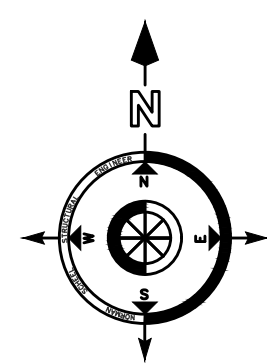
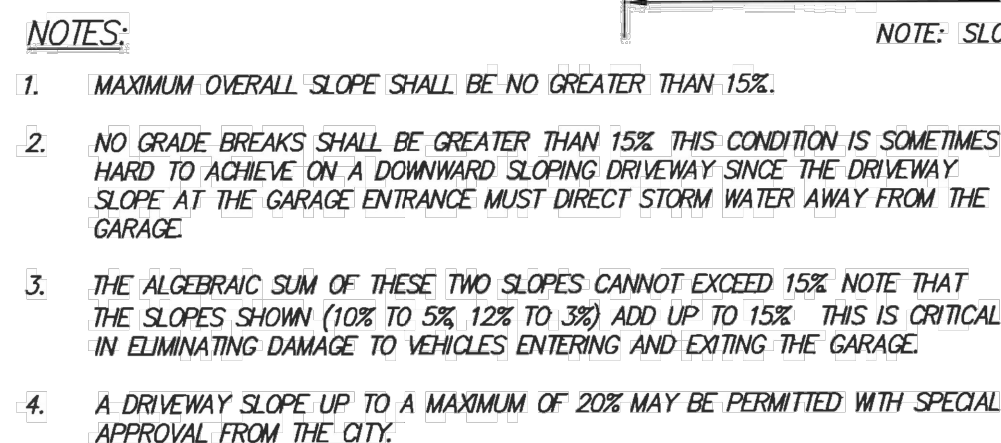


1989 - 2022
33
YEARS OF
EXCELLENCE
Norman Scheel
Structural Engineer

TONY SALADINE
9477 GREENBACK LANE, #215
FOLSOM, CA 95630



A.P.N. 227-0610-008-0000

PROJECT TYPE:	RESIDENTIAL CUSTOM
TYPE OF CONSTRUCTION:	V3-U
OCCUPANCY GROUP:	R-1
LATERAL:	110 M.P.H. EXP. "C"
FIRST FLOOR:	3,498 SQ. FT.
GARAGE:	1,071 SQ. FT.
PORCHES:	252 SQ. FT.
BUILDING HEIGHT:	21'6 1/4" MAX.
SOIL PRESSURE:	NO SOILS REPORT 1500 P.S.F.
FLOOR LOAD:	40 L.L. + 10 D.L. + 5 D.L.
CEILING LOAD:	10 L.L. + 10 D.L.
ROOF LOAD:	20 L.L. + 16 D.L. + 5 D.L.
DRAWINGS PREPARATION:	Kassandra Strong, N.S.E.

A1	BUILDING DATA, SHEET INDEX, SITE
A1-1	GREEN BUILDING STANDARDS
A1-2	GREEN BUILDING STANDARDS
A1-3	LOW RISE RESIDENTIAL MANDATORY MEASURES
T24	TITLE-2-4 ENERGY
A2	MAIN FLOOR PLAN
A3	ROOF PLAN
A4	EXTERIOR ELEVATIONS
A5	CROSS SECTIONS
E1	ELECTRICAL PLAN
P1	PLUMBING PLAN
SC-1	STRUCTURAL GENERAL NOTES & DETAILS
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
AN-1	ARCHITECTURAL TYP. DETAILS
AN-2	ARCHITECTURAL TYP. DETAILS
AN-3	ARCHITECTURAL TYP. DETAILS
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS

California Building Code, Vols. 1 & 2	ASCE 7-10 (Minimum Design Loads)
California Residential Code	AISC 341-10 (2010 Seismic Design for Steel Beams)
California Plumbing Code	AISC 358-10 (Prequalified Connections for Special
California Building Code (Moment Frames)	
California Mechanical Code	AISC 360-10 (2010 Steel Specs 13th ed)
California Electrical Code	ACI 318-14 (Concrete Design)
California Energy Code	ACI 530-14 (Masonry Design)
California Green Building Standards Code	AF&PA/NDS-05 (Wood Design)
California Fire Code NFPA-13D	
California Reference Standards Code	

