FLOOR PLAN KEY NOTES:

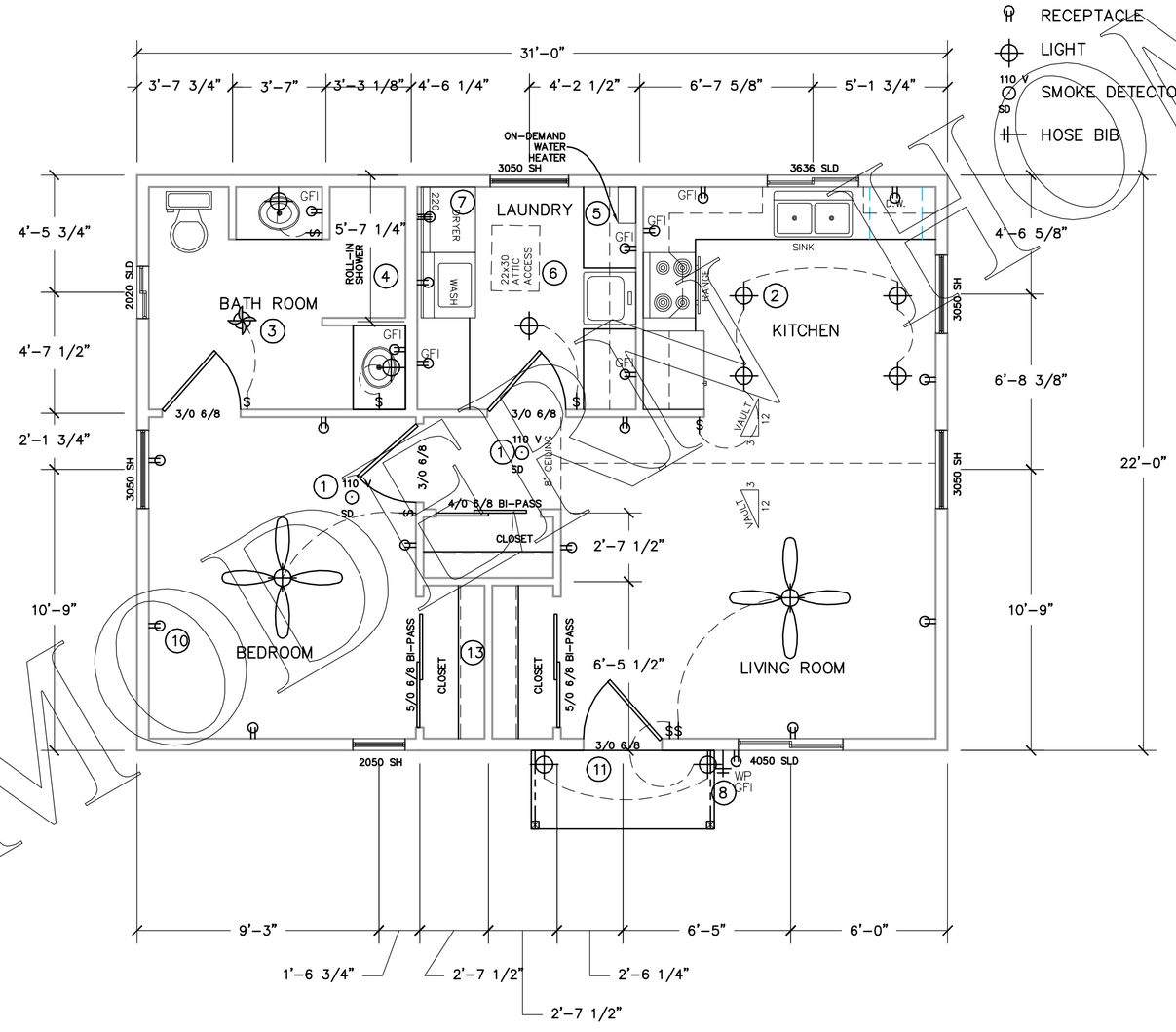
1. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE ALARM SHALL BE AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING, AND ALL SMOKE DETECTORS SHALL BE INTERCONNECTED.
2. KITCHEN LIGHTING TO HAVE AN EFFACY OF AT LEAST 40 LUMENS PER WATT, I.E. FLUORSCENT, AND CONTROLLED BY THE MOST ACCESSIBLE SWITCH(ES) IN THE KITCHEN.
3. FULL BATH MUST HAVE AT LEAST ONE LUMINARE WITH LAMPS WITH AN EFFICACY OF AT LEAST 40 LUMES PER WATT. I.E. FLUORESCENT.
4. 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 OR 120 F SHOWER WALLS SHALL BE FINISHED WITH A HARD,NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET.
5. ON DEMAND WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURERS INSTRUCTIONS OR STATE ARCHITECT OFFICE GUIDELINES.
6. 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: THE ACCESS MAY BE 22" X 30" WHEN TRUSSES ARE USED, PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED THROUGH THE OPENING.
7. 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.
8. ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS. MIN ONE BACK AND ONE FRONT OF STRUCTURE. THIS IS TO PREVENT THE POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
9. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING SANDARDS:
   LAVATORY AND SINK FAUCETS 2.2 GPM MAX
   WATER CLOSETS 1.6 GAL/FLUSH MAX
   SHOWER HEADS 2.5 GPM MAX
10. ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
11. STEPLESS ENTRY.
12. ADA ADAPTABLE BLOCKING:
    2X BLOCKING FOR HANDRAILS @ SHOWER/TUB AND HALLWAY TO BE MAX. BOTTOM OF BLOCING HEIGHT OF 32 INCHES AND A MIN. TOP OF BLOCKING HEIGHT OF 38 INCHES.
13. STRUCTURAL WIRING HUB.

