

REVISIONS		BY

PROPOSED PROJECT: NEW HOUSE

120 FORD RD
SACRAMENTO, CA 95838

SITE PLAN

DATE: 11-24-2008

SCALE: 3/32"=1'-0"

DRAWN: DS

JOB NO: 07015008

SHEET NO:

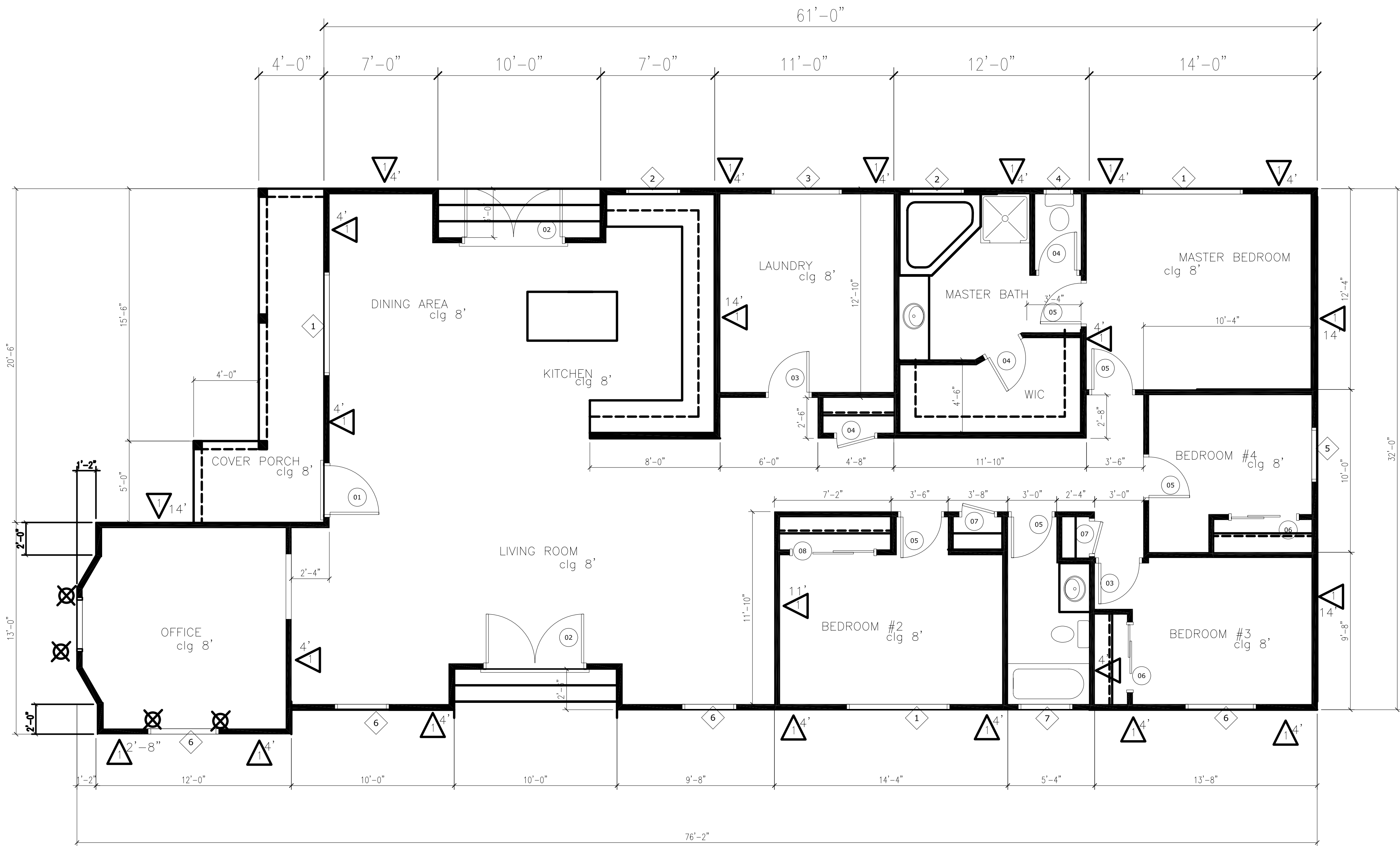
SACRAMENTO DESIGN GROUP

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770 L St., Suite 950, Sacramento, CA 95814-3361

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C.1



1. ALL PLUMBING PENETRATIONS THROUGH FIRE RATED WALL SHALL BE METALLIC EXTENDING A MINIMUM OF 12" FROM WALL (INCLUDING TRAP WHERE APPLICABLE) AND SHALL BE SEALED SO THAT HOT GASES CANNOT PASS THROUGH.
2. WATER HEATER