VERIFY PROPERTY LINE LOCATION WITH FINAL OFFICIAL MAPS

THE HEIGHT OF TOP OF FOUNDATION TO BE
MIN. 12" PLUS 2% TO STREET GUTTER AT
POINT OF DISCHARGE, 2019 CRC R403.1.7.3

2019 CBC - 1804.4 SITE GRADING

GROUND ADJACENT TO FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT NOT LESS THAN 5% SLOPE FOR A MIN. DISTANCE OF 10 FEET, PERPENDICULAR TO THE FACE OF THE WALL. ERECTION OF CURBS OR LOT LINE PROHIBIT 10 FEET OF DISTANCE. A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED MIN. 2% WHERE LOCATED WITHIN 10 FEET OF THE FOUNDATION. SWALES LOCATED BEYOND 10 FT. OF THE BUILDING FOUNDATION SHALL BE SLOPED MIN. 2% AWAY FROM THE BUILDING.

THE ADDRESS AND THE NUMBERS ON THE ADDRESS MUST BE IN A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
2019 CBC 501.2

PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION
DEVICE AT ALL HOSE BIBS PER 2019 CPC 602.3

PROVIDE A MINIMUM OF ONE HOSE BIB AT FRONT AND REAR
OF THE DWELLING.

2019 CRC SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS
R313.2 ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE
SYSTEMS. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM
SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS.
EXCEPTION: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM
SHALL NOT BE REQUIRED FOR ADDITIONS OR ALTERATIONS TO
EXISTING BUILDINGS THAT ARE NOT ALREADY PROVIDED WITH AN
AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM.


