

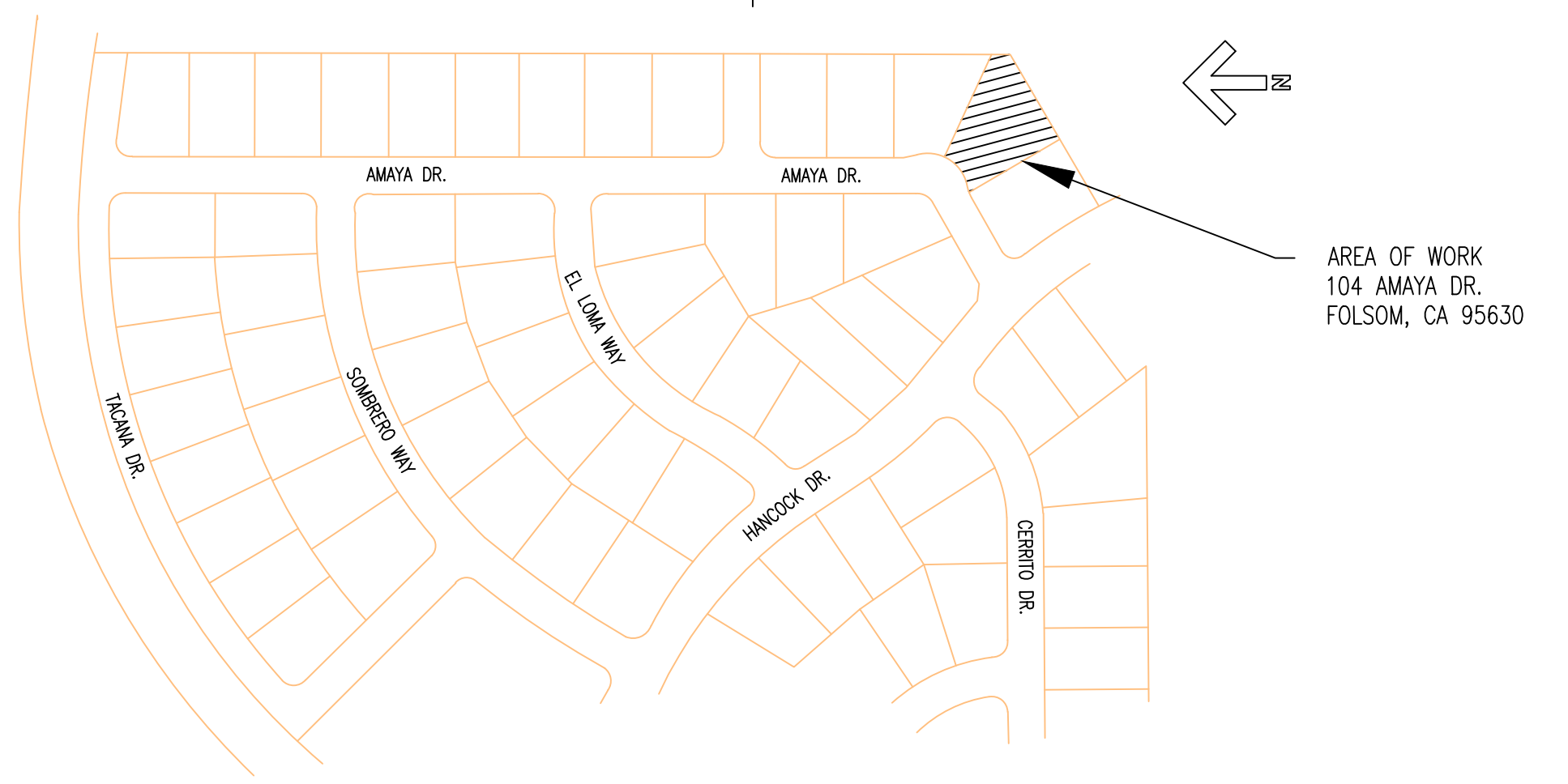
CONC. CONT. CSMT	CONCRETE CONTINUOUS CASEMENT WINDOW	R. R.W.L.	RISER RAIN WATER LEADER
DIM. DISP. DN (E), EX. EXT.	DIMENSION IN SINK DISPOSAL DOWN EXISTING EXTERIOR	SH. SM. SQ. FT S.S.	SINGLE HUNG SIMILAR SQUARE FEET STAINLESS STEEL
F.A.U. FFL F.G. FIN. FXD. FL. FLR.	FORCED AIR UNIT FINISH FLOOR FINISH GRADE FINISH FIXED FLOOR	TEMP. T. T.O.C. T.O.D. T.O.S. TOT	TEMPERED TREAD TOP OF CURB TOP OF DRAIN TOTAL
GYP. BD. HI-EF	GYP. BOARD / DRYWALL HIGH EFFICACY	V.I.F. W/ WD WH	VERIFY IN FIELD WITH WOOD WATER HEATER
INSUL.	INSULATION		
N.T.S.	NOT TO SCALE		
PERF. P.T.D.F.	PERFORATED PRESSURE TREATED DOUGLAS FIR		

ADDRESS: 104 AMAYA DR. FOLSOM, CA 95630

APN: 071-0560-027-000  
ZONED: FOLSOM  
PARCEL AREA: 0.37 ACRE  
CONSTRUCTION TYPE: TYPE 5 NON-RATED

EXISTING SQ. FT. LOT AREA: 16,177 SQ. FT.

PROPOSED SQ. FT. HOUSE ADDITION: 219 SQ. FT.



8 SYMBOLS AND ABBREVIATIONS  
NO SCALE

7 SITE DATA  
NO SCALE

6 VICINITY MAP  
NTS

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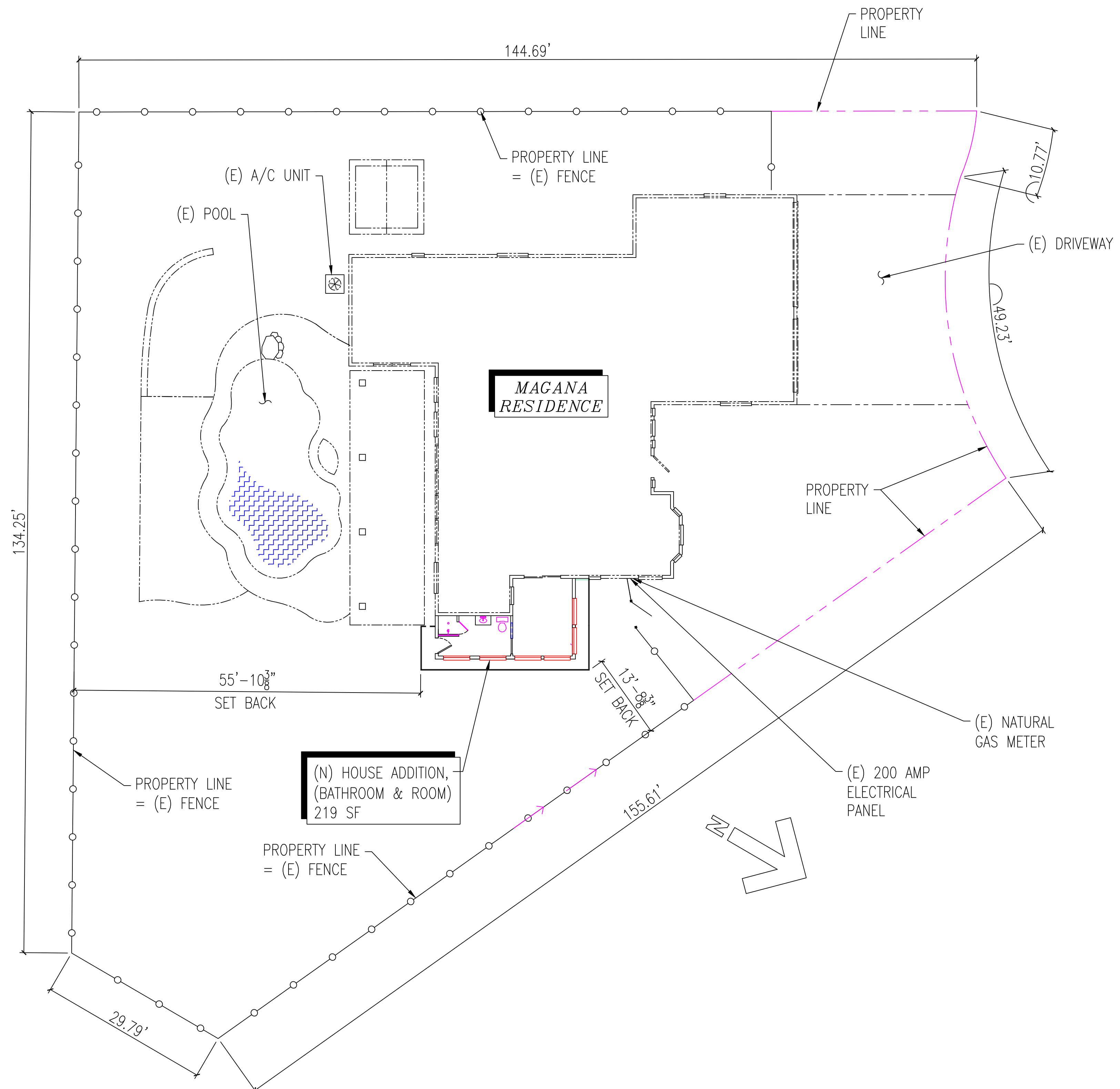
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OWNER  
MARK MAGANA & USHA ISWARAN  
104 AMAYA DR.  
FOLSOM, CA 95630  
CELL: 707-334-4370



1. CONSTRUCT HOUSE ADDITION 219 SF (BATHROOM AND ROOM) AND INSTALL UTILITIES.

5 SCOPE OF WORK  
NO SCALE

PROJECT SHALL COMPLY WITH THE 2022 CBC, 2022 CMC, 2022 CEC, 2022 CPC, 2022 CFC, 2022 SWIMMING POOL, SPA & HOT TUB AS ADOPTED BY THE GOVERNING JURISDICTION. THE PROJECT CONFORM TO ENERGY CONSERVATION MEASURES AS SET FORTH IN THE 2022 TITLE-24

