

GRADING NOTES:

1. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK TO BE DONE WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, AND FOR CONNECTIONS TO PUBLICLY-OWNED AND MAINTAINED FACILITIES.
2. CALL UNDERGROUND SERVICE ALERT (USA) AT 811 OR 800.642.2444, FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING/EXCAVATION ACTIVITY.
3. THE OWNER/CONTRACTOR SHALL NOTIFY CITY OF FOLSOM CONSTRUCTION INSPECTION SERVICES AT 916.355.7210, TWENTY-FOUR(24) HOURS PRIOR TO COMMENCEMENT OF ANY GRADING.
4. CONTRACTOR SHALL OBTAIN AN APPROVED WATER METER FROM THE CITY AT THE OWNER'S EXPENSE.
5. ALL REFERENCES TO "STANDARD SPECIFICATIONS" SHALL MEAN THE LATEST EDITION OF THE CITY OF FOLSOM STANDARD CONSTRUCTION SPECIFICATIONS AND DESIGN AND PROCEDURES MANUAL.
6. DRAINAGE SWALES ARE TO BE CONSTRUCTED PER CITY STANDARD DETAIL.
7. CLEARING AND GRUBBING SHALL CONFORM TO THE PROVISIONS OF SECTION 9.1 OF THE STANDARD SPECIFICATIONS.
8. ALL EXCAVATION, EMBANKMENT, BACKFILL, ETC., SHALL CONFORM TO THE PROVISIONS IN SECTION 9.2, "EXCAVATION," OF THE STANDARD SPECIFICATIONS.
9. CUSTOM HOMES AND/OR SWIMMING POOLS SHALL BE CHALKED OUT ON THE GROUND AND ALL OAK TREES SHALL BE FENCED WITH HIGH VISIBILITY FENCING BEFORE THE PRE-SITE INSPECTION IS SCHEDULED.
10. NO WORK SHALL BE DONE UNDER OR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY EXISTING TREE WITHOUT A VALID TREE PERMIT.
11. GRADING ACTIVITIES SHALL IMPLEMENT EROSION AND DUST CONTROL MEASURES AT ALL TIMES. EROSION CONTROL PLANS SHALL BE SUBMITTED TO THE CITY OF FOLSOM, COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL.
12. THERE SHALL BE NO TRESPASSING OF ANY KIND INTO PUBLIC OR PRIVATE OPEN SPACE AREAS.
13. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT JOB NO. E21410.000 FOR 680 TOWNSEND COURT, PROVIDED BY: YOUNGDAHL CONSULTING GROUP INC. DATED: OCTOBER 28, 2021.
14. ALL GRADING INCLUDING COMPACTION, EXCAVATION, PLACEMENT OF FILL MATERIALS ETC., SHALL BE DONE UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
15. THE OWNER/CONTRACTOR SHALL PROVIDE A GRADING REPORT CONSISTING OF THE OBSERVATIONS MADE DURING EARTHWORK OPERATIONS, SIGNED AND STAMPED BY A LICENSED GEOTECHNICAL ENGINEER, PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE STRUCTURE. RECOMMENDATIONS PROVIDED IN THE GRADING REPORT SHALL BE COMPLETED PRIOR TO ANY STRUCTURAL IMPROVEMENTS.

INSPECTIONS

- A. IT SHALL BE THE DUTY OF THE HOLDER OF THE BUILDING PERMIT OR THEIR DULY AUTHORIZED AGENT TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. IT SHALL BE THE DUTY OF THE PERMIT HOLDER TO PROVIDE ACCESS TO AND MEANS FOR INSPECTIONS OF SAID WORK THAT ARE REQUIRED BY THIS CODE.
- B. ALL CONSTRUCTION WORK SHALL BE SUBJECT TO INSPECTION BY THE CITY OF FOLSOM BUILDING OFFICIAL (OR HIS/HER REPRESENTATIVES) AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED. APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OTHER ORDINANCES OF THE JURISDICTION. INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID. IT SHALL BE THE DUTY OF THE PERMIT APPLICANT TO CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. NEITHER THE BUILDING OFFICIAL NOR THE JURISDICTION SHALL BE LIABLE FOR EXPENSES ENTAILED IN THE REMOVAL OR PLACEMENT OF ANY MATERIAL REQUIRED TO ALLOW INSPECTION. 2016 C.R.C. SECTION R109.

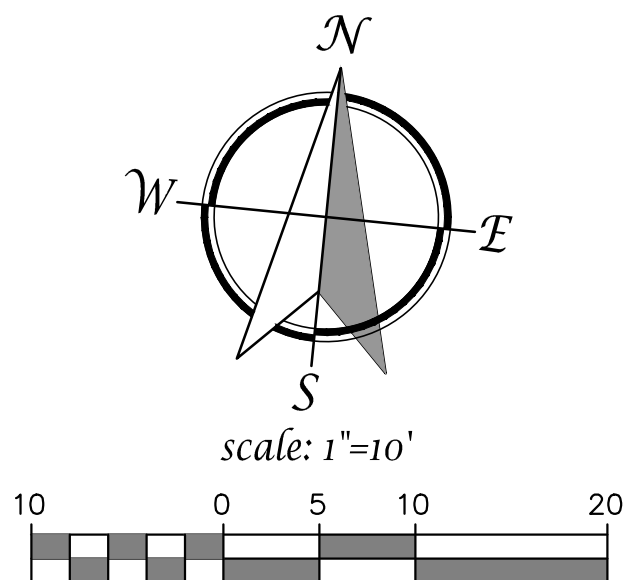
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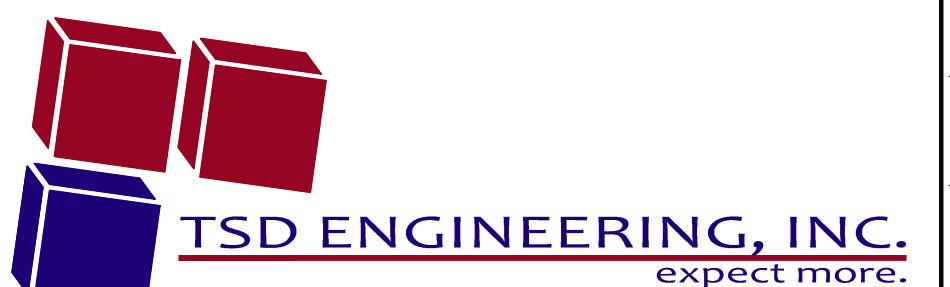
OWNER/APPLICANT
MOE & SUSAN TABATABAIIAN
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ARBORIST:
GORDON MANN
CONSULTING ARBORIST
PHONE: (650) 740-3461
EMAIL: gordon@mammandtrees.com

SITE/GRADING PLAN
680 TOWNSEND COURT
APN 072-3330-024
LOT 106 - EMPIRE RANCH VILLAGE 32C
CITY OF FOLSOM, CALIFORNIA



SITE/GRADING PLAN
680 TOWNSEND COURT
APRIL 7, 2022



785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701



NOTICE TO CALL A MIN.
48 HOURS PRIOR TO
CONSTRUCTION.

SHEET
G1/3

TREE PROTECTION NOTES:

1. EACH TREE OR GROUP OF TREES TO BE PRESERVED SHALL BE ENCLOSED WITH 4' HIGH-VISIBILITY FENCING ON 5' T-STAKES SET A MAXIMUM OF 10' APART. INSPECTION BY THE CITY ARBORIST IS REQUIRED PRIOR TO ANY GRADING, GRUBBING, TRENCHING, MOVEMENT OF HEAVY EQUIPMENT OR OTHER CONSTRUCTION ACTIVITY.
2. WEATHERPROOF SIGNS 11"x17" SPACED A MAXIMUM OF 50' APART SHALL BE POSTED ON ALL SIDES OF FENCES SURROUNDING EACH TREE OR TREES STATING THAT ENCLOSED TREES ARE TO BE PRESERVED.
3. PARKING OF VEHICLES, EQUIPMENT, OR STORAGE OF MATERIAL WITHIN THE PROTECTED ZONE OF TREES IS PROHIBITED AT ALL TIMES.
4. TPZ FENCING SHALL REMAIN UPRIGHT AND INTACT UNTIL AUTHORIZATION FROM CITY ARBORIST IS GIVEN AT THE FINAL INSPECTION.

AMENDED CONSTRUCTION DOCUMENTS

WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.

ARBORIST NOTE:

