

NEW SINGLE FAMILY DWELLING w/ ATTACHED ADU
FOR
O'ROURKE
965 THOMPSON WAY
PLACERVILLE, CA 95667

APN: 004-011-074

ABBREVIATIONS

CONDITIONS

CONSULTANTS

DRAWING INDEX

AB	ANCHOR BOLT	LAM	LAMINATE
AC	AIR CONDITIONER		
ADJ	ADJUSTABLE	MAX	MAXIMUM
AL	ALUMINUM	MB	MACHINE BOLT
APPROX	APPROXIMATE	MECH	MECHANICAL
AWN	AWNING	MFR	MANUFACTURER
		MIN	MINIMUM
BLKG	BLOCKING	MISC	MISCELLANEOUS
BM	BEAM	MTL	METAL
CAB	CABINET	N	NEW
CARP	CARPET	NO	NUMBER
CEIL	CEILING	NOM	NOMINAL
CLR	CLEAR		
CONC	CONCRETE	OBS	OBSCURE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COMP	COMPOSITION	OCC	OCCUPANCY
CSMT	CASEMENT		
		PT	PRESSURE TREATED
DB	DRAWER BASE	P#S	POLE & SHELF
DBL	DOUBLE		
DH	DOUBLE HUNG	REF	REFRIGERATOR
DN	DOWN	REQD	REQUIRED
DP	DUAL PANE		
DRY	DRYER	SC	SOLID CORE
DW	DISHWASHER	S/C	SELF CLOSING
		SH	SINGLE HUNG
E	EXISTING	SGD	SLIDING GLASS DOOR
EA	EACH	SP	SINGLE PANE
ELEC	ELECTRICAL	SQ	SQUARE
ELEV	ELEVATION	STD	STANDARD
EQ	EQUAL	SW	SHEARWALL
FAU	FORCED AIR UNIT	TEMP	TEMPERED
FIX	FIXED	T&G	TONGUE & GROOVE
FL	FLUORESCENT	TBD	TO BE DETERMINED
FP	FIREPLACE	TYP	TYPICAL
FTG	FOOTING		
FR	FRENCH	UON	UNLESS OTHERWISE NOTED
FURN	FURNACE		
		WASH	WASHER
GA	GAUGE	WD	WOOD
GALV	GALVANIZED	WH	WATER HEATER
GYP	GYPSUM	WH	WHOLE HOUSE FAN
		W/O	WITHOUT
HB	HOSE BIB	W/R	WATER RESISTANT
HD	HOLD DOWN		
HDR	HEADER	⌀	CENTER LINE
HR	HOUR	Ø	DIAMETER
HW	HARD WOOD FLOORING	#	POUNDS
INSUL	INSULATION		

EXTERIOR

1. F.C. BOARD & BATT, F.C. SHINGLES, STACK STONE
2. DP, VINYL WINDOWS
3. 40 YEAR DIMENSIONAL COMPOSITION ROOFING
4. 6" EXTERIOR WALLS

INTERIOR

1. HW FLOORING, TILE
2. PAINT GRADE DOORS
3. PAINT GRADE TRIM
4. WRAP, JAM & CASE WINDOWS
5. 1/2" GYP BOARD
6. FINISH MATERIAL NOTES:
 - 6.1) ADHESIVES, SEALANTS, PRIMERS, CAULKING, ETC SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES (CALGREEN SECTION 4.504.2)
 - 6.2) PAINTS & COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 4.504.4.3 (SEE SHEET GN-3)
 - 6.3) CARPET SHALL MEET THE GREEN LABEL PLUS PROGRAM, CA DEPT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs, OR SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD. (CALGREEN SECTION 4.504.3)
 - 6.4) WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL BE LOW-EMITTING MATERIALS. (CALGREEN 4.504.4)

DESIGNER

TED SMITH
P.O. BOX 2212
PLACERVILLE, CA
916-743-3621

ENGINEER

LORI BURNE, SE
BURNE ENGINEERING SERVICES, INC.
3047 ROBERT J. MATTHEWS PKWY #600
EL DORADO HILLS, CA 95762
(530) 672-1600

