

COVER SHEET

SYNTHIA NIX AND TODD BROOKS ROOM ADDITION
103 AUSTIN DRIVE, FOLSOM, CA.
APN: 071-1200-028-0000

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DESIGN CRITERIA

Roof load	Live load = 20psf Dead load = 14psf Total load = 34psf
Ceiling load	Live load = 0psf Dead load = 10psf Total load = 10psf
Floor load	Live load = 40psf Dead load = 15psf Total Load = 55 psf
SOIL LOADING	Max bearing pressure = 1500psf Profile type = SD
WIND LOADING	$P=0.76 \times 1.3 \times 16.4 \times 1.0 = 16.2$ Design speed = 110 mph Exposure D
SEISMIC LOADING	V-C _s W = 0.87 W, Exposure B Seismic Category D, Site Class D Occupancy Category II

Design to conform to 2022 CBC

All horizontal and vertical framing to be douglas fir #2 U.N.O.

Concrete compressive strength + 2500 psi at 28 days.

Steel reinforcement to be 40,000 psi

Sheathing and shear wall panels to be 3/8" C-D plywood or 3/8" OBS

Designer:

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Granite Bay, CA. 95746
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Engineer:

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916-708-3931

SCOPE OF WORK

ROOM ADDITION
Existing square footage = 1258
Added square footage = 204

MISC. NOTES:

- All windows U-Factor 0.20, SHGC 0.20
- All headers 3.5 x 7.5 inches minimum.
- Arch fault circuit protection required for all new or modified circuits as required in 210.12[A], [B], and [C]. The arch fault circuit interrupters shall be installed in the existing electric panel or a sub panel.

Title-24 Energy Requirement Summary

Project: Nix / Brooks Addition 103 Austin Dr. Climate Zone: 12
This Project complies with the Residential 2022 Building Energy Efficiency Standards with the following minimum assemblies and efficiencies in the Addition Area:

* HERS VERIFICATIONS REQUIRED (see below)

Envelope Assemblies:

Roofing = Radiant Barrier on Sheeting Not Required. Cool Roof Shingles Not Required.
Ceiling = R-30 batt or blown on Lid, Vented Attic, Sheathing, Tile Roof
New Walls = 2x4, R-15, R-5.0 Rigid Foam Board, Stucco
Floor = Uninsulated Slab
Front Door Orientation: 135 degrees (on plot plan)

Glazing:

Average Weighted Total = Wood, Vinyl, or T.B. Metal, Argon, Low-E3 (U=.30 & shgc=.23)
Skylights / Solar Tubes = NA

H.V.A.C.:

Whole House Fan = Not Required
Total Zone = (Replace with) 3 nominal ton Split Gas/Elect (14.3 seer2 / 11.7 eer2 / 95% afue)
Ducting = Any new ducting <25' to be R-8.0 insulated ducts located in attic space
HRV / ERV = Not Required
Sizing of HVAC equipment is for reference only.
Mechanical Contractor responsible for properly sizing and installing the HVAC system.

Solar P.V.: Not Required
Battery Storage: Not Required

* HERS Verification / Testing Required:
* HERS Air Flow & Fan Watt Draw test (300cfm p/ton)
* HERS Duct Leakage Test w/Low Leakage Air Handler (<10%)

Domestic Hot Water:

Existing DHW to Remain

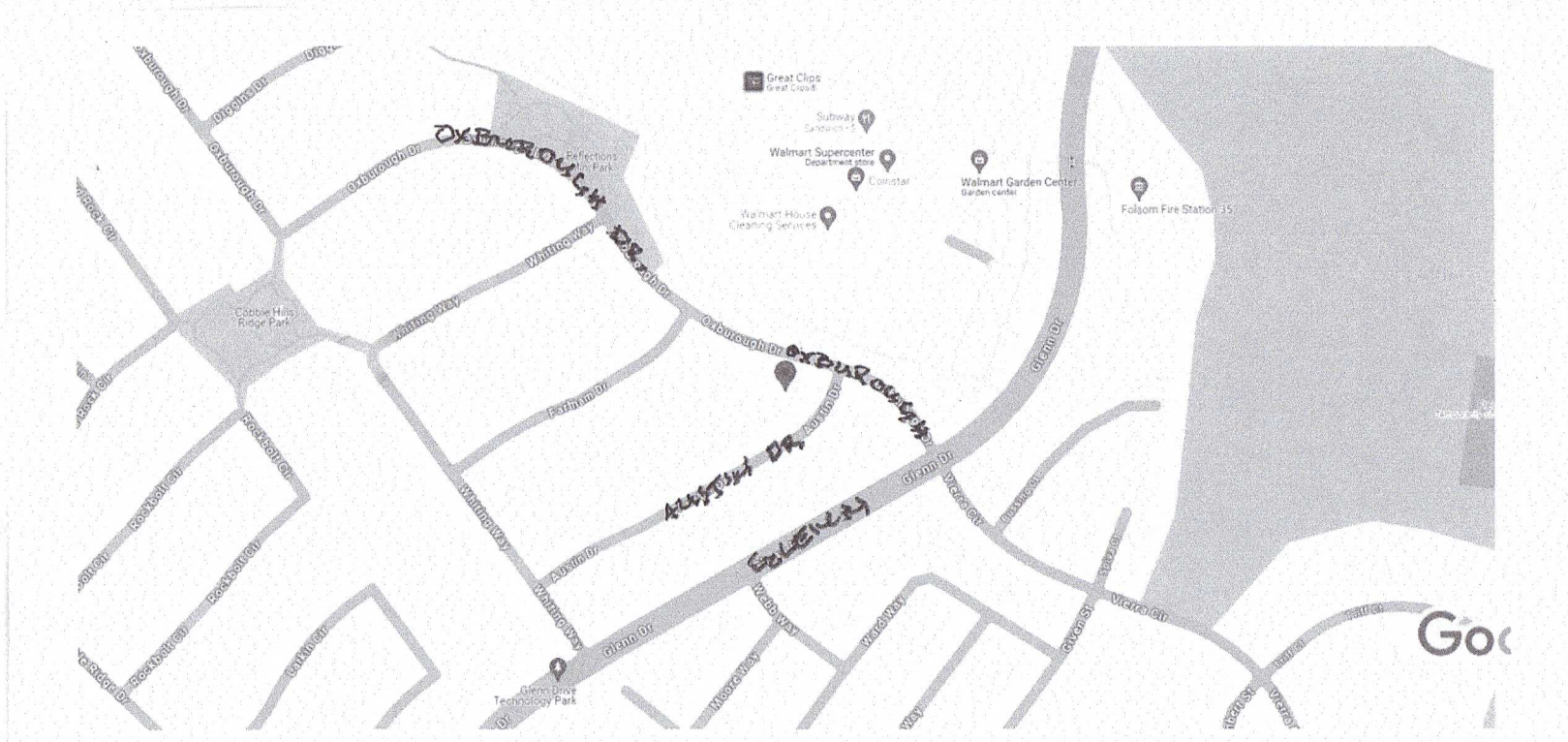
Appliances:

Oven/Stove top = N/A
Clothes Dryer = N/A

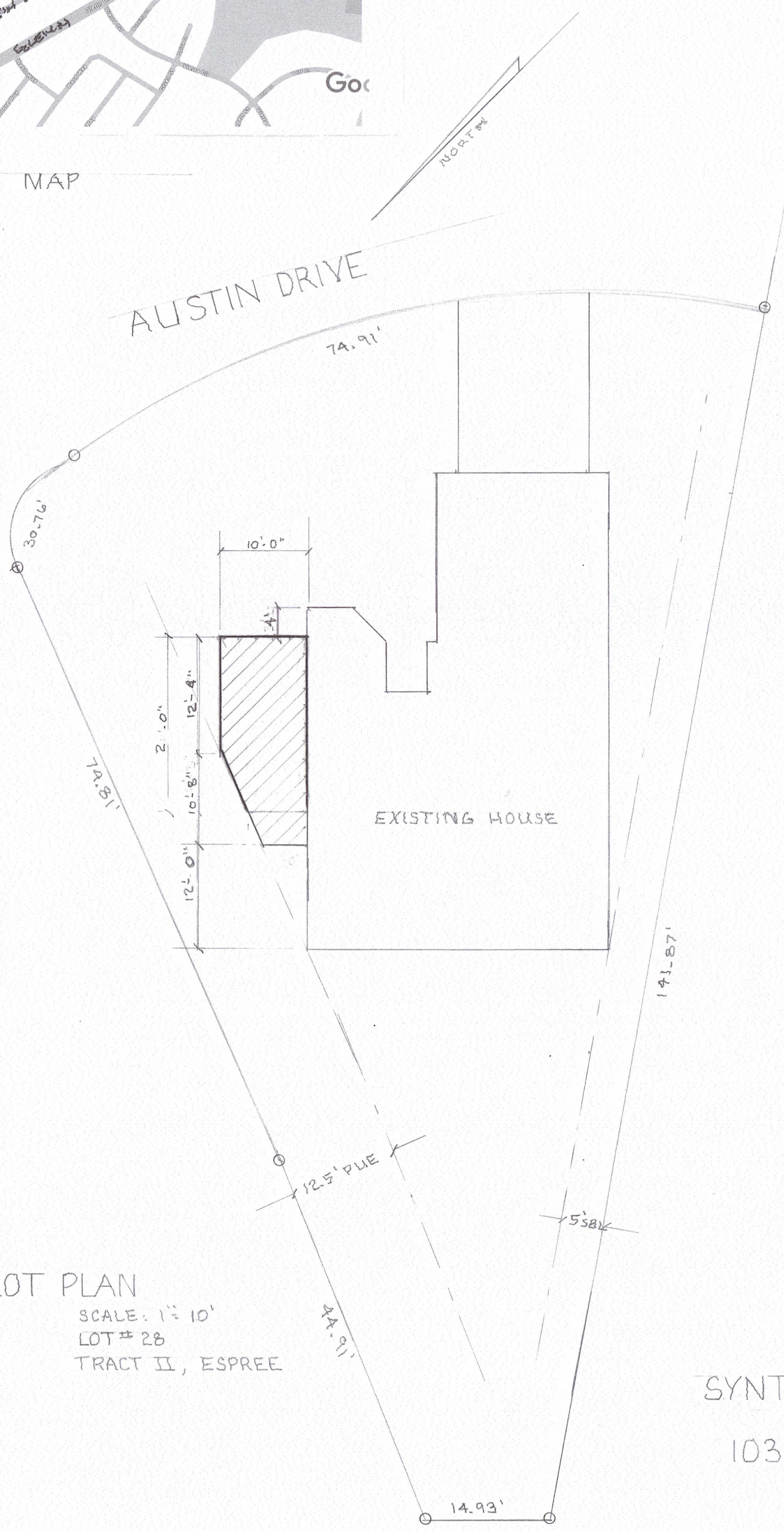
Any brand of material or equipment that is approved for use in California and is equal to or greater than the above mentioned ratings and efficiencies may be used for this project.