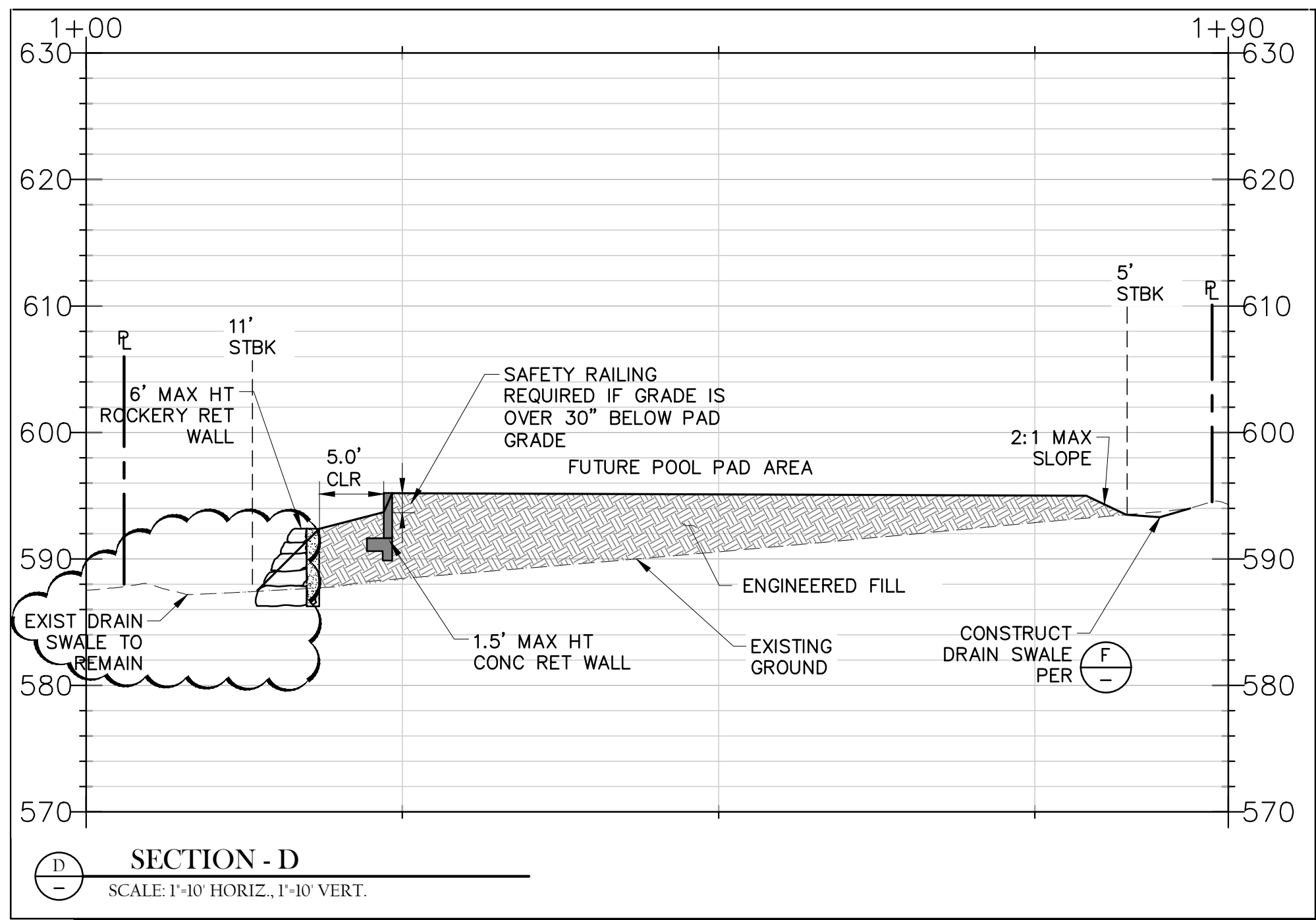
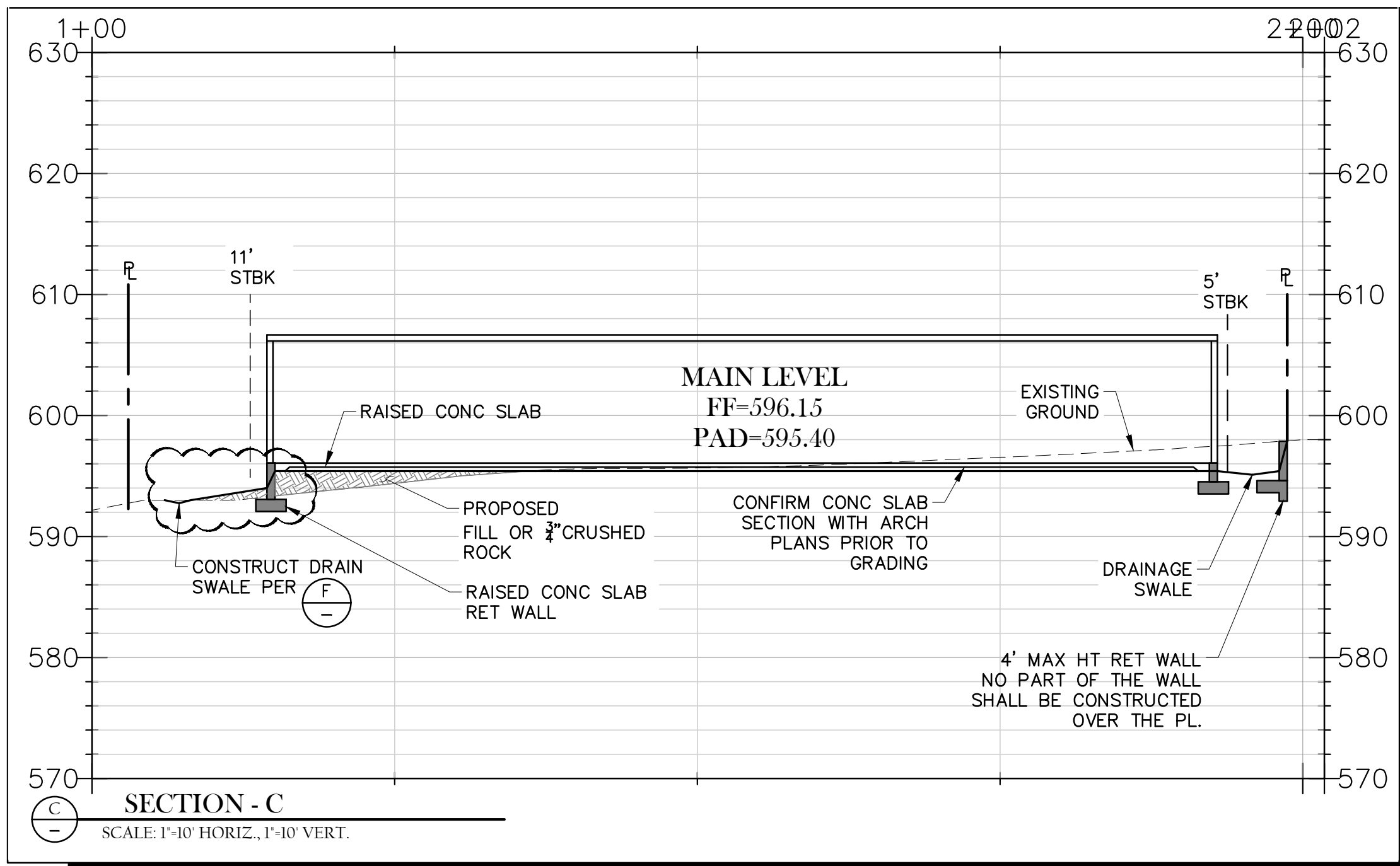
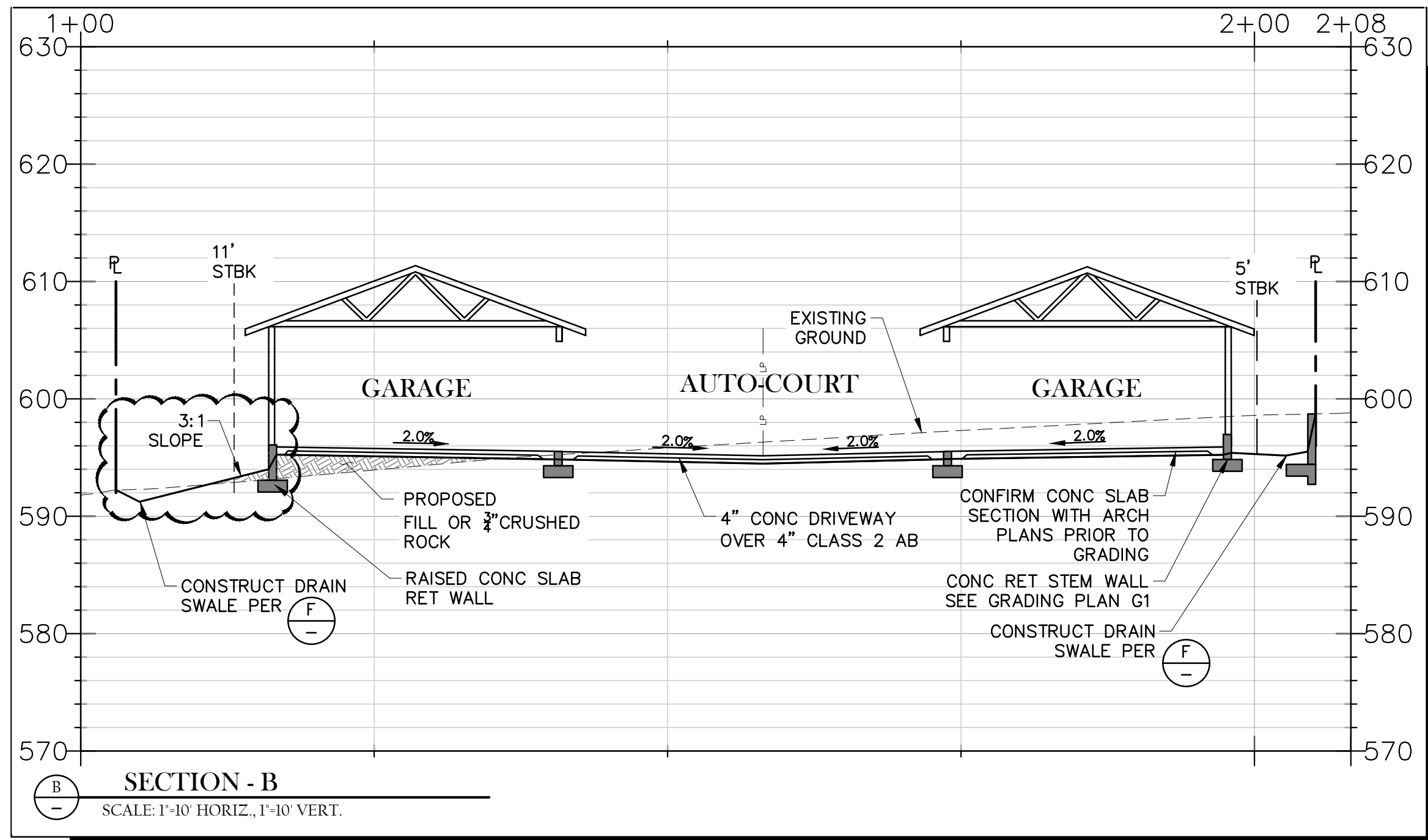
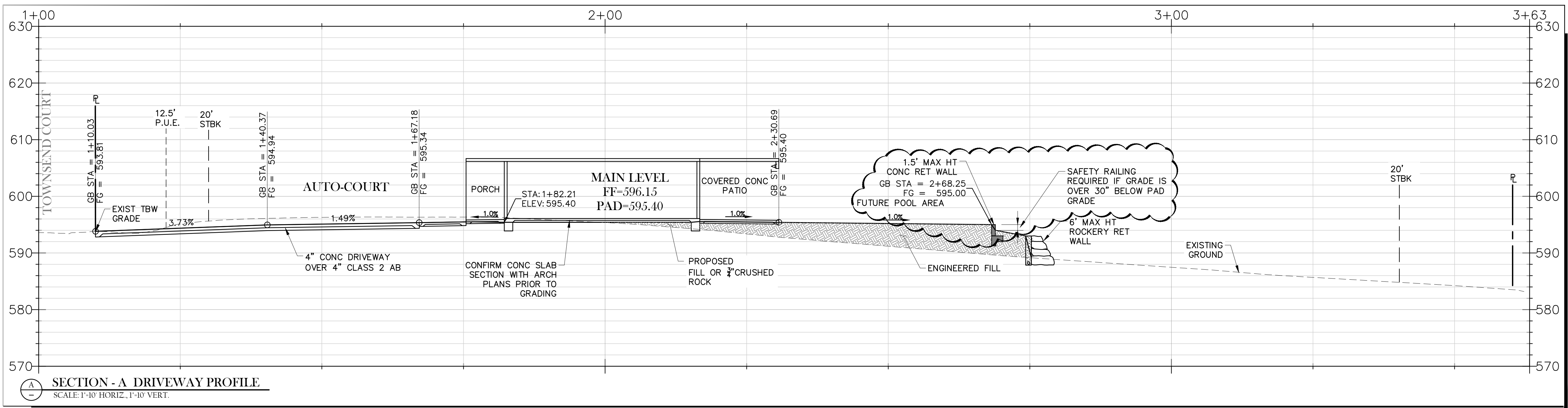
The applicant shall retain the services of a project arborist for the duration of the development project to monitor the health of oak trees to be preserved and carry out the City-approved tree protection plan. All regulated activity conducted within the Tree Protection Zone shall be performed under the supervision of the project arborist. "A certification letter by the project arborist attesting compliance with these conditions shall be submitted to the CDD at the time of the final inspection, prior to the Certificate of Occupancy."

EARTHWORK QUANTITIES:

CUT - ± 314 CY
FILL - ± 493 CY
NET - ± 179 CY (IMPORT)
AREA OF IMPACT - ± 15,199 SF
RAW NUMBERS, NO SHRINKAGE OR SWELL
WAS ACCOUNTED FOR.