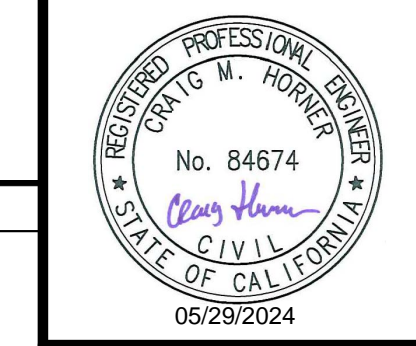
4 CODES  
NO SCALE

HOUSE ADDITION

SP1.0	TITLE SHEET, SITE PLAN & GENERAL NOTES
EC1.0	EROSION CONTROL PLAN
FP1.0	FOUNDATION PLAN
A1.0	FLOOR PLAN AND ELEVATION
A2.0	EXTERIOR ELEVATIONS
S1.0	FRAMING ELEVATIONS
S2.0	ROOF FRAMING PLAN AND ELEVATION
U1.0	UTILITY PLAN
T24-1	TITLE 24 ENERGY
T24-2	TITLE 24 ENERGY
T24-3	TITLE 24 ENERGY

3 SHEET INDEX  
NO SCALE

- A. ANY DISCREPANCIES, QUESTIONS OR CONFLICTS IN THE DRAWINGS, DIMENSIONS OR AS-BUILT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER FOR FURTHER INVESTIGATION.
- B. ALL NECESSARY FIELD ADJUSTMENTS SHALL BE DISCUSSED WITH DESIGNER AND OWNERS PRIOR TO MAKING CHANGES, INCLUDING EXACT DIMENSIONS WHICH MAY VARY SLIGHTLY TO FIT THE FIELD CONDITIONS FROM THOSE SHOWN, EXCEPT THOSE DIMENSIONS CRITICAL TO SETBACKS, ETC. BUILDER TO FIELD VERIFY ALL DIMENSIONS PRIOR TO MATERIAL ORDERING.
- C. ALL CONSTRUCTION WILL BE DONE BY 'BACKYARD DREAM'



MARK	DATE	DESCRIPTION

PROJECT NO: ----

CAD DWG FILE: 1\_SP1.0\_SITEPLAN.DWG

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SHEET TITLE

TITLE SHEET, SITE PLAN & GENERAL NOTES

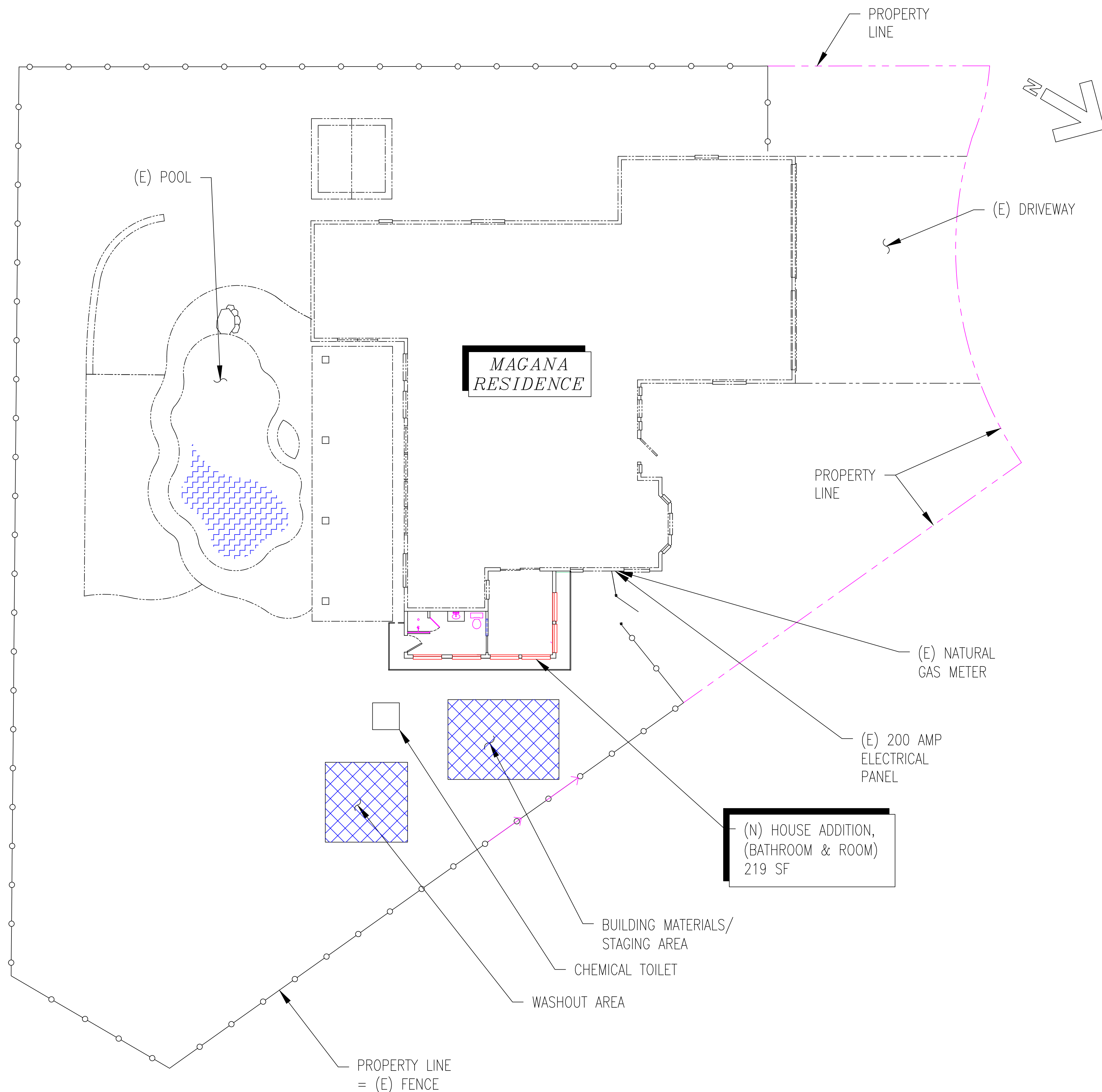
SP1.0

SHEET SHEET INDEX OF TOTAL SHEETS

2 SITE PLAN  
3/32" = 1'-0"

1 GENERAL NOTES  
NO SCALE

Details by: Ron Carter  
Senior Designer  
*Ron B. Carter*



NOTES:

ALL WORK WILL COMPLY WITH CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs)

ALL WORK WILL COMPLY WITH CALIFORNIA GREEN CODE 4.106.2

NOTES:

STABILIZED CONSTRUCTION ACCESS:

ALL CONSTRUCTION VEHICLES AND EQUIPMENT WILL USE ONE DESIGNATED ENTRANCE/ EXIT TO PREVENT VEHICLES FROM TRACKING MUD ONTO ROADWAYS. TRACKS AND TRAILS LEFT BY VEHICLES AND EQUIPMENT LEADING TO AND FROM THE SITE WILL BE CLEANED UP IMMEDIATELY USING DRY CLEAN UP METHODS (i.e.) SWEEPING.

CHEMICAL TOILETS:

A CHEMICAL TOILET WILL BE LOCATED SUCH THAT IF THEY ARE EITHER DAMAGED OR KNOCKED OVER, THE CONTENTS WILL NOT ENTER A STORMWATER DRAINAGE SYSTEM.

PERIMETER CONTROLS:

AN EXTRA ABSORBANT MATERIAL/ AND/ OR A WET/DRY VACCUUM WILL BE ON SITE TO QUICKLY PICK UP UNINTENDED SPILLS.

BUILDING MATERIALS/STAGING AREAS:

CONSTRUCTION AND LANDSCAPING MATERIALS WILL BE STORED ON SITE OR TAKEN BACK TO THE CONTRACTOR'S PLACE OF BUSINESS AND NOT WITHIN THE PUBLIC RIGHT-OF-WAY. BUILDING MATERIALS WILL BE COVERED OR CONTAINED WHEN NOT IN USE TO PREVENT CONTACT WITH THE RAIN.

CONCRETE TRUCKS/PUMPERS:

PUMPERS WILL BE SURROUNDED BY PERIMETER CONTROLS, SUCH AS GRAVEL BAGS, SANDBAGS OR STRAW WATTLES. TARPS WILL BE PLACED BENEATH CONCRETE PUMPERS. RESIDENTIAL MATERIALS WILL BE CLEANED UP AS WELL. DEBRIS WILL BE DISPOSED OF PROPERLY.

WASHOUT AREA:

THE DISPOSAL OF WET CONSTRUCTION MATERIALS WILL BE HANDLED IN A PROPERLY DESIGNED WASHOUT AREA. A SAND BERM AND TARP, OR MOBILE UNIT WILL BE USED TO COLLECT WASTES AND PREVENT RUN-OFF.

STORM DRAINS:

STORM DRAINS WILL BE PROTECTED AT ALL TIMES WITH PERIMETER CONTROLS, SUCH AS SAND BAGS, GRAVEL BAGS OR STRAW WATTLES.

DUMPSTERS:

IF DUMPSTERS ARE USED, THEY WILL BE COVERED LOCATED AWAY FROM DRAINAGE INLETS AND GUTTERS. AREAS AROUND DUMPSTERS WILL BE SWEEPED DAILY. PERIMETER CONTROLS WILL BE INSTALLED AROUND DUMPSTERS.

Details by: Ron Carter  
Senior Designer

*Ron B. Carter*

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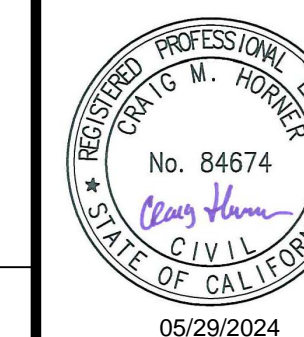
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5/5/20	1ST PLAN CHECK COMMENTS 5/5/20
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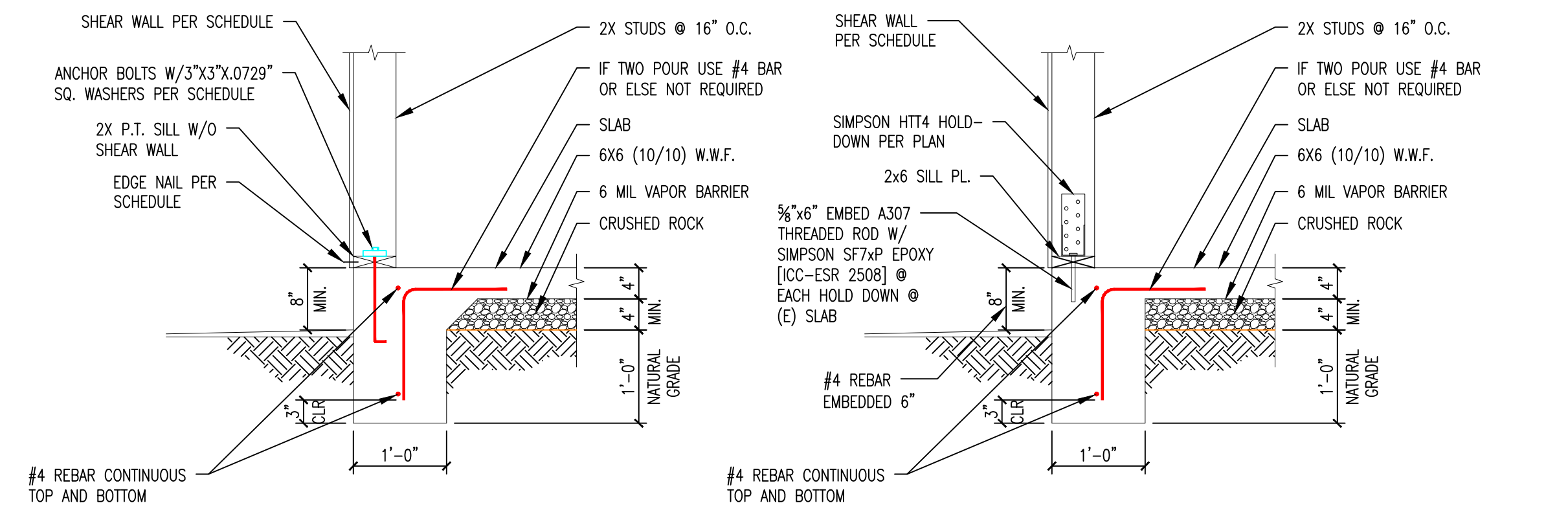
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EROSION CONTROL PLAN

