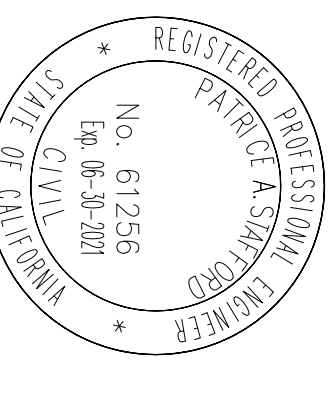


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PROJECT:
**RESIDENCE
REMODEL**

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CA 95619**

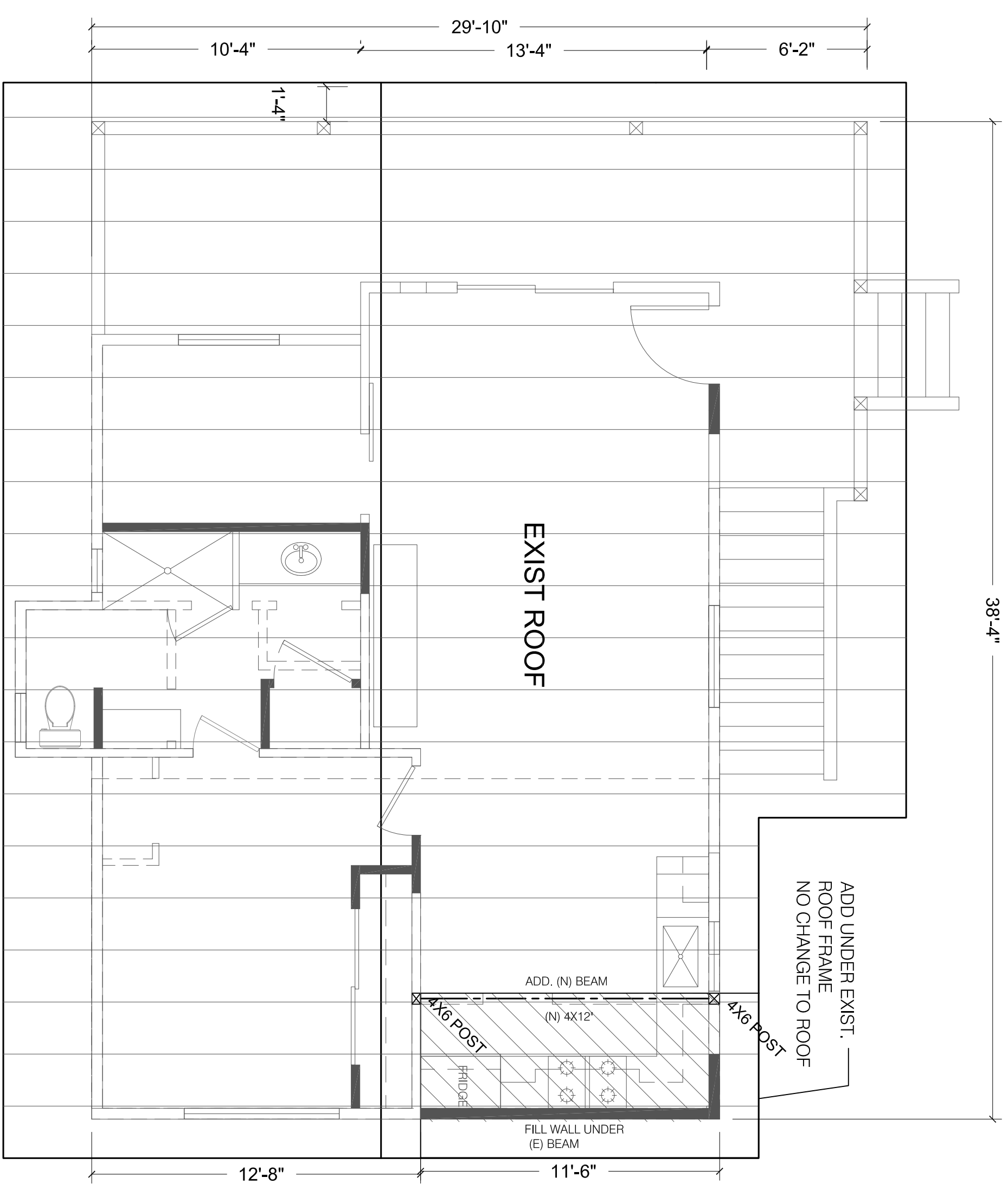
REVISIONS:

SCALE:	AS SHOWN
DRAWN BY:	N.R.
DATE:	JAN, 2021
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SHEET TITLE:	

**RESIDENCE
ROOF PLAN**

SHEET:

S2.0



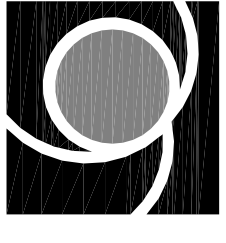
NOTE: SEE SD1 FOR NOTES & SCHEDULES

ROOF FRAMING PLAN

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

NOTE:

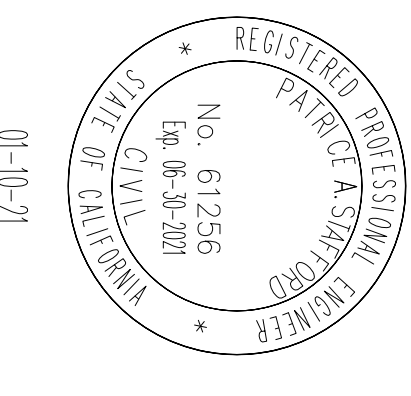
ROOF IS EXISTING WITH NO CHANGE



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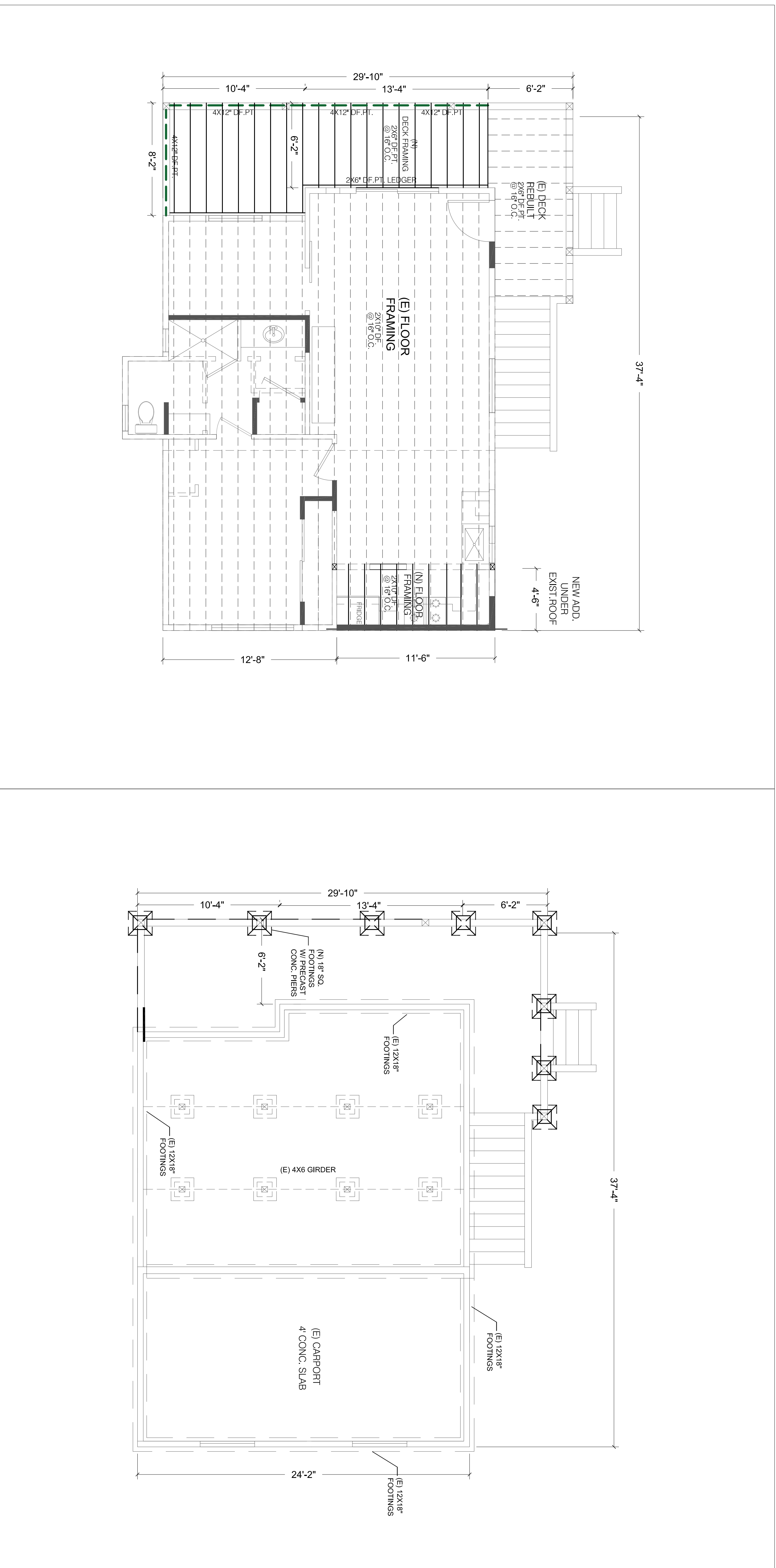
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**RESIDENCE
FOUNDATION
AND FLOOR
FRAMING**