PROJECT DATA

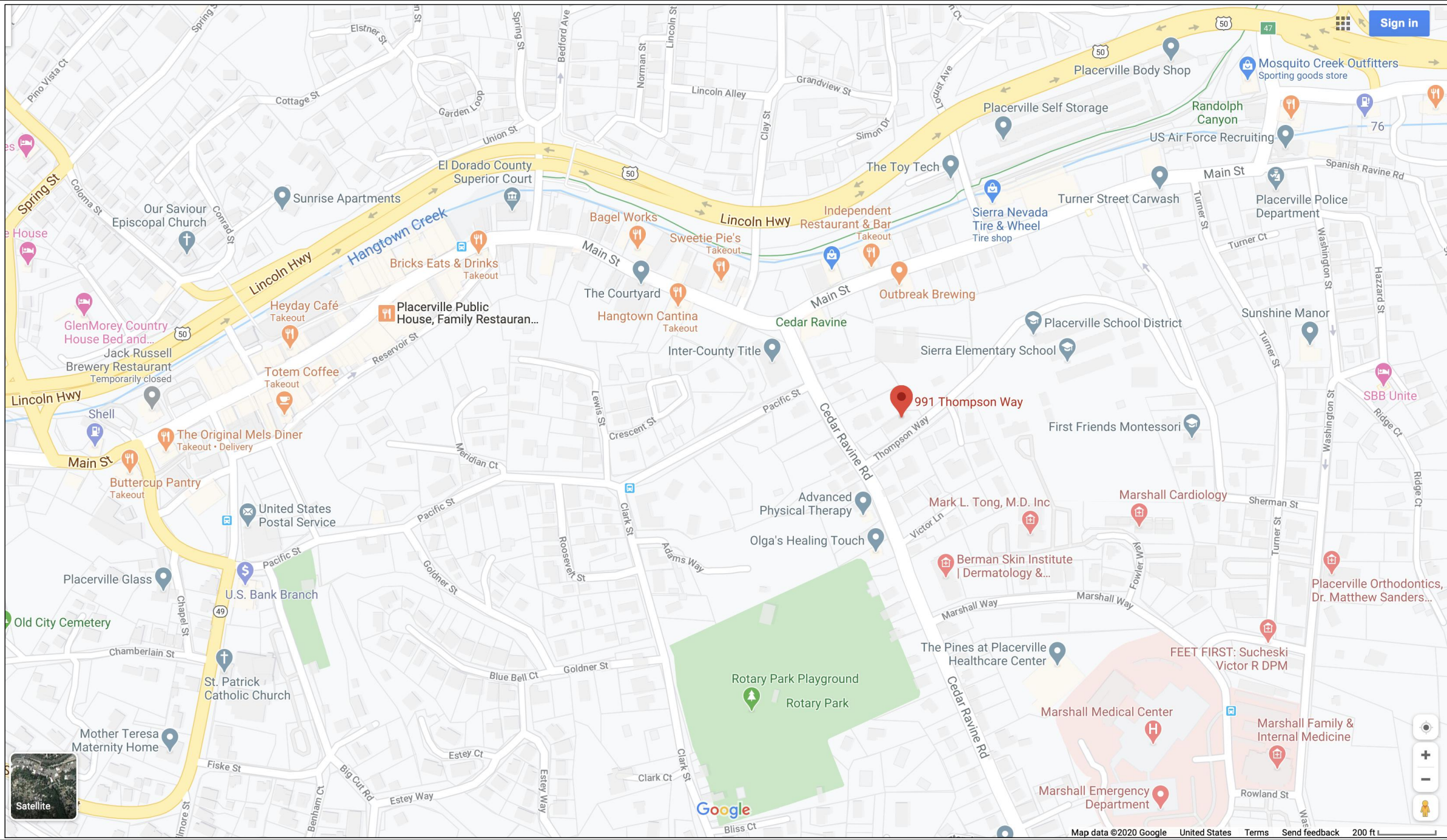
SQUARE FOOTAGE BREAK DOWN AND LOT COVERAGE

NEW HOUSE			
- MAIN LEVEL	1,995.3 SQ FT	1. OCCUPANCY GROUP: R3	
- UPPER LEVEL	2,497.6 SQ FT	2. DIVISION: U-1	
- COVERED ENTRY @ MAIN LEVEL	73 SQ FT	3. SEISMIC DESIGN CATEGORY C	
- ATTACHED GARAGE	502.3 SQ FT	4. EXPOSURE B, 110 mph GUST SPEED	
		5. CLIMATE ZONE 12	
TOTAL HABITABLE SPACE	4,492.9 SQ FT		
- SINGLE FAMILY RESIDENCE (956A)	2,904.1 SQ FT		
- ATTACHED ADU (956B)	1,588.8 SQ FT		
LOT COVERAGE	43.8% (2,636.9 SQ FT)		
LOT AREA	6,019 SQ FT		

