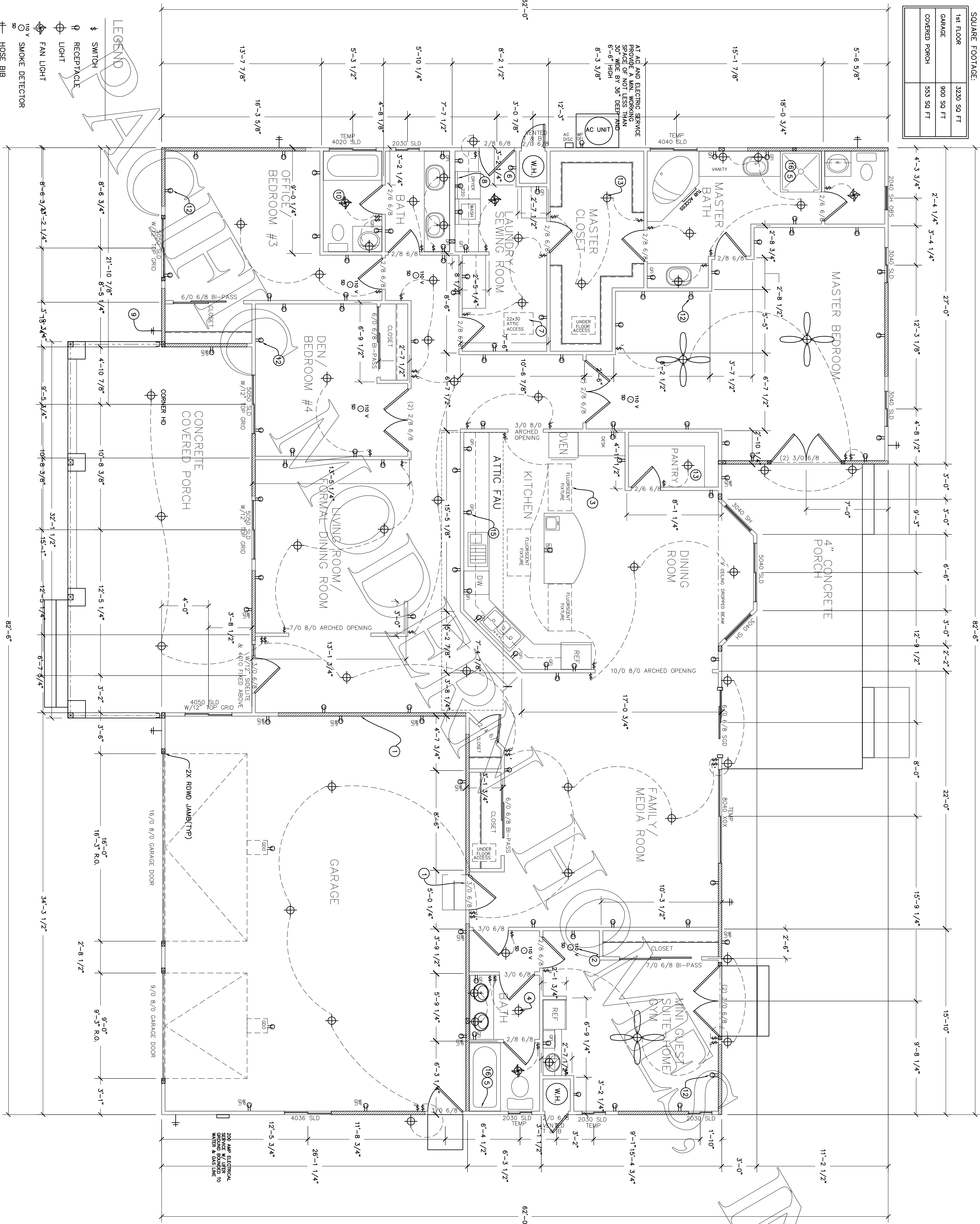


SQUARE FOOTAGE:		
1st FLOOR	3230 SQ. FT.	
GARAGE	900 SQ. FT.	
COVERED PORCH	553 SQ. FT.	



