

Building Permits & Inspections is now doing Drywall nail inspections and Insulation inspections. Inspection code 114 for Insulation. Inspection code 111 for Drywall nail. Please schedule these inspections prior to installing drywall or finishing drywall.

HUANYAN WONG'S RESIDENCE

PERMIT NUMBER

CBNR2024-00680

STRUCTURAL GENERAL NOTES

- DESIGNATE ONE AREA OF THE CONSTRUCTION SITE FOR THE STAGING OF VEHICLES, MATERIAL DELIVERIES, AUTOS AND EQUIPMENT. CONSTRUCTION RELATED ITEMS STORED ON-SITE SHALL BE CONFINED TO THIS AREA. REFUELING AND ROUTINE VEHICLE AND EQUIPMENT MAINTENANCE SHALL BE PERFORMED IN THE DESIGNATED AREA. THE DESIGNATED AREA SHALL BE WELL AWAY FROM STREAMS OR OTHER SURFACE STORM DRAINAGE SYSTEMS, SO AS TO AVOID POTENTIAL CONTAMINATION OF THE RUN-OFF. THE LOCATION SHALL BE COORDINATED WITH THE BUILDING OWNER.
- EQUIPMENT UTILIZED ON THE PROJECT SHALL BE WELL MAINTAINED AND IN GOOD WORKING ORDER. INSPECT ALL EQUIPMENT REGULARLY, WITH ANY MAJOR REPAIRS NECESSITATED PERFORMED OFF-SITE. EQUIPMENT SHALL NOT REMAIN STORED ON-SITE FOR PERIODS LONGER THAN THAT NEEDED FOR THE INTENDED FUNCTION, BASED UPON THE WORK BEING PERFORMED. WASHING OF EQUIPMENT SHALL NOT BE PERFORMED ON-SITE.
- MAINTAIN A DUMPSTE FOR CONSTRUCTION DEBRIS. PLACE DUMPSTER UNDER A ROOF OR COVERED BY TARP SECURED AROUND THE OUTSIDE OF THE DUMPSTER. DO NOT CLEAN OUT A DUMPSTER BY HOISING DOWN ONTO THE CONSTRUCTION SITE.
- MAINTAIN PORTABLE TOILETS ON-SITE FOR THE USE OF THE CONSTRUCTION PERSONNEL. CHECK FOR LEAKS TO ENSURE THAT THEY ARE IN GOOD WORKING ORDER.
- SCHEDULE EXCAVATION AND GRADING ACTIVITIES FOR DRY WEATHER PERIODS. COVER EXPOSED PILES OF SOIL OR STOCKPILES OF CONSTRUCTION MATERIALS WITH PLASTIC SHEETING OR TEMPORARY ROOFS AND PROTECT FROM WIND. SWEEP OR CLEAN DUST AND DEBRIS ACCUMULATED ON PAVING OR SIMILAR SURFACES THAT DRAIN INTO STORM DRAIN SYSTEMS PRIOR TO THE ONSET OF INCLEMENT WEATHER. DO NOT HOSE-DOWN SUCH SURFACES WHERE MATERIALS HAVE BEEN SPILLED.
- AVOID CREATING EXCESSIVE AMOUNTS OF DUST WHEN BREAKING AND REMOVING ASPHALT OR CONCRETE PAVING. SHOVEL OR VACUUM SAW-CUT SLURRY AND REMOVE FROM SITE. COVER OR BARRICADE STORM DRAIN INLETS DURING SAW-CUTTING AS NECESSARY. DO NOT HOSE-DOWN STREETS TO CLEAN UP DEBRIS.
- AVOID PAVING AND SEAL COATING IN WET WEATHER, OR IF RAIN IS IMMINENT BEFORE FRESH PAVEMENT WILL HAVE TIME TO CURE. COVER AND SEAL CATCH BASINS AND MANHOLES WHEN APPLYING SLURRY OR SEAL COATS.
- WHEN CLEANING UP AFTER CONCRETE PAVING WORK, WASH FINES AND EXCESS MATERIALS INTO DIRT AREAS. WASH OUT CONCRETE MIXERS ONLY IN DESIGNATED AREAS WHERE WATER WILL FLOW INTO CONTAINMENT POND OR ONTO DIRT AREAS. DISPOSAL OF WASHOUT INTO THE STREET OR STORM DRAINAGE SYSTEM IS PROHIBITED BY LAW.
- MAKE EVERY EFFORT TO RECYCLE WASTE PRODUCTS WHERE POSSIBLE. TYPICALLY, SOLVENTS, WATER BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD AND CLEARED VEGETATION CAN BE RECYCLED. THOSE MATERIALS WHICH ARE NOT RECYCLABLE SHALL BE DISPOSED OF AT AN APPROPRIATE LANDFILL SITE OR TREATED AS HAZARDOUS WASTE AS REQUIRED. IN NO CASE SHALL WASTE PRODUCTS BE BURIED ON-SITE.
- KEEP POLLUTANTS OFF OF EXPOSED SURFACES. CLEANUP SPILLED MATERIALS IMMEDIATELY. CLEAN UP SPILLS ON DIRT AREAS BY REMOVING AND PROPERLY DISPOSING OF CONTAMINATED SOIL. SURFACES WHERE MATERIALS HAVE BEEN SPILLED SHALL NOT BE HOSED-DOWN, USE DRY CLEANUP METHODS WHENEVER POSSIBLE. WHERE WATER MUST BE USED, USE IT SPARINGLY. IMMEDIATELY HAZARDOUS SPILLS SHALL BE REPORTED TO THE APPROPRIATE SPILL AGENCY SIGNIFICANTLY AND/OR DIAL 911 AS NECESSARY.
- CONSTRUCTION SITE SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND COUNTY STANDARD DETAIL AND SPECIFICATION 31-7
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATION, DATED JUNE 2007.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM. CONTACT UNDERGROUND SERVICE ALERT 1-800-642-2444, 48 HOURS BEFORE WORK IS TO BEGIN.
- THE CONTRACTOR SHALL PROVIDE EROSION, SEDIMENT, AND POLLUTION CONTROL BEST MANAGEMENT PRACTICES (BMPs) WHEN AND WHERE APPLICABLE PER THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS SECTION 16.3.
- DIRECT ALL NEW DOWNSPOUTS ONTO NATURAL GROUND OR LANDSCAPED AREAS WHERE FEASIBLE.
- FLOOD ZONE X PANEL 0302
- NO PERMANENT STRUCTURE (INCLUDING WITHOUT LIMITATION GARAGES, PATIOS, CONCRETE SLABS, TOOL SHED, ROOF OVERHANGS AND SIMILAR STRUCTURES) SHALL BE CONSTRUCTED ON TOP OF WATER, SEWER OR DRAINAGE PIPELINES OR ANYWHERE WITHIN THE ASSOCIATED UTILITY EASEMENTS. (ORD. 2001-033)
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT LOCATIONS AND PROTECTION OF ALL EXISTING MAINS AND LINES. YOU CAN CONTACT CITY CREWS AT 311 TO LOCATE SERVICES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO DETERMINE THE LOCATION OF ANY EASEMENTS OF RECORD ENCUMBERED WITHIN THE PROPERTY

Smoke and Carbon Monoxide Alarms are required to be installed and operational at Final Inspection