SCOPE OF WORK

1. NEW 2 STORY SINGLE FAMILY RESIDENCE w/ ATTACHED ADU

VICINITY MAP



COVER INDEX, ABBREVIATIONS, NOTES,
SQUARE FOOTAGE ANALYSIS,
& VICINITY MAP

GN-1 ARCHITECTURAL NOTES

GN-2 CAL-GREEN SHEET

1. SITE PLAN

2. FLOOR PLAN

3. FLOOR PLAN

4. SHEAR WALL LAYOUT

5. FOUNDATION PLAN

6. ROOF FRAMING & FLOOR FRAMING

7. ELEVATIONS

8. ELEVATIONS

9. SECTIONS

10. ELECTRICAL PLAN

SD1. STRUCTURAL DETAILS

SD2. STRUCTURAL DETAILS

SD3. STRUCTURAL DETAILS

SN1. STRUCTURAL NOTES

CODE COMPLIANCE

ALL WORK AND MATERIALS TO BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES

1. 2019 CBC (Vol I and Vol II) (ICC)
2. 2019 CRC Residential (ICC)
3. 2019 CMC Mechanical (IAPMO)
4. 2019 CEC Electrical (NFPA)
5. 2019 CPC Plumbing (IAPMO)
6. 2019 CFC FIRE (ICC)
7. 2019 CA Energy Code (2019 Building Energy Efficiency Standards, Residential and Non Residential Manuals) (CA Energy Commission)
8. 2019 Cal Green (CA Green Building Standards Code)
9. 2019 CA Administrative Code (ICC)
10. 2019 CA Reference Standards Code (ICC)
11. NFPA 13D

DESIGNER

TED SMITH
P.O. BOX 2212
PLACERVILLE, CA
916-743-3621

ENGINEER

LORI BURNE, SE
BURNE ENGINEERING SERVICES, INC.
3047 Robert J. Matthews Pkwy #600
El Dorado Hills, CA 95762
(530) 672-1600

O'ROURKE
965A & 965B THOMPSON WAY
PLACERVILLE, CA 95667

SHEET CONTENTS:

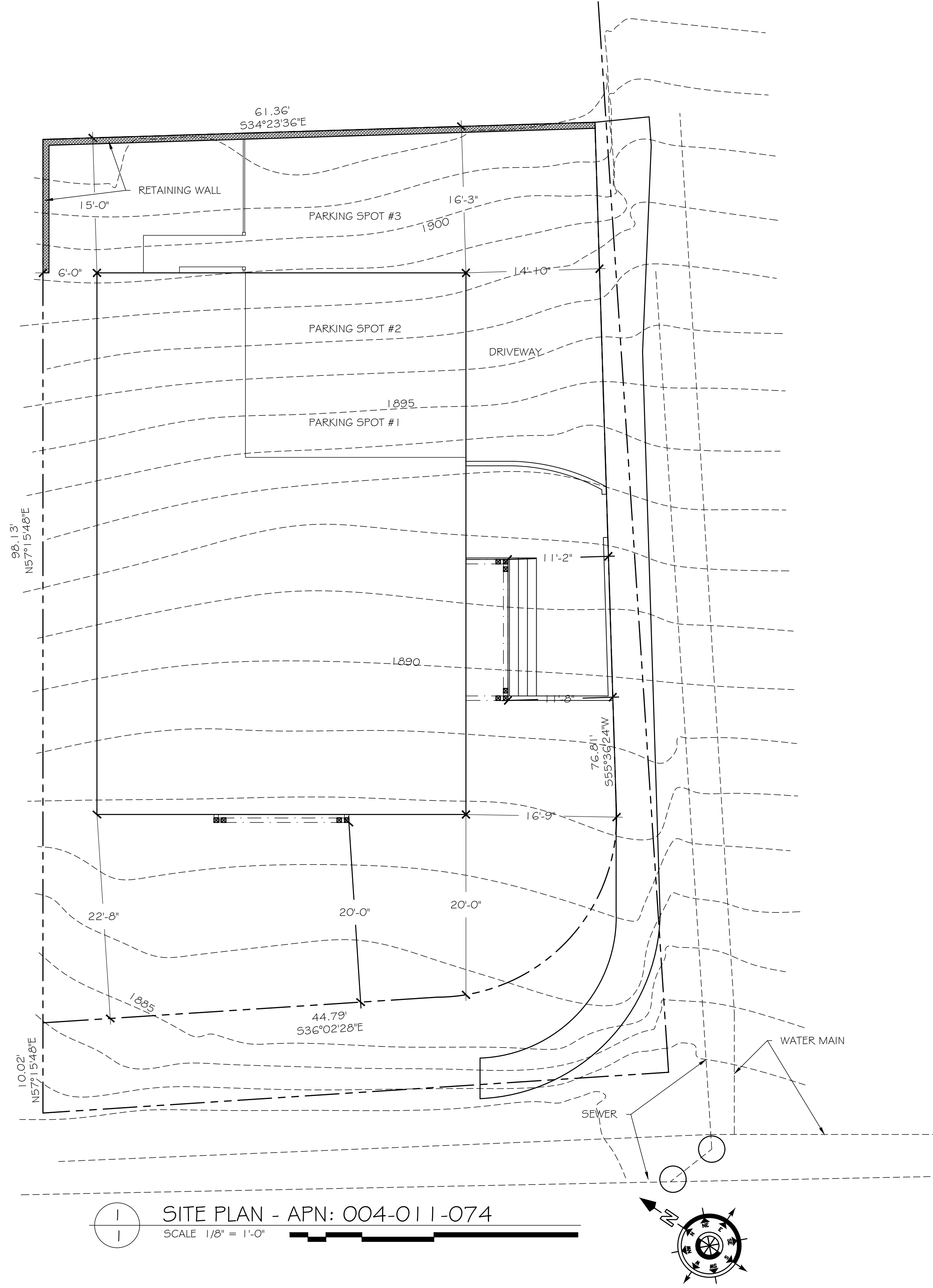
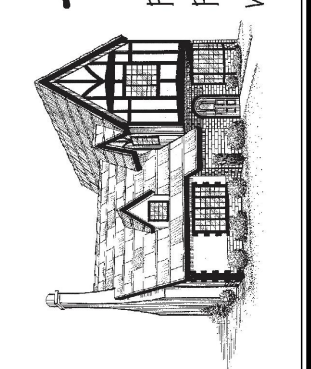
DRAWING INDEX
CONSULTANT'S
PROJECT DATA
PROJECT MAP/
DIRECTIONS
SYMBOL LEGEND
CONDITIONS
ABBREVIATIONS
CODE COMPLIANCE