KEY NOTES:

- FIRE SEPARATION BETWEEN GARAGE AND HOUSE TO ENCLOSE THE GARAGE SPACE. ALL DOORS WILL BE SELF-CLOSING, WEATHER STRIPPED AND HAVE A POSITIVE LATCH. NO NON-APPROVED, SHUTTERS, FIREMANS' SMOKE, ALUMINUM, STEEL OR WOOD DOORS ARE ALLOWED. DRAWN FROM SILL PLATE TO ROOF SHEATHING.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE SLEEPING AREAS AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE ALARM SHALL BE AUDIBLE IN ALL SLEEPING AREAS OF THE INTERCONNECTED.
- KITCHEN LIGHTING TO HAVE AN EFFICACY OF AT LEAST 100 LUMENS PER WATT. I.E. FLUORESCENT, AND CONTROLLED BY THE MOST ACCESSIBLE SWITCHES IN THE KITCHEN.
- FULL BATH MUST HAVE AT LEAST ONE LUMINAIRE WITH LUMENS WITH AN EFFICACY OF AT LEAST 40 LUMENS PER WATT. I.E. FLUORESCENT.
- SHOWERS AND/OR TUB SHOWERS COMBINATIONS ARE REQUIRED WITH SHOWERHEADS, THERMOSTATIC MIXING VALVE TYPE. THE WATER TEMPERATURE MAXIMUM IS A SETTING OR 120 F.
- WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURERS INSTRUCTIONS OR STATE WATER HEATERS CODES. PRESSURE-RELIEF VALVE WITHIN A 3/4" HARD PIPE DRAIN WHICH TERMINATES 6" TO 24" ABOVE GRADE AND MAINTAIN A DOWNWARD SLOPE TO THE EXTERIOR.
- 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 CLOSET SHELF OR POLE 30" MINIMUM HEADROOM IS REQUIRED ABOVE THE ACCESS. ATTICS WITH EQUIPMENT NEED A 30" X 30" ACCESS. 22" X 30" EQUIPMENT ACCESS SHALL BE THE LARGEST MINIMUM ACCESS USED. THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED THROUGH THE OPENING.
- 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.
- ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS, MIN ONE BACK AND ONE FRONT OF LAVATORY AND SINK FAUCETS. 1.6 GAL/FLUSH MAX WATER CLOSETS. 2.2 GPM MAX SHOWER HEADS. 2.5 GPM MAX
- MECHANICAL DRAINAGE CAPABLE OF PERFORMING (5) AIR CHANGES PER HOUR.
- PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL BE LISTED AND APPROVED BY THE A.S.P.E. 1.6 GAL/FLUSH MAX LAVATORY AND SINK FAUCETS. 2.2 GPM MAX WATER CLOSETS. 2.5 GPM MAX SHOWER HEADS.
- ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
- FLUSH MOUNT, FULLY ENCLOSED INCANDESCENT LIGHT.
- ALL GAS FIRED EQUIPMENT IN GARAGE NEED TO BE MOUNTED 18" ABOVE ABOVE THE FLOOR AND BE PROTECTED FROM AUTO IMPACT, I.E. BOLLARD (CONCRETE FILLED 3" GALV. STEEL PIPE).
- RECEPTICLE UNDER SINK FOR DISHWASHER AND GARAGE DISPOSAL, NOT TO BE GFI.
- SHOWERS AND TUB/SHOWER WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET. THE FLOOR AREA OF A SHOWER NEEDS TO BE AT LEAST 1024 SQ IN. WITH A MINIMUM DIMENSION OF 30".

REVISIONS	BY

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



FLOOR PLAN

RESIDENCE FOR:

PRE-ENGINEERED
NAPA

SCALE: 1/4" = 1'-0"
DRAWN BY: JAC/NO
SHEET: 3