

1 Site Plan
1" = 10'-0"

SHEET INDEX

SCOPE

NEW 2 STORY SINGLE FAMILY RESIDENCE WITH 5 CAR GARAGE

BUILDING DATA SUMMARY

APPLICABLE CODES

READ STANDARD SPECIFICATIONS PERTAINING TO THE CALIFORNIA BUILDING CODE WITH REGARD TO THE CONSTRUCTION OF THIS BUILDING

2019 CA BUILDING CODE
 2019 CA RESIDENTIAL CODE
 2019 CA MECHANICAL CODE
 2019 CA PLUMBING CODE
 2019 CA ELECTRICAL CODE
 2019 CA GREEN BUILDING CODE
 2019 CA ENERGY CODE
 2019 CA FIRE CODE AS AMENDED BY THE LOCAL FIRE DEPT. AND ALL LOCAL CODES.

GENERAL NOTES

ALL WORK SHALL COMPLY WITH AT LEAST THE MINIMUM STANDARDS OF THE LATEST ADOPTED CODES AND ORDINANCES INCLUDING THE 2019 CBC, CGBC, CMC, CEC, CPC, CFC AND 2019 TITLE 24 ENERGY COMPLIANCE STANDARDS.

INFORMATION CONTAINED WITHIN THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE REFERENCED CODES.

THE CONTRACTOR SHALL EXAMINE THE DOCUMENTS AND THE SITE AND NOTIFY THE OWNER OR THE DESIGNER IN WRITING OF ANY DISCREPANCIES DURING THE COURSE OF CONSTRUCTION. VERIFY LOCATION OF ALL EXISTING STRUCTURES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, SHORING AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE SITE AND BUILDING COMPONENTS, ADJACENT SOILS AND STRUCTURES, UTILITIES AND RIGHT-OF-WAYS WHICH MAY BE SUBJECT TO DURING CONSTRUCTION.

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK.

PRIOR TO STARTING ANY WORK, OBTAIN ALL HOMEOWNERS ASSOCIATION APPROVALS, DESIGN REVIEW APPROVALS, AND BUILDING PERMITS.

PROVIDE GUTTER AND DOWNSPOUT SYSTEM. VERIFY LOCATIONS WITH OWNER.

ALL FENCING AND GATES BY FENCING CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE WORK WITH FENCING CONTRACTOR. VERIFY FENCE AND GATE LOCATIONS WITH OWNER BEFORE CONSTRUCTION BEGINS.

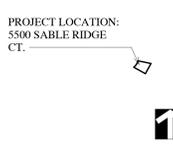
PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING A MIN. OF 6 INCHES OF FALL FOR THE FIRST 10' HORIZONTAL TO AN APPROVED DRAINAGE COURSE

LANDSCAPE, IRRIGATION, GRADING & DRAINAGE PLAN(S) TO BE PROVIDED BY OTHERS.

DESIGN CRITERIA

DS
S

VICINITY MAP



CONSULTANTS WITH ALL UTILITY LOCATIONS TO BE APPROVED BY ALL UTILITY COMPANIES.

ENGINEER: CHRIS OLIVEIRA & ASSOC.
 PH. 916-835-6073

SOLAR: DC SOLAR
 PH. 916-672-7859

ENERGY: VALLEY DUCT
 2216 SIERRA MEADOWS DRIVE
 ROCKLIN, CA 95677
 PH.916-624-2092

ALL WORK SHALL CONFORM TO THE 2019 CBC, CMC, CGBC, CEC, CFC AND THE 2019 TITLE 24 ENERGY REQUIREMENTS

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NOTE TO BUILDER AND OWNER:
 CONFLICTS, MISTAKES AND ERRORS MAY OCCUR IN ALL CONSTRUCTION DRAWINGS. IT IS THE RESPONSIBILITY OF THE BUILDER & OWNER TO REVIEW ALL DRAWINGS PRIOR TO START OF CONSTRUCTION AND NOTIFY STRUCTURAL DESIGNER AND ENGINEER OF ANY POTENTIAL PROBLEMS. FAILURE TO REVIEW PLANS CAN RESULT IN CHANGES TO THE PLANS DURING CONSTRUCTION. STRUCTURAL DESIGNER AND ENGINEER SHALL BE HELD HARMLESS IN SUCH AN EVENT. ALL BUILDER CONTRACTS AND DOCUMENTS SHALL SUPERCEDE INFORMATION IN THESE DRAWINGS. BY USING THESE DRAWINGS ALL PARTIES AGREE TO USE MEDIATION IN THE EVENT OF CONFLICTS THAT MIGHT OTHERWISE RESULT IN LITIGATION.

