

**KEY NOTES:**

1. FIRE SEPARATION BETWEEN GARAGE AND HOUSE, IS MEANT TO ENCLOSE THE GARAGE SPACE. DOOR TO LIVING AREA MUST BE 3/2" SLIDING OVER GARAGE DOOR. NO OTHER DOORS ARE ALLOWED. NO 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 THE DWELLING, AND ALL SMOKE DETECTORS SHALL BE INTERCONNECTED.
3. KITCHEN LIGHTING TO HAVE AN EFFICACY OF AT LEAST 40 LUMENS PER WATT. (E FLUORESCENT, AND CONTROLLED BY THE MOST ACCESSIBLE SWITCHES) IN THE KITCHEN.
4. FULL BATH MUST HAVE AT LEAST ONE LUMINAIRE WITH AN EFFICACY OF AT LEAST 40 LUMENS PER WATT. (E FLUORESCENT, MANUFACTURER'S SPECIFICATIONS).
5. ZERO CLEARANCE FIREPLACE TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. MECHANICAL DEVICE CAPABLE OF PROVIDING (5) FIVE AIR CHANGES PER HOUR.
7. WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURER'S 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 SHALL BE CONNECTED TO A 1/2" DRAIN PIPING SYSTEM. THE DRAIN PIPE SHALL MAINTAIN A DOWNWARD SLOPE TO THE EXTERIOR.
8. ENCLOSED USABLE SPACE UNDER STAIRS TO HAVE 5/8" TYPE "X" DRYWALL ON WALLS AND CEILING.
9. SHOWER AND/OR TUB-SHOWER COMBINATIONS ARE TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THE PRESSOSTATIC MIXING VALVE TYPE. THE WATER TEMPERATURE MAXIMUM IS A SETTING OR 120 F.
10. STAIRS TO HAVE CODE APPROVED HANDRAIL 34" - 38" ABOVE NOSE OF STAIRS. SEE DETAIL D-12.
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" INDIRECTION OF TRAVEL.
13. PROVIDE AN 18" X 24" UNDER FLOOR ACCESS, UNOCCUPIED BY PRESS. OR BUJTS, AND WITHIN 20" OF EACH UNDER FLOOR LUMBING CLEANOUT.
14. 2X REDWOOD GARAGE DOOR JAMB.
15. 200 AMP ELECTRICAL SERVICE W/UFER GROUND BONDED TO WATER AND GAS LINES

**GENERAL NOTES:**

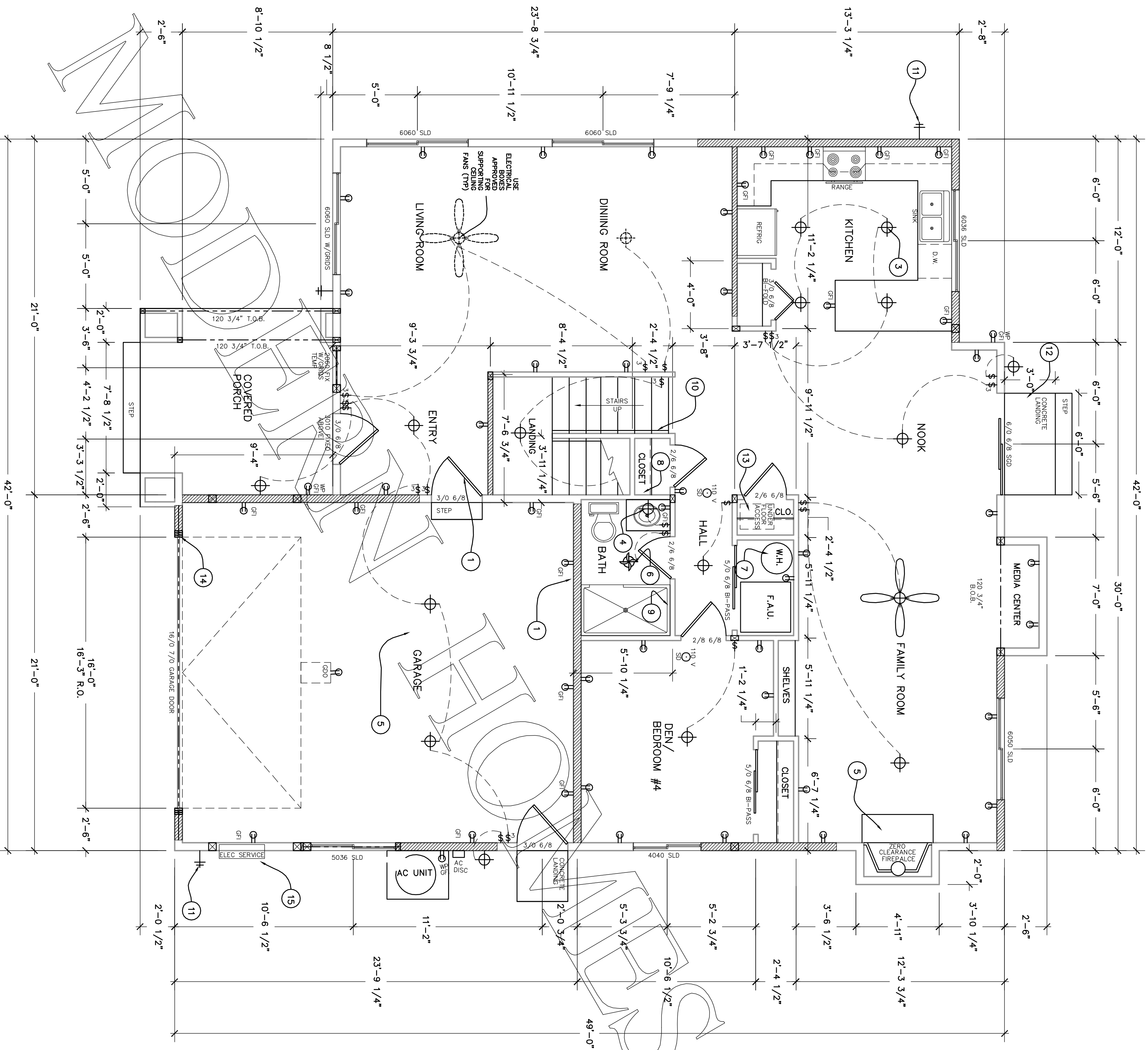
1. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS:  
SINKS AND SINK FAUCETS 2.2 GPM MAX  
WATER CLOSETS 1.6 GPM/FLUSH MAX  
SHOWER HEADS 2.5 GPM MAX
2. BATHROOM BRANCH CIRCUITS, IN ADDITION TO OTHER BRANCH CIRCUIT REQUIREMENTS AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE EQUIPPED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. OTHER EQUIPMENT (LIGHTING, FANS), WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY.

**SQUARE FOOTAGE:**

FIRST FLOOR	1369 SQ FT
SECOND FLOOR	1470 SQ FT
GARAGE	488 SQ FT
PORCH	127 SQ FT

**LEGEND**

- ⊞ SWITCH
- ⊞ RECEPTACLE
- ⊞ LIGHT
- ⊞ FAN LIGHT
- ⊞ SMOKE DETECTOR
- ⊞ HOSE BIB



**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0"

REVISIONS BY

PACIFIC MODERN HOMES  
P.O. BOX 670  
ELK GROVE, CA.  
95759-9514  
PHONE: (916) 685-9514



FLOOR PLAN

RESIDENCE FOR:

PRE-ENGINEERED EMERALD

TITLE	PRE-ENGINEERED EMERALD
DATE	1/4" = 1'-0"
SCALE	1/4" = 1'-0"
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
SHEET	2