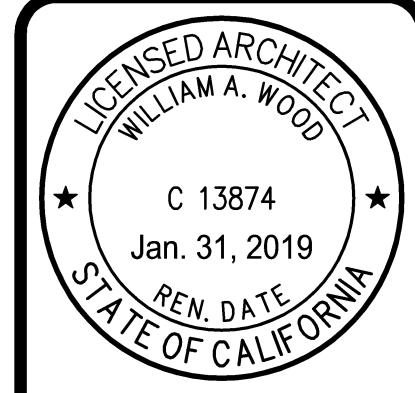


REVISIONS	DATE



**MADRID RESIDENCE**  
**ASPINWALL DRIVE**  
 OAKLAND, CA

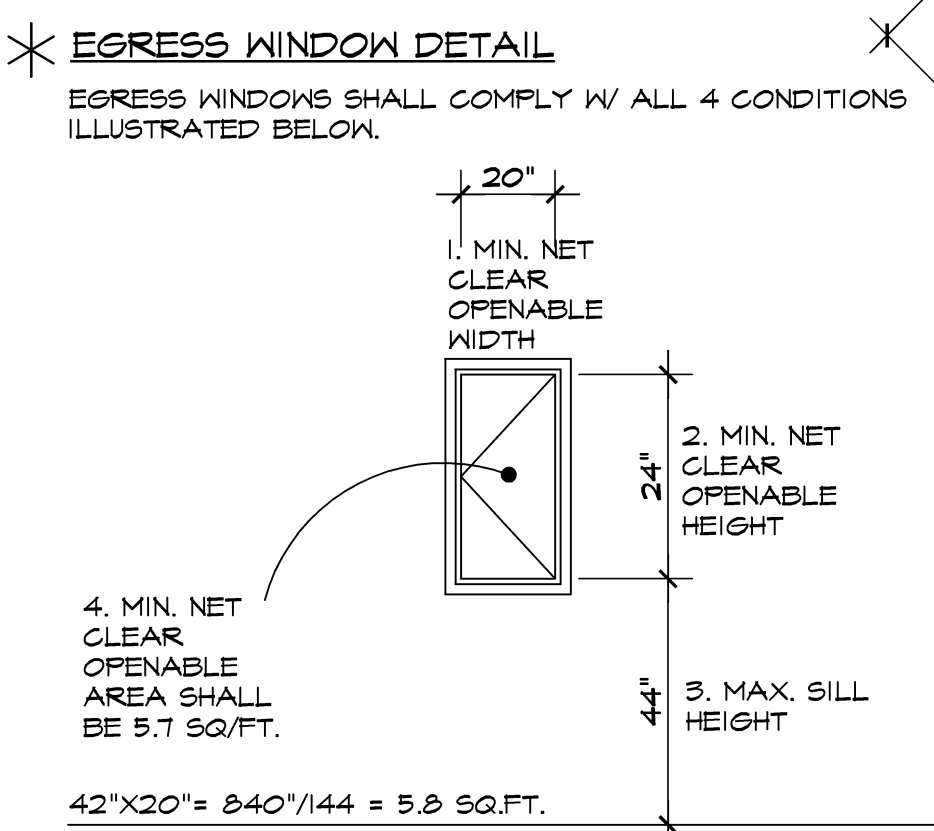