PLANS PREPARED BY:
 HILLS CONSTRUCTION INC.
 6085 DOUGLAS BLVD. #100
 GRAINTE BAY, CA 95746
 PH. 916-701-0559

IN ACCORDANCE WITH SECTION 5537 OF CALIFORNIA BUSINESS AND PROFESSIONS CODE

Chris Oliveira
 REPRESENTATIVE SIGNATURE



Brown Residence
 Clear Creek

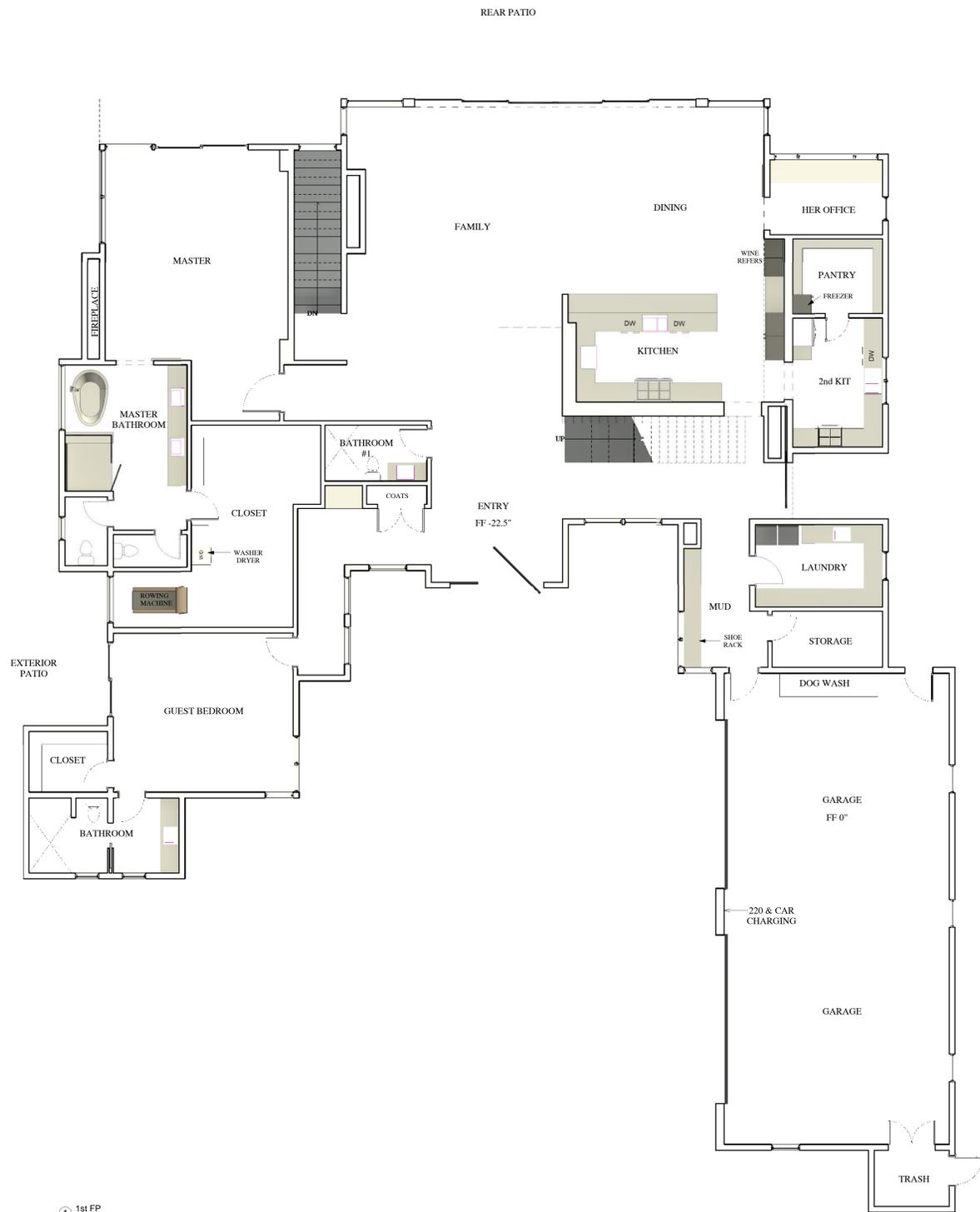
