



**WILLIAM
CHAMBERS
& ASSOCIATES**

DESIGN
ENGINEERING
CONSTRUCTION
MANAGEMENT

950 FULTON AVE. SUITE 125
Sacramento | Ca | 95825

P 916.779.0691
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01-10-21

PROJECT:

**RESIDENCE
REMODEL**

791 North Cir Dr,
Diamond Springs,
CA 95619

REVISIONS:

SCALE: AS SHOWN

DRAWN BY: N.R.

DATE: JAN, 2021

CHECKED BY: W.C.

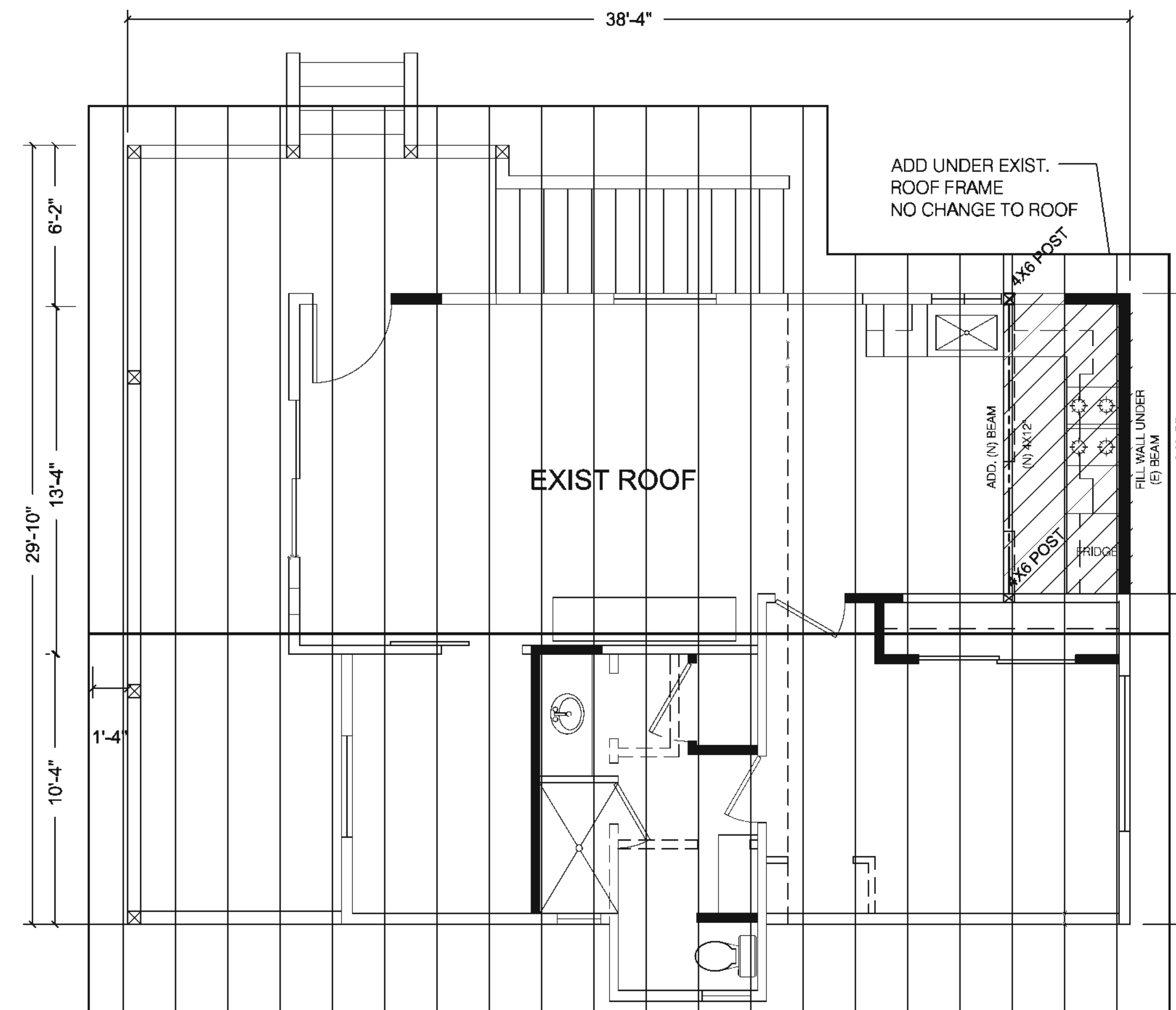
JOB NUMBER: ##

SHEET TITLE:

**RESIDENCE
ROOF PLAN**

SHEET:

S2.0



ROOF FRAMING PLAN

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

NOTE: SEE SD1 FOR NOTES & SCHEDULES

NOTE:
ROOF IS EXISTING WITH NO CHANGE



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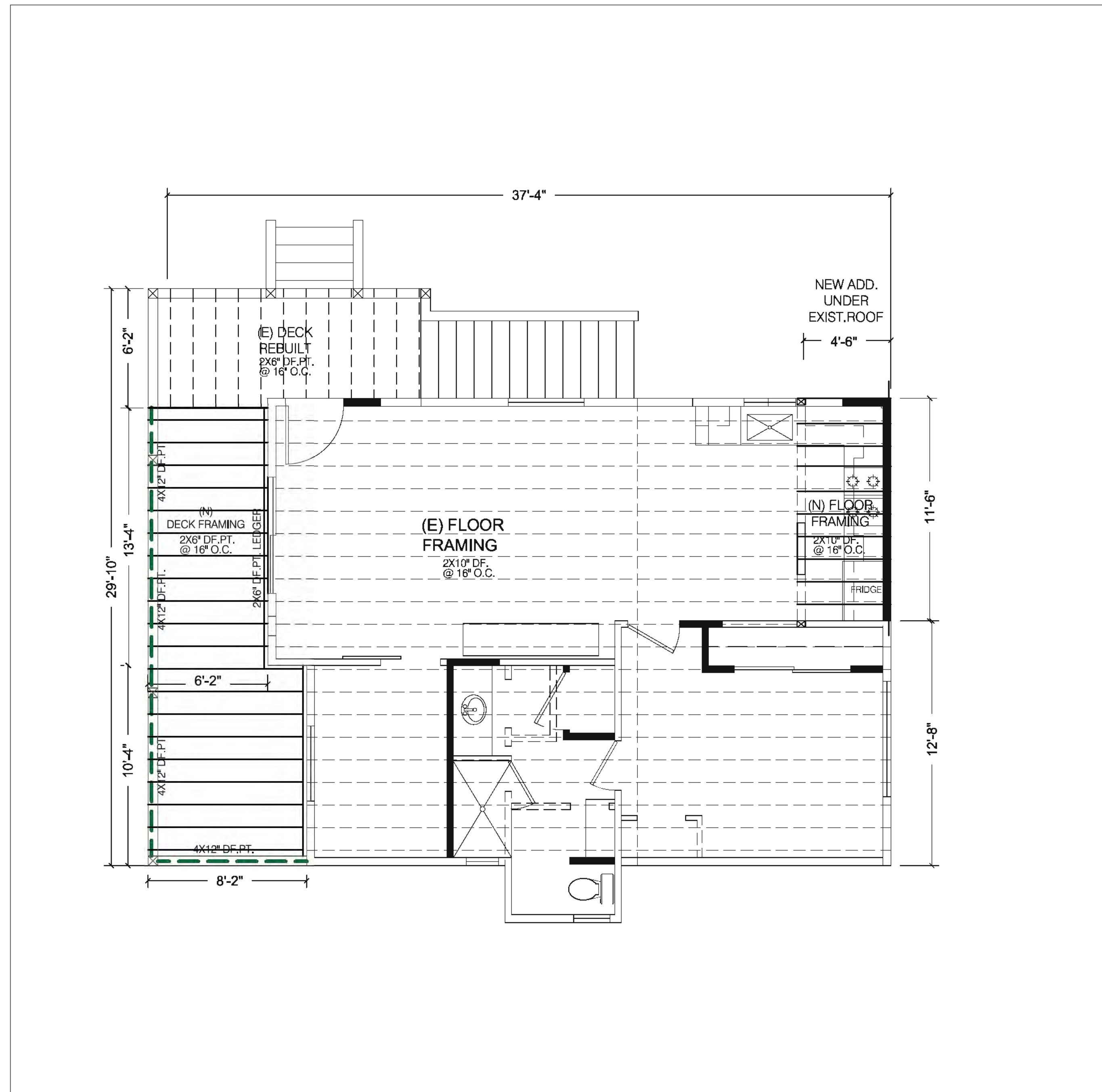
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SHEET TITLE:

