

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



PLAN VIEWS

PRE-ENGINEERED
AUSTIN BARN

RESIDENCE FOR:

DATE:

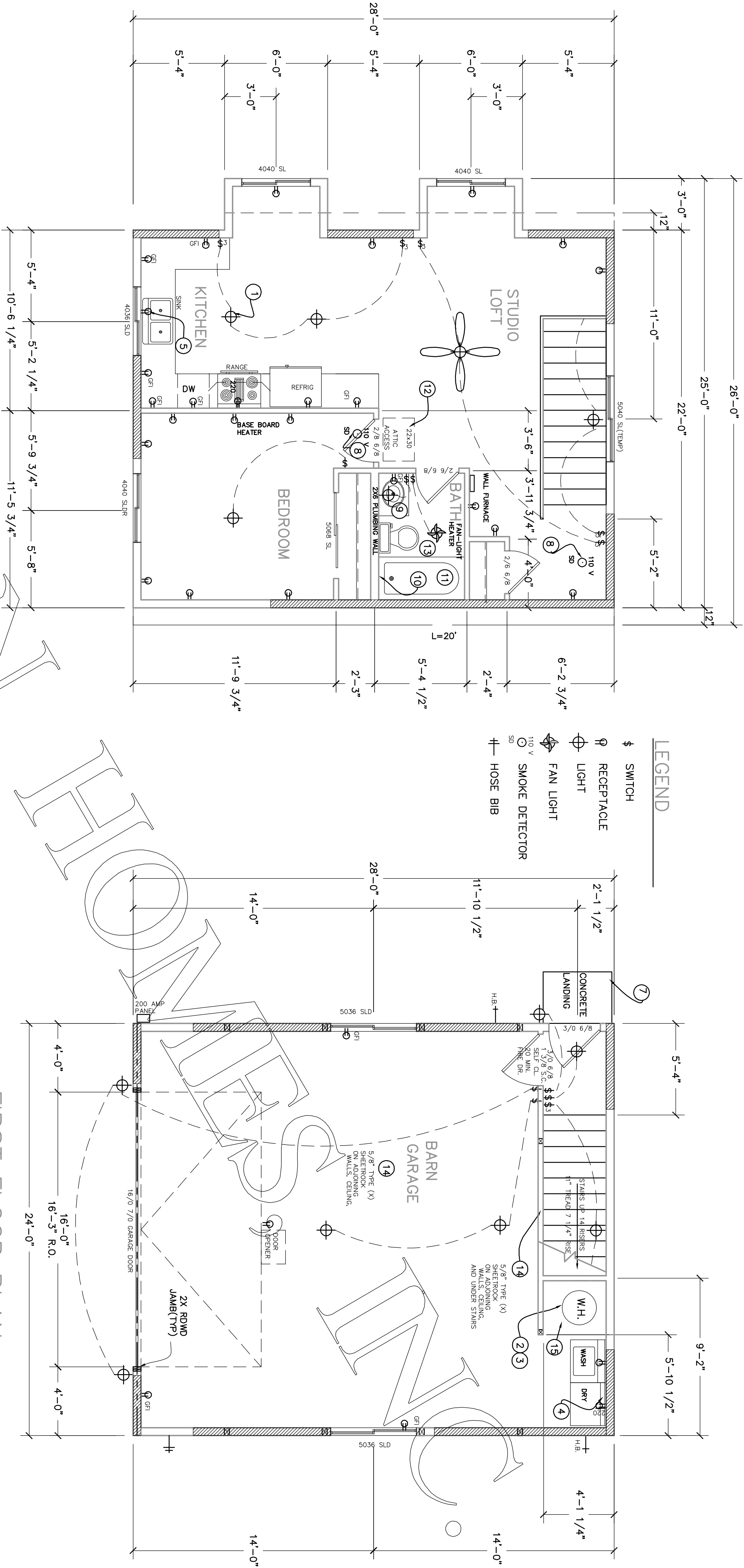
1/24" = 1'-0"

DESIGNED BY:
JULIA

CHECKED BY:

SHEET:

2



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

KEY NOTES:

- KITCHEN LIGHTING TO HAVE AN EFFACY OF AT LEAST 40 LUMENS PER WATT, AND CONTROLLED BY THE MOST ACCESSIBLE SWITCH(ES) IN THE KITCHEN.
- WATER HEATER TO HAVE STRAP BRACING AS PER ARCHITECT OFFICE GUIDELINES.
- 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.
- THE CLOTHES DRYER EXHAUST DUCT IS LIMITED 14' TOTAL LENGTH, INCLUDING ELBOWS. FROM THE CLOTHES DRYER, THE EXHAUST DUCT SHALL BE TERMINATED TO THE EXTERIOR. REDUCE THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 2.
- RECEPTACLE LINER SINK FOR DISHWASHER AND GARBAGE DISPOSAL, NOT TO BE GFI.
- ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBS, SHOWER, SINK, AND WATER CLOSET. SHALL BLOCKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
- 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 STAR OPENING IS ACCEPTED IF THE DOOR DOES NOT SWING OVERHUNG. ACCEPTED IF THE DOOR SWING IS IN THE DIRECTION OF TRAVEL. THE MINIMUM CLEARANCE SHALL BE MORE THAN 6" LOWER THAN THE FLOOR LEVEL.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE MAIN ELECTRICAL PANEL. SHALL BE AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING, AND ALL SMOKE DETECTORS SHALL BE INTERCONNECTED.
- FULL BATH MUST HAVE AT LEAST ONE LUMINAIRE WITH LUMENS WITH AN EFFACY OF AT LEAST 40 LUMENS PER WATT.
- SHOWER AND/OR TUB-SHOWER COMBINATIONS ARE TO BE PROVIDED WITH AN ANTI-SIPHON DEVICE, PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. THE WATER TEMPERATURE MAXIMUM IS A SETTING OR 120° F.
- SHOWER AND TUB/SHOWER WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET. THE FLOOR AREA SHALL BE FINISHED TO BE AT LEAST 1024 SQ IN. WITH A MINIMUM DIMENSION OF 30".
- A 22" X 30" ATTIC ACCESS IS REQUIRED FOR ALL ATTICS WHICH ARE MORE THAN 30" IN HEIGHT. THE ATTIC ACCESS SHALL BE LOCATED ABOVE THE DRAIN INLET. THE FLOOR AREA SHALL BE FINISHED TO BE AT LEAST 1024 SQ IN. WITH A MINIMUM DIMENSION OF 30".
- EQUIPMENT NEED A 30" X 30" ACCESS. EXCEPTIONS: THE EQUIPMENT MAY BE 22" X 30" WHEN FRIGES ARE USED. ACCESS MAY BE LARGER THAN 30" X 30". EQUIPMENT CAN BE REMOVED THROUGH THE OPENING.
- PROVIDE OUTSIDE COMBUSTION AIR AS PER MANUFACTURERS SPECIFICATIONS.
- FIRE SEPARATION BETWEEN GARAGE AND HOUSE OR GARAGE AND SEPARATE UNIT, IS MEANT TO ENCLOSE THE GARAGE AND SEPARATE UNIT. ALL DOORS WILL BE 1'-9/8" SOLID CORE OR EQUIAL. ALL DOORS WILL BE SELF-CLOSING, WEATHER STRIPPED AND HAVE A POSITIVE LATCH. NO NON-APPROVED, NON-METALLIC PENETRATIONS ALLOWED. ALL PENETRATIONS SHALL BE PROTECTED BY A TYPE X DRYWALL FROM SILL PLATE TO ROOF SHEATHING.
- ALL GAS FIRED EQUIPMENT IN GARAGE WHICH HAVE A VENTING SYSTEM SHALL BE PROTECTED FROM UNINTED IMPACT. 18" ABOVE THE FLOOR AND PROTECTED FROM AUTO IMPACT.
- PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS:
LAVATORY AND SINK FAUCETS 2.2 GPM MAX
WATER CLOSETS 1.6 GAL/FLUSH MAX
SHOWER HEADS 2.5 GPM MAX
- ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.