No.	Revision	Date

Project Number	
Date	07.15.21
Drawn By	Author
Checked By	Checker

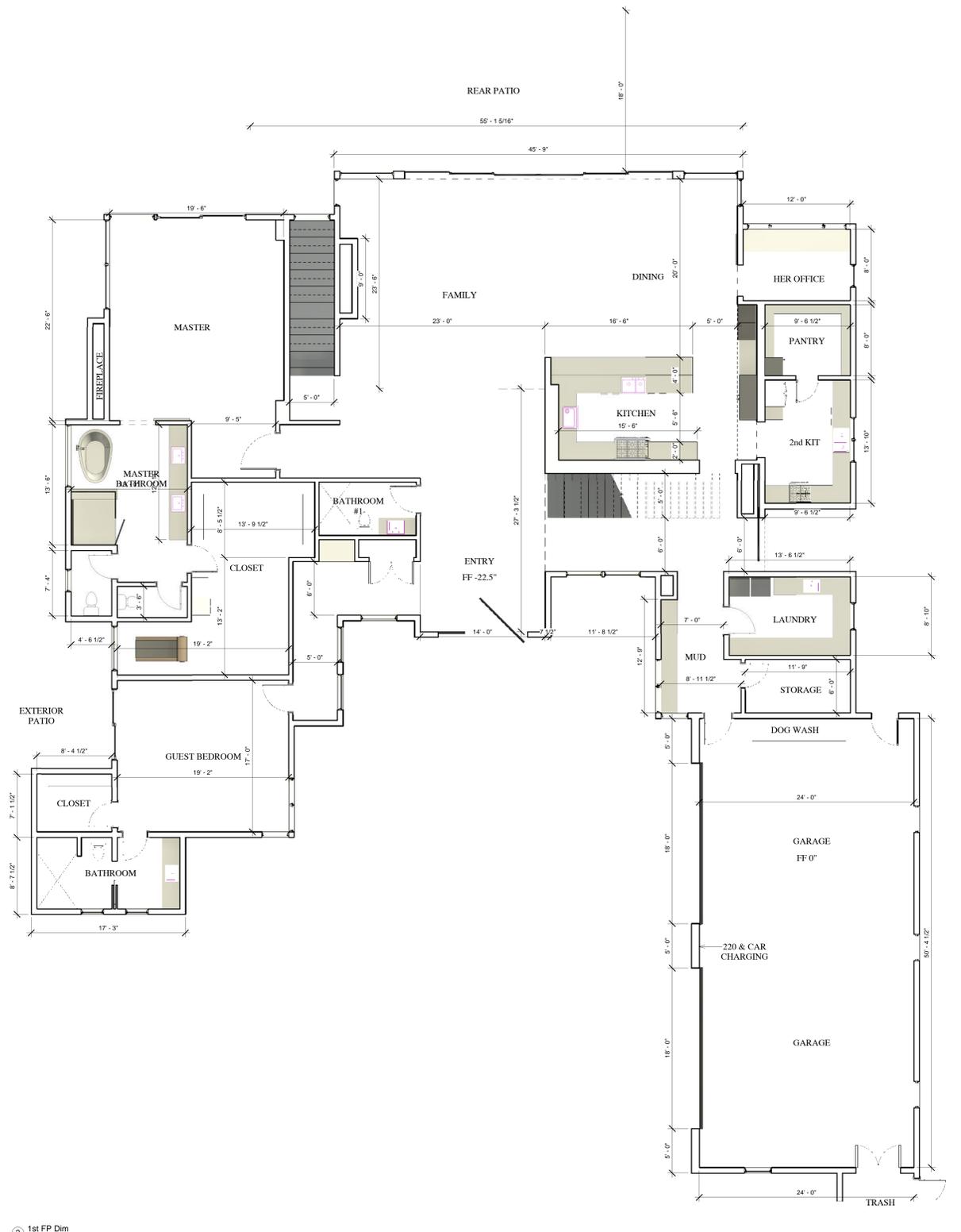
A1.0

SITE PLAN

SCALE: 1" = 20'-0"



1st FP
3/16" = 1'-0"



1st FP Dim
3/16" = 1'-0"

Building Data:
Main Floor 4,895 sf
Upper Floor 625 sf
Lower Floor 1,915 sf
Total Living 7,434 sf