EC.1

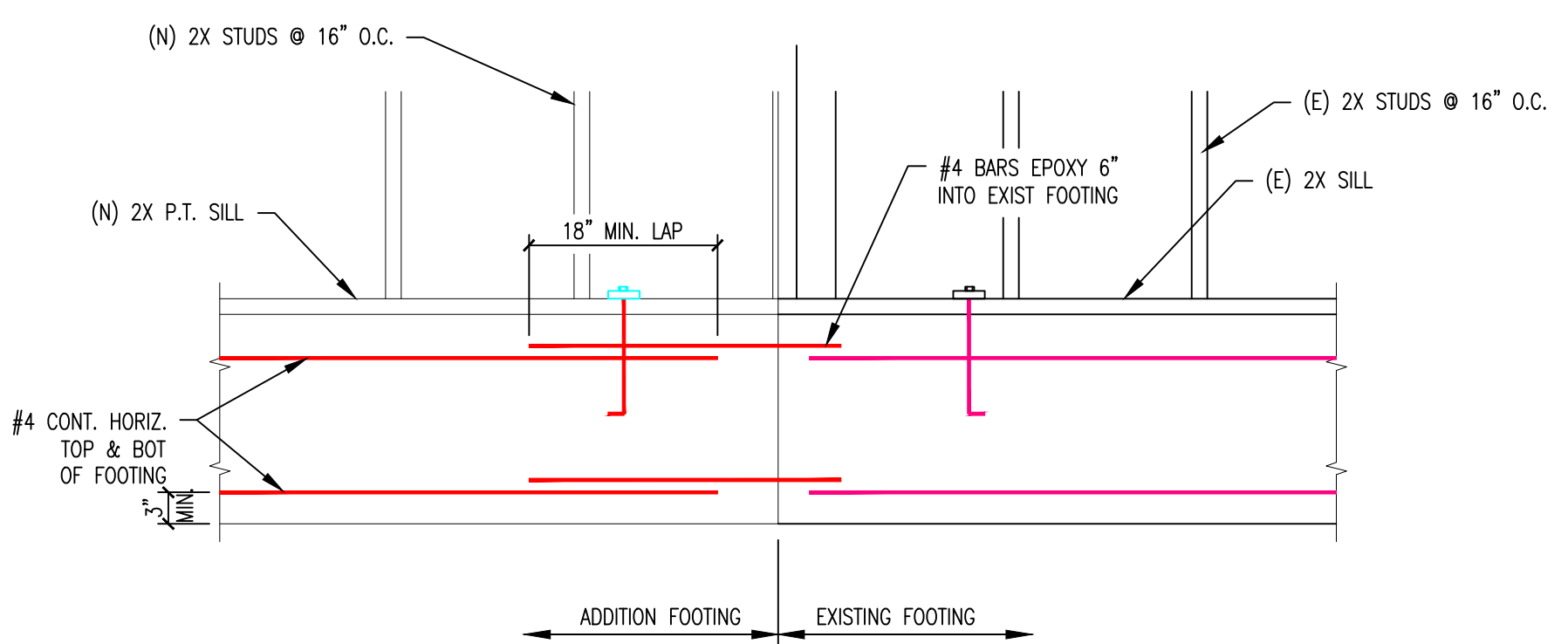
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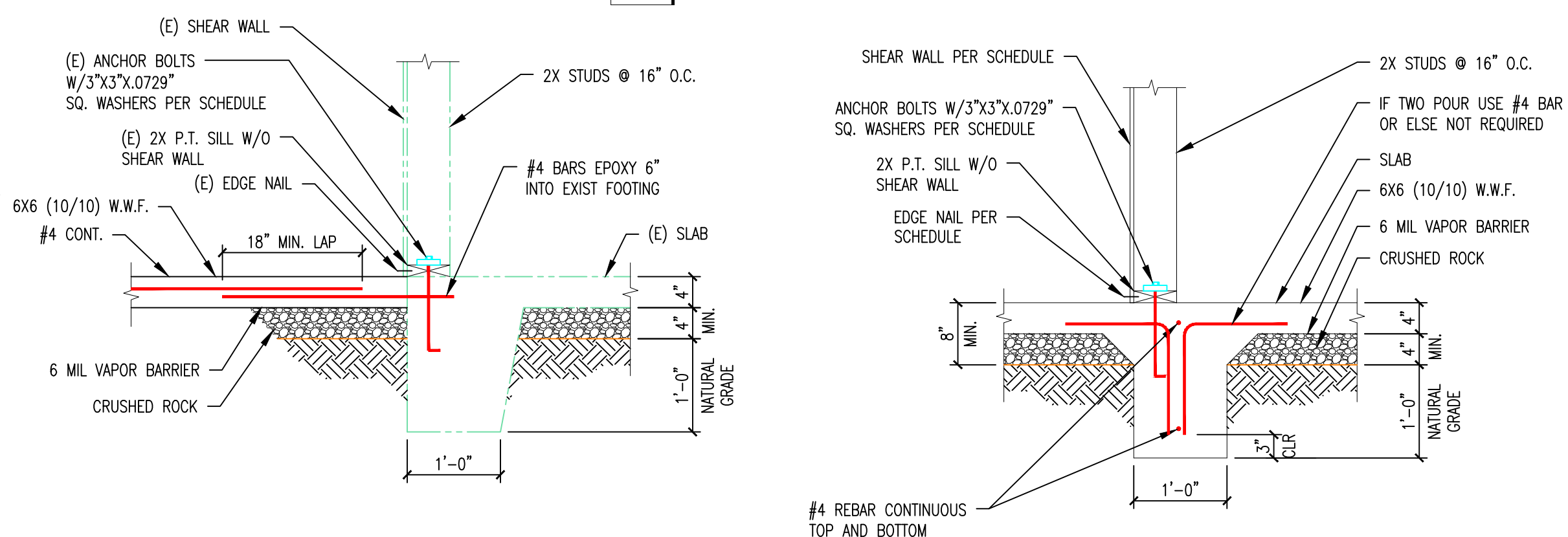


**2** CONTINUOUS FOOTING @ GRADE  
3/4" = 1'-0"

**3** CONTINUOUS FOOTING @ GRADE  
3/4" = 1'-0"



**4** ADD FOOTING  
3/4" = 1'-0"



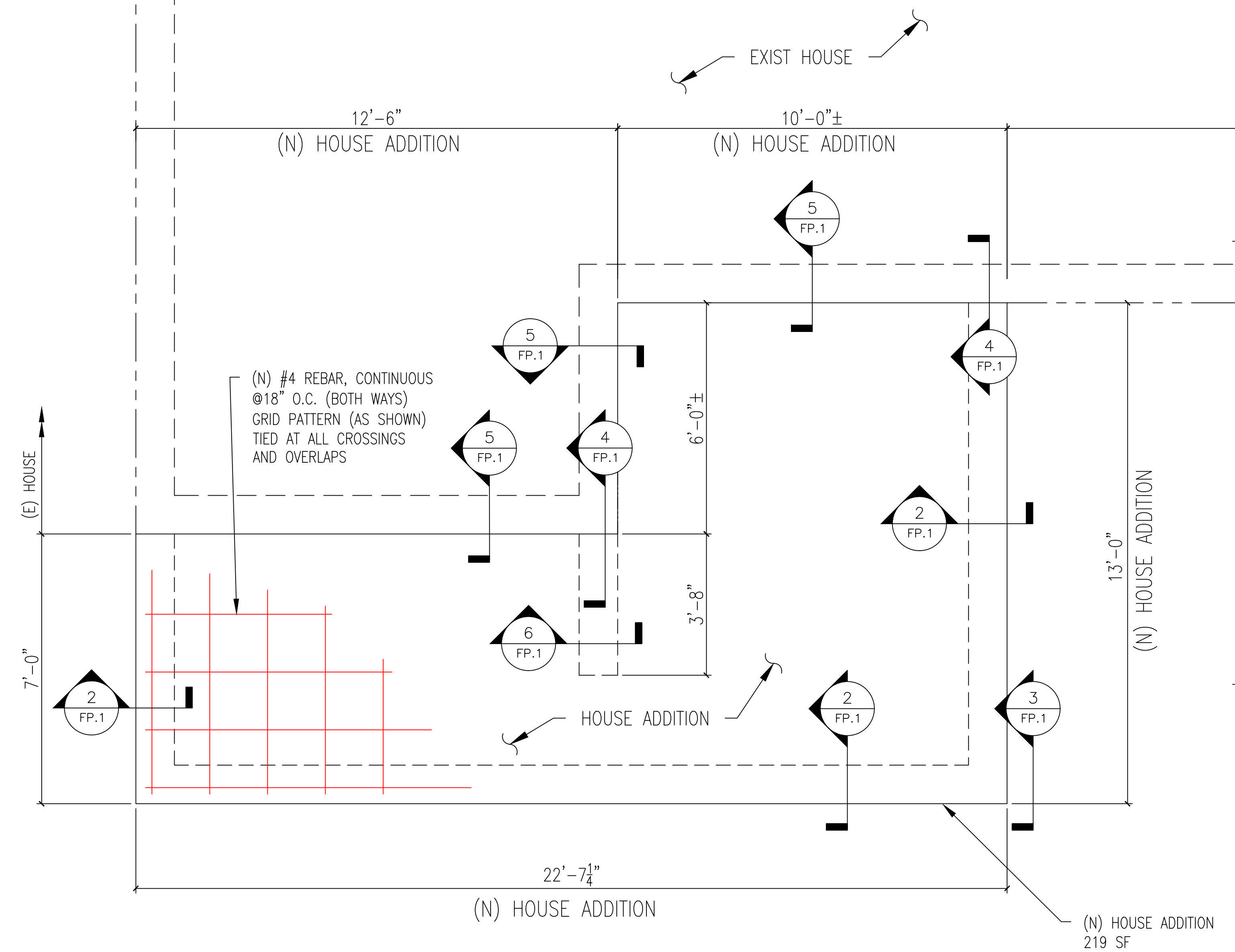
**5** CONTINUOUS FOOTING @ GRADE  
3/4" = 1'-0"