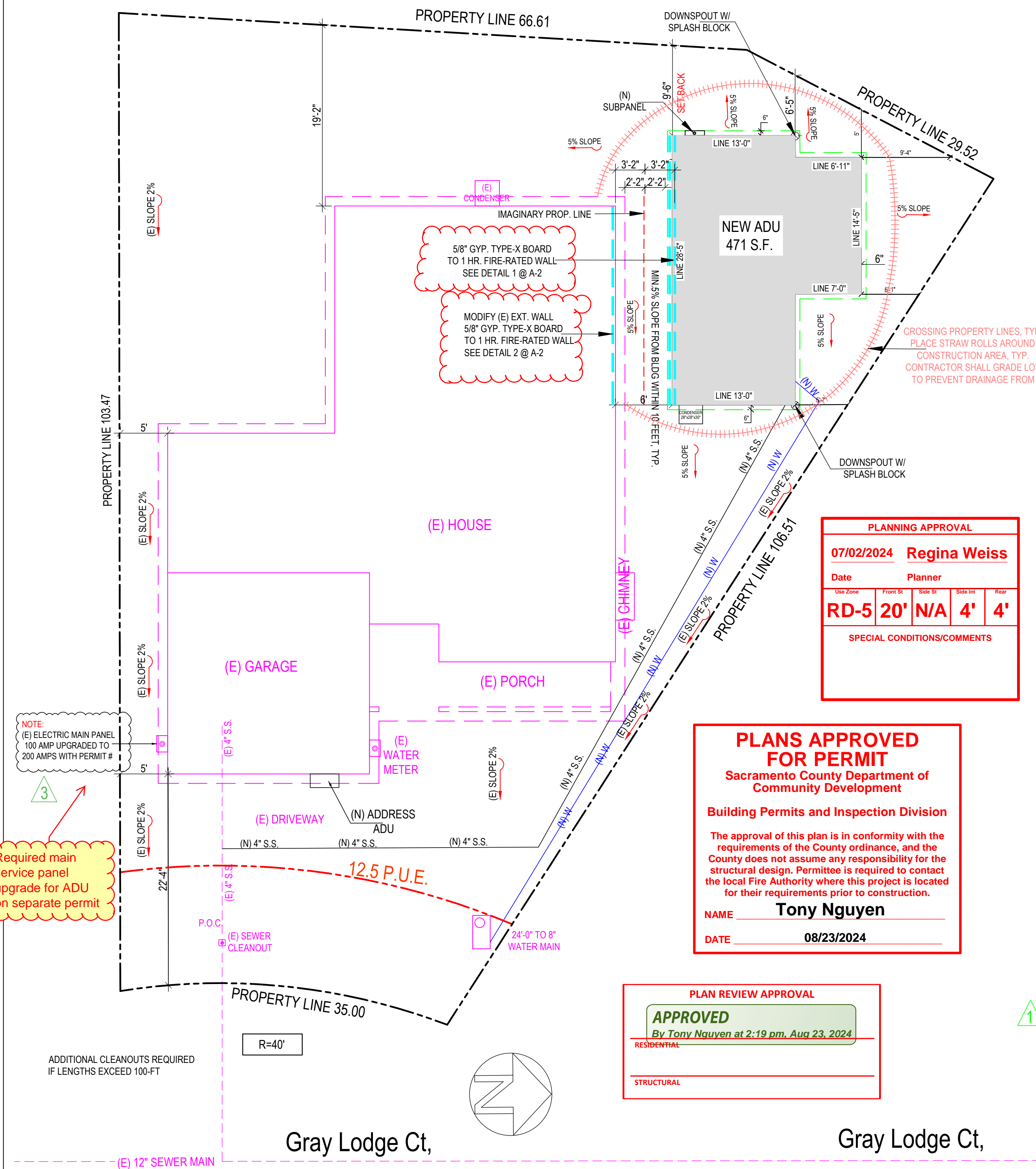
The Building Inspector will need to have access to verify location and operation before permit is final

**TECHNICAL RESOURCES CONFIRMS THE PROPOSED STRUCTURE(S)
ON THE SITE PLAN IS OUTSIDE KNOWN PUBLIC EASEMENTS AND
THE PROPERTY LAYOUT IS CONSISTENT WITH THE ASSESSOR'S
PARCEL PAGE.**

NAME: Frank Cortez DATE: 07/16/2024

ENCROACHMENT OF STRUCTURES INCLUDING OVERHANGS IS NOT PERMITTED WITHIN PUBLIC AND PRIVATE EASEMENTS.

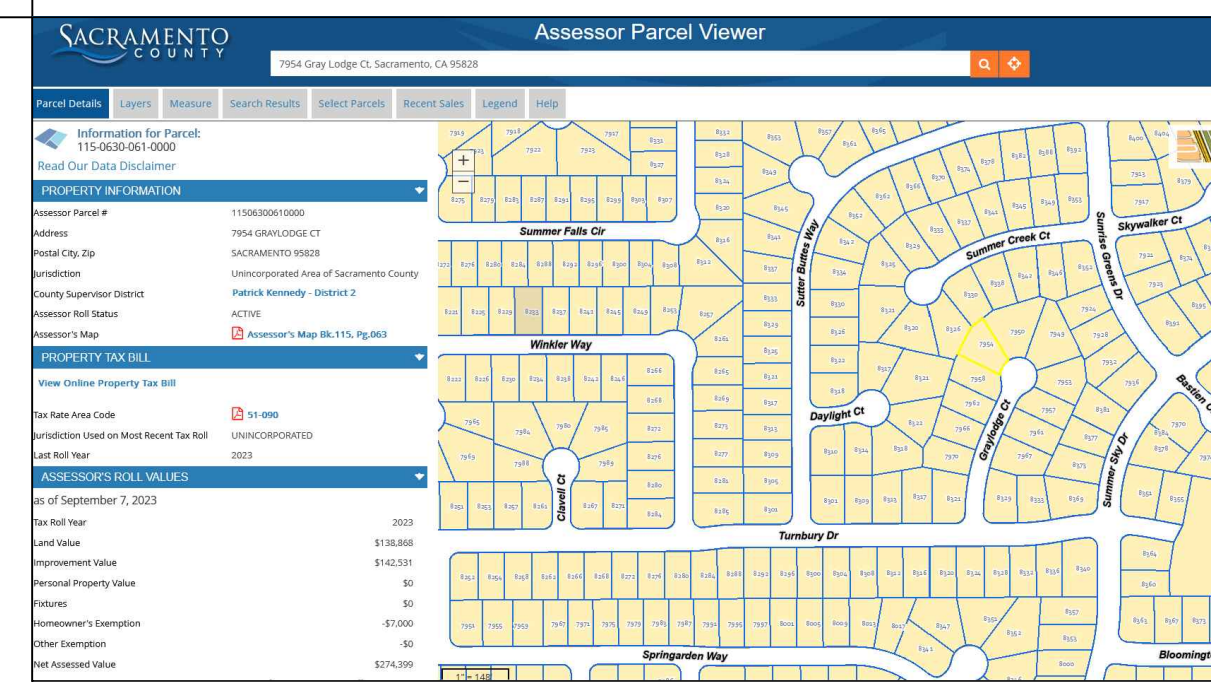
ANY WORK WITHIN THE ROAD RIGHT-OF-WAY REQUIRES AN APPROVED ENCROACHMENT PERMIT OR APPROVED IMPROVEMENT PLAN. TECHNICAL RESOURCES DOES NOT APPROVE BUILDING SETBACKS FROM ROADWAYS AND PROPERTY LINES.



PROJECT DATA

OWNER:	HUANYAN WONG		
EXISTING USE:	SINGLE FAMILY RESIDENCE		
LOCATION:	7954 GRAY LODGE CT, SACRAMENTO, CA 95828		
APN:	115-0630-061		
ZONING:	R0-5		
LOT GROSS SIZE:	6,970 S.F.		
OCCUPANCY GROUP:	R-3/U		
TYPE OF CONSTRUCTION:	V-B		
FIRE SPRINKLER:	NONE		
YEAR BUILT:	1988		
ALLOWABLE FLOOR AREA:	3,137 S.F		
LOT AVERAGE SLOPE:	(FLAT)		
FLOOR AREA:	EXISTING	PROPOSAL	TOTAL
DWELLING:	1,590 S.F.	471 S.F	2,061 S.F.
GARAGE:	456 S.F.		471 S.F
TOTAL FOOTPRINT:			2,061 S.F.
FAR:			29.6 %

VICINITY MAP



SCOPE OF WORK

3. EXISTING HOUSE WALL 5/8" GYP. TYPE-X BOARD TO 1 HR. FIRE-RATED WALL SEE DETAIL 2 @ A-2 (COMPLY WITH R302.1)

- BUILDING-LEVEL VERIFICATIONS AND PV: None required, SMUD program
 - QUALITY INSULATION INSTALLATION (QII)
 - INDOOR AIR QUALITY VENTILATION
- COOLING SYSTEM VERIFICATIONS:
- MINIMUM AIRFLOW
 - VERIFIED EER
 - VERIFIED SEER
 - FAN EFFICACY WATTS/CFM

SPECIFICATION SUMMARY

Water Heater: New 40 Gal Heat Pump Water Heater (HPWH) (Rheem XE40T03H4SU0) – 15 BTU/Hr – Uniform Energy Factor (UEF) 3.1
HVAC: New Mini Split – Heating: 7.5 HSPF2 – Cooling: 14.3 SEER2, 11.7 EER2 – Ductless – Variable Capacity Heat Pump (VCHP) credit requires
HVAD: additional HERS Testing
Quality Insulation Installation (QI): Yes
Water: R-15 in 2x4 – Windows & Glass Doors: U-Factor 0.30 – SHGC 0.23
Roof: Attic, R-38 w/ Radiant Barrier

