

ABBREVIATIONS

#	AND	JT	JOINT
Ø	DIAMETER	LAV.	LAVATORY
#	NUMBER	L.B.(S)	POUND(S)
A.B.	ANCHOR BOLT	L.	LONG. LENGTH
ACC	ACCESSIBLE, ACCESSIBILITY	MAX.	MAXIMUM
A.C.	ASPHALT CONCRETE, AIR CONDITION	M.B.M.	METAL BUILDING MANUFACTURER
AGG	AGGREGATE	MECH.	MECHANICAL
ALUM.	ALUMINUM	MEZ.	MEZZANINE
APPROX.	APPROXIMATE	MFG	MANUFACTURING
ARCHITL	ARCHITECTURAL	MFR	MANUFACTURER
BD	BOARD	MIN.	MINIMUM
BTW	BETWEEN	MISC.	MISCELLANEOUS
BLDG	BUILDING	MTL	METAL
BLK	BLOCK	(N)	NEW
BOT	BOTTOM	N.I.C.	NOT IN CONTRACT
CAM	CAMBER	N.T.S.	NOT TO SCALE
CAB.	CABINET	O.C.	ON CENTER
CANT	CANTILEVER	O.D.	OUTSIDE DIAMETER, OUTSIDE DIMENSION
C.B.	CARRIAGE BOLT	O.H.	OPPOSITE HAND
C.I.	CAST IRON	OPNG	OPENING
CIR.	CIRCLE, CIRCULAR	PL	PLATE, PROPERTY LINE
CL	CENTERLINE	P.LAM.	PLASTIC LAMINATE
CLG	CEILING	P.L.F.	POUNDS PER LINEAR FOOT
CLR	CLEAR	PLYWD	PLYWOOD
C.M.U.	CONCRETE MASONARY UNIT	PR	PAIR
C.O.	CLEAN OUT	PREFAB.	PREFABRICATED
COL.	COLUMN	PREP.	PREPARE AS REQUIRED
CONC.	CONCRETE	PROJ.	PROJECTION
CONN.	CONNECTION	P.S.F.	POUNDS PER SQUARE FOOT
CONST.	CONSTRUCTION	P.S.I.	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	P.T.	PRESSURE TREATED
COORD.	COORDINATE	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
CSK	COUNTERSINK, COUNTERSUNK	R	RADIUS
CTR	CENTER	R.A.	RETURN AIR
d	PENNY NAIL	REF.	REFRIGERATOR
DBL	DOUBLE	REINF.	REINFORCE, REINFORCEMENT
DTL	DETAIL	REF.	REPLACE
D.F.	DOUGLAS FIR, DRINKING FOUNTAIN	REQ.	REQUIRED
D.I.	DRAINAGE INLET	RET.	RETAINING
DIAG.	DIAGONAL	RM	ROOM
DIM.	DIMENSION	S.C.	SOLID CORE
D.S.	DOWNSPOUT	SCHED.	SCHEDULE
DWG(S)	DRAWING(S)	SECT.	SECTION
(E)	EXISTING	S.F.	SQUARE FEET
E.A.	EACH	SHT	SHEET
ELEV.	ELEVATION	SIM.	SIMILAR
ELEC.	ELECTRIC, ELECTRICITY	SIMP.	SIMPSON
EMBED.	EMBEDMENT, EMBEDDED	S.M.S.	SHEET METAL SCREWS
E.M.T.	ELECTRICAL METALLIC TUBING	SPEC.	SPECIFICATION(S)
E.N.	EDGE NAILING	SQ.	SQUARE
EQ.	EQUAL	S.S.	STAINLESS STEEL
EQUIP.	EQUIPMENT	STD	STANDARD
EXP.	EXPANSION	SHTG	SHEATHING
EXT.	EXTERIOR	STL	STEEL
F.D.	FLOOR DRAIN	STRUT.	STRUCTURAL
FDN	FOUNDATION	S & P	SHELF AND POLE
FIN. FL.	FINISH FLOOR	S.T.	STRUCTURAL TUBING
FIN.	FINISH	SUSP.	SUSPENDED
FLR	FLOOR	T	TEMPERED
FMC	FLOOR MATERIAL CHANGE	TBD	TO BE DETERMINED
F.O.	FACE OF	T & G	TONGUE AND GROOVE
F.R.P.	FIBERGLASS REINFORCED PANEL	TEL	TELEPHONE
FT	FOOT, FEET	THK	THICK
FTG	FOOTING	THRU	THROUGH
FURN.	FURNICE	T.O.R.	TOP OF RIDGE
GA.	GAUGE	T.O.P.	TOP OF PARAPET
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
G.L.B.	GLUE LAMINATED BEAM	TY.P.	TYPICAL
G.S.M.	GALANIZED SHEET METAL	U.B.C.	UNIFORM BUILDING CODE
GYP.	GYP-SUM	U.N.O.	UNLESS NOTED OTHERWISE
H	HIGH	UNREINF.	UNREINFORCED
H.B.	HOSE BIBB	VERT.	VERTICAL
H.M.	HOLLOW METAL	W	WIDE, WIDE FLANGE
HORIZ.	HORIZONTAL	W/	WITH
HT	HEIGHT	WC	WATER CLOSET
H.S.	HIGH STRENGTH	WD	WOOD
I.D.	INSIDE DIAMETER, INSIDE DIMENSION	W.H.	WATER HEATER
INFO.	INFORMATION	W/O	WITH OUT
INSUL.	INSULATION	W.W.F.	WELDED WIRE FABRIC
INT.	INTERIOR		