103 Austin Dr



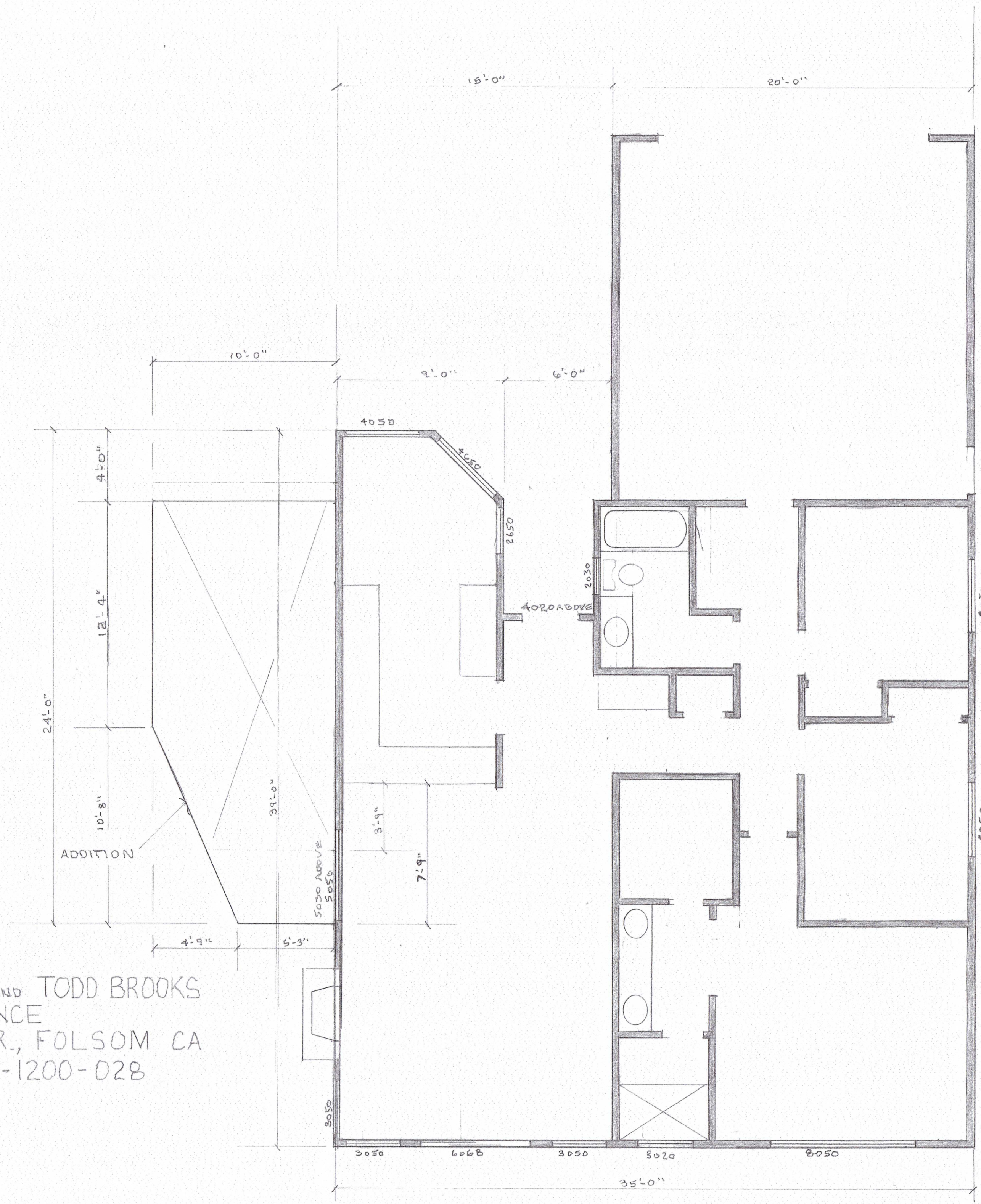
VICINITY MAP

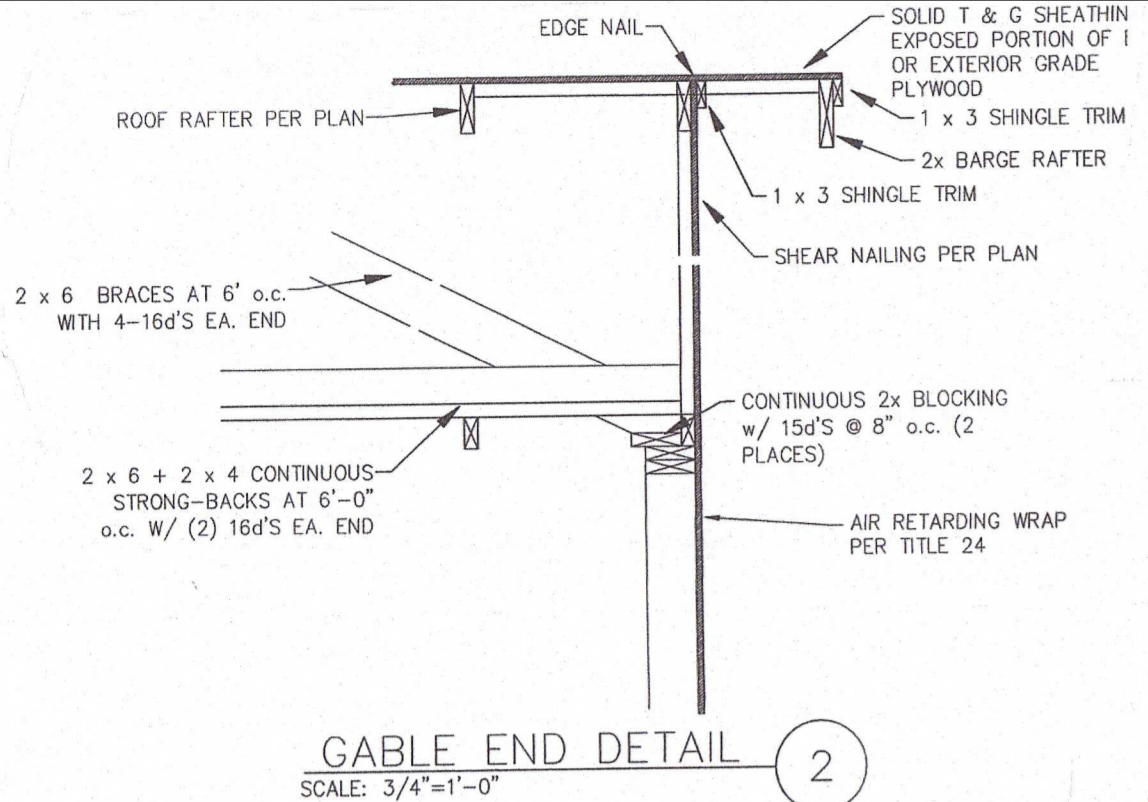


PLOT PLAN
SCALE: 1" = 10'
LOT # 28
TRACT II, ESPREE

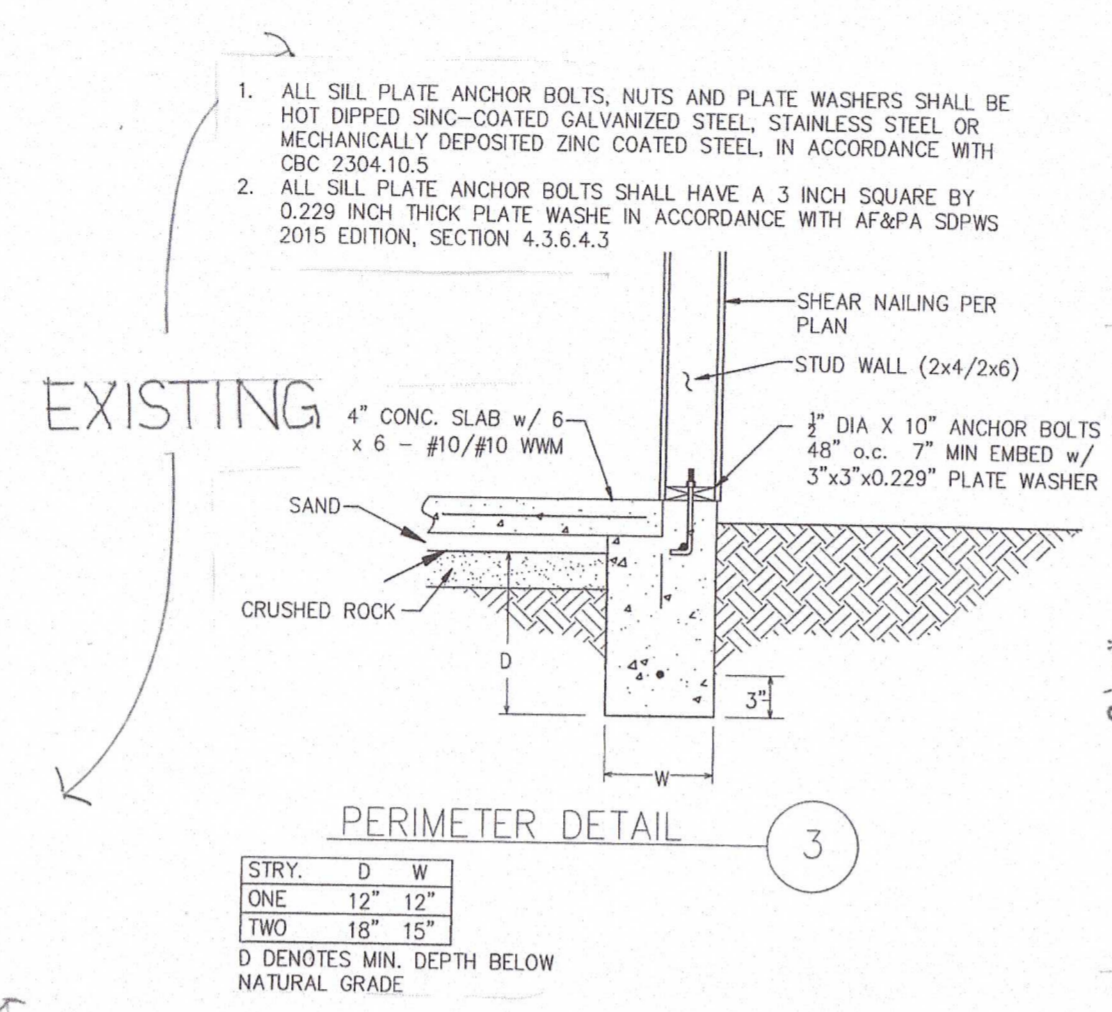
