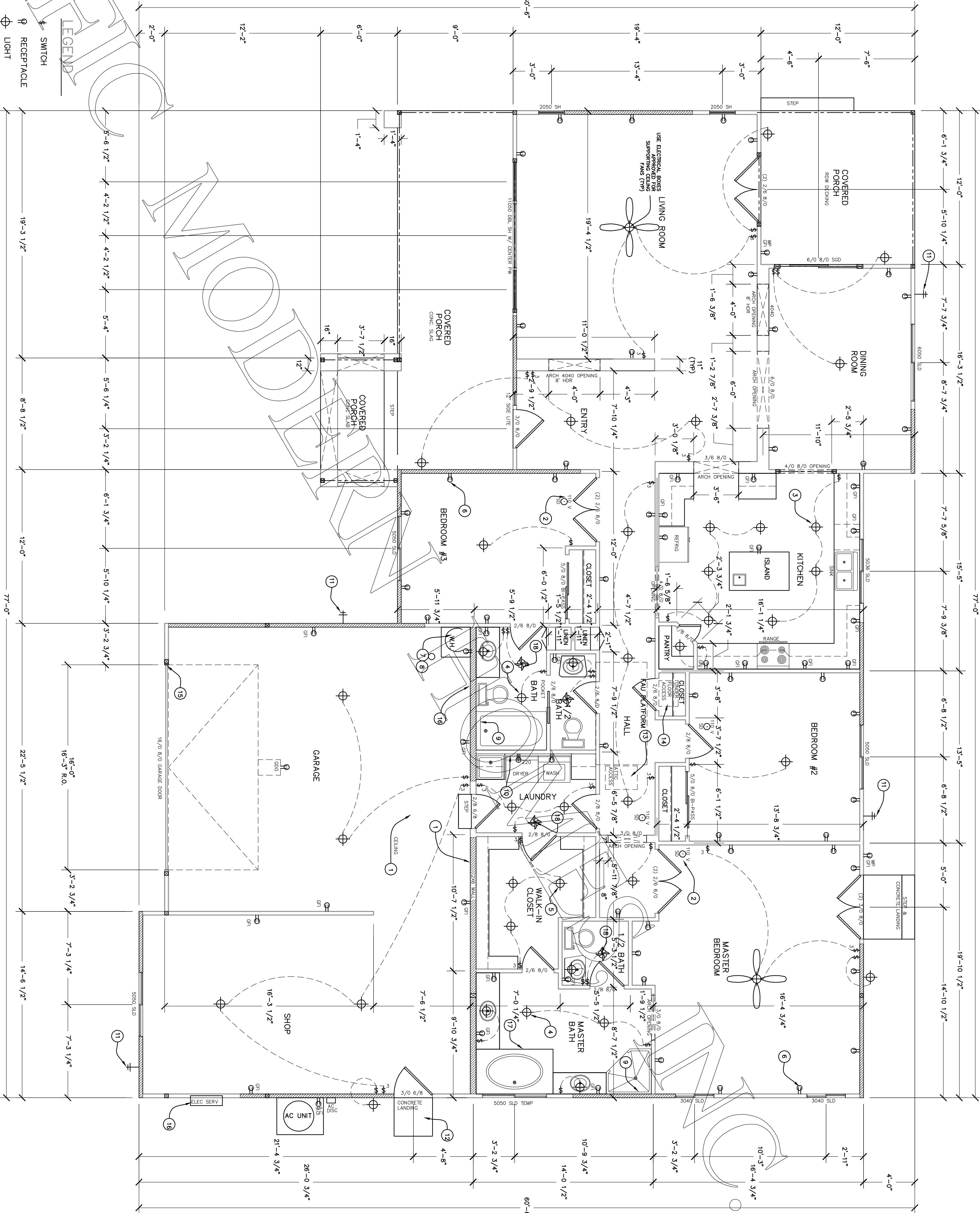


KEY NOTES:

- FIRE SEPARATION BETWEEN GARAGE AND HOUSE IS MEANT TO ENCLOSE THE GARAGE SPACE. DOOR TO LIVING AREA MUST BE 1-3/8" SOLID CORE OR EQUAL. DOORS WILL BE SELF-CLOSING, WEATHER STRIPPED AND HAVE A POSITIVE LATCH. NO NON-APPROVED, NON-METALLIC DOOR CLOSERS SHALL BE USED. ALL DOORS SHALL BE 5/8" TYPE "X" DRYWALL COVER CEILING WITH (2) 5/8" TYPE "X" DRYWALL.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE MAIN ELECTRICAL PANEL. SECONDARY POWER SHALL BE AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING, AND ALL SMOKE DETECTORS SHALL BE INTERCONNECTED.
- KITCHEN LIGHTING TO HAVE AN EFFICACY OF AT LEAST 40 LUMENS PER SWITCHES IN THE KITCHEN.
- FULL BATH MUST HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICACY OF AT LEAST 40 LUMENS PER WATT. I.E. FLUORESCENT.
- FLUSH MOUNT LIGHT IN WALK-IN CLOSET
- ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
- WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURERS' REQUIREMENTS. ALL WATER HEATERS SHALL BE INSTALLED ON A 3-20. 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 DOWNWARD. THE DRAIN PIPE SHALL MAINTAIN A DOWNWARD SLOPE TO THE EXTERIOR.
- ALL GAS FIRED EQUIPMENT IN GARAGE NEED TO BE MOUNTED 18" ABOVE THE FLOOR AND BE PROTECTED FROM AUTO IMPACT, I.E. BOLLARD (CONCRETE FILLED 3" GALV. STEEL PIPE).
- 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.
- 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 ONE. EXHAUST DUCT SHALL BE 4" MINIMUM DIA. 14FT WITH 2-90 DEGREE BENDS. USE VENT BOOSTER SUCH AS: A/CME WAM DRYER JET MODEL #9460 TESTED TO CSA STANDARD C22.2 113-M 1984.
- 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.
- CONCRETE LANDING MIN DOOR WIDTH & 36" IN DIRECTION OF TRAVEL.
- A 22" X 30" ATTO ACCESS IS REQUIRED FOR ALL ATTICS WHICH ARE MORE THAN 30" IN HEIGHT. THE ATTO 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.
- PROVIDE AN 18" X 24" UNDER FLOOR ACCESS, UNOBSTRUCTED BY PIPES OR DUCTS, AND WITHIN 20' OF EACH UNDER FLOOR PLUMBING CLEANOUT.
- 2X REMWOOD GARAGE DOOR JAMB.
- 200 AMP ELECTRICAL SERVICE W/JEER GROUND BONDED TO WATER AND GAS LINES
- TUB ACCESS.
- MECHANICAL DEVICE CAPABLE OF PERFORMING (5) AIR CHANGES PER HOUR

GENERAL NOTES:

- PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS:
LAVATORY AND SINK FAUCETS 2.2 GPM MAX
WATER CLOSETS 1.6 GAL/FLUSH MAX
SHOWER HEADS 2.5 GPM MAX
- BATHROOM BRANCH CIRCUITS, IN ADDITION TO OTHER BRANCH CIRCUIT REQUIREMENTS, AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE REQUIRED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. OTHER BATHROOM BRANCH CIRCUITS SHALL BE REQUIRED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. OTHER SUPPLIES BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY.



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

SQUARE FOOTAGE:

HOUSE	2309 SQ FT
GARAGE	915 SQ FT
COVERED PORCH	446 SQ FT

PRE-ENGINEERED BRENTWOOD

FLOOR PLAN

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



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