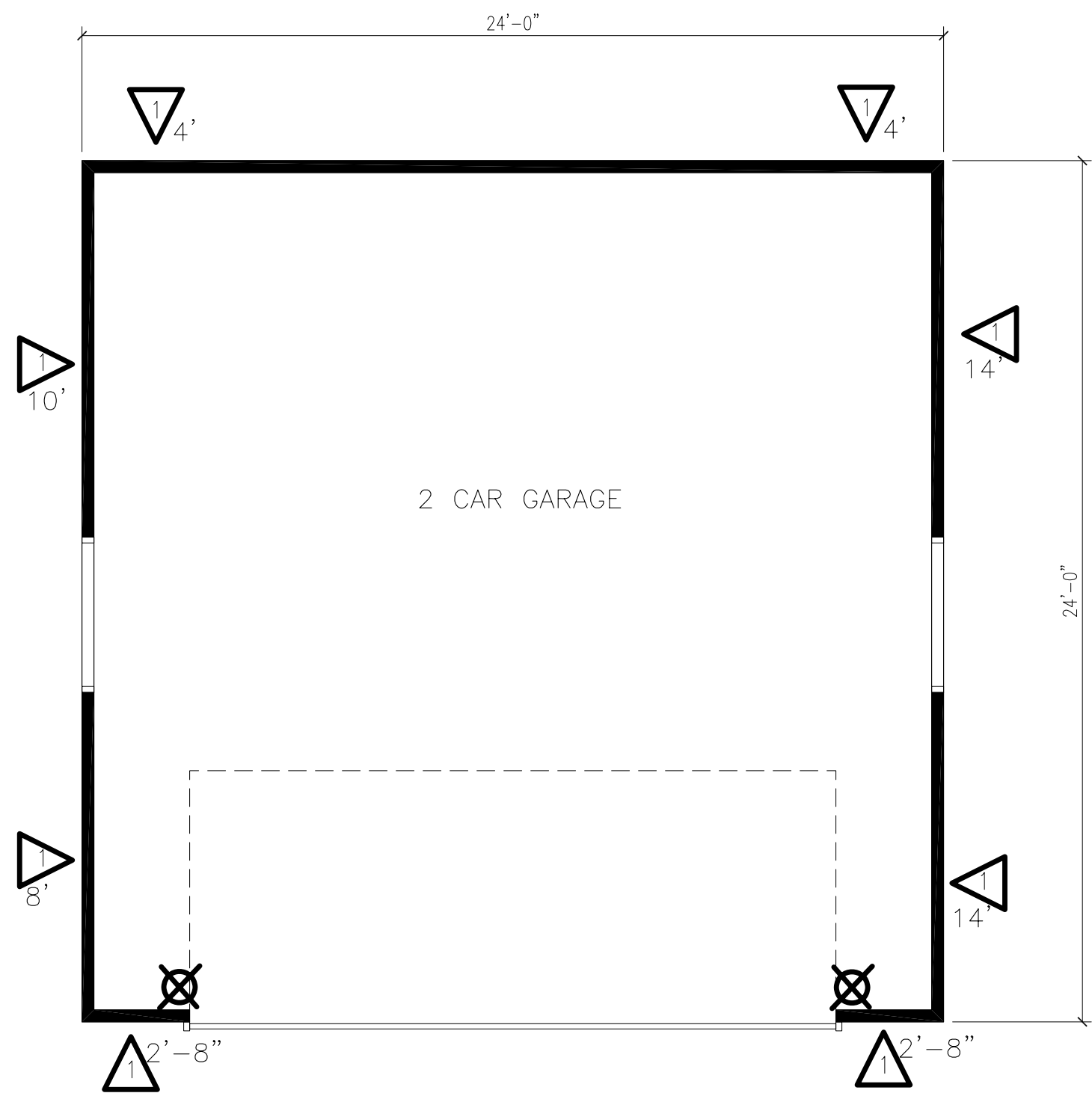
a. SHALL BE INSTALLED SO THAT THE SOURCE OF IGHITON IS AT LEAST 18" ABOVE THE GARAGE FLOOR.

b. SHALL BE STRAPPED AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION. LOWER POINT SHALL BE MINIMUM 4" ABOVE CONTROLS PER 2001 CBC 510.5
3. ELECTRICAL