**FIRE SPRINKLER PLANS CAN BE SUBMITTED
SEPARATELY PRIOR TO FRAME INSPECTION.**

PROJ. MGR.:	RC
ENGINEER:	NS
DRAWN BY:	KS
CHECKED BY:	RC

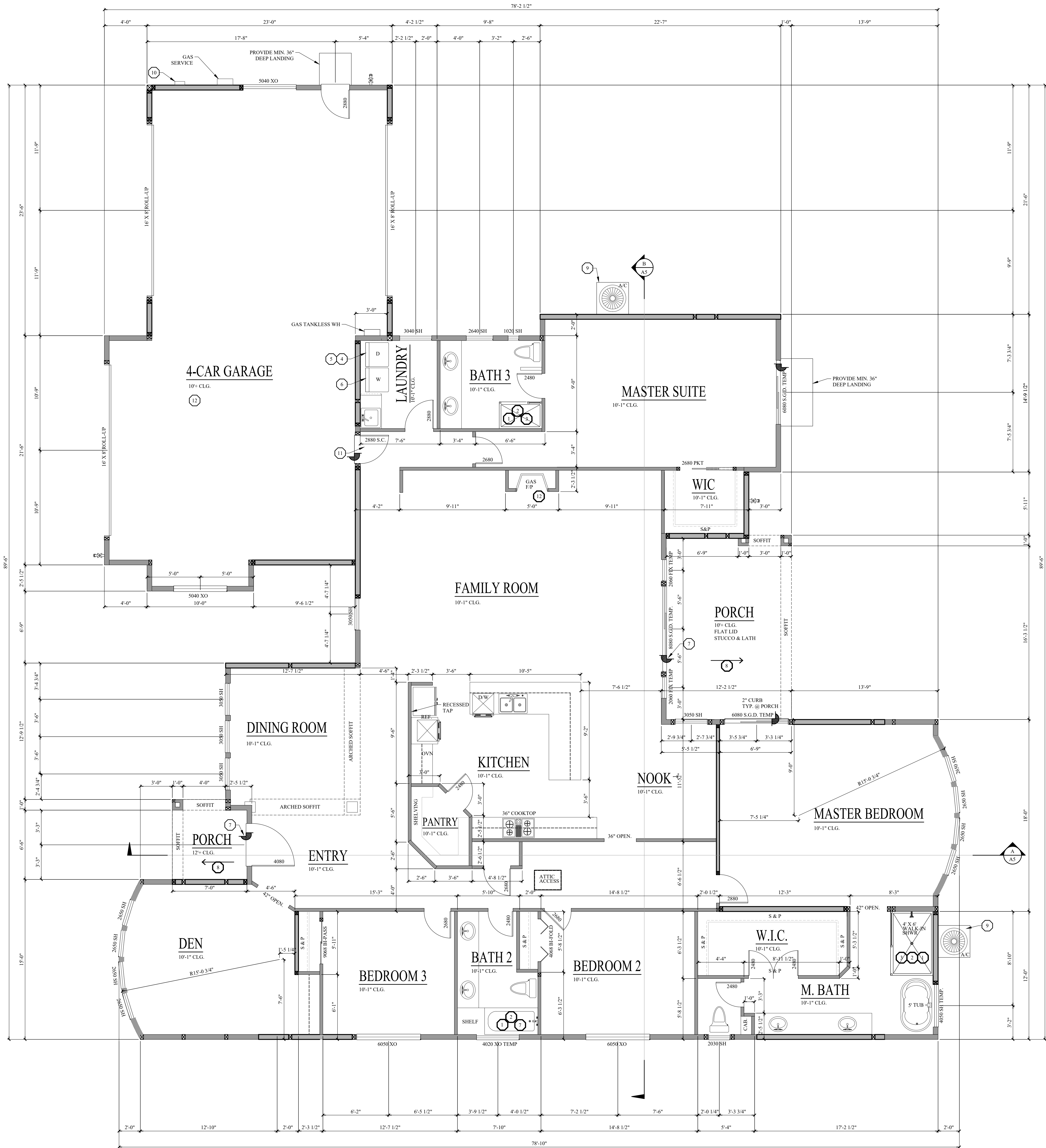
ISSUE DATE: 12/17/2021

REVISIONS:

1	12/17/2021	ISSUE DATE
2		
3		
4		
5		
6		

5/12/2022
SHEET

A1
INDEX AND SITE
JOB NO. 21438



FIRST FLOOR PLAN

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

VERIFY CEILING TREATMENTS AND LOCATIONS
VERIFY IF SOFFITS BETWEEN INTERIOR COLUMNS ARE FLAT OR ARCHED.
ROOM DIMENSIONS ARE FROM STUD TO STUD,
NOT COUNTING SHEETROCK.

KEYNOTES:

- 1 SHOWER HEADS 6'-6" A.F.F. VALVES LOCATE NEAR OPENING TO SHOWER.
- 2 SHOWER WALLS FULLY TILED W/ WATERPROOF BACKING
- 3 SHOWER COMPARTMENT, REGARDLESS OF SHAPE, HAVING A MIN. INTERIOR FLOOR AREA OF 1.04 SQ. INCHES, AND CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. (2019 CPC 408.6)
- 4 VENT CLOTHES DRYER W/ BACKDRAFT DAMPER, (NOT SCREENED) METAL WITH SMOOTH INTERIOR, 4" Ø MIN. TERMINATING TO THE OUTSIDE. MAX. TL. 14'-0" (MAX. 2-90° BENDS, SUBTRACT 2 FT. OF LENGTH FOR EACH ADDED 90° BEND IN EXCESS OF 2) OR PROVIDE MECHANICAL ENGINEERING FOR THE DUCT SYSTEM (2019 CMC 504.3 to 504.5)
- 5 ALLOW FOR GAS & ELEC. DRYER
- 6 RECESSED HOOKUP FOR WATER & DUCT
- 7 2" CURB TYP. @ PORCH & EXTERIOR LANDINGS
- 8 SLOPE SLAB 1/8" PER FOOT AWAY FROM HOUSE