STRUCTURAL GENERAL NOTE

G. NAIL SCHEDULE

1. WOOD MEMBERS SHALL BE CONNECTED WITH NAILING INDICATED IN TABLE 2304.9.1 OF 2022 CBC UNLESS GREATER SIZES AND NUMBER OF NAILS ARE SHOWN OR NOTED ON DRAWINGS; NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED; NAILS SHALL BE COMMON WIRE NAILS; HOLES FOR NAILS SHALL BE PROVIDED WHERE THE WOOD TENDS TO SPLIT; SPLIT WOOD MEMBERS SHOULD BE REPLACED AND REMOVED FROM THE JOB PROMPTLY. SHORT PLYWOOD NAILS FOR EQUIVALENT SHEAR VALUE MAY BE USED. SEE PLANS FOR NAIL SPACING. NAIL ROOF SHEATHING @ 8" @ 6" O.C. AT SUPPORTED EEDGES. 8d @ 10 INCHES @ 6" O.C. INTERMEDIATE SUPPORTS. FLOOR SHEATHING @ 8" @ 6" O.C. AT BOUNDARIES AND PANEL EDGES. AND 8d @ 10" O.C. AT INTERMEDIATE SUPPORTS. PLYWOOD WALL SHEATHING SHALL BE NAILED PER SHEAR WALL SCHEDULE AT SHEAR WALLS. AND AT A MINIMUM OF 8d @ 6" O.C. ALL OTHER EDGES.
2. AT PRESSURE TREATED LUMBER USE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

APPLICABLE CODES

CODE COMPLIANC

ALL CONSTRUCTION SHALL CONFORM TO ALL GOVERNING LAWS, CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- 2022 CALIFORNIA BUILDING CODES: CBC, CMC, CPC, CFC & CEC, CRC.
- 2022 CA GREEN BUILDING STANDARDS CODE
- COUNTY SACRAMENTO MUNICIPAL CODE
- ALL LOCAL ORDINANCES

NOTE

- a) Please note that a Building Permit cannot be issued until all clearances by all reviewing departments (listed above) have been approved on the project. Check the status of your permit by visiting www.spmerts.org and contact the individual departments directly with any questions.
- b) Revised plans, when required, must be clouded with delta number with a revision mark at each location where revision has occurred and be noted that additional comments may be triggered once revised plan are reviewed.
- c) When comments cite a section of code and require a revision, correction or amendment to plans, required information shall be specifically & directly provided on plans. Generic references to code section(s) is not acceptable.



BAJ
GRAPHIC DESIGN

9743 WHITE PINE WAY, ELK GROVE, CA 95624
Email: helennguyen3689@gmail.com
Tell: (916) 526-5881 & (408) 876-8402

Date: JULY 2024

Scale: AS SHOWN

Drawn: LUYEN HONG NGUYEN

Signed:

STAMPED FROM CITY

JOB
08/23/2024

PROJECT DATA - SITE PLAN

HUANYAN WONG'S RESIDENCE

TELEPHONE: (916) 708-9523 - (626) 488-4392

EMAIL: XIONGZHANG68@ICLOUD.COM

REVISION	DATE	BY
①	07-23-2024	HL
②	07-30-2024	HL
③	08-16-2024	HL

SHEET NO:

A-1

FLOOR PLAN NOTES:

- ALL CONCRETE TO BE POURED ON UNDISTURBED SOIL.
- ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE FOUNDATION GRADE RWD OR PRESSURE TREATED.
- ALL LUMBER USED IN CONSTRUCTION LOCATED NEARER THAN 8" TO EARTH SHALL BE F.G. RWD OR P.T.
- PROVIDE SOLID BLOCKING FOR ALL PONY WALLS LESS THAN 14" HIGH
- PROVIDE FIRESTOPS @ CONCEALED DRAFT OPENING, CEILING LINES, FLOOR LINES, FURRED AREAS, SUSPENDED CEILINGS, STAIR STRINGERS, SHOWERS, CHIMNEY ENCLOSURES, & MID HEIGHT OF WALLS OVER 10' IN HEIGHT.
- VERIFY MIN. 22"x30" FLOOR ACCESS. ATTIC ACCESS WITH 30" CLEARING ABOVE OPENING.
- DOORS, WINDOWS, & SHOWER DOORS WITHIN HAZARDOUS AREAS TO BE TEMPERED.
- ALL POSTS, BEAMS & WALLS SUPPORTING THE FLOOR/ CEILING SHALL HAVE ONE-HOUR FIRE PROTECTION.
- ALL NEW WINDOWS AND GLASS SLIDING DOOR SHALL BE LOW-E DUAL GLAZED U.N.O.
- MATERIAL GRADE STAMPS WILL BE CHECKED ON FRAME INSPECTION.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CBC, CMC, CFC, CEC, CRC AND CFC AND THE 2022 CALIFORNIA ENERGY CODE.
- CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION OTHER THAN 1) CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE, APPROVED PLAN, 2.) INTERIOR NON-STRUCTURAL WALL FINISHES; SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED. A NEW PLAN CHECK (FOR A NEW PLAN) SHOWING CHANGES WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS.
- FIREBLOCKING WITH NON-COMBUSTIBLE MATERIAL SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, FIREPLACES, AND SIMILAR OPENINGS PER CBC 708.2.1 (4).
- PROVIDE SMOKE DETECTORS (HARDWIRED 110v W/BATT BACK-UP) IN EVERY BEDROOMS, THE HALL WAY TO THE BEDROOM, PROVIDE CARBON MONOXIDE SMOKE ALARM DETECTOR IN ALL SLEEPING ROOM.
- IN EACH NEW BEDROOM, THERE IS AT LEAST ONE WINDOW, FOR EMERGENCY ESCAPE OR RESCUE: REQUIRE OPENING OF MINIMUM NET CLEAR AREA, 5.7 SQ. FT. HEIGHT 24", WIDTH 20", AND MAXIMUM FINISHED OPENING HEIGHT 44" ABOVE FINISH FLOOR
- NEW 3'x3' MIN. CONCRETE LANDING AT ALL NEW EXTERIOR DOOR. LANDING SHALL NOT BE LOWER THAN 7'-1/2" FROM FLOOR LEVEL.
- BATHROOM SLIDING DOOR MUST BE TEMPERED GLASS.
- ALL NEW BEDROOM MUST BE AFCI CIRCUIT.
- PRESSURE OR THERMOSTATIC MIXING VALVE AT THE SHOWERS AND TUBS, WHICH LIMIT WATER TEMPERATURE TO 120 DEGREES F
- THE SHOWERS MUST HAVE INSIDE DEMENSION OF AT LEAST 30 INCHES, THE TOTAL FLOOR AREA OF A SHOWER MUST BE AT LIST 1,024 SQUARE INCHES, OPENING TO SHOWER MUST BE MIN. 24 INCHES WIDE, THE DOOR MUST BE TEMPERED GLASS.(SEE DETAILS)

ELECTRICAL NOTES:

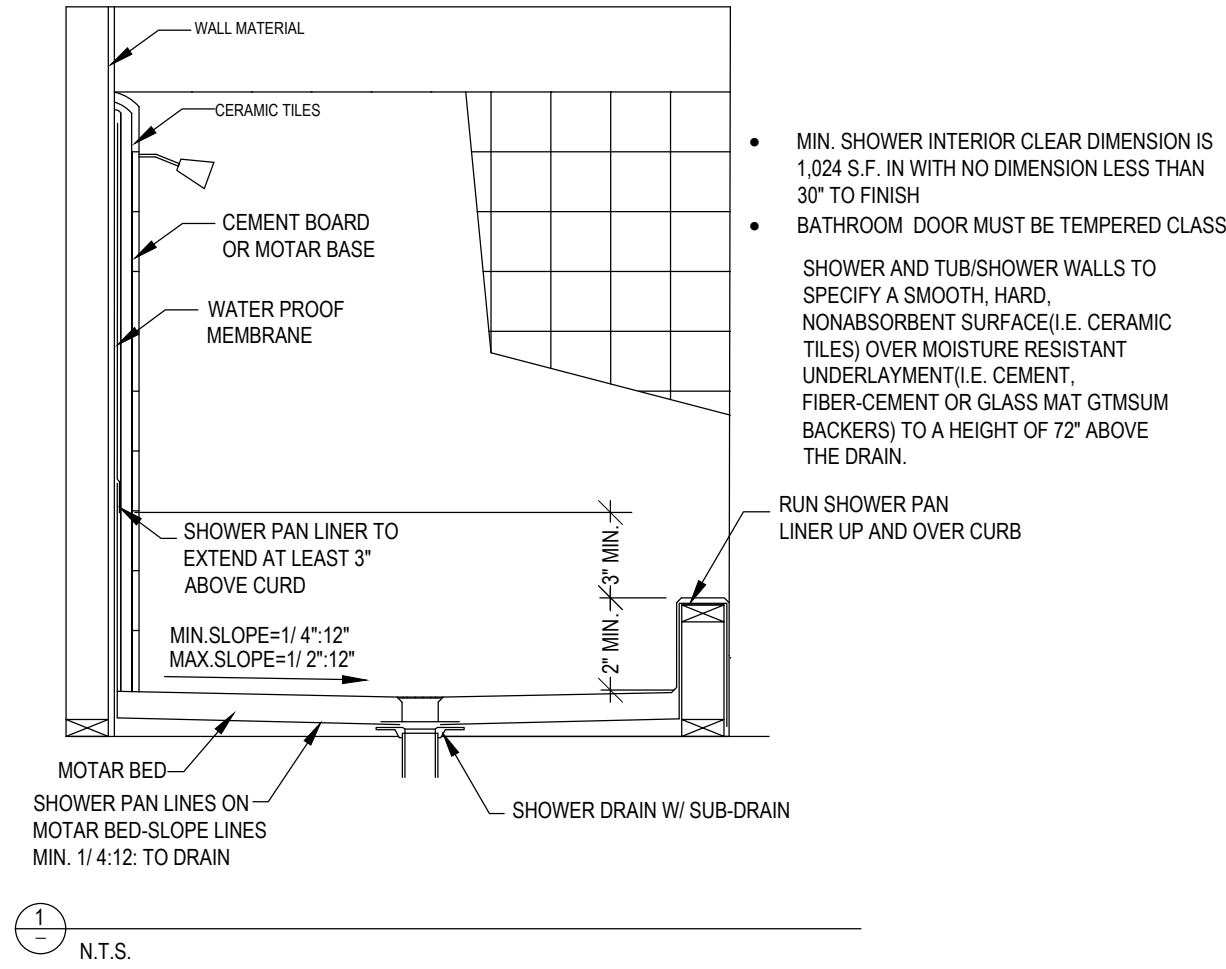
- MOTION SENSOR WITH INTEGRAL PHOTOCONTROL
- ALL HARDWIRED LIGHTING IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS MUST BE HIGH EFFICACY OR CONTROLLED BY A MANUAL-ON MOTION SENSOR
 - ALL HARDWIRED LIGHTING IN OTHER ROOMS (HALLWAYS, DINING ROOMS, FAMILY ROOMS AND BEDROOMS) SHALL BE HIGH EFFICACY OR CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR OR A DIMMER MUST CONTROL IT
 - ALL SWITCHES ON A MULTIPLE SWITCHED CIRCUIT SHALL BE CONTROLLED BY THE DIMMER SWITCH ON THAT CIRCUIT
 - ALL RECESSED FIXTURES SHALL BE LABELED AS BEING CERTIFIED TO HAVE A LEAKAGE RATING OF LESS THAN 2.0 AT 75 PASCAL
 - ALL HIGH EFFICACY FIXTURES AND NON-HIGH EFFICACY FIXTURES SHALL BE SWITCHED SEPARATELY
 - SMOKE DETECTOR SYSTEM SHALL BE HARD-WIRED, INTERCONNECTED TO SOUND SIMULTANEOUSLY AND EQUIPED WITH BATTERY BACK UP.
 - MIN. 50% OF WATTAGE OF LIGHTS IN KITCHEN SHALL BE HIGH EFFICACY AND THOSE THAT ARE NOT SHALL BE SWITCHED SEPARATELY
 - LIGHTS MOUNTED TO EXTERIOR OF BUILDING SHALL BE HIGH EFFICACY OR ON A PHOTO CONTROL/MOTION SENSOR COMBINATION

LAMP POWER RATING:	MINIMUM LAMP EFFICACY:
15 watts or less	40 lumens per watt
over 15 watts to 40 watts	50 lumens per watt
over 40 watts	60 lumens per watt

NOTES:

NOTE: WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. R702.3.7.1

Note: on plan the fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing or rated floor/ceiling assembly.



NOTE: GRAB BAR REINFORCEMENT ON ALL SHOWER WALLS

A) REINFORCEMENT SHALL NOT BE LESS THAN 2X8 NOMINAL LUMBER OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISH FLOOR FLUSH WITH THE WALL FRAMING.

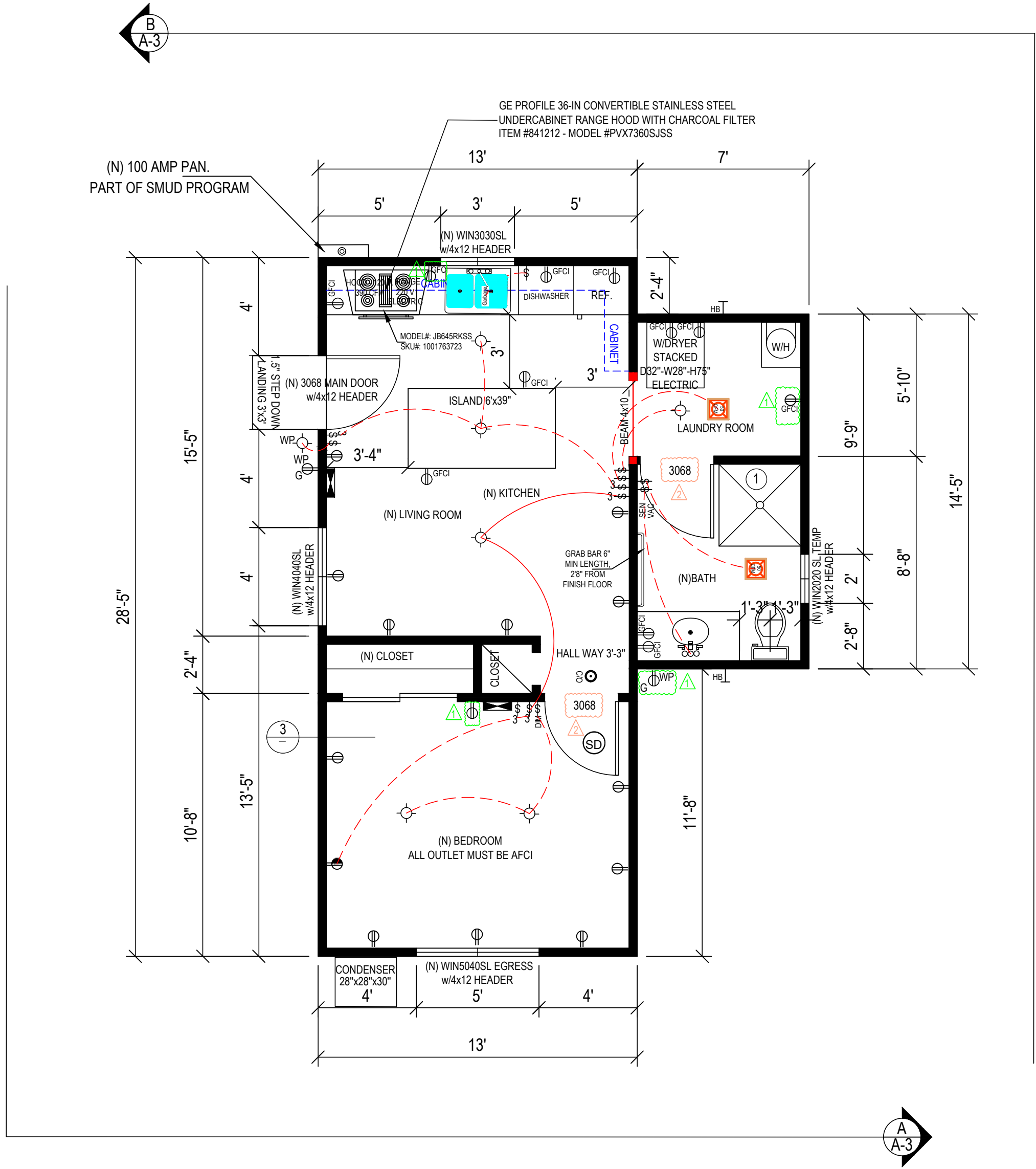
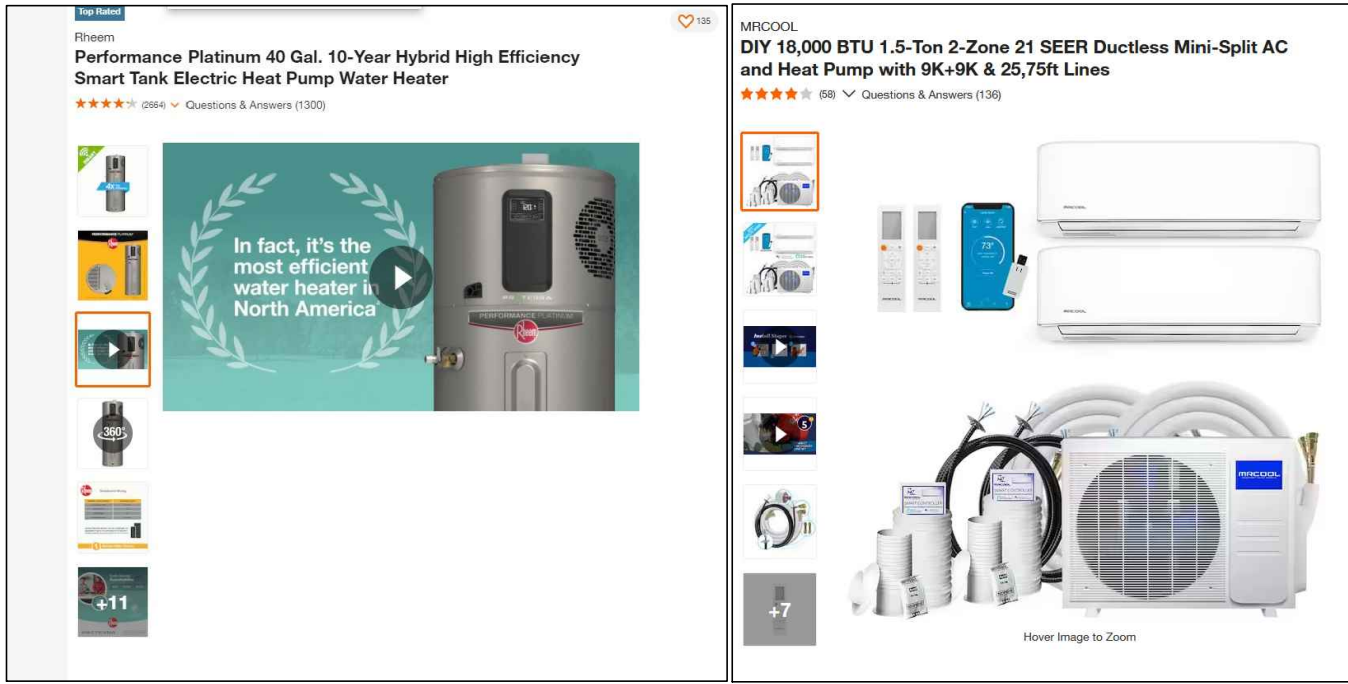
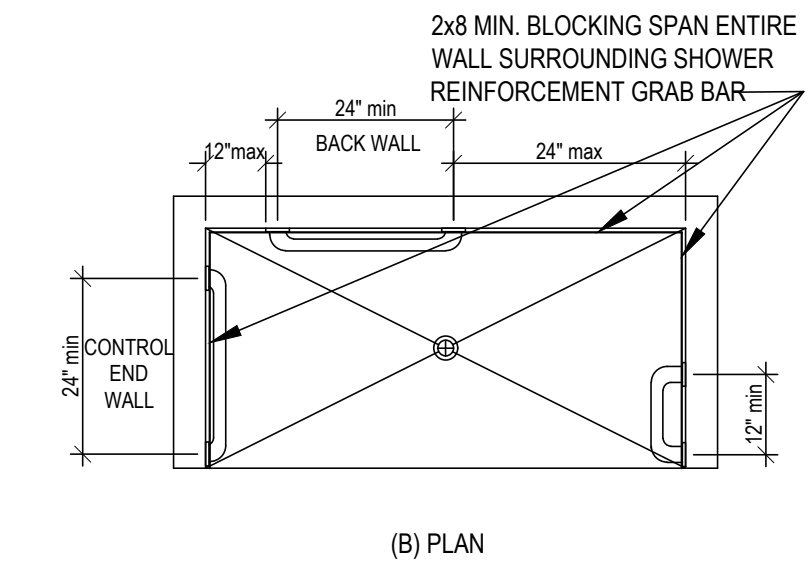
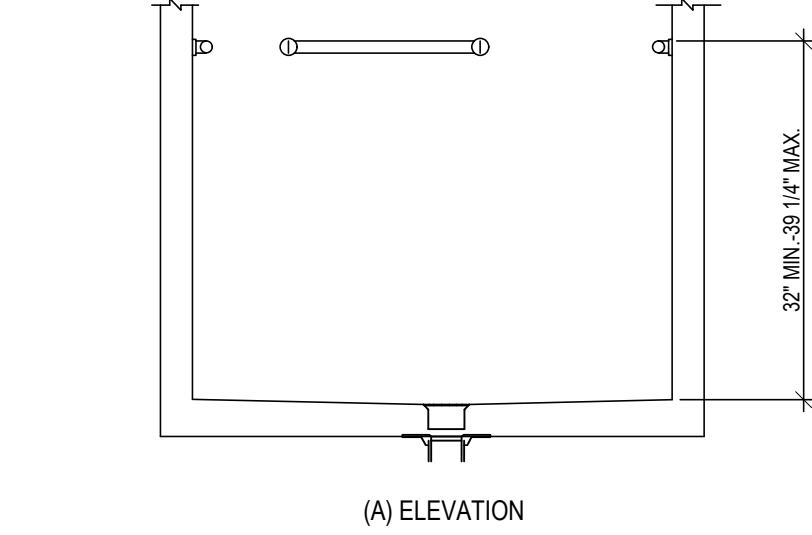
B) WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.

C) SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.

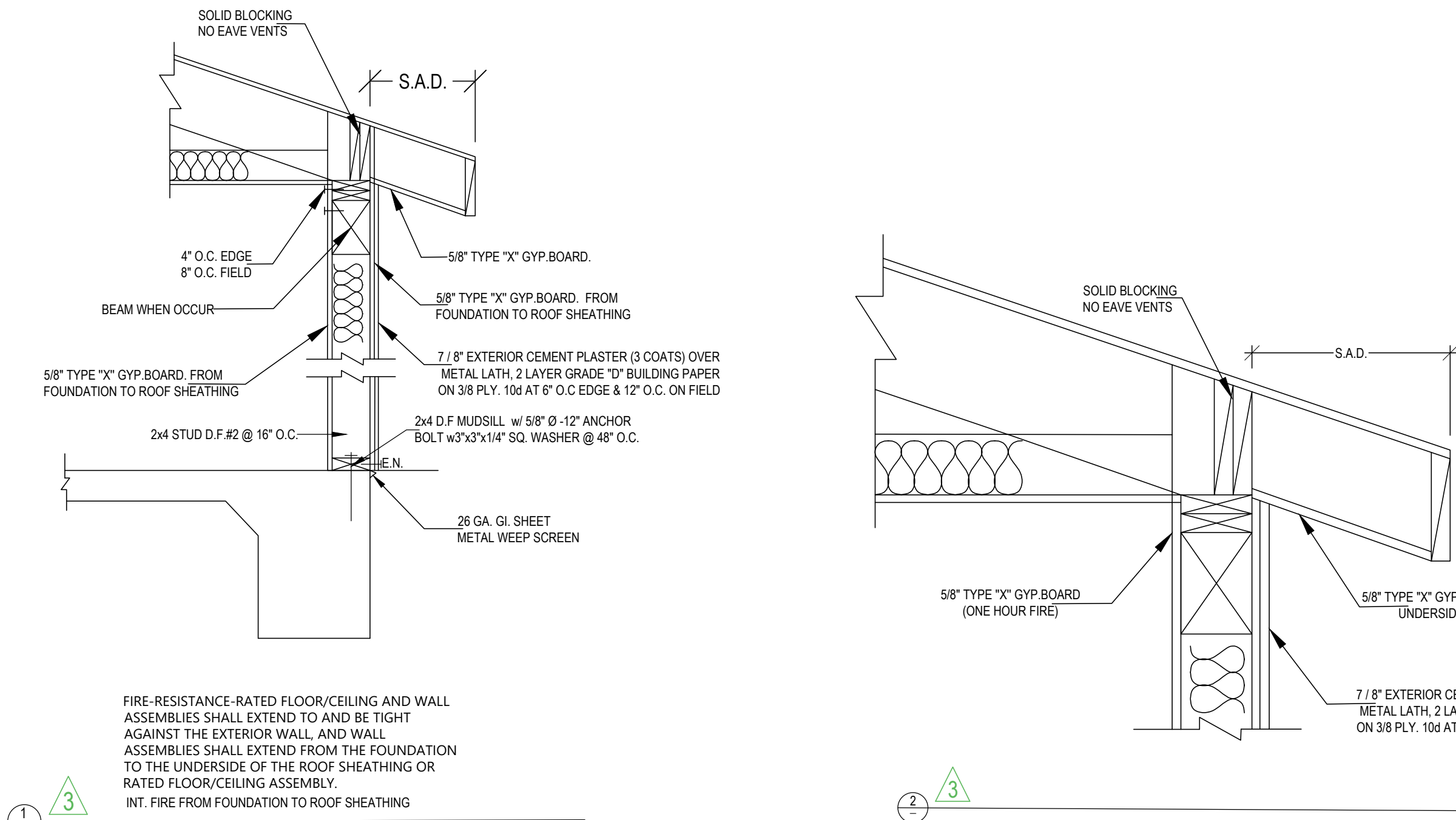
D) BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACKWALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

3) ON ELECTRICAL PLAN: RECEPTACLES, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH BOX.

4) DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.



PROPOSAL FLOOR PLAN
SCALE: 1 / 4" = 1'-0"



ELECTRICAL LEGENDS

- CEILING RECEPTACLE OUTLET
- DUPLEX RECEPTACLE, MTD @ 12" U.O.N.
- SINGLE OUTLET
- 220V 220V OUTLET
- WP WEATHERPROOF DUPLEX OUTLET W/GFCI
- GFI DUPLEX OUTLET W/GROUND FAULT INTERRUPTER
- DUPLEX RECEPTACLE, MTD@+12" U.O.N.
- SPLIT WIRE WITH HALF SW/CONTROLLED SPECIAL PURPOSE
- FLOOR DUPLEX RECEPTACLE OUTLET
- CARBON MONOXIDE SMOKE DETECTOR W/BATTERY BACK UP
- CEILING LIGHT
- FLUORESCENT LIGHT
- RECESSED CANISTER
- FLOOR OUTLET (DBL)
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- TIMER SWITCH
- CEILING FAN
- FUEL GAS
- FAN TO OUTSIDE AIR
- CARBON MONOXIDE SMOKE DETECTOR W/BATTERY BACK UP
- INCANDESCENT LIGHT FIXTURE (CEILING)
- WEATHERPROOF LIGHT FIXTURE
- DISPOSAL
- RECESSED LIGHT FIXTURE
- FAN TO OUTSIDE AIR
- CHIME
- PUSH BUTTON
- GAS RISER
- GAS STUB
- HORSE BID WITH BACKFLOW PREVENTATION DEVICE
- HOSE BIBB
- SHUT OFF VALVE
- BELL / BUZZER
- ELECTRICAL DISCONNECT
- DECORATIVE ABOVE MIRROR BATHROOM LIGHT
- CIRCUIT BREAKER
- KEY
- MOTION SENSOR
- CHANDELIER
- FLOOR SUPPLY AIR REGISTER
- CEILING SUPPLY AIR REGISTER
- FLOURESCENTLIGHT FIXUTE (SURFACE) SEE PLAN
- CO DETECTORS U.L./SFM LISTED APPROVED

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN.
- EXISTING WALL TO BE REMOVED
- EXISTING OPENING TO BE ENCLOSED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING DOORS TO REMAIN



BAJ
GRAPHIC DESIGN
9743 WHITE PINE WAY, ELK GROVE, CA 95624
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Tell: (916) 526-5881 & (408) 876-8402

Date: JULY 2024

Scale: AS SHOWN

Drawn: LUYEN HONG NGUYEN

Signed: *Thuy*

STAMPED FROM CITY

JOB
08/23/2024

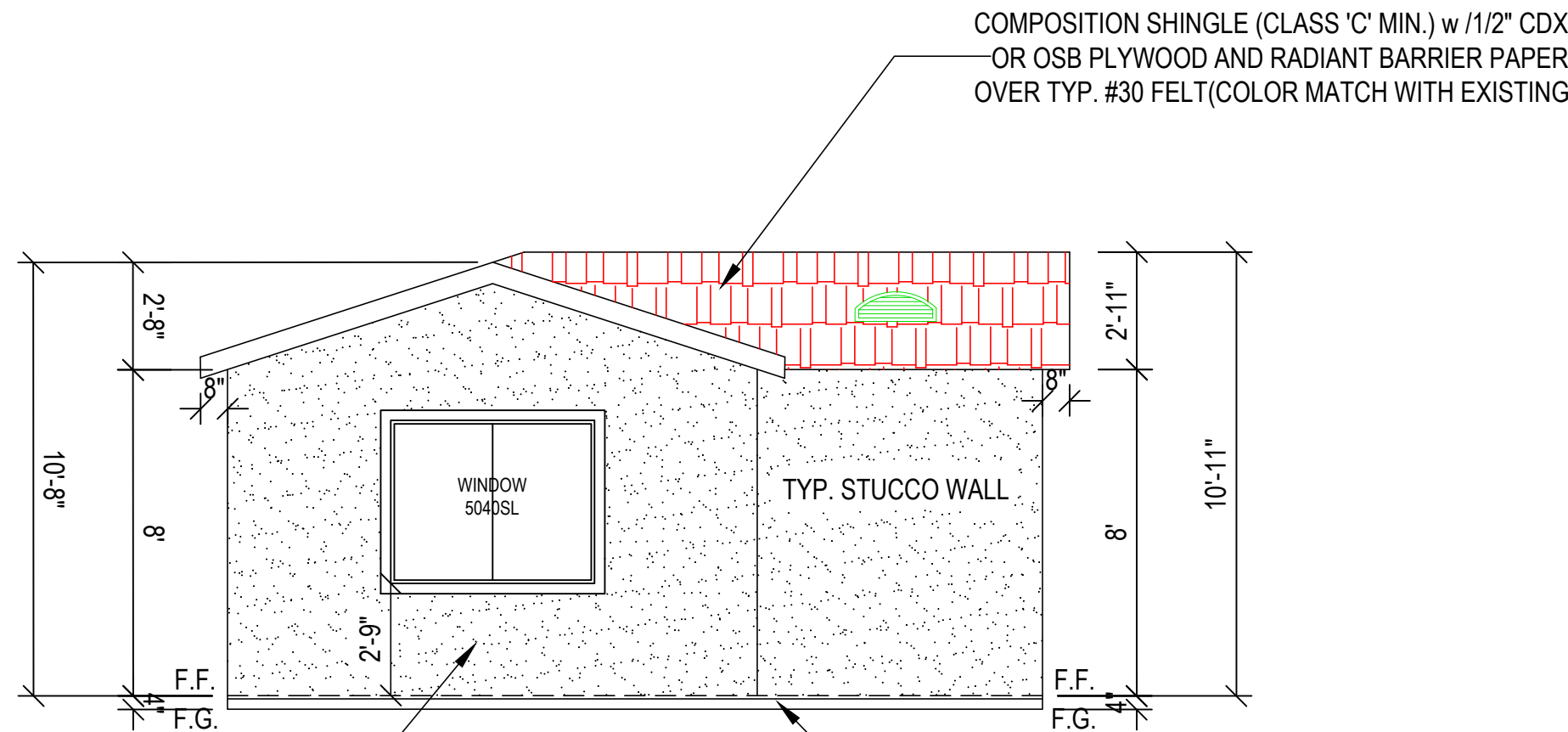
PROPOSAL FLOOR AND ELECTRIC
HUANYAN WONG'S RESIDENCE
7954 GRAY LODGE CT
SACRAMENTO, CA 95828

REVISION	DATE	BY
	07-23-2024	HL
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	08-16-2024	HL

SHEET NO:

A-2

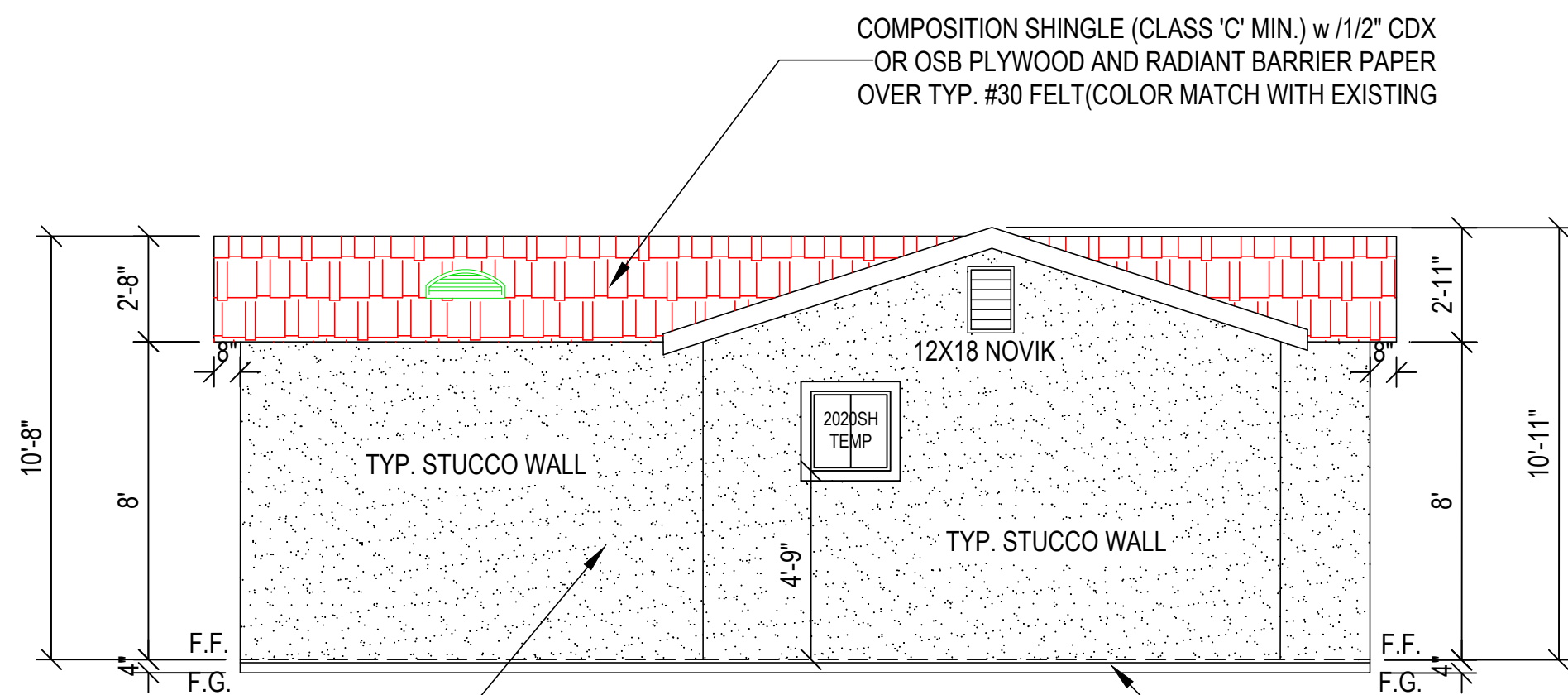
ROOF VENTILATION:
REQUIRED: ADU 471 S.F.
471 SF/150 = 3.14 SFx144= 452 S.I.
PROPOSED: 524 S.I.
PROVIDE 2 "12X18 NOVIK" 2 GABLE VENTS. 2x12 S.I. = 24 S.I.
5 EYE BROWNS: 5x 24x12 = 5x100 = 500 S.I.
TOTAL = 524 S.I.



