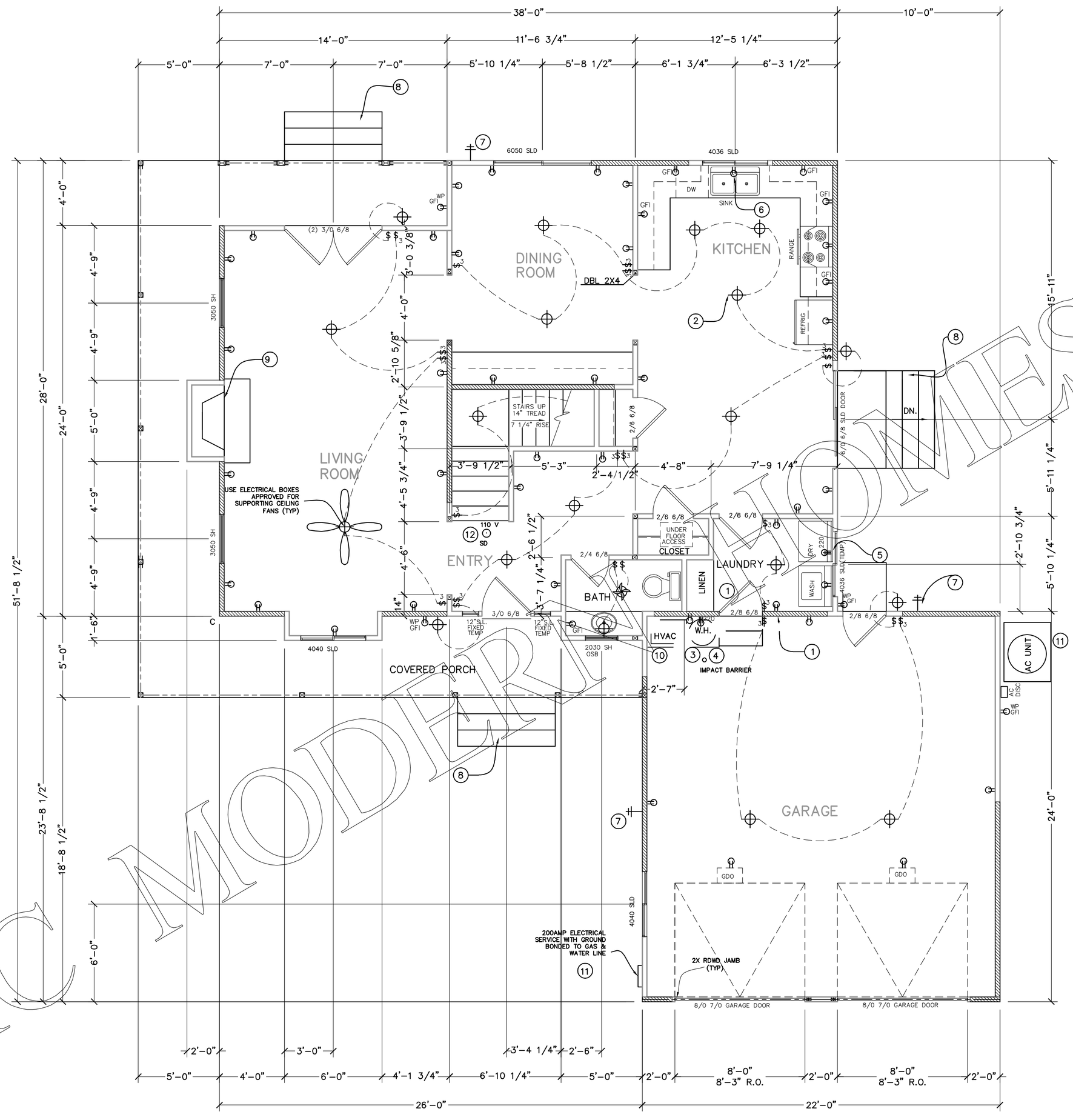

KEY NOTES:

1. 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 PENETRATIONS ARE ALLOWED.SEPARATING WALLS AND BEARING WALLS, POSTS AND BEAMS SUPPORTING LIVING SPACE SHALL BE COVERED WITH 5/8" TYPE "X" DRYWALL.
2. KITCHEN LIGHTING TO HAVE AN EFFACY OF AT LEAST 40 LUMENS PER WATT, AND CONTROLLED BY THE MOST ACCESSIBLE SWITCH(ES) IN THE KITCHEN.
3. WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURERS INSTRUCTIONS OR STATE ARCHITECT OFFICE GUIDELINES.
4. 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.
5. 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.
6. RECEPTACLE UNDER SINK FOR DISHWASHER AND GARBAGE DISPOSAL, NOT TO BE GFI.
7. ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS. THIS IS TO PREVENT THE POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
8. LANDINGS AT DOORS SHALL BE A MINIMUM OF THE WIDTH OF THE DOOR AND EXTEND IN THE DIRECTION OF TRAVEL A MIN OF 36". A STAIR OPENING IS ACCEPTED IF THE DOOR DOES NOT SWING OVER THE TOP STEP OR OPEN OVER A LANDING THAT IS MORE THAN 8" LOWER THAN THE FLOOR LEVEL. A 42" HIGH GUARDRAIL WITH NO OPENING LARGE ENOUGH FOR A 4" SPHERE TO PASS THROUGH IS REQUIRED ON ALL LANDINGS MORE THAN 30" ABOVE THE ADJOINING LEVEL OR GROUND. A HAND RAIL IS REQUIRED FOR STAIRS WITH FOUR (4) OR MORE RISERS.
9. PREFABRICATED FIREPLACES SHALL BE INSTALLED IN COMPLIANCE TO MANUFACTURER'S INSTALLATION SPECIFICATIONS
10. ALL GAS FIRED EQUIPMENT IN GARAGE WHICH HAVE A GLOW, SPARK OR IGNITION SOURCE NEED TO BE MOUNTED 18" ABOVE THE FLOOR AND PROTECTED FROM AUTO IMPACT.
11. AT AC AND ELECTRICAL SERVICE PROVIDE A MIN. WORKING SPACE OF NOT LESS THAN 30" WIDE BY 36" DEEP AND 6'-6" HIGH
12. 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.

LEGEND

- $ SWITCH
- RECEPTACLE
- LIGHT
- HOSE BIB
- FAN LIGHT

SQUARE FOOTAGE

1ST FLOOR	1036 SQ FT
2ND FLOOR	1333 SQ FT
TOTAL LIVING	2369 SQ FT
GARAGE	565 SQ FT
CVRD PORCH	325 SQ FT

PACIFIC MODERN HOMES

PRE-ENGINEERED MANCHESTER

RESIDENCE FOR:

DATE:

SCALE: 1/4" = 1'-0"

DRAWN BY:

PLAN NO.:

SHEET: 3

FIRST FLOOR PLAN

3/11/2011 10:41:00 AM