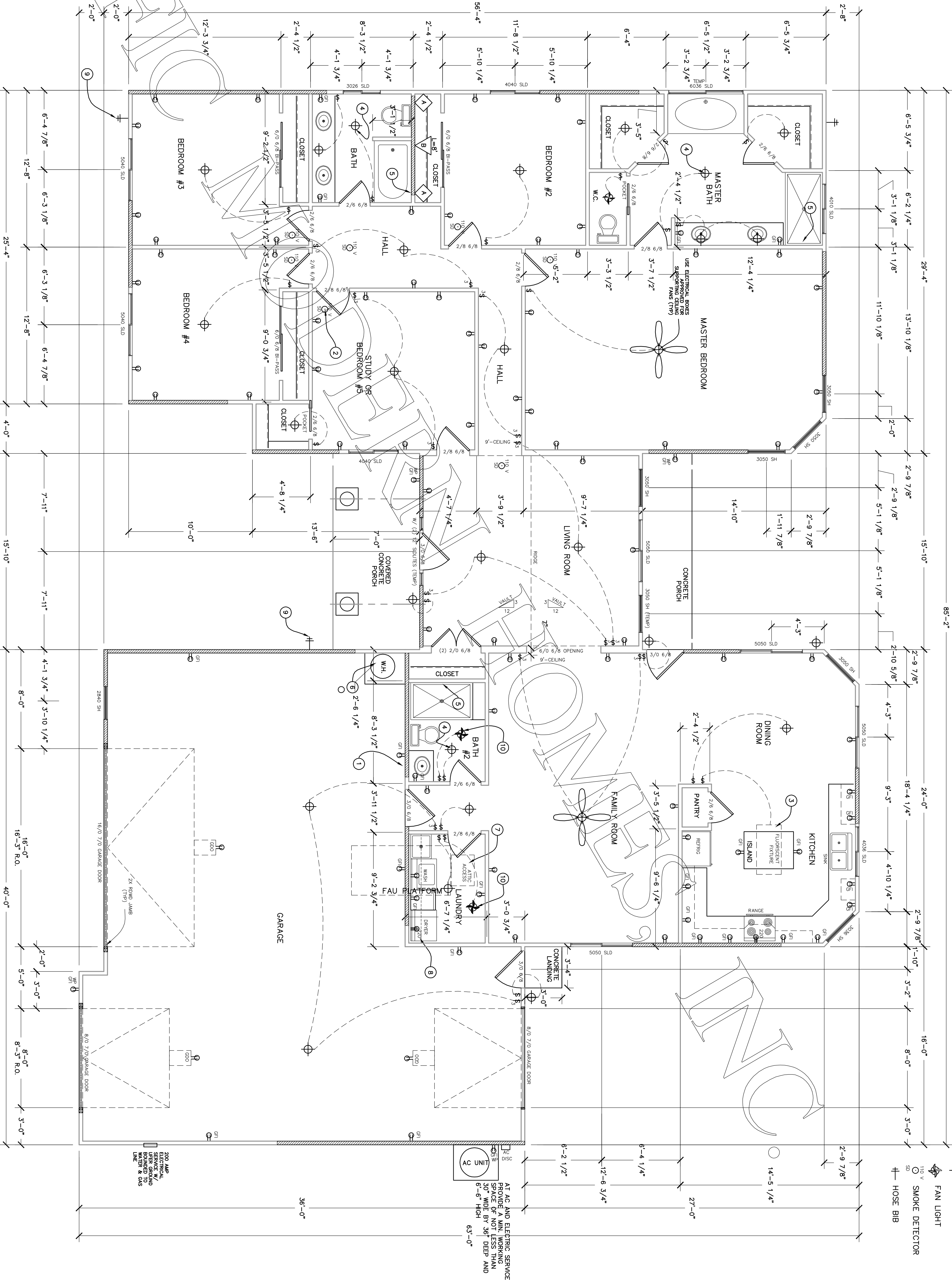


KEY NOTES:

1. FIRE SEPARATION BETWEEN GARAGE AND HOUSE OR GARAGE AND SEPARATE UNIT IS MEANT TO ENCLOSE THE GARAGE SPACE DOOR TO LIVING AREA MUST BE 1-3/8" SOLID CORE OR EQUAL. ALL DOORS MUST BE SELF-CLOSING AND HAVE STRIPPED AND HARDENED POSITIVE LATCHES AND 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. THE ALARM SHALL BE INTERCONNECTED WITH ALL SMOKE DETECTORS IN THE DWELLING, 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 SWITCHES 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. SHOWER AND/OR TUB-SHOWER COMBINATIONS ARE TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC TYPE. THE TUB-SHOWER TEMPERATURE MAXIMUM IS A SETTING OF 120 F. SHOWER WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET.
6. WATER HEATERS TO HAVE SEISMIC BRACING AS PER MANUFACTURERS INSTRUCTIONS OR STATE ARCHITECT TYPE. WATER HEATERS NEED A 2" O.D. ALL STORAGE TEMPERATURE/PRESSURE RELIEF VALVE WITHIN A 3/4" HARD PIPE DRAIN WHICH TERMINATES 6" TO 24" ABOVE GRADE AND POINTING DOWNWARD. THE DRAIN SHALL TERMINATE IN A DOWNWARD SLOPE TO THE EXTERIOR.
7. A 22" X 30" ATTIC ACCESS IS REQUIRED FOR 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 ACCESS WITH EXCEPTED ACCESS TO THE ATTIC. ALL 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.
8. THE CLOTHES DRYER EXHAUST DUCT IS LIMITED TO 14' TOTAL LENGTH, INCLUDING ELBOWS, FROM THE CLOTHES DRYER TO THE EXTERIOR. THE EXHAUST DUCT SHALL BE FINISHED WITH A 2" FOR EVERY ELBOW IN EXCESS OF 2'. IF RUN IS OVER LENGTH, VENT IN THROUGH ROOF USING A VENT BOOSTER SUCH AS: AGME WARM DRYER, 211 MODE #9460 TESTED TO CSA STANDARD C22.2 113-14 1994
9. ANTI-SIPHON DEVICES ARE REQUIRED AT ALL SINKS, SHOWERS, TUBS, AND BATHTUBS. THE POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
10. MECHANICAL DEVICE CAPABLE OF PERFORMING (5) AIR CHANGES PER HOUR
11. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET FOLLOWING STANDARDS: 2.2 GPM MAX LAVATORY AND SINK FAUCETS 1.6 GPM MAX WATER CLOSETS 2.5 GPM MAX SHOWER HEADS
12. ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.



SQUARE FOOTAGE:

HOUSE	2765 SQ. FT.
GARAGE	1156 SQ. FT.
COVERED PORCH	111 SQ. FT.

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

FLOOR PLAN

PRE-ENGINEERED AVALON

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



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