SYMBOL LEGEND

(X)	GRIDS		GYP-SUM BOARD CEILING
(X)	COLUMN GRIDS		2 x 4 LAY-IN FLUORESCENT LIGHT FIXTURE
(X/XX)	DETAIL		2 x 2 LAY-IN FLUORESCENT LIGHT FIXTURE
(X/XX)	DETAIL		SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
(X/XX)	BUILDING SECTION		CEILING MOUNTED INCANDESCENT OR COMPACT FLUORESCENT LIGHT FIXTURE
(X)	REVISIONS		WALL HUNG INCANDESCENT OR COMPACT FLUORESCENT LIGHT FIXTURE
(XX)	PANEL TYPE		PENDANT HUNG FLUORESCENT LIGHT FIXTURE
(X)	WINDOW TYPE		HVAC SUPPLY DIFFUSER
(X)	DOOR SYMBOL		HVAC RETURN DIFFUSER
(X/XX)	INTERIOR ELEVATION		STEEL
(X)	KEYNOTE		ACOUSTIC CEILING (SECTION)
(X)	WALL TYPE		RIGID INSULATION
	CONCRETE		BATT INSULATION
	GRAVEL		SAND/GROUT
	EARTH		ROOF PITCH
	AC PAVING		(E) TREES TO REMAIN
	CONCRETE (PLAN)		(E) TREES TO BE REMOVED
	WOOD, CONTINUOUS		HOSE BIBB
	WOOD BLOCKING		
	FINISH WOOD		
	GYP-SUM BOARD		
	PLYWOOD		

Rose Residence

Addition and Alteration

312 Oak Canyon Way

Folsom, Calif. 95630

DISCIPLINES:

OWNER :
BRIAN ROSE
312 OAK CANYON WAY
FOLSOM, CALIF. 95630

ARCHITECT:
DARRYL CHINN, ARCHITECTS
670 SHORESIDE DR.
SACRAMENTO, CA 95831
TEL: 916-761-6956
EMAIL: DCHINNARCH@ATT.NET

STRUCTURAL:

ENERGY:
MICHAEL P. MCDERMOTT, P.E. | LEED AP
VALLEY ENERGY CONSULTANTS
2201 FRANCISCO DRIVE, SUITE 140-451
EL DORADO HILLS, CA 95762
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EMAIL: MIKEM@THEMCDERMOTTGROUP.COM

SHEET INDEX:

ARCHITECTURAL:
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STRUCTURAL:

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PROJECT DATA:

SCOPE OF WORK:
THIS PROJECT INVOLVES THE CONSTRUCTION OF A NEW CONVENTIONAL FRAMED, RAISED FOUNDATION MASTER BATHROOM, FRONT PORCH AND BACK PATIO DECK WITH IN-GROUND CONCRETE POOL. ALTERATIONS INCLUDE CONVERTING AN EXSISTING BATHROOM TO A WALK-IN-CLOSET AND ROOF OVER BUILD.

APN: 213-0920-024-0000
PARCEL: 10,904 SF (25 ACRES +/-)
ZONING: R-1-ML
OCCUPANCY: R-3
JURISDICTION: CITY OF FOLSOM
CODE: FOLSOM CITY ZONING ORDINANCE
2019 (C.R.C. SECTION 1.1.3.1)
2019 C.E.C., C.M.C., C.P.C., C.F.C.) 2019 CALIF.
GREEN BUILDING STANDARDS CODE
(C.G.B.S.C.) 2019 CALIF. ENERGY CODE

MAIN RESIDENCE YEAR BUILT: 1984

(E) FIRE SPRINKLERS: NO

(E) SOLAR PANELS: NO

FLOOR AREA ANALYSIS:

FIR. FL. AREA: 2,258 SF (ASSESSORS)
GARAGE AREA: 630 SF (ASSESSORS)

