

Site Plan
Scale 1" = 10'

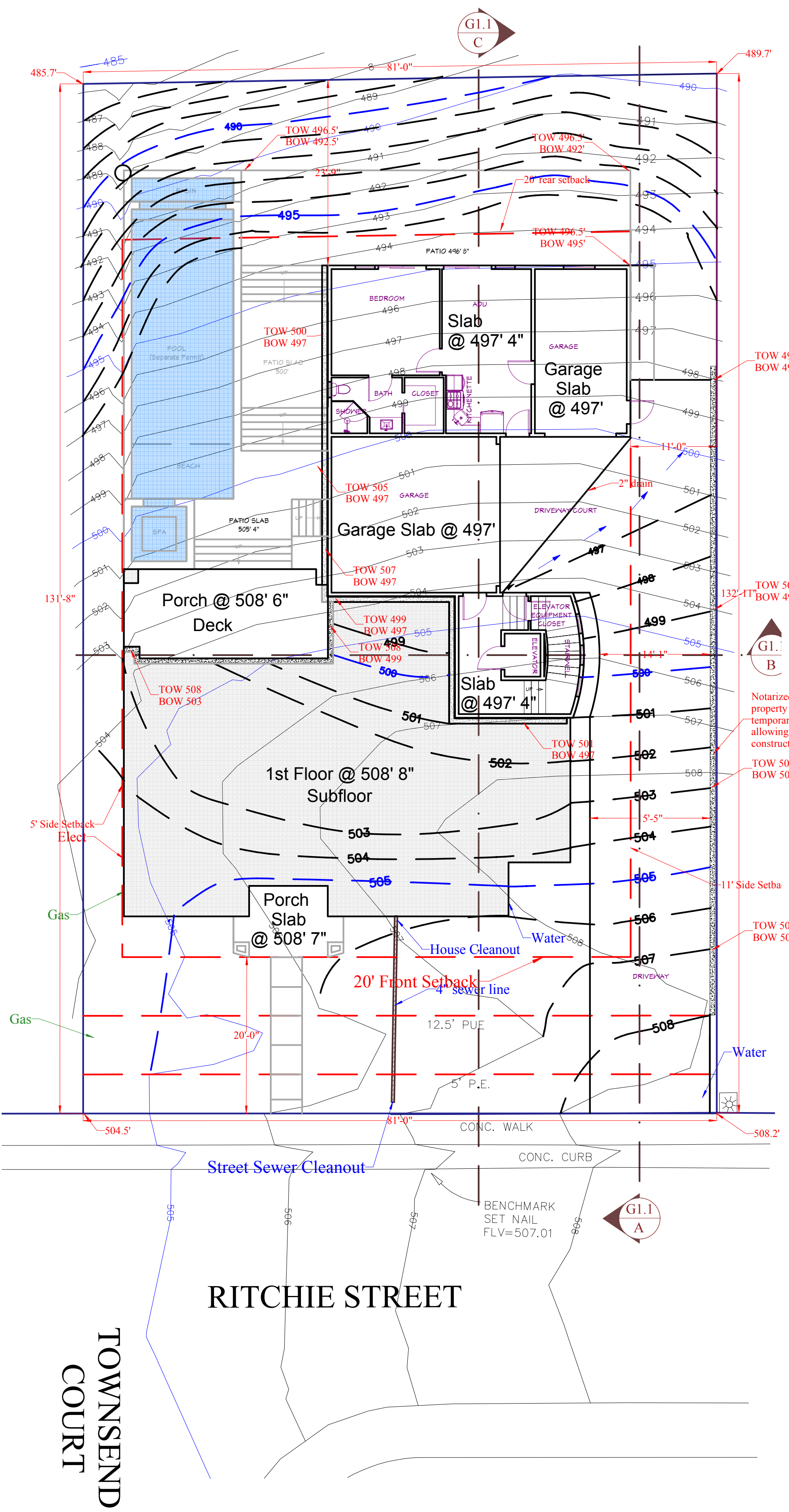
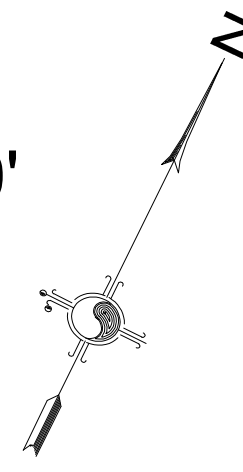


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BUILDING INFORMATION

OCCUPANCY CODE	R-3U 2022 CALIFORNIA RESIDENTIAL BUILDING PLUMBING ELECTRICAL MECHANICAL FIRE CODES, CRC AND GREEN CODE AND 2022 TITLE 24 ENERGY CODES
BUILDING AREA	1ST FLOOR HOUSE 3,027 SQ. FT. 2ND FLOOR HOUSE 1,785 SQ. FT. BASEMENT HOUSE 256 SQ. FT. TOTAL HOUSE CONDITIONED 5,068 SQ. FT. HOUSE GARAGE 430 SQ. FT. PORCHES & DECKS 1,468 SQ. FT. ADU CONDITIONED 580 SQ. FT. ADU GARAGE 268 SQ. FT.
LOT # and SIZE	88 10,658 SQ. FT.
LOT COVERAGE	38.6% 4,111 SQ. FT.
AREA OF IMPACT	10,517 SQ. FT.
BUILDING TYPE	V-B
DESIGN LOADS	ROOF 20 psf FLOOR 40 psf LIVE STAIR 40 psf DECK 60 psf
SOIL PARAMETERS	BASED ON SOILS INDIGENOUS TO THE AREA: -BEARING PRESSURE = 2500 psf -ALLOWABLE LATERAL PRESSURE 150 psf -SOIL ACTIVE PRESSURE = 50 psf -SOIL PASSIVE PRESSURE = 60 psf
LATERAL DESIGN	WIND: BASIC WIND SPEED - 80 MPH LAMDA = 1 SEISMIC: SDC=D WIND IMPORTANCE FACTOR - I = 1.0 KZT = 1 SDE= 399 WIND EXPOSURE - C I = 1 Re= 5 INTERNAL PRESSURE COEFF. - N/A Ps30 - Simplified Design Ce= 077
MATERIAL STRESS GRADES:	STEEL REINFORCING gr 60 ROOF LL = 20 psf CONCRETE 2500 PSI @ 28 DAYS ATTIC LL = 10 psf WOOD D.F. 40 MIN FLOOR LL = 40 psf CONCRETE BLOCKS GRADE N DECK LL = 60 psf GROUT: FLOWABLE MIN 2,000 PSI SNOW WAD = N/A

