PC EXHIBIT A

GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
4. SEE DRAWINGS FOR THE FOLLOWING:

   SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED.
   SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS.
   SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
   SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN.
   FLOOR AND ROOF FINISHES.
5. THE CONTRACT DRAWINGS AND SPECIFICATION REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
6. OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED
7. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
8. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
9. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
10. DESIGN LOADS

    LIVE LOADS:

    ROOF = 20 PSF REDUCIBLE
    TYPICAL FLOORS, INCLUDES PARTITIONS = 40 PSF REDUCIBLE

WOOD

1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR, VISUALLY GRADED OR MACHINE GRADED AND STAMPED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20. ALL FRAMING MEMBERS SHALL BE AS FOLLOWS:D

THICKNESS	GRADE
3" NOM. AND SMALLER	GRADE NO. 2
4 X OR LARGER BEAMS	GRADE NO. 1 UNO
4 X 4 AND 3 X 6 POSTS	GRADE NO. 2 UNO
4X 6 AND LARGER POSTS	GRADE NO. 1 UNO
STUDS (2X4 AND 2X6)	GRADE NO. 2

2. ALL STRUCTURAL PLYWOOD SHEATHING SHALL BE DOUGLAS FIR STANDARD GRADE CD WITH EXTERIOR GLUE STAMPED BY AN APPROVED TESTING & GRADING AGENCY.
3. ALL SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING AND SHALL BE APPROVED BY THE BUILDING INSPECTOR BEFORE COVERING.
4. ALL NAILINGS SHALL CONFORM TO THE APPLICABLE BUILDING CODE AND REGULATIONS.
5. UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATE UNDER BEARING, EXTERIOR OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE-TREATED AND BOLTED w/7" MIN CONCRETE OR MASONRY EMBED AT 6'-0" OC (MAX) BEGINNING AT 12" OC MAX, 4" MIN FROM EACH END OF THE PLATES. USE (2) BOLTS MINIMUM IN EACH PIECE OF PLATE.
6. ALL BOLT HEADS AND HUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH METAL WASHER.
7. ALL NAILS FOR CONNECTING WOOD MEMBERS SHALL BE COMMON NAILS. MINIMUM NAILING REQUIREMENTS OUTLINED IN TABLE 2304.9.1 OF THE CODE SHALL BE FOLLOWED UNLESS OTHERWISE NOTED.
8. RETIGHTEN BOLTS BEFORE CLOSING-IN.
9. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE ARCHITECT OR STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. IF NAILHEADS PENETRATE THE OUTER PLY MORE THEN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
10. ALL WOOD HARDWARE CONNECTORS SHALL BE SIMPSON-TIE OR APPROVED EQUAL.
11. COMBUSTIBLE FRAMING SHALL BE A MINIMUM OF 2' FROM FLUES, CHIMNEYS AND FIREPLACES AND 6" MINIMUM AWAY FROM FLUE OPENINGS.
12. LUMBER DECKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2304.8 OF THE CODE.
13. FASTENERS IN PRESERVATIVE-TREATED AND FIRE RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS OR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153.
14. FIRE-RETARDANT-TREATED WOOD SHALL COMPLY WITH SECTION 2303.2 OF THE CODE.

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318, LATEST EDITION.
2. CONCRETE MIXES SHALL BE DESIGNED BY THE APPROVED TESTING LABORATORY AND APPROVED BY THE STRUCTURAL ENGINEER. THE COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE PROPORTIONED BASED ON SECTION 1905 OF THE CODE.
3. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTH AND TYPES:

LOCATION IN STRUCTURE		(PSI)	(PCF)	(INS)	MAX W/C RATIO
ALL CONCRETE FOOTINGS		2500	150	4	0.55
STRENGTH DENSITY SLUMP		2500	150	4	0.58

4. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II.
5. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.
6. CONCRETE MIXING OPERATION, ETC. SHALL CONFORM TO ASTM C-94.
7. PLACEMENT OF CONCRETE SHALL CONFORM TO CODE SECTION 1905 AND PROJECT SPECIFICATIONS. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED.
8. FRAMEWORK, EMBEDDED PIPES AND CONSTRUCTION JOINT SHALL CONFORM TO THE CODE SECTION 1906 AND PROJECT SPECIFICATIONS.
9. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
10. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THESE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
11. PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY STRUCTURAL ENGINEER. PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS, SPACE EMBEDDED PIPES AND SLEEVES AT A MINIMUM OF 3 DIAMETERS ON CENTER.

PROJECT INFORMATION

SITE ADDRESS:		161 S LINCOLN STREET, ROSEVILLE, CA 95678	
APN:		013-141-015-000	
PROPERTY INFO:	EXISTING:	MAIN RESIDENCE (CONDITIONED) =	TWO STORY 1620 SQUARE FEET 3 BEDROOMS, 2.5 BATHROOMS
		DETACHED GARAGE =	380 SQUARE FEET
	DEMO:	DETACHED GARAGE =	380 SQUARE FEET
	ADDITION:	1ST FLOOR (CONDITIONED) =	396 SQUARE FEET
		2ND FLOOR (CONDITIONED) =	731 SQUARE FEET
		TOTAL (CONDITIONED) =	1127 SQUARE FEET
		ATTACHED GARAGE =	380 SQUARE FEET
	PROPOSED TOTAL:	MAIN RESIDENCE (CONDITIONED) =	TWO STORY 2747 SQUARE FEET 5 BEDROOMS, 3.5 BATHROOMS
		ATTACHED GARAGE =	380 SQUARE FEET
		LOT SIZE =	10,193 SQUARE FEET
		PROPOSED FOOTPRINT OF MAIN RESIDENCE =	2546 SQUARE FEET
		PROPOSED LOT COVERAGE PERCENTAGE =	24.9%

