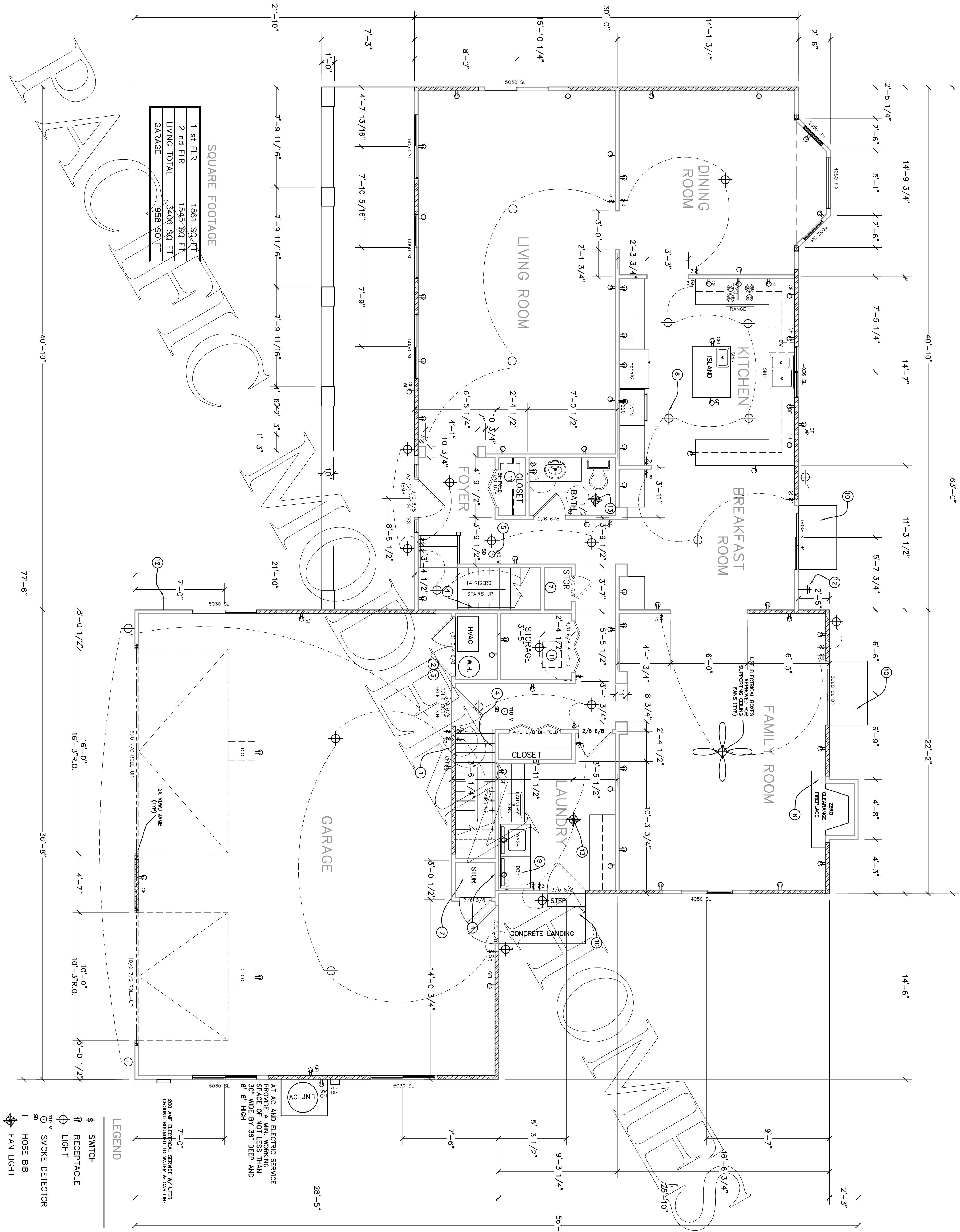


KEY NOTES:

1. THE SEPARATION BETWEEN GARAGE AND HOUSE IS MEANT TO ENCLOSE THE GARAGE FROM THE HOUSE. THE SEPARATION SHALL BE A MINIMUM 1/2" ABOVE GARAGE FLOOR. THE SOURCE OF COMBUSTION AIR TO MEET MIN CODE REQUIREMENTS.
2. WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURERS INSTRUCTIONS OR STATE ARCHITECT OFFICE GUIDELINES. SEE DETAIL 14-D
3. ALL GAS FIRED EQUIPMENT IN GARAGES MUST HAVE BURNER AT LEAST 18" ABOVE GARAGE FLOOR. THE SOURCE OF COMBUSTION AIR TO MEET MIN CODE REQUIREMENTS.
4. INSTALL CODE COMPLIANT HANDRAIL 36" TO 38" ABOVE FINISH OF FLOOR. RETURN ENDS OF HANDRAIL TO WALL OR KNEEL POST.
5. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE MAIN ELECTRICAL SERVICE. SMOKE DETECTORS 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.
6. KITCHEN LIGHTING TO HAVE AN EFFACY OF AT LEAST 40 LUMENS PER WATT, AND CONTROLLED BY THE MOST ACCESSIBLE SWITCH(ES) IN THE KITCHEN.
7. ACCESSIBLE ENCLOSED SPACE UNDER STAIRS TO HAVE 5/8" TYPE "X" DRYWALL, ALL WALLS AND CEILINGS.
8. ZERO CLEARANCE FIREPLACE INSTALL TO MANUFACTURERS SPECIFICATIONS
9. THE CLOTHES DRESSER EXHAUST DUCT IS LIMITED TO 14' TOTAL LENGTH, TERMINATION. REDUCE THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 2. IF RUN IS OVER LENGTH, VENT THROUGH ROOF USING A VENT BOOSTER SUCH AS ABOVE MAAM "DRYERJET" MODEL #9460 TESTED TO CSA STANDARD C22.2 113-M 1984
10. CONCRETE LANDING MINIMUM DOOR WIDTH X 36" IN DIRECTION OF TRAVEL
11. 18 X 24" UNDER FLOOR ACCESS
12. ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS. MIN ONE BACK AND ONE FRONT OF STRUCTURE. THIS IS TO PREVENT THE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
13. MECHANICAL DEVICE CAPABLE OF PROVIDING FIVE (5) AIR CHANGES PER HR..



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

REVISIONS BY

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FIRST FLOOR PLAN

RESIDENCE FOR:

PRE-ENGINEERED
EL DORADO

DATE: 1/4" = 1'-0"
DRAWN BY:
CHECKED BY:
SHEET: 3