SITE INFORMATION

JURISDICTION CITY OF FOLSOM
ZONE R-3
FIRE DISTRICT FOLSOM FIRE
WATER FOLSOM CITY WATER
SEWAGE DISPOSAL REGIONAL SAN

*Notes:
A 36" min. pathway to all exterior doors and emergency escape or rescue windows shall be provided and a min. 24" clearance at obstructions along the access walkway, incl. HVAC units, accessory bigds. and structures, trees, large plants and shrubs.
Where walls and/or fencing are installed across pathways, an approved access gate shall be installed.
A min. 4" sewer line to residence is required.
Fencing to meet community guidelines
Bond metallic gas pipe and water pipes to the service ground per CEC article 250-90(a&b)
An approved pressure regulator proceeded by a strainer shall be installed and the pressure reduced to 80 psi or less. The pressure regulator and strainer shall be located so it is readily accessible for cleaning without removing the regulator or strainer body and shall be equipped with a bore-sighted drain sloped to daylight.
Any water system containing a backflow preventer, pressure regulator or other any other device that prevents dissipation of building pressure back into the water main shall be provided with an approved, listed, and adequately sized expansion tank or other approved device to control thermal expansion.
Prior to issuance of a building permit, all proposed encroachment, grading and retaining walls shall be permitted and completed. Note that no earthwork will be permitted in the adjacent lot owned by the Empire Ranch Community Association.
Provide certification letter from soil engineer at time of foundation inspection. Letter shall be dated after issuance of permit and certify that the pad and footing excavations are ready to receive improvements.
Complete the City Form "Determination of Applicability to the Model Water Efficiency Landscape Ordinance (AB1881) available on the City's web page and submit to the City Arborist for review. If it is determined that landscape and irrigation plans are required, plans, calculations and a certification statement shall be submitted as a deferred submittal. Before issuance of a certificate of occupancy, the landscape and irrigation work shall be complete, inspections of the plants and irrigation installation by the City and a third part water audit must be performed and submitted for approval to the City Arborist"
The ground immediately adjacent to the new foundation shall be sloped away from building at a slope of not less than 6" (5 percent slope) in the first 10 feet measured perpendicular to the face of the wall. Impervious surfaces within 10 feet of building shall be sloped a minimum of 2 percent away from building. R:401.3
A photovoltaic system shall be installed prior to final inspection.
Provide certification letter from project engineer/soil engineer at time of foundation inspection. Letter shall be dated after issuance of permit and certify that the pad and footing excavations are ready to receive improvements."

SPIRAL STAIR FRAMING AND SUPPORTS

TWO (2) COPIES OF EACH DEFERRED SUBMITTAL WILL FIRST BE SUBMITTED TO THE ARCHITECT/ENGINEER-OF-RECORD, WHO WILL REVIEW THEM AND FORWARD THEM TO THE BUILDING DEPARTMENT WITH NOTATIONS INDICATING THAT THE SUBMITTALS CONFORM TO THE DESIGN OF THE BUILDING. THE ENGINEER(S) RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTAL ITEMS SHALL STAMP AND WET-SIGN THOSE DRAWINGS AND CALCULATIONS FOR WHICH HE/SHE IS RESPONSIBLE.

CHRIS CROSBY
4021 Vega Loop
SHINGLE SPRINGS, CA. 95682
PHONE: (916) 723-2322
christophercrosby@stcglobal.net

Elli Residence
1994 Ritchie St.
Folsom, Ca.
APN# 072-3330-032-000
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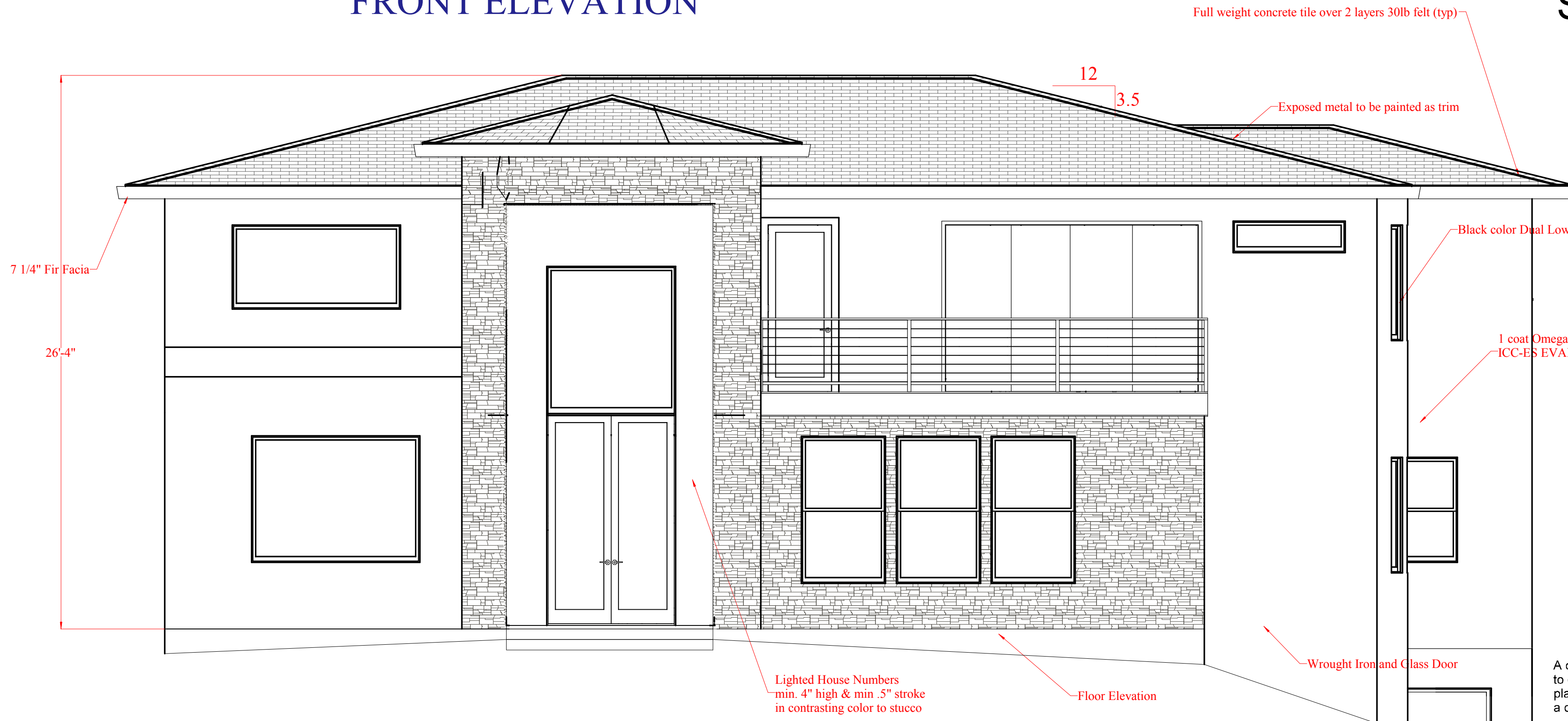
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CONTENTS & SITE PLAN

FRONT ELEVATION

SCALE 1/4"=1'



A corrosion resistant weep screed which will allow water trapped behind the stucco to drain to the exterior of the building is required below the stucco at the foundation plate line. The weep screed must have 4" clearance above the ground and 2" above a concrete/asphalt surface.