**RESIDENCE
FOUNDATION
AND FLOOR
FRAMING**

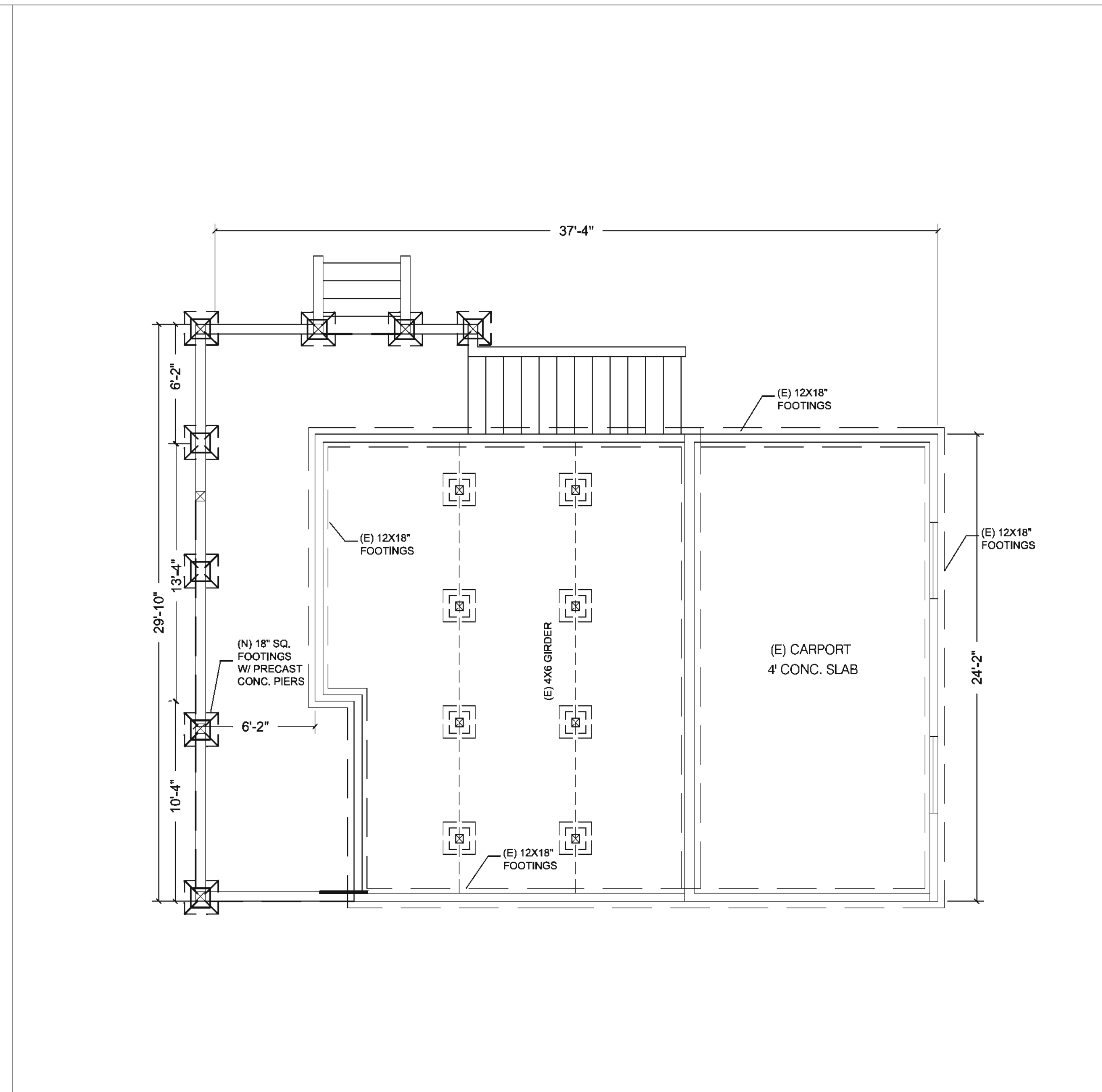
SHEET:

S1.0



FLOOR FRAMING PLAN

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



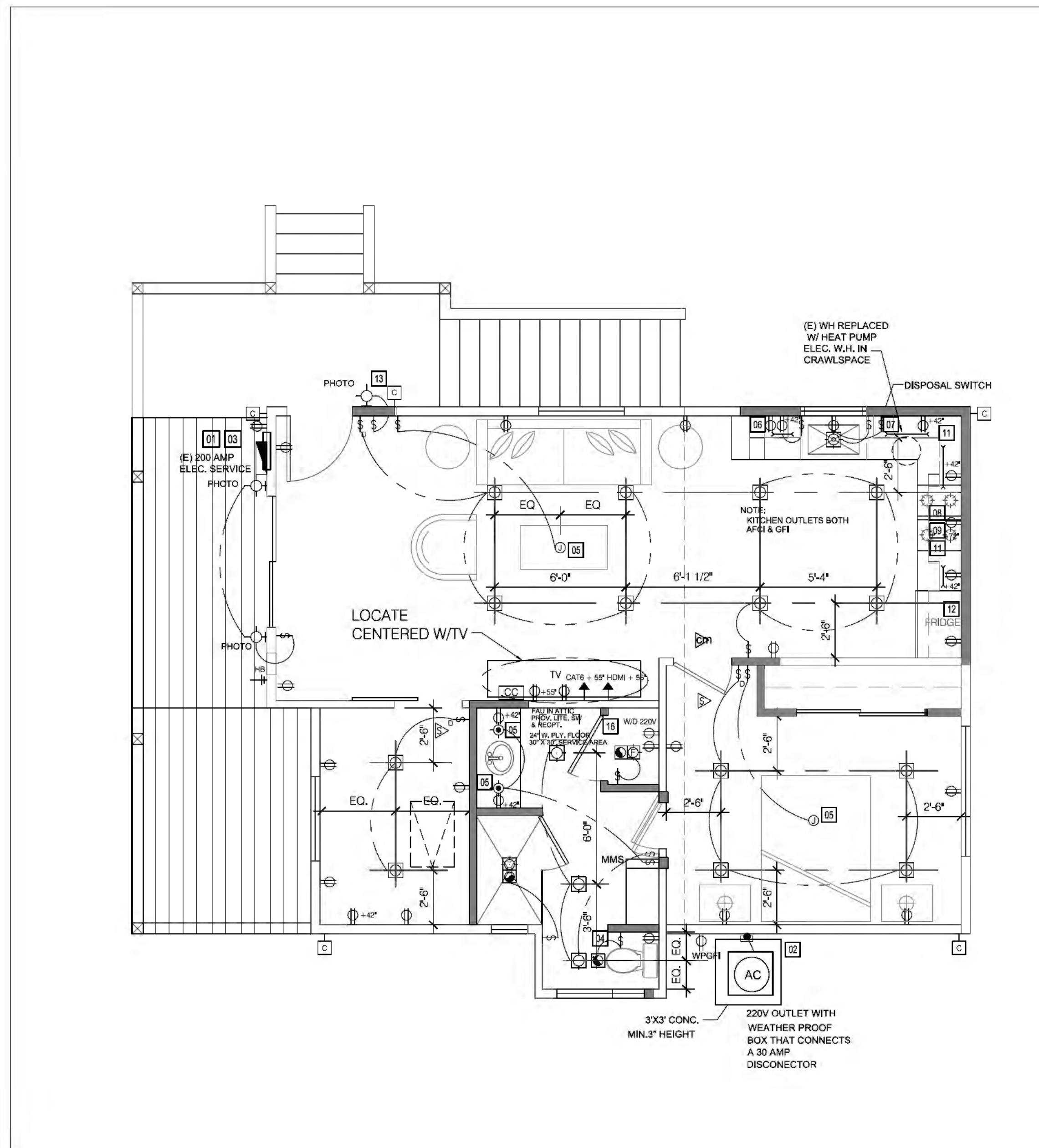
FOUNDATION PLAN

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

NOTE: SEE SD1 FOR NOTES & SCHEDULES

LEGEND

- DUPLEX OUTLET
- 1/2 HOT OUTLET
- AFCI PROTECTED OUTLET
- 1/2 HOT AFCI PROTECTED OUTLET
- 220 OUTLET
- GFCI OUTLET
- GFCI OUTLET-WEATHERPROOF
- JUNCTION BOX
- 220 DISCONNECT - WEATHERPROOF
- CEILING MOUNTED LIGHT
- PENDANT LIGHT
- WALL SCONCE
- WALL MOUNTED LIGHT
- PHOTO CONTROLLED AND MOTION SENSORED WALL MOUNTED LIGHT
- WALL MOUNTED LIGHT BAR
- KEYLESS CEILING MOUNTED LIGHT
- RECESSED CAN LIGHT LED
- PHOTO CONTROLLED AND MOTION SENSORED RECESSED CAN
- EX-HAUST FAN
- COMBINATION EX-HAUST FAN AND LED LIGHT FIXTURE
- HIGH EFFICACY LED CLG. MOUNTED LIGHT
- HIGH EFFICACY LED CAN LIGHT 26W
- COMBINATION EXHAUST FAN AND LED HIGH EFFICACY LIGHT FIXTURE
- LED FIXTURE (UNDER CAB.) 15 WATTS
- LED FIXTURE (UNDER CAB.) 22 WATTS
- LED FIXTURE (UNDER CAB.) 30 WATTS
- SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- DIMMER 3-WAY SWITCH
- OCCUPANT SENSOR SWITCH, MANUAL ON.
- SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE HARDWIRED WITH BATTERY BACKUP, CARBON MONOXIDE ALARM
- THERMOSTAT
- PUSHBUTTON
- CHIMES
- OPTIONAL SECURITY
- TELEPHONE OUTLET
- TV OUTLET
- CAMERA
- FUEL GAS
- FIREPLACE KEY (LOOSE)
- HOSE BIBB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
- RECESSED STUB-OUT FOR ICE-MAKER
- RETURN AIR GRILL
- ILLUMINATED ADDRESS
- 12" X 48" LED FIXTURE WITH LENS
- 24" X 48" 3 LED FIXTURE WITH LENS, (32 WATTS EA.) 96 WATTS