**6** CONTINUOUS FOOTING @ GRADE  
3/4" = 1'-0"

Sheathing Schedule		
TYPE	DESCRIPTION	VALUE (PLF)
1	BRACED WALL PANEL: 3/8" A.P.A. RATED SHEATHING - 8d AT 6" o.c. EDGES AND 12" o.c. FIELD. (4'-0" MIN. LONG PANEL SINGLE SIDE)	-
2	BRACED WALL PANEL: 1/2" GYPSUM BOARD W/ 5d COOLER NAILS AT 7" o.c.	-
3	BRACED WALL PANEL: EXPANDED METAL, OR WOVEN WIRE LATH AND 7/8" PORTLAND CEMENT PLASTER W/ #11 GAGE NAIL, 1 1/2" LONG, 7/16 HEAD AT 6" o.c.	-
4	EXPANDED METAL, OR WOVEN LATH AND 7/8" PORTLAND CEMENT PLASTER W/ #11 GAGE NAIL, 1 1/2" LONG, 7/16 HEAD OR #16 GAGE STABLE, 7/8" LEGS AT 6" o.c.	180 lbs
5	3/8" OR 1/2" A.P.A. RATED SHTG W/ 8d AT 6" o.c.	230 lbs
6	1/2" GYPSUM BOARD W/ 5d COOLERS AT 7" o.c.	100 lbs
7	1/2" GYPSUM BOARD W/ 5d COOLERS AT 4" o.c.	125 lbs
8	3/8" OR 1/2" A.P.A. RATED SHTG W/ 8d AT 4" o.c.	360 lbs
9	1/2" A.P.A. RATED SHEATHING W/ 8d AT 3" o.c. USE 3x STUDS WHERE PANEL EDGES MEET	490 lbs
10	1/2" A.P.A. RATED SHEATHING W/ 10d AT 2" o.c. USE 4x STUDS WHERE PANEL EDGES MEET	770 lbs

NOTE:  
ANCHOR BOLT SPACING SHALL BE 48" O.C. FOR ALL SHEAR WALLS.

**1** FOUNDATION PLAN  
1/2" = 1'-0"



Details by: Ron Carter  
Senior Designer  
*Ron B. Carter*

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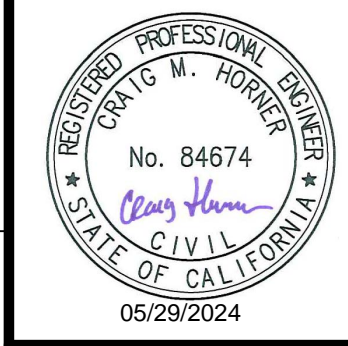
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104 AMAYA DR.  
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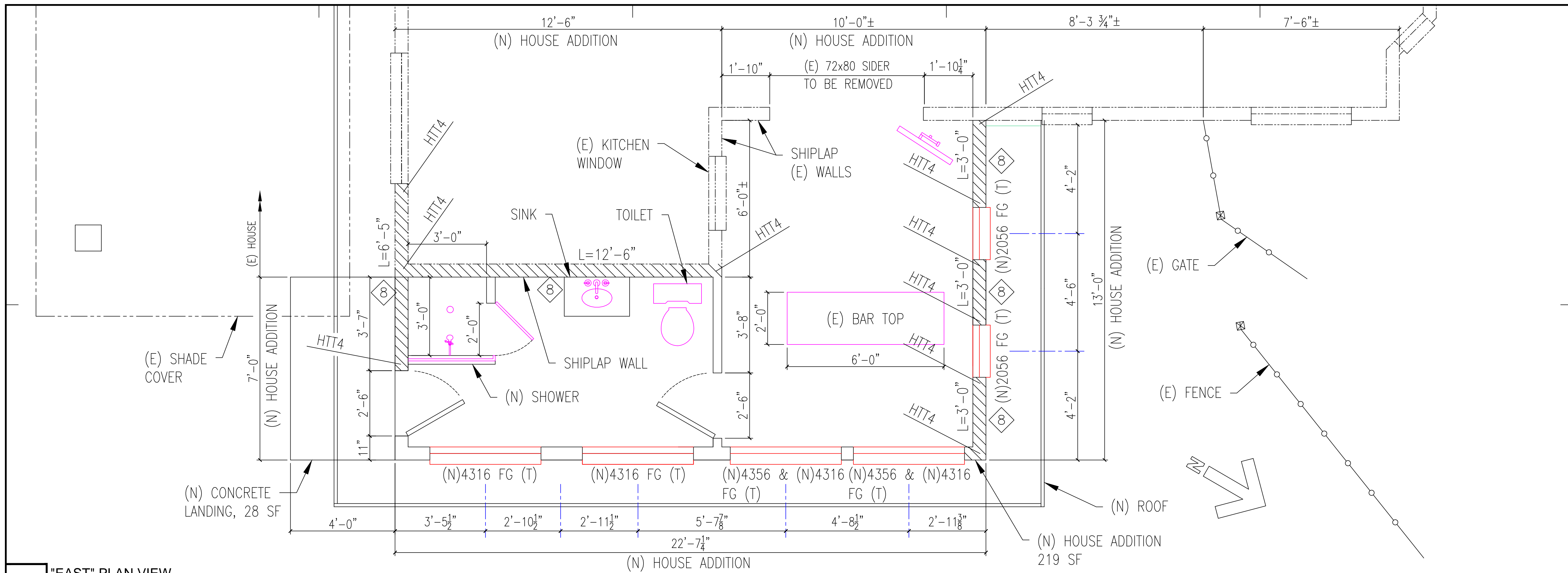
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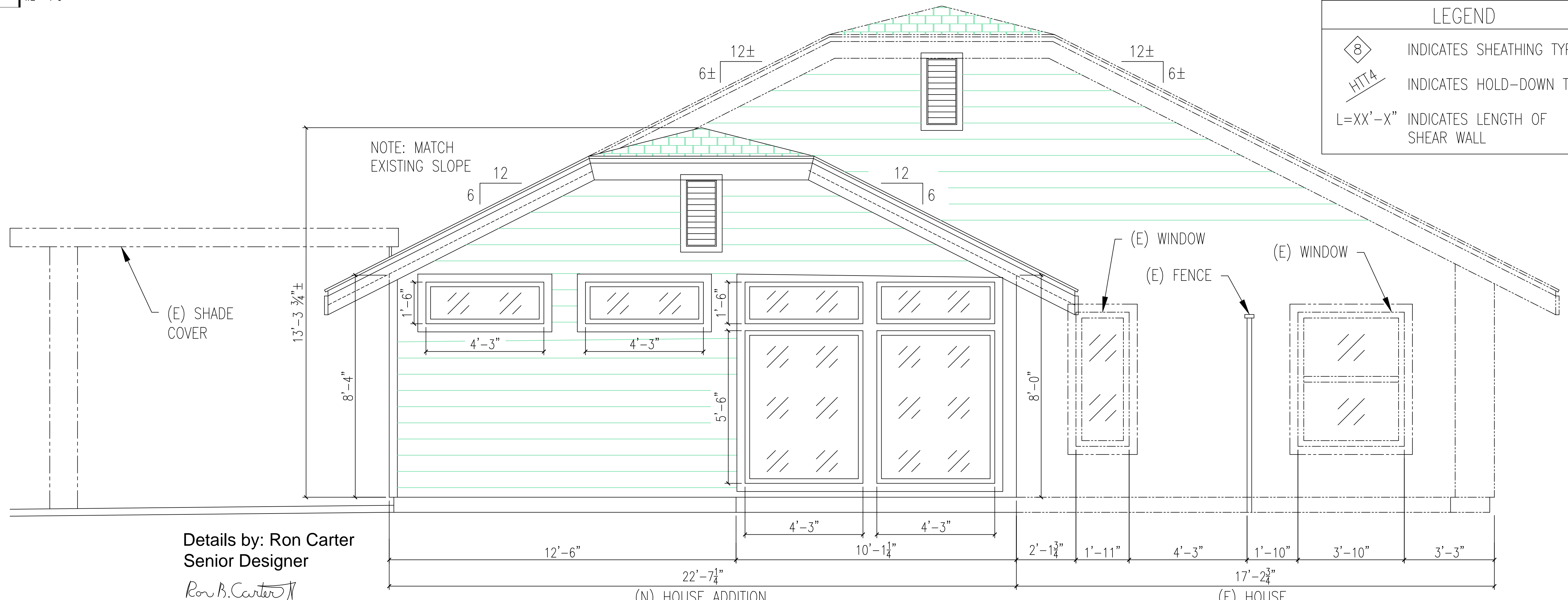
**FOUNDATION PLAN**

FP.1  
SHEET SHEET INDEX OF TOTAL SHEETS



1 "EAST" PLAN VIEW

1/2" = 1'-0"



2 "EAST" ELEVATION

1/2" = 1'-0"