- 9 LEVEL 4" CONC. PAD FOR COMPRESSOR. CONCRETE SLAB EXTENDING NOT LESS THAN 7" ABOVE THE ADDING GROUND LEVEL (2019 CMC 1106.2), THICKEN EDGE OF SLAB PER DETAIL 750.0 U.S.G. CONTRACTOR TO VERIFY SIZE W/ H.V.A.C. EQUIPMENT REQUIREMENTS
- 10 200 AMP ELECTRICAL PANEL & METER - VERIFY LOCATION W/ ELECTRIC COMPANY
- 11 MIN. 1/8" TIGHT FITTING, SELF CLOSING & LATCHING, SOLID CORE DOOR FROM THE GARAGE TO LIVING SPACE OR A DOOR WITH A FIRE PROTECTION RATING NO LESS THAN 20 MINUTES. 2019 CRC R302.5.1
- 12 THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF GYPSUM BOARD, NOT LESS THAN 1/2 INCH THICKNESS, APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8-INCH TYPE X GYPSUM BOARD AND 1/2-INCH GYPSUM BOARD APPLIED TO STRUCTURES SUPPORTING THE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE. 2019 CRC R302.6. ALL PENETRATIONS THROUGH FIRE RATED WALLS AND CEILINGS SHALL BE STEEL, FERROUS OR COPPER PIPES, TUBE, OR CONDUIT. THE ANNULAR SPACE BETWEEN THE FIRE RATED WALL AND THE PENETRATING ITEM SHALL BE SEALED W/ SUCH MATERIAL TO PREVENT THE PASSAGE OF FLAME AND HOT GASES. 2019 CRC R302.11. DUCTS IN PRIVATE GARAGE THAT PENETRATE THE FIRE RATED WALLS OR CEILINGS SHALL BE 26 GA. MIN. AND HAVE NO OPENINGS INTO THE GARAGE. 2019 CRC R302.5.2. INSTALL FIRELOCKING FOR ALL CONCEALED SPACES VERTICALLY AT CEILING & FLOOR LEVEL, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. 2019 CRC R302.11.