ELECTRICAL PLAN

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

GENERAL ELECTRICAL NOTES

1. THE USE OF 110V SMOKE DETECTOR(S) WITH BATTERY BACK UP (WHICH ARE AUDIBLE IN ALL SLEEPING AREAS) AT THE FOLLOWING NEWLY CONSTRUCTED LOCATIONS, SMOKE DETECTORS SHALL BE INTERCONNECTED PER CRC R314.3
2. PROVIDE BOND METALLIC GROUND FOR GAS AND WATER PIPES PER CEC 250.104 (a&b)
3. ALL 15A OR 20A 120 V BRANCH CIRCUITS SUPPLYING OUTLETS (RECEPTACLES LIGHTS, DETECTOR POWER, ETC) ARE REQUIRED TO BE AFCI PROTECTED AT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, RECREATION ROOMS, CLOSET, LAUNDRY ROOMS, HALLWAYS AND SIMILAR ROOMS PER CEC 210.12
4. FIXTURES, LAMP HOLDERS, AND RECEPTACLE SHALL BE SECURELY SUPPORTED, A FIXTURE THAT WEIGHS MORE THAN SIX POUNDS OR EXCEEDS 17" IN ANY DIMENSION, SHALL NOT BE SUPPORTED BY SCREW OF THE SHELL OF A LAMP HOLDER PER CEC 410-20 (a) OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CEILING FANS PER CEC 314-27 (b)
5. RECEPTACLES SHALL BE SPACED NOT MORE THAN 12' APART AND MINIMUM OF 6' FROM ENDS OF WALLS OR OPENINGS, RECEPTACLES ARE REQUIRED ON WALLS 2' GREATER IN LENGTH PER CEC 210-52 (a)
6. CONDUCTOR WIRES WITH INSULATED NEUTRAL AND A FOUR PRONG OUTLET IS REQUIRED FOR DRYERS AND COOKING APPLIANCE PER CEC 250-140
7. BATHROOM RECEPTACLES SHALL BE SUPPLIED BY ONE 20 AMP CIRCUIT SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS PER CEC 210-52 (b)
8. ALL KITCHEN AND BATHROOM LIGHT FIXTURES TO HAVE A MINIMUM EFFICACY OF 40 LUMENS PER WATT.
9. STEEL ELECTRICAL BOXES ARE REQUIRED IN FIRE-RESISTIVE WALLS AND CEILINGS, SEPARATE ELECTRICAL BOXES BACK TO BACK IN FIRE RESISTIVE WALLS AND CEILINGS BY A MINIMUM OF 24" HORIZONTALLY (OR BY PROTECTING BOTH BOXES WITH LISTED PUTTY-PADS) AND BOX AREA SHALL NOT EXCEED 16 IN 2 PER CRC R302.4.2 #1
10. OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT FOR CEILING (PADBLE) FANS, SHALL BE LISTED, SHALL BE MARKED BY THEIR MFR. AS SUITABLE FOR THIS PURPOSE AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADBLE) FANS THAT WEIGH MORE THAN 32kg (70lb), PER CEC 314-27 (b) AND 422.18
11. MINIMUM OF ONE RECEPTACLE IS REQUIRED IN ADDITION TO ANY PROVIDED FOR LAUNDRY EQUIPMENT, AND SHALL BE INSTALLED IN LAUNDRY ROOMS PER CEC 210-52 (f)
12. PROVIDE TWO SMALL APPLIANCE BRANCH CIRCUIT FOR THE KITCHEN AND LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLET. NOTE: THEY CANNOT SERVE OUTSIDE SPACE RECEPTACLE RANGE HOOD, DISPOSALS, DISH WASHERS OR MICROWAVE, ONLY THE REQUIRED COUNTERTOP/WALL OUTLET INCLUDING THE REFRIGERATOR, PER CEC 210-52 (f)
13. ALL 15 AND 20 AMP RECEPTACLE OUTLETS IN THIS DWELLING UNIT SHALL BE TAMPER RESISTANT RECEPTACLES.
14. GFCI PROTECTION IS REQUIRED FOR ALL 15A, AND 20A, 125V RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS:
SINKS- GFCI PROTECTION IS REQUIRED WITHIN AN ARC MEASUREMENT OF 6' FROM OUTSIDE EDGE OF A SINK
BATHUBS OR SHOWER STALLS- GFCI PROTECTION IS REQUIRED FOR RECEPTACLES LOCATED WITHIN 6' OF THE OUTSIDE EDGE OF A BATHTUB OR SHOWER STALL.
LAUNDRY AREAS- RECEPTACLES INSTALLED IN LAUNDRY AREAS OF A DWELLING UNIT SHALL BE GFCI PROTECTED
15. THE BRANCH CIRCUIT SERVING THE GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE OF THE GARAGE.

FLOOR PLAN NOTES

- 01 MAIN ELECTRICAL PANEL AND METER - 400 AMP
- 02 FUSED DISCONNECT WEATHERPROOF ENCLOSURE, VERIFY LOCATION.
- 03 EXIST. TELEPHONE AND CABLE POC
- 04 BATH FANS: PANASONIC WHISPER GREEN TO BE CONTROLLED BY A HUMIDISTAT AND ENERGY STAR RATED
- 05 DECORATIVE LIGHT FIXTURE
- 06 DEDICATED GFI DISH WASHER OUTLET
- 07 SWITCHED DUPLEX OUTLET FOR GARBAGE DISPOSAL
- 08 PROVIDE DUPLEX OUTLET FOR HOOD
- 09 PROVIDE DUPLEX OUTLET FOR RANGE
- 10 DEDICATED RECEPTACLE FOR SPRINKLER TIMER
- 11 DEDICATED MICROWAVE OUTLET
- 12 DEDICATED REFRIGERATOR OUTLET
- 13 DOOR BELL CHIME AT +64" - LOCATE STEP DOWN TRANSFORMER IN GARAGE

CARBON MONOXIDE NOTE

CARBON MONOXIDE ALARMS SHALL BE INSTALLED WITH BATTERY BACK-UP IN DWELLING UNITS WITH FUEL BURNING APPLIANCES OR WITH ATTACHED GARAGES, WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT PER CRC R315 AND SHALL BE LISTED AS COMPLYING WITH UL 2034 AND UL 2074 PER CRC R315.3

TITLE 24 LIGHTING NOTES

2016 CALIFORNIA ENERGY CODE MANDATORY MEASUREMENTS FOR RESIDENTIAL LIGHTING:

- ALL PERMANENTLY INSTALLED LUMINARIES IN DWELLING UNITS SHALL BE HIGH EFFICACY AND HAVE MANUAL ON/OFF CONTROLS AND VACANCY SENSORS OR DIMMERS EXCEPT FOR HALLWAYS & CLOSETS LESS THAN 10 sq.ft.
- EXHAUST FANS MUST BE SWITCHED SEPARATE FROM LIGHTING OR UTILIZE A DEVICE WHERE LIGHTING CAN BE TURNED OFF WHILE THE FAN IS RUNNING, EXCLUDES KITCHEN EXHAUST HOOD.
- UNDER CABINET LIGHTING MUST BE SWITCHED SEPARATE FROM ALL OTHER LIGHTING.
- PERMANENTLY INSTALLED LIGHTING IN CABINETS MUST BE HIGH EFFICACY.
- LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS MUST HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY VACANCY SENSORS.
- PERMANENTLY INSTALLED OUTDOOR LIGHTING ATTACHED TO RESIDENCE OR OTHER BUILDINGS MUST BE HIGH EFFICACY AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND USE ONE OF THESE CONTROL TYPES:
 - PHOTO-CONTROL AND MOTION SENSOR OR
 - PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL OR ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR
 - ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK.