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY HAS BEEN GENERATED FROM FIELD SURVEY PERFORMED BY OTHERS. TSD ENGINEERING INC. TAKES NO RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS. CONTRACTOR TO VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.



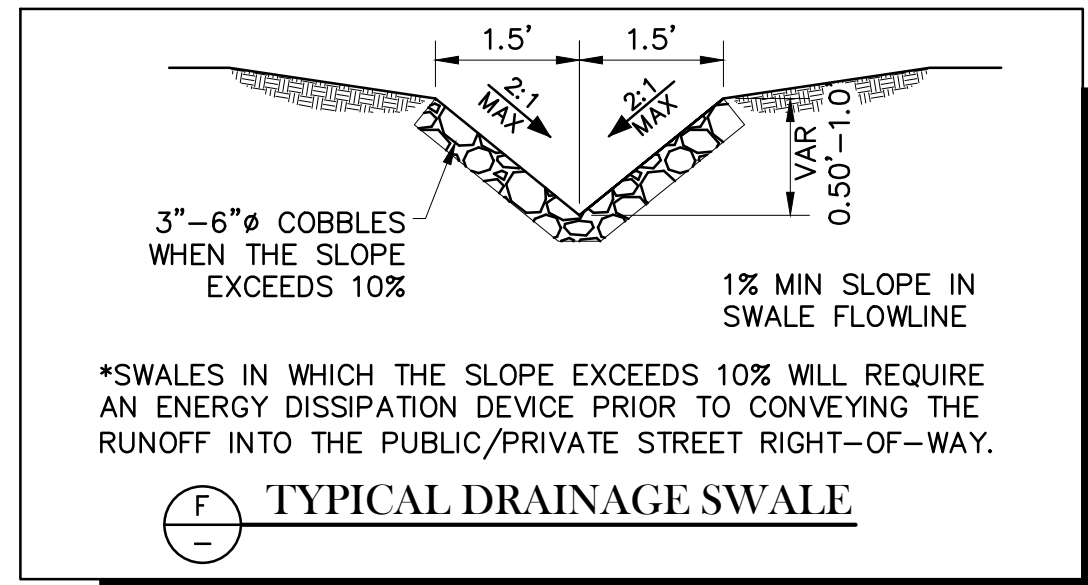
GRADING SECTIONS
680 TOWNSEND COURT
APN 072-3330-024
LOT 106 - EMPIRE RANCH VILLAGE 32C
CITY OF FOLSOM, CALIFORNIA

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AMENDED CONSTRUCTION DOCUMENTS
WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.

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- ADDITIONAL GRADING NOTES:**
1. COMPACTION TEST REQUIRED ON ALL FILL AREAS.
 2. CALL U.S.A. AT 1-800-642-2444 PRIOR TO EXCAVATION.
 3. ROCK LINE ANY SWALES STEEPER THAN 10%.
 4. CONTRACTOR TO VERIFY BUILDING STRUCTURAL SECTION PRIOR TO GRADING.



GRADING SECTIONS
660 TOWNSEND COURT
APRIL 7, 2022



TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

SHEET
G2/3

BMP INSTALLATION SCHEDULE

EROSION AND SEDIMENT CONTROL MEASURES	PHASE OF CONSTRUCTION			
	PRE-GRADING (CLEARING)	CUT & FILL ACTIVITIES	GRADING OF PADS	COMPLETION OF SITE IMPROVEMENTS
SCHEDULING REFERENCE CALIFORNIA STORMWATER QUALITY ASSOCIATION IMPROVEMENT STANDARDS SECTION EC-1 EROSION AND SEDIMENT CONTROL.	×	×	×	×
HYDROSEEDING REFERENCE CALIFORNIA STORMWATER QUALITY ASSOCIATION IMPROVEMENT STANDARDS SECTION EC-3, EC-4 EROSION AND SEDIMENT CONTROL.		×		
WATER CONSERVATION PRACTICES REFERENCE CALIFORNIA STORMWATER QUALITY ASSOCIATION IMPROVEMENT STANDARDS SECTION NS-1 EROSION AND SEDIMENT CONTROL.	×	×	×	×
STABILIZED CONSTRUCTION ACCESS ALL CONTRACTORS AND SUBCONTRACTORS MUST ESTABLISH STABILIZED AND APPROVED DISCHARGE POINTS (INLETS & OUTLETS) PRIOR TO ONSET OF CONSTRUCTION. (REFERENCE CASQA SECTION EC-10).	×	×	×	×
DUST CONTROL DUST CONTROL SHALL BE MAINTAINED BY WATER TRUCK.	×	×	×	
FIBER ROLLS REFERENCE CALIFORNIA STORMWATER QUALITY ASSOCIATION IMPROVEMENT STANDARDS SECTION SE-5 EROSION AND SEDIMENT CONTROL.	×	×	×	
STORM DRAIN INLET PROTECTION / INLET SEDIMENT CONTROL BARRIER REFERENCE CALIFORNIA STORMWATER QUALITY ASSOCIATION IMPROVEMENT STANDARDS SECTION SE-10 EROSION AND SEDIMENT CONTROL.	×	×	×	
EQUIPMENT STAGING AREA CONTRACTOR TO ESTABLISH AREA FOR EQUIPMENT/VEHICLE STORAGE AND VEHICLE/EQUIPMENT MAINTENANCE, FUELING AND WASHING.	×	×	×	
MATERIAL STORAGE AREA CONTRACTOR TO ESTABLISH AREA FOR CONSTRUCTION MATERIAL AND DEBRIS/SOLID WASTE STOCKPILES. REFERENCE CALIFORNIA STORMWATER QUALITY ASSOCIATION IMPROVEMENT STANDARDS SECTION WM-3.	×	×	×	
STREET SWEEPING AND VACUUMING REFERENCE CALIFORNIA STORMWATER QUALITY ASSOCIATION IMPROVEMENT STANDARDS SECTION SE-7 EROSION AND SEDIMENT CONTROL.	×	×	×	

EROSION AND SEDIMENT CONTROL
NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA STORMWATER QUALITY ASSOCIATION IMPROVEMENT STANDARDS FOR EROSION AND SEDIMENT CONTROL EXCEPT WHERE NOTED OTHERWISE.
- EROSION & SEDIMENT CONTROL BMPs MUST BE IN PLACE DURING ALL TIMES OF CONSTRUCTION. APPROPRIATE AMOUNTS (DEPENDING ON SIZE & CONDITION OF SITE) EROSION & SEDIMENT CONTROL DEVICES (FIBER ROLL, GRAVEL BAGS, ETC.) SHALL BE AVAILABLE ON SITE, DURING THE REST OF THE YEAR (DRY-SEASON) AND SHALL BE IMPLEMENTED PRIOR TO ANY SIGNIFICANT STORM EVENT THAT WILL GENERATE 1/10 INCH OF RAIN OR MORE.
- ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS, YEAR ROUND. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY OF FOLSOM.

EROSION AND SEDIMENT CONTROL
NOTES (CONTINUED)

- ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER CASQA TR-1, TR-2, TR-3, WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION. DIMENSIONS HAVE BEEN REDUCED PER LOT SIZE CONSIDERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION, BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION. HYDROSEED PLACED IMMEDIATELY PRIOR TO ANY RAIN EVENT SHALL USE A SECONDARY EROSION PROTECTION METHOD.

EROSION CONTROL PLAN
680 TOWNSEND COURT
APN 072-3330-024
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CUSTOM HOME EROSION AND SEDIMENT CONTROL NOTES

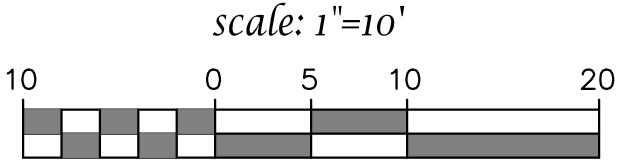
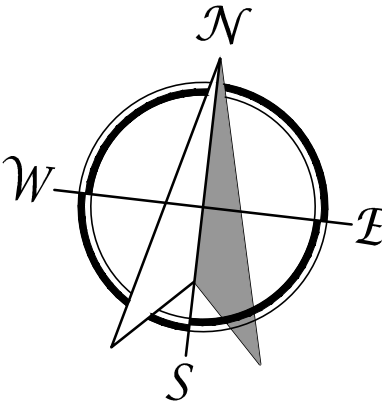
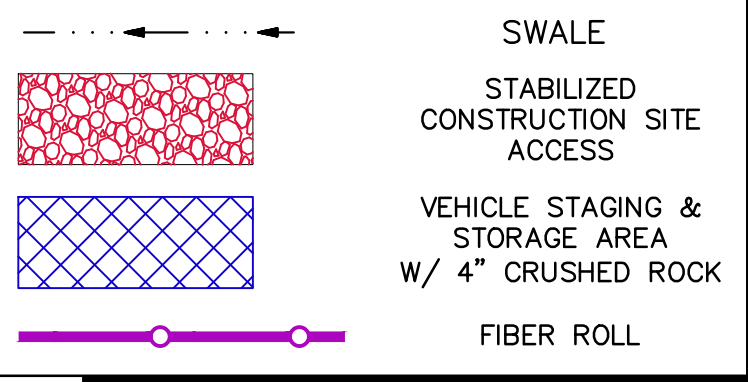
- THE PROJECT SHALL CONFORM TO THE FOLSOM MUNICIPAL CODE (FMC) FOR PROTECTION OF SURFACE WATERS AND URBAN RUN-OFF. IN ADDITION, SITES OF ONE ACRE OR MORE SHALL COMPLY WITH THE STATE'S NPDES GENERAL CONSTRUCTION PERMIT.
- THE PROJECT OWNER SHALL DESIGNATE AN EROSION AND SEDIMENT CONTROL (ESC) MANAGER WHO SHALL PROVIDE THEIR NAME, PHONE NUMBER, AND E-MAIL ADDRESS TO THE PUBLIC WORKS STORMWATER QUALITY MANAGER OR THE DESIGNATED CITY INSPECTOR. CHANGES TO THE ESC MANAGER'S CONTACT INFORMATION SHALL PROMPTLY BE REPORTED TO THE PUBLIC WORKS STORMWATER QUALITY MANAGER. THE ESC MANAGER SHALL BE RESPONSIBLE FOR ALL PROJECT PERSONNEL INCLUDING SUBCONTRACTORS AND MATERIAL SUPPLIERS.
- THE ESC MANAGER SHALL INSPECT AND MAKE NECESSARY CORRECTIONS AND ADJUSTMENTS TO THE STORMWATER CONTROLS ON THE FOLLOWING SCHEDULE: 1) WEEKLY, 2) 48 HOURS PRIOR TO A STORM EVENT PREDICTED BY THE NATIONAL OCEANIC ATMOSPHERIC ADMINISTRATION TO EXCEED 0.10 INCH, 3) DURING A STORM EVENT EXCEEDING 0.10 INCH AND 4) WITHIN 48 HOURS AFTER A STORM EVENT EXCEEDING 0.10 INCH.
- BEST MANAGEMENT PRACTICES (BMPs) DESCRIBED HEREIN AND ON THE APPROVED EROSION CONTROL PLAN ARE THE MINIMUM REQUIRED BMPs TO BE IMPLEMENTED AND MAINTAINED ON THE CONSTRUCTION SITE YEAR ROUND IN ORDER TO COMPLY WITH CHAPTER 8.70 OF THE FMC. ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS DICTATE, THROUGHOUT THE COURSE OF THE WORK, TO ENSURE THAT WATER QUALITY RUN-OFF INTO CITY DRAINAGE FACILITIES IS PROTECTED.
- SEDIMENT CONTROL BMPs SHALL BE INSTALLED AND MAINTAINED YEAR ROUND AND AT A MINIMUM SHALL INCLUDE PERIMETER CONTROLS, DRAIN INLET PROTECTION, AND STABILIZED ACCESS. PUBLIC STREETS AND SIDEWALKS SHALL BE SWEEPED DAILY WHEN VEHICLES ARE ACCESSING THE SITE. WASHING THE STREET SHALL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE CITY.
- THE CONTRACTOR SHALL ANTICIPATE AND ACCOMMODATE ANY RUN-ON FROM NEIGHBORING PROPERTIES, INCLUDING EXISTING WATER COURSES. EXISTING WATER COURSES SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITION, EXCEPT WHERE MODIFICATIONS ARE APPROVED BY THE CITY.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PROTECTED FROM EROSION DURING THE WET SEASON. HYDROSEED, IF USED, SHALL BE PLACED ON OR BEFORE SEPTEMBER 15TH. HYDROSEED PLACED AFTER SEPTEMBER 15TH SHALL BE USED WITH A SECONDARY PROTECTION METHOD SUCH AS A MAT OR BLANKET SPECIFICALLY DESIGNED TO FACILITATE GERMINATION AND GROWTH.
- PROTECTED AREAS SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCING. ADDITIONAL SIGNAGE MAY BE REQUIRED TO IDENTIFY THE RESOURCE BEING PROTECTED AND/OR PROVIDE ADDITIONAL INSTRUCTIONS TO CONSTRUCTION PERSONNEL.
- CEMENTITIOUS, PAINT, WASTE, AND HAZARDOUS MATERIALS SHALL BE HANDLED, COVERED, AND/OR STORED PROPERLY TO AVOID SPILLS, LEAKAGE, AND CONTACT WITH RAIN OR STORMWATER RUNOFF.
- UPON COMPLETION OF THE PROJECT, ALL BMPs SHALL BE REMOVED ONCE LANDSCAPING IS INSTALLED AND FUNCTIONING TO THE SATISFACTION OF THE CITY.
- VIOLATIONS OF THE FMC 8.70 MAY RESULT IN STOP WORK NOTICES, FINES, AND/OR DELAY IN CITY INSPECTIONS OF THE PROJECT IMPROVEMENTS.

