

- 1 2 x 4 @ 16" O.C. INTERIOR WALL
- 2 2 x 6 @ 16" O.C. EXT. WALL W/ R-19 INSULATION
- 3 2 x 8 @ 16" O.C. EXT. WALL W/ R-19 INSULATION
- 4 5/8" TYPE 'X' GYPSUM WALL BOARD ON ALL GARAGE INTERIOR WALLS, POSTS AND CEILING - TAPED AND TEXTURED
- 5 ENCLOSED USABLE SPACE UNDER STAIRS TO BE 3/8" TYPE 'X' GYPSUM WALL BOARD
- 6 WALL BOARD BEHIND TILE AT TUBS AND SHOWER TO BE MOISTURE RESISTANT
- 7 FIREBLOCK AT CEILING, FLOORS, SOFFITS AND CONCEALED DRAFT OPENINGS NOT TO EXCEED 10"
- 8 N/A
- 9 N/A
- 10 SHELF
- 11 1 3/8" MIN. THICK 20 MIN. SOLID CORE DR. W/ SELF-CLOSER

- 12 36" SQ MIN. LANDING
- 13 STAIR RISE, 4" MIN. TO 8" MAX. - RUN: 9" MIN. OR GREATER, MAXIMUM 3/8" VARIATION IN TREAD RISER HEIGHTS
- 14 2 x 12 STAIR STRINGERS
- 15 1-1/8" FLYWOOD ROUGH TREAD
- 16 WALL MOUNTED HANDRAIL 34" TO 38" ABOVE NOSING. RAIL TO BE 1-1/4" - 1-1/2" DIAMETER AND 1-1/2" FROM WALL. SEE DTL 1/A2.1
- 17 1.6 GAL TOILET
- 18 INDIVIDUAL CONTROLLED PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE AT TUB AND SHOWERS
- 19 TILE ON WALL AT SHOWER TO 7' ABOVE DRAIN
- 20 WATER HEATER SUPPLIED WITH EXTERIOR DRAIN FOR PRESSURE RELIEF VALVE. SEISMIC STRAP TO WALL. PER CMC 303.1
- 21 TEMPERED GLASS TUB/SHOWER ENCLOSURE

- 22 VENT DRYER TO EXTERIOR NO MORE THAN 14' DUCT RUN UNLESS ALLOWED BY MANUFACTURER
- 23 DIRECT VENT ZERO CLEARANCE GAS LOG BURNING FIREPLACE
- 24 18" PLATFORM IN GARAGE FOR ALL GAS APPLIANCES
- 25 FORCED AIR UNIT FURNACE
- 26 N/A
- 27 LINE OF ARCH OR WALL ABOVE
- 28 ROD AND SHELF IN CLOSET
- 29 DOUBLE ROD AND SHELF IN CLOSET
- 30 TALL LINEN STORAGE CABINET 5 SHELVES
- 31 24" DEEP X 36" TALL BASE CABINET W/ COUNTER MATERIAL TO BE DETERMINED
- 32 TIP OUT TRAY AT SINKS
- 33 18" CLEARANCE BETWEEN COUNTER AND UPPER
- 34 12" DEEP UPPER CABINET
- 35 N/A

- 36 BUILT IN DISHWASHER VERIFY DIMENSIONS W/ MANUFACTURER
- 37 36" BUILT IN REFER AND FREEZER PROVIDE PLUMBING FOR ICE MAKER
- 38 DOUBLE KITCHEN SINK WITH GARBAGE DISPOSAL. PROVIDE LOOP VENT AS NECESSARY
- 39 N/A
- 40 N/A
- 41 PREP SINK - MFG AND SIZE TO BE DETERMINED

- SYMBOLS
- A LETTER
 - LENGTH OF SHEAR WALL
 - C.A.R. GOLD AIR RETURN
 - FLOOR REGISTER
 - CABINET TOE REGISTER
 - WALL REGISTER

SHEAR WALL SCHEDULE			
SYMBOL	PLYWD & NAILING	NOTES	4x SPACING
A	7/16 OSB W/ Bd @ 6 & 12		48"
B	7/16 OSB W/ Bd @ 4 & 12		36"
C	7/16 OSB W/ Bd @ 3 & 12	5x STUDS @ 16" @ PANEL EDGES	28"
D	SIMPSON 5W 32x10 RF		
E	SIMPSON 5W 48x10 RF		
F	SIMPSON DOUBLE WALL GARAGE PORTAL SM22x4x6		