SHEET INDEX

APPLICABLE CODES

2022 CA BUILDING CODE, PART 2
2022 CA RESIDENTIAL CODE, PART 2.5
2022 CA ELECTRICAL CODE, PART 3
2022 CA MECHANICAL CODE, PART 4
2022 CA PLUMBING CODE, PART 5
2022 CA ENERGY CODE, PART 6
2022 CA GREEN BUILDING CODE, PART 11

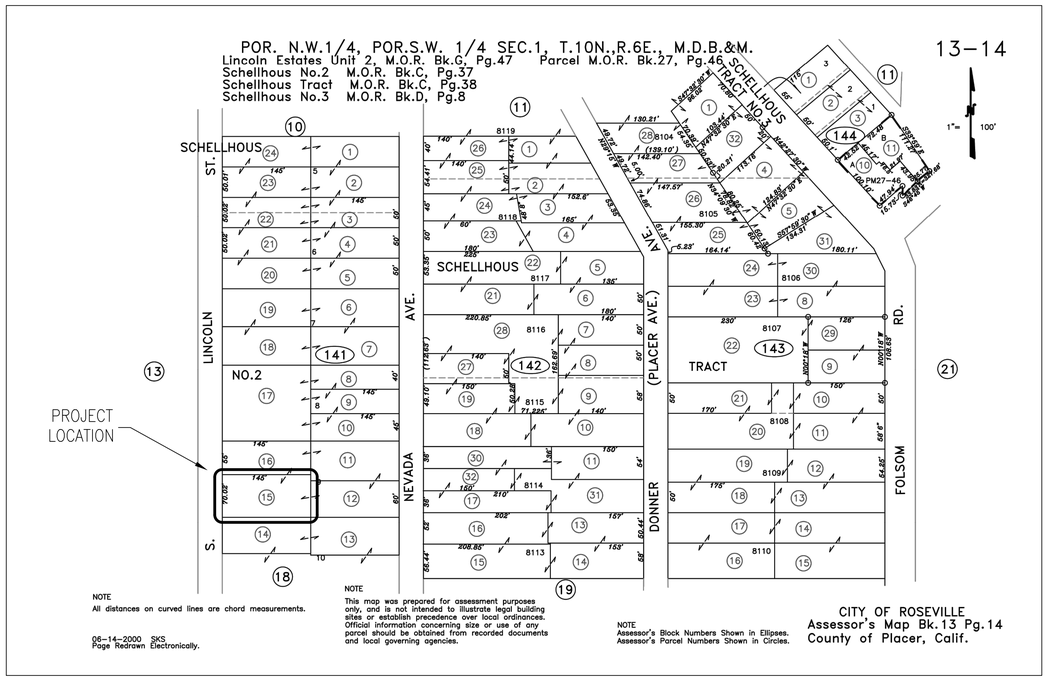
WATER AND SEWER SERVICE CALCULATION

FIXTURE TYPE	NO.	SEWER FU	SEWER TOTAL	COLD WATER FU	COLD WATER TOTAL	HOT WATER FU	HOT WATER TOTAL	TOTAL WATER FU
BATH TUB/SHOWER	1	2	2	4	4	3	3	4
CLOTHES WASHER	1	3	3	4	4	3	3	4
DISHWASHER	1	2	2	0	0	1.5	1.5	1.5
HOSE BIBB (FIRST)	1	0	0	2.5	2.5	0	0	2.5
HOSE BIBB (ADDITIONAL)	3	0	0	1	3	0	0	3
KITCHEN SINK (DOMESTIC)	1	2	2	1.5	1.5	1.125	1.125	1.5
LAVATORY	7	1	7	1	7	0.75	5.25	7
SHOWER	2	2	4	2	4	1.5	3	4
WATER CLOSET - GRAVITY	4	3	12	2.5	10	0	0	10
TOTAL FU			32.0		36.0		16.9	37.5

EQUIVALENT COLD WATER FLOW RATE (GPM):	23		
PRESSURE AVAILABLE AT MAIN (PSI):	50		
MINIMUM REQUIRED FIXTURE PRESSURE (PSI):	8		
ELEVATION LOSS (PSI):	6.5	# OF FLOORS:	2
METER LOSS (PSI):	9.0	SIZE (INCHES):	0.75
BACKFLOW PREVENTER LOSS (PSI):	10		
EQUIVALENT PIPE LENGTH FROM METER TO MOST REMOTE FIXTURE (FT):	150		
FRICTION LOSS PRESSURE AVAILABLE (PSI):	16.50		
MAXIMUM ALLOWABLE FRICTION LOSS (PSI/100 FT):	8.80		
MINIMUM REQUIRED 'WATER' PIPE SIZE (INCHES):	1.25		
MINIMUM REQUIRED 'SEWER' PIPE SIZE (INCHES):	4		

SIZE: TYPE L COPPER		CW MAX FLOW		CW FIXTURE UNIT		HW MAX FLOW		HW FIXTURE UNIT
NOMINAL DIAMETER (INCHES)	INTERNAL DIAMETER	GPM	FPS	FLUSH TANK	FLUSH VALVE	GPM	FPS	
0.5	0.545	3.1	4.3	3	0	3.1	4.3	3
0.75	0.785	8.2	5.4	10	0	7.5	5.0	10
1	1.025	16.5	6.4	24	0	12.9	5.0	18
1.25	1.265	28.7	7.3	51	11	19.6	5.0	30

(CALCULATIONS PER CPC APPENDIX A)