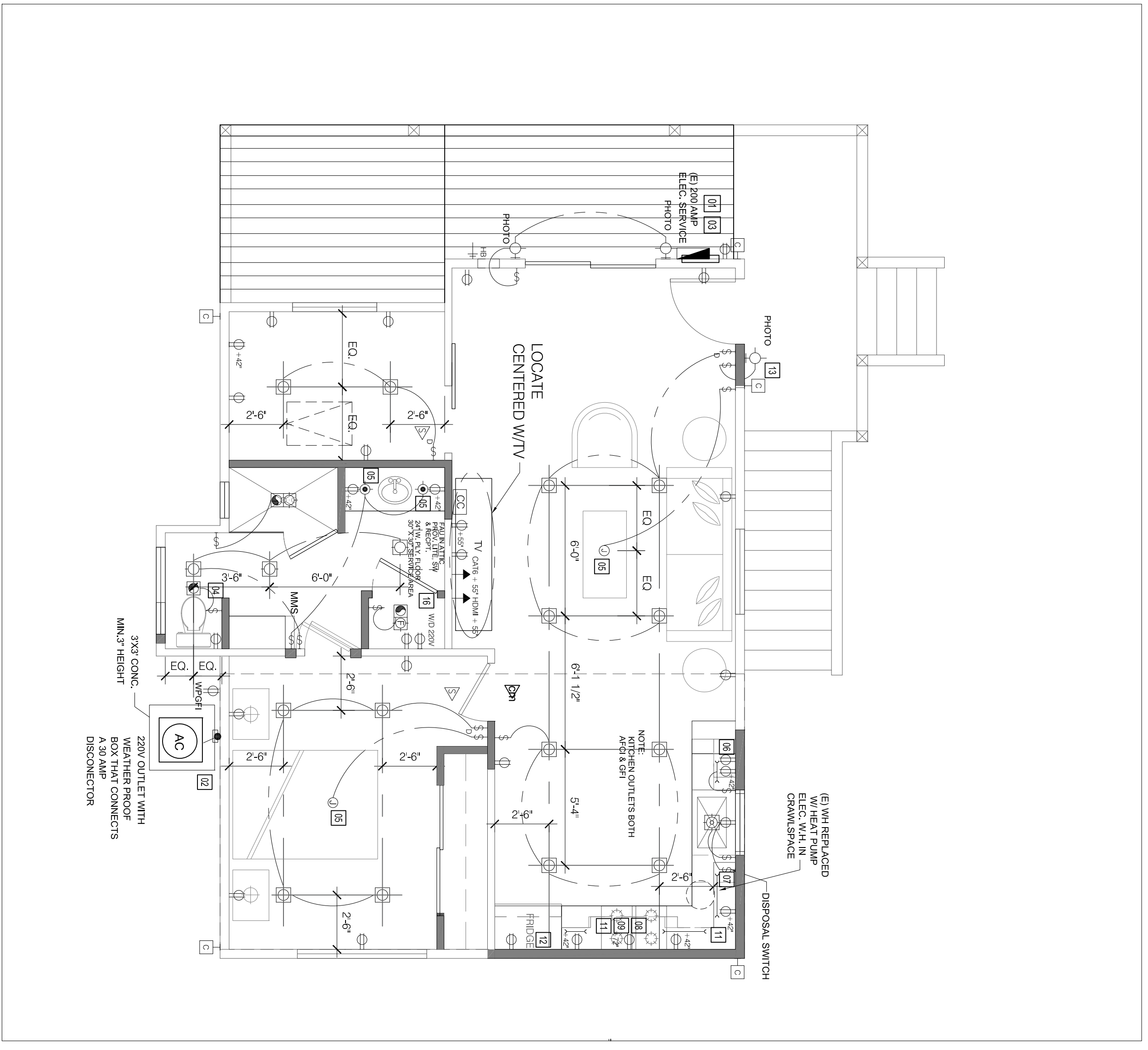
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LEGEND