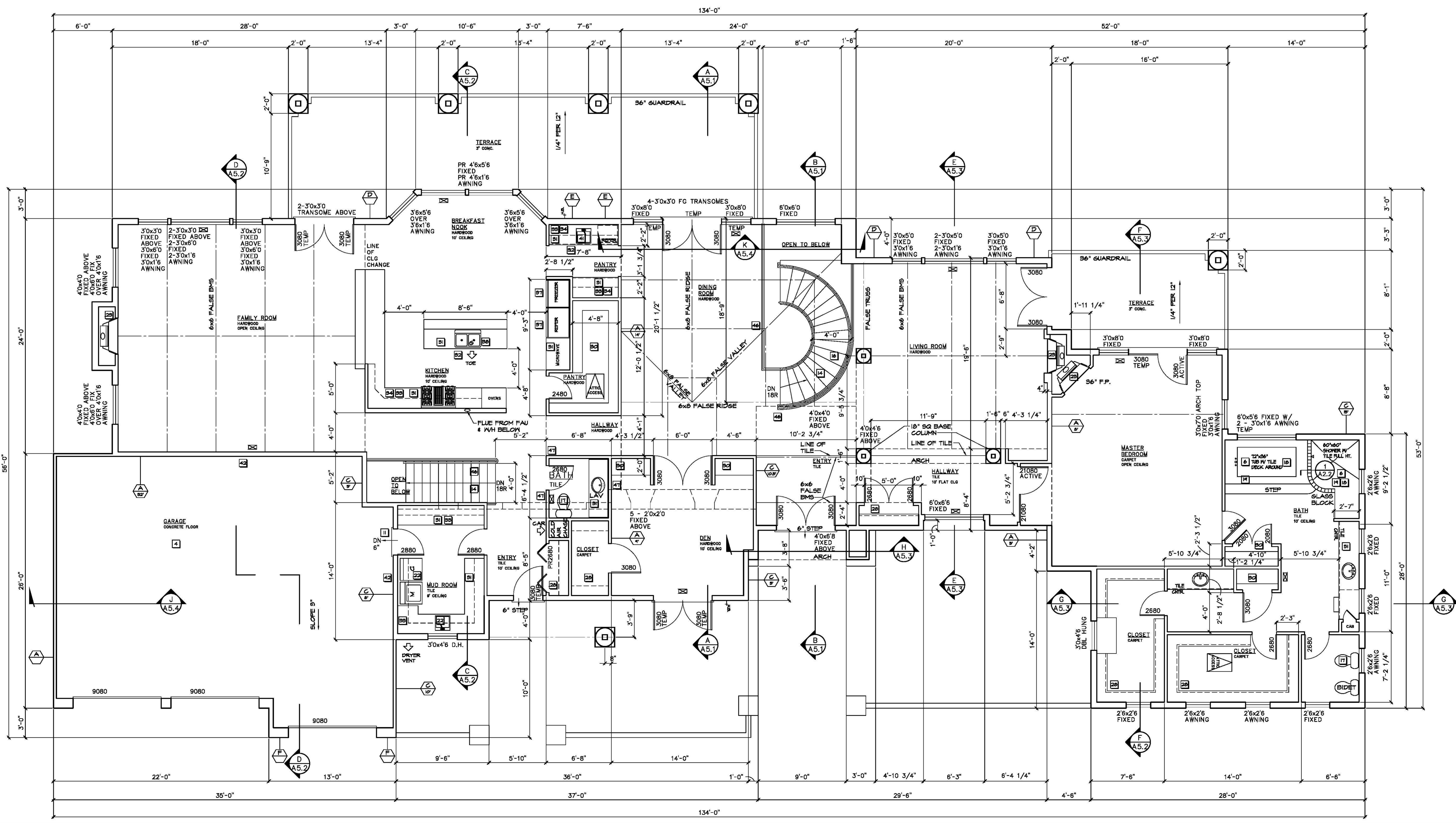
AREA CALCULATIONS	
MAIN LIVING AREA	1,821
UPPER LIVING AREA	3,604
TOTAL LIVING AREA	5,425
GARAGE AREA	944

WALL LEGEND	
4" THICK WALL	[Symbol]
6" THICK WALL	[Symbol]
R-W INSULATION	[Symbol]
8" THICK WALL	[Symbol]
R-22 INSULATION	[Symbol]
10" THICK WALL	[Symbol]
12" THICK WALL	[Symbol]

- NOTE:
- CHIMNEYS MUST BE PROVIDED WITH SPARK ARRESTORS CONSTRUCTED WITH HEAVY WIRE MESH OR OTHER NONCOMBUSTIBLE MATERIAL WITH OPENINGS NOT TO EXCEED 1/2" INCH (12.7mm)
 - MAINTAIN AN EFFECTIVE FIREBREAK BY REMOVING AND CLEARING AWAY FLAMMABLE VEGETATION AND COMBUSTIBLE GROWTH FROM AREAS WITHIN 30 FEET OF THE STRUCTURE.
 - EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THAT THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.
 - REMOVE ALL PORTIONS OF TREES, WHICH EXTEND WITHIN 10 FEET OF THE OUTLET OF THE CHIMNEYS.
 - MAINTAIN TREES ADJACENT TO OR OVERHANGING THE STRUCTURE FREE OF DEADWOOD.
 - MAINTAIN THE ROOF OF THE STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER DEAD VEGETABLE GROWTH.
 - A BUILDING ADDRESS WITH MINIMUM 4 INCH TALL NUMERALS WITH CONTRASTING BACKGROUND. LEGIBILITY OF THESE NUMBERS AT THE STREET FRONTAGE IS REQUIRED PER FIRE DEPARTMENT INFORMATION BULLETIN 1015.
 - PORTIONS OF THE FIRST FLOOR EXTERIOR WALLS OF THIS PROJECT EXCEED 150 FEET PATH-OF-TRAVEL DISTANCE FROM A WATER SUPPLY ON A PUBLIC STREET. PER NFPA 13D AN AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED THROUGHOUT THE PROPOSED STRUCTURE.
 - WATER HEATER COMBINATION PRESSURE AND TEMPERATURE RELIEF VALVES, RELIEF VALVES SHALL EXTEND TO OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FEET NOR LESS THAN 6 INCHES ABOVE THE GROUND AND POINTING DOWNWARD. UPC SEC 609.5.
 - CONCRETE SHALL BE 2500psi MINIMUM STRENGTH.

HAND RAIL DETAIL 3' 1

KEY NOTES



REV	DATE	BY

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UPPER FLOOR PLAN
HOUSE FOR PEDRAZZINI CONSTRUCTION
 SANTA ROSA, CA

JOB NO.: D0404
 DATE: 09-12-04
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JBI
 CHECKED BY: KOC
 CAD FILE: A1_x-FP.DWG

A2.1
 SHEET 3 OF 15

UPPER FLOOR PLAN 1/4"