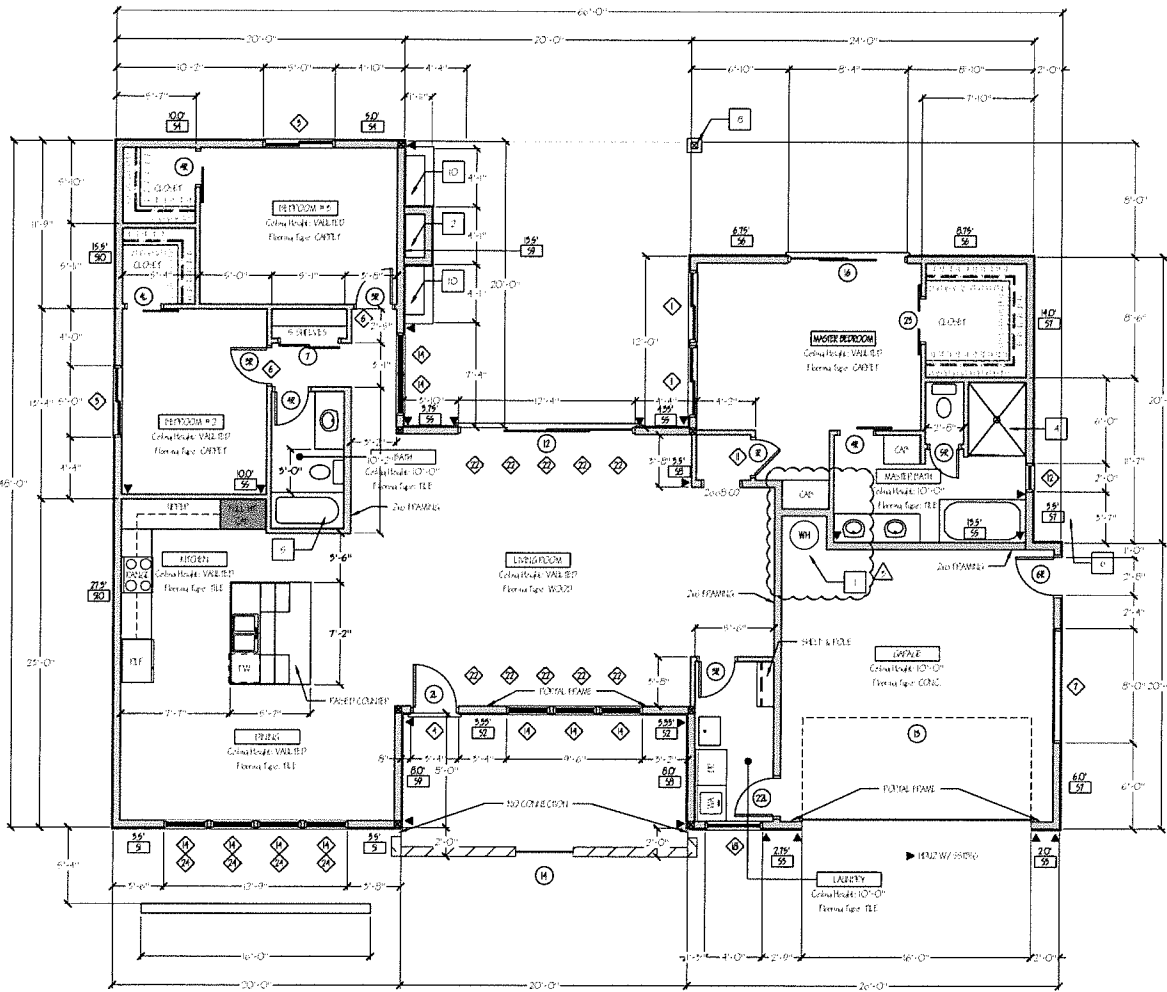




IF THIS DRAWING IS NOT 36" WIDE BY 24" TALL, IT IS TO BE USED FOR REFERENCE ONLY.



**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**KEYED NOTES:**

- 1 EQUAL ELECTRIC WAREHEAT W/ 2" SHOWER DRAINAGE
- 2 OPTIONAL EP DRAINAGE REPT
- 3 SEE FLOOR PLAN SHEET A-0
- 4 SEE SHOWUP - SEE SHOWUP DETAIL SHEET A-0
- 5 REPAIR SASH TO MAKE WORKABLE REPAIRS - SEE FLOOR PLAN SHEET A-0
- 6 CONDENSED FLOORING SYSTEM
- 7 NO EP FLOOR W/ LITON
- 8 NO EP FLOOR W/ LITON
- 9 FLOORING W/ WOODHEAT REPT
- 10 SEAT

**SHEET NOTES:**

- 1 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
- 2 IF DIMENSIONS ARE FOR SHOWUP FROM FLOOR OF A WINDOW TO THE HEAD OF PARTITION WALL, IT IS ASSUMED THAT FINISH FLOOR IS FINISHED TO DETERMINE THE OFFSET. OTHERWISE THE FINISH WINDOW IS TO BE IN THE CENTER OF THE WALL PER THE FINISH SCHEDULE PER WINDOW WALL.
- 3 VENTILATION ON GLAZING:
  - 3.1 TOTAL WINDOW AREA: 2500 SQ FT
  - 3.2 WINDOW TO FLOOR: 16'-6" PROVIDE 16'-6" SQ FT OF FLOOR VENTILATION WITHIN WINDOW FRAME SPACES. THE PROVISIONS: TOTAL AREA: THE VENTILATION REQUIREMENT MAY BE 2500 / 500 = 5.0 SQ FT PER SQ FT OF WINDOW AREA. WITH A MAXIMUM OF 50 SQ FT. THE FLOOR VENTILATION IS TO BE PROVIDED WITHIN THE FLOOR AREA BETWEEN VERTICAL PARTITION WALLS IS PROVIDED BY WALL VENTILATION. TOTAL SURFACE AREA: 645 PROJECT IS 0.14 A/SAR.
- 4 REFERENCE APPLIED WITH CALCULATIONS OF THE APPROPRIATE RISER TO RISER & RISER TO RISE CONNECTIONS AS REQUIRED
- 5 ALL EXTERIOR DOOR & WINDOW HEADS SHALL BE 4'-0" MIN. TO FINISH FLOOR
- 6 DOUBLE HEATED ROOMS WITH OPENINGS WITH PARTITION

