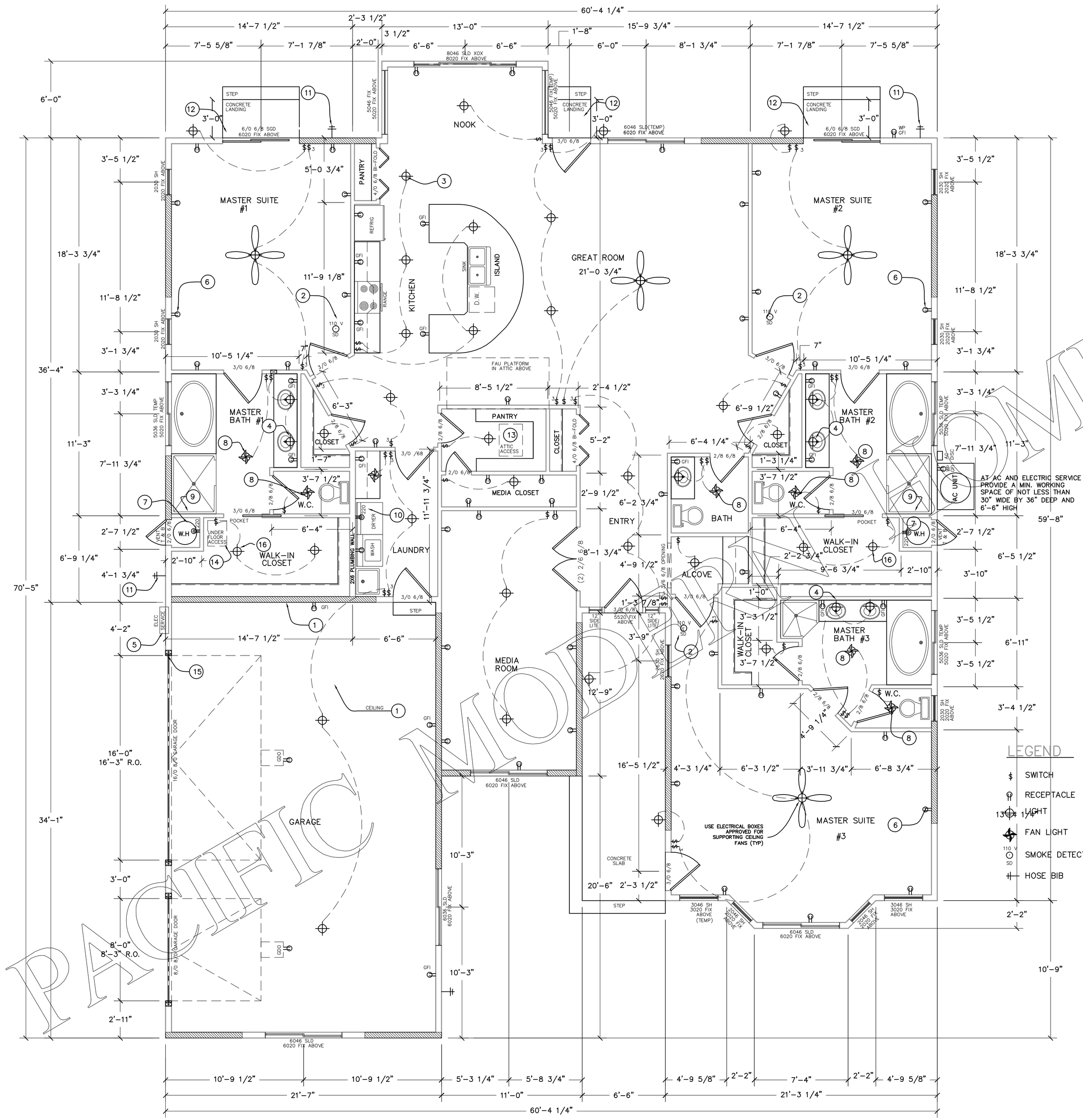

PACIFIC MODERN HOMES, INC.

GENERAL NOTES:

1. 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
2. BATHROOM BRANCH CIRCUITS: IN ADDITION TO OTHER BRANCH CIRCUIT REQUIRMENTS, AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE REQUIRED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. OTHER EQUIPMENT (LIGHTING, FANS), WITHIN THE SAME BATHROOM MAYBE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY.

SQUARE FOOTAGE:

HOUSE	2949 SQ FT
GARAGE	729 SQ FT

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. COVER SEPARATING WALLS WITH (1) 5/8" TYPE "X" DRYWALL. COVER CEILING WITH (2) 5/8" TYPE "X" DRYWALL
2. 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.
3. KITCHEN LIGHTING TO HAVE AN EFFICACY OF AT LEAST 40 LUMENS PER WATT, I.E. FLUORSCENT, AND CONTROLLED BY THE MOST ACCESSIBLESWITCH(ES) IN THE KITCHEN.
4. FULL BATH MUST HAVE AT LEAST ONE LUMINARE WITH LAMPS WITH AN EFFICACY OF AT LEAST40 LUMES PER WATT. I.E. FLUORESCENT.
5. 200 AMP ELECTRICAL SERVICE W/UFER GROUND BONDED TO WATER AND GAS LINES
6. ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
7. WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURERS INSTRUCTIONS OR STATE ARCHITECT OFFICE GUIDELINES, SEE DETAIL 3-D. 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.
8. MECHANICAL DEVICE CAPABLE OF PROVIDING (5) FIVE AIR CHANGES PER/HR.
9. 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
10. 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. VENT DRYER THROUGH ROO, IF LENGHT IS OVER 14FT WITH 2-90 DEGREE BENDS, USE VENT BOOSTER SUCH AS : ACME MIAMI "DRYER JET" MODEL #9460 TESTED TO CSA STANDARD C22.2 113-M 1984
11. 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.
12. CONCRETE LANDING MIN DOOR WIDTH & 36" IN DIRECTION OF TRAVEL.
13. 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.
14. PROVIDE AN 18" X 24" UNDER FLOOR ACCESS, UNOBSTRUCTED BY PIPES OR DUCTS, AND WITHIN 20' OF EACH UNDER FLOOR PLUMBING CLEANOUT.
15. 2X REDWOOD GARAGE DOOR JAMB.
16. FLUSH MOUNT LIGHT IN WALK-IN CLOSET FLUSH MOUNT, FULLY ENCLOSED INCANDESENT LIGHT.SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND BE AIRTIGHT (AT).

REVISIONS	BY

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THE PROCESS OF BUILDING SYSTEMS ○ ROOF TRUSSES ○ FLOOR TRUSSES ○ WALL PANELS AND BEAMS & PACIFIC

PAGE TITLE: FLOOR PLAN

RESIDENCE FOR:

SIGNATURE SERIES MURRIETA

DATE:

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

DRAWN BY:

PLAN NO.:

SHEET: 3

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