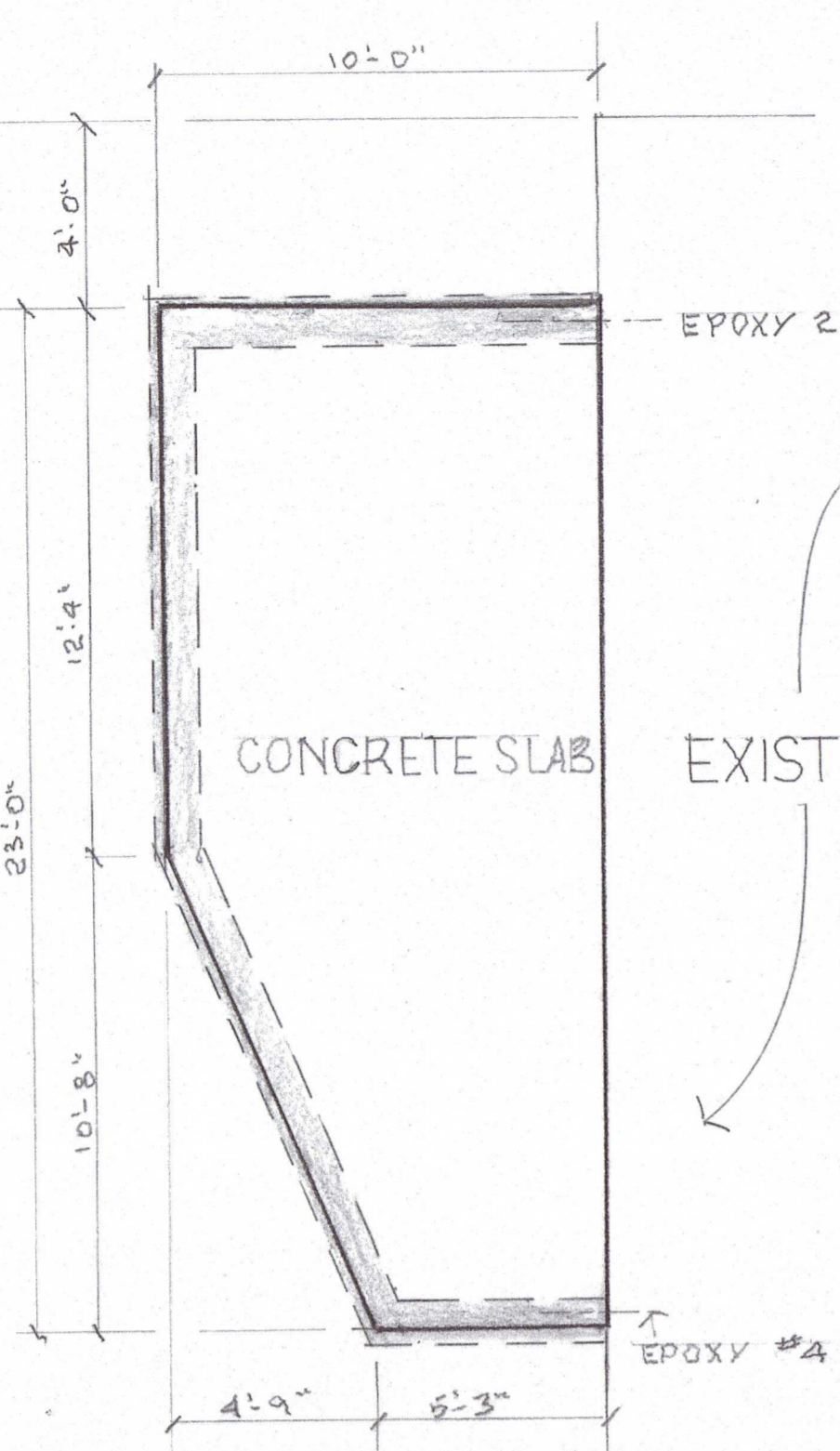
SYNTHIA NIX AND TODD BROOKS
RESIDENCE
103 AUSTIN DR., FOLSOM CA
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EXISTING HOUSE
SCALE: 1/4" = 1'-0"