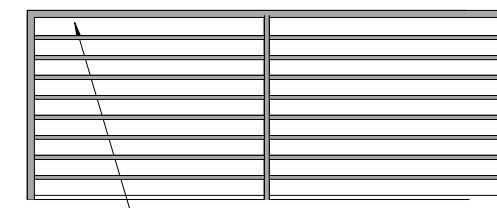
Stucco contractor to float foundation wall to within 6" and parallel to finish grade

Stucco contractor to provide and install weep screed and corner bead

All flashing, sheet metal, vent stacks and pipes shall be painted to match adjacent building surfaces

Where plaster is applied over wood based sheathing, shall include a waterresistive vaporpermeable barrier with a performance at least equivalent to two layers of grade D paper. CRC R703.6.3

Railing Detail



Balusters shall be spaced so that a 4" sphere shall not be allowed to pass between balusters.

REAR ELEVATION



CHRIS CROSBY
 4021 Vega Loop
 SHINGLE SPRINGS, CA. 95682
 PHONE: (916) 223-2322
 christophercrosby@stcglobal.net

ELLI RESIDENCE
 1994 RITCHIE ST.
 FOLSOM, CA.
 APN# 072-3330-032-000

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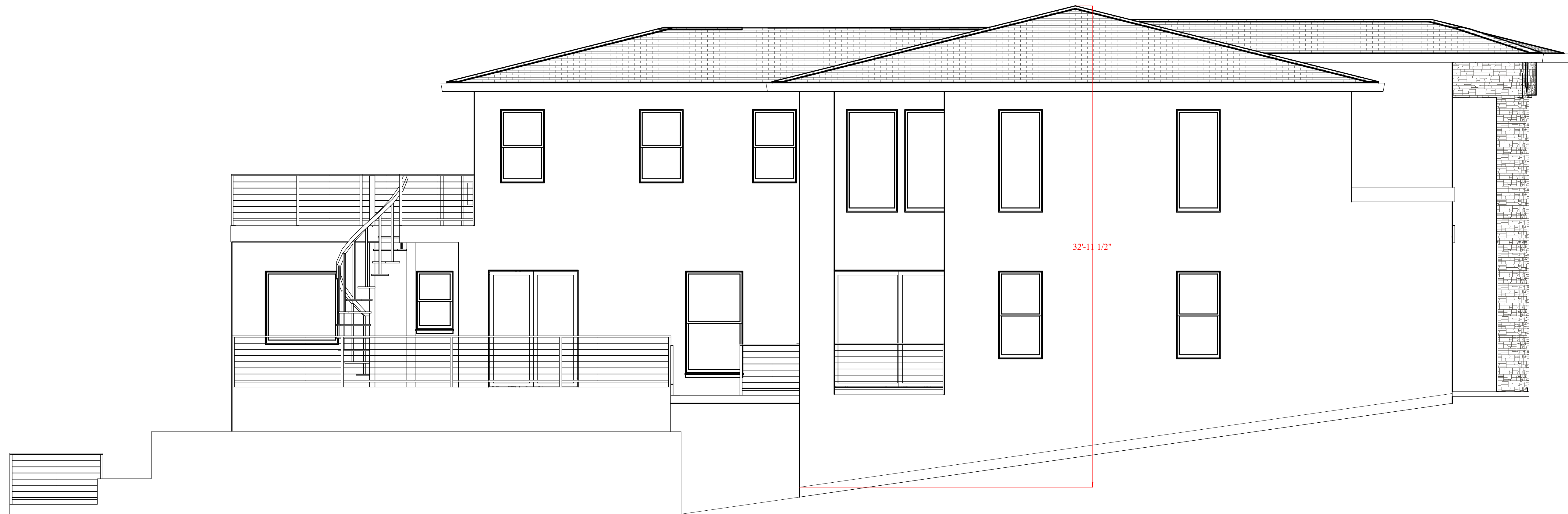
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Front / Rear Elevations

Right Elevation

SCALE 1/4"=1'



Left Elevation



CHRIS CROSBY
 4021 Vega Loop
 SHINGLE SPRINGS, CA. 95682
 PHONE: (916) 223-2322
 christophercrosby@stcglobal.net