DATE	
DESCRIPTION	
REVISION	

ISSUED FOR	DATE
PLANNING APPROVAL	01-12-2024

PLEIS RESIDENCE - ADDITION

161 S LINCOLN STREET
ROSEVILLE, CA 95678

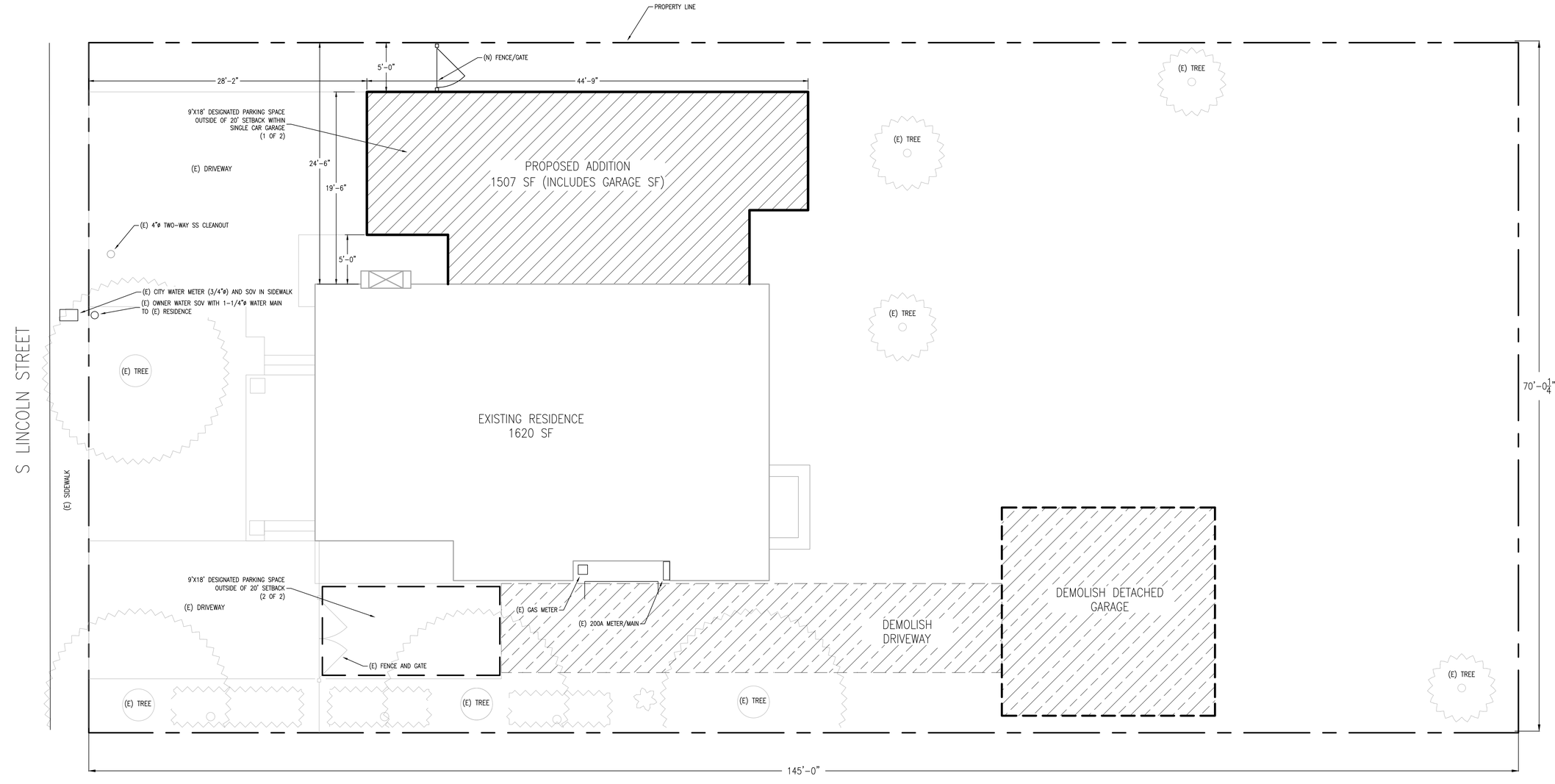
CITY OF ROSEVILLE APPROVAL

SHEET TITLE

COVER PAGE

SHEET NO.

A0



A SITE PLAN
SCALE: 3/16"=1'-0"