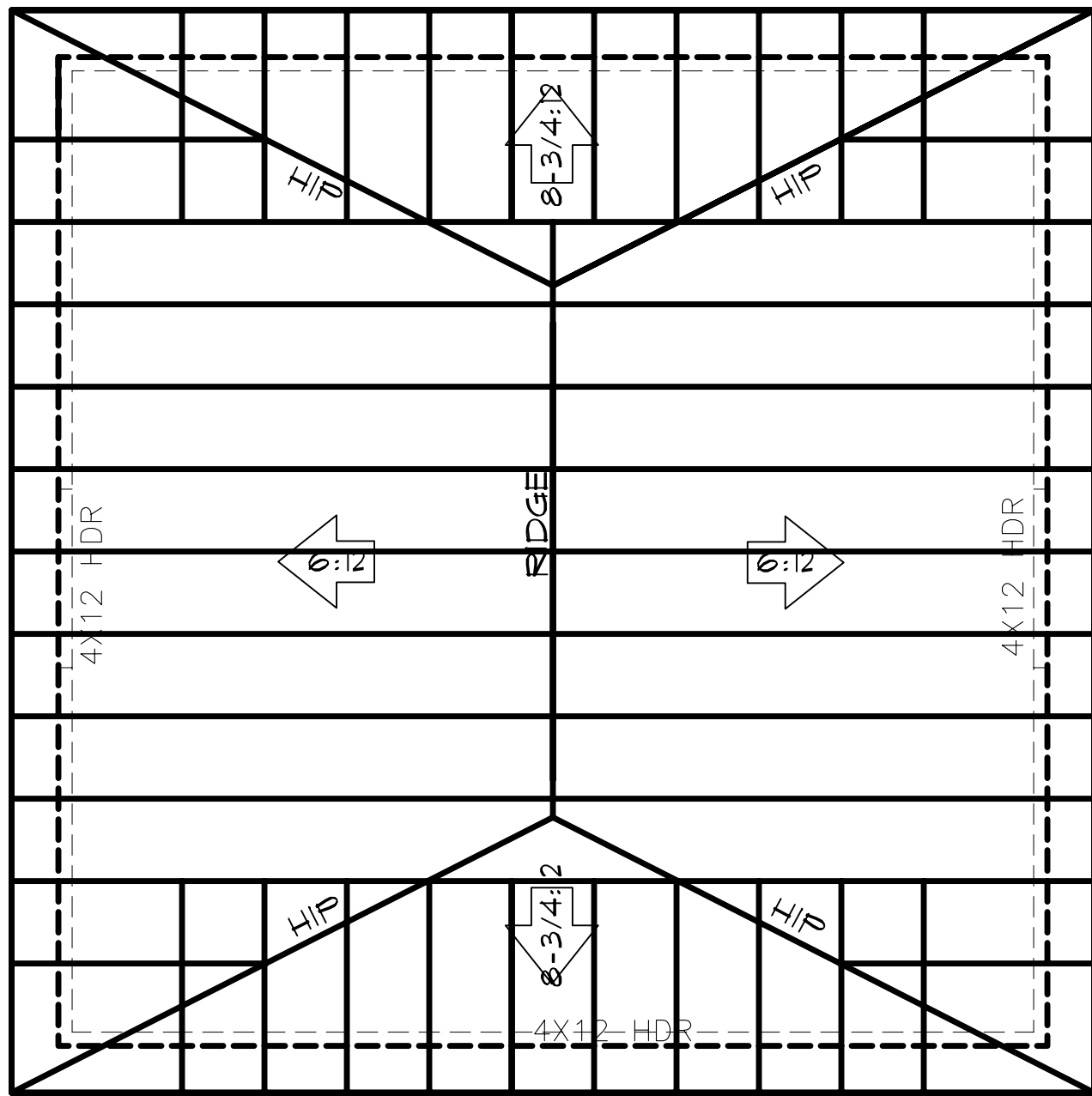
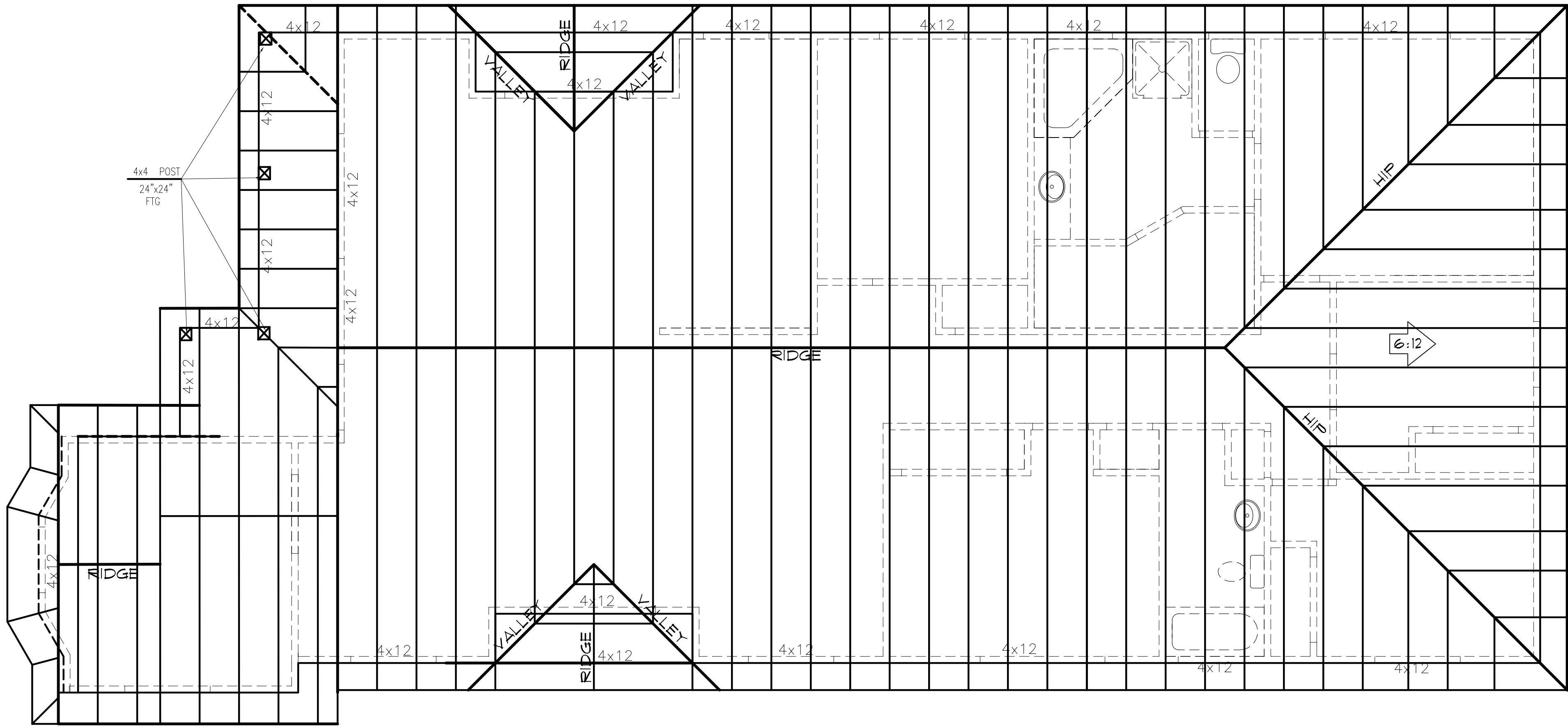
EVERY NEW GROUP R-3 OCCUPANCY BUILDING SHALL PROVIDE FROM A FUTURE ELECTIC VEHICLE CHARGING CIRCUIT BY PROVIDING A THREE- QUARTER INCH RACEWAY FROM THE SERVICE PANEL TO A 2- GANG BOX LOCATED IN THE GARAGE IN A LOCATION ACCEPTABLE TO THE CHIEF BUILDING OFFICIAL, CITY OF SACRAMENTO CODE, CHAPTER 15.32.400