BMP MAINTENANCE SCHEDULE:

THE BMP INSPECTOR SHOULD INSPECT THE SITE ON A WEEKLY BASIS, AND BEFORE, DURING, AND AFTER ANY STORM GENERATING RUNOFF TO DETERMINE MAINTENANCE REQUIREMENTS AND GENERAL CONDITIONS OF THE INSTALLED SYSTEM. THE LOCAL AGENCY MAY ALSO INSPECT THE SITE ON A ROUTINE BASIS TO ASSESS THE MAINTENANCE PERFORMED ON THE SYSTEMS. ALL MAINTENANCE RELATED TO A STORM EVENT SHOULD BE COMPLETED WITHIN FORTY-EIGHT (48) HOURS OF THE STORM EVENT. THE FOLLOWING MAINTENANCE TASKS SHOULD BE PERFORMED ON A REGULAR BASIS:

- REMOVAL OF SEDIMENT FROM BARRIERS AND SEDIMENTATION DEVICES.
- REPLACEMENT OR REPAIR OF WORN OR DAMAGED SILT FENCE FABRICS.
- REPLACEMENT OR REPAIR OF DAMAGED STRUCTURAL CONTROLS.
- REPAIR OF DAMAGED SOIL STABILIZATION MEASURES.
- OTHER CONTROL MAINTENANCE AS DEFINED IN EACH BMP FACT SHEET.

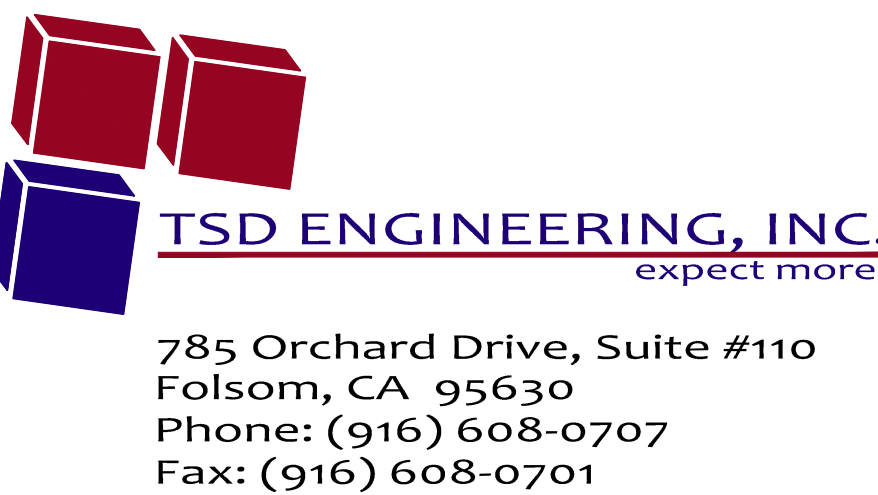
EROSION CONTROL LEGEND



EROSION CONTROL PLAN
660 TOWNSEND COURT
APRIL 7, 2022



SHEET
G3/3



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Vicinity Map
VICINITY MAP
680 Townsend Ct
Folsom, CA
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Site Notes:

Grading Notes:

- Surveyor to verify house corners and grade elevations before foundation is poured.
- Contractor is responsible to control drainage during construction. No irrigation runoff may leave this lot. Disperse storm water in its natural drainage course. (Per Cal-Green Section 4.106)
- No grade changes, trenching, or equipment operation under the dripline of the existing oak trees outside of the building envelope
- All grading shall conform to the minimum and all new hard surface (Drive & Auto Court) 36" min. from property lines.
- Rock lined swales required if slope exceeds 1:10. Sheet flow to begin a minimum of 10 feet from property line.
- Maximum finished slopes to be 3:1 or flatter.
- No grading allowed within 2 feet of property lines.
- Grade immediately adjacent to the foundation shall slope away from foundation 5% min in the first 10 feet, measured perpendicular from the structure. Imperious surfaces within 10 feet of the building shall be sloped at a min. of 2% away from the building. CRC 401.3
- Growth Retaining Wall Note (from Property Line)
 - 3" MIN to outside face of walls under 5 feet tall
 - 5" MIN to outside face of walls over 5 feet tall
 - Outside of Building Envelope No exposed face over 6 feet tall.
- Companion report to be provided for all cut-fill to field inspector. (per CBC Chapter 18 req)
- Provide certification letter from soils testing agency at time of foundation inspection. Letter shall be dated after issuance of building permit and certify that the pad and footing excavations are ready to receive improvements. (all inspections per CBC 1804.5)

Landscaping Notes:

- #### Hardscape - Concrete Flatwork
- Landscape plan to be "Approved" before any concrete.
 - Any Skyrights or tube skylights (SoloTube) to have a class A fire rating.
 - Driveway, walkway or other flatwork is installed.
 - 2% min slope shall be away from foundation (CRC R317.3)
 - Use approved plan for final approved layout
 - Verify Final Hardscape requirements with the final Landscape and Pool plans (if pool to be installed)
- #### Fencing
- FENCING to meet Lakeview Oaks HOA Standards.
- Fences that face the street or open space should be installed with the top rail horizontal and stepped for grade changes.
 - Interior fences may be sloped if long continuous slope only (ie not slope changes).
 - Fence details to be provided with Landscape plans.
- #### Screening
- Screen for all AC units, Pool Equipment, Gas Meter, Trash Storage Areas and Electrical Meter/Panels.
- Minimum screening for AC Unit & Pool Equipment. Lattice walls on all sides extending 12" above units, painted to match adjacent wall color.
 - Evergreen shrubs may be used as specified on this and/or the Landscape plan to screen Gas/Elect Meter.
 - All conduits and disconnect boxes to be painted the same color as the walls.

Trees

- Protective fencing required around dripline of all oak trees to remain throughout construction. Call for fence inspection before grading. Maintain fence throughout construction.
- Keep all equipment, vehicles, and materials on this lot only and outside dripline of trees.

Chapter R337-Wildfire Exposure:

Notes below based upon 2019 CRC Chapter R337, Materials and Construction for Exterior Wildfire Exposure.

- This project to meet the requirements of NFPA 130 & CRC Chapter R337.
- Roofing: shall meet the requirements of Sections R337.5.1 and R902.
- Shall be rated fire retardant type A.
- Any Skylights or tube skylights (SoloTube) to have a class A fire rating.
- 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 protected with approved materials or have one layer of minimum 7/2 pound (2.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D 3609 installed over the combustible decking.
- Valley flashing shall not be less than 26 gauge GI installed over not less than one layer of minimum 7/2 pound (2.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D 3609, at least 28-inch-wide running the full length of the valley. (R337.5.3)
- Roof flashes shall meet the requirements of R337.6
- Eaves shall be enclosed or be constructed of non-combustible / "Heavy Timber" (R337 & R337.7.4) designed to resist building ignition from the intrusion of burning embers and flame through the ventilation opening (337.6.2)
- Eave Venting only allowed per R337.6.2. Dimensions of the vent openings shall be a minimum of 1/16 inch (1.6 mm) and shall not exceed 1/8 inch. The materials used shall be non-combustible and corrosion resistant.
- Gutters and downspouts shall be non-combustible and shall have a means to prevent the accumulation of leaves and debris. (R337.5.4)
- Exterior Pouch Callings & Floor Projections: per R337.6 & R337.7
- Wall covering that shall be non-combustible (ie Stucco or similar) or be installed over 5/8" type "X" gypsum.
- Exterior wall: R337.7 Wall covering shall be non-combustible (ie Stucco or similar) or be installed over 5/8" type "X" gypsum.
- Gable end & Underlief Venting: R337.6.2
- Dimensions of the vent openings shall be a minimum of 1/16 inch (1.6 mm) and shall not exceed 1/8 inch (3.2 mm). The materials used shall be non-combustible and corrosion resistant.
- Exterior Windows & Doors: R337.8
- Glazing shall have the exterior sheet of dual glazed windows/doors tempered. (R337.8.2.1)
- Exterior Door assemblies shall meet the R337.8.3 req.
- Exterior Decking and Stair Assemblies: R337.9
- Any deck or walking surface within 10 feet of the building must have a class B flame spread, or be constructed of non-combustible material, or be fire-retardant treated to meet requirement of R337.9.3
- Landscaping / Site Requirements
- Ready combustible vegetation within 30 feet of the structure to be removed and maintained.
- Landscaping plants within 30 feet of the structure shall be fire resistant.

