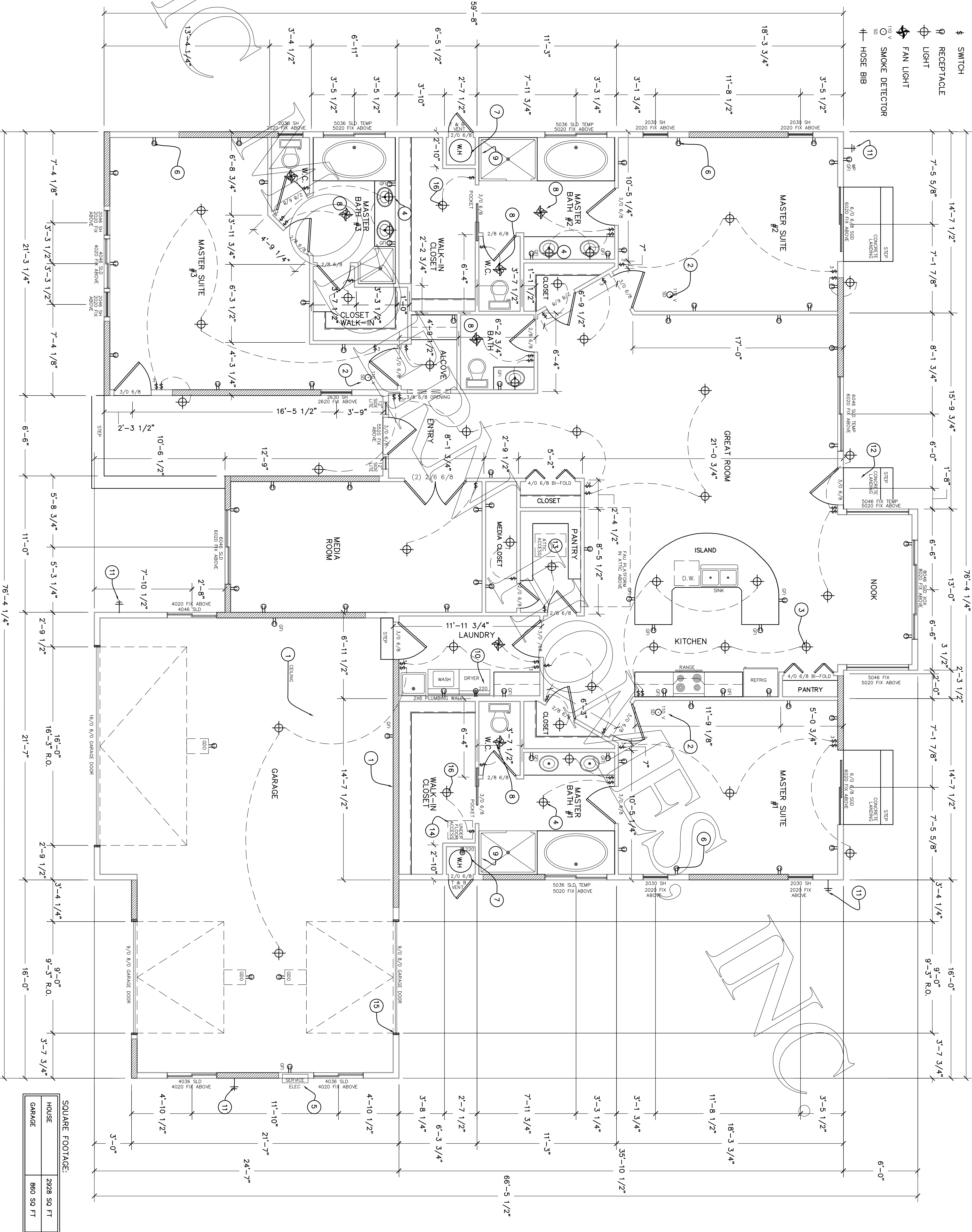


KEY NOTES:

1. FIRE SEPARATION BETWEEN GARAGE AND HOUSE IS MEANT TO ENCLOSE THE GARAGE. ALL EXISTING WALLS, DOORS, AND WINDOWS IN EXISTING WALLS, DOORS, AND WINDOWS SHALL BE REINFORCED WITH STEEL. ALL EXISTING WALLS, DOORS, AND WINDOWS SHALL BE REINFORCED WITH STEEL. ALL EXISTING WALLS, DOORS, AND WINDOWS SHALL BE REINFORCED WITH STEEL.
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP. THE SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: KITCHEN, LIVING, DINING, AND ALL SMOKE DETECTORS SHALL BE INTERCONNECTED.
3. KITCHEN LIGHTING TO HAVE AN EFFICACY OF AT LEAST 40 LUMENS PER WATT, I.E. FLUORESCENT, AND CONTROLLED BY THE MOST ACCESSIBLE SWITCH(ES) IN THE KITCHEN.
4. FULL BATH MUST HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICACY OF AT LEAST 40 LUMENS PER WATT, I.E. FLUORESCENT.
5. 200 AMP ELECTRICAL SERVICE W/UTER GROUND BONDED TO WATER AND GAS LINES
6. ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
7. WATER HEATER TO HAVE STRONG BRACING AS PER MANUFACTURERS INSTRUCTIONS OR STATE ARCHITECT OFFICE GUIDELINES. SEE DETAIL 3-10. 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 EXTERIOR. THE DRAIN PIPE SHALL MAINTAIN A DOWNWARD SLOPE TO THE EXTERIOR.
8. MECHANICAL DEVICE CAPABLE OF PROVIDING (5) FIVE AIR CHANGES PER/HR.
9. 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 SETTING OF 120 F
10. THE CLOTHES DRYER EXHAUST DUCT IS LIMITED 14' TOTAL LENGTH, INCLUDING ELBOWS, FROM THE CLOTHES DRYER TO THE POINT OF 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: JACOBI MAMM DRYER JET MODEL #9460 TESTED TO CSA STANDARD C22.2 115-AM 1984
11. ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS, MIN ONE BACK AND ONE FORWARD. ALL SIPHON DEVICES SHALL BE INSTALLED IN THE DOWNSTREAM OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
12. CONCRETE LANDING MIN DOOR WIDTH & 36" IN DIRECTION OF TRAVEL.
13. 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.
14. PROVIDE AN 18" X 24" UNDER FLOOR ACCESS, UNRESTRICTED BY PIPES OR DUCTS, AND WITHIN 20' OF EACH UNDER FLOOR PLUMBING CLEANOUT.
15. 2X REDWOOD GARAGE DOOR JAMB.
16. FLUSH MOUNT LIGHT IN WALK-IN CLOSET FLUSH MOUNT, FULLY ENCLOSED INCANDESCENT LIGHT SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND BE AIRTIGHT (AT).

LEGEND

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



GENERAL NOTES:

1. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS:
  - SINKS: 2.2 GPM MAX
  - LAVATORY AND SINK FAUCETS: 1.5 GPM MAX
  - SHOWER HEADS: 2.5 GPM MAX
2. BATHROOM BRANCH CIRCUITS, IN ADDITION TO OTHER BRANCH CIRCUITS, SHALL BE REQUIRED TO SUPPLY BATHROOM RECEPTACLE OUTLETS AND BATHROOM LIGHTING (LIGHTING, FANS), WITHIN THE SAME BATHROOM BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY.

SQUARE FOOTAGE:	
HOUSE	2928 SQ FT
GARAGE	860 SQ FT

PRE-ENGINEERED MONTECTIO

RESIDENCE FOR:

PAGE TITLE

FLOOR PLAN



PACIFIC MODERN HOMES  
P.O. BOX 670  
ELK GROVE, CA.  
95759-9514  
PHONE: (916) 685-9514

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