DOOR AND FRAME SCHEDULE			
Quantity	MARK	DOOR SIZE	
		WD	HGT
1	1	3'-0"	6'-8"
2	2	6'-0"	6'-8"
2	3	2'-6"	6'-8"
3	4	2'-4"	6'-8"
5	5	2'-6"	6'-8"
2	6	4'-0"	6'-8"
2	7	2'-0"	6'-8"
1	8	5'-0"	6'-8"

WINDOW SCHEDULE			
Quantity	MARK	SIZE	
		WIDTH	HEIGHT
3	1	6'-0"	4'-0"
2	2	3'-0"	3'-0"
1	3	4'-0"	3'-0"
1	4	1'-8"	3'-0"
1	5	3'-0"	4'-0"
2	6	3'-0"	4'-0"
2	6	4'-0"	4'-0"
1	7	3'-0"	1'-0"



BRACEWALL SCHEDULE				
MARK	SHEATING	NAILING	ANCHOR BOLTS	SHEAR TRANSFER
1	3/ 8" CD-X PLYWD.	8d @ 6" O.C. E.N. AND 12" O.C. F.N.	1/ 2 DIA. x 10" A.B. @ 48" O.C.	A35 CLIPS @24" O.C.
' ' = INDICATES MIN. LENGTH OF SHEAR WALL REQUIRED.				
= INDICATES SIMPSON PHD HOLDDOWN AT DBL. 2x WITH FULL HEIGHT EDGE. NAILING, NUMBER DENOTES SIZE. SSTB ANCHOR TO BE USED IN ACCORDANCE WITH SIMPSON SPECIFICATIONS FOR DOUBLE POUR FOUNDATIONS.				
NOTE: WHERE PLYWOOD IS APPLIED BOTH FACES OF WALL, PROVIDE 3x STUDS AT EDGES AND REDUCE SPACING OF SHEAR TRANSFER CLIPS AND ANCHOR BOLTS BY ONE-HALF THE DISTANCE INCATED IN TABLE.				
ALL NAILS SHALL BE COMMON WIRE NAILS, OR HOT DIPPED GALVANIZED BOX NAILS				
WHERE EDGE NAIL SPACING IS 2" OR 3" O.C. PROVIDE 3x STUDS AT PANEL EDGES, AND 3x MINIMUM SILL PLATES.				
ALL ANCHOR BOLTS SHALL UTILIZE 3"x3"x 3/16 " PLATE WASHERS				
AT ALL SHEAR TRANSFER NAILING FROM UPPER LEVEL SHEAR WALL SOLE PLATE TO FRAMING BELOW, PROVIDE 16d's AT RESPECTIVE SPACING.				



- ROOF FRAMING NOTES:**
1. ROOF FRAMING SYSTEM IS PREMANUFACTURED ROOF TRUSS SYSTEM.
 2. THIS DRAWING IS FOR REFERENCE ONLY.
 3. SEE TRUSS MANUFACTURERS CALCULATIONS AND DRAWINGS FOR TRUSS LAYOUT.