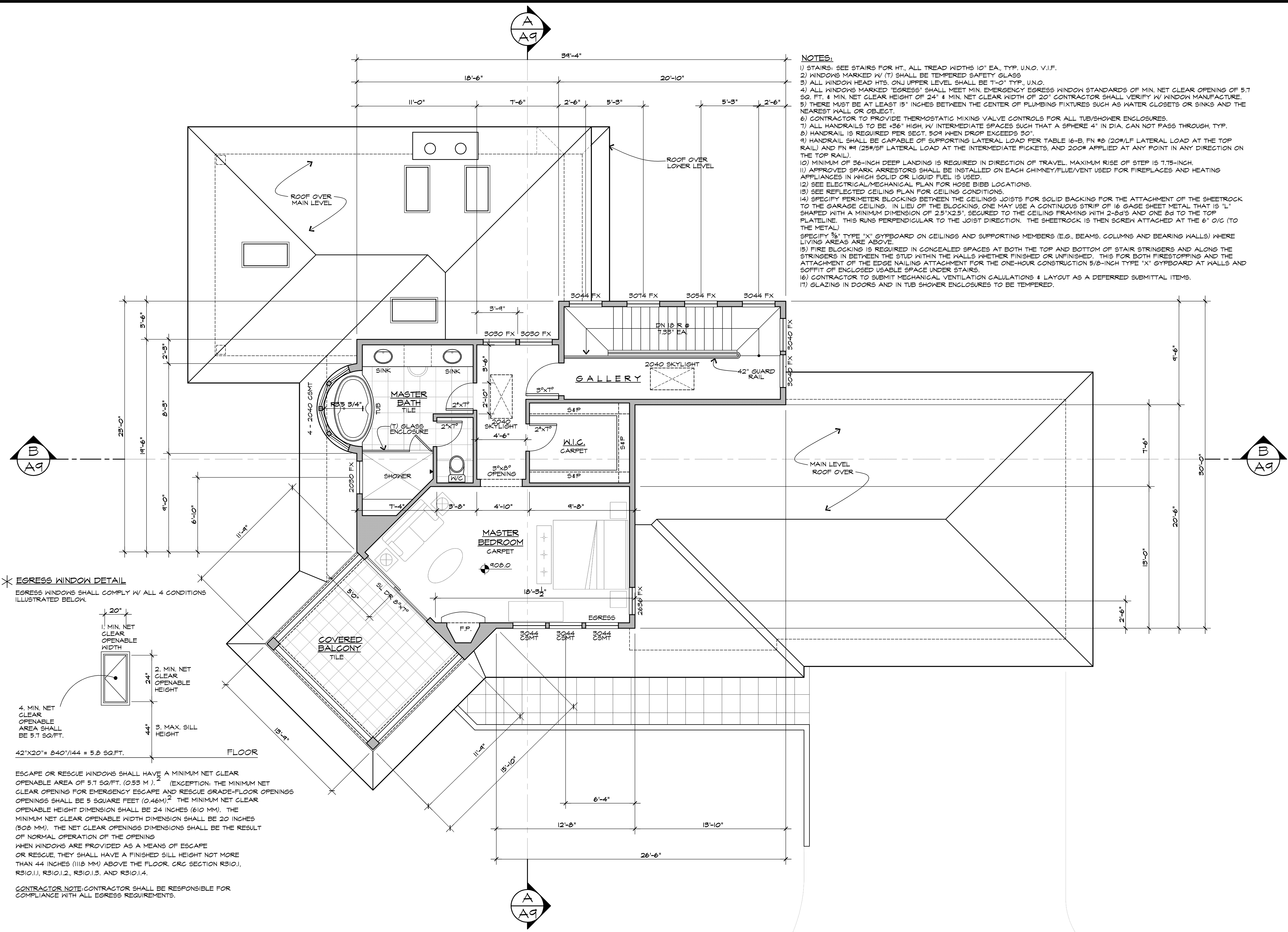
**WILLIAM WOOD ARCHITECTS**  
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DRAWN	JJ
CHECKED	WW
DATE	6/21/17
SCALE	AS SHOWN
JOB NO.	17.771R
SHEET	