BACK COVERED PATIO: 377 SF
SUBTOTAL: 3,265 SF

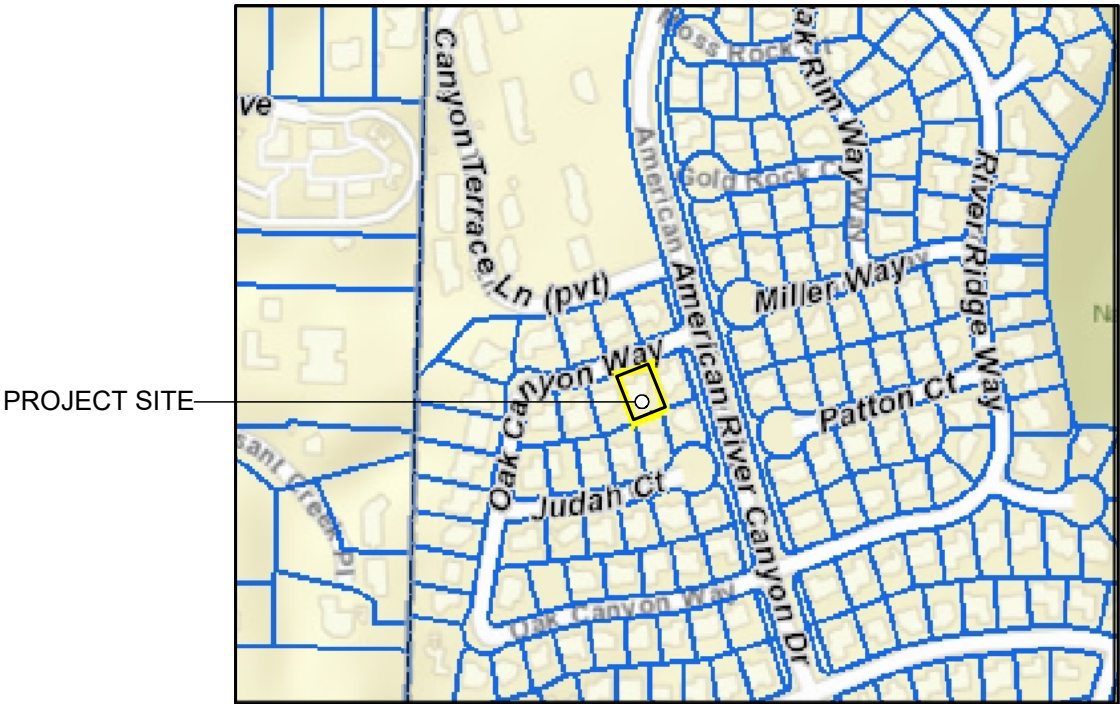
(N) BATHROOM ADDITION: 192 SF

(N) BACK PATIO DECK AND POOL
ADDITION: 288 SF

(N) INTERIOR ALTERATION: 91 SF

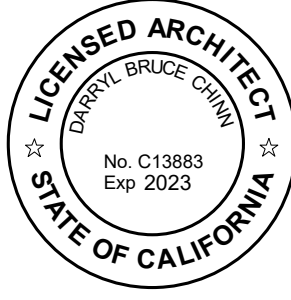


PROJECT RESIDENCE



VICINITY MAP
CITY OF FOLSOM

DCA DARRYL CHINN ARCHITECTS
760 SHORESIDE DRIVE
SACRAMENTO, CA 95831
OFFICE: 916.761.6956
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REVISIONS

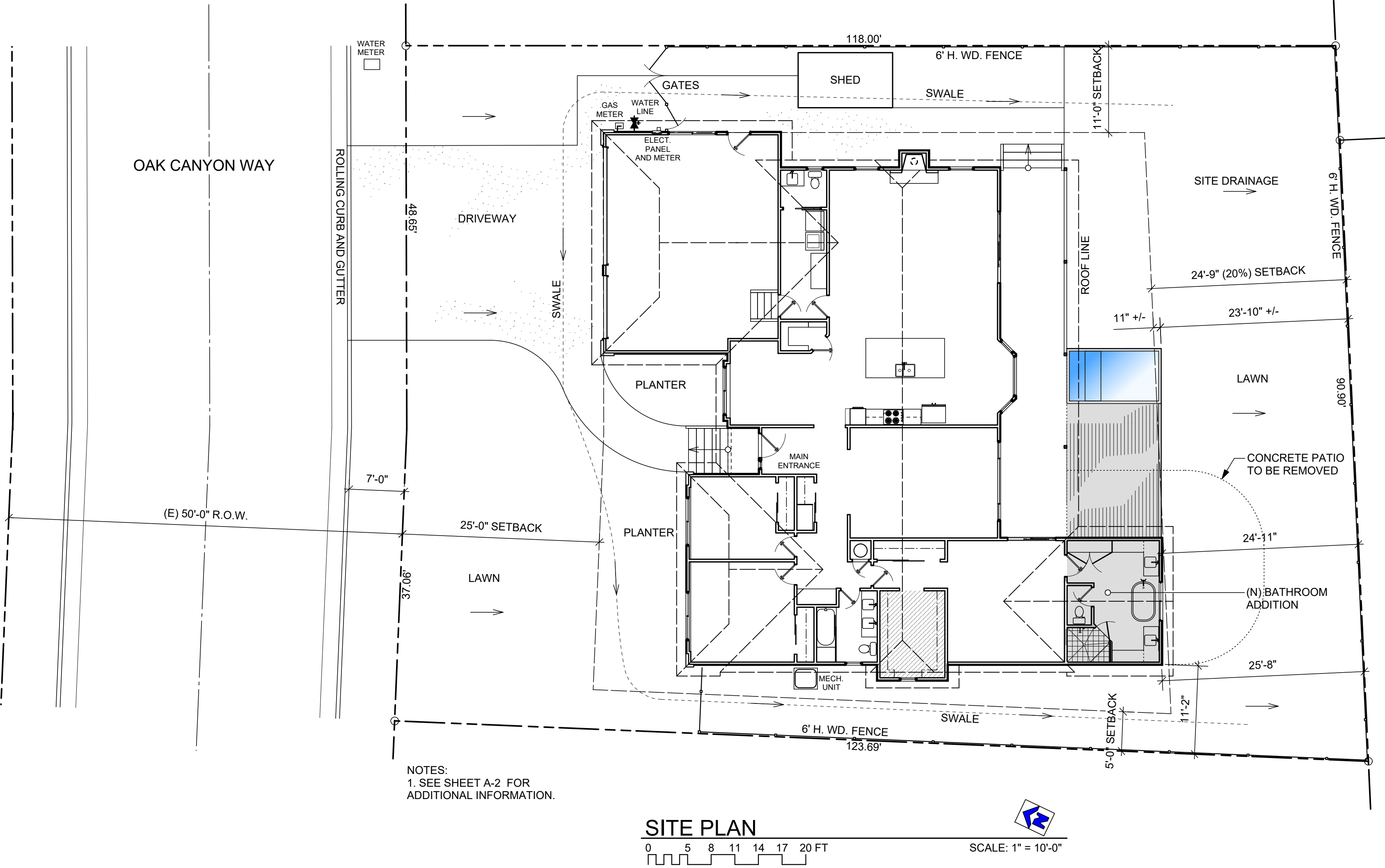
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TITLE SHEET