REVISION	DESCRIPTION	DATE

ISSUED FOR	DATE
PLANNING APPROVAL	01-12-2024

PLEIS RESIDENCE - ADDITION

161 S LINCOLN STREET
ROSEVILLE, CA 95678

CITY OF ROSEVILLE APPROVAL

SHEET TITLE
SITE PLAN

SHEET NO.
A1

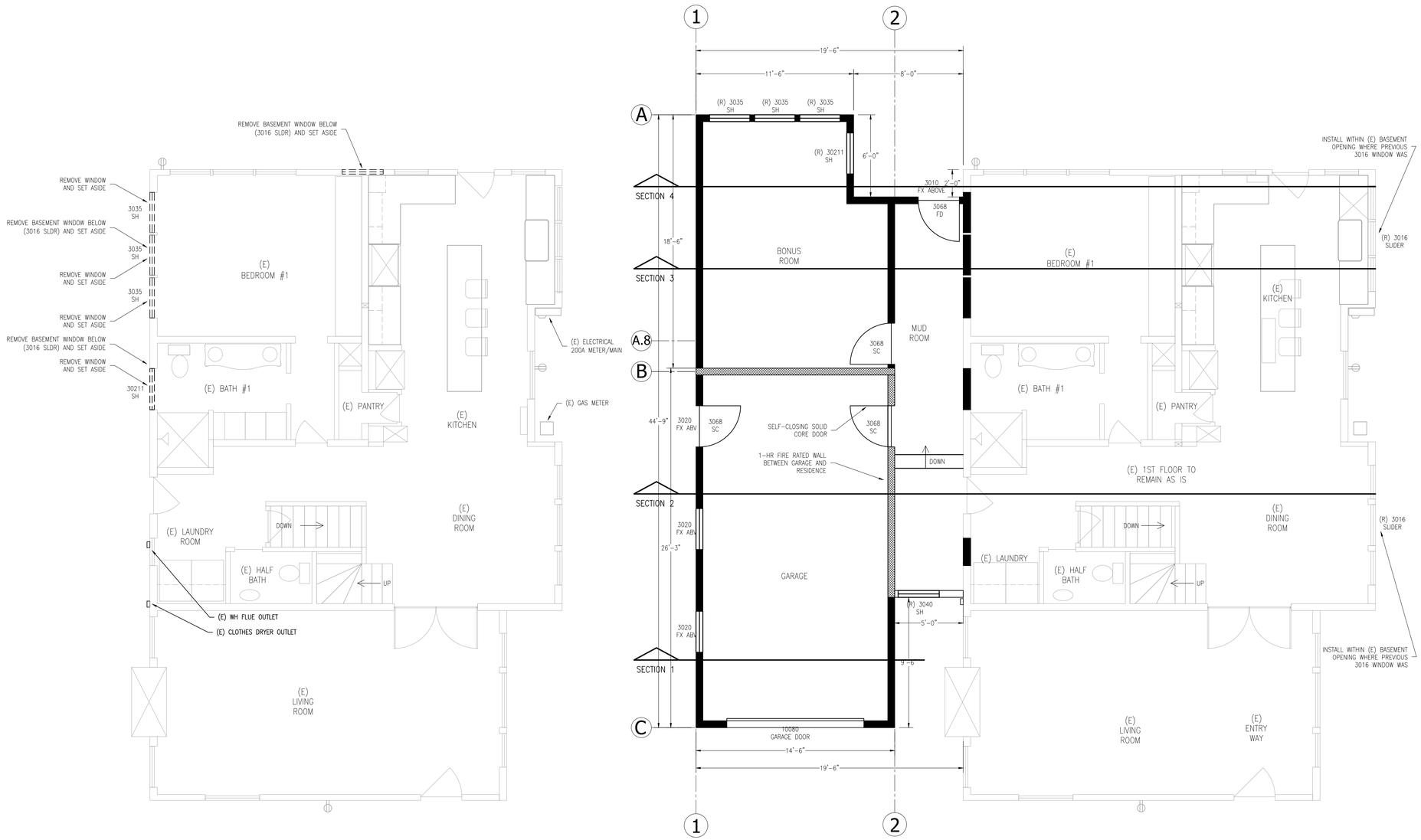
SHEET NOTES:

1. (E) EXISTING
   (N) NEW
   (R) RELOCATED
   (D) DEMO
2. ALL LABELED ITEMS ARE (N) U.O.N.

2X6 1-HR FIRE RATED WALL

2X6 WALL

2X4 WALL



A 1ST FLOOR - EXISTING/DEMO PLAN
SCALE: 1/4"=1'-0"

B 1ST FLOOR - PROPOSED PLAN
SCALE: 1/4"=1'-0"

NORTH

REVISION	DESCRIPTION	DATE

ISSUED FOR	DATE
PLANNING APPROVAL	01-12-2024

PLEIS RESIDENCE - ADDITION

161 S LINCOLN STREET
ROSEVILLE, CA 95678

CITY OF ROSEVILLE APPROVAL

SHEET TITLE
1ST FLOOR PLAN

SHEET NO.
A2

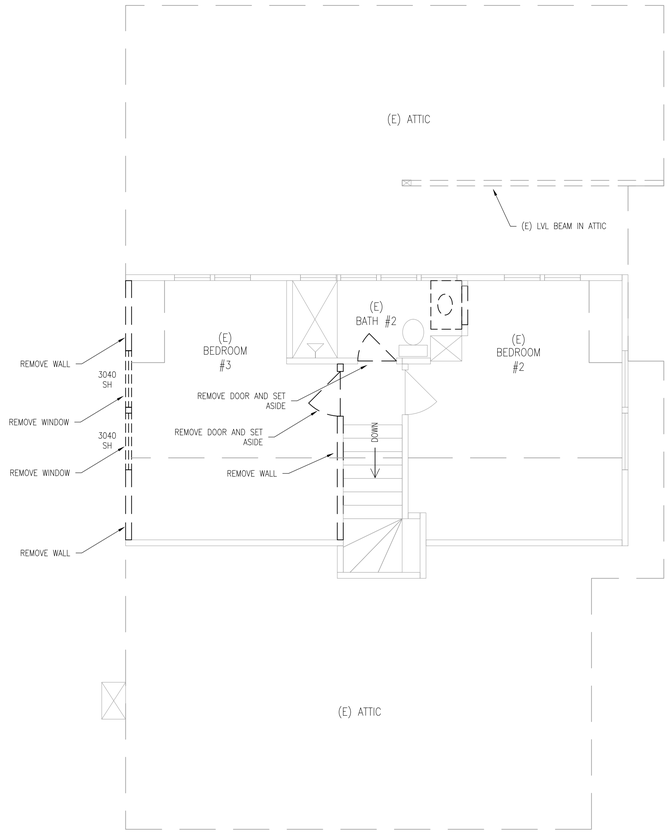
SHEET NOTES:

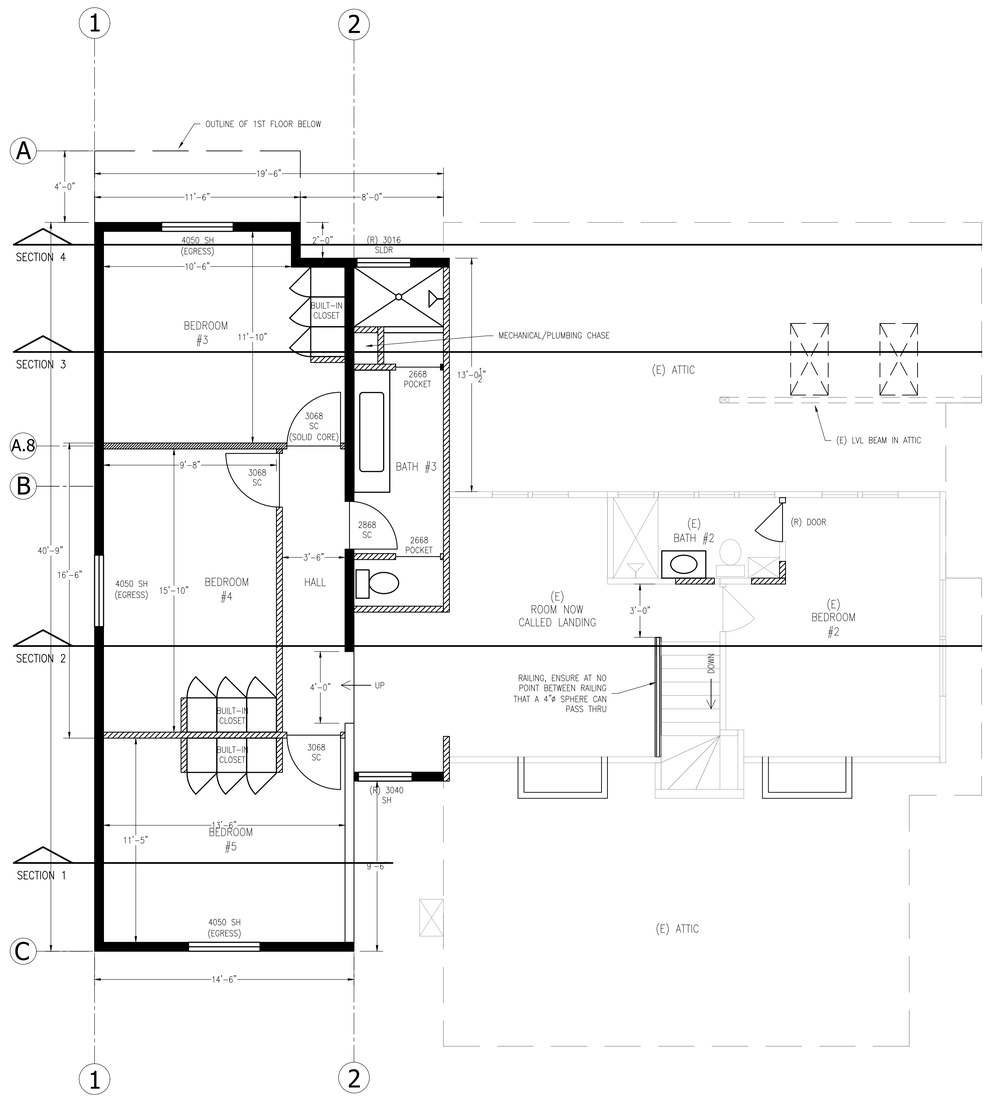
1. (E) EXISTING
   (N) NEW
   (R) RELOCATED
   (D) DEMO
2. ALL LABELED ITEMS ARE (N) U.O.N.

2X6 1-HR FIRE RATED WALL

2X6 WALL

2X4 WALL





A 2ND FLOOR - EXISTING/DEMO PLAN
SCALE: 1/4"=1'-0"

B 2ND FLOOR - PROPOSED PLAN
SCALE: 1/4"=1'-0"

NORTH

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ISSUED FOR	DATE
PLANNING APPROVAL	01-12-2024