- ⊕ DUPLEX OUTLET
- ⊕ 1/2 HOT OUTLET
- ⊕ AFCI PROTECTED OUTLET
- ⊕ 1/2 HOT AFCI PROTECTED OUTLET
- ⊕ 220V OUTLET
- ⊕ GFCI OUTLET
- ⊕ GFCI OUTLET-WEATHERPROOF
- ⊕ JUNCTION BOX
- ⊕ 220 DISCONNECT - WEATHERPROOF
- ⊕ CEILING MOUNTED LIGHT
- ⊕ PENNANT 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
- ⊕ EXHAUST FAN
- ⊕ COMBINATION EXHAUST FAN AND LED LIGHT FIXTURE
- ⊕ HIGH EFFICACY LED CAN LIGHT 28W
- ⊕ HIGH EFFICACY LED CLG. MOUNTED LIGHT
- ⊕ 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 TWO SMOKE DETECTORS WITH BATTERY BACK-UP (ONE IN EACH BEDROOM AND ONE IN A COMMON AREA) IS REQUIRED. DETECTORS SHALL BE INTERCONNECTED PER NEC 747.14. PER NEC 260.104 (4)(b).
2. ALL 15A OR 20A 120V BRANCHED CIRCUITS SUPPLYING OUTLETS, RECEPTACLES AT KITCHENS, FAMILIAR ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, RECEPTION ROOMS, CLOSET, LAUNDRY ROOMS, HALLWAYS AND BATHS, LAMP HOLDERS, AND RECEPTACLE SHALL BE SECURELY SUPPORTED. A RATING THAT EXCEEDS THE RATING OF THE OUTLET SHALL NOT BE USED AS THE SUPPORT.
3. RECEPTACLES SHALL BE SPACED NOT MORE THAN 12' APART AND MINIMUM OF 6' FROM ENDS OF WALLS OR OPENING.
4. CONDUCTOR WIRES WITH INSULATED NEUTRAL AND A FOUR PRONG RECEPTACLE SHALL BE SUPPLIED BY ONE 20 AMP CIRCUIT PER NEC 210.62 (a).
5. ALL WIRING SHALL BE INSTALLED IN FIRE-RESISTIVE WALLS AND CEILING. SEPARATE ELECTRICAL BOXES BACK TO BACK IN FIRE-RESISTIVE WALLS AND CEILING BY A MINIMUM OF 2" PUTTY (P/05) AND BOX AREA SHALL NOT EXCEED 6" X 6" PER NEC R312.4.2 (1).
6. SUPPORT FOR CEILING PENDULUM FANS SHALL BE LISTED SHALL BE MARKED BY THEIR MFG. AS SUITABLE FOR THIS PURPOSE AND WEIGH MORE THAN 320g (70lb). PER NEC 314.27 (1) AND 422.18 MINIMUM OF ONE RECEPTACLE IS REQUIRED IN ADDITION TO ANY IN LAUNDRY ROOMS AND PER NEC 210.62 (1).
7. PROVIDE TWO SMALL APPLIANCE BRANCH CIRCUITS FOR THE OUTLET. NOTE: THESE CANNOT SERVE OUTSIDE SPACE RECEPTACLE RECEPTACLE CANNOT BE ALL OUTLET INCLUDING THE RANGE HOOD, DISPOSALS, DISH WASHERS OR MICROWAVE. ONLY RECEPTACLES ARE TO BE INSTALLED.
8. ALL 15A AND 20AMP RECEPTACLE OUTLETS IN THIS DWELLING UNIT SHALL BE WIRING RECEPTACLE RECEPTACLES.
9. IN THE FOLLOWING LOCATIONS:
 - 13. PER NEC 210.62 (1) ALL 15A AND 20A 120V RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS:
 - 13.1. BATHS
 - 13.2. PERMITS RECEPTACLE RECEPTACLES.
 - 14. SINKS, GFCI PROTECTION IS REQUIRED WITHIN AN ARC MEASUREMENT OF 6' FROM OUTSIDE BATHTUBS OR SHOWER STALLS. GFCI PROTECTION IS REQUIRED FOR RECEPTACLES LOCATED WITHIN 6' OF THE OUTSIDE EDGE OF A BATHING OR SHOWER STALL.
 - 15. GFCI PROTECTED RECEPTACLES INSTALLED IN LAUNDRY ROOMS SHALL BE GFCI PROTECTED 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 POOL
- 04 BATH FANS:
 - 04.1 PASSIVE WHISPER GREEN TO BE CONTROLLED BY A HUMIDISTAT AND ENERGY STAR RATED
 - 04.2 DECOACTIVE LIGHT FIXTURE
- 05 DEDICATED GFI DISHWASHER OUTLET
- 06 SWITCHED DUPLEX OUTLET FOR GARAGE DISPOSAL
- 07 PROVIDE DUPLEX OUTLET FOR HOOD
- 08 PROVIDE DUPLEX OUTLET FOR RANGE
- 09 DEDICATED RECEPTACLE FOR SPRINKLER TIMER
- 10 DEDICATED MICROWAVE OUTLET
- 11 DEDICATED REFRIGERATOR OUTLET
- 12 DOOR BELL CHIME AT 4'-4" - 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 ALARM IS REQUIRED. THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS COMPILING WITH UL 2008 AND UL 2012 PER NEC 515.3

TITLE 24 LIGHTING NOTES

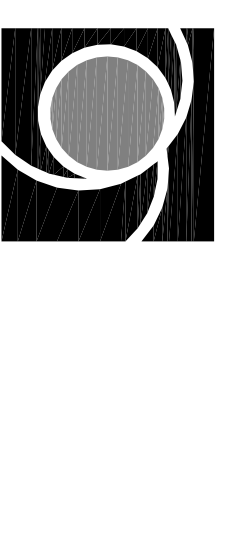
- 2016 CALIFORNIA ENERGY CODE MANDATORY MEASUREMENTS FOR RESIDENTIAL LIGHTING:
- ALL PERMANENTLY INSTALLED LUMINAIRES IN DWELLING UNITS SHALL BE HIGH EFFICACY AND HAVE MANUAL ON/OFF CONTROLS AND VACANCY SENSORS OR DIMMERS EXCEPT FOR HALLWAYS & CLOSETS LESS THAN 19 sq. ft.
- EXHAUST FANS MUST BE SWITCHED SEPARATE FROM LIGHTING OR OUTLET DEVICE EXHAUST HOOD CAN BE SWITCHED OFF WHILE THE FAN IS RUNNING, ON/OFF SWITCH AND ONE OF THESE CONTROLS:
- 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 ONE OF THESE CONTROLS:
- PHOTO-CONTROL AND MOTION SENSOR OR PHOTO-CONTROL OR ASTRONOMICAL DAYLIGHT HOURS OR PHOTO-CONTROL SYSTEM (EPC) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK.