DATE: JULY 13, 2022

DRAWN BY: GR

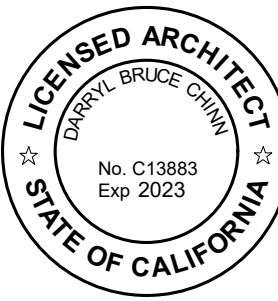
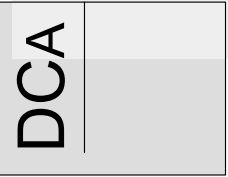
T-1



Rose Residence
Addition and Alteration
312 Oak Canyon Way
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FLOOR PLAN

CHINN ARCHITECTS
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OFFICE: 916.761.6956
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DRAWN
GWR

CHECKE

DATE

/ 13 / 2022

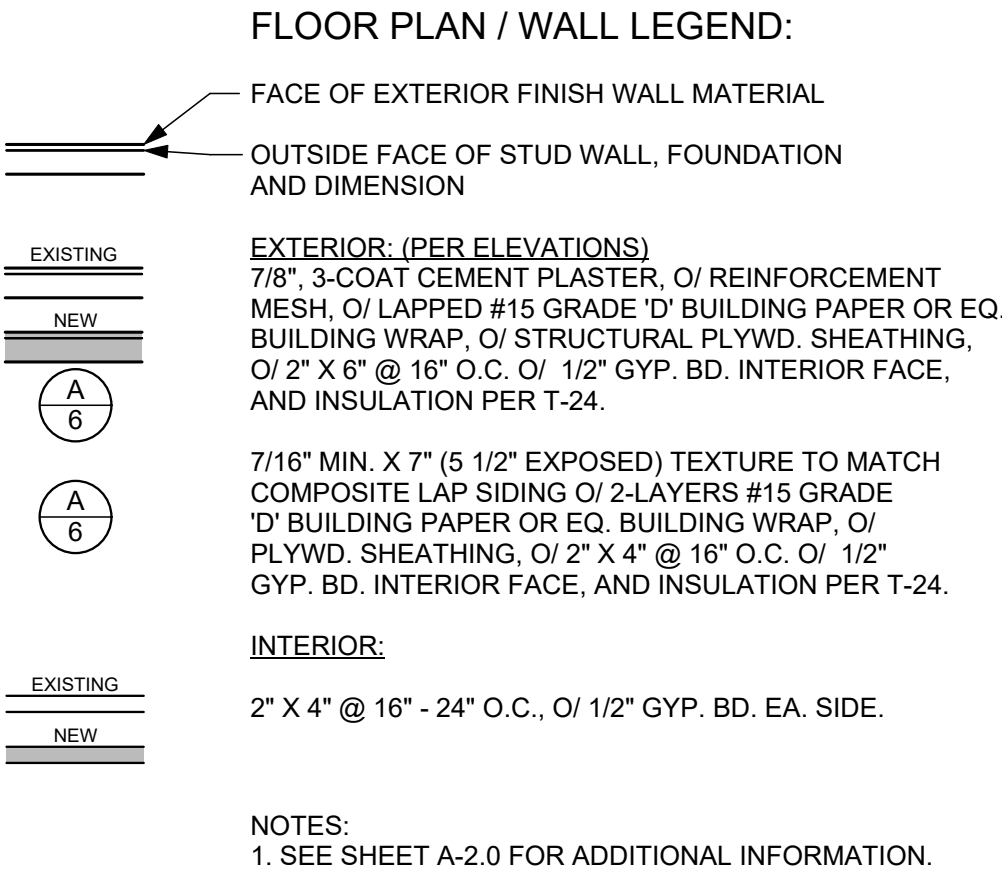
SCALE

JOB NAME
05E RES

SHEET

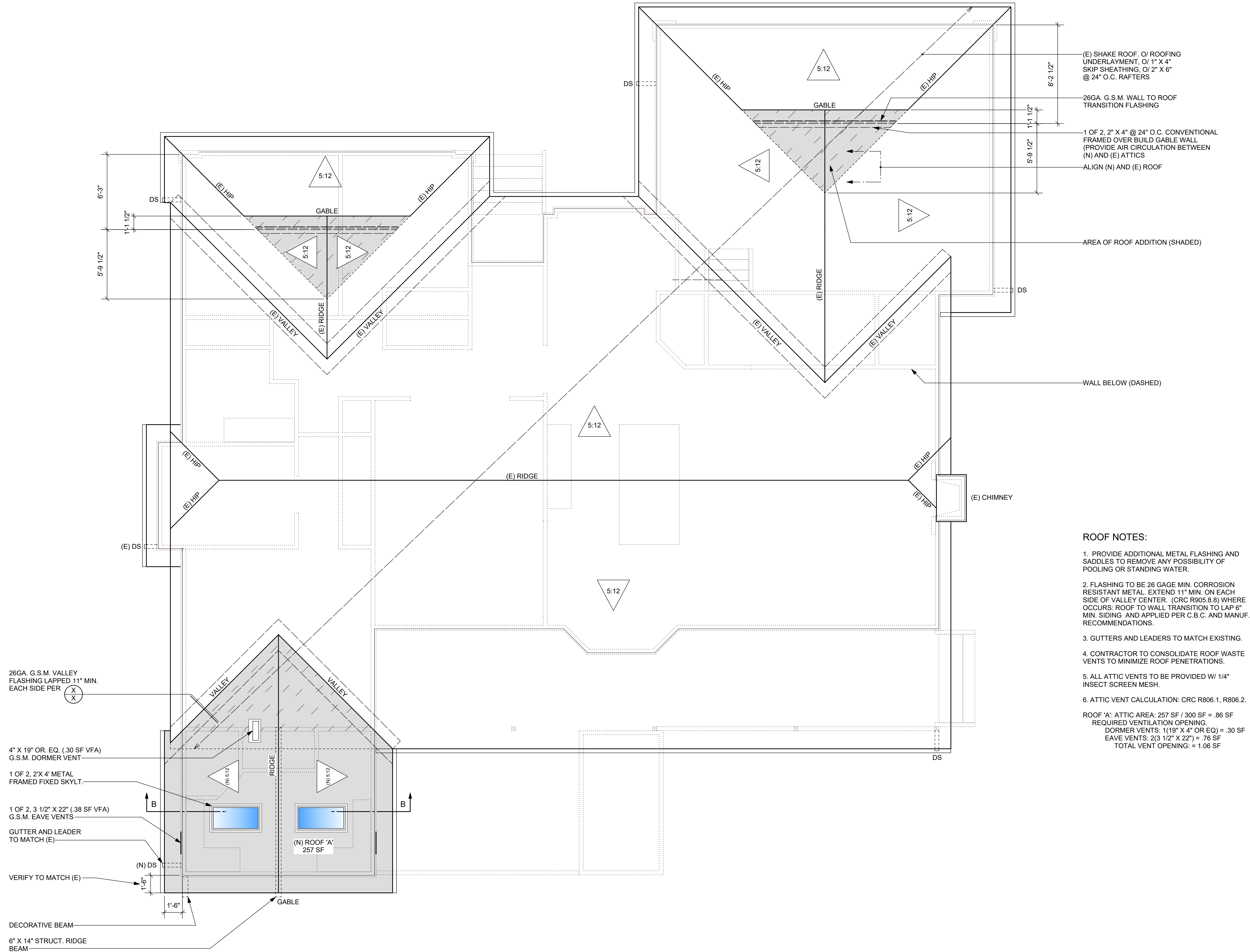
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A-4



PROPOSED FLOOR PLAN

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



ROOF PLAN

SCALE: 3/16" = 1'-0"

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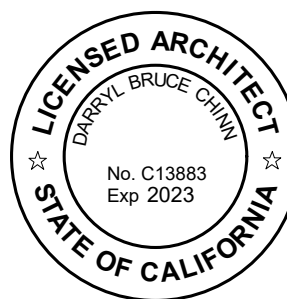
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ROOF PLAN