TREE SUMMARY				
TREES ON PROPERTY TO REMAIN (2)				
#	SIZE	TOTAL COVERAGE	IMPACTED AREA	NOTES
7889	20	N/A	56 sf	ADJACENT PROPERTY
7890	11.5	N/A	8 sf	
TREES TO BE REMOVED (1)				
#	SIZE	TOTAL COVERAGE	IMPACTED AREA	NOTES
7879	14	N/A	REMOVED	
7879	14.8	N/A	REMOVED	
7880	19	N/A	REMOVED	
7881	22	N/A	REMOVED	
7882	20	N/A	REMOVED	
7883	9.7	N/A	REMOVED	
7884	9.7	N/A	REMOVED	
7885	11.5	N/A	REMOVED	
7886	19	N/A	REMOVED	
7887	9	N/A	REMOVED	
7888	16.5	N/A	REMOVED	
7891	11	N/A	REMOVED	

See Artist report provided by CatLTC, dated January 2021 for additional tree information and mitigation requirements

2019 CalGreen Notes (CGBC)

- SITE SURFACE AND STORMWATER MANAGEMENT (CALIFORNIA 4.106)
 - 4.106.1. The project shall develop a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm Water Pollution Control Act (SSWPCA).
 - 4.106.2. Storm water design. Design storm water runoff and quantity in accordance with Section 4.106.1 and storm water runoff quality by Section 4.106.1.2 to the local jurisdiction.
 - 4.106.3. Storm water design. Design storm water runoff and quantity in accordance with Section 4.106.1 and storm water runoff quality by Section 4.106.1.2 to the local jurisdiction.
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REV 3-19-21

NOTES

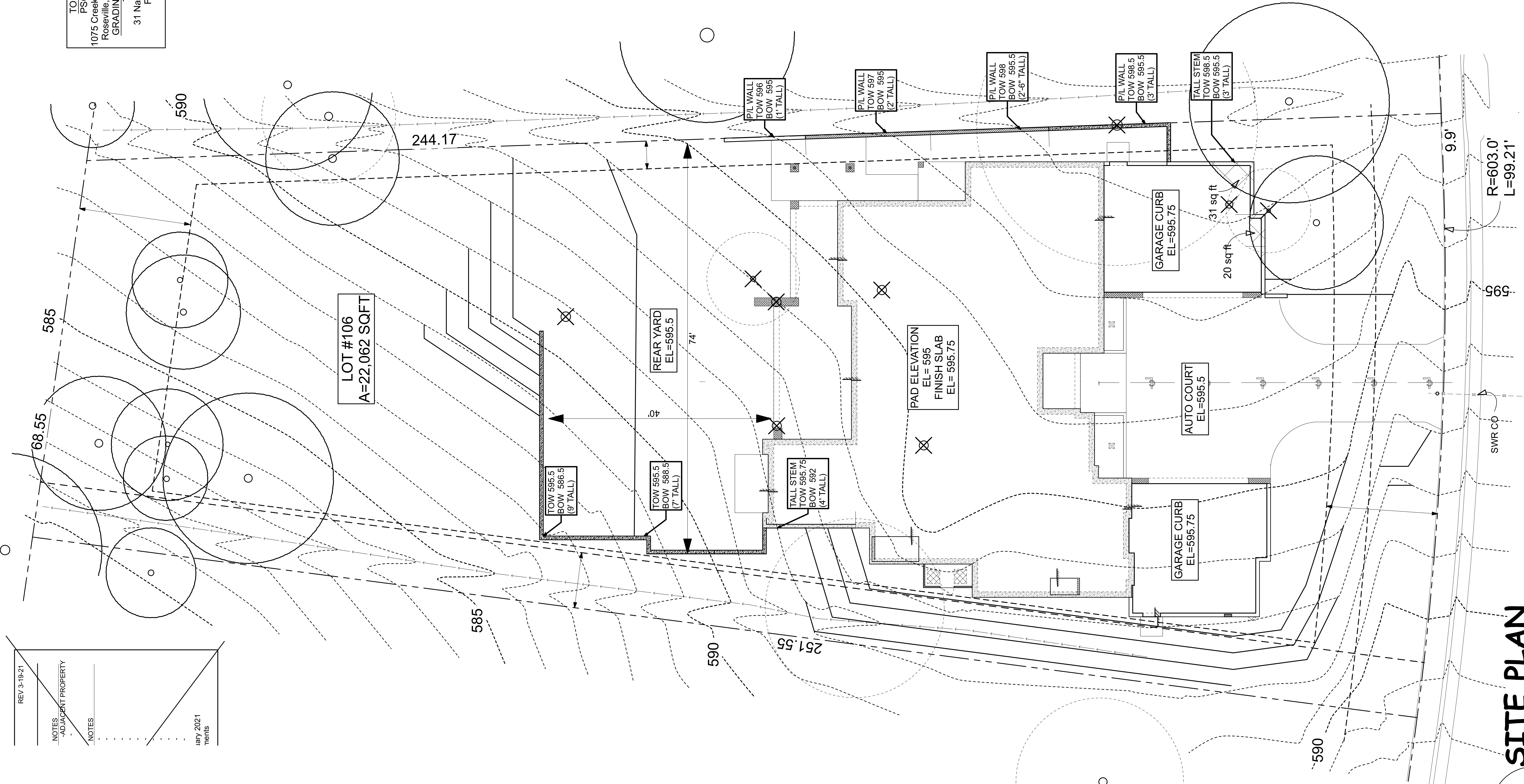
ADJACENT PROPERTY

NOTES

January 2021

Revised

TOPO BY
PSOMAE
1075 Creekside F
Roseville, CA 95
GRADING PL/ TSD E
31 Natoma
Folsom
(916)



SEE GRADING PLAN
OR ALL SITE GRADING
INFORMATION

LEGEND

REV 1-22-09

PROPERTY LINE

BUILDING SETBACK LINES

NEW CONTOUR LINES

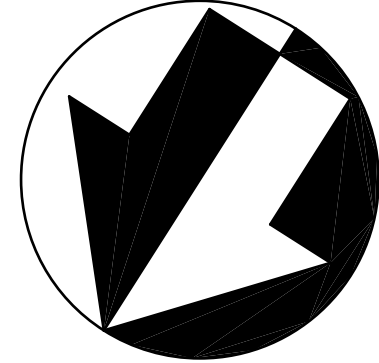
G CONTOUR LINES

AY - HARD SURFACE

I LINE

TER SAFETY FENCING

OTECTION FENCING



SITE PLAN
1"= 20' -0"

680 TOWNSEND COURT

1 DETAILED SITE PLAN

Taba Residence
680 Townsend Court Folsom CA 95630
DETAILED SITE PLAN

SHEET

A1.1



Taba Residence

JOB # #21.06

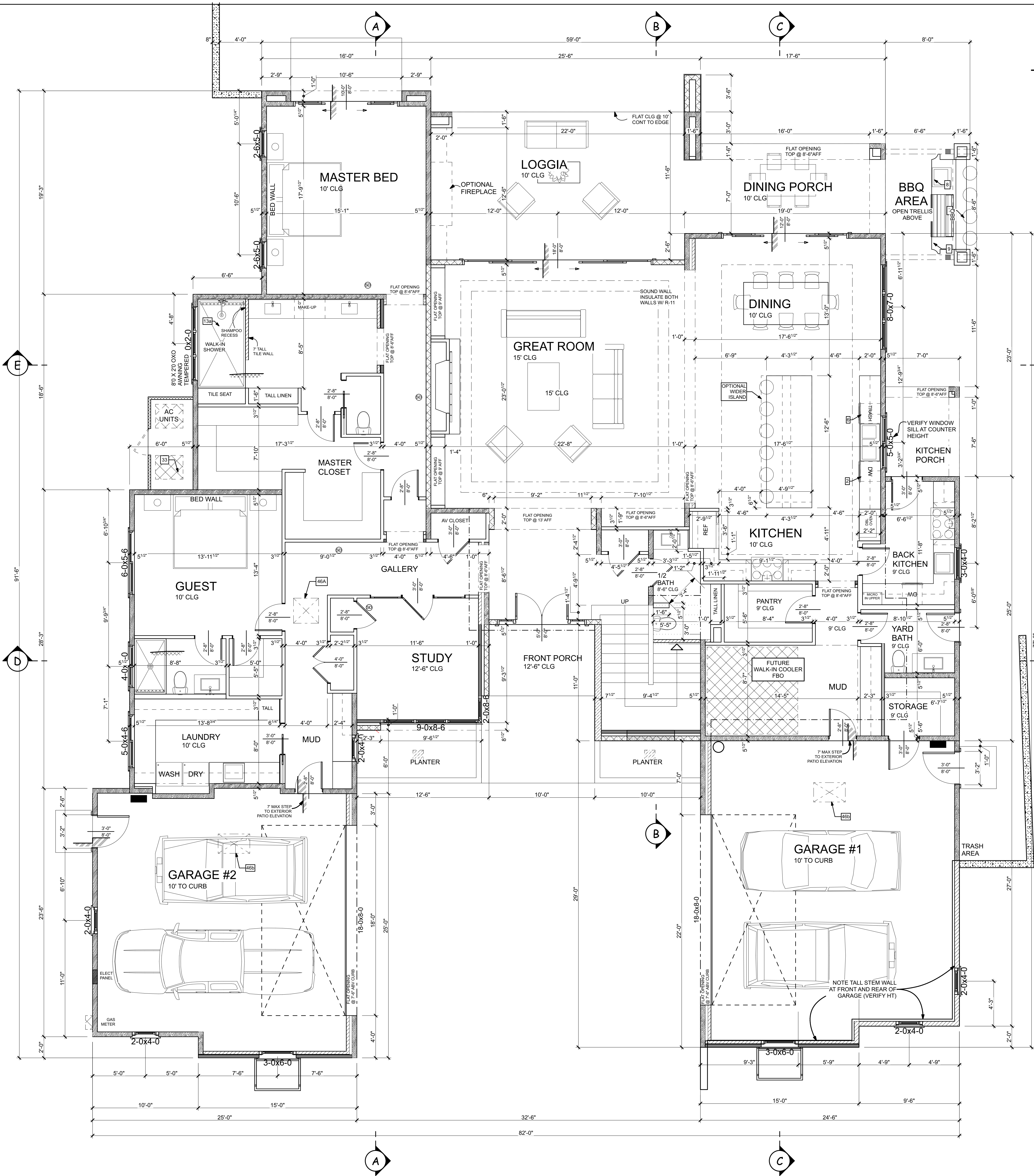
SCALE AS NOTED

DATE
8-7-21 3d Model Set

\\Users\milestone\m\SS Dropbox\Miles Coleman\1 Milestone Projects\1. Current (25\21.06 Tababahan\Freesse)\21.06\08-22-21\pin

WINDOW NOTES:
10" STUDS HEAD @ 8'-0"
12" STUDS HEAD @ 10'-6"
(NOTE EXTERIOR 3" HIGHER AT RECESS LOCATIONS)

DOOR NOTES:
INTERIOR DOORS @ 8' TALL
EXTERIOR DOORS @ 8' TALL TYPICAL
(USE 6X HDR ABV WHEN TRANSOM USED UNO)



Taba Residence

680 Townsend Court

GENERAL PLAN REQ:

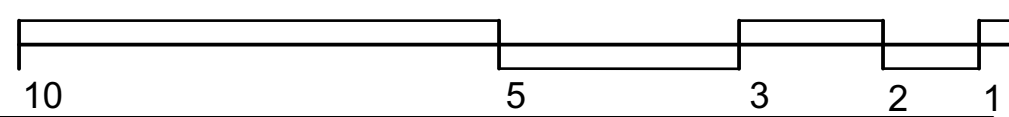
- See sheet SP for specifications and sheets AD1 & AD2 for General Notes and Architectural Details
- Garage to house separation requirements
 - 1/2" Type "X" gypsum is required at all separation walls, and ceilings, at the garage, installed on garage side of wall. CRC R302.8.
 - Openings per Section CRC 302.5.1.
 - Where there is living space above garage area use 5/8" Type "X" gypsum wallboard installed on garage side of wall (at all garage walls, ceiling and at all supporting structural elements) CRC 302.8.
 - Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board. (CRC 302.7)
 - Attach Gypsum per CRC Table R702.3.5 as referenced in CRC R302.6.
 - All penetrations or openings around ducts, vents, pipes, cable, wires, etc. shall be sealed with an approved fireblocking material to resist passage of flames and products of combustion. CRC R302.11, Item 4.
 - All penetrations (such as vacuum cleaner) through the firewall will be of metal from the machine through the firewall and sealed around the pipe penetration. CRC 302.5.2
- All interior bathrooms and laundry rooms to have exhaust fans vented to the outside with a fan capable of 50 CFM intermittent or 25 CFM continuous. (CRC R303.3 and CRC 403.7)
- Carbon Monoxide-Smoke detectors are required at all sleeping rooms, stairwells and hallways (CRC 314.4, CRC 315.1 and CRC 315.2) (See additional req on sheet A1 note #12)
- All shower and tub-shower combinations shall be provided with individual control valves of the pressure balance or the thermostatic mixing valve type. The water temperature maximum is a setting of 120 deg. F (or 49 deg. C)
- Shower thresholds shall be of sufficient width to accommodate a minimum 22" wide door and shall open so as to maintain a 22" unobstructed opening for egress.
- Gas fireplace appliances shall be a direct-vent sealed-combustion type. (CRC 4.503.1) Factory-built fireplaces shall be listed and labeled and shall be installed in accordance with the conditions of the listing. Factory-built fireplaces shall be tested in accordance with UL 127. (CRC 1004.1)
- Decorative shrouds shall not be installed at the termination of factory-built chimneys except where such shrouds are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with manufacturer's installation instructions. (CRC R1005.2, CBC 2113.9)
- Provide spurs, arresters for wood burning units at chimney termination per mfg req. (CRC 1003.9.2)
- Listing and installation manual shall be available for review by the Field Inspector upon request per CRC R1005.1.
- At Water Heater and Washer locations above the first floor provide overflow pan with a drain to the exterior. Provide bracing per CPC 507.4. (see detail 2 sheet AD2)
- 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. CRC Section R702.3.8.1
- Bathub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height not less than 6 feet (1829 mm) above the floor. (CRC R307.2)
- Exterior landing at the exterior door shall be a maximum 7.34" below the top of the threshold, provided the door does not swing over the landing or floor per CRC R311.5.1. All exterior door landings to be 36" min deep x door width, 2% max slope
- Handrails and guards. Handrails and guards shall be designed to resist a load of 50 lbf in accordance with Section 4.5.1 of ASCE 7. (R1607.8.1) All handrail and guard rail system shall be designed to resist a single concentrated load of 200 lbf applied in any direction at any point on the handrail or top rail to produce the maximum load effect on the element being considered and to transfer the load through the supports to the structure. (ASCE 7-10, Section 4.5.1)

KEYNOTE LEGEND:

- KITCHEN
- Sink w/ garbage disposal. See detail 4/AD2 for vent req
 - Dishwasher, provide surface mount air gap as req'd
 - Microwave in upper
 - a. 32" Ref space (provide water for ice-maker)
 - b. 32" Freezer space
 - c. Under Counter Ref
 - 36" Induction Cooktop w/ hood (vent to exterior)
 - Trash Organizer
 - Dbl Oven
 - Counter level Eating Bar
 - 48" Gas BBQ w/ hood (vent to above roof)
 -
- BATHROOMS
- Tub/ Shower, 32"x 60"
 - a. Tile Shower (w/ Temp Glass enclosure)
 - (1) wall heads + (1) dg head
 - Note recess slab for flush entry see detail 4/A7
 - b. Tile Shower (w/ Temp Glass enclosure)
 - Tall Linen cabinet
 - Low Linen cabinet.
 - Exhaust fan as required by CRC 303.3
 - (Humid-Fan req at all shower locations)
 -
- LAUNDRY
- Washer (f.b.o.) recess rough-in plumbing AND
 - Dryer (f.b.o.) Provide exhaust vent to outside air with air damper. See Detail 15/AD2
 - Verify make-up air requirement per CMC 504.3.1
 - Laundry Sink (with drip bar abv sink)
 - Bron Model # ZB110 fan (Rotted run continuously) label the switch to indicate the owner should leave it on all the time. Reg for Whole House Ventilation
 -
- GARAGE & STAIRS
- 1/2" TYPE "X" drywall at walls and ceiling between dwelling and garage, and at all exposed structural members.
 - At garage ceiling where there is living space above and at all accessible areas under all stairs use (1) layers of 5/8" TYPE "X" drywall. (Table R302.6)
 - Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board. (CRC 302.7)
 - Auto door opener (provide elect as req)
 - Concrete step(s) to grade as req.
 - 1-3/8" Solid Core, Self Closing door req for openings Between Garage and Dwelling. (CRC 302.5.1)
 -
- MECHANICAL
- 18" High wood platform (with Gas stub if available)
 - Provide 3" steel Concrete filled Boltard to protect WH
 - F.A.U
 - Water Heater (see 2/AD2 for bracing req.)
 - Provide drain line from relief valve to the outside of the building with the end of the pipe not more than 2' or closer than 6" to exterior grade. (CPC 505.6)
 - UL4690630100 (no gas req)
 - Air Conditioning compressor with pad as req
 - 12" airspace req all side of compressor Unit
 - Verify Unit size with HVAC contractor (see detail 1/A1)
 - Carbon Monoxide-Smoke detector, I.C.C. approved, hard wired on dedicated circuit, with battery back-up. (CRC 314.4, CRC 315.1 and CRC 315.2)
 - Central Vacuum unit
- FRAMING NOTES
- 2 x 6 studs at 16" o.c. (typ. w/ R-19 at exterior)
 - 2 x 4 studs at 16" o.c. (typ. w/ R-13 at exterior)
 - Dbl Wall 2 x 4 x 2 x 4 studs @ 7.5" wide UNO
 - Dbl Wall 2 x 6 x 2 x 4 studs @ 12" wide UNO
 - Balloon frame wall (to btm of truss or floor abv)
 - 2 x 8 studs at 16" o.c. (typ. w/ R-21 at exterior)
 - Ceiling break Abv.
 - 2 x 6 Plumbing Wall
 - a. 30" x 30" attic access panel. (per CRC 807.1 if HVAC @ attic)
 - b. 22 x 48" attic access panel
 - 22" Sola-tube Skylight. (See detail 1/A4)
 - Line of wall below / abv.
 - 7" max step between garage slab and interior finish surface
 - Appliance recess (wall recess to stop @ 6" AFF UNO)
 - See detail 1/E1r
- MISCELLANEOUS
- Built-in (see owner or contractor for detail)
 - Decorative Metal Bahama Shutter at gable end as noted
 - See detail 5/A5

1st FLOOR 3,491 sq ft
GARAGE #1 734 sq ft
GARAGE #2 607 sq ft
PORCH AREA
FRONT 64 sq ft
KITCHEN 60 sq ft
LOGGIA 508 sq ft

FIRST FLOOR PLAN



JOB # #21.06
SCALE 1/4"= 1'-0"
DATE 8-7-21 3d Model Set
8-23-21 BANK SET

Milestone
STUDIO

Taba Residence
680 Townsend Court Folsom CA 95630
FIRST FLOOR PLAN

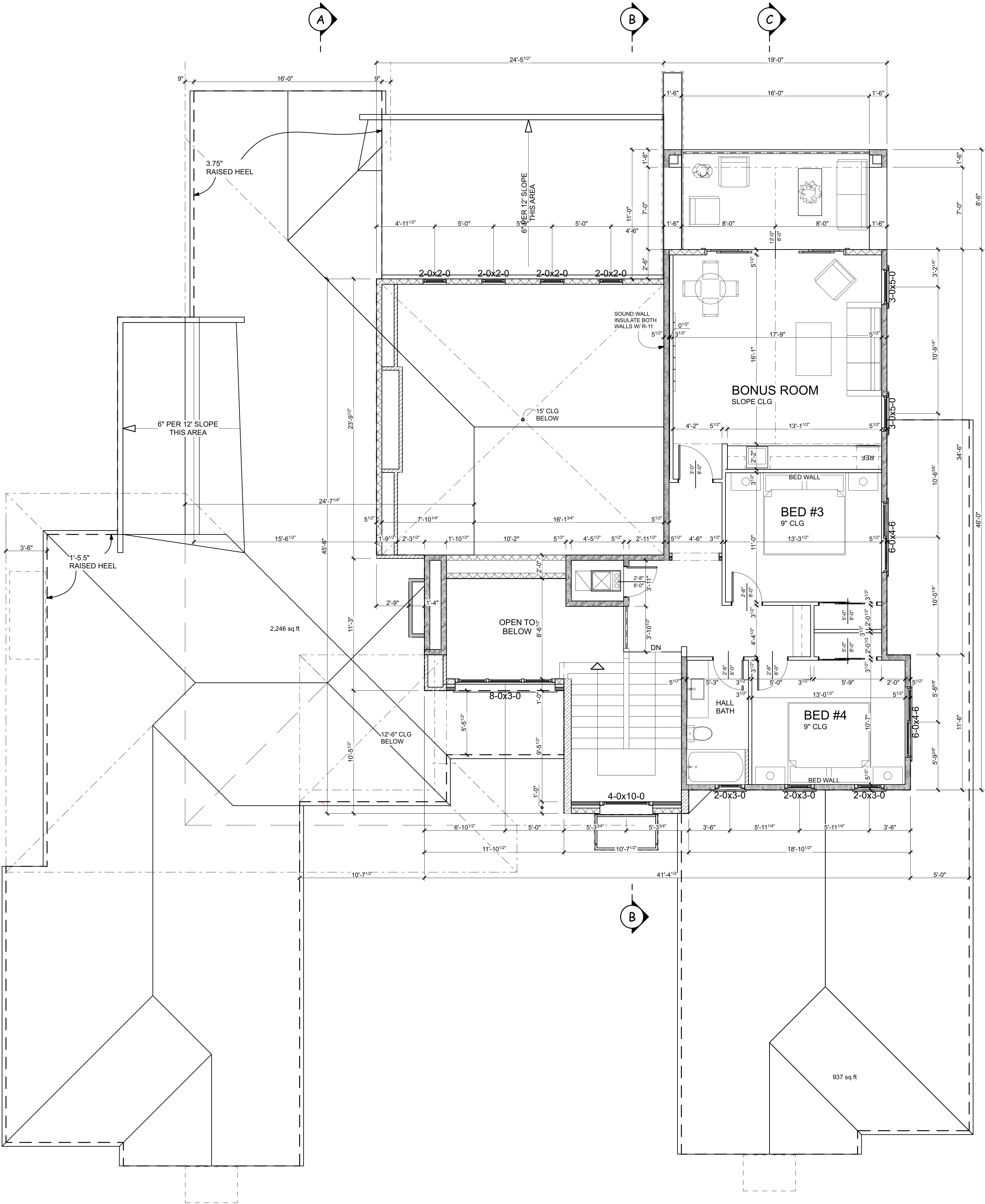
SHEET

A2

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WINDOW NOTES:
10' STUDS HEAD @ 8'-0"
12' STUDS HEAD @ 10'-6"
(NOTE EXTERIOR 3" HIGHER AT RECESS LOCATIONS)