WHOLE HOUSE VENTILATION:

LAUNDRY ROOM BROAN MODEL XB50
PROVIDE A SWITCH WHICH IS LABELED "FAN SHOULD BE ON WHENEVER THE HOME IS OCCUPIED" THE SYSTEM MUST BE DESIGNED SO IT CAN OPERATE AUTOMATICALLY BASED ON A TIMER. THE INTERMITTENT MECHANICAL VENTILATION SYSTEM MUST OPERATE FOR AT LEAST ONE HOUR PER DAY AND MUST OPERATE AT LEAST 10% OF THE TIME. THE VENTILATION AIRFLOW IS INCREASED TO RESPOND TO THE FEWER HOURS OF FAN OPERATION AND THE TENDENCY OF POLLUTANT CONCENTRATIONS TO BUILD UP DURING OFF CYCLES. THE FAN MUST BE LISTED AT 1 SOME OR LESS FOR NOISE. RATING BASED ON WATER COLUMN OF .25 OR GREATER 6" MIN DUCT SIZE

KITCHEN HOOD EXHAUST:

Z LINE 36" 1200 CFM
6" MIN DUCT SIZE
RATING BASED ON WATER COLUMN OF .25 OR GREATER



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RESIDENCE ELECTRICAL PLAN

SHEET:

E1.0



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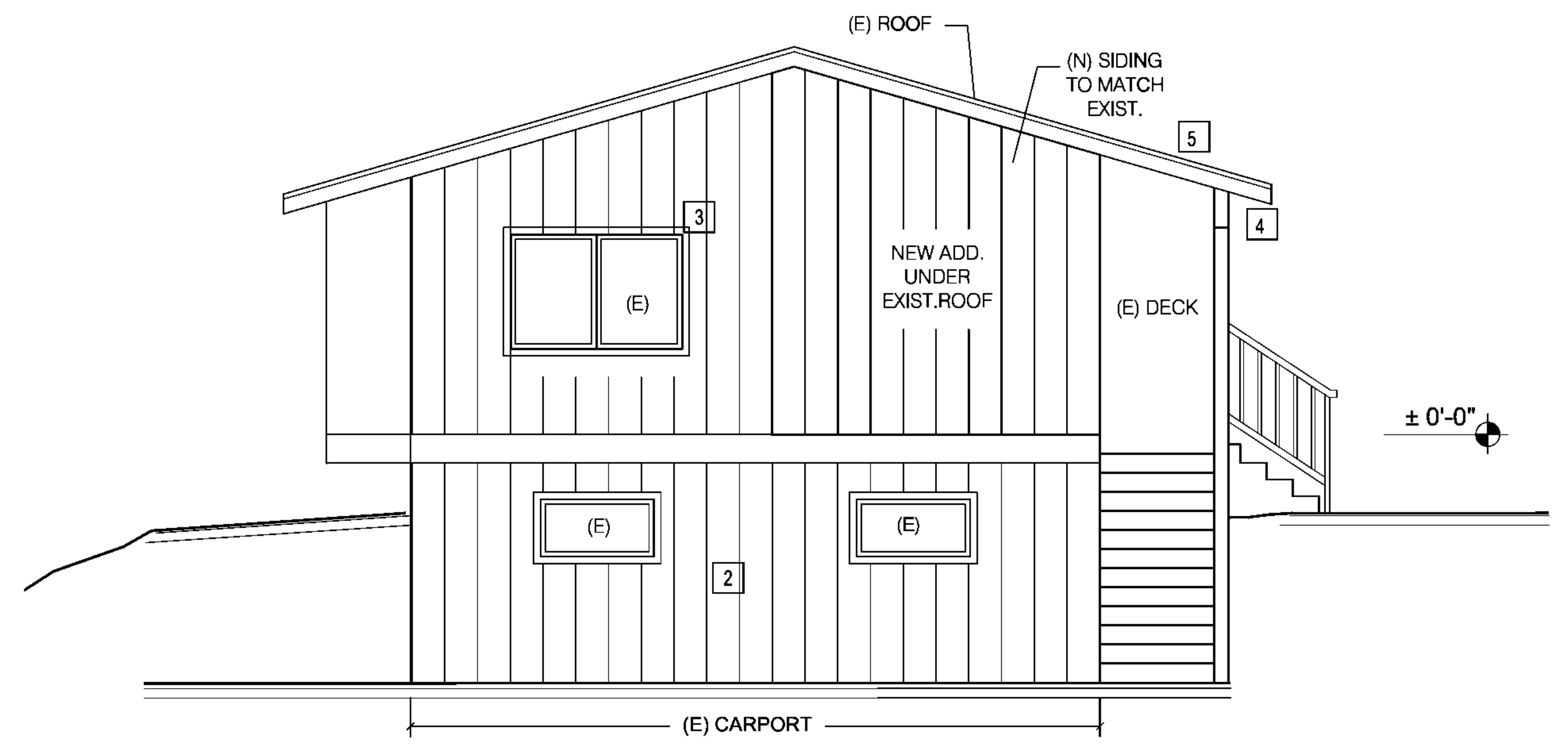
**RESIDENCE
EXTERIOR
ELEVATIONS**

SHEET:

A3.0

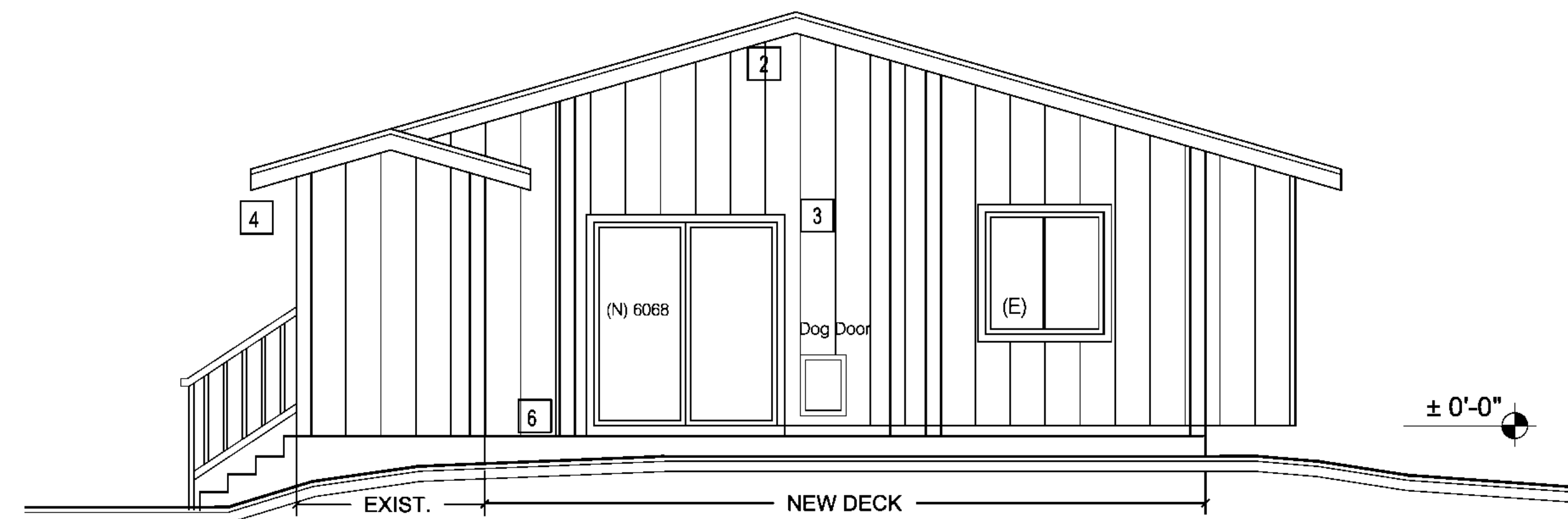
KEYNOTES

- 1 STANDING SEAM METAL ROOF
- 2 HARDI SIDING BOARD AND BATTEN
- 3 TRIM AROUND ALL WINDOWS & DOORS
- 4 PREFORMED METAL GUTTER
- 5 FASCIA
- 6 TREX DECK



LEFT ELEVATION

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



RIGHT ELEVATION

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

NOTE: SEE AD1&2 FOR EXTERIOR DETAILS

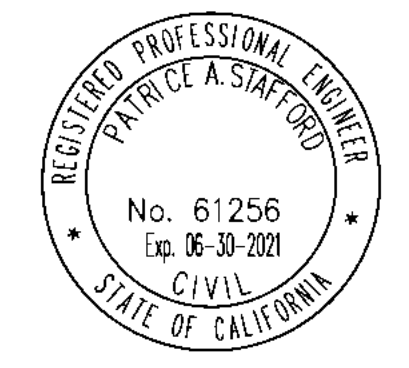


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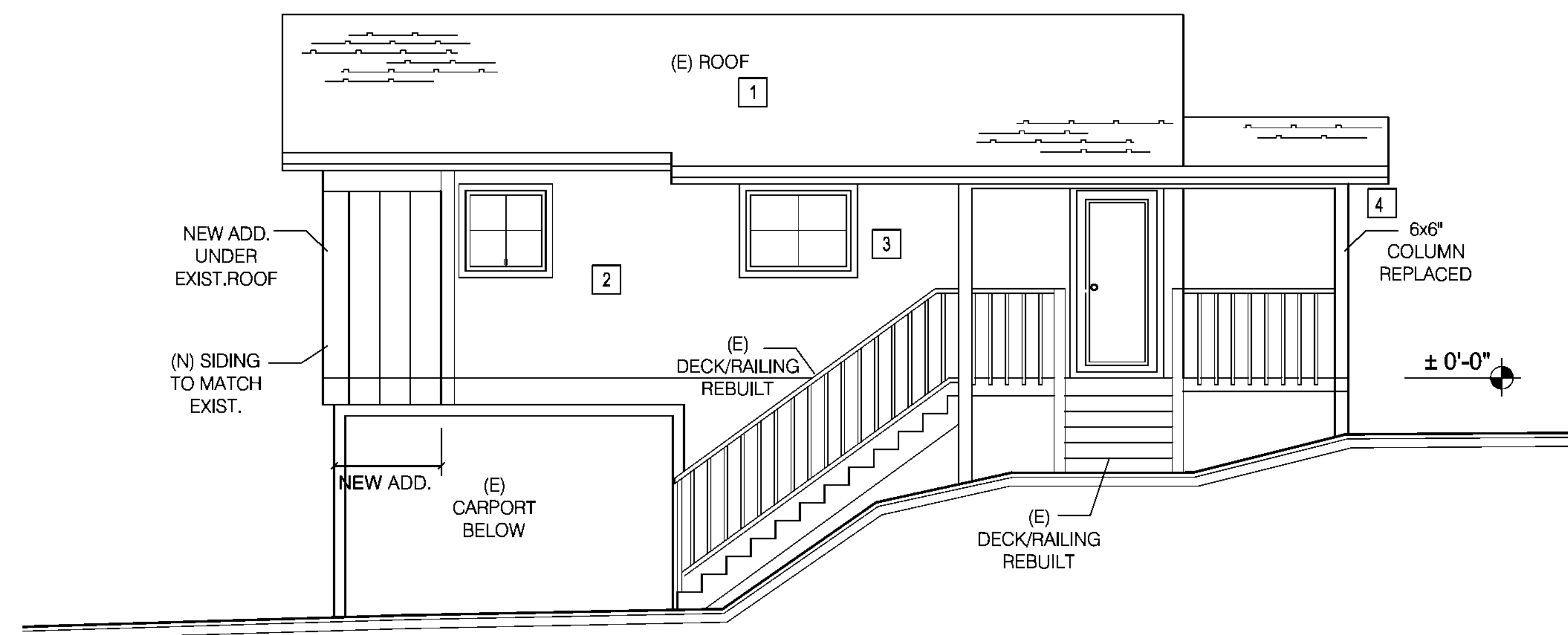
**RESIDENCE
EXTERIOR
ELEVATIONS**