ELLI RESIDENCE
 1994 RITCHIE ST.
 FOLSOM, CA.
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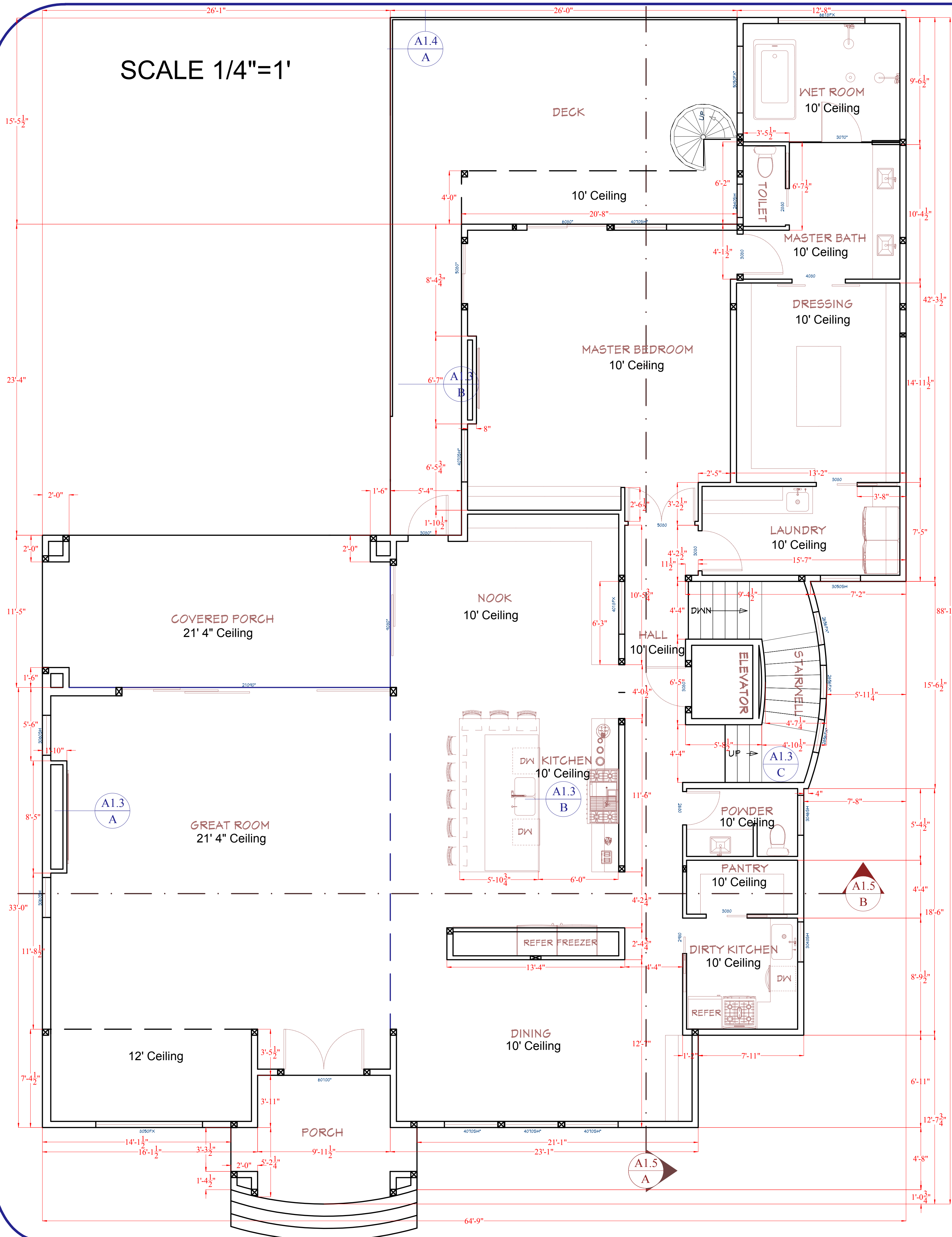
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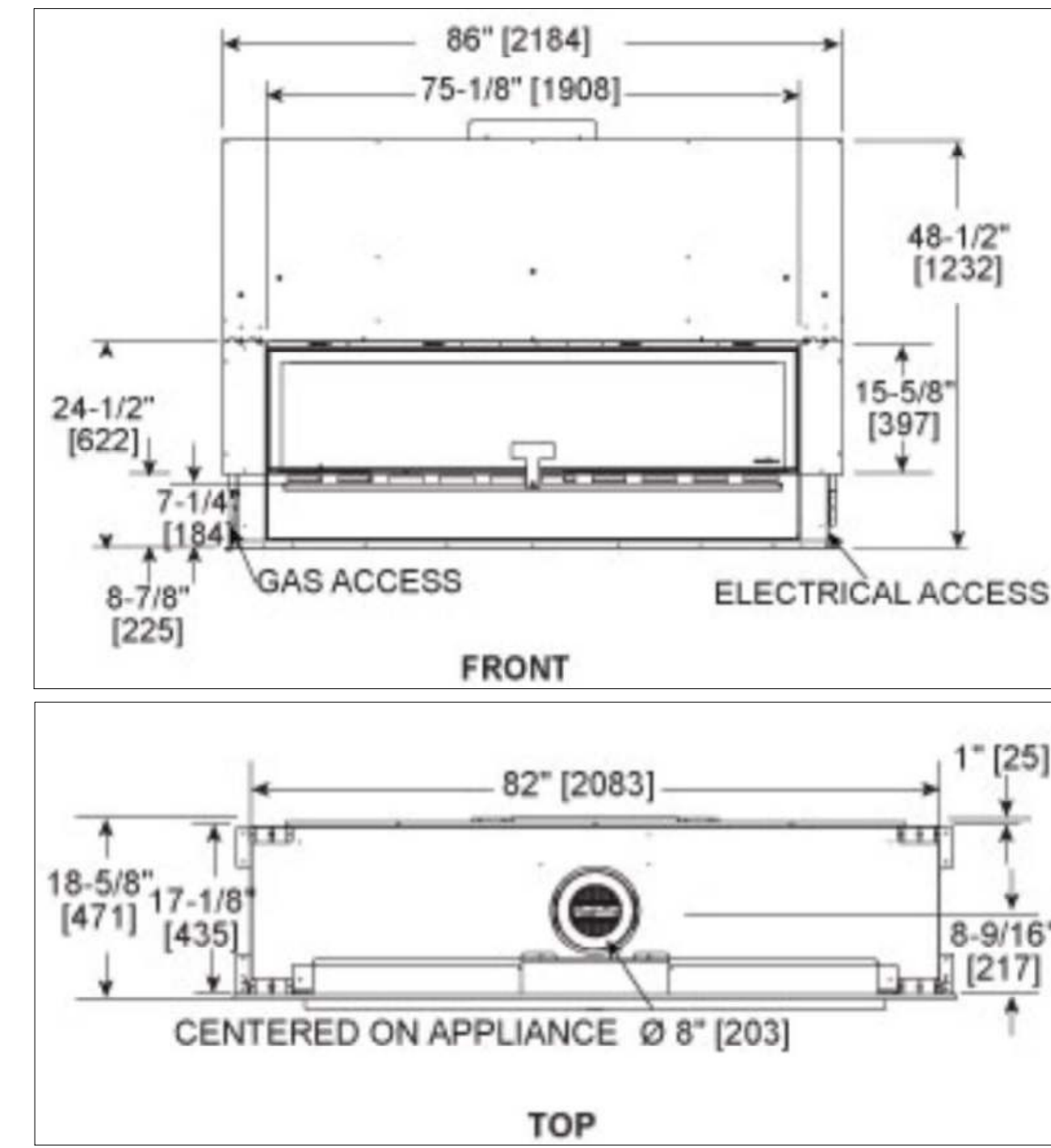
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SHEET
Left / Right Elevations