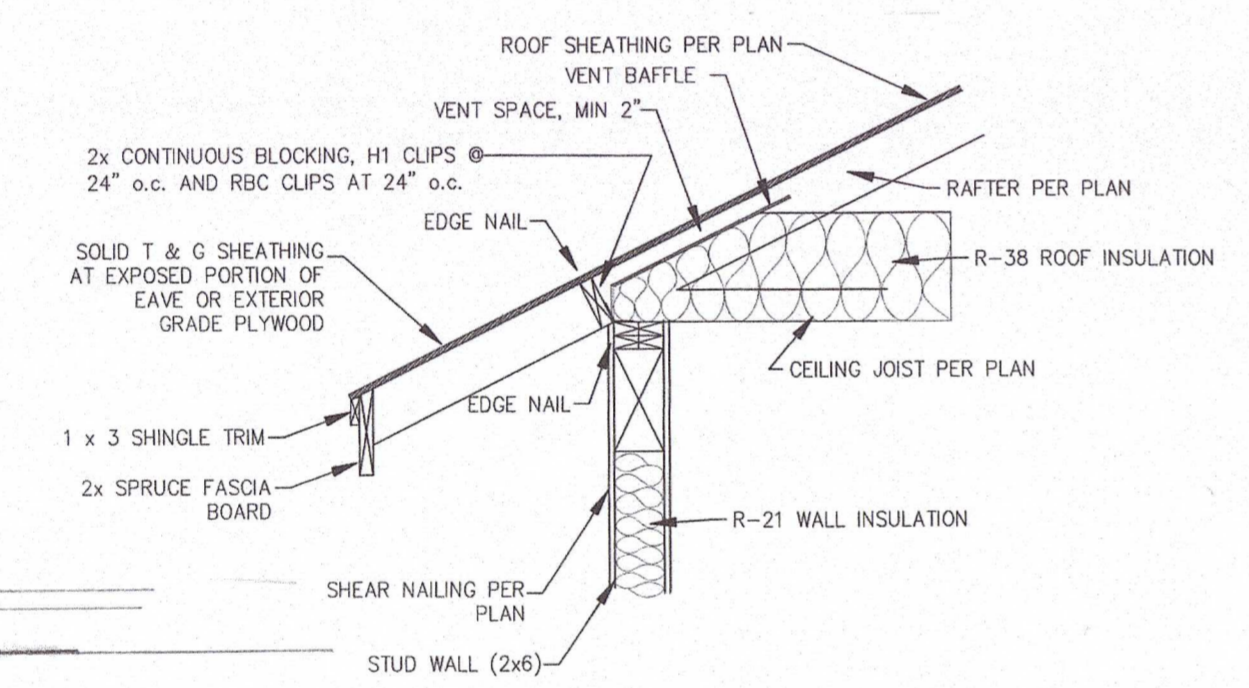
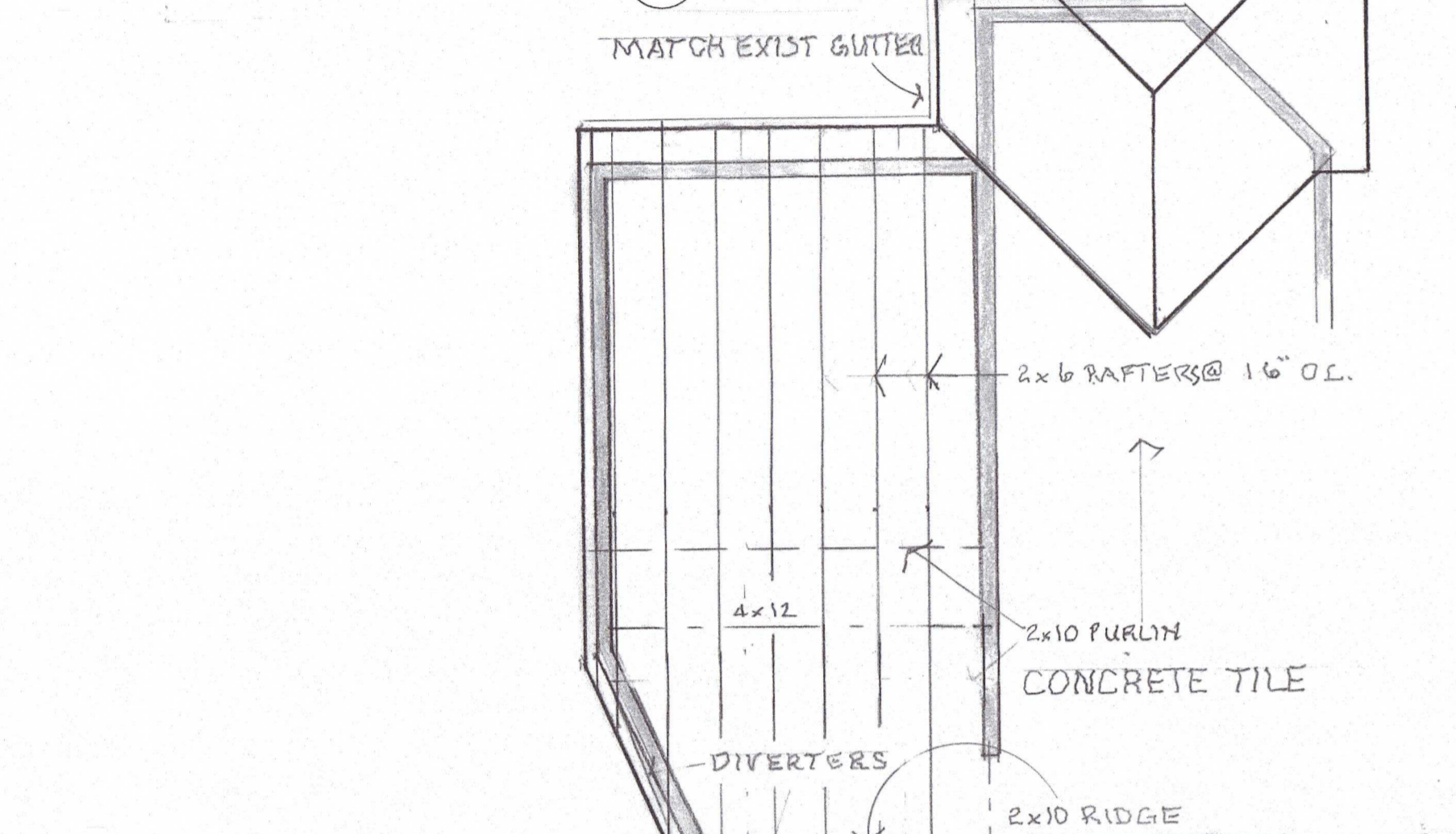
