RESIDENCE FOR:

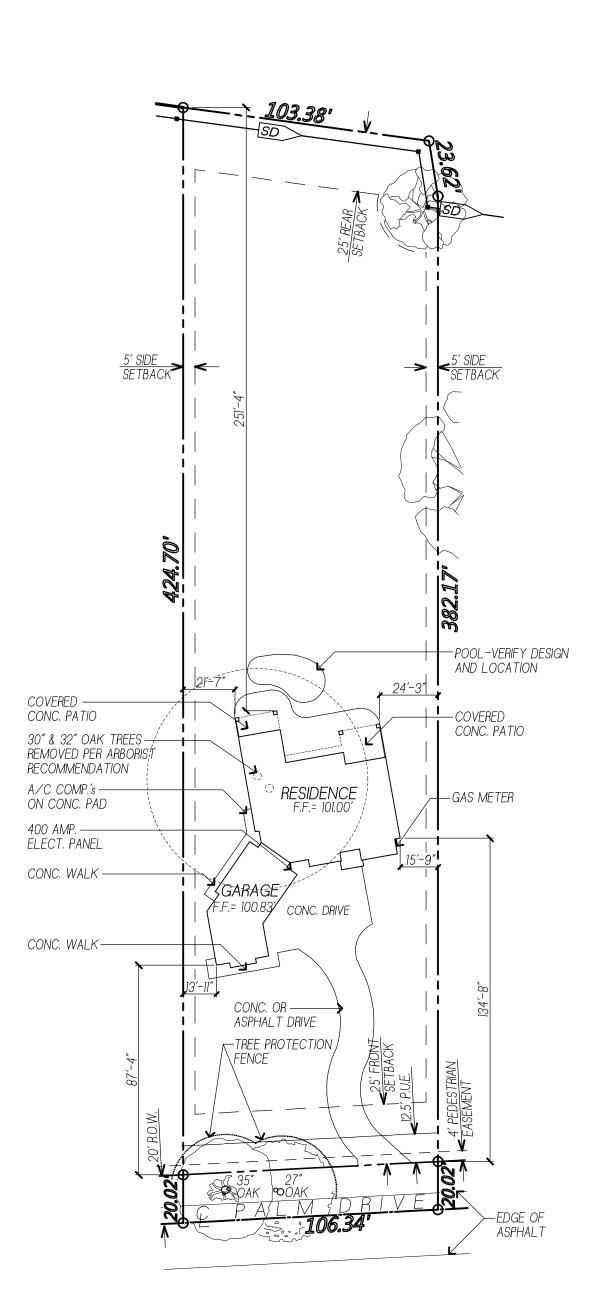
M.J. CARSON HOMES, INC.

MERV CARSON OFF. /FAX 916-987-5855

SCOTT & YVETTE GORDON

6608 PALM DRIVE CARMICHAEL, CA. 95608





Full Plot Plan

ABBREVIATIONS:

	- 171110110:
ACCS	ACCESS
ACC3	AIR CONDITION
AMP	AMPERE
APN	ASSESSOR PARCEL NUMBER
BRD	BOARD
BLDG	BUILDING
CAB	CABINET
CALC	CALCULATION(S)
CL CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CLS	CLOSE
COL	COLUMN
COMP	COMPRESSOR
CONC	CONCRETE
COVRD	COVERED
DP	DEEP
DW	DISHWASHER
DSPSL	DISPOSAL
DBL	DOUBLE
DRS	DOORS
DEPT	DEPARTMENT
DN	DOWN
EA	EACH
ELECT	ELECTRICAL
(E) EQUIP	EXISTING EQUIPMENT
ENCLS	ENCLOSURE
ELPS	ELLIPSE
FF F	FINISHED FLOOR
FXD	FIXED
FLR	FLOOR
GYP	GYPSUM
GLS	GLASS
HRDWD	HARDWOOD
HDR	HEADER
HGT	HEIGHT
HB	HOSE BIB
HORIZ	HORIZONTAL
HR	HOUR
MAX	MAXIMUM
MECH MED	MECHANICAL MEDICINE
MTL	METAL
MFRG	MANUFACTURE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOLDING
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OPNG	OPENING
OPT	OPTIONAL
OSA	OUTSIDE AIR
PR	PAIR
RSD	RAISED REFRIGERATOR
REF REQ	REQUIRED
SLF	SELF
SHLVS	SHELVES
SH	SINGLE HUNG
SLD	SLIDING
SC	SOLID CORE
SPC	SPACE
SPECS	SPECIFICATIONS
SQ FT	SQUARE FOOT (FEET)
SS	SANITARY SEWER
TMP	TEMPERED
TRANS	TRANSOM
TYP	TYPICAL
UC	UPPER CABINET