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ROOF PLAN

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A.2

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VENT. REQUIREMENTS

Ventilation shall not be less than 1/150 area of the space ventilated or 1/300 when 50% of required ventilating area is provided by ventilator located in the upper portion of the space to be ventilated at least three feet above eave vents.

Eave vents shall be 4"x22" w/insect screen at each third rafter. Install roof dormer vents per plan. Gable vents per plan

Exterior elevation notes:

1. Roofing
 - a. 30 yrs dim. lam. comp.
 - b. G.I. w/30# felt
2. Plwd over exposed area to be cc plugged or exposure
3. Gutter 7" bonderized ribbed
4. Galv iron cricket.
5. Stucco install per ubc sec2505 2506, 2508 and 2509
 - Note: when lath is applied over wood base include 2 layers of grade paper "d" paper over wood or osb provide thermal barrier between 1" foam & attic interior per icbo #3899 &/or ubc 2602
 - a. 3-coat 7/8 thick over icbo# 3899
 - b. 45" stucco shed roof icbp# 3899
7. Stucco form trim plant- on w/ sand finish
9. Dead bolt locks are req'd @ main entry and rear entry and fire door.
10. Dwelling address location to be planity visible and legible from the street.
11. 30 yrs dim. lam. comp.
13. Stucco contractor to float foundation wall to within 6" b and parallel to finish grade.
14. Stucco contractor to provide and install screed and square corner bead.
15. All flashing, sheet metal, vent stacks and pipes shall be painted to match adjacent building surface.
19. Flash all exterior openings
20. Stucco form column over rough frame