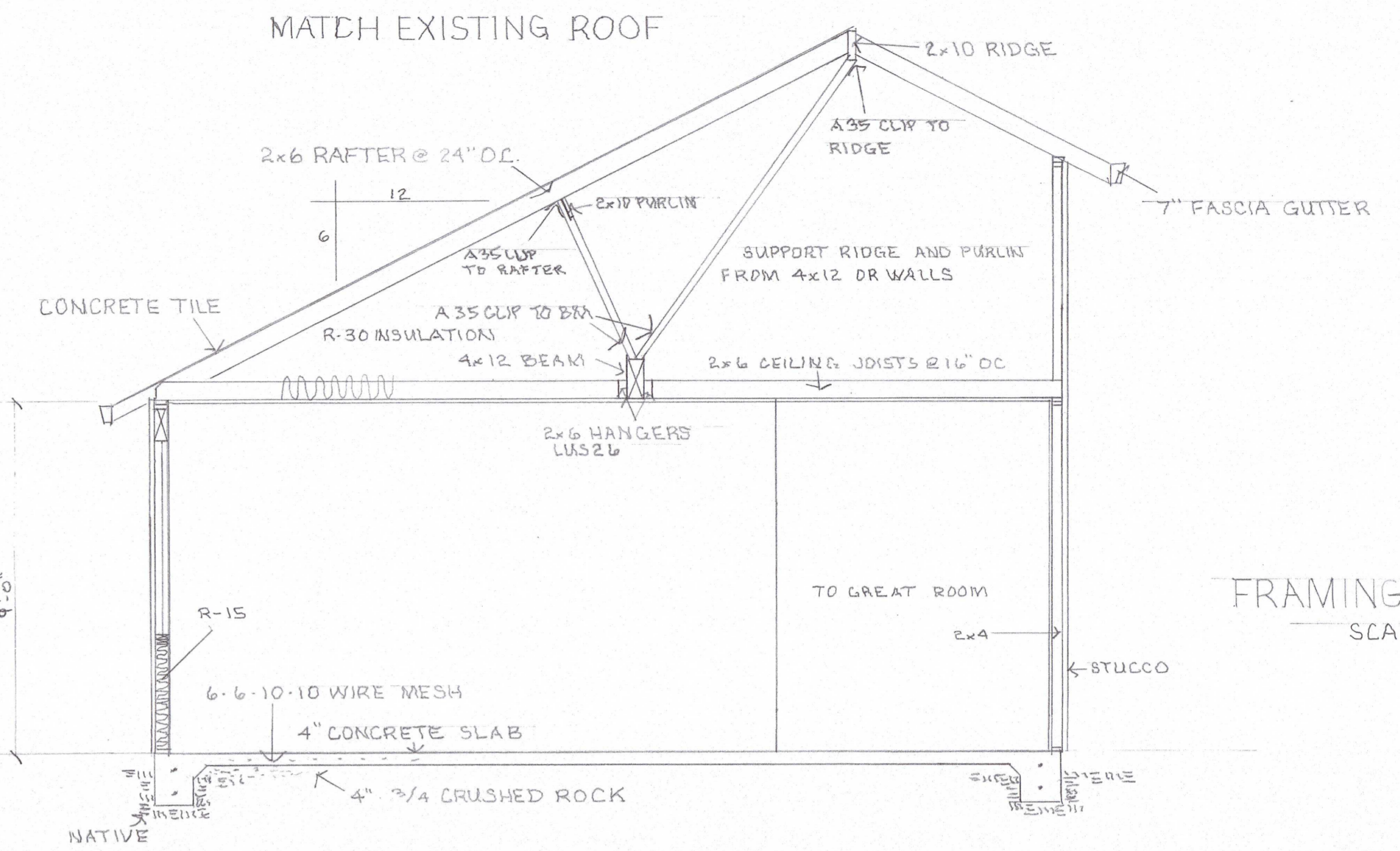
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