UNLESS NOTED OTHERWISE

VERIFY IN FIELD

WITH

GENERAL NOTES:

- 1. THIS PROJECT IS NOT SUBJECT TO THE 2013 WILDLAND URBAN INTERFACE STANDARDS (WUI) (SEE CHAPTER 7A OR CRC SECTION R327)
- 2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PROPERTY LINES, VERIFYING ALL SETBACKS, EASEMENTS AND RIGHTS OF WAYS. CONTRACTOR SHALL VERIFY THE NEW WILL BE CONSTRUCTED WITHOUT ENCROACHING ANY OF THESE BOUNDARIES, DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND RESOLVED PRIOR TO CONSTRUCTION. IF THE PROPERTY CORNERS MUST BE LOCATED BY A LICENSED ENGINEER IT IS THE RESPONSIBILITY OF THE HOME OWNER.
- 3. THE BUILDING DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, ERRORS OMISSIONS, OR DEVIATIONS BY THE OWNER OR CONTRACTOR, EITHER INTENTIONAL OR ACCIDENTAL.
- 4. IF OWNER/CONTRACTOR HAS ANY QUESTIONS, CLARIFICATIONS, OR DETERMINATIONS CONCERNING THE STRUCTURAL DESIGN OR DETAILS, PLEASE CONTACT THE ENGINEER OF RECORD DIRECTLY TO RESOLVE PRIOR TO COMMENCEMENT OF WORK.
- 5. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT SPECIFIED. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT WITH COMPLIANCE TO LOCAL AND GOVERNING CODES OR ORDINANCES.
- 6. THE DESIGNER IS NOT RESPONSIBLE FOR FOUNDATION OR GRADING CHANGES THAT MAY OCCUR DUE TO SITE WORK VARIATIONS.
- 7. CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY OF WORKMANSHIP. ALL WALLS SHALL BE PLUMB AND TRUE. ALL CONNECTIONS SHALL BE MADE SECURE ACCORDING TO ACCEPTED CONSTRUCTION PRACTICES OR AS SPECIFIED HEREIN OR AS PER THE CURRENT CALIFORNIA BUILDING CODES.
- 8. THE BUILDING DESIGNER WILL NOT BE OBSERVING CONSTRUCTION OF THIS PARTICULAR PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND STANDARDS. WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES AND BUILDING CODES.

CALGreen NOTES

1. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF THE FINAL INSPECTION SHALL BE WEATHER-BASED. (4.304.1) WALLS AGAINST THE PASSAGE OF RODENTS. (4.406.1) 3. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION. (4.504.1) 4. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER

TOXIC COMPOUND LIMITS. (4.504.2.1) 5. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. (4.504.2.2)
6. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED
MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. (4.504.2.3) VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.

7. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. (4.504.3) 8. MINIMUM 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH 9. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD

USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (4.504.5) 10. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS.

11. CHEĆK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE. (4.505.3) 12. PROVIDE INSULATION LOUVÈRS/COVERS (MIN. R-4.2) WHICH CLOSE WHEN THE FAN IS OFF FOR WHOLE HOUSE EXHAUST FANS. (4.507.1) 13. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NON-HAZARDOUS

CONSTRUCTION WASTE PER SECTION 4.408.1. 14. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN PER CALGREEN SECTION 4.408.2 (OR IN ACCORDANCE WITH THE LOCAL ORDINANCE) IN CONFORMANCE WITH ITEMS I THRU V. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

i. IDENTIFY THE WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE. ii. SPECIFY IF WASTE MATERIALS WILL BE SORTED ON SITE OR MIXED FOR TRANSPORTATION TO A DIVERSION FACILITY.

iii. IDENTIFY THE DIVERSION FACILITIES WHERE THE WASTE MATERIAL WILL BE TAKEN. iv. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF WASTE MATERIALS GENERATED. v. SPECIFY THAT THE AMOUNT OF WASTE MATERIALS DIVERTED SHALL BE CALCULATED

BY WEIGHT OR VOLUME, BUT NOT BY BOTH. 15. INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% BY USING WATER SAVING FIXTURES OR FLOW RESTRICTOR, OR DEMONSTRATE A 20% REDUCTION IN BASELINE WATER

USE PER SECTION 4.303.1 16. PROVIDE A COPY OF THE OPERATION AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THRU 10 IN SECTION 4.410.1.

EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

17. DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS

CALIFORNIA BUILDING CODE			
CALIFORNIA RESIDENTIAL CODE			
CALIFORNIA MECHANICAL CODE			
CALIFORNIA PLUMBING CODE			
CALIFORNIA ELECTRICAL CODE			
CALIFORNIA ENERGY CODE			
CALIFORNIA GREEN CODE			
CALIFORNIA FIRE CODE			
LOCAL CODES			

LOT COVERAGE:

LOT SIZE- 46,122 SQ. FEET RESIDENCE/GARAGE AREA=3,779 SQ. FT. COVERED PORCH/PATIO AREAS= 514 SQ. FT. TOTAL STRUCTURE COVER AREA = 4,293 SQ. FT. LOT COVERAGE- 9%

LEGAL DESCRIPTION:

LOT 3, 1.01 ACRES COUNTY OF SACRAMENTO, CALIFORNIA. PALM DRIVE APN- 273-0400-003-0000 THIS SITE IS LOCATED WITHIN THE CARMICHAEL COLONY NEIGHBORHOOD PRESERVE AREA.

SQUARE FOOTAGE:

LOWER FLOOR AREA=	2,621 SQ. FT.
UPPER FLOOR AREA=	1,454 SQ. FT.
TOTAL FLOOR AREA=	4,075 SQ. FT.
GARAGE FLOOR AREA=	1,158 SQ. FT.
COV'RD. PORCH AREA=	59 SQ. FT.
COV'RD. PATIO AREA=	455 SQ. FT.

DRAWING INDEX:

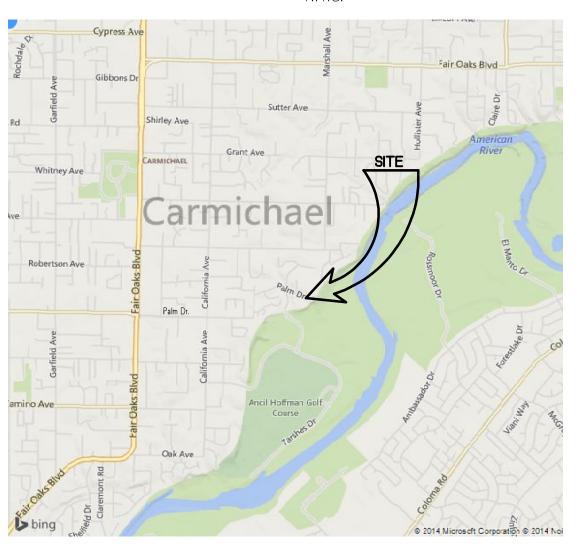
• • • •	• • • • • • • • • • • • • • • • • • • •
P1	FULL PLOT PLAN/COVER SHEET
	PARTIAL PLOT GRADING PLAN/NOTES & LEGENDS LOT PROFILES/NOTES
A1	ARCHITECTURAL LOWER FLOOR PLAN/NOTES
A2	ARCHITECTURAL UPPER FLOOR PLAN/NOTES
A3	FRONT & LEFT EXTERIOR ELEVATIONS
A4	REAR & RIGHT EXTERIOR ELEVATIONS
E1	LOWER ELECTRICAL PLAN/NOTES & LEGEND
E2	UPPER ELECTRICAL PLAN/NOTES & LEGEND
S1	STRUCTURAL LOWER FLOOR PLAN/NOTES
S2	STRUCTURAL UPPER FLOOR PLAN
	FOUNDATION PLAN/NOTES & TABLES
	FLOOR FRAMING PLAN
	TRUSS ROOF FRAMING PLAN
	BUILDING SECTIONS
	STRUCTURAL DETAILS
	STRUCTURAL DETAILS
	STRUCTURAL DETAILS
	GENERAL NOTES AND DETAILS
SN2	GENERAL NOTES AND DETAILS
	P2 P3 A1 A2 A3 A4 E1 E2 S1

PROJECT DATA:

ZONING:	RD-1 (PC) (NPA)
OCCUPANCY:	GROUP R DIV. 3
USE:	LDR- LOW DENSITY RES
CONSTRUCTION:	TYPE V
FIRE SPRINKLERS:	REQUIRED

SEISMIC DESIGN C	ROOF LIVE LOAD 20 PSF
110 MPH BASIC WIND SPEED	CLIMATE ZONE 12
WIND EXPOSURE C	SNOW LOAD= NONE

VICINITY MAP



DRI

DATE: 6-25-14 , DRAWN: dlp

SHE SHE

REVISIONS

SCALE: 1"= 40' JOB# 14-723