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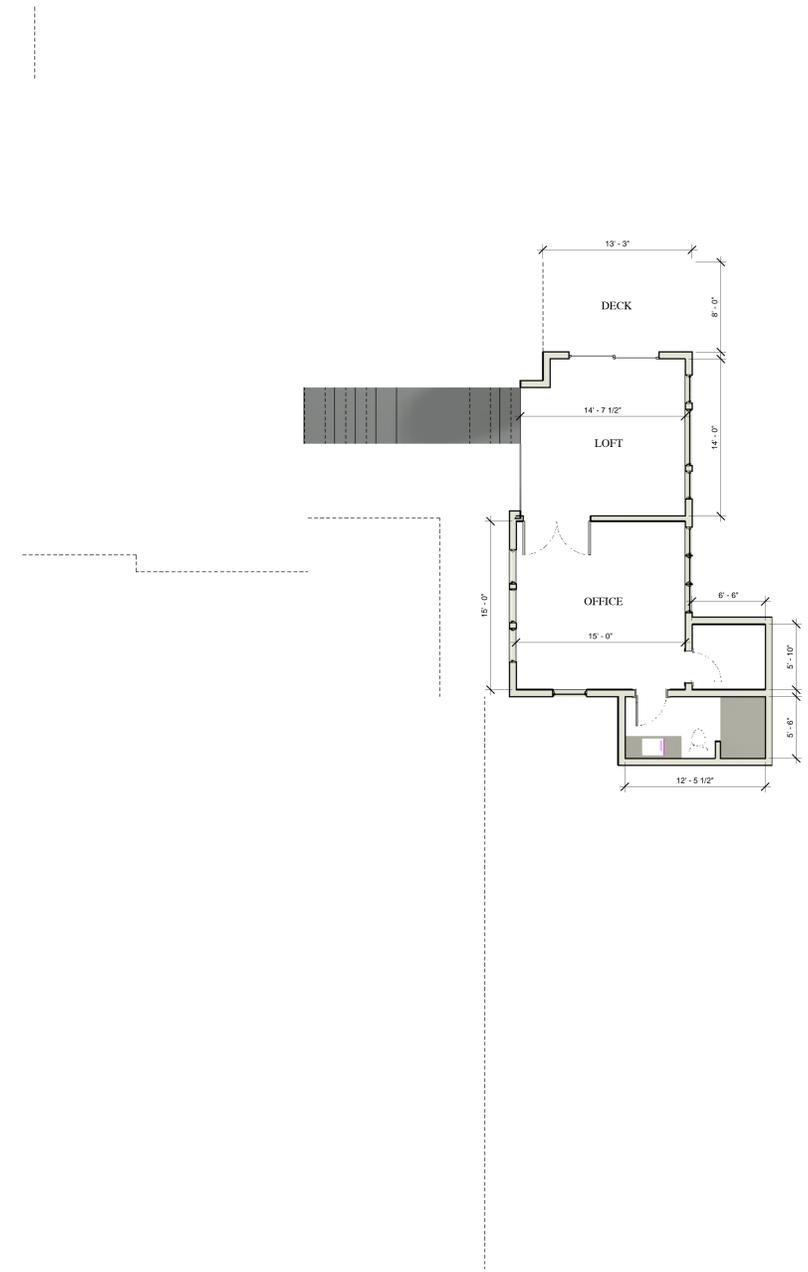
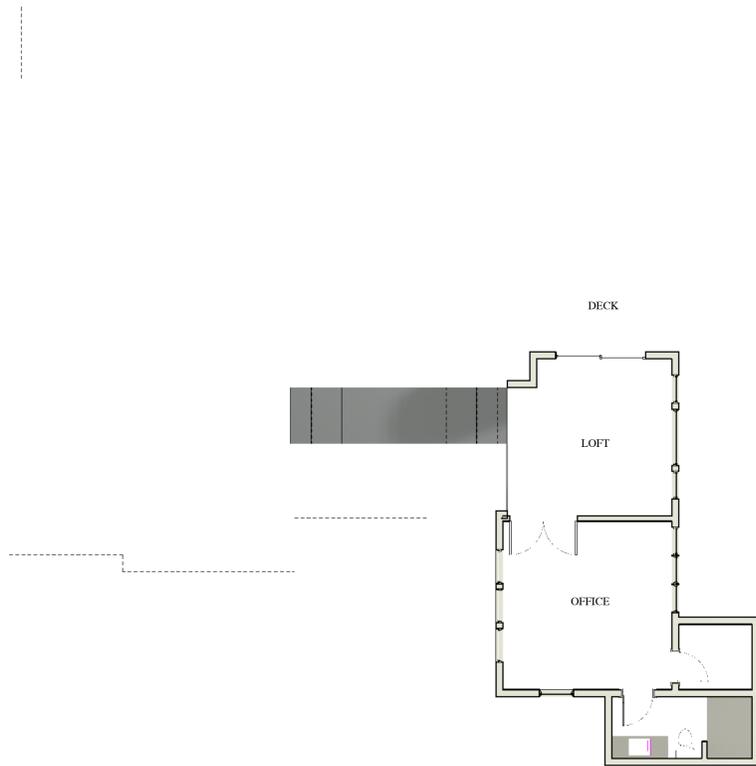
PLANS PREPARED BY:
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IN ACCORDANCE WITH SECTION 5537
OF CALIFORNIA BUSINESS AND
PROFESSIONS CODE
Paul Hill
REPRESENTATIVE SIGNATURE



