


PACIFIC MODERN HOMES  
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PLAN VIEWS

RESIDENCE FOR:

PRE-  
ENGINEERED  
MEADOW VIEW

TITLE

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

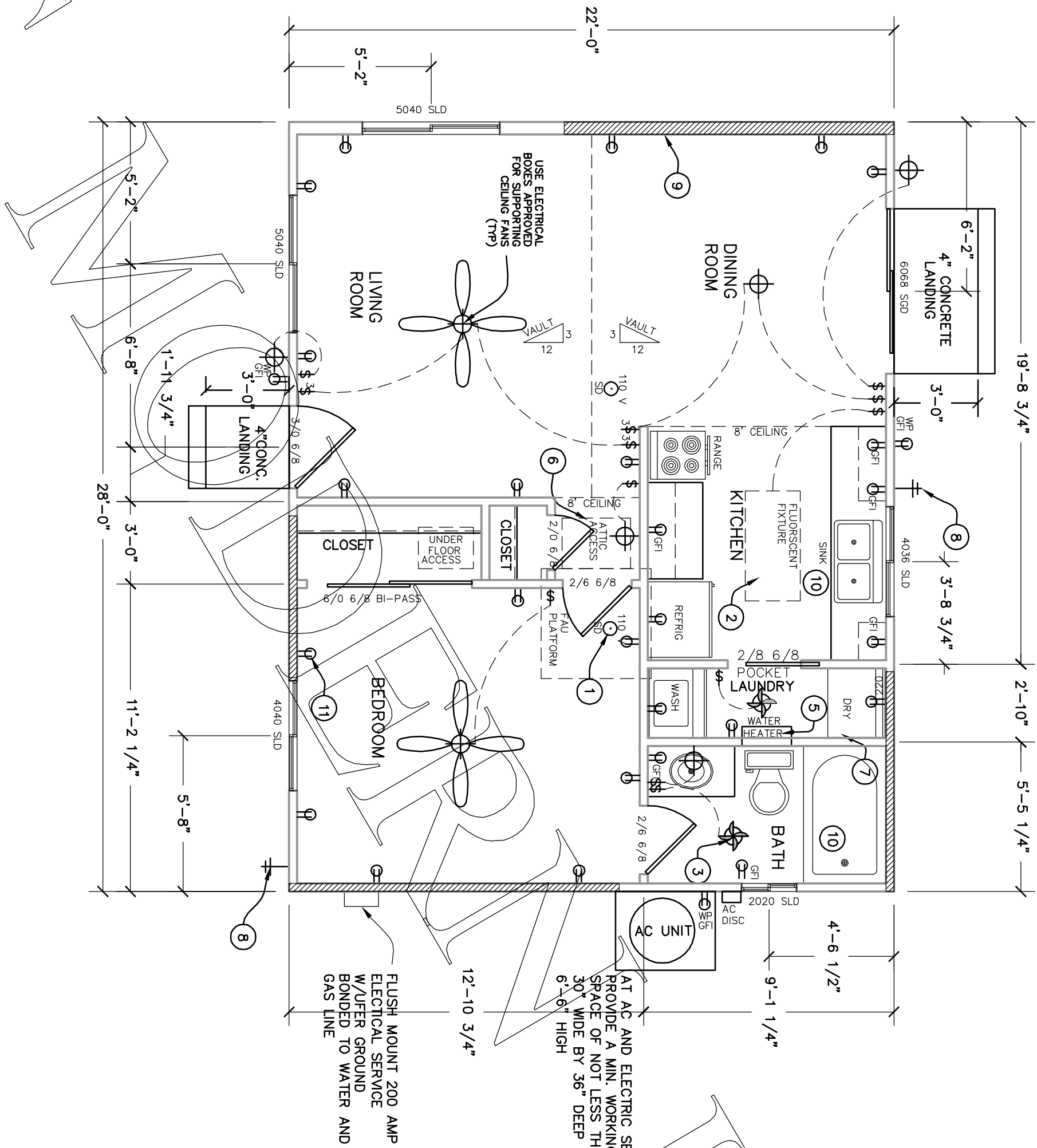
TRANS

TRANS

SHEET: 2

FLOOR PLAN KEY NOTES:

1. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE ALARM SHALL BE audible throughout the dwelling. THE DETECTORS SHALL BE INTERCONNECTED.
2. KITCHEN LIGHTING TO HAVE AN EFFICACY 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 EFFICACY 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 THE PRESSURE-BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. THE WATER THERMOSTATIC MIXING VALVE IS SETTING 120°F. THE SHOWER SHALL BE FINISHED WITH A HARD/NO-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET.
5. ON DEMAND WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURER'S INSTRUCTIONS OR STATE APPLICABLE CODES.
6. A 22" X 30" ATTIC ACCESS IS REQUIRED FOR ALL ATTICS WHICH ARE MORE THAN 30" IN HEIGHT. THE ATTIC ACCESS SHALL 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. ATTICS WITH EQUIPMENT NEED A 30" X 30" ACCESS. EXCEPTIONS: THE ACCESS MAY BE 24" X 30" IF THE EQUIPMENT CAN BE REMOVED THROUGH THE OPENING.
7. 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.
8. ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBS, MIN ONE BACK AND ONE FRONT OF POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
9. 2X6 OF @ 16" O.C. BALLOON FRAME WALL.
10. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS:  
WATER CLOSETS 2.2 GPM MAX  
WATER CLOSETS 1.6 GPM MAX  
SHOWER HEADS 2.5 GPM MAX
11. ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FULT CIRCUIT INTERRUPTER.



FLOOR PLAN  
SCALE 1/4" = 1'-0"

SQUARE FOOTAGE:

HOUSE	616 SQ. FT.
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