GENERAL NOTES:

- 0.0 EGRESS. SLEEPING ROOMS TO HAVE MIN. (1) OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, WAY, YARD, OR EXIT COURT AND SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. NET CLEAR OPEN HEIGHT OF 24" MIN. NET CLEAR WIDTH OF 20". THE BOTTOM OF CLEAR OPENING NO MORE THAN 44" ABOVE FLOOR PER 2019 CMC 109.1, 109.2, 109.3
- 1.0 LIGHT & VENTILATION. WINDOW(S) IN BEDROOM MUST MEET EGRESS AND HAVE DOUBLE GLAZING IN EXT. DOORS, WINDOWS & SKYLIGHTS. GUEST ROOMS / HABITABLE ROOMS WITH THE DWELLING TO HAVE NATURAL LIGHT WITH GLAZED OPENINGS WITH AN AREA NO LESS THAN 8% OF THE FLOOR AREA OF ROOM SERVED. 2019 CBC SEC. 1204.2. KITCHENS MAY HAVE ARTIFICIAL LIGHT. THE MINIMUM OPENABLE TO SUNROOM OR PATIO COVER SHALL BE 1/10 OF THE FLOOR AREA OR 20 SQUARE FEET, WHICH EVER IS GREATER. 2019 CBC 1204.2.1
- 2.0 BATHROOMS SHALL BE MECHANICALLY VENTILATED PER 2019 CMC 407.3, TABLE 407.3.1, 2019 CBC 1204.2.1
- 3.0 GLAZING IN SLIDING DOORS (BOTH FIXED AND SLIDING), GLASS IN ALL SWINGING DOORS, GLAZING IN SHOWER AND TUB ENCLOSURES, GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZ. OR WALKING SURFACE. GLAZING WHERE EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE FLOOR. GLAZING IN PANELS ADJACENT TO DOOR VERTICAL EDGE WITHIN 24 INCHES. 2019 CBC 2406.4, HAZARDOUS LOCATIONS.
- 4.0 GARAGE DOOR(S) TO BE PROVIDED WITH METAL SLIDE BAR BOLT OR MECHANICAL CLOSING DEVICE. PROVIDE SPRING RETENTION DEVICE.
- 5.0 SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NO LESS THAN 72" (CRC R307.2) ABOVE THE DRAIN INLET 2019 CBC 1210.2.3. SUCH AS CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL OF A TYPE NOT ADVERSELY AFFECTED BY MOISTURE. INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THERMOSTATIC MAX VALVE TYPE AT SHOWERS / TUB SHOWERS MAX. SETTING 120°F (49° C). 2019 CPC 408.3
- 6.0 WATERCLOSETS SHALL HAVE A MAX. FLUSHING CAPACITY OF 1.28 GALLONS. 2019 CPC 411.2
- 7.0 AN ATTIC ACCESS TO BE PROVIDED AT ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30" & 30" MIN. CLEAR HEADROOM IN ATTIC ABOVE ACCESS SHALL BE PROVIDED TO ACCESS THE ATTIC. ACCESS SHALL BE PROVIDED TO APPLIANCE NOT TO EXCEED 20 FT. A 34" CATWALK OF SOLID FLOORING UNOBSTRUCTED FROM ENTRANCE TO APPLIANCE. A LEVEL PLATFORM MIN. 30" BY 30" IN FRONT OF SERVICE SIDE OF THE EQUIPMENT. A PERMANENT 120V/150V RECEPTACLE OUTLET AND LIGHT FIXTURE TO BE INSTALLED NEAR APPLIANCE. SWITCH LOCATED AT ENTRANCE OF PASSAGEWAY. 2019 CBC 1204.2, 2019 CPC 508.4 SEE ELECTRICAL SHEET FOR LOCATION.
- 8.0 A REMOVABLE PANEL (MIN. 12"x12") SHALL BE PROVIDED TO ACCESS AND REMOVE THE PUMP. WHIRLPOOL PUMP ACCESS IN THE CRAWL SPACE LOCATED MAX. 20 FT. FROM AN ACCESS DOOR. 2019 CPC 409.6
- 9.0 STAIRWAYS SHALL HAVE MIN. HEADROOM CLEARANCE OF NOT LESS THAN 8'0" MEASURED VERTICALLY FROM LINE CONNECTING THE EDGE OF NOSING AND FULL WIDTH OF STAIRWAY AND LANDING NOT LESS THAN WIDTH OF STAIRWAY. STAIRWAYS SHALL HAVE A WIDTH OF NO LESS THAN 36" 2019 CBC 1011.2, EXCEPT #1. 7'5" MAX. RISE, 10" MIN. RUN & 1" NOSING. 2019 CBC 1011.2 EXCEPTION 5. HANDRAILS PER 2019 CBC 1014 REQUIRED WHERE THERE ARE 4 OR MORE RISERS. HANDRAIL HEIGHT NOT LESS THAN 34" NOR MORE THAN 38" ABOVE LANDING AND NOSING. 2019 CBC 1014.2