DARRYL CHINN ARCHITECTS

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DCA



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GWR

CHECKED

DCA

DATE

07 / 13 / 2022

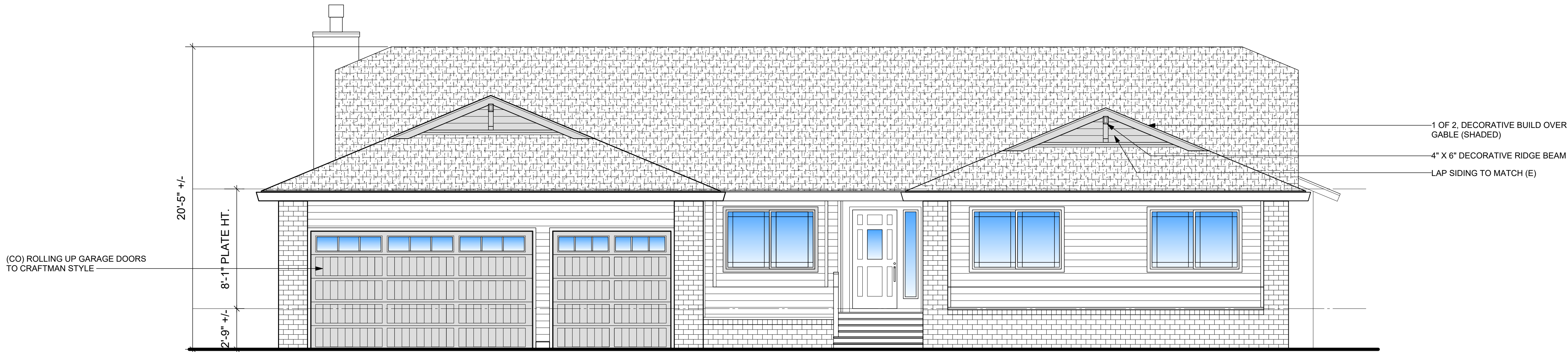
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JOB NAME

ROSE RES.

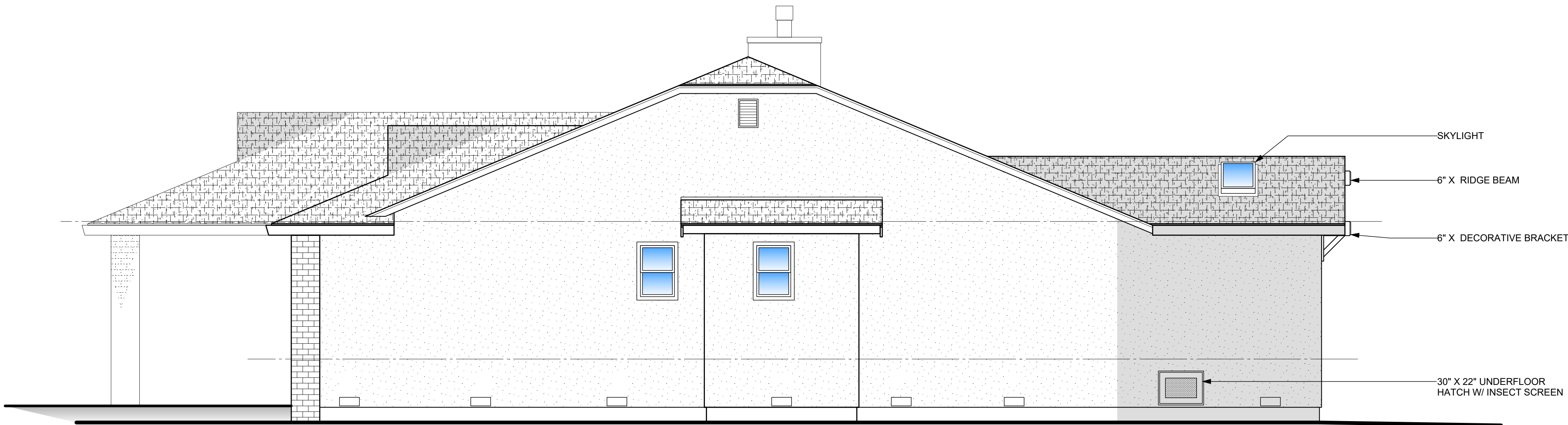
SHEET

A-5



NORTH ELEVATION (FRONT)

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



WEST ELEVATION

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

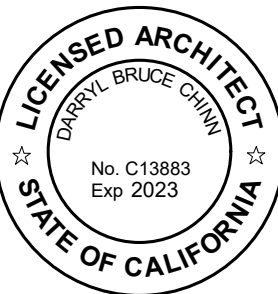
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ELEVATIONS