PROJECT:

DATE: 9/9/2020

DRAWING:

COVER

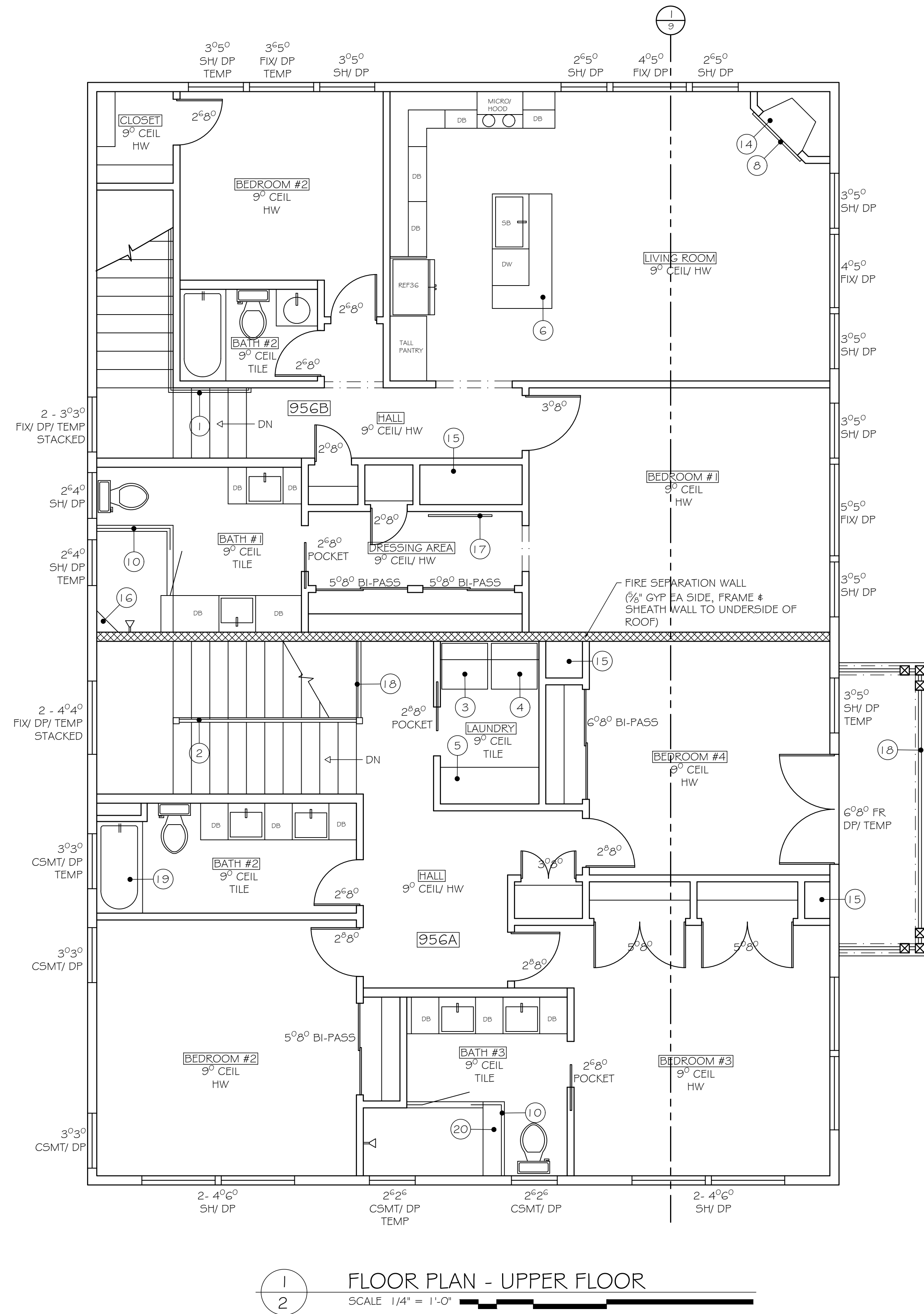
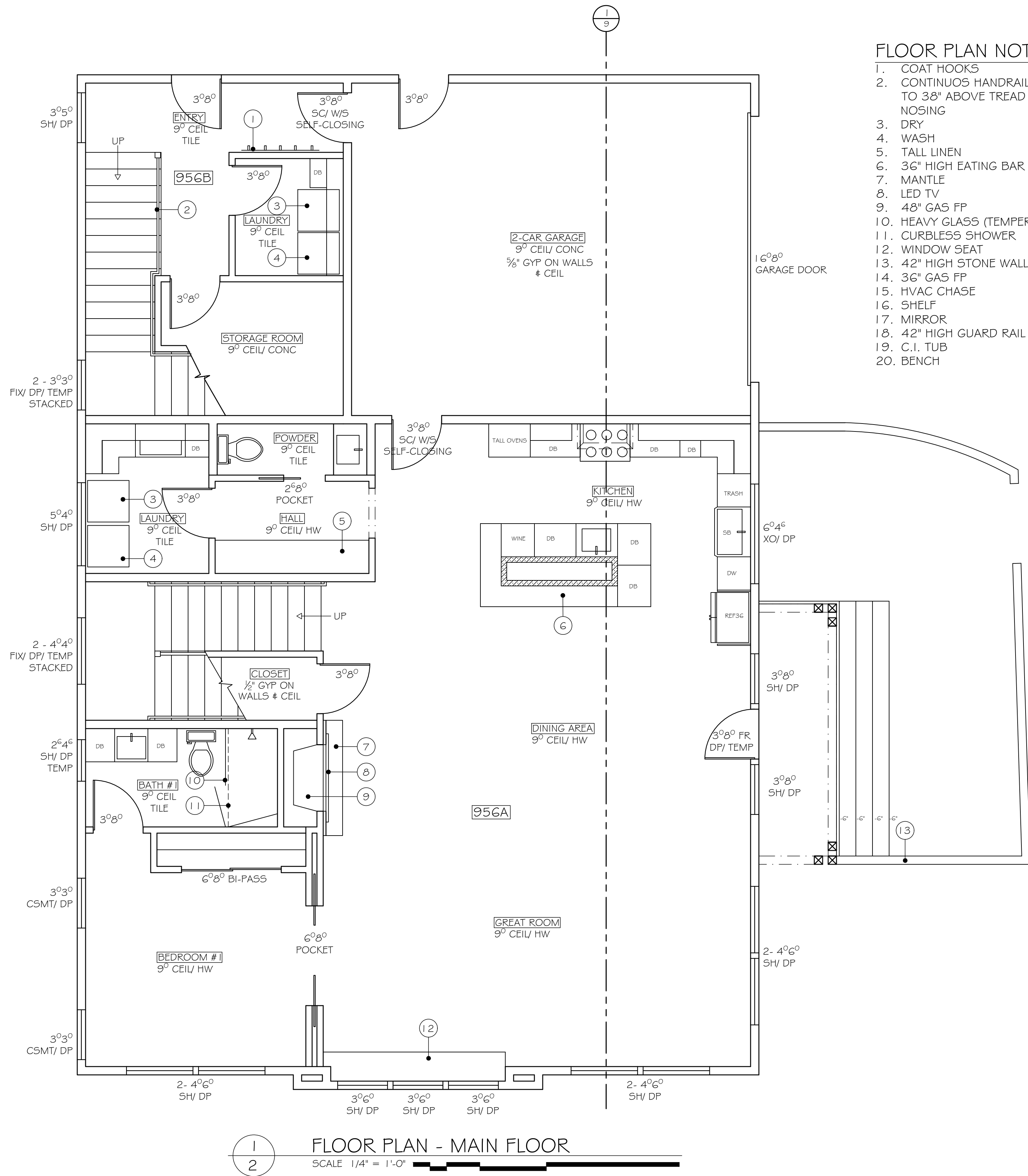
Ted Smith Design
 Phone: 916.743.3621
 P.O. Box 2212 Placerville, CA 95667
www.tedsmithdesign.com