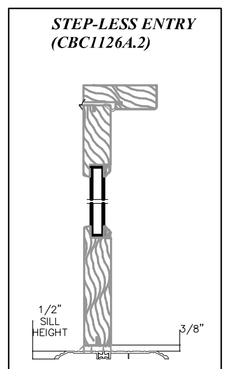
SQUARE FOOTAGE

LIVING TOTAL	682 SQ FT
PORCH	21 SQ FT

LEGEND

- $ SWITCH
- RECEPTACLE
- LIGHT
- 110 V / SD SMOKE DETECTOR
- HOSE BIB





Level floor or landing: (1132A.4)

* The floor or landing on each side of a door shall be level.
* Exterior landings of impervious construction serving primary entry and required exit doors are limited to ½" maximum change in height between floor surfaces.
* Changes in level. (See Section 1131A on p. 5)
* Exterior and interior landings of pervious construction shall be the same level, except that secondary exterior doors may have ½" maximum change in height between floor surfaces.
* Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials may have 4" maximum change in height from interior landing; if
* Changes in height greater than 1/2" are accomplished by means of a ramp; or
* By means of platform.
* Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials may have 1" maximum change in height from interior; if
* A ramp with maximum slope of 1:8 is installed. (See Figure 11A-8K)
* In buildings containing multifamily dwelling units the floor/landing immediately outside the entry may be sloped up to ¼" per foot (direction away from the primary entrance) for drainage.
* ½" maximum high thresholds at primary entry and required exit doors.

* 3/4" maximum for thresholds at secondary exterior doors, including sliding door tracks.
* Changes in height at interior door thresholds not to exceed ½".
* Thresholds with a change in height of not more than¼" may be vertical.
* Thresholds with a change in height between ¼" and 3/4" shall be beveled with a slope no greater than 1:2 (50-percent).

PACIFIC MODERN HOMES, INC.

REVISIONS	BY

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PAGE TITLE: FLOOR PLAN

RESIDENCE FOR: T. H. E.

PRE-ENGINEERED SONOMA

DATE: 6/15/11
SCALE: 1/4" = 1'-0"
DRAWN BY: MPW
PLAN NO.:
SHEET: 2