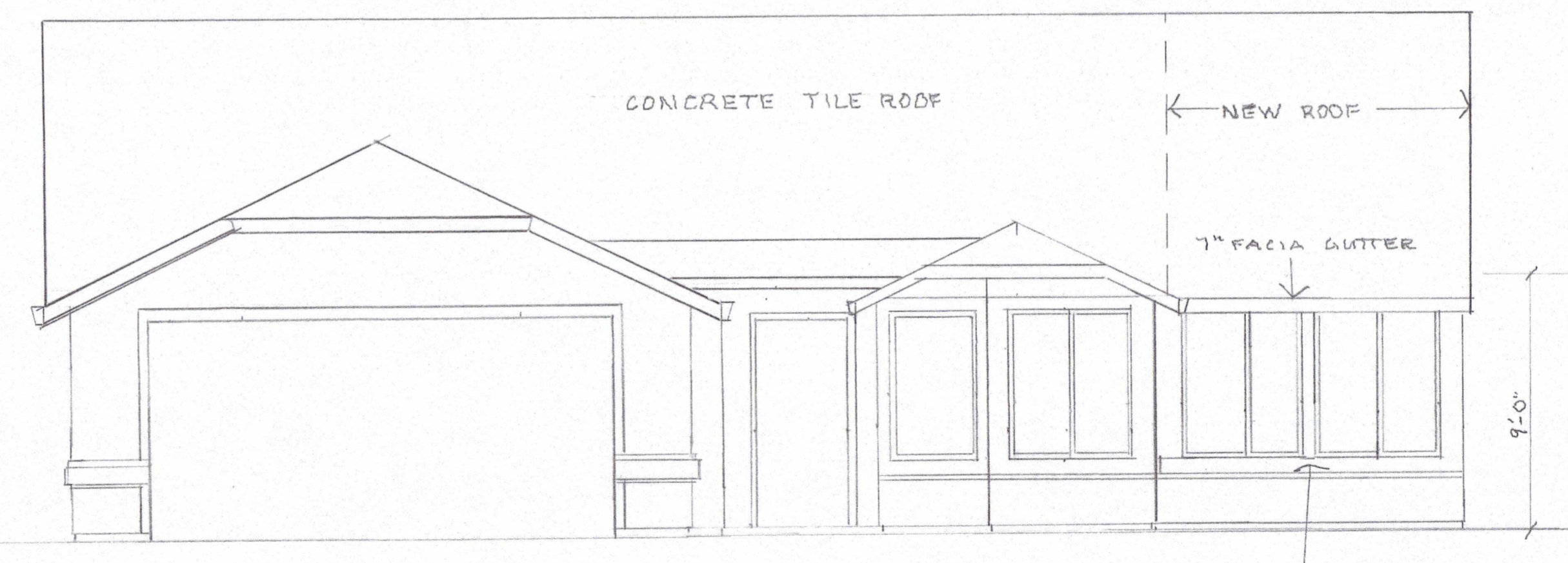
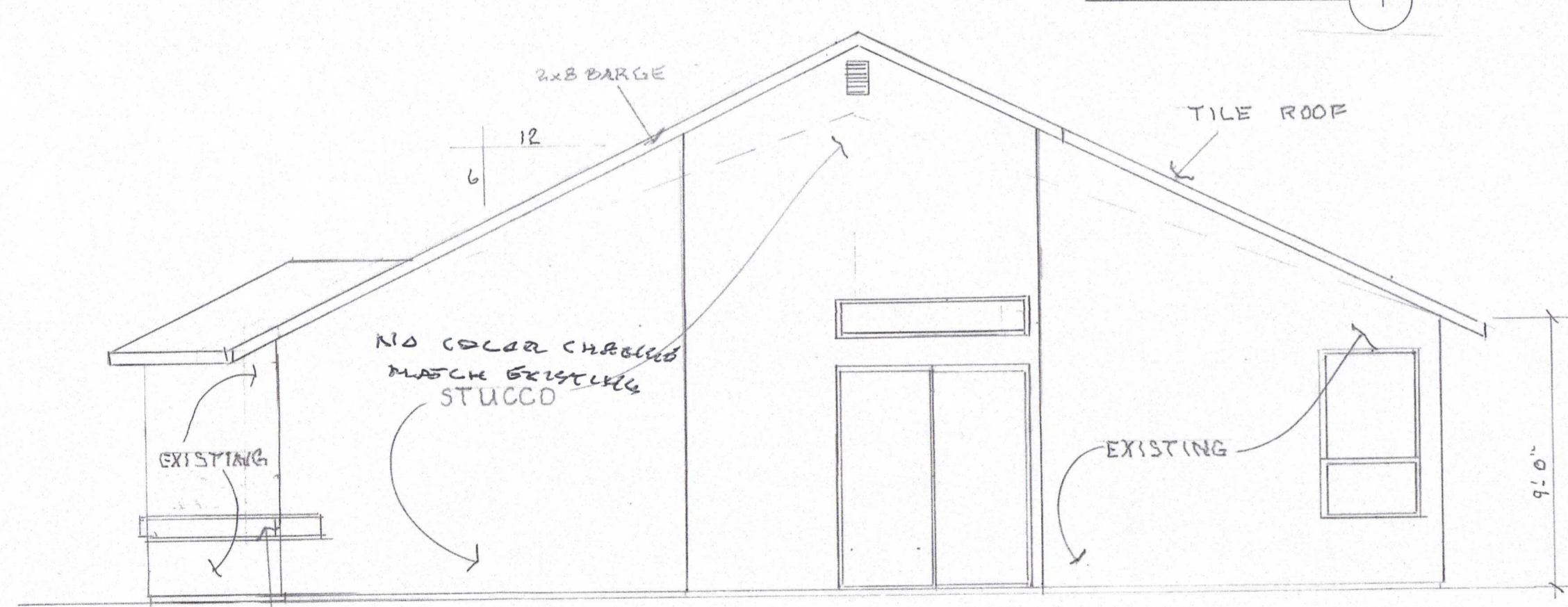
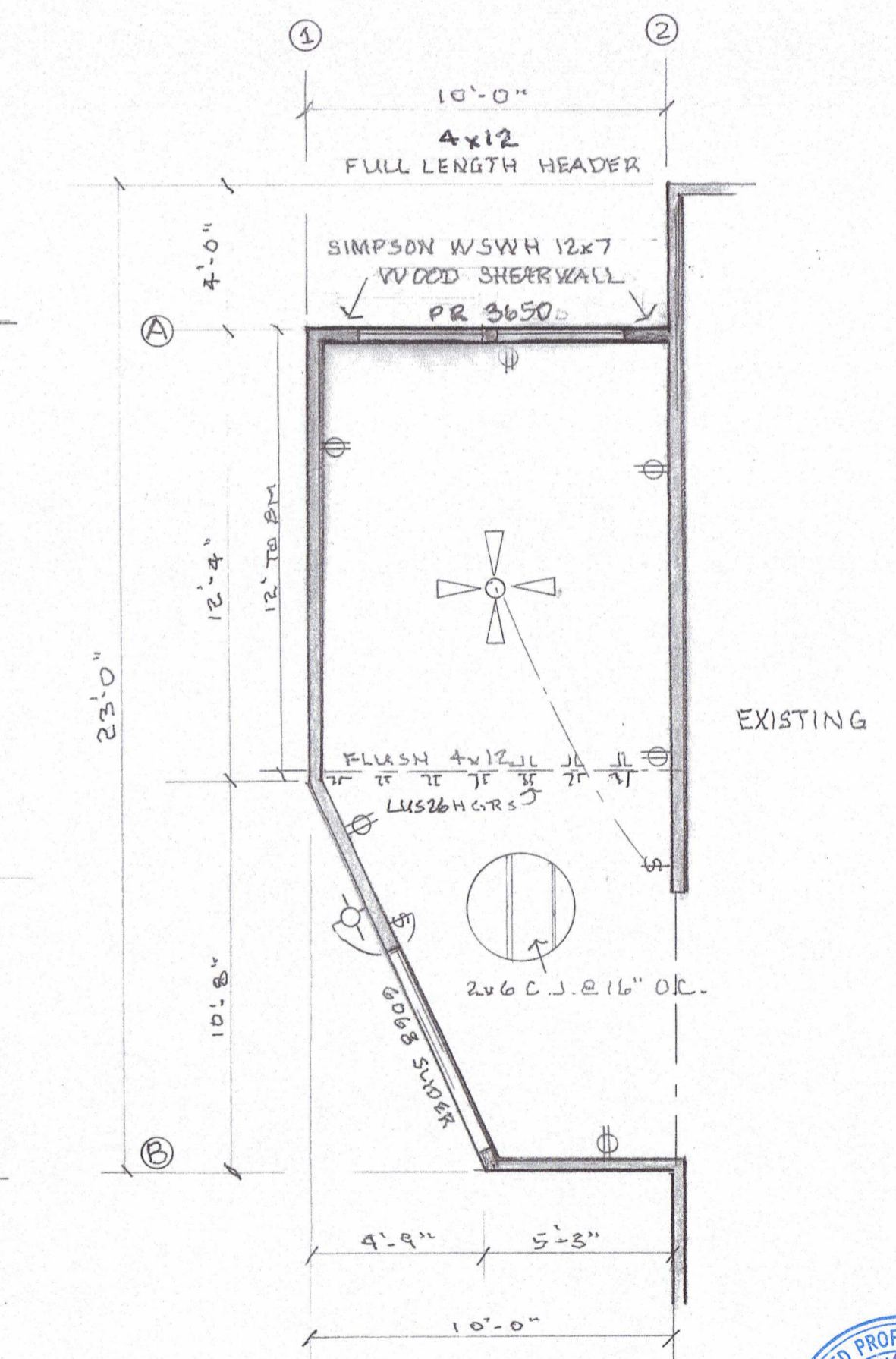
STRY.	D	W
ONE	12"	12"
TWO	18"	15"

D DENOTES MIN. DEPTH BELOW NATURAL GRADE.

MATCH EXISTING ROOF



ROOF RAFTER DETAIL
SCALE: 3/4" = 1'-0"



SYNTHIA NIX AND TODD BROOKS FLOOR AND ELECTRICAL PLAN
RESIDENCE
SCALE: 1/4" = 1'-0"

