



SQUARE FOOTAGE	
LIVING TOTAL	1830 SQ. FT.
GARAGE	440 SQ. FT.

KEY NOTES:

1. FIRE SEPARATION BETWEEN GARAGE AND HOUSE OR GARAGE AND SEPARATE UNIT, IS MEANT TO ENCLOSE THE GARAGE SPACE. ALL DOORS TO LIVING AREA MUST BE 1-3/8" SOLID CORE OR EQUAL. ALL DOORS TO GARAGE MUST BE 1-3/8" SOLID CORE OR EQUAL. ALL DOORS TO ATTIC MUST BE 1-3/8" SOLID CORE OR EQUAL. ALL DOORS TO PORCHES MUST BE 1-3/8" SOLID CORE OR EQUAL. ALL DOORS TO PORCHES MUST BE 1-3/8" SOLID CORE OR EQUAL. ALL DOORS TO PORCHES MUST BE 1-3/8" SOLID CORE OR EQUAL.
2. KITCHEN LIGHTING TO HAVE AN EFFICACY OF AT LEAST 40 LUMENS PER WATT, AND CONTROLLED BY THE MOST ACCESSIBLE SWITCH(ES) 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 (TRV) INSTALLED AT THE TOP OF THE WATER HEATER. THE TRV SHALL MAINTAIN A DOWNWARD SLOPE TO THE EXTERIOR.
5. THE CLOTHES DRYER EXHAUST DUCT IS LIMITED TO TOTAL LENGTH, TERMINATION, REDUCE THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 2 VENT DRYER THROUGH ROOF, IF LENGTH IS OVER 14FT WITH 2-90 DEGREE BENDS. USE VENT BOOSTER SUCH AS: JACOME MAAMI DRYER, JET MODEL #960 TESTED TO CSA STANDARD C22.2 113-M 1984.
6. RECEPTACLE UNDER SINK FOR DISHWASHER AND GARBAGE DISPOSAL, NOT TO BE GFI.
7. ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS. THIS IS TO PREVENT THE POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
8. 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 STEP OR OPEN OVER A LANDING THAT IS MORE THAN 8" LOWER THAN THE FLOOR LEVEL. A 42" HIGH GUARDRAIL WITH NO OPENING LARGER THAN 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.
9. 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.
10. ZERO CLEARANCE FIRE PLACE TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
11. MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR.
12. 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 DWELLING, AND ALL SMOKE DETECTORS SHALL BE INTERCONNECTED.
13. FULL BATH MUST HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICACY OF AT LEAST 40 LUMENS PER WATT.
14. SHOWER AND/OR TUB-SHOWER COMBINATIONS ARE TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. THE WATER TEMPERATURE MAXIMUM IS A SETPOINT OR 120 F.
15. SHOWER AND TUB/SHOWER WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFAC TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN NILET. THE FLOOR AREA OF A SHOWER NEEDS TO BE AT LEAST 1024 SQ IN. WITH A MINIMUM DIMENSION OF 30" .
16. A 22" X 30" ATTIC ACCESS IS REQUIRED FOR ALL ATTICS WHICH ARE MORE THAN 30" IN HEIGHT. THE ATTIC ACCESS NEEDS TO BE IN AN ACCESSIBLE LOCATION AND IS NOT TO BE LOCATED ABOVE A CLOSET OR BATH. THE ACCESS SHALL BE 22" X 30" WHEN TRUSSES ARE USED, PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED THROUGH THE OPENING.
17. ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

LEGEND

- ⌘ SWITCH
- ⌘ RECEPTACLE
- ⌘ LIGHT
- ⌘ HOSE BIB
- ⌘ FAN LIGHT
- ⌘ SMOKE DETECTOR

RESIDENCE FOR:

PAGE TITLE

FLOOR PLAN

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