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A2.0

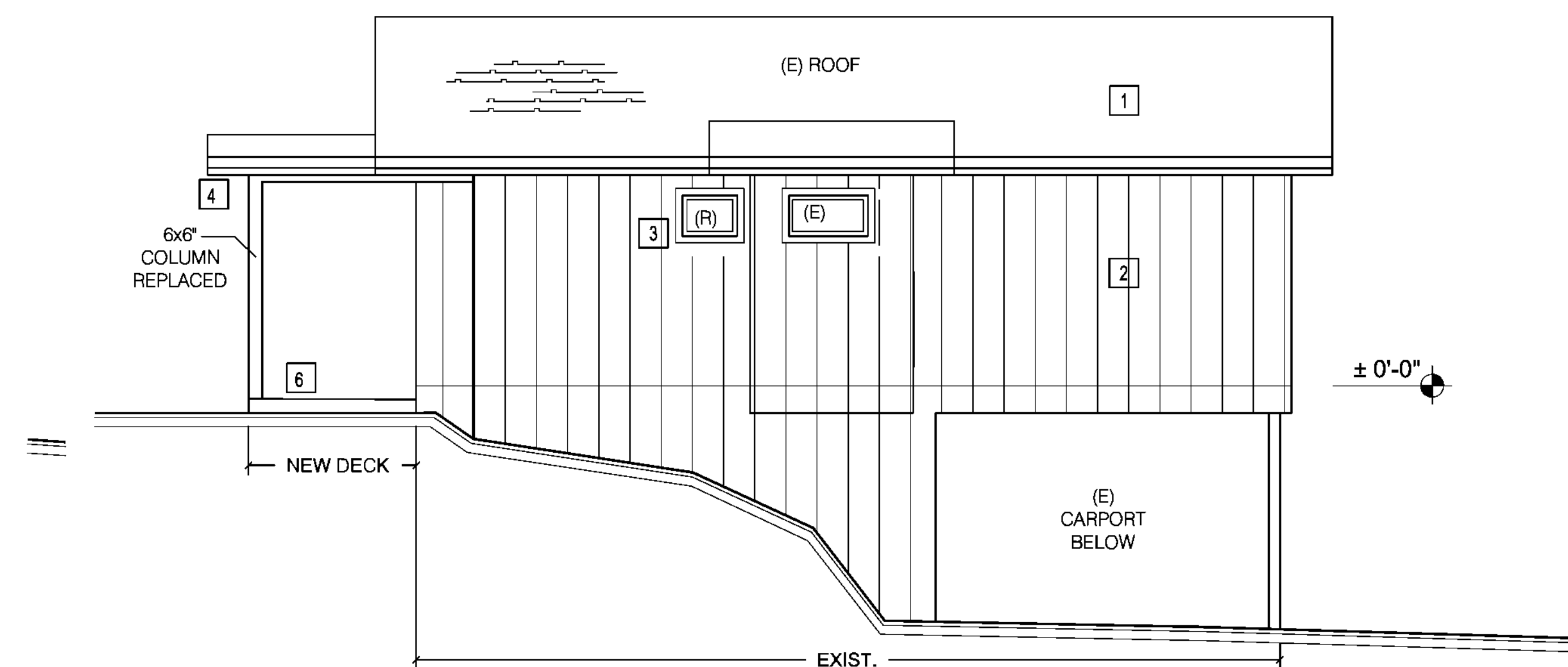
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- 5 FASCIA
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FRONT ELEVATION

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



REAR ELEVATION

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

NOTE: SEE AD1&2 FOR EXTERIOR DETAILS



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**RESIDENCE
1ST FLOOR
PLAN**

SHEET:

A1.0

NOTE

ALL PENETRATIONS INCLUDING CENTRAL VACUUM, PLUMBING, ELECTRICAL AND MECHANICAL RUNS THROUGH FIRE RATED ASSEMBLIES SHALL BE METALLIC EXTENDING A MINIMUM 12" FROM FACE OF WALL (INCLUDING TRAPS WHERE APPLICABLE) AND SHALL BE SEALED SO THAT HOT GASES CANNOT PASS THROUGH PER CRC R302.5
HOSE BIB WITH NON REMOVABLE BACKFLOW PREVENTION DEVICE PER CRC R602.0 AND R603.3
WATER PIPING TO "PEX" PIPING. CONTRACTOR TO SUBMIT AN "ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION" FORM TO THE BUILDING DEPT. FOR APPROVAL. PROVIDE MANUFACTURER LISTING AND INSTALLATION GUIDE LINES OF MATERIALS.
SHOWERS and TUB/SHOWER COMBINATION SHALL BE PROVIDED WITH PRESSURE BALANCE or THERMOSTATIC MIXING CONTROL VALVES HANDLE POSITION STOPS SHALL BE ADJUSTED TO ALLOW A MAXIMUM WATER SETTING OF 120°F (49°C) PER CPC 408.6
SHOWER COMPARTMENT SHALL BE A MIN. FLOOR AREA 1,024 SQ. INCHES AND ENCOMPASS A 30" DIA. CIRCLE PER CPC 408.6
WATER CLOSET TO BE MAX 1.28 GALLONS PER FLUSH PER CPC 403.2 AND SHALL NOT BE INSTALLED CLOSER THA 15" FROM ITS CENTER TO ANY WALL OR OBSTRUCTION NOT CLOSER THA 30" CENTER TO CENTER OF ANY WALL OR OBSTRUCTION WITH A MIN. 24" CLEAR FLOOR SPACE IN FRONT THE WATER CLOSET PER CPC 402.5

WALL LEGEND

- NEW 2X6 DF#2 @ 16" O.C WOOD FRAMED WALL
- NEW 2X4 DF#2 @ 16" O.C WOOD FRAMED WALL
- EXIST. 2X6 DF#2 @ 16" O.C WOOD FRAMED WALL
- EXIST. 2X4 DF#2 @ 16" O.C WOOD FRAMED WALL
- EXIST. 2X4 WALL TO BE REMOVED WALL

EGRESS NOTE

PROVIDE OPERABLE DOOR OR WINDOW, APPROVED FOR EMERGENCY ESCAPE, WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET ALLEY, YARD OR EXIT COURT. FOR EVERY SLEEPING ROOM BELOW THE FOURTH STORY PER CRCR310.1 OPENING SHALL COMPLY
A. MAXIMUM FINISHED SILL HEIGHT OF NOT MORE THAN 44" INCHES ABOVE THE FLOOR.
B. SHALL HAVE A MINIMUM NET CLEAR OPEN ABLE AREA OF 5.7 SQ. FEET
C. THE MINIMUM NET CLEAR OPEN ABLE HEIGHT DIMENSION SHALL BE 24" INCHES
D. THE MINIMUM NET CLEAR OPEN ABLE WIDTH DIMENSION SHALL BE 20" INCHES
E. ALL WINDOW CASEMENT (C).