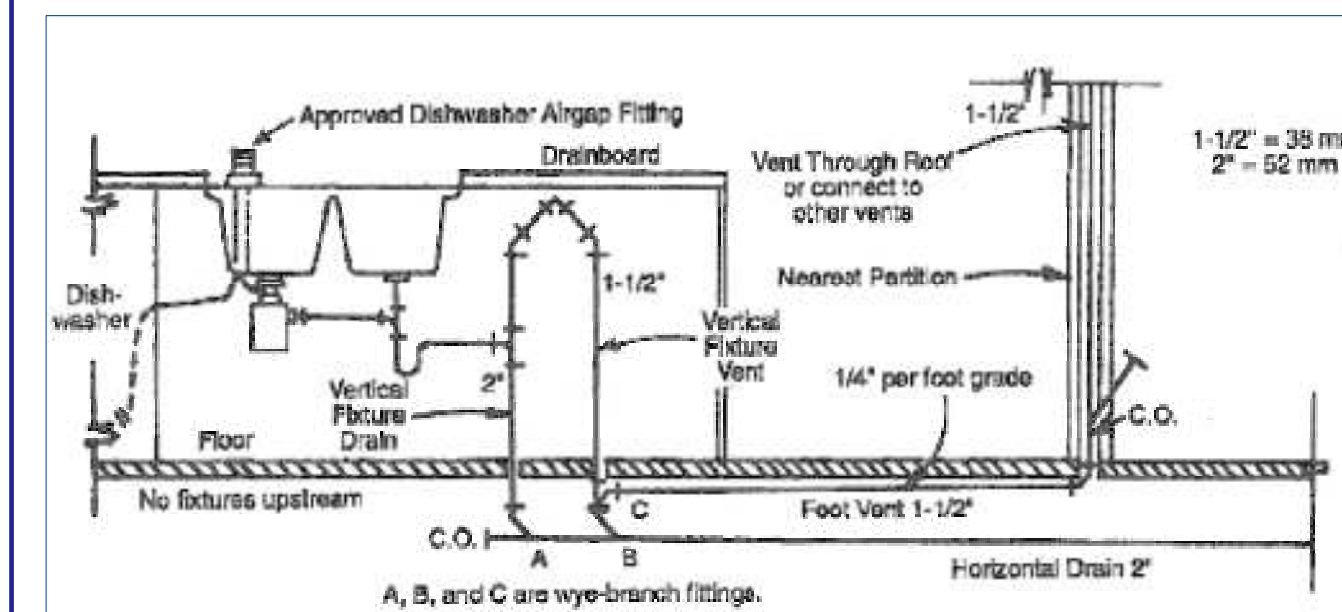
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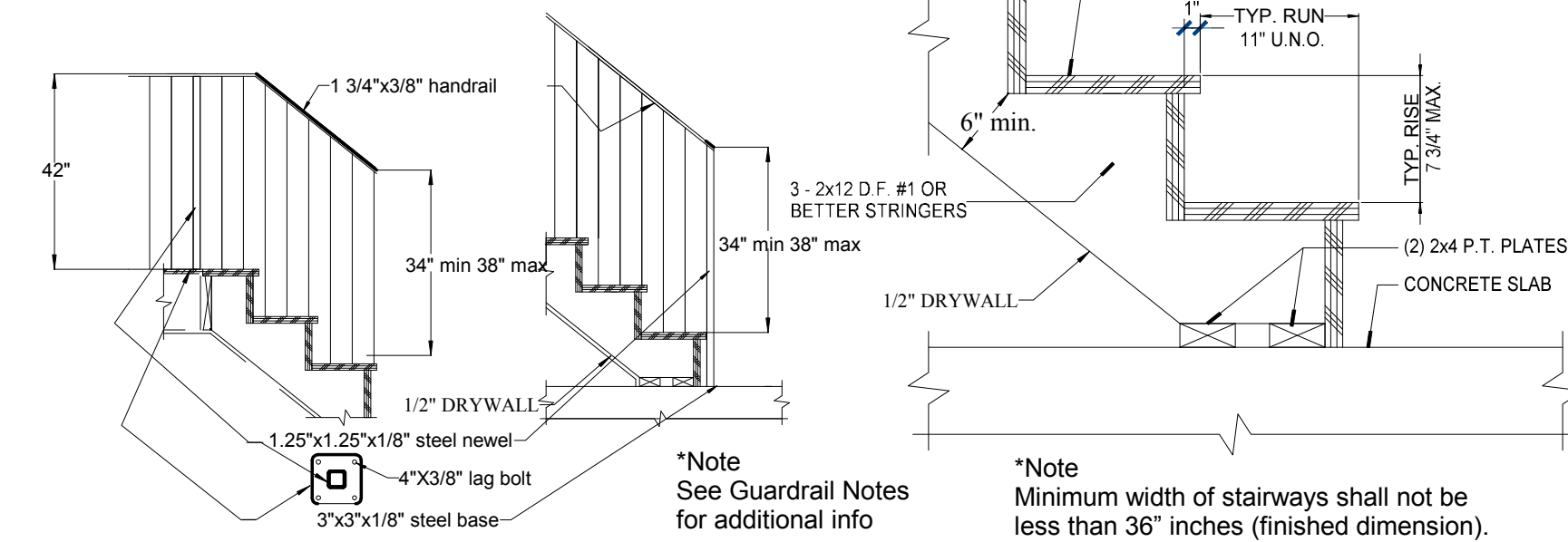
HEAT-N-GLO CRAVE 8472 (Direct Vent)



ISLAND SINK VENT DETAIL



STAIR AT UPPER FLOOR and STAIR AT LOWER FLOOR



GENERAL REQUIREMENTS

Work shall conform to all applicable zoning ordinances and codes as last adopted by Folsom City including amendments there to and to the adopted by Folsom City including amendments thereto and to the 2022 CRC, CFC, CMC, CPC, CEC, CGBSC and 2022 Title 24 Energy Standards.

* Note: Nailing of framing structure shall comply with CRC unless noted otherwise. DBI top plates carried over all headers

All Nails common unless otherwise noted.
 8d common = 0.131"x2-1/2"
 10d common = 0.148"x3"
 16d common = 0.162"x3-1/2"
 20d common = 0.203"x4"

2x blocking at all shear wall splices

All field nailing shall be 12" o.c.
 Provide 2x blocking between wall sheathing for type 1s, 4s, 11s, and 12s

All gas outlets located in a fireplace shall be controlled by an approved valve located in the same room and outside the hearth but not more than 4' from such outlets per 2022 CPC

Per 2022 CPC/CMC, gas line pressure testing is now 10 PSI for 15 min. and welded pipe is 60 PSI for 30 min.

Gas appliances shall have an accessible manual shutoff valve w/ non-displaceable valve or a listed convenience outlet valve installed within 6 ft. of the appliance served.

A min. 18"x24" under-floor access, unobstructed by pipes or ducts and within 5' of ea. under-floor plumbing clean-out and not located under a door to the residence req'd. Provide solid cover or screen from an access point.

All fixtures must meet the reduced flow rate of Table 4.303.1

The combined flow rate for multiple showerheads shall not exceed maximum flow rate or design system so that only one shower head can be used at a time per Section 4.303.2.

A removable backflow prevention device shall be installed on all exterior hose bibs.

Any water system containing a backflow preventer, pressure regulator or other any other device that prevents dissipation of building pressure back into the water main shall be provided with an approved, listed, and adequately sized expansion tank or other approved device to control thermal expansion.

All hot water supply piping 3/4" and greater shall be insulated per CEC 150.0. All hot water pipes from heating source to kitchen fixtures shall be insulated.

All hot water supply piping from heating source to kitchen fixtures shall be insulated per CEC

Water heaters shall have isolation valves on both the cold water supply and the hot water pipe leaving the water heater, and hose bibs or other fittings on each valve for flushing the water heater when the valves are closed. CBEES 110.3(c)7

1. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. [CPC 411.2]
 2. Showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80psi. [CPC 408.2.1]
 3. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons (6.8 l) per minute at 60 psi.
 4. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

SHOWERS
 The base for adhesive application of wall tile or other nonabsorbent finish material in tub and shower areas shall comply with ASTM C 1178, C 1278 or C 1396. Use of water-resistant gyp board is permitted on ceilings with framing o.c. 12" for 1/2" thick and 16" o.c. for 5/8" thick. Water resistant gyp board shall not be used over a Class I or II vapor barrier in tub or shower compartments. CRC R702.3.8

Water resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be glass mat gypsum panel, fiber-reinforced gypsum panels, non-asbestos fiber-cement backer board, or non-asbestos fiber-cement reinforced cementitious backer units installed per manufacturers' recommendations.