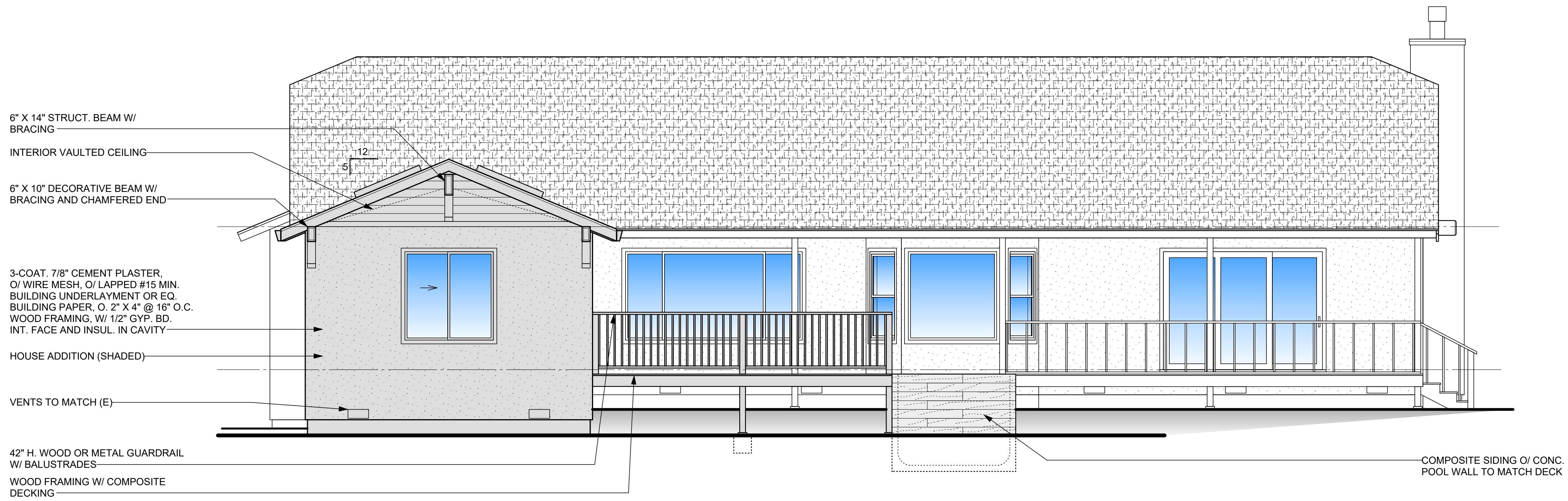
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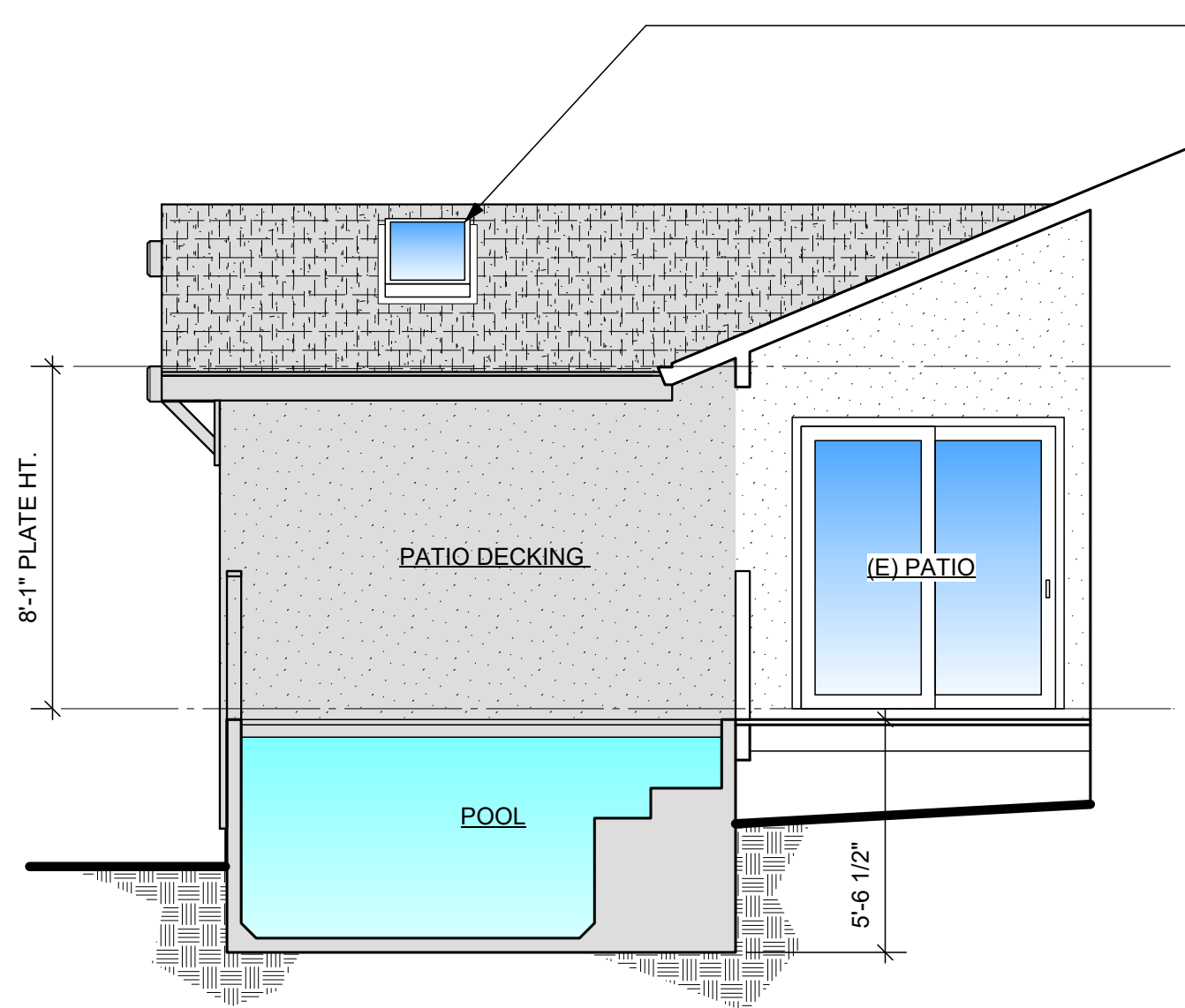
DRAWN GWR
CHECKED DCA
DATE 07 / 13 / 2022
SCALE
JOB NAME ROSE RES.
SHEET