**A4**  
 OF SHEETS

- NOTES:**
- 1) STAIRS: SEE STAIRS FOR HT., ALL TREAD WIDTHS 10" EA, TYP. U.N.O. V.I.F.
  - 2) WINDOWS MARKED W/ (T) SHALL BE TEMPERED SAFETY GLASS
  - 3) ALL WINDOW HEAD HTS. ONJ UPPER LEVEL SHALL BE 7'-0" TYP. U.N.O.
  - 4) ALL WINDOWS MARKED "EGRESS" SHALL MEET MIN. EMERGENCY EGRESS WINDOW STANDARDS OF MIN. NET CLEAR OPENING OF 5.7 SQ. FT. & MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20" CONTRACTOR SHALL VERIFY W/ WINDOW MANUFACTURE.
  - 5) THERE MUST BE AT LEAST 15" INCHES BETWEEN THE CENTER OF PLUMBING FIXTURES SUCH AS WATER CLOSETS OR SINKS AND THE NEAREST WALL OR OBJECT.
  - 6) CONTRACTOR TO PROVIDE THERMOSTATIC MIXING VALVE CONTROLS FOR ALL TUB/SHOWER ENCLOSURES.
  - 7) ALL HANDRAILS TO BE #36" HIGH, W/ INTERMEDIATE SPACES SUCH THAT A SPHERE 4" IN DIA. CAN NOT PASS THROUGH, TYP.
  - 8) HANDRAIL IS REQUIRED PER SECT. 504 WHEN DROP EXCEEDS 30".
  - 9) HANDRAIL SHALL BE CAPABLE OF SUPPORTING LATERAL LOAD PER TABLE 16-B, FN #3 (20#/LF LATERAL LOAD AT THE TOP RAIL) AND FN #1 (25#/SF LATERAL LOAD AT THE INTERMEDIATE PICKETS, AND 200# APPLIED AT ANY POINT IN ANY DIRECTION ON THE TOP RAIL).
  - 10) MINIMUM OF 36-INCH DEEP LANDING IS REQUIRED IN DIRECTION OF TRAVEL. MAXIMUM RISE OF STEP IS 7.75-INCH.
  - 11) APPROVED SPARK ARRESTORS SHALL BE INSTALLED ON EACH CHIMNEY/FLUE/VENT USED FOR FIREPLACES AND HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED.
  - 12) SEE ELECTRICAL/MECHANICAL PLAN FOR HOSE BIBB LOCATIONS.
  - 13) SEE REFLECTED CEILING PLAN FOR CEILING CONDITIONS.
  - 14) SPECIFY PERIMETER BLOCKING BETWEEN THE CEILING'S JOISTS FOR SOLID BACKING FOR THE ATTACHMENT OF THE SHEETROCK TO THE GARAGE CEILING. IN LIEU OF THE BLOCKING, ONE MAY USE A CONTINUOUS STRIP OF 16 GAGE SHEET METAL THAT IS "L" SHAPED WITH A MINIMUM DIMENSION OF 2.5"X2.5", SECURED TO THE CEILING FRAMING WITH 2-#8'S AND ONE #4 TO THE TOP PLATELINE. THIS RUNS PERPENDICULAR TO THE JOIST DIRECTION. THE SHEETROCK IS THEN SCREW ATTACHED AT THE 6" O/C (TO THE METAL)
  - 15) SPECIFY 5/8" TYPE "X" GYPBOARD ON CEILINGS AND SUPPORTING MEMBERS (E.G., BEAMS, COLUMNS AND BEARING WALLS) WHERE LIVING AREAS ARE ABOVE.
  - 16) FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES AT BOTH THE TOP AND BOTTOM OF STAIR STRINGERS AND ALONG THE STRINGERS IN BETWEEN THE STUD WITHIN THE WALLS WHETHER FINISHED OR UNFINISHED. THIS FOR BOTH FIRESTOPPING AND THE ATTACHMENT OF THE EDGE NAILING ATTACHMENT FOR THE ONE-HOUR CONSTRUCTION 5/8-INCH TYPE "X" GYPBOARD AT WALLS AND SOFFIT OF ENCLOSED USABLE SPACE UNDER STAIRS.
  - 17) CONTRACTOR TO SUBMIT MECHANICAL VENTILATION CALCULATIONS & LAYOUT AS A DEFERRED SUBMITTAL ITEMS.
  - 17) GLAZING IN DOORS AND IN TUB SHOWER ENCLOSURES TO BE TEMPERED.



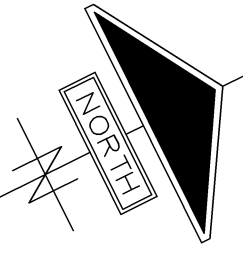
ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ.FT. (0.53 M<sup>2</sup>). (EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR EMERGENCY ESCAPE AND RESCUE GRADE-FLOOR OPENINGS SHALL BE 5 SQUARE FEET (0.46M<sup>2</sup>). THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.

WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. CRC SECTION R310.1, R310.1.1, R310.1.2, R310.1.3, AND R310.1.4.

**CONTRACTOR NOTE:** CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL EGRESS REQUIREMENTS.

**UPPER LEVEL PLAN**

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



PLOT DATE: Jun 04, 2016 - 4:25pm A4 Upper Level Plan.dwg