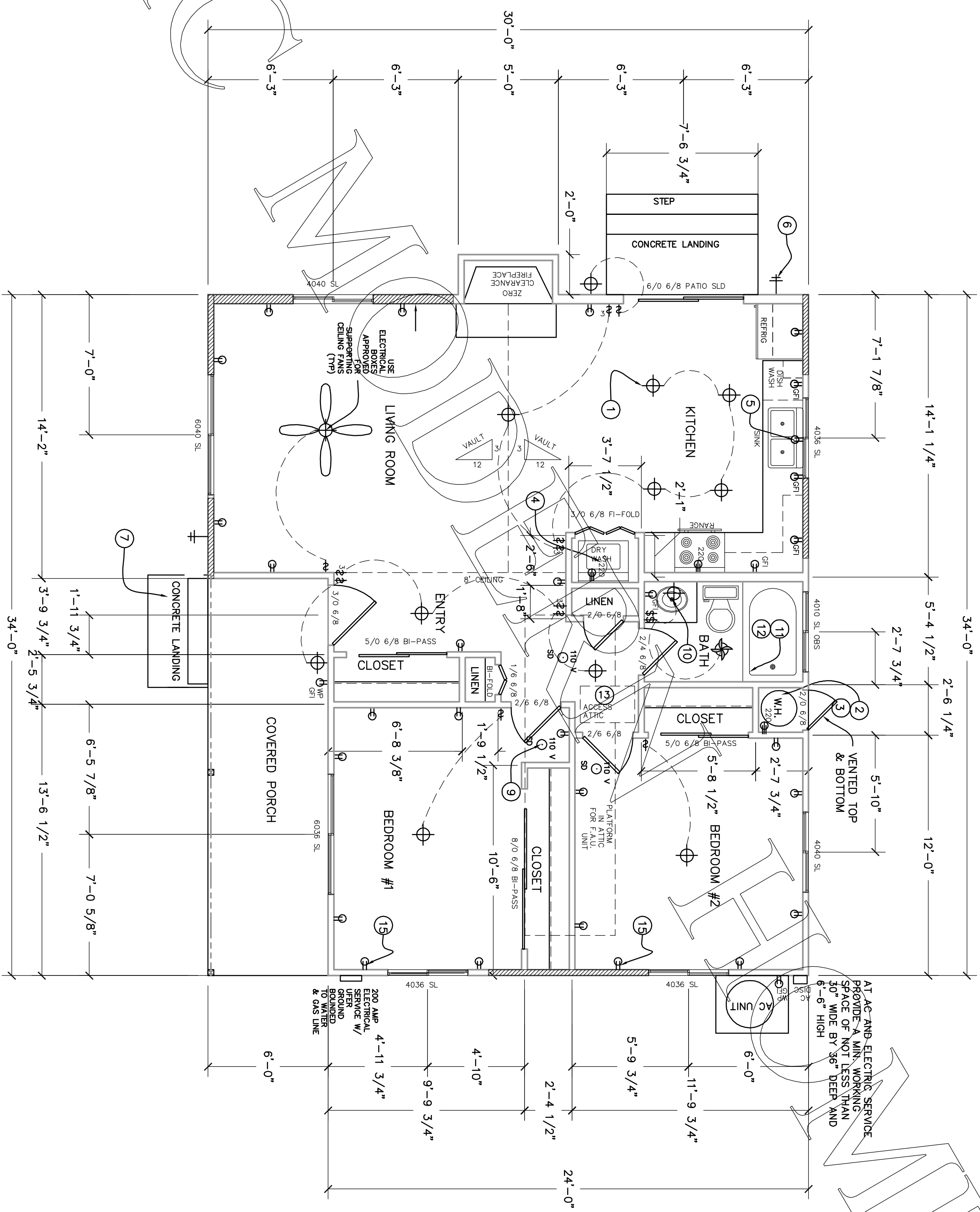


PACIFIC MODERN HOMES



KEY NOTES:

- KITCHEN LIGHTING TO HAVE AN EFFACY OF AT LEAST 40 LUMENS PER WATT, AND CONTROLLED BY THE MOST ACCESSIBLE SWITCH(ES) IN THE KITCHEN.
- WATER HEATER TO HAVE SENSING BRACING AS PER OFFICE GUIDELINES. SEE DETAIL 1-4.
- ALL STORAGE TYP. 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 EXTENSION.
- THE CLOTHES DRYER EXHAUST DUCT IS LIMITED TO 14' TOTAL LENGTH. NO MORE THAN 9 ELBOWS. FROM THE CLOTHES DRYER TO THE EXHAUST TERMINAL, REDUCE THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 2. VENT DRYER THROUGH ROOF. IF LENGTH IS OVER 14 FT WITH 2-90 DEGREE BENDS, USE VENT GUARDBALL WITH NO OPENING LARGER ENOUGH FOR A 4" SPRINGE 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 FLOOR (4) ON MORE RISERS.
- RECEPTACLE UNDER SINK FOR DRYWASHER AND ORANGE DISPOSAL, NOT TO BE DT.
- ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE DRESS. THIS IS TO PREVENT THE POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POSSIBLE WATER SYSTEM.
- 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 OPENING IS ACCEPTED IF THE DOOR DOES NOT SWING OVER THE TOP STEP OR OPEN OVER A LANDING THAT IS MORE THAN 30" ABOVE THE FINISHED FLOOR. A GUARDBALL WITH NO OPENING LARGER ENOUGH FOR A 4" SPRINGE 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 FLOOR (4) ON MORE RISERS.
- ZERO CLEARANCE FIRE PLACE TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH THE BATTERY BACKUP. THE ALARM SHALL BE TESTED BY THE CONTRACTOR. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED.
- FULL BATH MUST HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICACY OF AT LEAST 40 LUMENS PER WATT.
- 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 7 SETTING OR 120 F.
- SHOWER AND TUB/SHOWER WALLS SHALL BE FINISHED WITH A HARD, NON-ABRASIVE SURFACE. FINISH SHALL BE TO MATCH THE FINISH OF THE DRAIN INLET. THE FLOOR AREA OF A SHOWER NEEDS TO BE AT LEAST 1024 SQ IN. WITH A MINIMUM DIMENSION OF 30".
- 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 STAIRWAY OR ABOVE A ROOM WHERE THE ATTIC IS REQUIRED ABOVE THE ACCESS. ATTICS WITH EQUIPMENT NEED A 30" X 30" ACCESS EXCEPTIONS: THE ACCESS MAY BE 22" X 30" WHEN TRUSSES ARE USED, PROVIDED THE LARGEST PLACE OF EQUIPMENT CAN BE REMOVED THROUGH THE OPENING.
- PROVIDE OUTSIDE COMBUSTION AIR AS PER MANUFACTURERS SPECIFICATIONS.
- ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

LEGEND

- ⌘ SWITCH
- ⌘ RECEPTACLE
- ⊕ LIGHT
- HOSE BIB

SQUARE FOOTAGE

LIVING AREA	900 SQ FT
COVERED PORCH	119 SQ FT