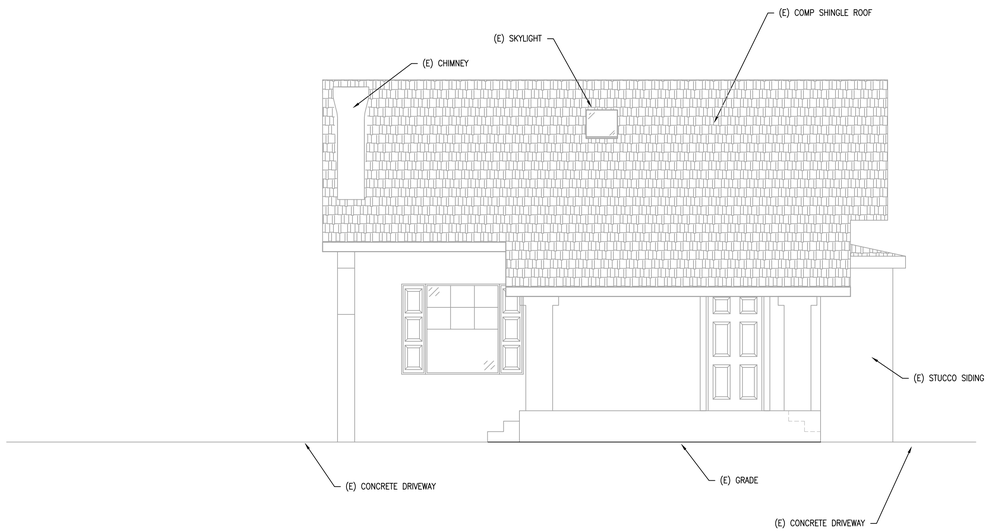
PLEIS RESIDENCE - ADDITION

161 S LINCOLN STREET
ROSEVILLE, CA 95678

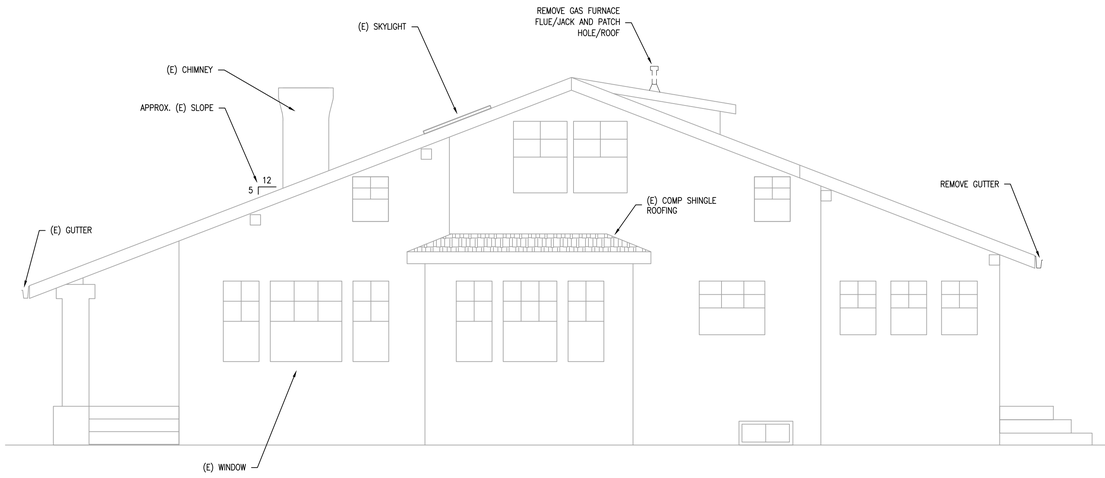
CITY OF ROSEVILLE APPROVAL

SHEET TITLE
2ND FLOOR PLAN

SHEET NO.
A3



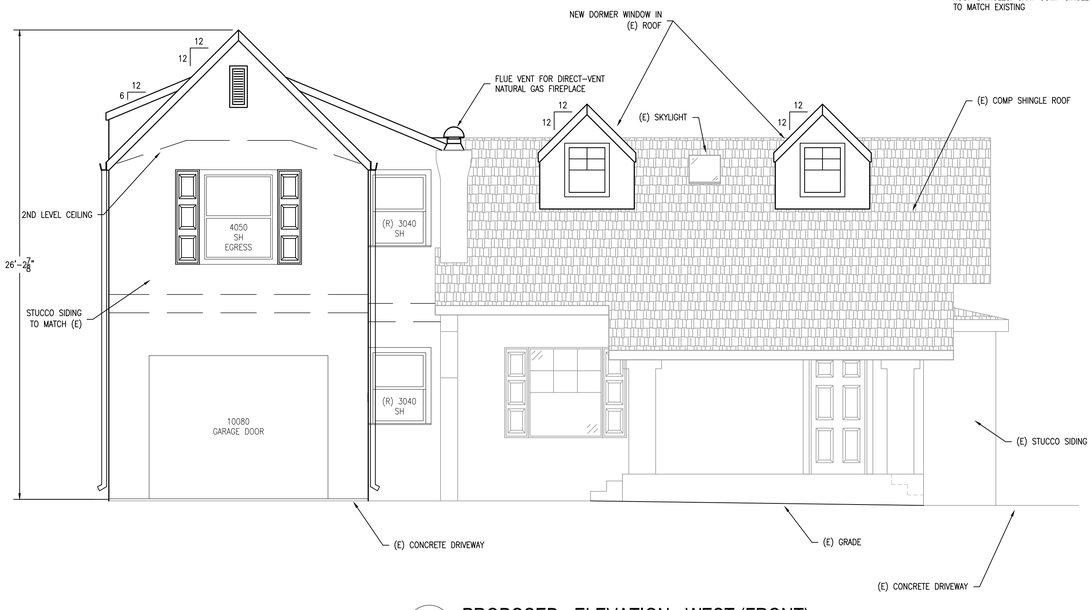
A EXISTING/DEMO - ELEVATION - WEST (FRONT)
SCALE: 1/4"=1'-0"



C EXISTING/DEMO - ELEVATION - SOUTH (RIGHT)
SCALE: 1/4"=1'-0"

