

PACIFIC MODERN HOMES
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FLOOR PLAN

PRE-
ENGINEERED
WOODBIDGE

- KEY NOTES:
1. FIRE SEPARATION BETWEEN GARAGE AND HOUSE OR GARAGE AND SEPERATE UNIT, IS MEANT TO ENCLOSE THE GARAGE SPACE. ALL DOORS WILL BE SELF-CLOSING, WEATHER STRIPPED AND HAVE A POSITIVE LATCH. NO NON-APPROVED, OILED, SPRAYED, OR PAINTED MATERIALS ARE TO BE USED ON THE EXTERIOR SURFACES OF THE TYPE 7X DRYWALL FROM SILL PLATE TO ROOF SHEATHING.
 2. KITCHEN LIGHTING TO HAVE AN EFFACY OF AT LEAST 40 LUMENS PER WATT AND BE 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. 2" MIN. DIAMETER. 1/2" MIN. THICKNESS. 1/2" MIN. ABOVE GRADE AND POINTING DOWNWARD. THE DRAIN PIPE SHALL MAINTAIN A DOWNWARD SLOPE TO THE EXTERIOR.
 5. THE GUTTERS, OPEN EXHAUST DUCT IS LIMITED 1/4" TOTAL LENGTH, INCLUDING ELBOWS, SHALL BE CONNECTED TO THE ROOF OR EXTERIOR 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-SHOCK DEVICES ARE REQUIRED AT ALL HOSE BIBBS. THIS IS TO PREVENT THE EXCESSIVE FLOW OR CONTAMINATED WATER INTO THE PORTABLE WATER SYSTEM.
 8. LANDINGS AT DOORS SHALL BE A MINIMUM OF 36" WIDE. THE MINIMUM CLEARANCE UNDER THE DOOR SHALL BE 2" MIN. THE DIRECTION OF TRAVEL A MIN OF 36". A STAR OPENING IS ACCEPTED IF THE DOOR DOES NOT SWING OVER THE TOP STEP OR OPEN OVER A LANDING THAT IS 36" WIDE. THE DOOR SHALL BE 36" HIGH GUARRAIL WITH NO OPENING LARGE ENOUGH FOR A 4" SPHERE TO PASS THROUGH IS REQUIRED FOR 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. 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.
 10. ZERO CLEARANCE FIRE PLACE TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
 11. MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR.

LEGEND

- SWITCH
RECEPTACLE
LIGHT
HOSE BIB
FAN LIGHT

SQUARE FOOTAGE

1 st FLR	1046 SQ. FT.
2 nd FLR	884 SQ. FT.
LIVING TOTAL	1930 SQ. FT.
GARAGE	498 SQ. FT.