S.W LEGEND

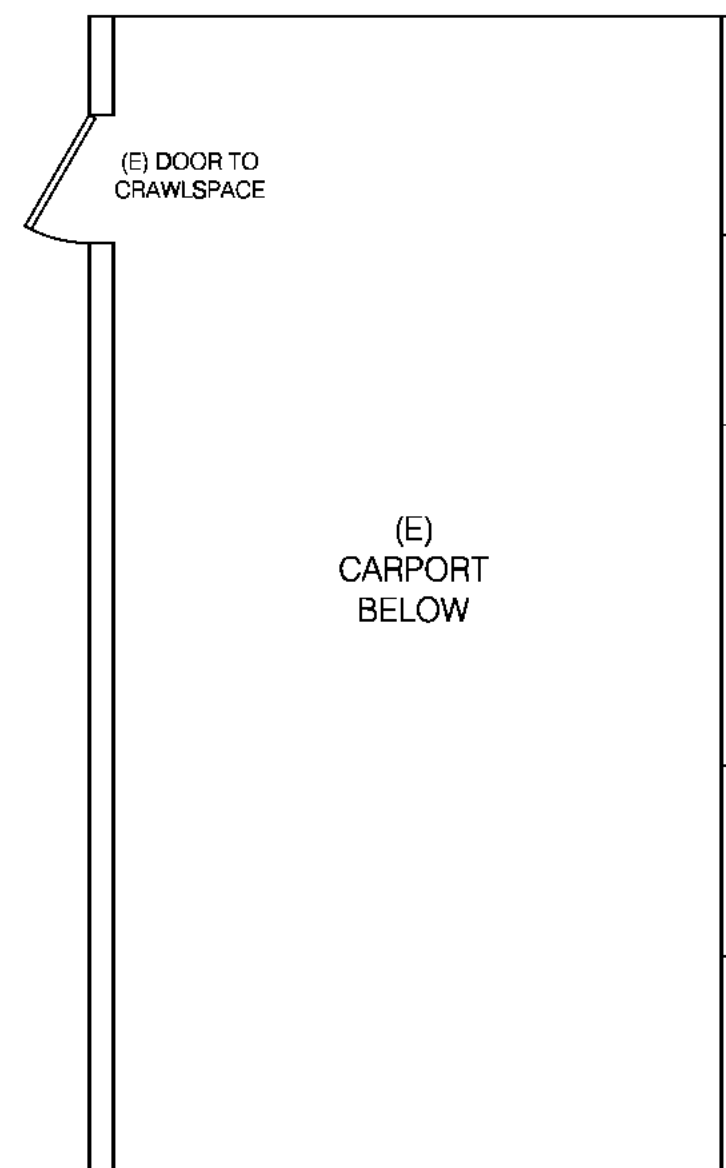
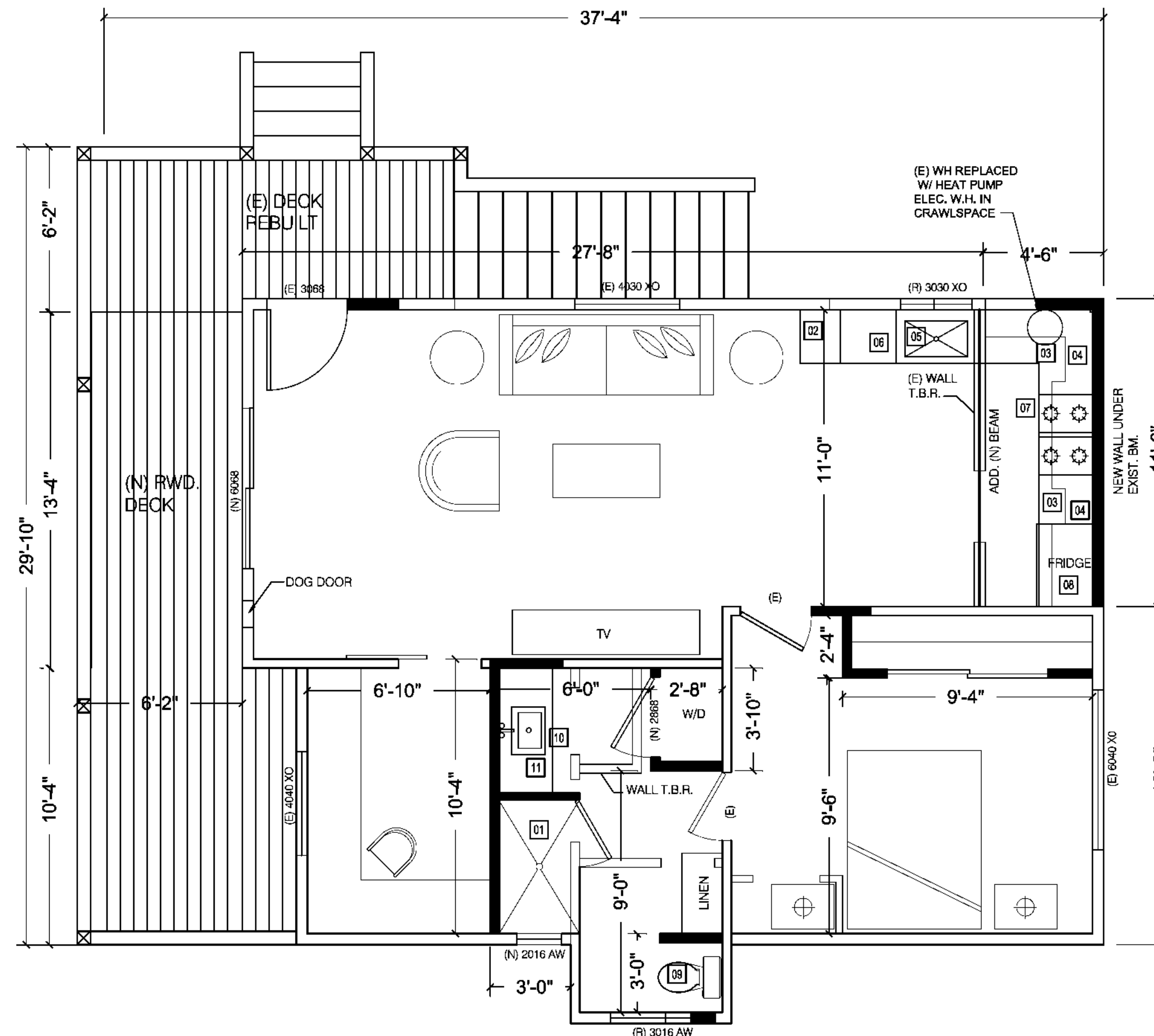
NOTE:
BRACED WALL FRAMING PER 2016 CRC CS-WSP
SEE SHEET SD1

- BRACED WALL PANELS W/
3/8" PLY. W/ 8d NAILING @ 6" C.C.
5/8" GWB TYP. @ INT. SIDE OF WALL
- ALTERNATE BRACED WALL PANELS W/
3/8" PLY. W/ 8d NAILING @ 6" C.C.
AND HOLDDOWN PER SCHEDULE
5/8" GWB TYP. @ INT. SIDE OF WALL
- SHEAR WALL PANELS W/
3/8" PLY. W/ 8d NAILING @ 6" C.C.

WINDOW NOTES

WINDOW NOTATIONS:
AW AWNING
C CASEMENT
E EYEBROW
F FIXED
XO SLIDING
T TEMPERED

- TILE SHOWER W/ MUD SET TILE WAINSCOT TO +72 PER CRC R 307.2 OVER LISTED HARDI BACKER BD. NO PAPER BACKED WALL BD.
- 18" PANTRY
- 36" HIGH COUNTER
- LINE OF UPPER CABINET
- SINK; a) SINGLE BASIN W/ DISPOSAL
- DISH WASHER -PROVIDE AIR GAP
- 36" STOVE W/ HOOD @ +30" ABOVE
- 36" REFRIGERATOR (PROVIDE WATER STUB)
- WATER CLOSET
- LAVATORY
- VANITY



FLOOR PLAN

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