A-6



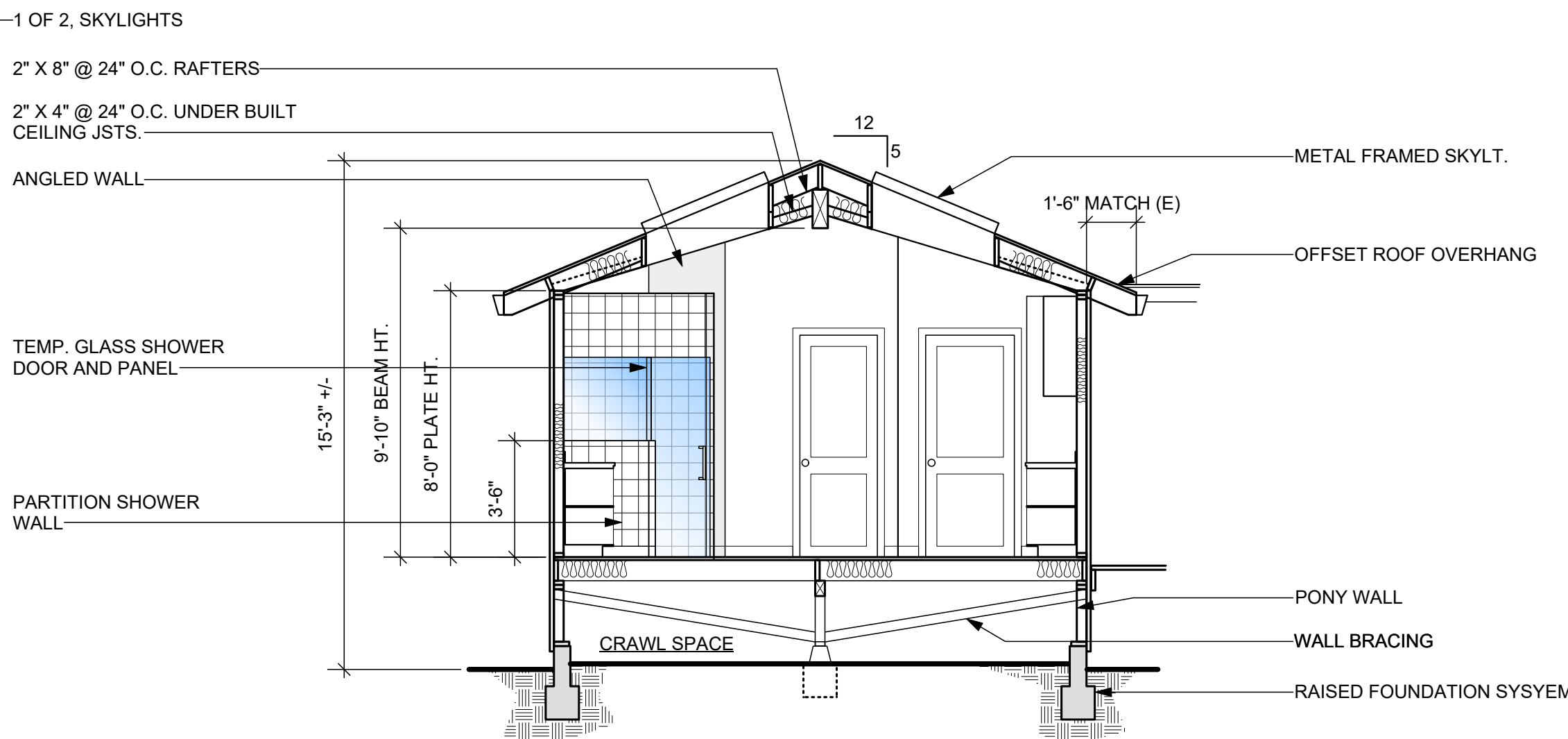
SOUTH ELEVATION (BACK)

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



PARTIAL EAST ELEVATION

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



SECTION 'A'

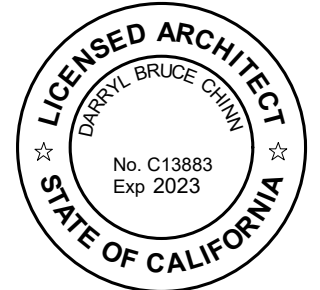
SCALE: 1/4" = 1'-0"

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CHECKED DCA
DATE 07 / 13 / 2022
SCALE
JOB NAME ROSE RES.
SHEET

A-7