ENGINEER
 LORI BURNE, SE
 Burne Engineering Services, Inc.
 5047 Robert J. Matthews Pkwy #600
 El Dorado Hills, CA 95762
 (530) 672 - 1600

SITE PLAN

O'ROURKE
 965A & 965B THOMPSON WAY
 PLACERVILLE, CA 95667

NEW SFR w/ ADU
 9/9/2020



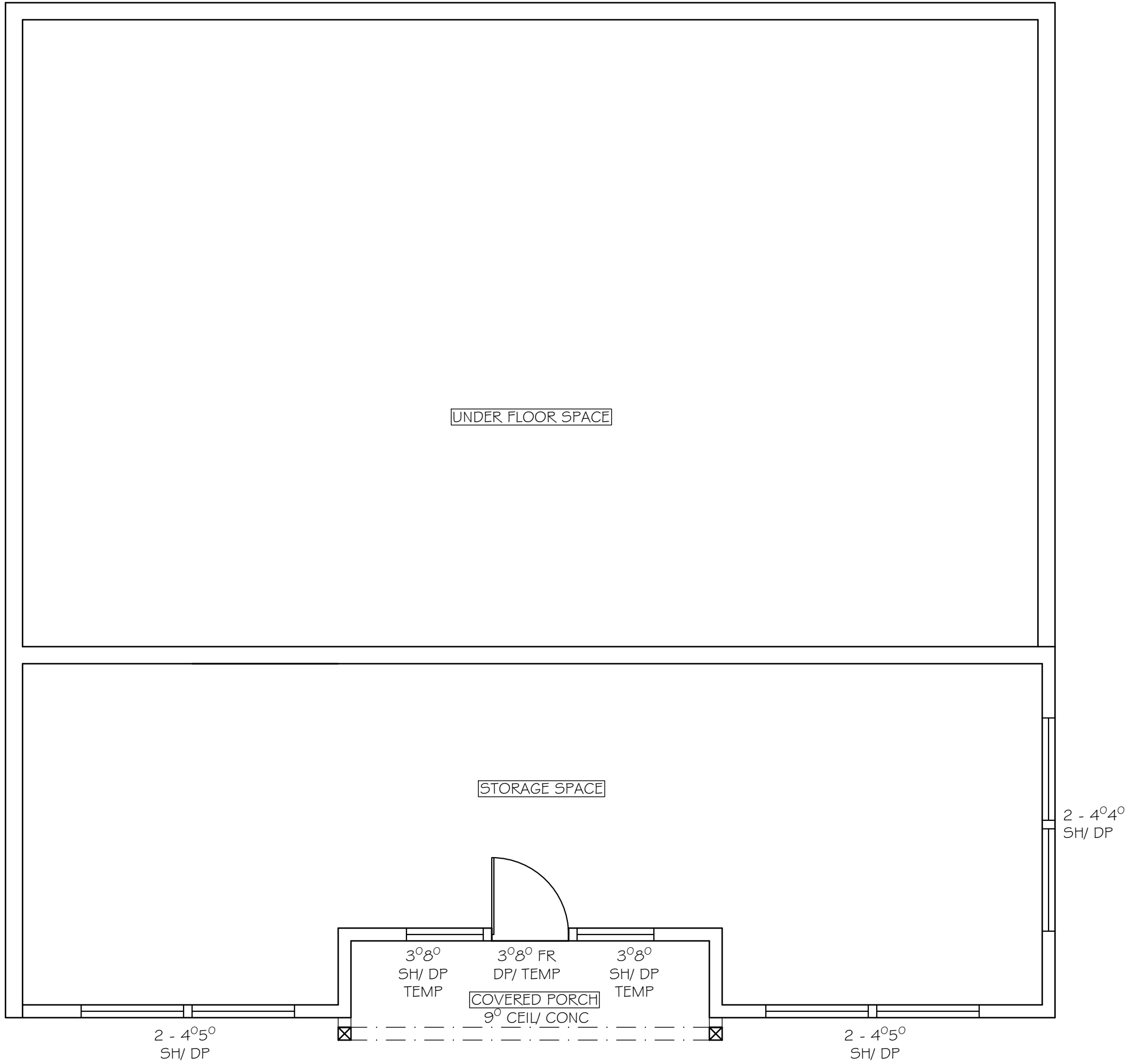
LEGEND	
	2X8 DF#2 STUDS @ 12" OC
	2X6 DF#2 STUDS @ 12" OC
	2X4 DF#2 STUDS @ 16" OC
	PARTIAL WALLS

