

KEY NOTES:

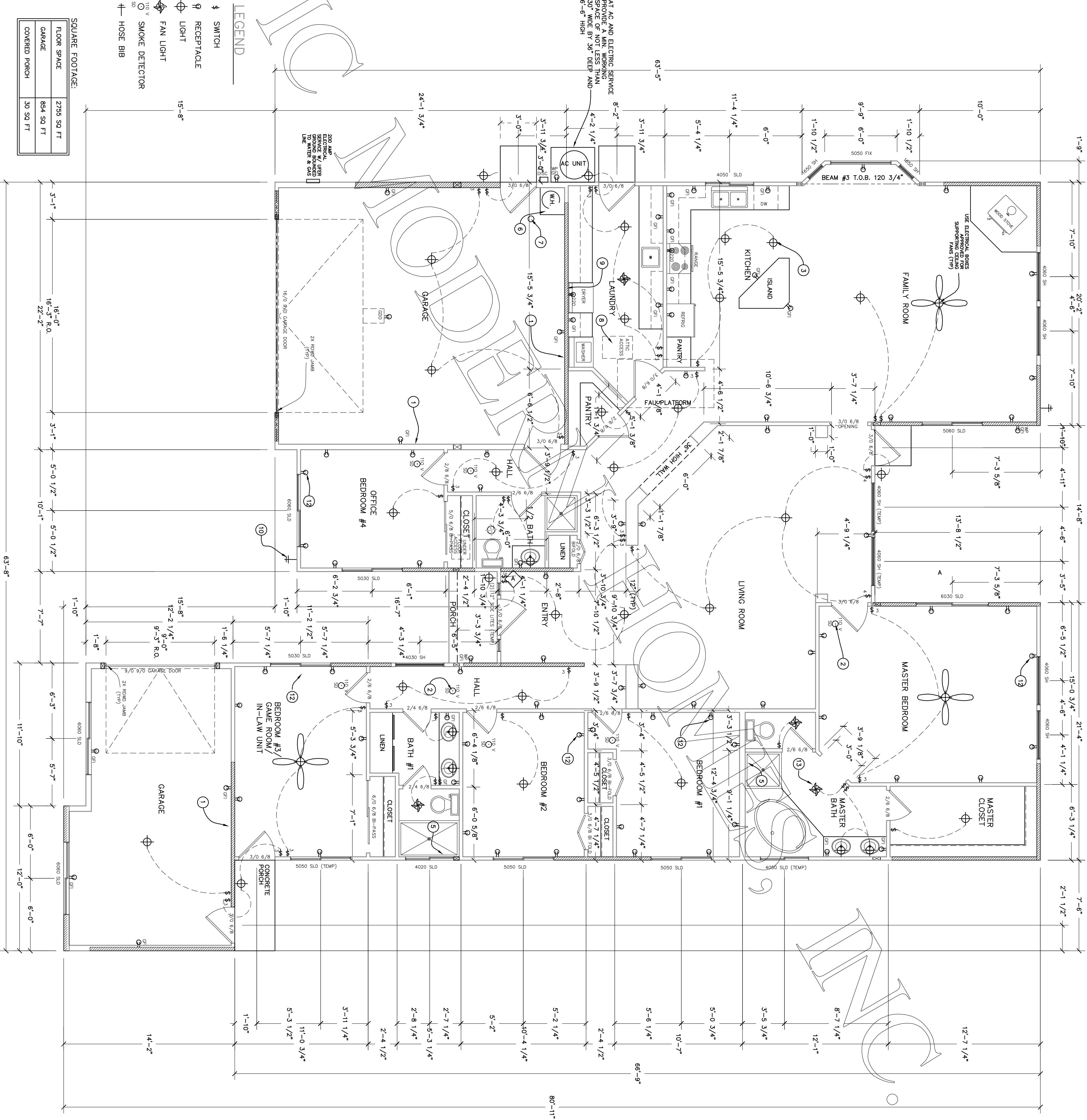
1. FIRE SEPARATION BETWEEN GARAGE AND HOUSE OR GARAGE AND SEPARATE UNIT, IS MEANT TO ENCLOSE THE GARAGE SPACE. DOOR TO GARAGE SHALL BE SELF-CLOSING, WEATHER STRIPPED AND HAVE A POSITIVE LATCH. NO NON-APPROVED, NON-METALLIC PENETRATIONS ARE ALLOWED SEPARATING WALL SHALL BE 5/8" TYPE "X" DRYWALL FROM SILL PLATE TO ROOF SHEATHING.
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. DETECTORS SHALL BE INTERCONNECTED AND ALL SMOKE DETECTORS SHALL BE INTERCONNECTED.
3. KITCHEN LIGHTING TO HAVE AN EFFACY OF AT LEAST 40 LUMENS PER SQUARE FOOT AND CONTROLLED BY THE MOST ACCESSIBLE SWITCH(ES) IN THE KITCHEN.
4. FULL BATH MUST HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFACY OF AT LEAST 40 LUMENS PER WATT. I.E. FLUORESCENT.
5. SHOWER AND/OR TUB-SHOWER COMBINATIONS ARE TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THE PRESSURE-REDUCING TYPE. SHOWER WALLS SHALL BE FINISHED WITH HARD, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET.
6. WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURERS INSTRUCTIONS OR STATE ARCHITECT OFFICE GUIDELINES. SEE DETAIL 2-D. ALL STORAGE TYPE WATER HEATERS NEED A TEMPERATURE /PRESSURE RELIEF VALVE WITHIN A 3/4" HAND PIPE DRAIN WHICH SHALL MAINTAIN A DOWNWARD SLOPE TO THE EXTERIOR. 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.
7. 3" CONCRETE FILLED GALV STEEL PIPE, TO SERVE AS AUTO IMPACT PROTECTION.
8. 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 SHELF OR POLE 30" MINIMUM HEADROOM IS REQUIRED ABOVE THE ACCESS. ATTICS WITH EQUIPMENT NEED A 30" X 30 ACCESS. EXCEPTIONS: 1. ACCESS TO ATTIC THROUGH THE ROOF. 2. ACCESS PROVIDED THROUGH THE OPENING.
9. THE CLOTHES DRESSER EXHAUST DUCT IS LIMITED TO 14' TOTAL LENGTH, INCLUDING ELBOWS. FROM THE CLOTHES DRESSER TO THE POINT OF TERMINATION, REDUCE THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 2. IF RUN IS OVER LENGTH, VENT THROUGH ROOF USING A VENT BOOSTER SUCH AS: ADOME MANN, TARKER 42 MODEL, #4450 TESTED TO CSA STANDARD C22.2 115.14.1984
10. ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS, MIN ONE EACH AND ONE FRONT OF STRUCTURE. THIS IS TO PREVENT THE POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
11. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS:
LAVATORY AND SINK FAUCETS 2.2 GPM MAX
WATER CLOSETS 1.6 GPM FLUSH MAX
SHOWER HEADS 2.5 GPM MAX
BY AN ARC-FAULT CIRCUIT INTERRUPTER.
12. ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
13. EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS AND KITCHENS. EXHAUST FANS IN BATHROOMS SHALL BE MINIMUM 50 cfm. EXHAUST FANS IN KITCHEN AND BATHROOMS SHALL BE DUCTED TO THE OUTSIDE.

PACIFIC

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

SQUARE FOOTAGE:

FLOOR SPACE	2735 SQ. FT.
GARAGE	854 SQ. FT.
COVERED PORCH	30 SQ. FT.



REVISIONS BY

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FLOOR PLAN

RESIDENCE FOR:

PRE-ENGINEERED
SILVERTON

3