WHOLE HOUSE VENTILATION:

LAUNDRY ROOM BROWN MODEL X850
PROVIDE A SWITCH WHICH IS LABELED "FAN SHOULD BE ON WHENEVER THE ROOM IS OCCUPIED" THE SYSTEM MUST BE DESIGNED SO IT CAN OPERATE AUTOMATICALLY BASED ON A TIMER. THE SYSTEM MUST BE DESIGNED TO OPERATE FOR AT LEAST ONE HOUR PER DAY. THE SYSTEM MUST BE DESIGNED TO OPERATE FOR AT LEAST ONE HOUR PER DAY. THE SYSTEM MUST BE DESIGNED TO OPERATE FOR AT LEAST ONE HOUR PER DAY. THE SYSTEM MUST BE DESIGNED TO OPERATE FOR AT LEAST ONE HOUR PER DAY. THE SYSTEM MUST BE DESIGNED TO OPERATE FOR AT LEAST ONE HOUR PER DAY.

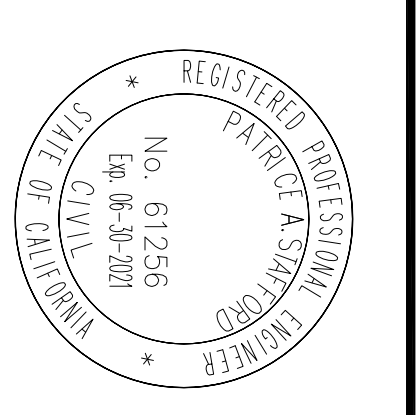
KITCHEN HOOD EXHAUST:

Z LINE 36" 280 CFM
RATING BASED ON WATER COLUMN OF 25 OR GREATER



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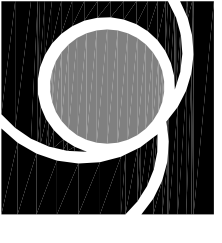
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RESIDENCE ELECTRICAL PLAN

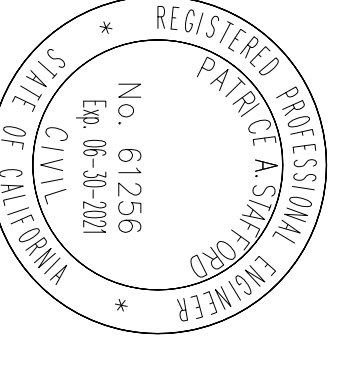
SHEET: **E1.0**



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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"



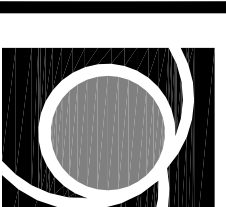
RIGHT ELEVATION

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

NOTE: SEE AD1&2 FOR EXTERIOR DETAILS

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



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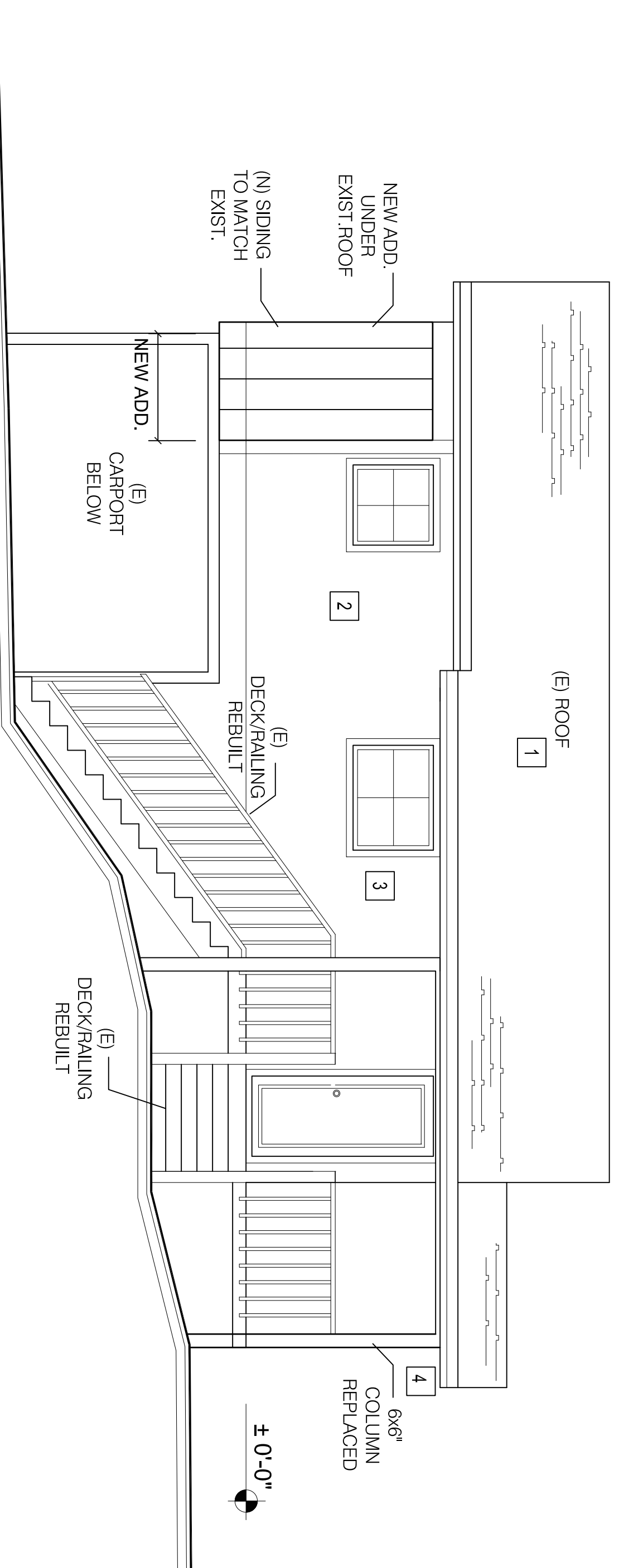
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**RESIDENCE
EXTERIOR
ELEVATIONS**