Ted Smith Design
Phone: 916.743.3621
P.O. Box 2212 Placerville, CA 95667
www.tedsmithdesign.com

ENGINEER
LORI BURNE, SE
Burne Engineering Services, Inc.
5047 Robert J Mathews Pkwy #600
El Dorado Hills, CA 95762
(530) 672 - 1600

OROURKE
965A & 965B THOMPSON WAY
PLACERVILLE, CA 95667

NEW SFR w/ ADU
9/9/2020
2



1
2

BASEMENT

SCALE 1/4" = 1'-0"

LEGEND	
	2X8 DF#2 STUDS @ 12" OC
	2X6 DF#2 STUDS @ 12" OC
	2X4 DF#2 STUDS @ 16" OC
	PARTIAL WALLS

O'ROURKE
965A # 965B THOMPSON WAY
PLACERVILLE, CA 95667

NEW SFR w/ ADU

9/9/2020

3

FLOOR PLAN

ENGINEER
LORI BURNE, SE
Burne Engineering Services, Inc.
50477 Robert J Matthews Pkwy #600
El Dorado Hills, CA 95762
(530) 672 - 1600

Ted Smith Design
 Phone: 916.743.3621
 P.O. Box 2212 Placerville, CA 95667
 www.tedsmithdesign.com



1
6 FRONT ELEVATION
SCALE 1/4" = 1'-0"



- EXTERIOR:
1. PROVIDE 1 LAYER $\frac{5}{8}$ " GYP BOARD BEHIND WOOD SIDING
 2. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOORS, WINDOW ASSEMBLIES, PENETRATIONS, EXTERIOR WALL INTERSECTIONS WITH ROOF, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS.
 3. COVER THE UNDERSIDE OF THE ROOF OVERHANG WITH ONE HOUR FIRE RESISTIVE MATERIALS PER CRC TABLE R302.1(1).
 4. ROOF COVERINGS: WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE-STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.
 5. ROOF VALLEYS: WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO.26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36-INCH WIDE RUNNING WITH FULL LENGTH OF THE VALLEY.



2
7

RIGHT ELEVATION

SCALE 1/4" = 1'-0"



1
7

REAR ELEVATION

SCALE 1/4" = 1'-0"