Brown Residence
Clear Creek

No.	Revision	Date	Project Number
			07.15.21
			Drawn By Paul Hills
			Checked By Chris Olivera
1st Floor Plan			A2.0



1 2FP
3/16" = 1'-0"

Upper Floor Living 625 sf

2 2FP Dim
3/16" = 1'-0"

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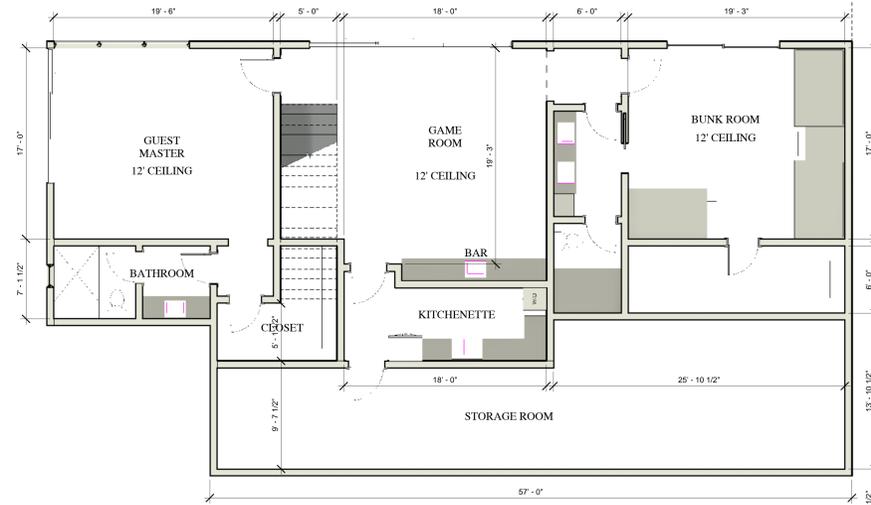
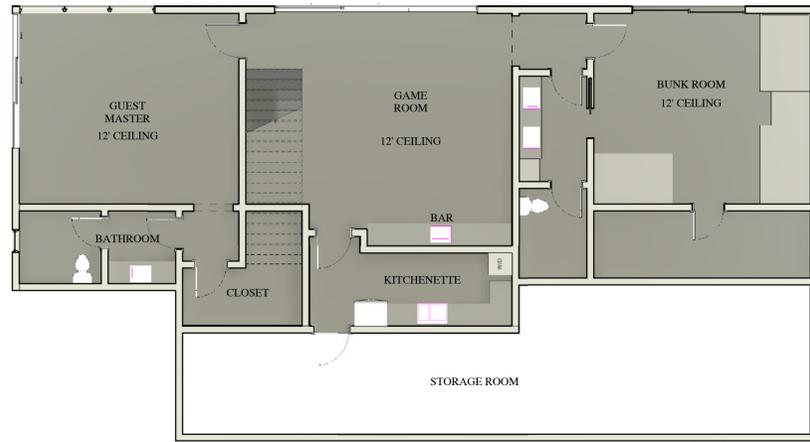
PLANS PREPARED BY:
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 GRAINTE BAY, CA 95746
 PH. 916-731-0559
 IN ACCORDANCE WITH SECTION 5537 OF CALIFORNIA BUSINESS AND PROFESSIONS CODE
Rene Hen
 REPRESENTATIVE SIGNATURE



Brown Residence
 Clear Creek

No.	Revision	Date
2nd Floor Plan		

Project Number	07.15.21
Date	Author
Drawn By	Checker
Checked By	
A2.1	



① 0 FP
3/16" = 1'-0"

Lower Floor Plan Living 1,475 sf

② 0 FP Dim.
3/16" = 1'-0"

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Rene Hen
REPRESENTATIVE SIGNATURE



Brown
Residence

Clear Creek

No.	Revision	Date

Lower Floor

Project Number

Date 07.15.21

Drawn By Author

Checked By Checker

A2.3