DOOR NOTES:
INTERIOR DOORS @ 8' TALL
EXTERIOR DOORS @ 8' TALL TYPICAL
(USE 6X HDR ABV WHEN TRANSOM USED UNO)



Taba Residence

680 Townsend Court

GENERAL PLAN REQ:

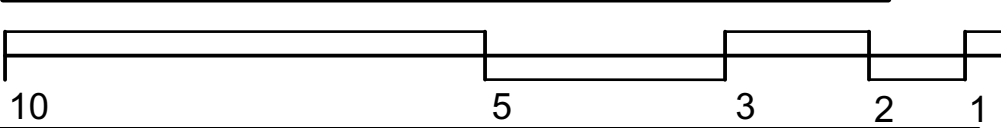
- See sheet SP for specifications and sheets AD1 & AD2 for General Notes and Architectural Details
- Garage to house separation requirements
 - 1/2" Type "X" gypsum is required at all separation walls, and ceilings, at the garage, installed on garage side of wall. CRC R302.6 .
 - Openings per Section CRC 302.5.1.
 - Where there is living space above garage area use 5/8" Type "X" gypsum wallboard installed on garage side of wall (at all garage walls, ceiling and at all supporting structural elements) CRC 302.6
 - Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board. (CRC 302.7)
 - Attach Gypsum per CRC Table R702.3.5 as referenced in CRC R302.6
 - All penetrations or openings around ducts, vents, pipes, cable, wires, etc. shall be sealed with an approved fireblocking material to resist passage of flames and products of combustion. (CRC R302.11, Item 4.
 - All penetrations (such as vacuum cleaner) through the firewall will be of metal from the machine through the firewall and sealed around the pipe penetration. CRC 302.5.2
- All interior bathrooms and laundry rooms to have exhaust fans vented to the outside with a fan capable of 50 CFM intermittent or 25 CFM continuous. (CRC R303.3 and CMC 403.7)
- Carbon Monoxide-Smoke detectors are required at all sleeping rooms, stairwells and hallways (CRC 314.4, CRC 315.1 and CRC 315.2) (See additional req on sheet A1 note #12)
- All shower and tub-shower combinations shall be provided with individual control valves of the pressure balance or the thermostatic mixing valve type. The water temperature maximum is a setting of 120 deg. F (or 49 deg. C)
- Shower thresholds shall be of sufficient width to accommodate a minimum 22" wide door and shall open so as to maintain a 22" unobstructed opening for egress.
- Gas fireplace appliances shall be a direct-vent sealed-combustion type. (CS 4.503.1) Factory-built fireplaces shall be listed and labeled and shall be installed in accordance with the conditions of the listing. Factory-built fireplaces shall be tested in accordance with UL 127. (CRC 1004.1)
- Decorative shrouds shall not be installed at the termination of factory-built chimneys except where such shrouds are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with manufacturer's installation instructions. (CRC R1005.2, CBC 2113.9)
- Provide spare arresters for wood burning units at chimney termination per mfg req. (CRC 1003.9.2)
- Listing and installation manual shall be available for review by the Field Inspector upon request per CRC R1005.1.
- At Water Heater and Washer locations above the first floor provide overflow pan with a drain to the exterior. Provide bracing per CPC 507.4. (see detail 2 sheet AD2)
- 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. CRC Section R702.3.8.1
- Bathub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor. (CRC R307.2)
- Exterior landing at the exterior door shall be a maximum 7/32" below the top of the threshold, provided the door does not swing over the landing or floor per CRC R311.5.1. All exterior door landings to be 36" min deep x door width, 2% max slope
- Handrails and guards. Handrails and guards shall be designed to resist a load of 50 plf in accordance with Section 4.5.1 of ASCE 7. (R1607.8.1) All handrail and guard rail system shall be designed to resist a single concentrated load of 200 lbs applied in any direction at any point on the handrail or top rail to produce the maximum load effect on the element being considered and to transfer the load through the supports to the structure. (ASCE 7-10, Section 4.5.1)

KEYNOTE LEGEND:

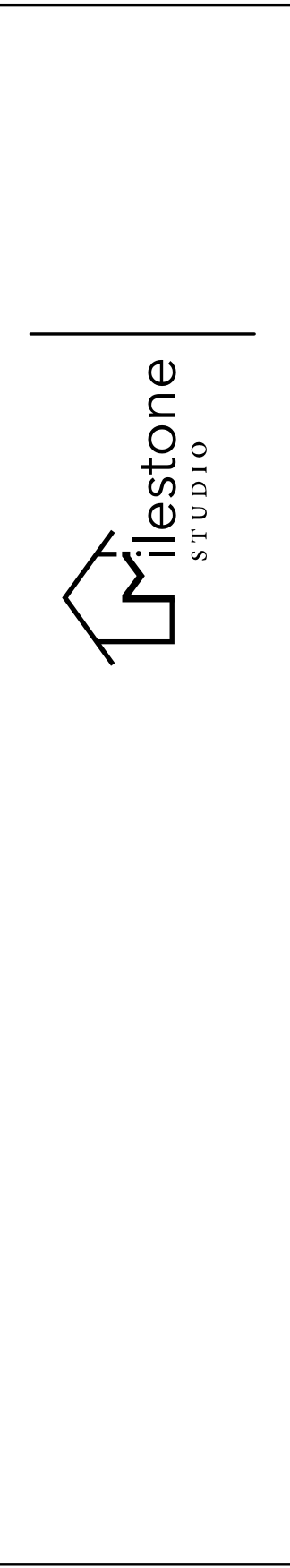
- KITCHEN
- Sink w/ garbage disposal. See detail 4/AD2 for vent req
 - Dishwasher, provide surface mount air gap as req'd
 - Microwave in upper
 - a. 32" Ref space (provide water for ice-maker)
 - b. 32" Freezer space
 - c. Under Counter Ref
 - 36" Induction Cooktop w/ hood (vent to exterior)
 - Tan to have 100 cfm's min required)
 - Trash Organizer
 - Dbl Oven
 - Counter level Eating Bar
 - 48" Gas BBQ w/ hood (vent to above roof)
 - 10.
- BATHROOMS
- Tub/ Shower, 32"x 60"
 - a. Tile Shower (w/ Temp Glass enclosure)
 - (1) wall heads + (1) dg head
 - Note recess slab for flush entry see detail 4/A7
 - b. Tile Shower (w/ Temp Glass enclosure)
 - Tall Linen cabinet
 - Low Linen cabinet.
 - Exhaust fan as required by CRC 303.3
 - (Humid-Fan req at all shower locations)
 - 17.
- LAUNDRY
- Washer (f.b.o.) recess rough-in plumbing AND Dryer (f.b.o.) Provide exhaust vent to outside air with air damper. See Detail 15/AD2
 - Verify make-up air requirement per CMC 504.3.1
 - Laundry Sink (with drip bar abv sink)
 - Bron Model # ZB110 fan (Rotted run continuously) label the switch to indicate the owner should leave it on all the time. Req for Whole House Ventilation
 - 21.
- GARAGE & STAIRS
- 1/2" TYPE "X" drywall at walls and ceiling between dwelling and garage, and at all exposed structural members.
 - At garage ceiling where there is living space above and at all accessible areas under all stairs use (1) layers of 5/8" TYPE "X" drywall. (Table R302.6)
 - Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board. (CRC 302.7)
 - Auto door opener (provide elect as req)
 - Concrete step(s) to grade as req.
 - 1-3/8" Solid Core, Self Closing door req for openings Between Garage and Dwelling. (CRC 302.5.1)
- MECHANICAL
- 18" High wood platform(with Gas stub if available)
 - Provide 3" steel Concrete filled Bollard to protect WH
 - F.A.U
 - Water Heater (see 2/AD2 for bracing req).
 - Provide drain line from relief valve to the outside of the building with the end of the pipe not more than 2" or closer than 6" to exterior grade. (CPC 505.6)
 30. Dimplex XL-F50 Elect LED simulated fireplace UL#6060630100 (no gas req)
 35. Air Conditioning compressor with pad as req
 - 12" airspace req all sides of compressor Unit
 - Verify Unit size with HVAC contractor (see detail 1/A1)
 36. Carbon Monoxide-Smoke detector, I.C.C approved, hard wired on dedicated circuit, with battery back-up. (CRC 314.4, CRC 315.1 and CRC 315.2)
 37. Central Vacuum unit
- FRAMING NOTES
- 2 x 6 studs at 16" o.c. (typ. w/ R-19 at exterior)
 - 2 x 4 studs at 16" o.c. (typ. w/ R-13 at exterior)
 - Dbl Wall 2 x 4 x 2 x 4 studs @ 7.5" wide UNO
 - Dbl Wall 2 x 6 x 2 x 4 studs @ 12" wide UNO
 - Balloon frame wall (to btm of truss or floor abv)
 - 2 x 8 studs at 16" o.c. (typ. w/ R-21 at exterior)
 - Ceiling break Abv.
 - 2 x 6 Plumbing Wall
 - a. 30" x 30" attic access panel. (per CRC 807.1 if HVAC @attic)
 - b. 22 x 48" attic access panel
 - 22" Solar-tube Skylight. (See detail 1/A4)
 - Line of wall below /abv.
 49. 7" max step between garage slab and interior finish surface
 - Appliance recess (wall recess to stop @ 6" AFF UNO)
 - See detail 1/E1r
- MISCELLANEOUS
- Built-in (see owner or contractor for detail)
 - Decorative Metal Bahama Shutter at gable end as noted
 - See detail 5/A5