7 / 8" EXTERIOR CEMENT PLASTER (3 COATS) OVER
METAL LATH, 2 LAYER GRADE "D" BUILDING
PAPER W/PLYWOOD, 2x STUDS EXTERIOR WALL

(N) FRONT ELEVATION
SCALE: 1 / 4" = 1'-0"

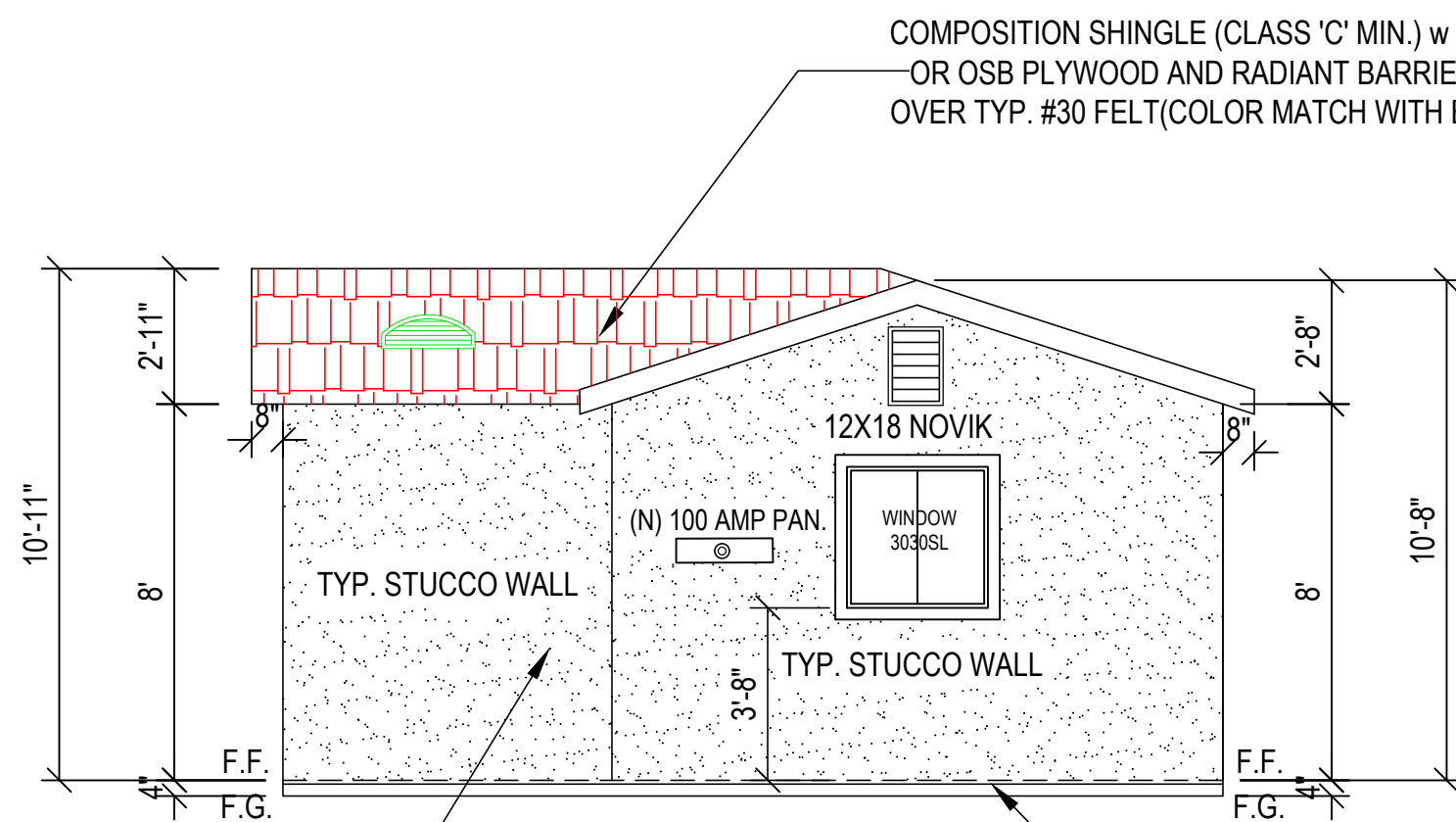
26 GA. GI. SHEET METAL WEEP SCREED
MIN. 4" INCHES ABOVE GRADE, 2"
INCHES ABOVE PAVED AREAS



7 / 8" EXTERIOR CEMENT PLASTER (3 COATS) OVER
METAL LATH, 2 LAYER GRADE "D" BUILDING
PAPER W/PLYWOOD, 2x STUDS EXTERIOR WALL

(N) RIGHT ELEVATION
SCALE: 1 / 4" = 1'-0"

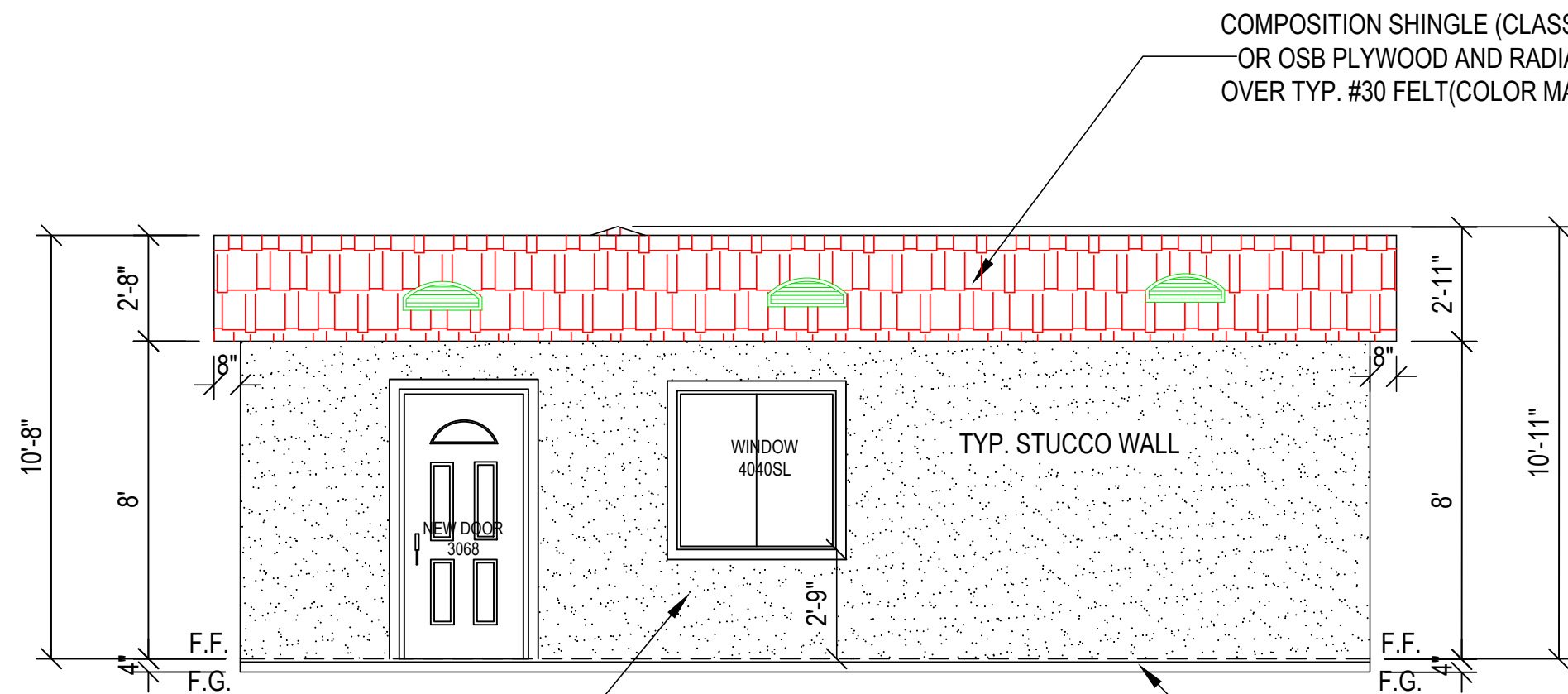
26 GA. GI. SHEET METAL WEEP SCREED
MIN. 4" INCHES ABOVE GRADE, 2"
INCHES ABOVE PAVED AREAS