The base for adhesive application of wall tile or other non-absorbent finish material in tub and shower areas shall comply with ASTM C 1178, C 1278 or C 1396.

Shower and tub combinations shall be provided with individual valves or the pressure balance, thermostatic, or combination valve type that provides scald and thermal shock protection. Valves shall be adjusted per manu. instructions to deliver a max mixed water setting of 120 degrees Fahrenheit.

Stairs - The max stair riser height is 7.75" and min tread length is 10". The greatest tread depth within any flight of stairs shall not exceed the smallest one by more than 3/8 inches. The greatest riser height within any flight of stairs shall not exceed the smallest one by more than 3/8 inches.

There shall be a floor or a landing at the top and bottom of each stairway. A flight of stairs shall not have a vertical rise larger than 12 ft without an intermediate landing or floor. The min length of a landing is 36" measured in the direction of travel for the full width of the stairs.

Handrails - shall be provided on at least one side of each continuous run of treads or flight with four or more risers. CRC R311.7.7

Handrails with a circular cross section shall have an outside dia. of at least 1 1/4 inches and not greater than 2". Where not circular, the perimeter shall be at least 4" and not greater than 6 1/4 inches with a maximum maximum cross section dimension of 2 1/4 inches.

The handrail height measured vertically from the sloped plan adjoining the tread nosing shall not be less than 34" or greater than 38".

Guards - shall be located at the open side of stairs and ramps that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.

Where guards are required at stairs, the spacing of the balustrades for a flight of stairs shall be placed so that a 4 3/8" sphere cannot pass through. CRC R312.3

Where the top of the guard also serves as a handrail on the open side of stairs, the top of the guard shall not be less than 34 inches and not more than 38 inches measure vertically from a line connecting the leading edges of the treads.

The triangular openings at the open side of a stair, formed by the riser, the tread and the bottom rail of a guard, shall not allow the passage of a 6 inch sphere. CRC R312.3

Guards shall not be less than 42 inches high measured vertically above the adjacent walking surface or adjacent seating surface.

The spacing of the balustrades for a guard shall be placed "so that a 4" sphere cannot pass through". CRC R312.3

An "x" next to window size indicates the window or door is to have tempered glass All Glass Double Glaze and to comply to CRC

All Glass Double Glaze and to comply to CRC

Shower shall be finished with a smooth, hard non-absorbent surface to a height of not less than 72" above floor. Green gypsum wall board on walls. Green gypsum wall board shall not be used on ceiling framing spaced more than 12" o.c.

A 36" min. pathway to all exterior doors and emergency escape or rescue windows shall be provided and a min. 24" clearance at obstructions along the access walkway, incl. HVAC units, accessory bldgs. and structures, trees, large plants and shrubs.

Where walls and/or fending are installed across pathways, an approved access gate shall be installed.

All gas outlets located in a fireplace shall be controlled by an approved valve located in the same room and outside the hearth but not more than 4' from such outlets per 2022 CPC

Non-removable backflow prevention devices shall be utilized on all ext. hose bibs per 2022 CPC

Fire Protection:
 All elements (walls, posts and beams) supporting a floor above the garage or a ceiling common to the dwelling shall have fire resistive protection on the garage side. A max spacing of 16" c.c. is required for floor/ceiling joists or trusses supporting 5/8" type "X" GWB fire assemblies

Per R302.6 Dwelling/garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Door and door assembly shall comply with Section R302.5.1

WALL NOTE:
 All walls are to be framed utilizing 2x d.f. #2 framing members 16" c.c. (typ.) Framing members are 2x4 or 2x6 as shown unless otherwise specified.

Windows and doors shall be constructed with single 2x trimmer and king stud equivalent with wall as specified unless otherwise noted.

Ext Walls - 2x6 DF #2 studs at 16" o.c. unless otherwise noted.

Cover all exterior walls w 3/8" OSB structural plywood w 8d's @ 6" o.c. edge / 12" o.c. field, unless otherwise noted. Plywood shall run continuous from top plate to sole plate w all edges blocked.

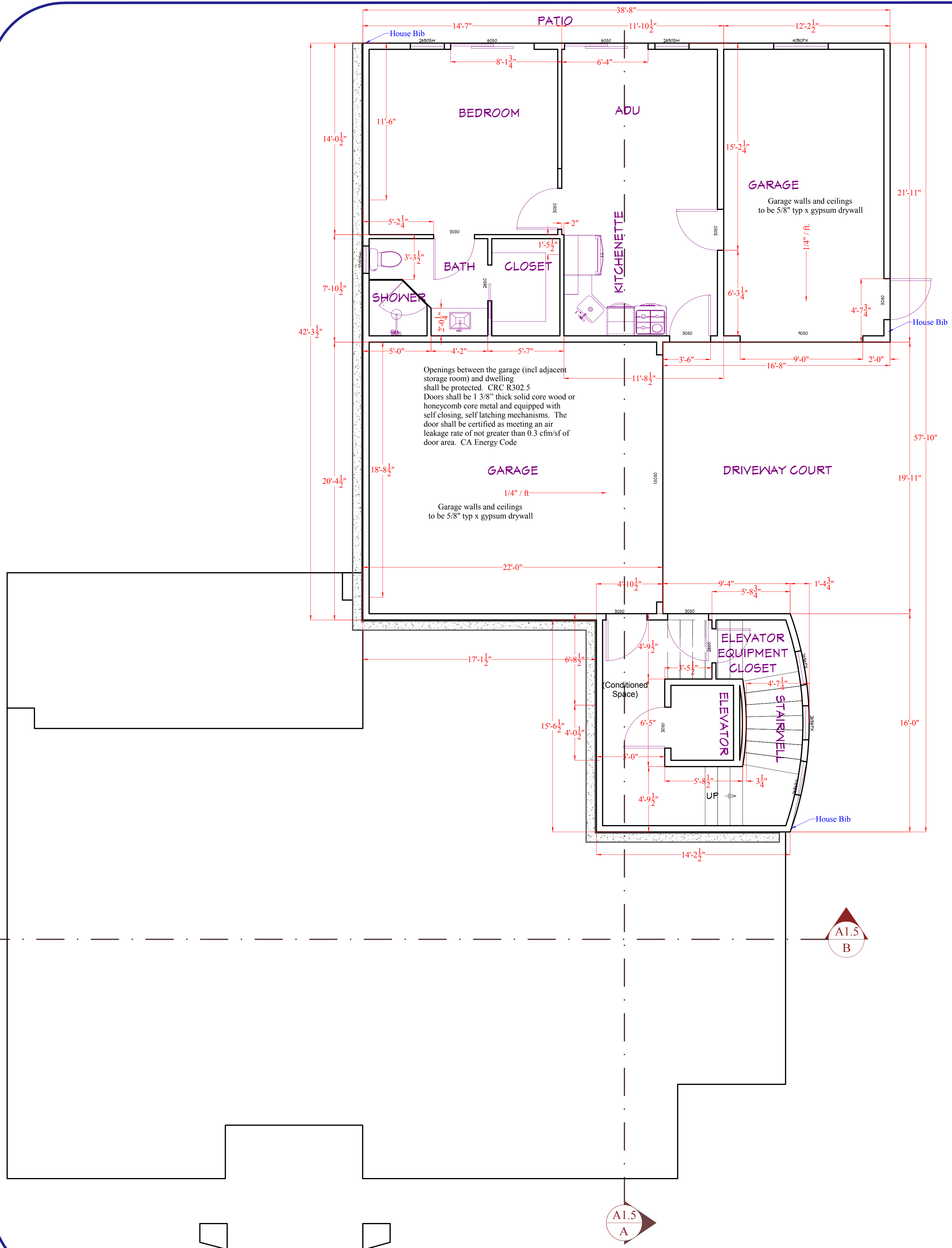
CHRIS CROSBY
 4021 Vega Loop
 SHINGLE SPRINGS, CA. 95682
 PHONE: (916) 223-2322
 christophercrosby@stcglobal.net