**SHEAR PANEL SCHEDULE**

PANEL	TYPE	SECS	WALS	EDGE/FIELD	ANCHOR BOLTS	PLAS. REFR.	PLAS. TIE BARS
S-1	5/8" EXT	64	4" @ 0' C / 12" O.C.	1/2" DIA 4" @ 1' O.C.	2X	N/A	
S-2	5/8" EXT	64	4" @ 0' C / 12" O.C.	1/2" DIA 4" @ 1' O.C.	2X	N/A	
S-3	5/8" EXT	64	4" @ 0' C / 12" O.C.	1/2" DIA 4" @ 1' O.C.	2X	N/A	
S-4	5/8" EXT	64	4" @ 0' C / 12" O.C.	1/2" DIA 4" @ 1' O.C.	2X	N/A	
S-5	5/8" EXT	64	4" @ 0' C / 12" O.C.	1/2" DIA 4" @ 1' O.C.	2X	N/A	
S-6	5/8" EXT	64	4" @ 0' C / 12" O.C.	1/2" DIA 4" @ 1' O.C.	2X	N/A	
S-7	5/8" EXT	64	4" @ 0' C / 12" O.C.	1/2" DIA 4" @ 1' O.C.	2X	N/A	
S-8	5/8" EXT	64	4" @ 0' C / 12" O.C.	1/2" DIA 4" @ 1' O.C.	2X	N/A	
S-9	5/8" EXT	64	4" @ 0' C / 12" O.C.	1/2" DIA 4" @ 1' O.C.	2X	N/A	
S-10	5/8" EXT	64	4" @ 0' C / 12" O.C.	1/2" DIA 4" @ 1' O.C.	2X	N/A	

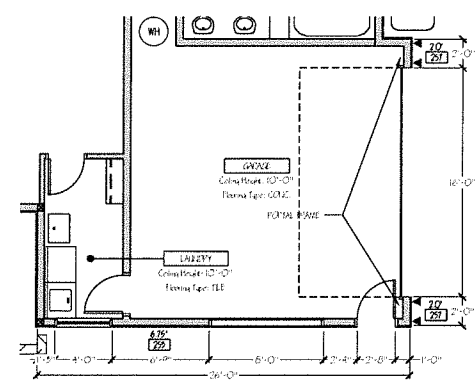
NOTE: MIN. ANCHOR LENGTH IS 15" AND 10" LONG IN BEARING PLATE. USE 10" DIA 4" ANCHOR BOLTS @ 15" USE REBAR DOWN & FOR PARTITION WALLS BELOW

**PROJECT TOTALS:**

TOTAL GARAGE SHEET AREA: 1970 SQ FT  
 TOTAL GARAGE SPACE: 190 SQ FT  
 TOTAL FRONT GARAGE SPACE: 187 SQ FT  
 TOTAL REAR GARAGE SPACE: 400 SQ FT

**WALL LEGEND:**

2" @ 12" # 4 REINFORCED CONCRETE  
 2" @ 12" # 4 REINFORCED CONCRETE WITH INSULATION



**2 GARAGE OPTION**  
SCALE: 1/8" = 1'-0"



**RESIDENTIAL DESIGN & DRAFTING**

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 1727 43RD AVE  
 SAN FRANCISCO, CALIFORNIA

**PLAN 2 - "K"**  
 RANCHES SUBDIVISION  
 JAMESTOWN, CALIFORNIA

DATE	BY	REVISION
02/18/2016	MEQ	ISSUE FOR PERMITS
02/18/2016	MEQ	ISSUE FOR PERMITS
02/18/2016	MEQ	ISSUE FOR PERMITS

REVISIONS: 1. REVISED PERMITS DRAWING TO SHOW CORRECT PERMITS INFORMATION. 2. REVISED PERMITS DRAWING TO SHOW CORRECT PERMITS INFORMATION. 3. REVISED PERMITS DRAWING TO SHOW CORRECT PERMITS INFORMATION. 4. REVISED PERMITS DRAWING TO SHOW CORRECT PERMITS INFORMATION. 5. REVISED PERMITS DRAWING TO SHOW CORRECT PERMITS INFORMATION. 6. REVISED PERMITS DRAWING TO SHOW CORRECT PERMITS INFORMATION. 7. REVISED PERMITS DRAWING TO SHOW CORRECT PERMITS INFORMATION. 8. REVISED PERMITS DRAWING TO SHOW CORRECT PERMITS INFORMATION. 9. REVISED PERMITS DRAWING TO SHOW CORRECT PERMITS INFORMATION. 10. REVISED PERMITS DRAWING TO SHOW CORRECT PERMITS INFORMATION.

DESIGNED BY	MEQ	CHECKED BY	MEQ
DATE	02/18/2016	DATE	02/18/2016

SHEET NO. 2 OF 2  
**A2.0**