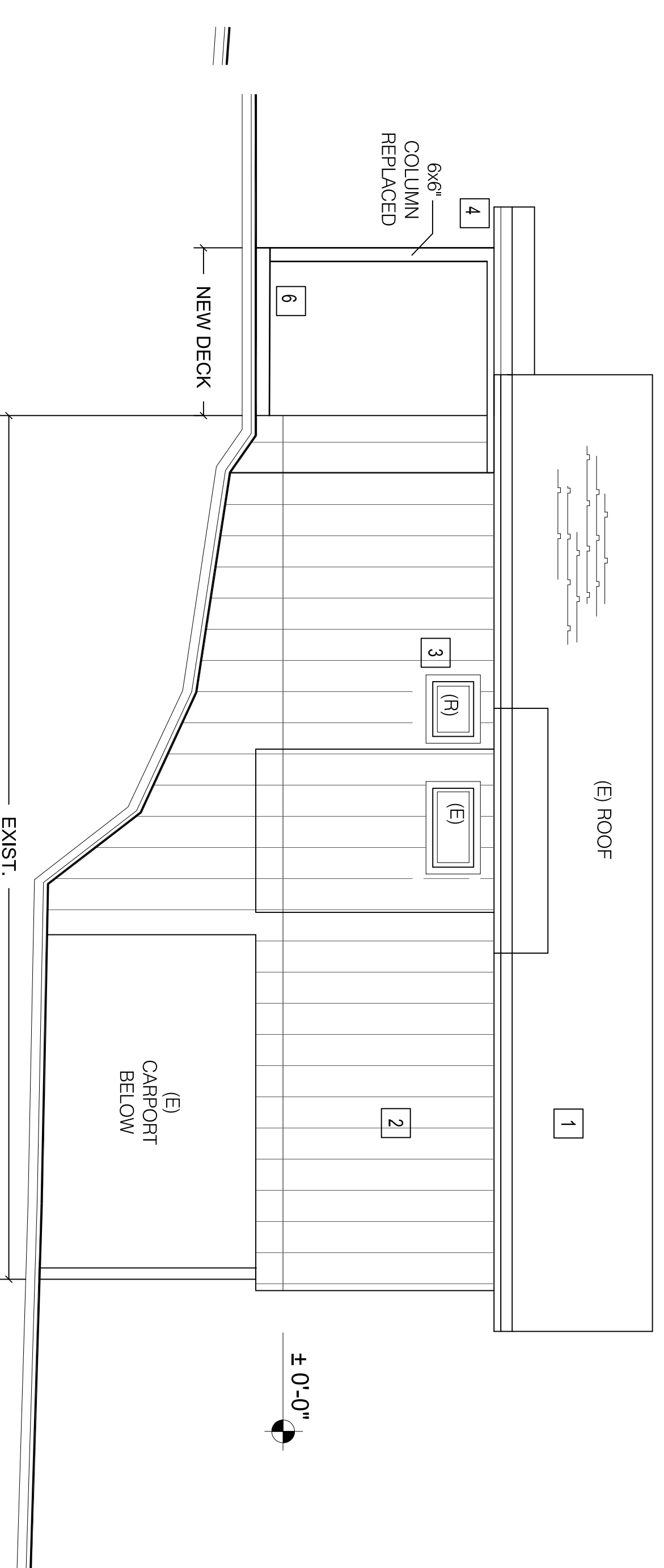
SHEET:

A2.0



FRONT ELEVATION

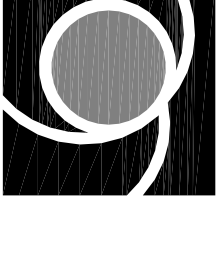
SCALE: 1/4" = 1'-0"



REAR ELEVATION

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

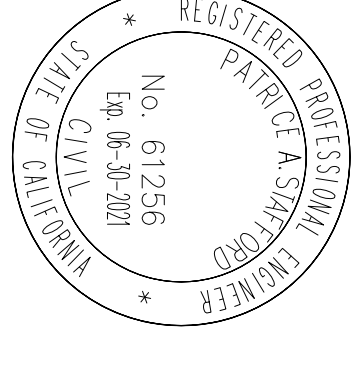
NOTE: SEE AD1&2 FOR EXTERIOR DETAILS



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**RESIDENCE
1ST FLOOR
PLAN**