ELLI RESIDENCE
 1994 RITCHIE ST.
 FOLSOM, CA.
 APN# 072-3330-032-000

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SCALE 1/4"=1'



Notes:

An * next to window size indicates the window or door is to have tempered glass All Glass Double Glaze and to comply to CRC

All Glass Double Glaze and to comply to CRC

Shower shall be finished with a smooth, hard nonabsorbent surface to a height of not less than 70 inches above the drain. Green gypsum wall board on walls. Green gypsum wall board shall not be used on ceiling framing spaced more than 12" c.c.

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Note:

Nailing of framing structure shall comply with CRC unless noted otherwise. Dbl top plates carried over all headers

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 4021 Vega Loop
 SHINGLE SPRINGS, CA. 95682
 PHONE: (916) 223-2322
 christophercrosby@stgglobal.net

ELLI RESIDENCE
 1994 RITCHIE ST.
 FOLSOM, CA.
 APN# 072-3330-032-000

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Basement Plan

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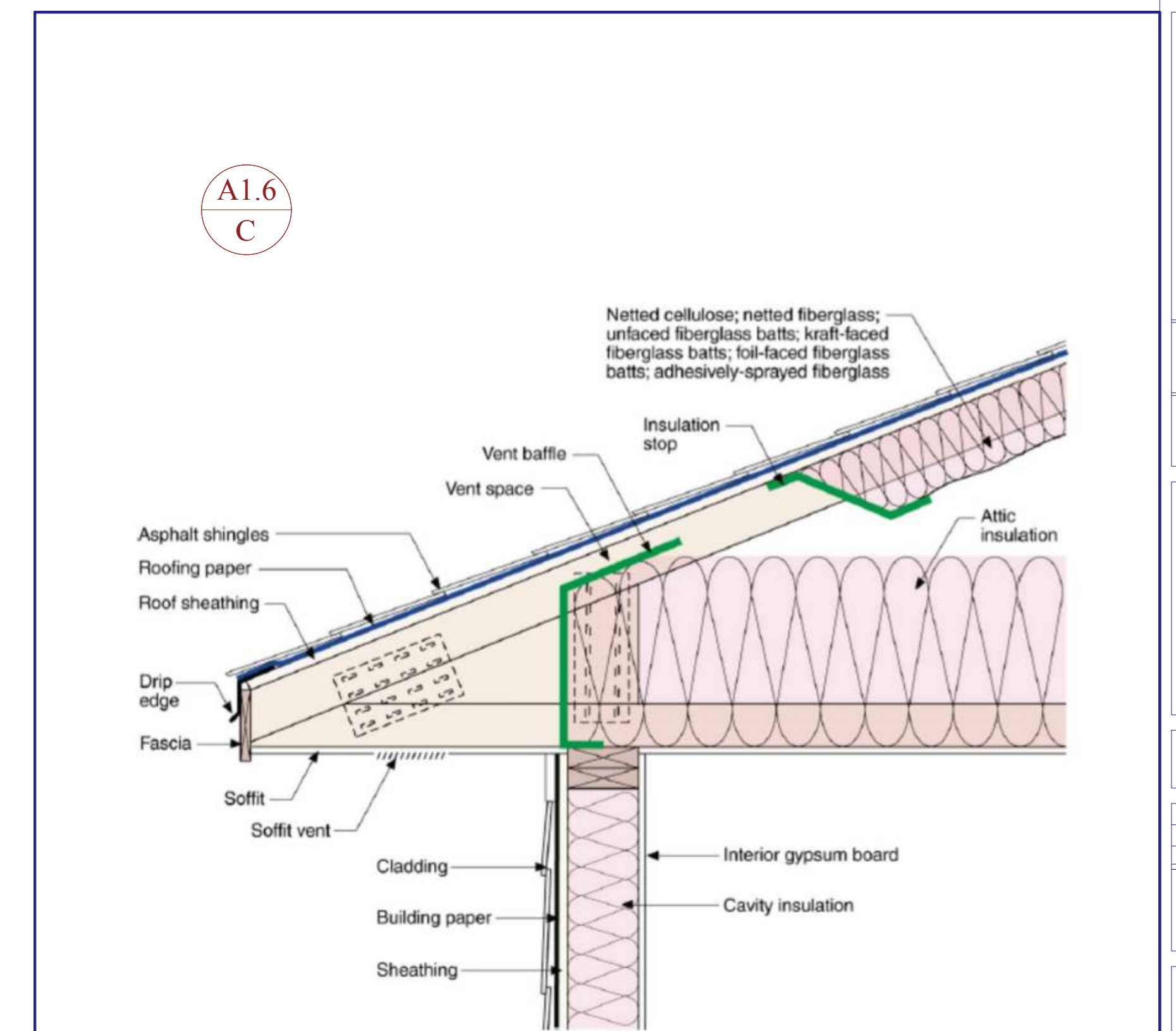
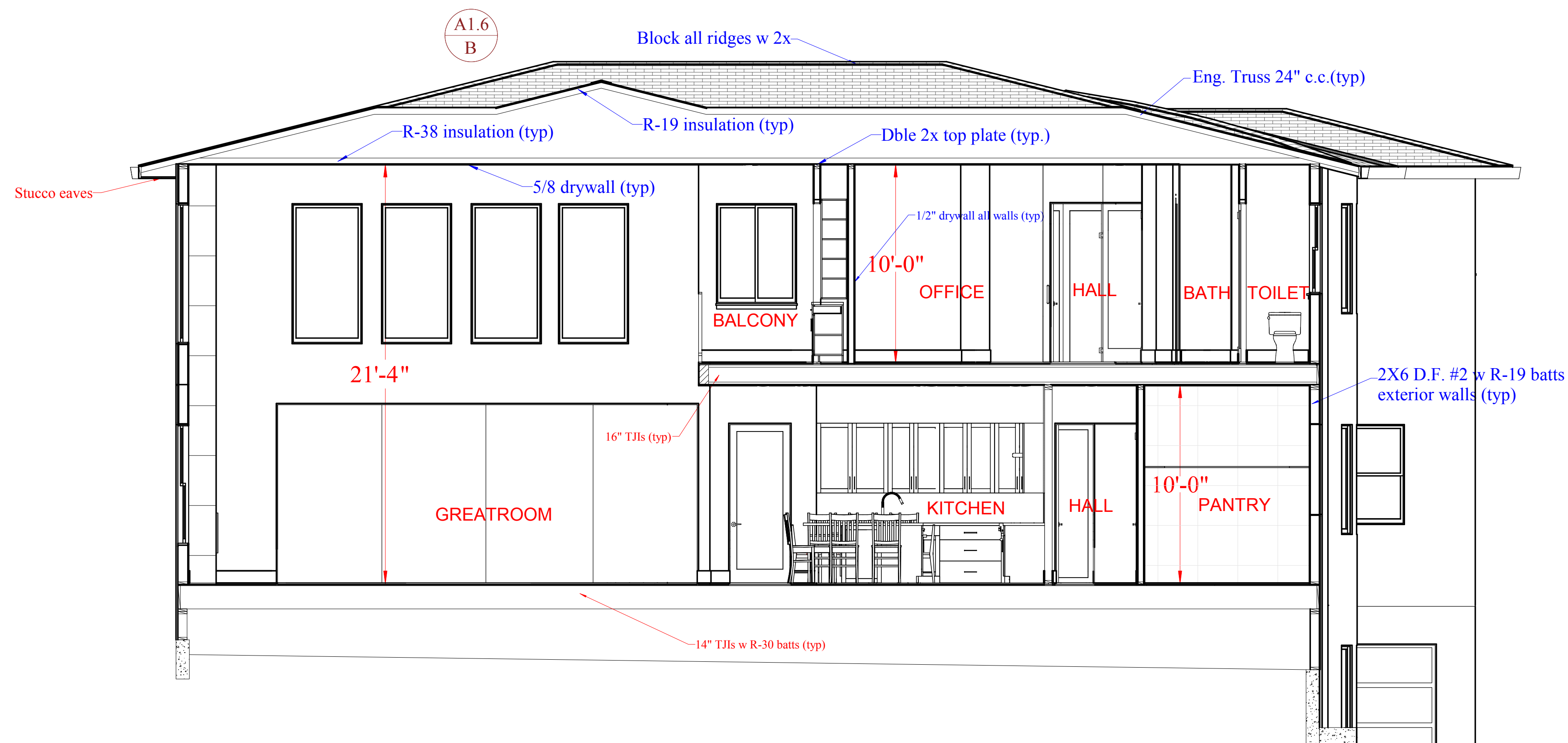
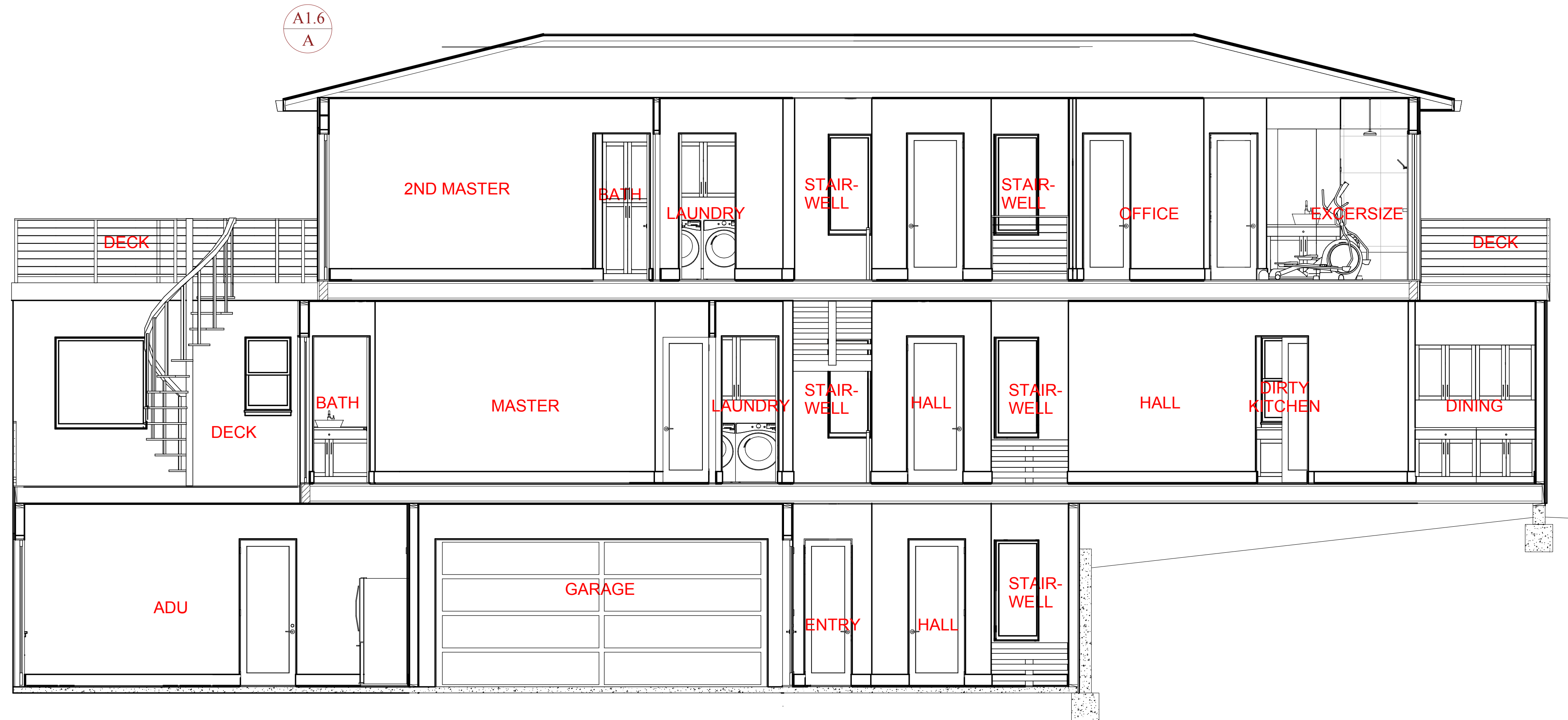


Figure 1: Venting Details for Modified Conventional Vented Attic

CHRIS CROSBY
 4021 Vega Loop
 SHINGLE SPRINGS, CA. 95682
 PHONE: (916) 223-2322
 christophercrosby@stcglobal.net

ELLI RESIDENCE
 1994 RITCHIE ST.
 FOLSOM, CA.
 APN# 072-3330-032-000
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SHEET
CROSS SECTIONS