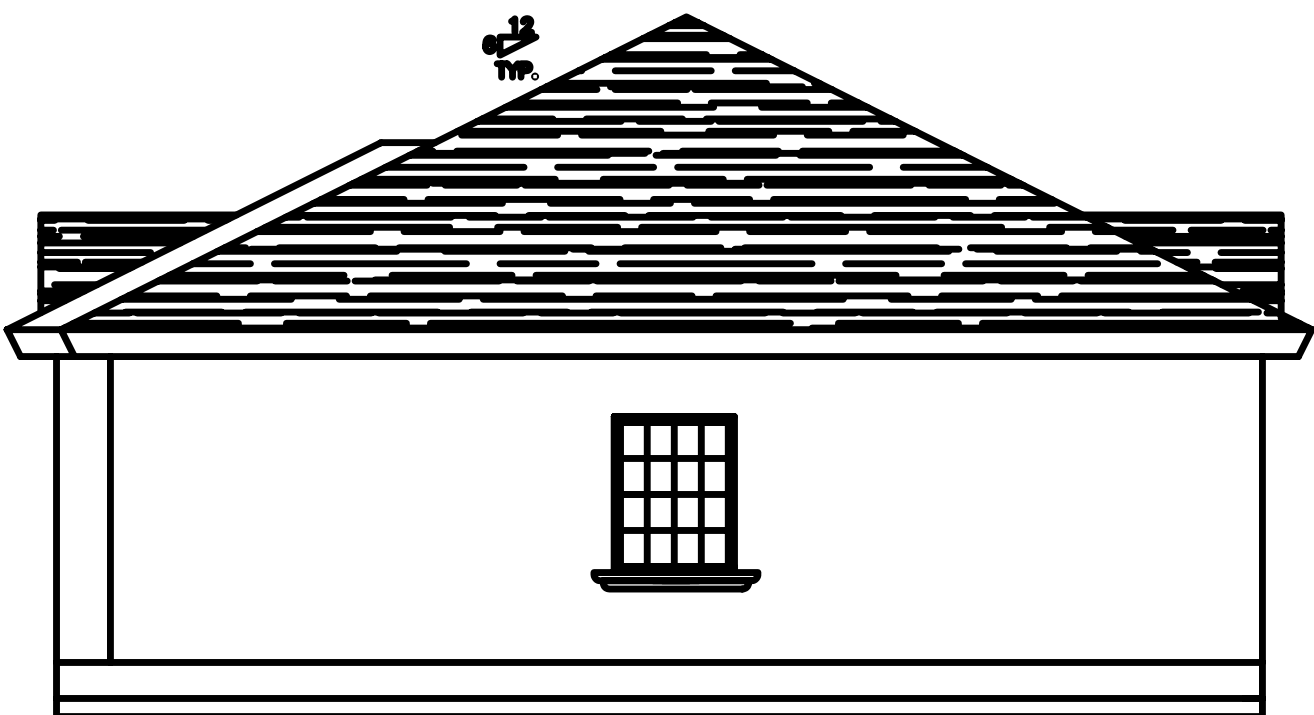
right elevation



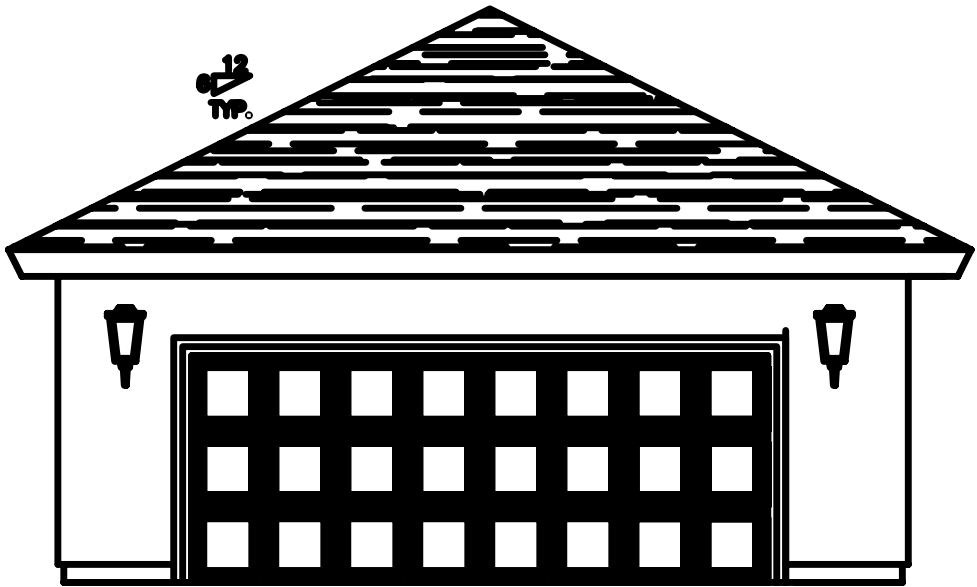
left elevation



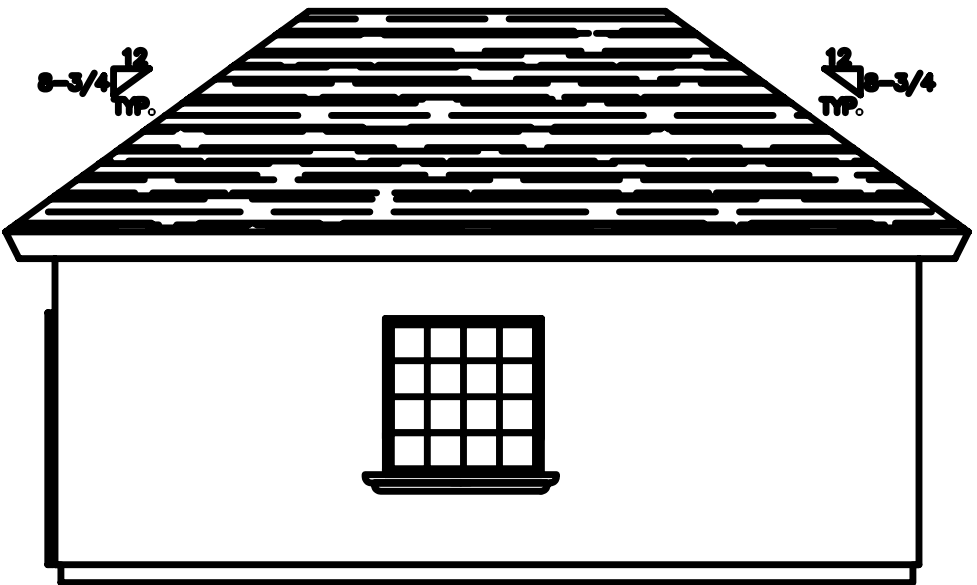
front elevation



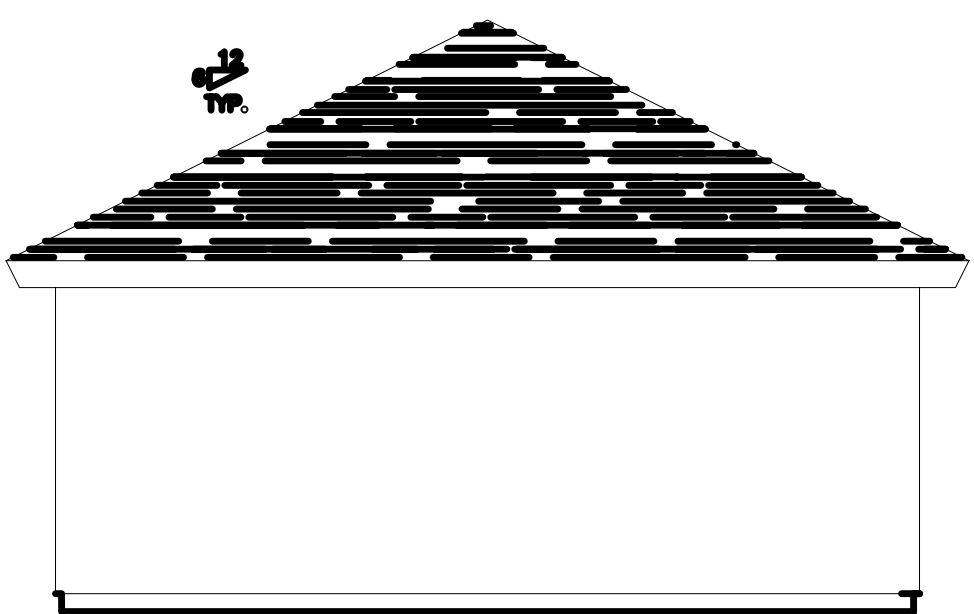
rear elevation



garage elevation -front