- 10.0 WHERE NOT REQUIRED TO BE ADAPTABLE OR ACCESSIBLE, THE LANDING AT EXTERIOR DOOR SHALL BE NO MORE THAN 7'5" BELOW TOP OF THRESHOLD, PROVIDED THE DOOR OTHER THAN A SCREEN OR STORM DOOR DOES NOT SWING OVER THE LANDING. 2019 CBC 1010.1.6. STEP AT A REQUIRED EGRESS DOOR TO BE 7" MAX. 2019 CBC 1003.5 EXCEPTION 1.
- 11.0 GUARD RAILS REQUIRED ALONG OPEN SIDE OF WALKING SURFACE AT RAMPS AND LANDINGS MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW, MIN. 36" HIGH. 2019 CBC 1015.2
- 12.0 OPEN GUARDS SHALL HAVE BALLUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. EXCEPT FOR THE TRIANGULAR OPENINGS FORMED BY RISER, TREAD, BOTTOM RAIL AT OPEN SIDE SHALL HAVE A MAXIMUM SIZE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS. 2019 CBC 1012.2
- 13.0 SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING AREAS AND OTHER COMMON SPACES NORMALLY ACCESSIBLE TO RESIDENTS. ALSO ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA IN VICINITY OF BEDROOMS, IN EACH STORY WITHIN DWELLING INCLUDING BASEMENTS, SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR. BETWEEN LEVELS, THE SMOKE ALARM INSTALLED ON UPPER LEVEL WILL SUFFICE FOR ADJACENT LOWER LEVEL PROVIDED LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW UPPER LEVEL. NOT REQUIRED IN KITCHENS. A PHOTOELECTRIC SMOKE ALARM IS REQUIRED WHEN INSTALLED WITHIN 20 FEET OF THE COOKING APPLIANCE. 2019 CBC 907.2.11.1, 907.2.11.2, 907.2.11.3
- 14.0 SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALARMS TO EMIT SIGNAL WHEN BATTERIES ARE LOW. WIRING SHALL BE PERMANENT WITHOUT MEANS OF DISCONNECTION. 2019 CBC 907.2.10.6
- 15.0 IN SEISMIC DESIGN CATEGORIES C, D, E, AND F, STEEL WATER HEATERS TO FRAMING MEMBERS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF WATER-HEATERS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MIN. DISTANCE OF 4 IN. SHALL BE MAINTAINED ABOVE CONTROLS WITH THE STRAPPING. 2019 CPC 507.2. INSTALL FUEL-BURNING WATER HEATERS PER 2019 CPC 506.1. FOR COMBUSTION AIR PROVIDE SIZED COMBO. PRESSURE AND TEMP. RELIEF VALVE. FOR APPLIANCES IN ATTIC, SEE 2019 CPC 608.3, 608.4
- 16.0 FUEL-BURNING EQUIPMENT TO HAVE SUFFICIENT SUPPLY OF COMBUSTION AIR PER CHAP. 7 (2019 CMC), COMBUSTION FUEL WATER HEATERS INSTALLED IN ROOM USED FOR SLEEPING, BATHS OR CLOTHES CLOSET OR CONTAINED SPACE OPENING INTO BATH OR BEDROOM SHALL CONFORM TO 2019 CPC SEC. 506.1. PROVIDE APPROVED & SIZED RELIEF VALVE FOR W/H PER 2019 CPC 608.3, 608.4
- 17.0 HOSE BIBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE APPROVED BACK-FLOW PREVENTION DEVICES. 2019 CPC 603.5.6, 603.5.7
- 18.0 PROVIDE 2x6 STUD WALLS WHERE PIPING WITHIN THE WALL IS GREATER THAN 2 INCHES OUTSIDE DIAMETER. 2019 CPC 807.3
- 19.0 APPLIANCES AND RECEPTACLES INSTALLED IN GARAGE GENERATING A GLOW, SPARK, OR FLAME SHALL BE LOCATED 18" ABOVE FLOOR.