SHEET:

A1.0

NOTE

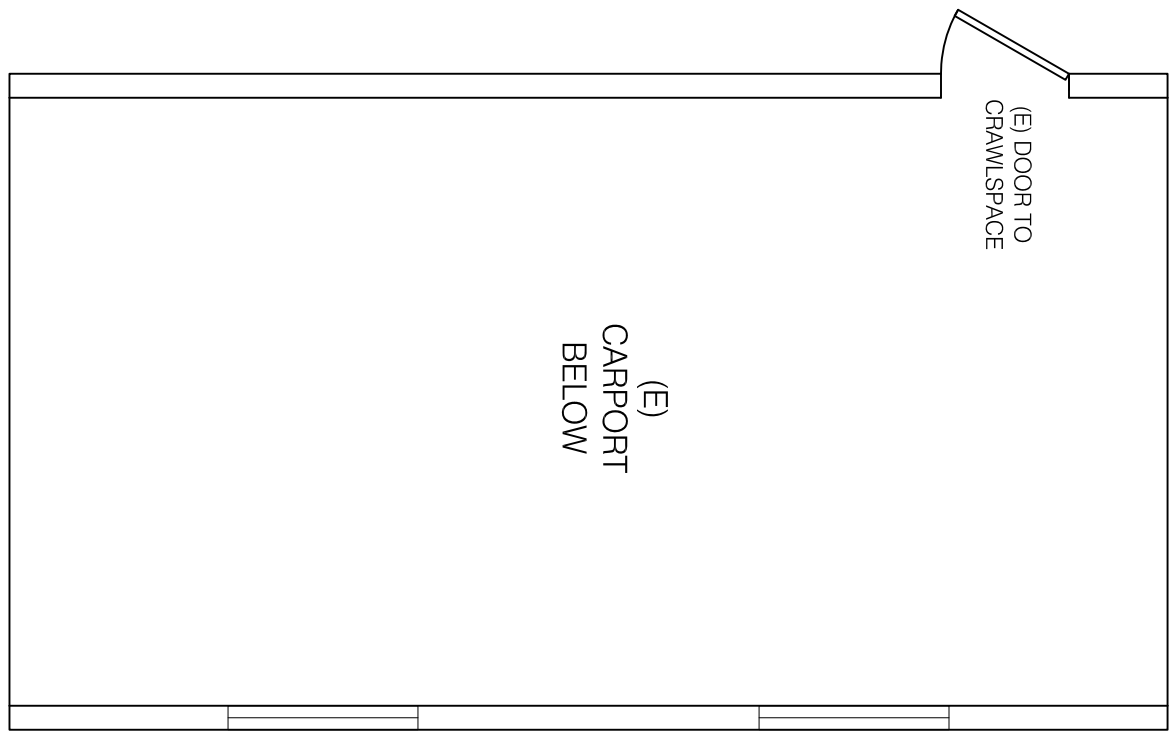
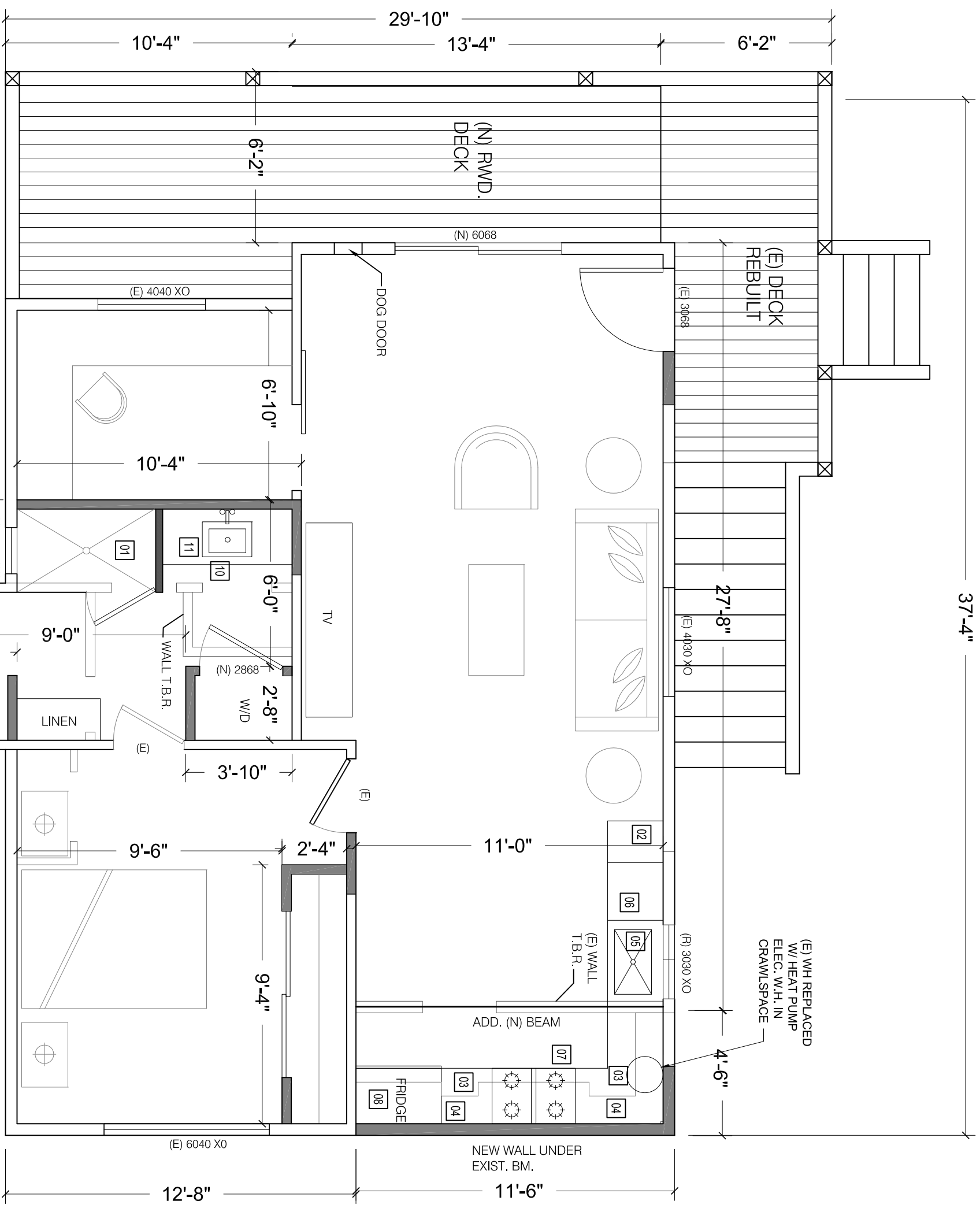
ALL PENETRATIONS INCLUDING CENTRAL VACUUM, PLUMBING, ELECTRICAL AND MECHANICAL RUNS THROUGH FIRE RATED ASSEMBLIES SHALL BE METALLIC EXTENDING A MINIMUM 12" FROM FACE OF WALL (INCLUDING TRAYS WHERE APPLICABLE) AND SHALL BE PROTECTED WITH 1/2" MINIMUM THICKNESS PER CRC R202.5. SHALL BE SLOPED SO THAT HOT GASES CANNOT PASS THROUGH HOSE BIB WITH NON REMOVABLE BACKFLOW PREVENTION DEVICE PER CRC R202.0 AND R203.3
WATER PIPING TO "FLEX" PIPING, CONTRACTOR TO SUBMIT AN ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION" FORM TO THE BUILDING DEPT. FOR APPROVAL. PROVIDE MINIMUM 1/2" INSULATION AND INSULATION GUIDE FINISH 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 (40°C) PER CRC 418.6
SHOWER AND TUB/SHOWER COMBINATION SHALL BE PROVIDED WITH PRESSURE BALANCE or THERMOSTATIC MIXING CONTROL VALVES AND ENCLOSURE A 3/8" DIA. CIRCULAR PER CRC 408.6
WATER CLOSET TO BE MAX 1.28 GALLONS PER FLUSH PER CRC 403.2 AND SHALL NOT BE INSTALLED CLOSER THAN 15" FROM ITS CENTER TO ANY WALL OR OBSTRUCTION NOT CLOSER THAN 30" CENTER TO CENTER OF ANY WALL OR