Details by: Ron Carter  
Senior Designer  
*Ron B. Carter*

LEGEND	
	INDICATES SHEATHING TYPE
	INDICATES HOLD-DOWN TYPE
	INDICATES LENGTH OF SHEAR WALL

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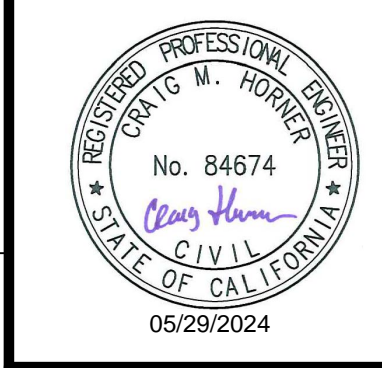
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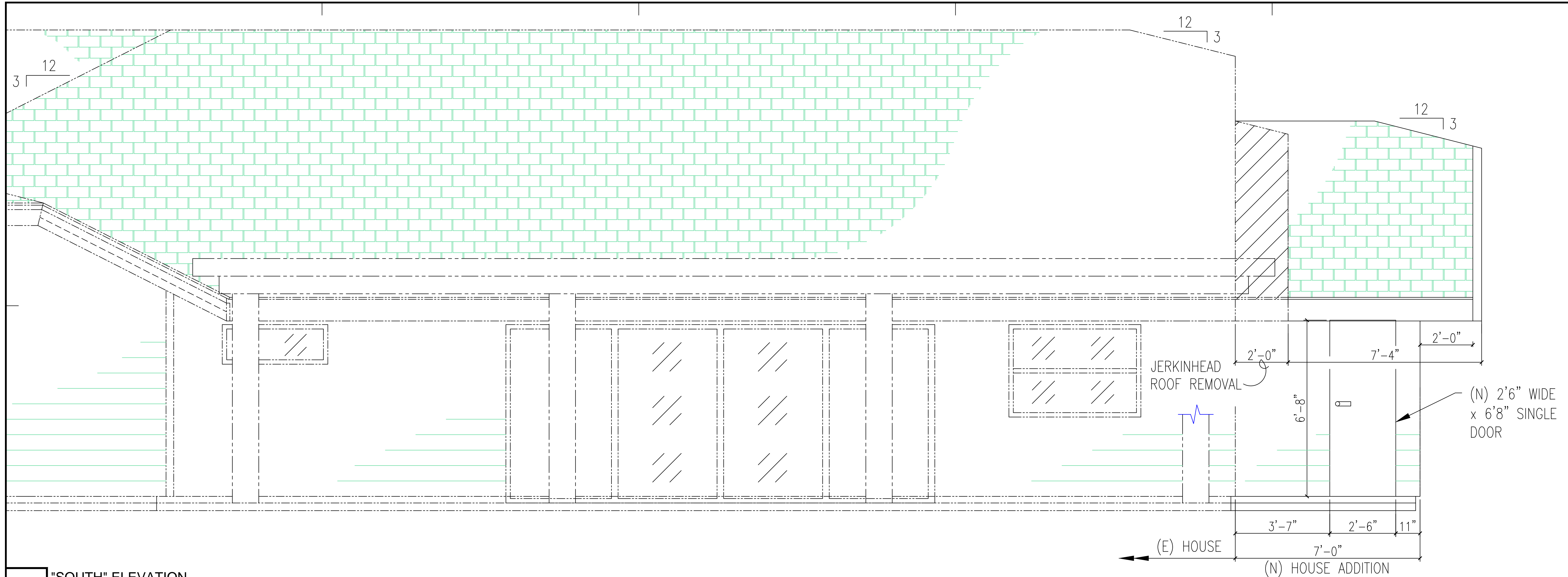
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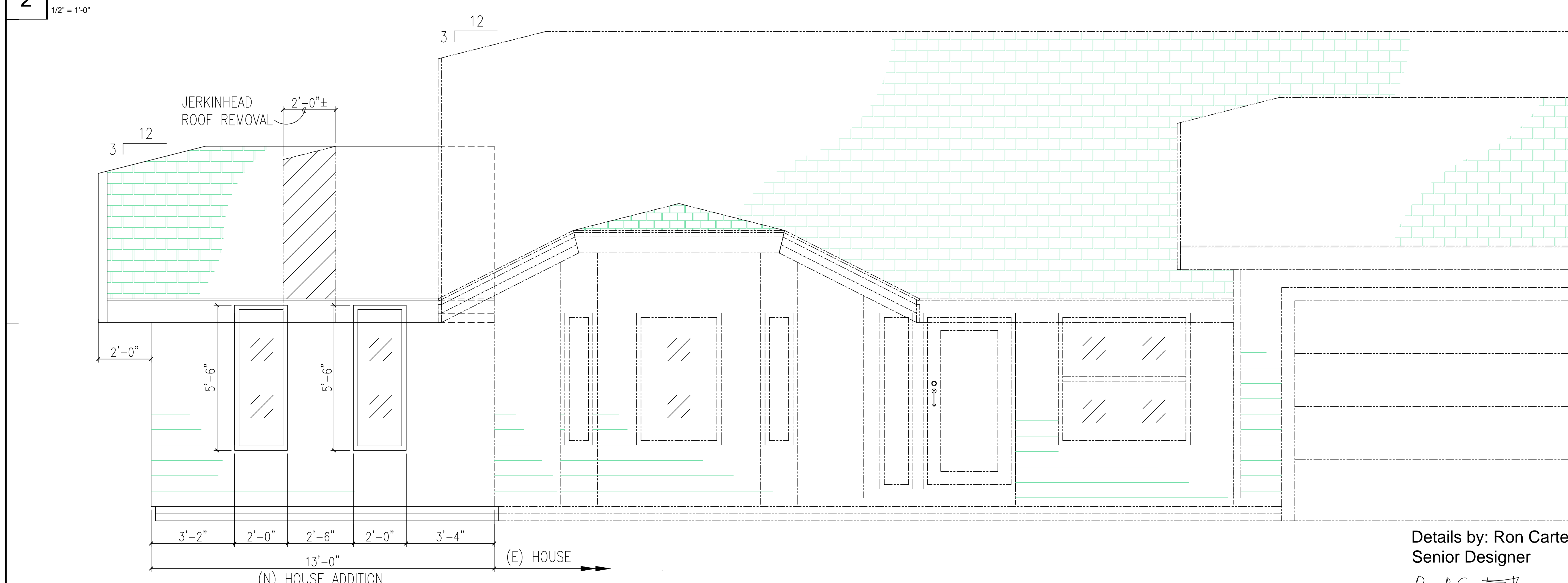
SHEET TITLE

**FLOOR PLAN AND EXTERIOR ELEVATION**





2 "SOUTH" ELEVATION  
1/2" = 1'-0"



1 "NORTH" ELEVATION  
1/2" = 1'-0"

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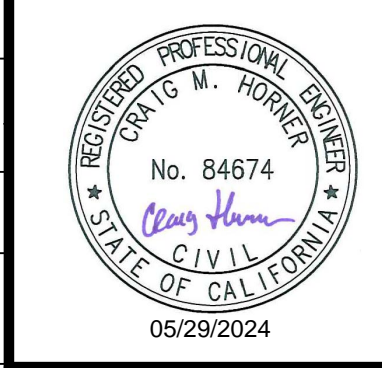
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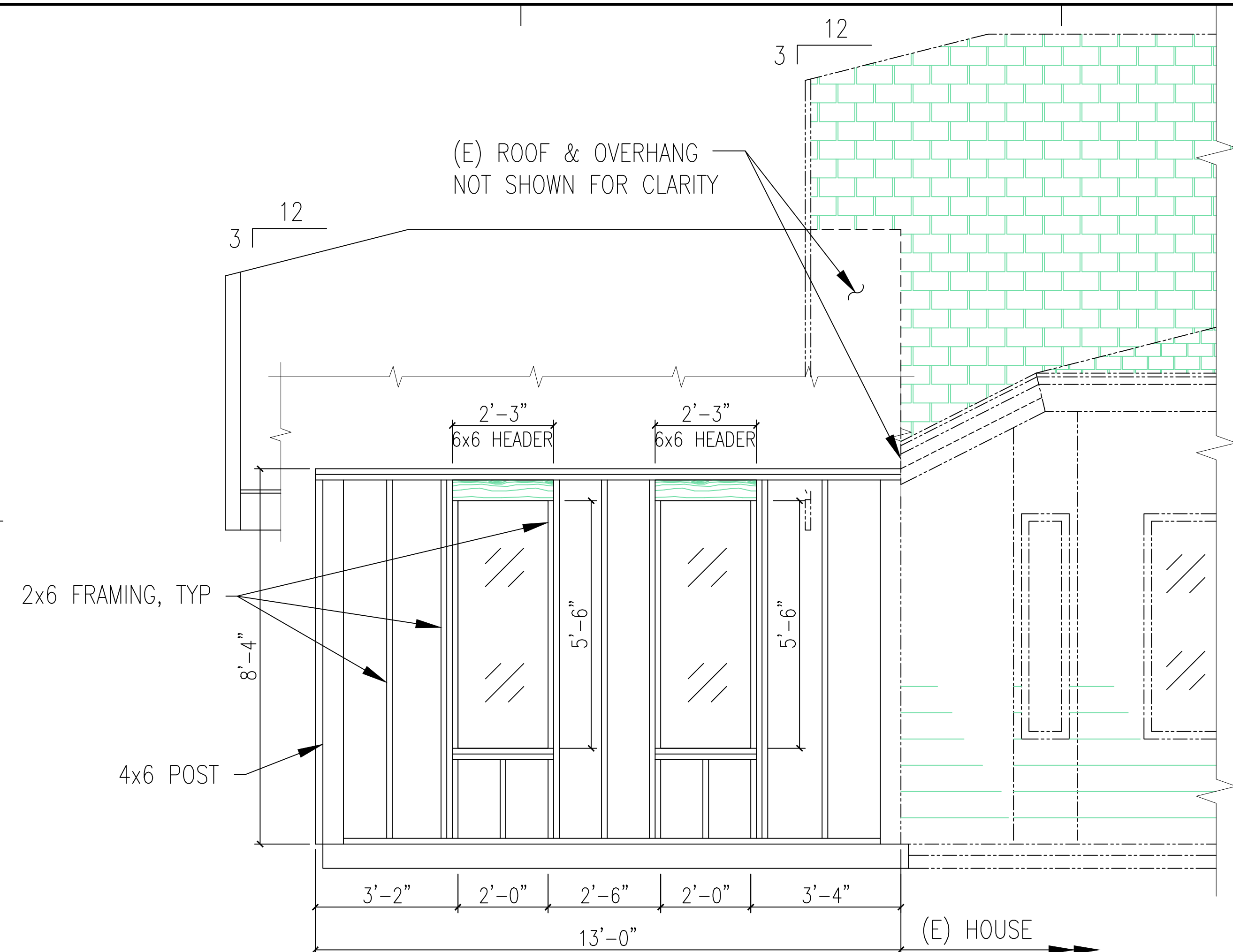
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**EXTERIOR ELEVATIONS**

