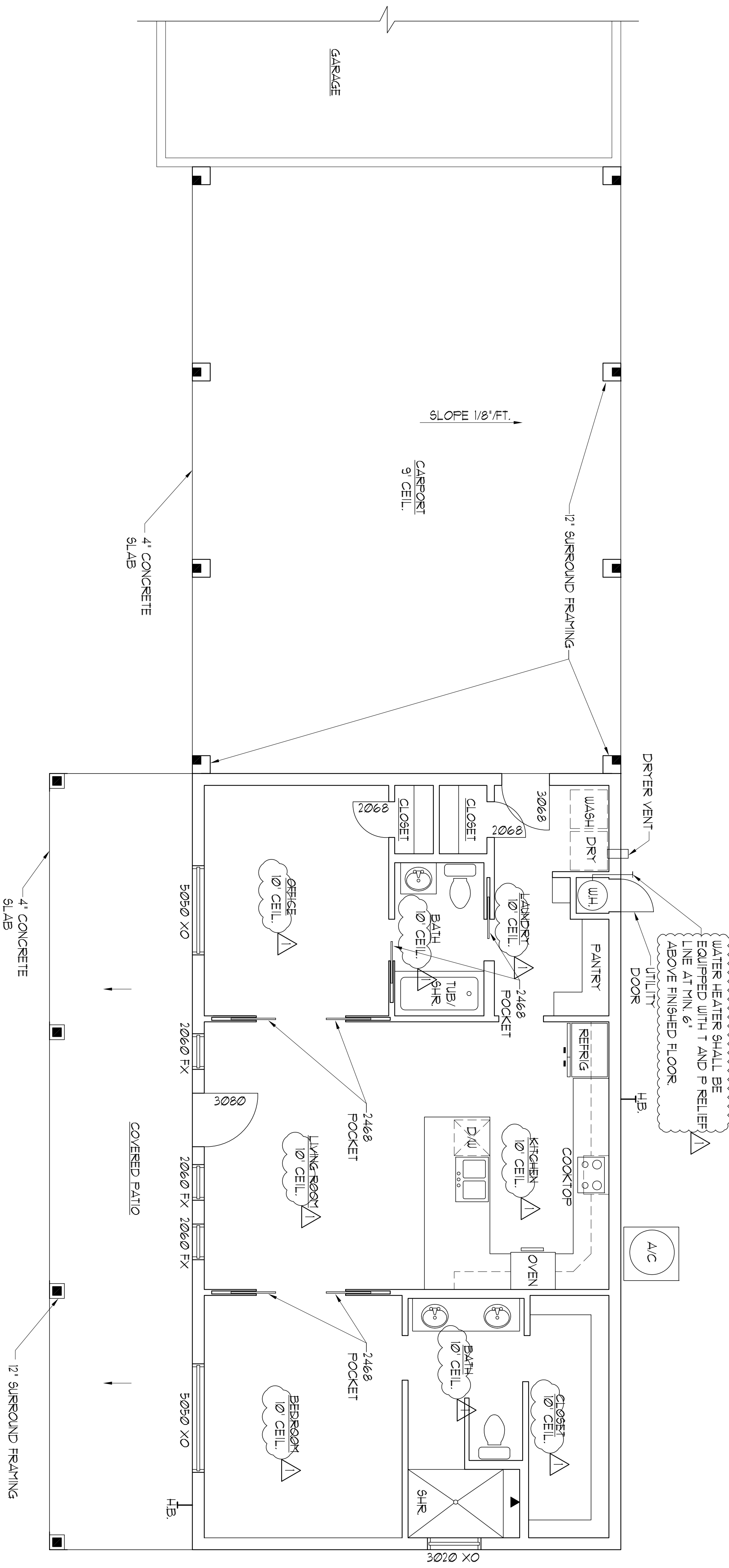
**ENERGY CONFINED WALLS - R-42 INSULATION**  
**CEILING - R-52 INSULATION**  
**DUCTS - R-8 INSULATION**  
**DOORS AND WINDOWS - 40 U FACTOR - 25 SHGC**

**NOTE:** PROVIDE WEATHER FLASHING/ROOFING AT EXTERIOR WALL PENETRATIONS INCLUDING WINDOWS, DOORS, VENTS, PER R103.12.8

**NOTE:** SURFACE DRAINAGE SHALL BE DIVERTED SO AS NOT TO CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS A MIN. 6" WITHIN FIRST 10' PER IRC R2013