7 / 8" EXTERIOR CEMENT PLASTER (3 COATS) OVER
METAL LATH, 2 LAYER GRADE "D" BUILDING
PAPER W/PLYWOOD, 2x STUDS EXTERIOR WALL

(N) REAR ELEVATION
SCALE: 1 / 4" = 1'-0"

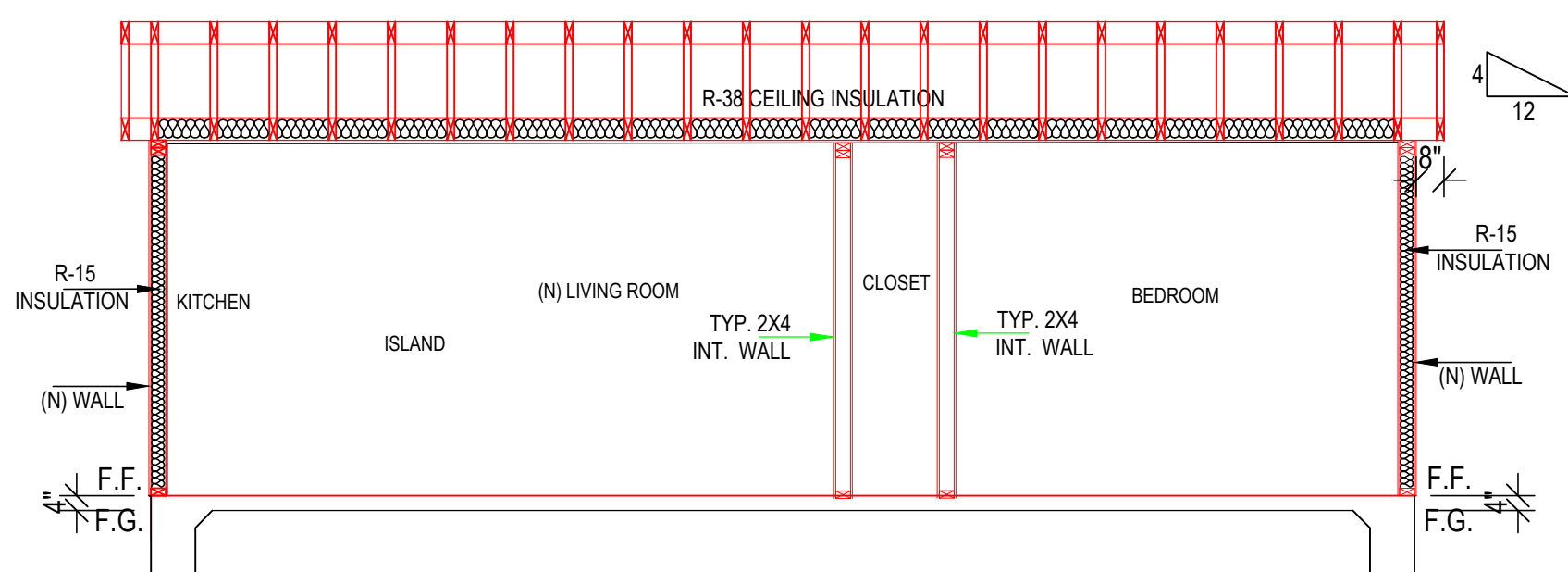
26 GA. GI. SHEET METAL WEEP SCREED
MIN. 4" INCHES ABOVE GRADE, 2"
INCHES ABOVE PAVED AREAS



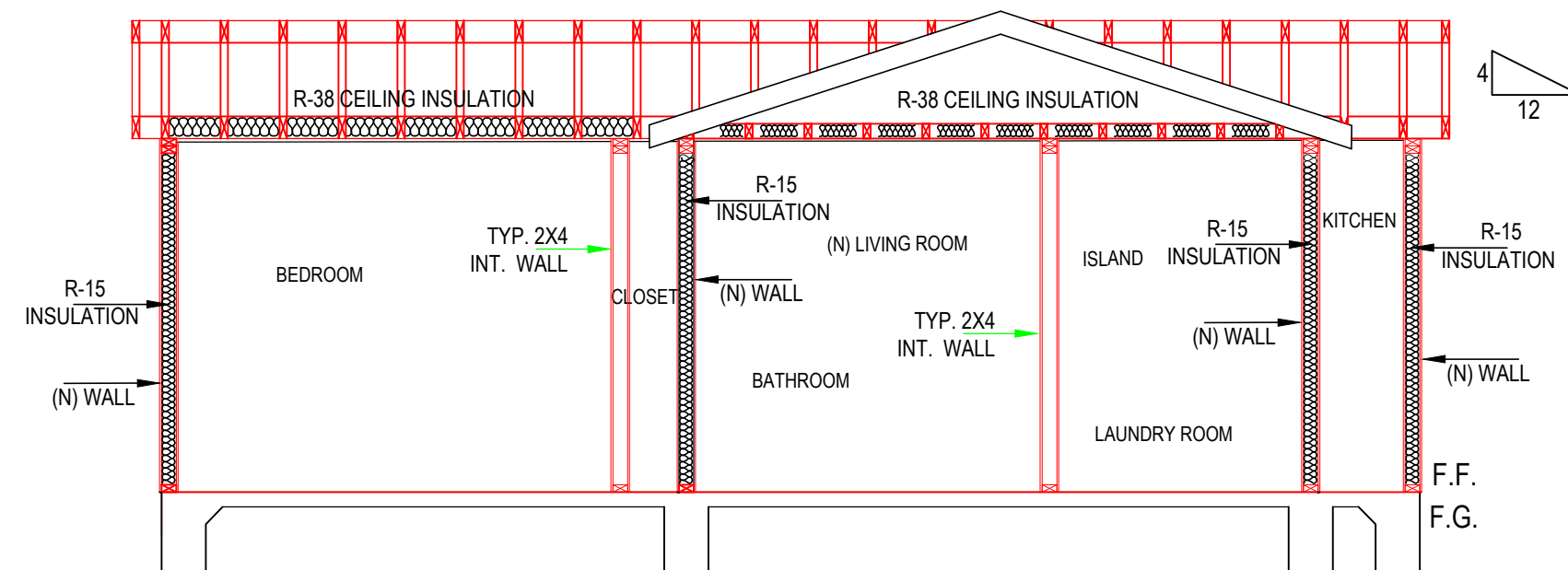
7 / 8" EXTERIOR CEMENT PLASTER (3 COATS) OVER
METAL LATH, 2 LAYER GRADE "D" BUILDING
PAPER W/PLYWOOD, 2x STUDS EXTERIOR WALL

(N) LEFT ELEVATION
SCALE: 1 / 4" = 1'-0"

26 GA. GI. SHEET METAL WEEP SCREED
MIN. 4" INCHES ABOVE GRADE, 2"
INCHES ABOVE PAVED AREAS



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



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



BAJ
GRAPHIC DESIGN

9743 WHITE PINE WAY, ELK GROVE, CA 95624
Email: helennguyen3689@gmail.com
Tell: (916) 526-5881 & (408) 876-8402

Date: JULY 2024

Scale: AS SHOWN

Drawn: LUYN HONG NGUYEN

Signed: *Thuy*

STAMPED FROM CITY

JOB
08/23/2024

ELEVATION PLAN
HUANYAN WONG'S RESIDENCE
7954 GRAY LODGE CT
SACRAMENTO, CA 95828

REVISION	DATE	BY

SHEET NO:

A-3