COLORS AND MATERIALS LEGEND

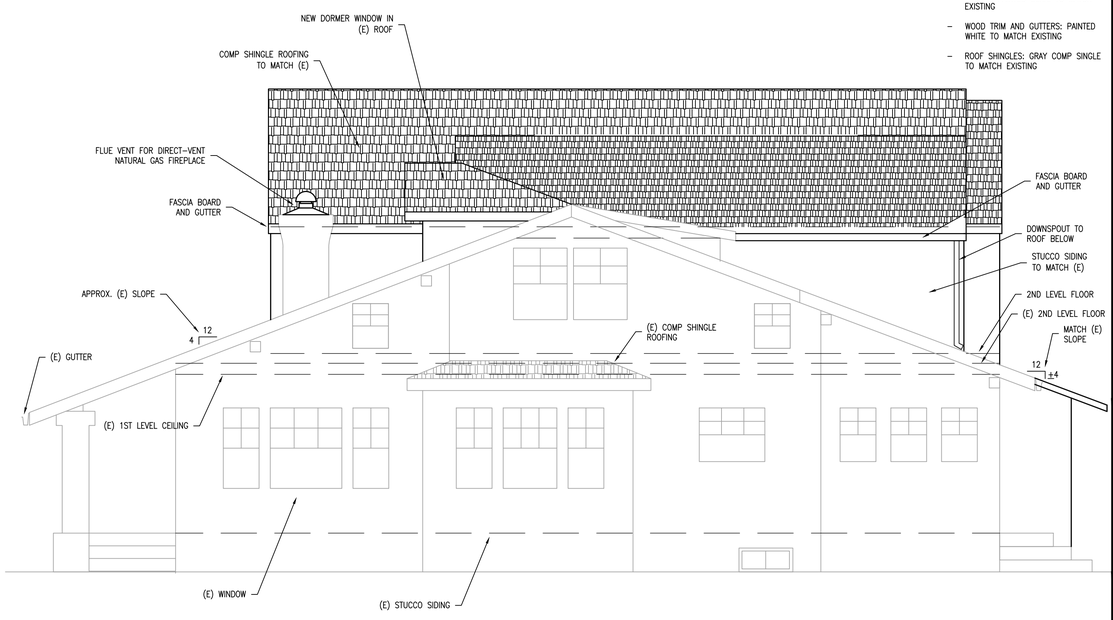
- EXTERIOR WALL: SMOOTH FINISH STUCCO PAINTED BEIGE TO MATCH EXISTING
- WOOD TRIM AND GUTTERS: PAINTED WHITE TO MATCH EXISTING
- ROOF SHINGLES: GRAY COMP SINGLE TO MATCH EXISTING



B PROPOSED - ELEVATION - WEST (FRONT)
SCALE: 1/4"=1'-0"

COLORS AND MATERIALS LEGEND

- EXTERIOR WALL: SMOOTH FINISH STUCCO PAINTED BEIGE TO MATCH EXISTING
- WOOD TRIM AND GUTTERS: PAINTED WHITE TO MATCH EXISTING
- ROOF SHINGLES: GRAY COMP SINGLE TO MATCH EXISTING



D PROPOSED - ELEVATION - SOUTH (RIGHT)
SCALE: 1/4"=1'-0"

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ISSUED FOR	DATE
PLANNING APPROVAL	01-12-2024

PLEIS RESIDENCE - ADDITION

161 S LINCOLN STREET
ROSEVILLE, CA 95678

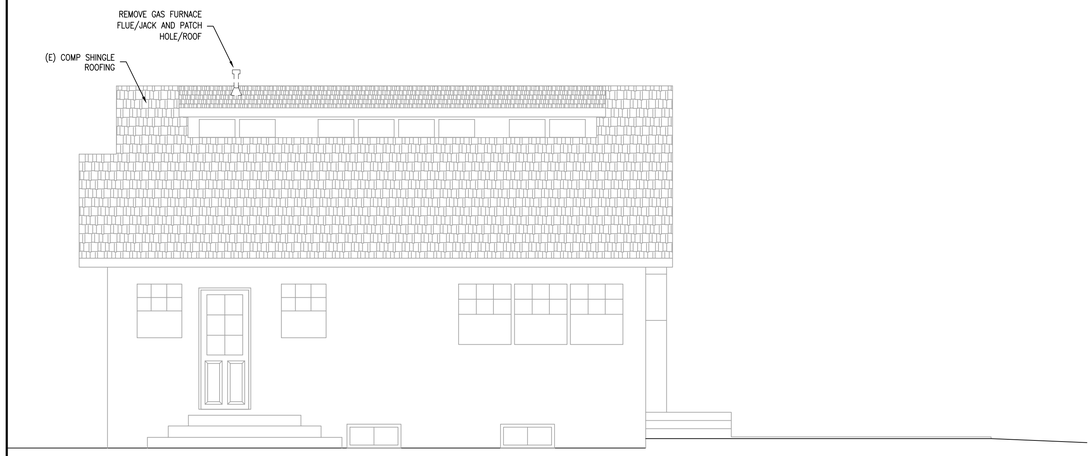
CITY OF ROSEVILLE APPROVAL

SHEET TITLE

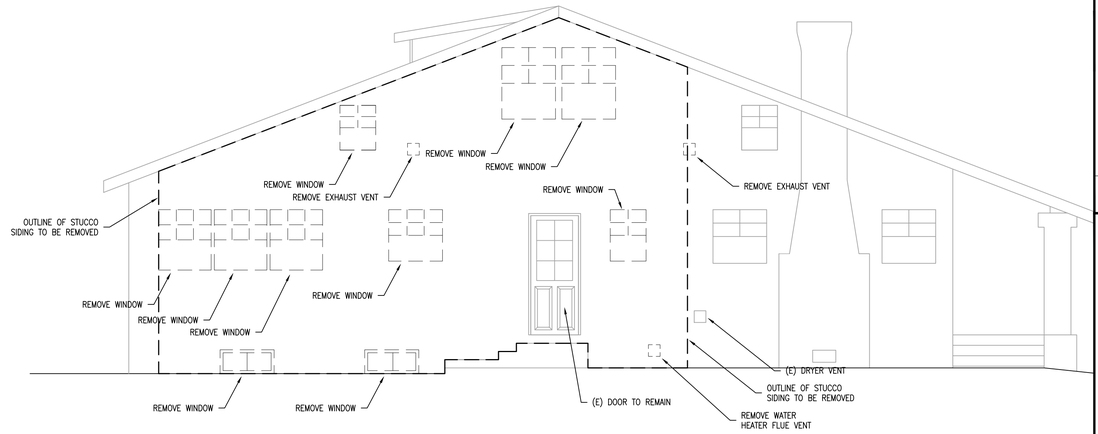
ELEVATIONS
WEST & SOUTH

SHEET NO.