5-2-2022

AREA BREAKDOWN

FIRST FLOOR = 3498 SQ. FT.
FRONT COVERED PORCH = 51 SQ. FT.
REAR COVERED PORCH = 201 SQ. FT.
TOTAL COVERED PORCHES = 252 SQ. FT.
GARAGE = 1071 SQ. FT.

2019 CBC
Norman
Scheel
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Engineer

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NEW HOME
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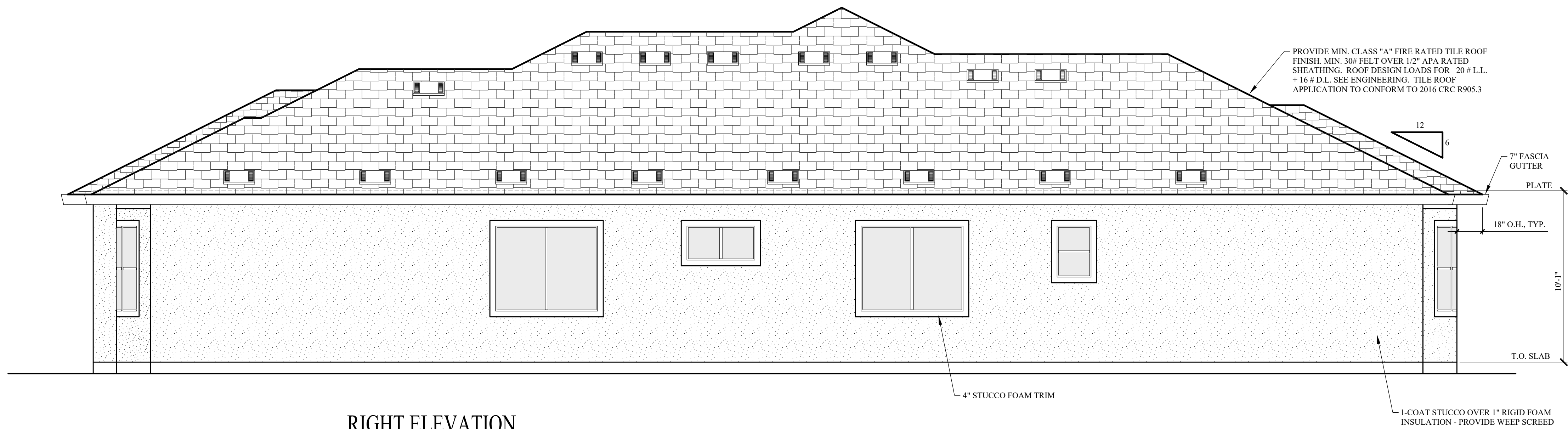
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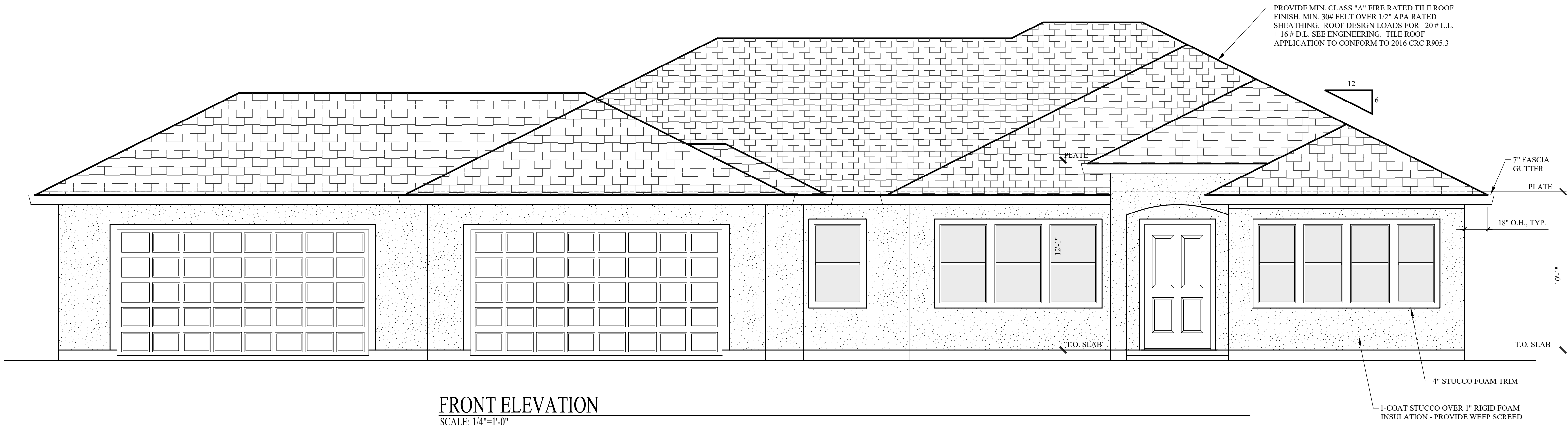
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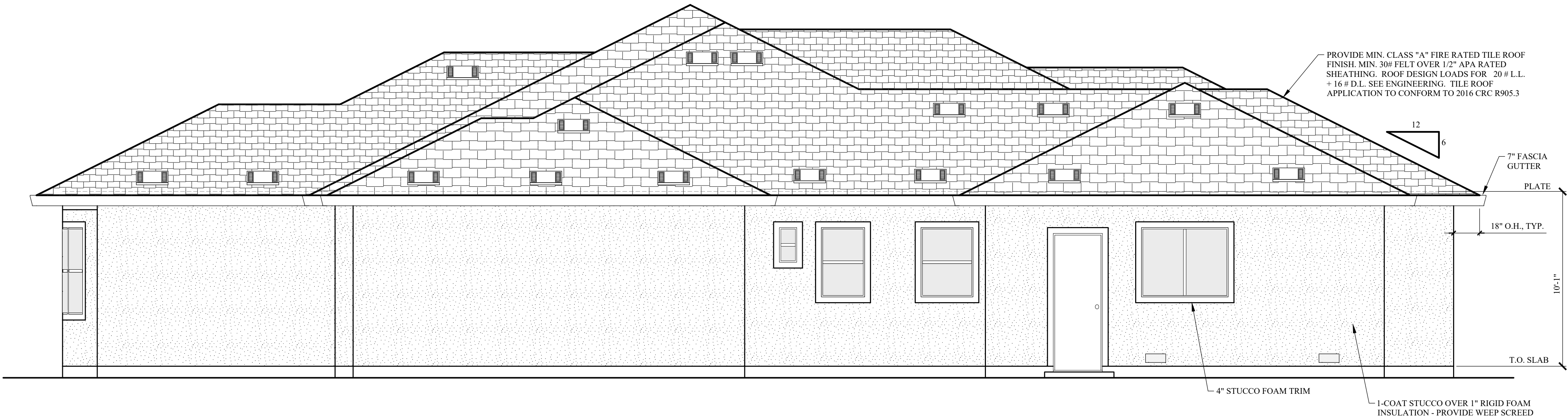
5/12/2022
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A2
JOB NO. 21438



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



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



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



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