garage elevation -left and right



garage elevation -rear

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elevation

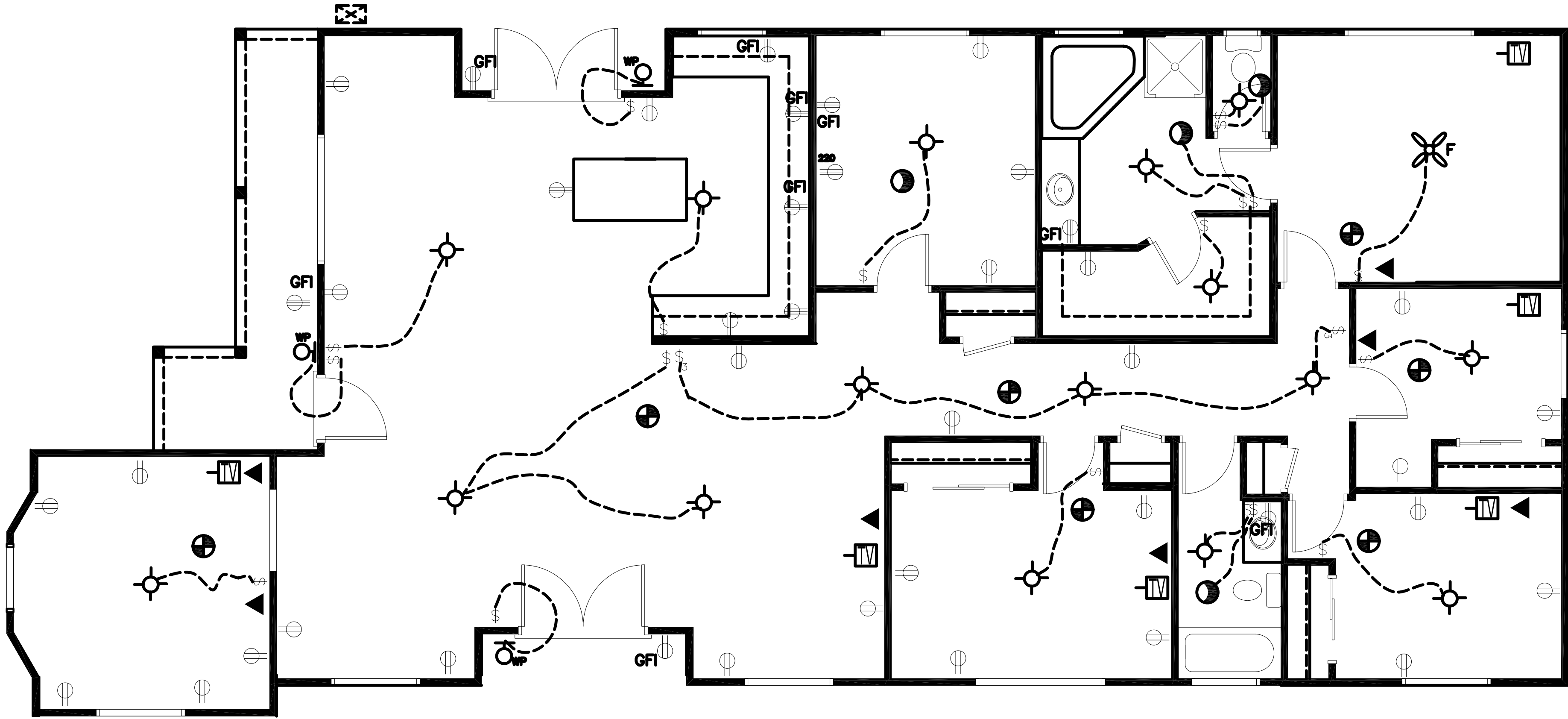
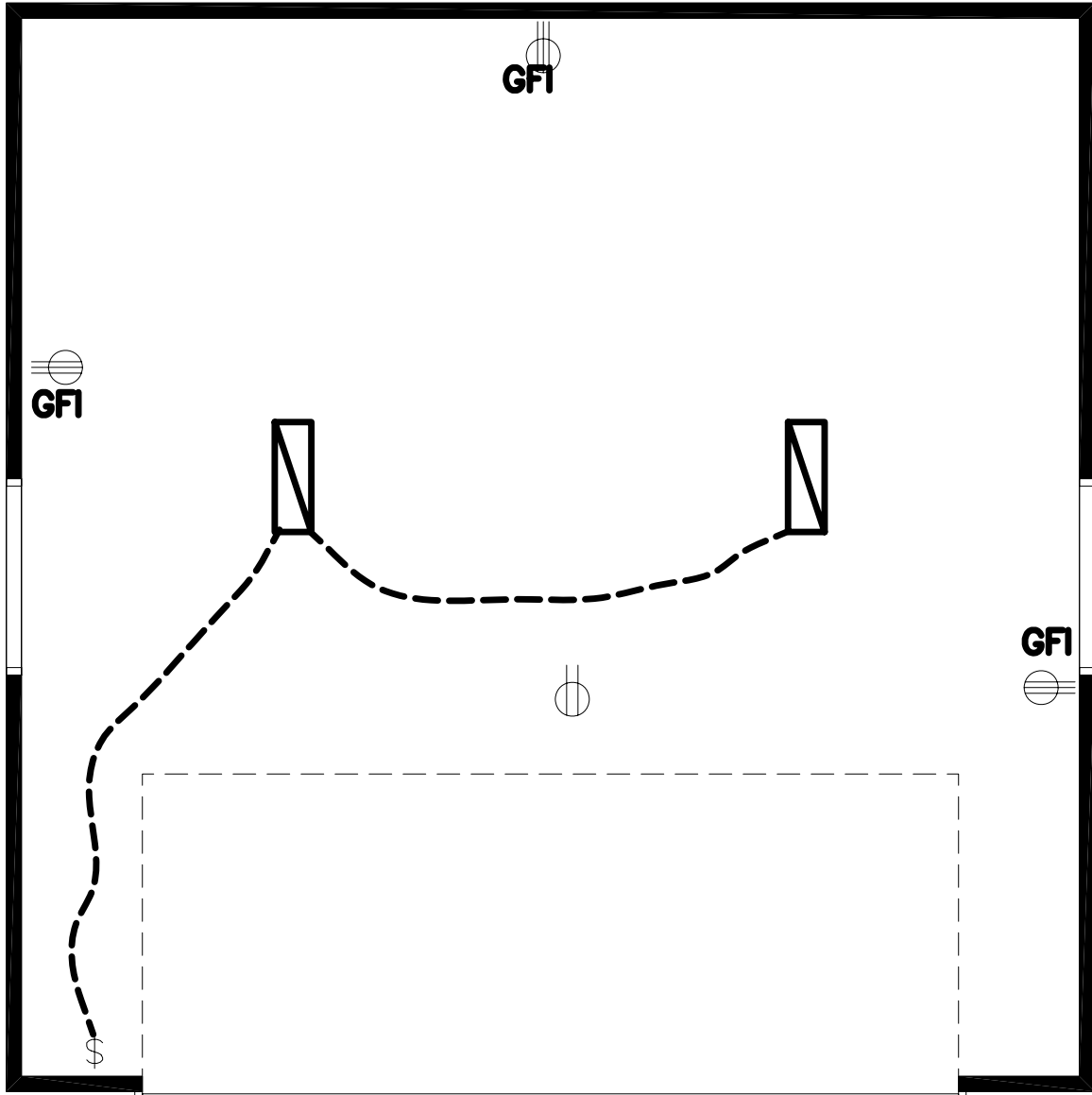
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A.4

