

PACIFIC MODERN HOMES
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PLAN VIEWS

RESIDENCE FOR:

PRE-ENGINEERED
CAMINO

DATE:

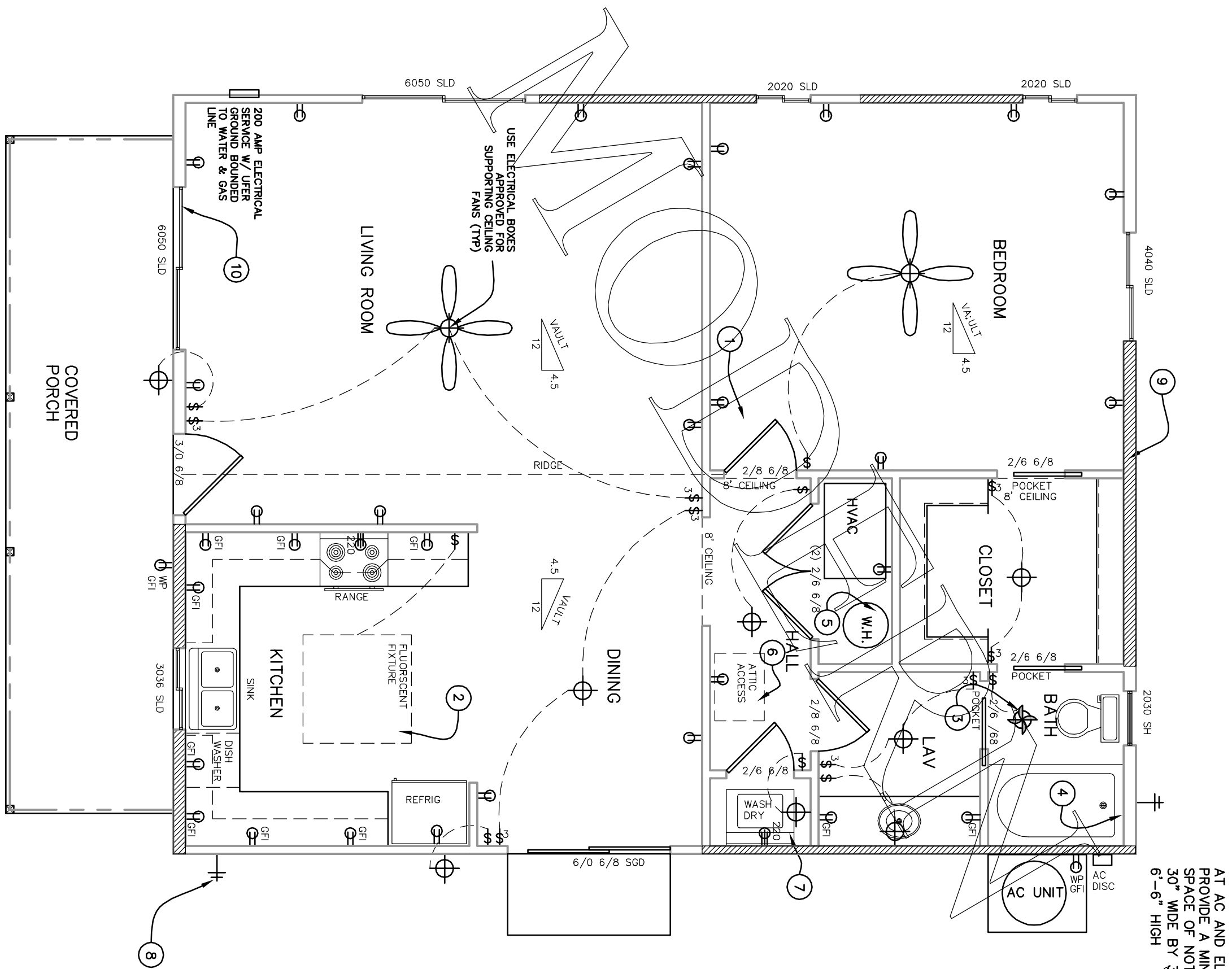
1/4" = 1'-0"

TOWN:

CITY:

SHEET:

2



FLOOR PLAN

SCALE 1/4" = 1'-0"

FLOOR PLAN KEY NOTES:

1. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE INSTALLED 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. FLUORESCENT, AND CONTROLLED BY THE MOST ACCESSIBLE SWITCH(ES) IN THE KITCHEN.
3. FULL BATH MUST HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFACY OF AT LEAST 40 LUMENS PER WATT, I.E. FLUORESCENT.
4. SHOWER AND/OR TUB-SHOWER COMBINATIONS ARE TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF MINIMUM 1/2" NPT. THE WATER 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 TUB.
5. WATER HEATER TO HAVE SEISMIC BRACING AS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. TYPE WATER HEATERS NEED A TEMPERATURE/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.
6. A 22" X 30" ATTIC ACCESS IS REQUIRED FOR ALL ATTICS WHICH ARE MORE THAN 30" IN HEIGHT. THE LOCATION AND IS NOT TO BE LOCATED ABOVE A CLOSET SHELF OR POLE 30" MINIMUM HEADROOM IS REQUIRED ABOVE THE ACCESS. ATTICS WITH EXISTING ACCESS ARE TO BE MAINTAINED AS SUCH. 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 TO 14' TOTAL LENGTH INCLUDING THE DRYER. REDUCE THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 2.
8. ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS/SHIM ONE BACK AND ONE FRONT OF STRUCTURE. THIS IS TO PREVENT THE POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
9. 2X6 DF @ 16" O.C. BALLOON FRAME
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11. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 U.S. NATIONAL PLUMBING CODE. 1.2 GPM MAX. LAVATORY AND SINK FAUCETS 1.6 GPM MAX. SHOWER HEADS 2.5 GPM MAX.
12. ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

LEGEND

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