O'ROURKE

965A & 965B THOMPSON WAY
PLACERVILLE, CA 95667

NEW SFR w/ ADU

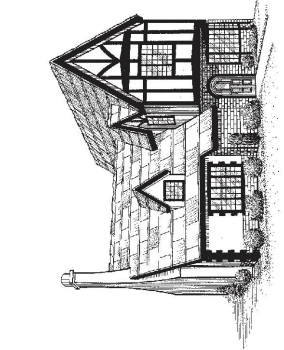
9/9/2020

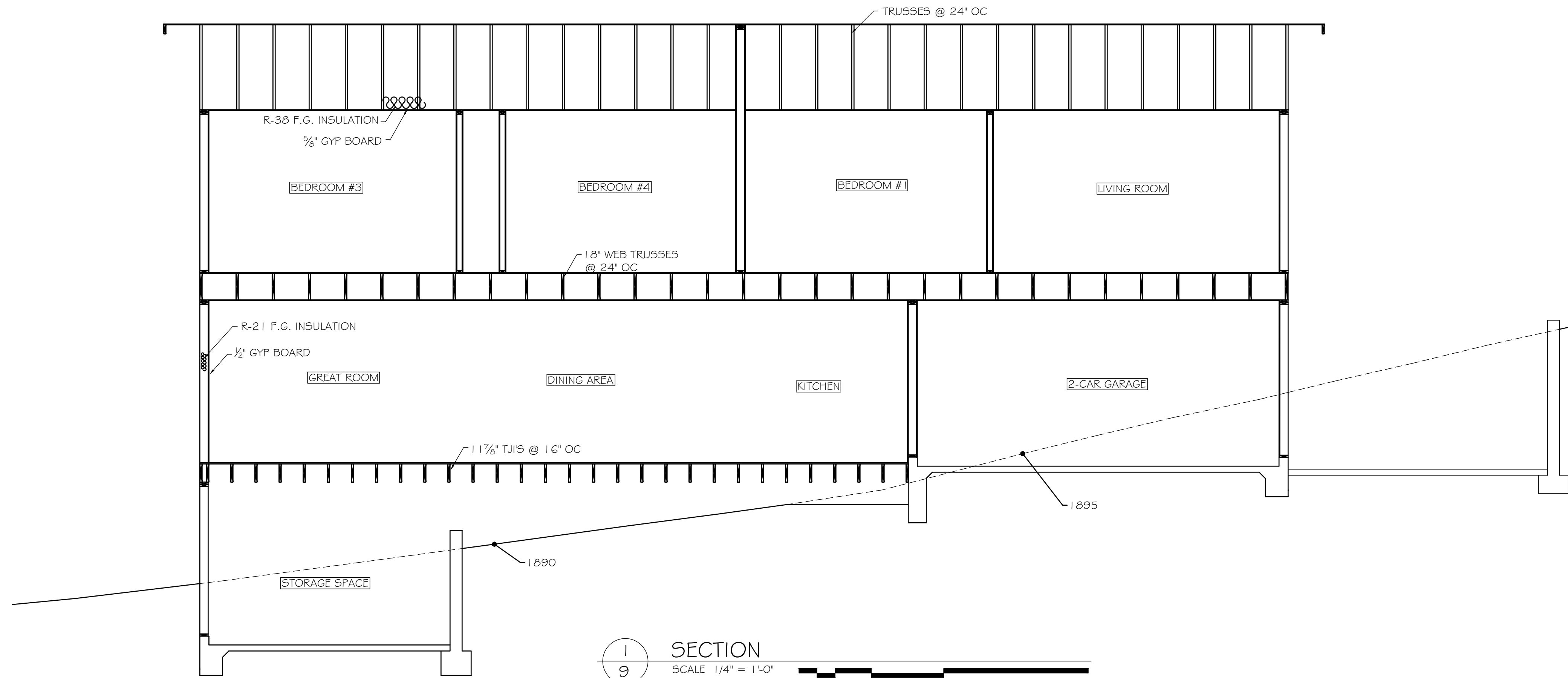
7

ELEVATIONS

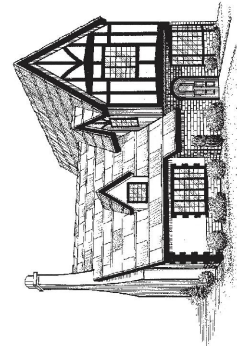
ENGINEER

LORI BURNE, SE
Burne Engineering Services, Inc.
5047 Robert J Mathews Pkwy #600
El Dorado Hills, CA 95762
(530) 672 - 1600

**Ted Smith Design**
Phone: 916.743.3621
P.O. Box 2212 Placerville, CA 95667
www.tedsmithdesign.com



1
9 SECTION
SCALE 1/4" = 1'-0"



Ted Smith Design
Phone: 916.743.3621
P.O. Box 2212 Placerville, CA 95667
www.tedsmithdesign.com

ENGINEER
LORI BURNE, SE
Burne Engineering Services, Inc.
5047 Robert J Mathews Pkwy #600
El Dorado Hills, CA 95762
(530) 672 - 1600

SECTIONS

OROURKE
965A & 965B THOMPSON WAY
PLACERVILLE, CA 95667

NEW SFR w/ ADU

9/9/2020