A6



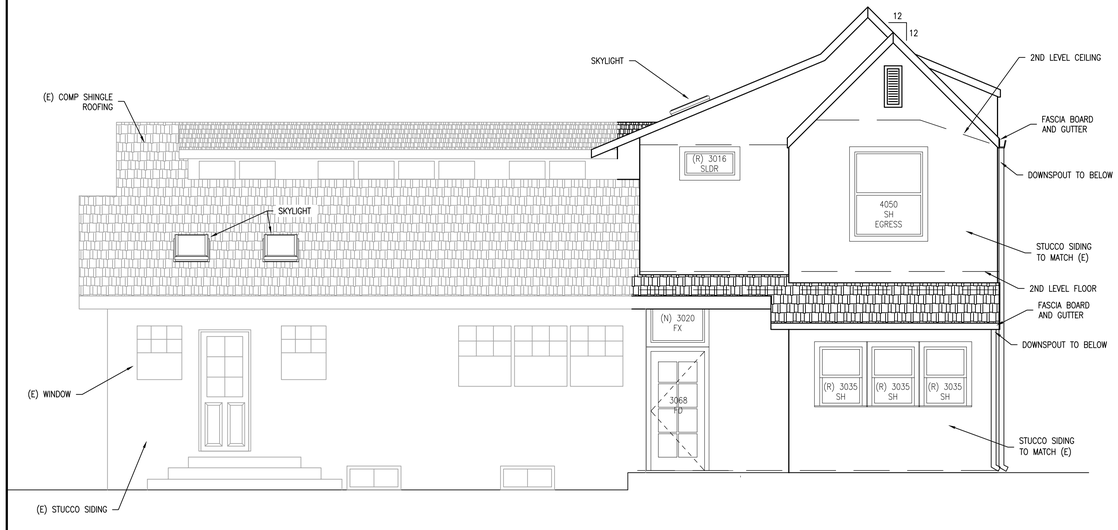
A EXISTING/DEMO - ELEVATION - EAST (BACK)
SCALE: 1/4"=1'-0"



C EXISTING/DEMO - ELEVATION - NORTH (LEFT)
SCALE: 1/4"=1'-0"

COLORS AND MATERIALS LEGEND

- EXTERIOR WALL: SMOOTH FINISH STUCCO PAINTED BEIGE TO MATCH EXISTING
- WOOD TRIM AND GUTTERS: PAINTED WHITE TO MATCH EXISTING
- ROOF SHINGLES: GRAY COMP SINGLE TO MATCH EXISTING



B PROPOSED - ELEVATION - EAST (BACK)
SCALE: 1/4"=1'-0"

COLORS AND MATERIALS LEGEND

- EXTERIOR WALL: SMOOTH FINISH STUCCO PAINTED BEIGE TO MATCH EXISTING
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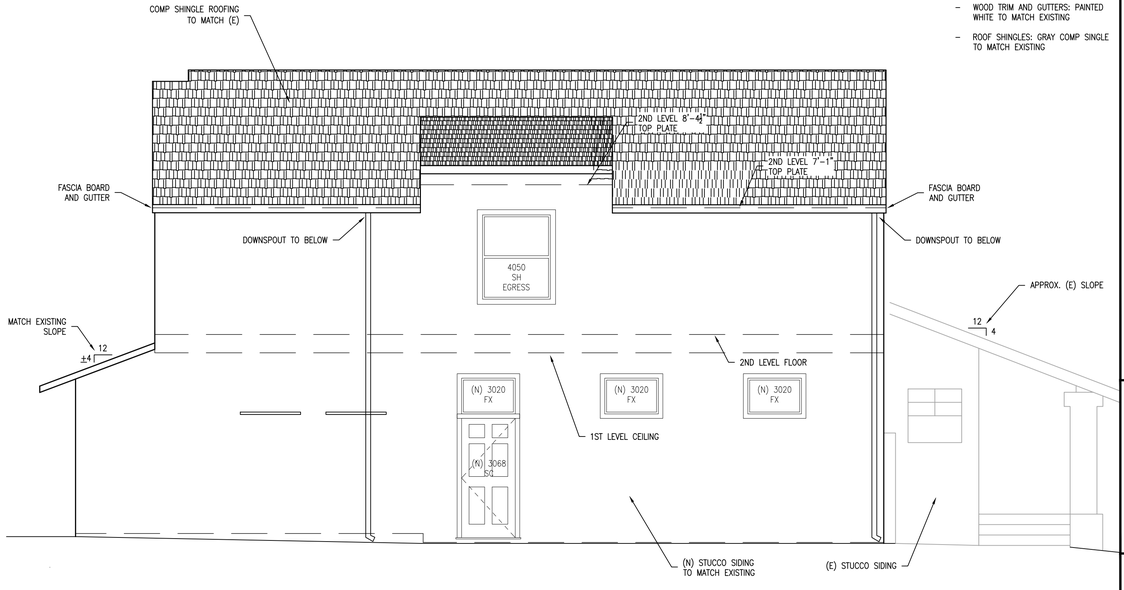
- ROOF SHINGLES: GRAY COMP SINGLE TO MATCH EXISTING



D PROPOSED - ELEVATION - NORTH (LEFT)
SCALE: 1/4"=1'-0"

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PLEIS RESIDENCE - ADDITION

161 S LINCOLN STREET
ROSEVILLE, CA 95678

CITY OF ROSEVILLE APPROVAL

SHEET TITLE

ELEVATIONS
EAST & NORTH

SHEET NO.

A7