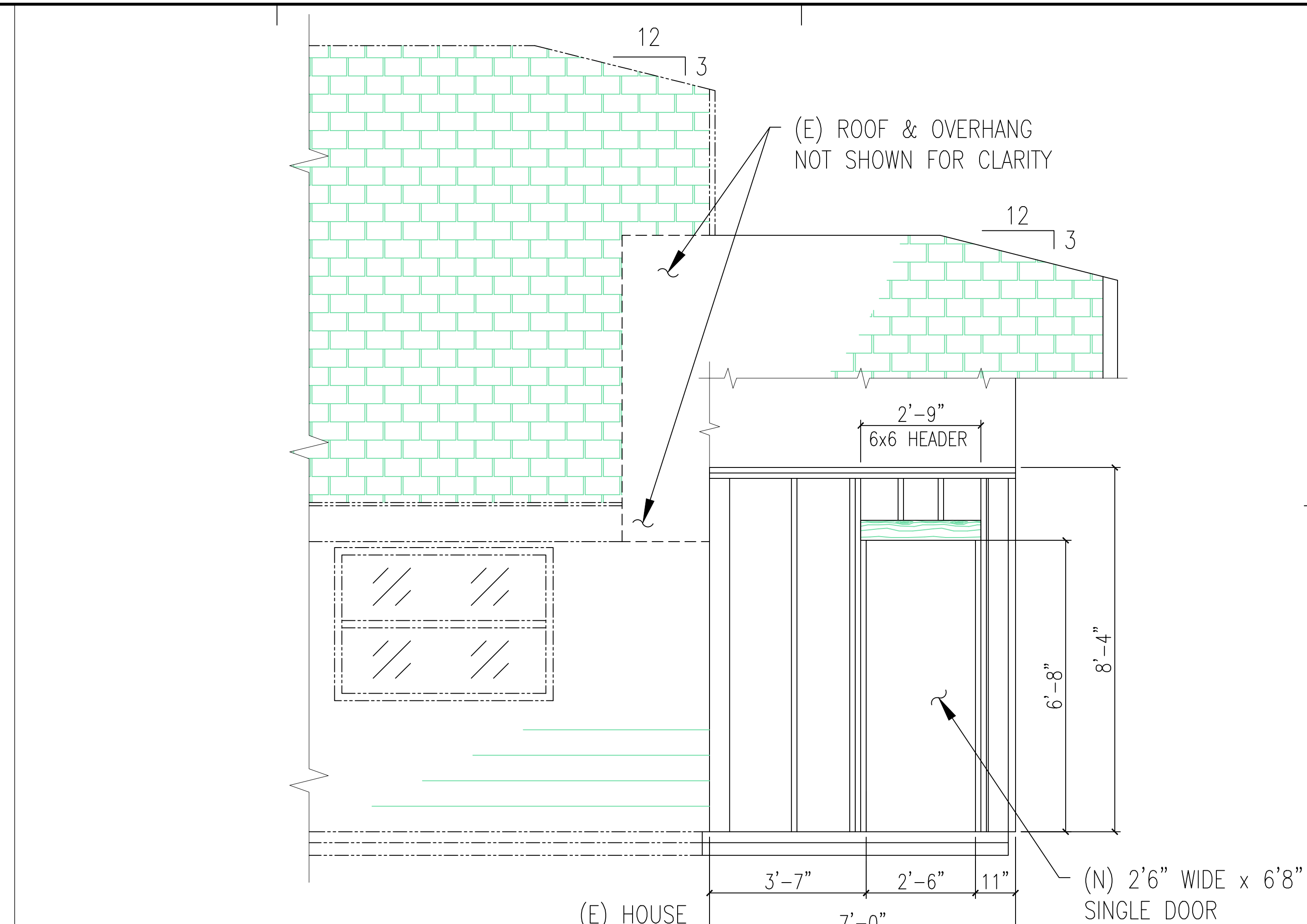
Details by: Ron Carter  
Senior Designer  
*Ron B. Carter*

A2.0

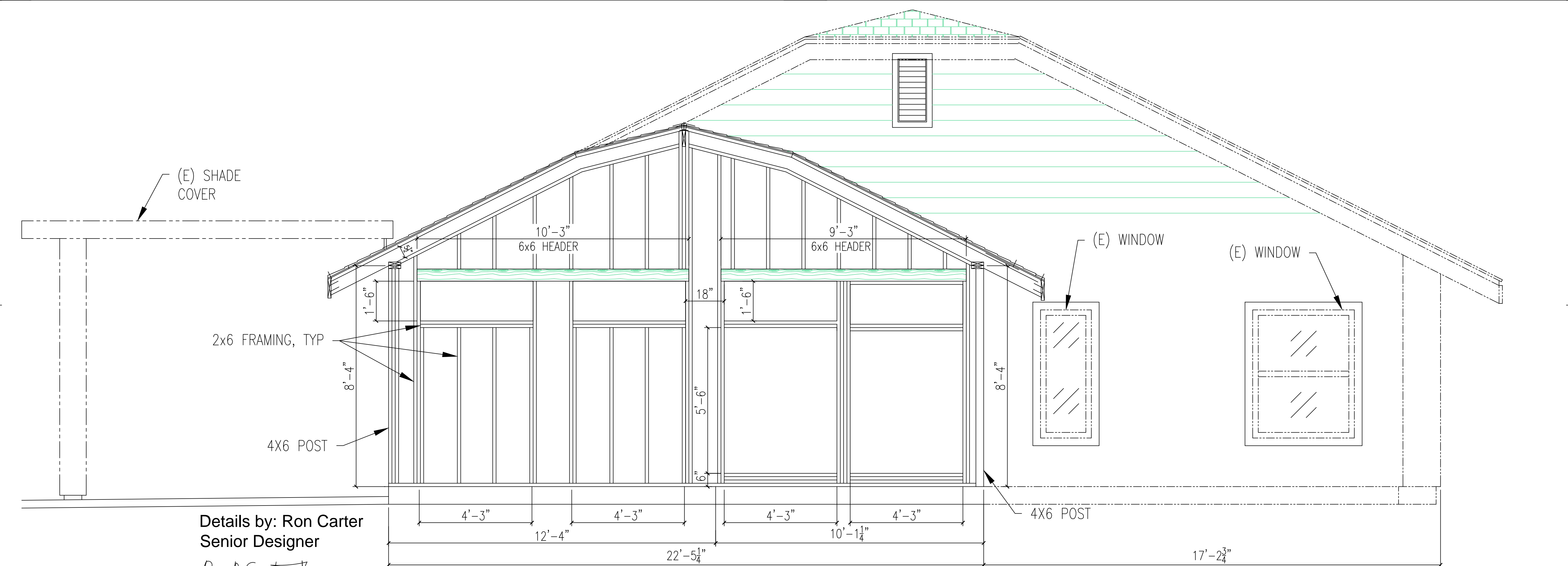
SHEET SHEET INDEX OF TOTAL SHEETS



2 "NORTH" ELEVATION  
1/2" = 1'-0"



3 "SOUTH" ELEVATION  
1/2" = 1'-0"



1 "EAST" ELEVATION  
1/2" = 1'-0"

Details by: Ron Carter  
Senior Designer  
*Ron B. Carter*

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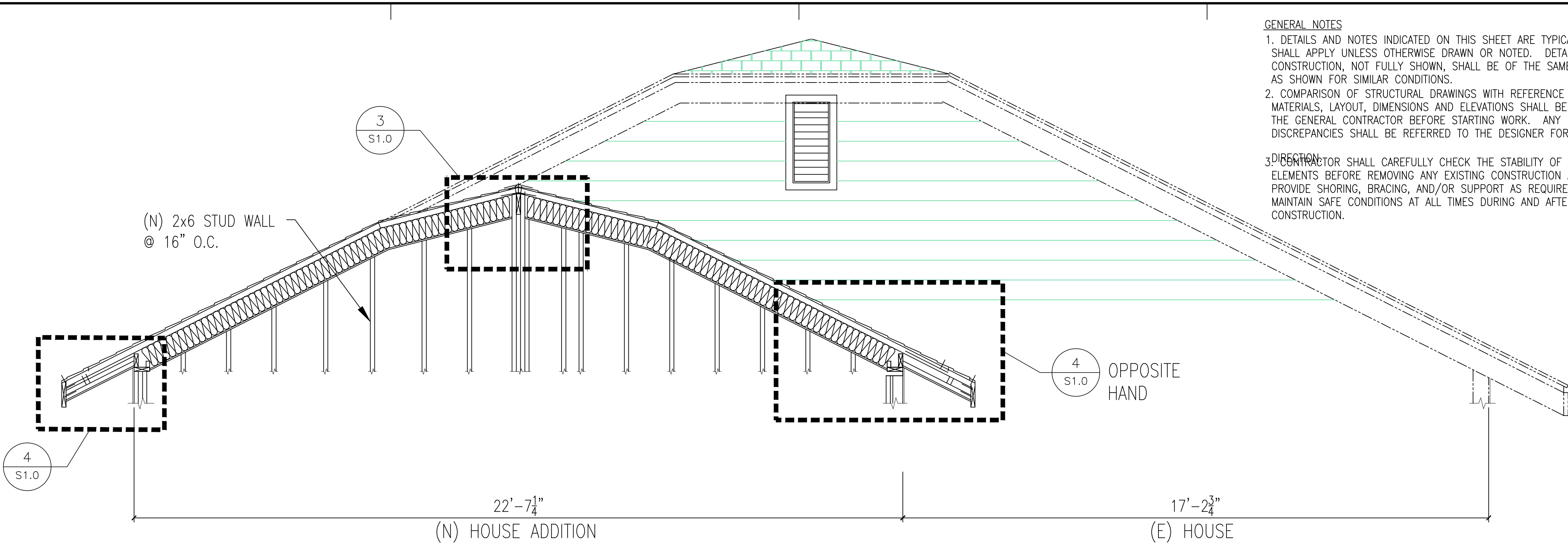
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SHEET TITLE

**FRAMING ELEVATIONS**





**GENERAL NOTES**

1. DETAILS AND NOTES INDICATED ON THIS SHEET ARE TYPICAL AND SHALL APPLY UNLESS OTHERWISE DRAWN OR NOTED. DETAILS OF CONSTRUCTION, NOT FULLY SHOWN, SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITIONS.
2. COMPARISON OF STRUCTURAL DRAWINGS WITH REFERENCE TO MATERIALS, LAYOUT, DIMENSIONS AND ELEVATIONS SHALL BE MADE BY THE GENERAL CONTRACTOR BEFORE STARTING WORK. ANY DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR REVISED DRAWINGS.
3. CONTRACTOR SHALL CAREFULLY CHECK THE STABILITY OF ALL ELEMENTS BEFORE REMOVING ANY EXISTING CONSTRUCTION AND PROVIDE SHORING, BRACING, AND/OR SUPPORT AS REQUIRED TO MAINTAIN SAFE CONDITIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION.

4. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE DURING THE CONSTRUCTION PERIOD FOR ALL CONDITIONS AT THE CONSTRUCTION SITE INCLUDING SAFETY OF PROPERTY AND PERSONS. THE ENGINEER'S VISITS TO THE CONSTRUCTION SITE ARE NOT INTENDED, NOR SHALL THEY BE CONSTRUED, TO INCLUDE A REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
5. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODES LATEST EDITION AS ADOPTED BY THE CONTROLLING JURISDICTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL AND/OR CITY BUILDING CODES AND REQUIREMENTS.
7. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AND REPORT DISCREPANCIES TO THE DESIGNER.
8. CONTRACTOR SHALL OBTAIN SIGNED WRITTEN CHANGE ORDERS FOR ANY AND/OR ALL EXTRA WORK BEFORE PLACING WORK.
9. CONTRACTOR SHALL FURNISH OWNERS WITH PAYMENT SCHEDULE ONCE CONTRACT IS SIGNED AND REPORT DISCREPANCIES TO THE DESIGNER.
10. ELECTRICAL CIRCUITS SHALL BE INSTALLED, BY A LICENSED CONTRACTOR ACCORDING TO THE 2013 U.E.C.
11. ALL MEASUREMENTS MUST BE VERIFIED IN THE FIELD TO ASSURE ACCURACY PRIOR TO CONSTRUCTION.

**CONCRETE**

CONCRETE SHALL DEVELOP FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: PIERS, GRADE BEAMS, INTERIOR SLABS ON GRADE AND FOOTINGS:  $f'c = 2500$  PSI

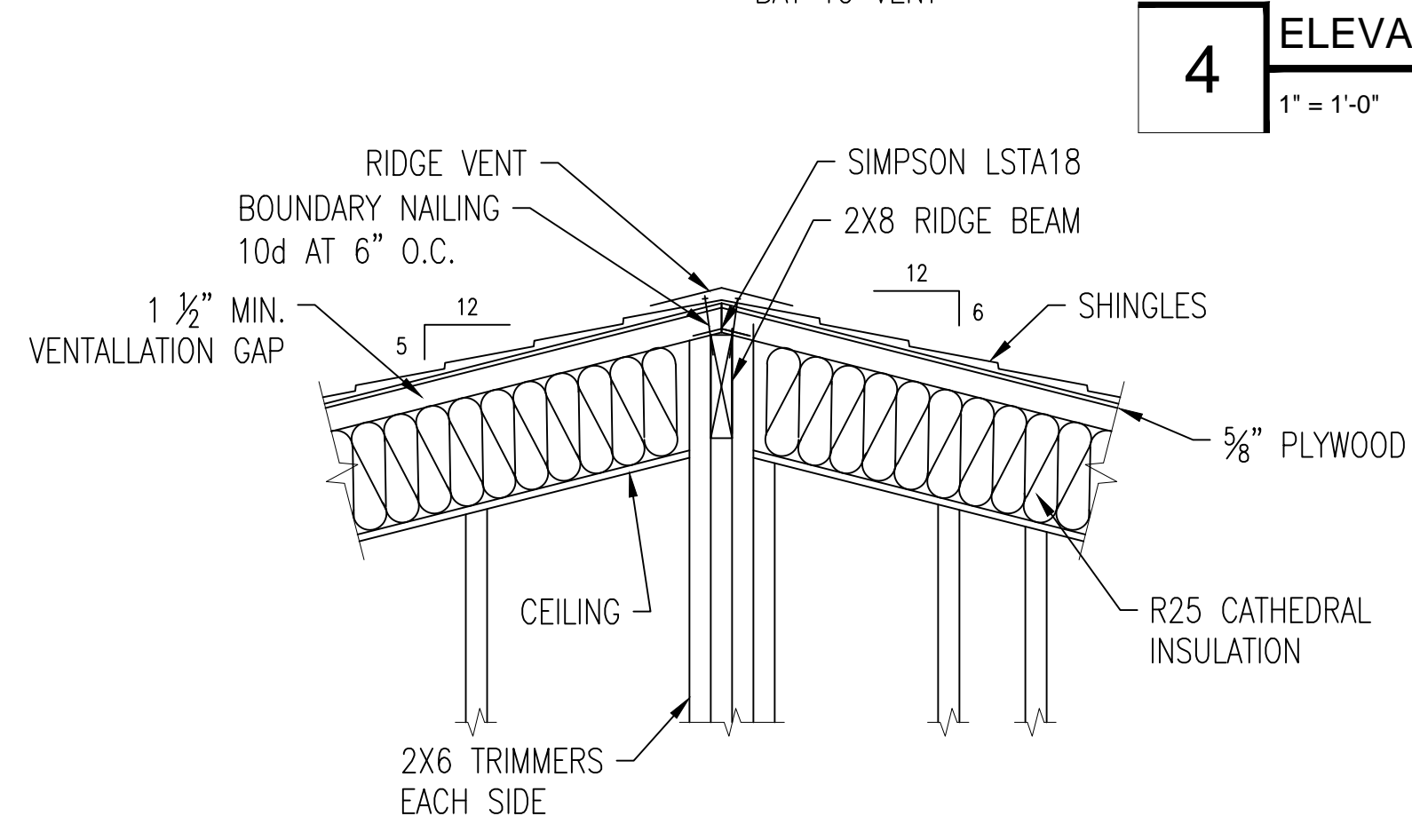
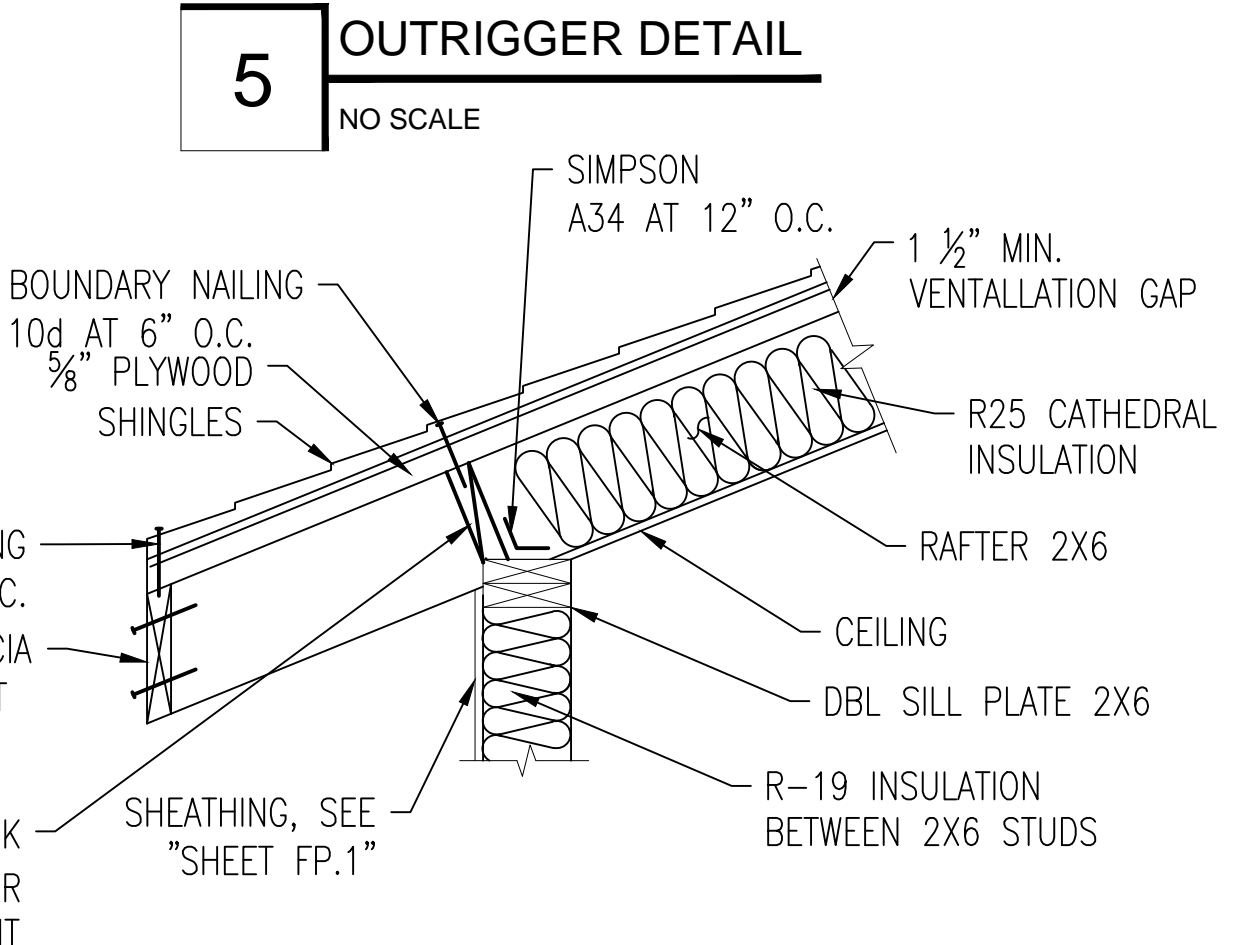
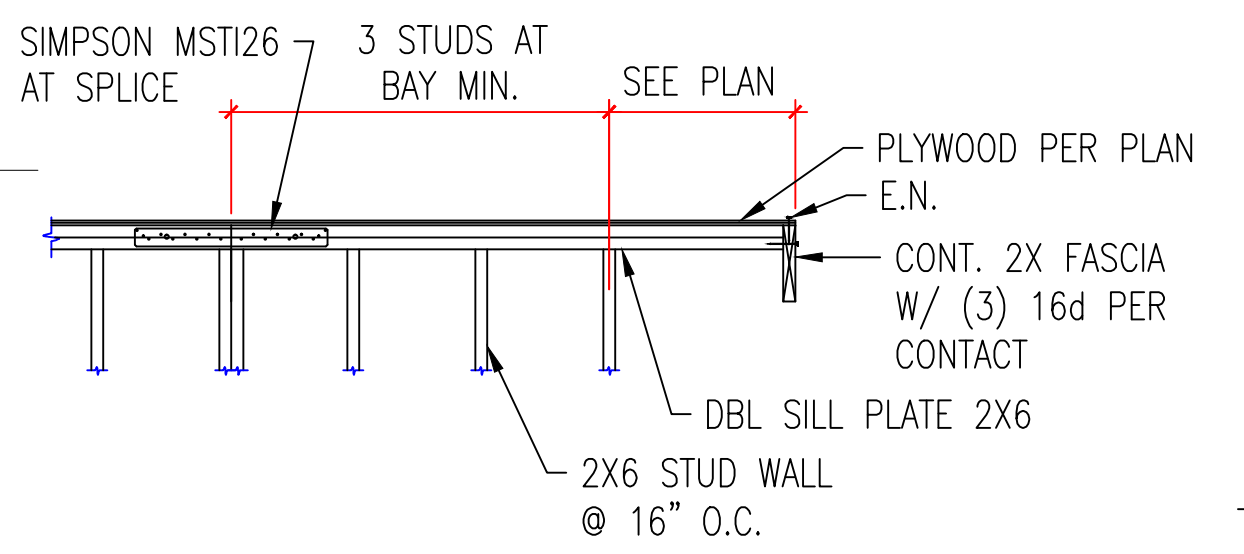
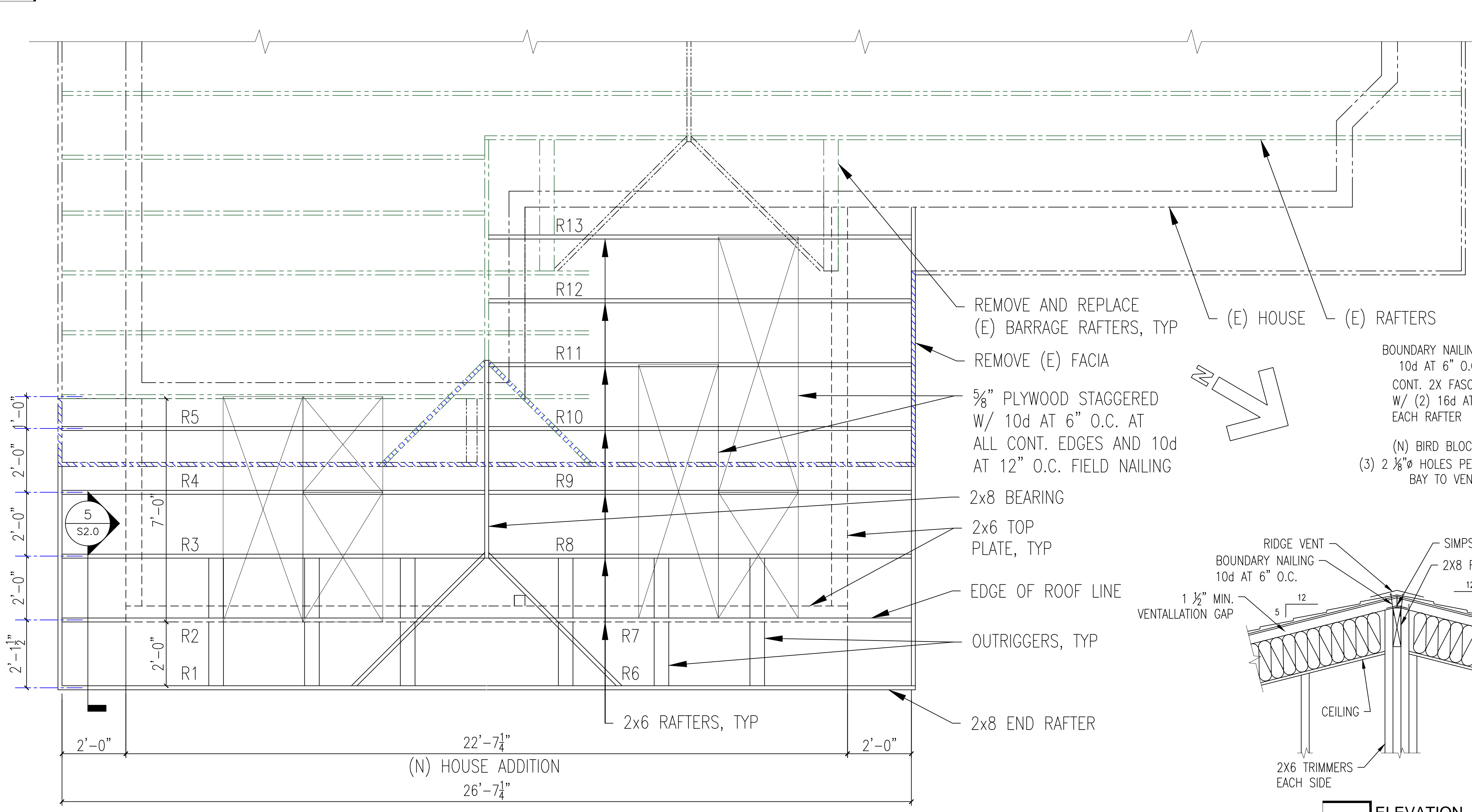
CONCRETE SHALL BE PLACED IN CONTINUOUS OPERATION UNTIL THE SECTION IS COMPLETED BETWEEN PREDETERMINED CONSTRUCTION JOINTS. CONCRETE SHALL BE OF A CONSISTENCY TO PERMIT PLACING INTIMATELY AROUND REINFORCING BARS AND AGAINST FORMS.