\$	WALL SWITCH
⌚	THREE WAY SWITCH
●	FAN
⊖	DUPLEX OUTLET
220	220 WATT DUPLEX OUTLET
GFI ⊖	GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
⊙	CEILING MOUNTED INCANDESCENT LIGHT
⊙ F	CEILING MOUNTED FAN
⊙	CEILING MOUNTED FLUORESCENT LIGHT
⊖	WALL SCONCE
WP	WEATHERPROOF
2 x 4	2 x 4 CEILING MOUNTED FLUORESCENT LIGHT
⊕	SMOKE DETECTOR
TV	TELEVISION
◄	TELEPHONE
☒	CIRCUIT BREAKER PANEL

LIGHTING MEASURES:

1. 150(K)2. LUMINARIES FOR NOT LESS THAN 50% OF THE TOTAL WATTAGE IN KITCHENS SHALL HAVE LAMPS WITH AN EFFICACY OF 40-60 LUMENS/WATT PER TABLE 150-C. THIS GENERAL LIGHTING SHALL BE CONTROLLED AND SWITCHED SEPARATELY FROM ANY OTHER DECORATIVE LOW EFFICACY LIGHTING.
2. 150(K)3 BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOM SHALL HAVE LUMINARIES WITH LAMPS WITH AN EFFICACY OF 40-60 LUMENS/WATT PER TABLE 150-C OR COMPLY WITH AN ALTERNATIVE MANUAL-ON MOTION CONTROL ALLOWED IN 150(K)3. RECESSED CEILING FIXTURE ARE IC(INSULATION COVER) APPROVED, EQUIPPED WITH EQUIPPED WITH ELECTRONIC BALLASTS AND MUST BE CERTIFIED AT(AIR-TIGHT)
3. 150(K)4 OTHER LIGHTING SHALL BE HIGH EFFICACY LUMINARIES EXCEPT THOSE CONTROLLED BY DIMMER SWITCH OR MANUAL-ON MOTION SENSOR.
4. 150(K)6 BUILDING ATTACHED OUTDOOR LIGHTING SHALL BE HIGH EFFICACY LUMINARIES EXCEPT THOSE CONTROLLED BY A COMBINATION MOTION/PHOTO SENSOR CONTROL COMPLYING WITH 119(D)



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