OBSTRUCTION WITH A MIN. 24" CLEAR FLOOR SPACE IN FRONT THE WATER CLOSET PER CRC 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 OR THE FOURTH STORY PER CRC 503.0.1 OPENING SHALL COMPLY WITH THE FOLLOWING:
A. MAXIMUM FINISHED SILL HEIGHT OF NOT MORE THAN 44" INCHES ABOVE THE FLOOR.
B. SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FEET.
C. SHALL BE 24" NET CLEAR OPENABLE HEIGHT DIMENSION.
D. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20" INCHES.
E. ALL WINDOW CASEMENT (C).



- 01 TILE SHOWER W/ WOOD SET TILE VANSCO TO .72 PER CRC R 301.2 OR PER LEAD HAZARD BACKER BD. NO PAPER BACKED WALL BD.
- 02 18" PANTTY
- 03 36" HIGH COUNTER
- 04 LINE OF UPPER CABINET
- 05 SINK: 3) SINGLE BASIN W/ DISPOSAL
- 06 DISH WASHER - PROVIDE AIR GAP
- 07 36" STOVE W/ HOOD @ 30" ABOVE
- 08 36" REFRIGERATOR (PROVIDE WATER STUB)
- 09 WATER CLOSET
- 10 LAVATORY
- 11 VANITY

FLOOR PLAN

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

S.W LEGEND

NOTE:
BRACED WALL FRAMING PER 2016 CRC CSWSP
SEE SHEET SD1

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

WINDOW NOTES

- AW AWNING
- C CASEMENT
- E EYEBROW
- F FIXED
- XO SLIDING
- T TEMPERED