EXPOSED SURFACES OF CONCRETE SHALL BE KEPT MOIST OR CURED BY PROTECTIVE COVERINGS, AS NOTED IN SPECIFICATIONS.

FORMS SHALL BE TIGHT AND CLEAN BEFORE PLACING CONCRETE.

CHAMFER EDGES OF CONCRETE EXPOSED 3/4", UNLESS OTHERWISE NOTED.

**2 "EAST" ELEVATION**  
1/2" = 1'-0"



**1 "EAST" PLAN VIEW**  
1/2" = 1'-0"

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MARK	DATE	DESCRIPTION

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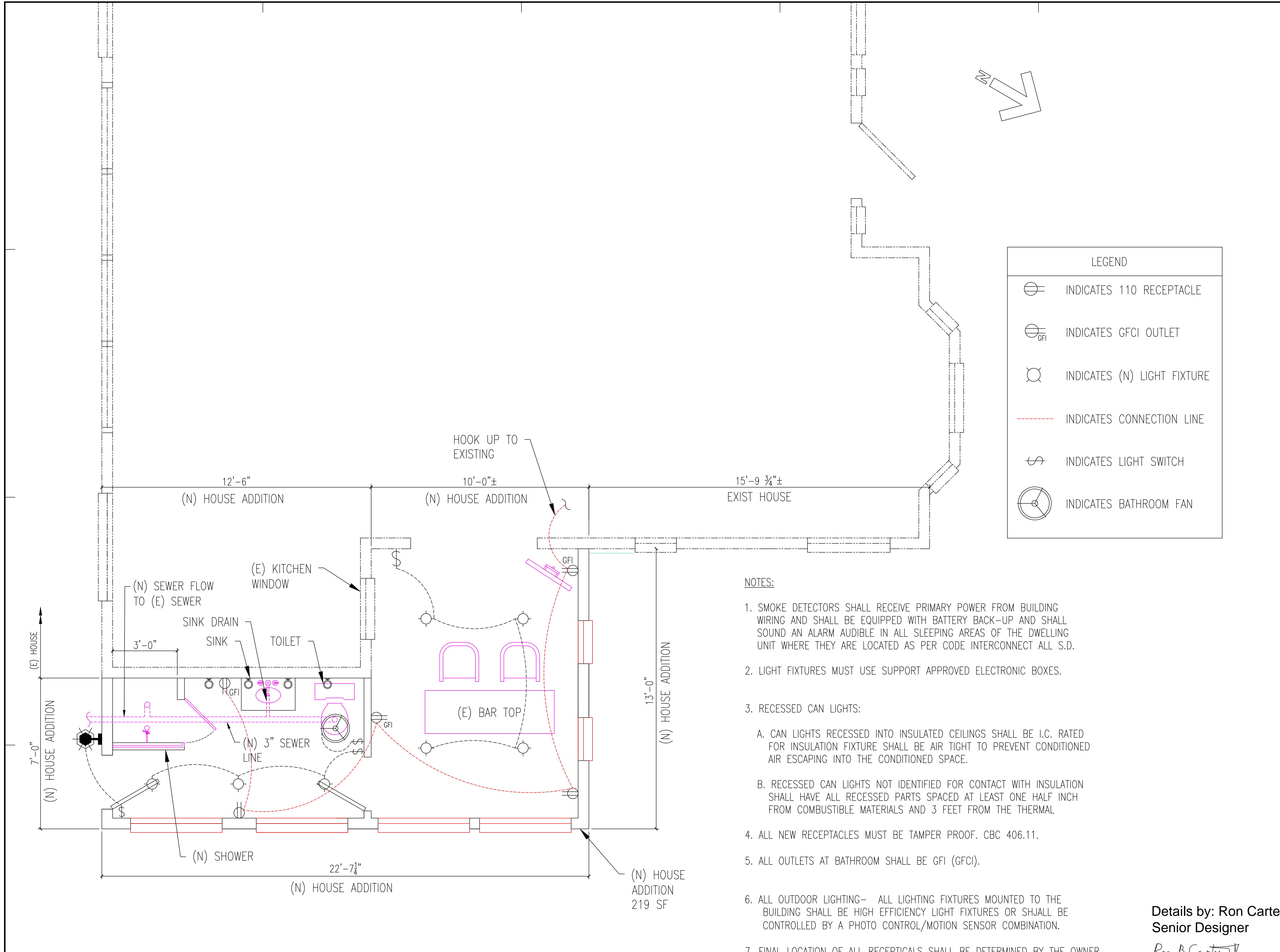
SHEET TITLE

**ROOF FRAMING PLAN AND ELEVATION**

SHEET S2.0 OF TOTAL SHEETS

Details by: Ron Carter  
Senior Designer  
*Ron B. Carter*





LEGEND	
	INDICATES 110 RECEPTACLE
	INDICATES GFCI OUTLET
	INDICATES (N) LIGHT FIXTURE
	INDICATES CONNECTION LINE
	INDICATES LIGHT SWITCH
	INDICATES BATHROOM FAN

- NOTES:**
- SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHERE THEY ARE LOCATED AS PER CODE INTERCONNECT ALL S.D.
  - LIGHT FIXTURES MUST USE SUPPORT APPROVED ELECTRONIC BOXES.
  - RECESSED CAN LIGHTS:
    - CAN LIGHTS RECESSED INTO INSULATED CEILINGS SHALL BE I.C. RATED FOR INSULATION FIXTURE SHALL BE AIR TIGHT TO PREVENT CONDITIONED AIR ESCAPING INTO THE CONDITIONED SPACE.
    - RECESSED CAN LIGHTS NOT IDENTIFIED FOR CONTACT WITH INSULATION SHALL HAVE ALL RECESSED PARTS SPACED AT LEAST ONE HALF INCH FROM COMBUSTIBLE MATERIALS AND 3 FEET FROM THE THERMAL
  - ALL NEW RECEPTACLES MUST BE TAMPER PROOF. CBC 406.11.
  - ALL OUTLETS AT BATHROOM SHALL BE GFI (GFCI).
  - ALL OUTDOOR LIGHTING- ALL LIGHTING FIXTURES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICIENCY LIGHT FIXTURES OR SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION.
  - FINAL LOCATION OF ALL RECEPTICALS SHALL BE DETERMINED BY THE OWNER.

Details by: Ron Carter  
Senior Designer  
*Ron B. Carter*

CONSULTANTS

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APN#071-0560-027-0000

OWNER

**MARK MAGANA & USHA ISWARAN**  
104 AMAYA DR.  
FOLSOM, CA 95630  
CELL: 707-334-4370



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