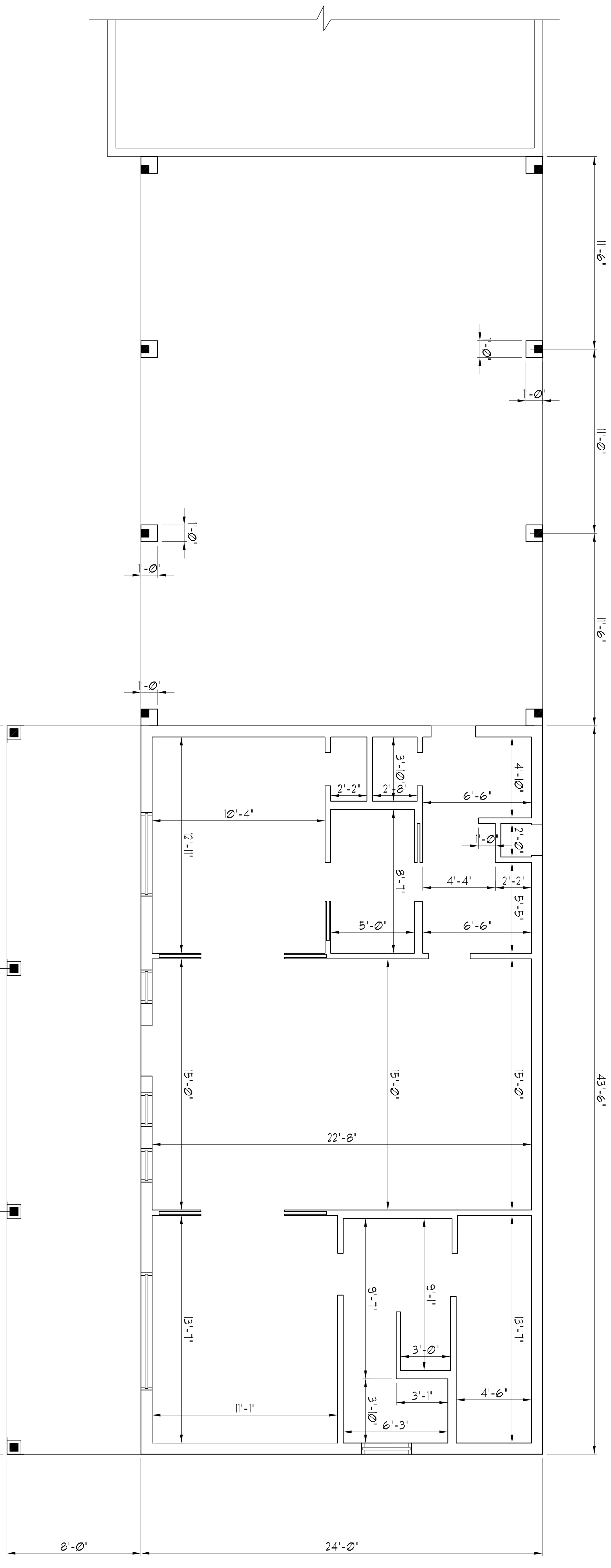
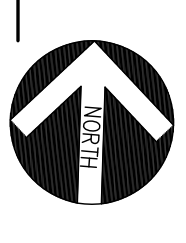
**GENERAL NOTES:**

1. GYPSUM APPLICATION: WHEN APPLYING A WATER BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" OC. FRAMING, AND FROM 1/2" TO 5/8" FOR 24" OC. FRAMING OR 1/2" 94G RESISTANT GYPSUM CEILING BOARD SHALL BE USED.
2. SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH THE IRC R313 DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP AND INTERCONNECTED. SEE IRC R313.21
3. ALL HEIGHT NOTATIONS ARE TAKEN FROM FINISHED FLOOR AT RESIDENCE.
4. SMOKE DETECTORS / CARBON MONOXIDE ALARM COMBO NOTE: SMOKE DETECTORS SHALL INSTALLED THROUGHOUT THE RESIDENCE IN ACCORDANCE WITH THE IRC R313. DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP AND INTERCONNECTED. SEE IRC R314.4. SMOKE ALARMS SHALL BE INTERCONNECTED. CARBON MONOXIDE ALARM SHALL INSTALLED THROUGHOUT THE RESIDENCE IN ACCORDANCE WITH THE IRC R315.1. ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
5. SOLID CORE DOOR FROM GARAGE TO LIVABLE AREAS, DOOR IS TO BE 1 3/8" THICK SELF CLOSING, SELF LATCHING, TIGHT FITTING, W/ GUMPS AND GASKETS
6. SHOWER STALL SURROUND PER BUILDER SPECS ENCLOSURE TO BE EITHER TEMPERED GLASS OR BY-PASS GLASS DOORS.
7. WATER RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. ALSO INCLUDES AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY: CEMENT FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWERS AREAS AND WALL PANELS IN SHOWER AREAS. (R102.4.2)



**FLOOR PLAN - GUEST HOUSE AND CARPORT**

1/4" = 1'-0"



**NOTE:**  
LIGHTEST LINES DENOTE EXISTING CONSTRUCTION.

**DIMENSION PLAN - GUEST HOUSE AND CARPORT**

1/4" = 1'-0"