2nd FLOOR 908 sq ft
REAR PORCH 162 sq ft

2nd FLOOR PLAN

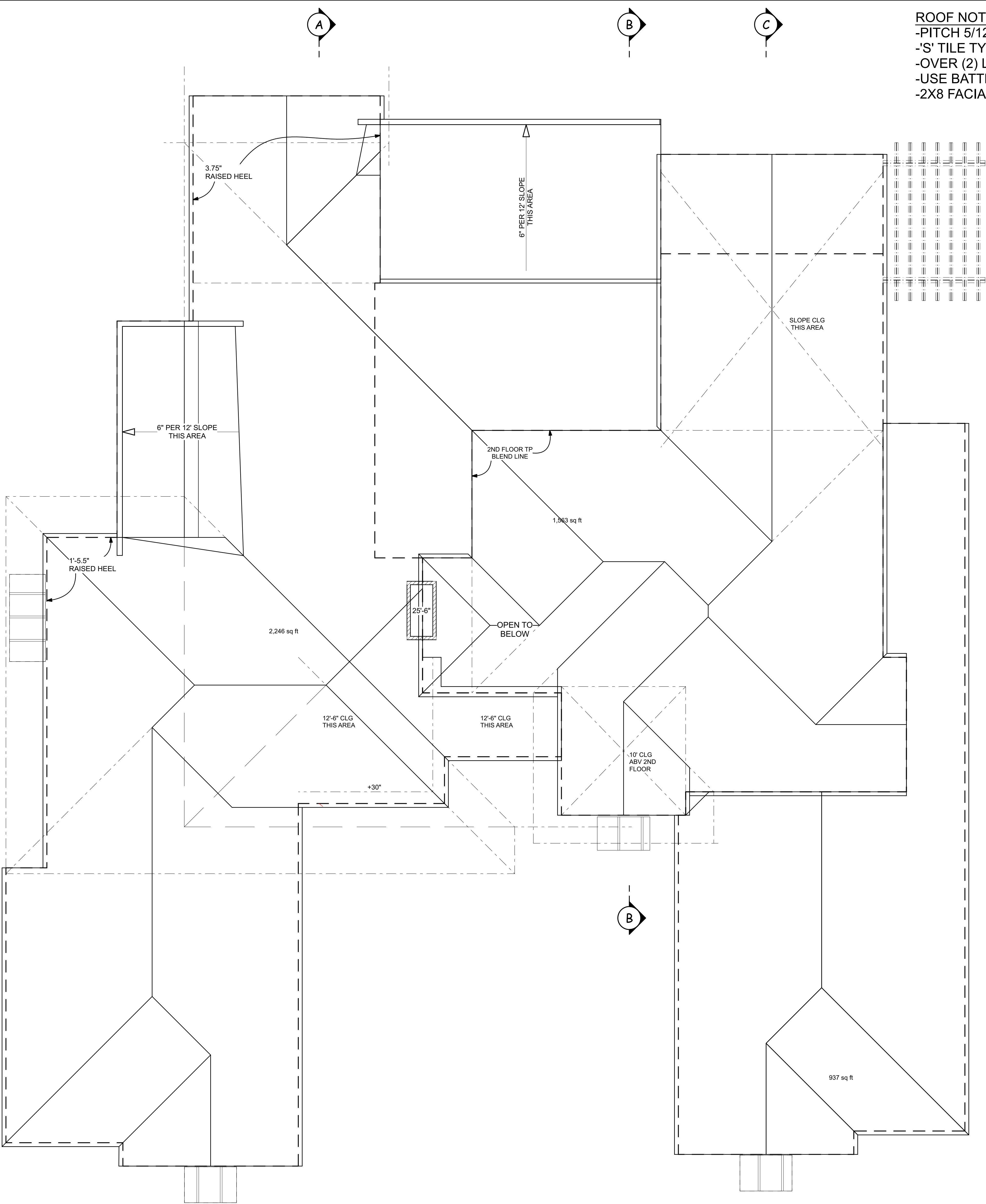


JOB #	#21.06
SCALE	1/4"= 1'-0"
DATE	8-7-21 3d Model Set
	8-23-21 BANK SET



Taba Residence
680 Townsend Court Folsom CA 95630
SECOND FLOOR PLAN

SHEET
A3



ROOF NOTES:
 -PITCH 5/12 typ
 -'S' TILE TYPICAL
 -OVER (2) LAYERS OF #30 FELT
 -USE BATTENS WITH PLASTIC RISERS
 -2X8 FACIA @16" EAVE

Taba Residence
 680 Townsend Court

GENERAL ROOF NOTES:

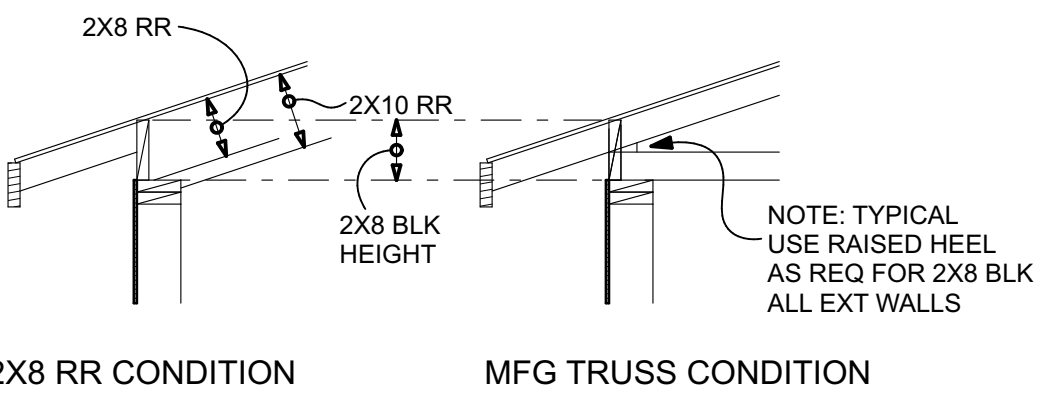
1. Radiant barrier roof plywood shall be installed at the top chords of the roof truss/rafters with the shiny side facing down toward the interior of the building (ceiling or attic floor). The radiant barrier shall be installed to cover all gable end walls and other vertical surfaces in the attic.
 CEC 2016 Residential Appendices Section RA4.2.1
 2. ATTIC VENTILATION:
 -Verify if project falls within "Wildland-Urban Interface Area" and is subject to the "Wildfire Exposure" if within wildfire area provide eave venting that meets requirements of R337.2
 -Dormer and gable end vents (where shown) shall provide a minimum net free ventilation area of at least 1/150 of the attic area into which they open (CRC R806) -The area of ventilation may be reduced to 1/300 provided at least 40% and no more than 50% of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located no more than 3' below the ridge. CRC R806.2.
 -Attic HVAC venting (if used), Provide 1 sq. inch of vent area for each 1000 btu of gas fired heater capacity (typically 100 sq. inch for a 100,000 btu attic furnace)
 -Baffles are required at attic eave vents between truss's for airflow over ceiling insulation. Maintain 1" min clearance under roof sheathing to top of baffle.
 -Openings shall have corrosion-resistant wire mesh or other approved material with 1/8 inch minimum and 1/4 inch maximum opening. (CRC 806.1)
 3. ATTIC ACCESS:
 PROVIDE ACCESS TO ALL SEPARATE ATTIC SPACES WHERE A MINIMUM CLEAR HEADROOM OF 30" EXISTS (R807). OPENINGS SHALL BE A MIN. OF 22" X 30" WITH THE EXCEPTION OF ATTIC ACCESS SCUTTLE TO MECHANICAL EQUIPMENT LOCATED IN THE ATTIC. THIS SCUTTLE ACCESS SHALL BE 30" X 30" MIN OR SIZED TO ALLOW TO LARGEST PIECE OF THE HVAC UNIT TO PASS THROUGH (CMC 904.1) AND NOT BE OVER 20'-0" FROM THE EQUIPMENT (CMC 904.1-c)
 THE ATTIC ACCESS SHALL BE WEATHERSTRIPPED
 4. CONTRACTOR TO VERIFY LOCATION AND SIZE OF ALL ROOF OPENINGS AND EQUIPMENT PLATFORMS WITH A.C. CONTR.
 5. ROOFING CONTRACTOR SHALL PROVIDE A CERTIFICATE STATING THAT THE ROOFING HAS BEEN APPLIED PER MANUFACTURERS RECOMMENDATIONS.
 6. ALL ROOF FLASHING TO BE 26 GAUGE GALVANIZED IRON, COPPER OR ALUMINUM AND PAINTED TO MATCH ROOFING COLOR. UNO
 7. PROVIDE NEW ALUMINUM SEAMLESS GUTTER AND DOWNSPOUTS AS NECESSARY. (w/ SPLASHBLOCKS AS REQ.)
 8. SLOPING ROOF:
 -UNDER 4 IN 12 PITCH METAL OR TILE ROOF (10 LBS PER SF MAX)
 -4 IN 12 PITCH OR STEEPER OVER SINGLE MEMBRANE ROOF TILE ROOF (10 LBS PER SF MAX)
 OVER (2) LAYERS #30 FELT

Chapter R337-Wildfire Exposure:

- Notes below based upon 2016 CRC Chapter R337, "Materials and Construction for Exterior Wildfire Exposure"
 1. This project to meet the requirements of NFPA 13D & CRC Chapter 337.
 2. Roofing: shall meet the requirements of Sections R337.5.1 and R902.
 -Shall be rated fire retardant type A.
 -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 firestopped with approved materials or have one layer of minimum 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D 3509 installed over the combustible decking.
 -Valley flashing shall not be less than 26 gage GI installed over not less than one layer of minimum 72-pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D 3909, at least 36-inch-wide running the full length of the valley. (R337.5.3)
 3. Roof Eaves: shall meet the requirements of R337.6
 Eaves shall be enclosed or be constructed of non-combustible / "Heavy Timber" (R337.2 & R337.7.4) designed to resist building ignition from the intrusion of burning embers and flame through the ventilation opening (337.6.2)
 -Eave Venting only allowed per R337.6.2. Dimensions of the vent openings shall be a minimum of 1/16 inch (1.6 mm) and shall not exceed 1/8 inch. The materials used shall be noncombustible and corrosion resistant.
 4. Gutters and downspouts shall be non-combustible and shall have a means to prevent the accumulation of leaves and debris. (R337.5.4)
 5. Exterior Porch Ceilings & Floor Projections: per R337.6 & R337.7
 Wall covering shall be non-combustible (ie Stucco or similar) or be installed over 5/8" type "X" gypsum
 6. Exterior wall: R337.7 Wall covering shall be non-combustible (ie Stucco or similar) or be installed over 5/8" type "X" gypsum
 7. Gable end & Underfloor Venting: R337.6.2
 Dimensions of the vent openings shall be a minimum of 1/16 inch (1.6 mm) and shall not exceed 1/8 inch (3.2 mm). The materials used shall be noncombustible and corrosion resistant.
 8. Exterior Windows & Doors: R337.8
 Glazing shall have the exterior sheet of dual glazed windows/doors tempered. (R337.8.2.1)
 Exterior Door assemblies shall meet the R337.8.3 req.
 9. Exterior Decking and Stair surfaces: R337.9
 -Any deck or walking surface within 10 feet of the building must have a class B flame spread, or be constructed of Noncombustible material, or be ignition-resistant material to meet requirement of R337.9.3
 10. Landscaping / Site Requirements:
 -Ready combustible vegetation within 30 feet of the structure to be removed and maintained.
 -Landscaping plants within 30 feet of the structure shall be fire resistant.

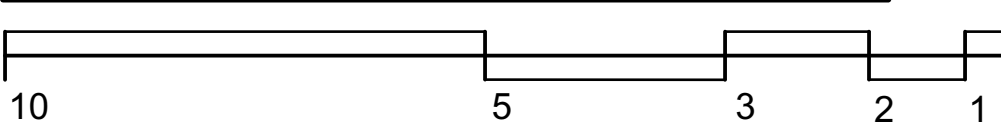
ATTIC VENTING REQ

GARAGE ATTIC AREA #1
 680 sf
 1/300 = 2.3 sf req
 1.15 sf REQ LOW + 1.15 sf HIGH
 (ie 1/2 as dormer vents high and 1/2 as dormer vents low)
 PROVIDE:
 High (2) 24" DORMER VENTS @.7 SF EACH = 1.4 SF
 Low (2) 24" DORMER VENTS @.7 SF EACH = 1.4 SF
 MAIN HOUSE + GARAGE ATTIC AREA #2
 1650 sf
 1/300 = 5.5 sf req
 2.75 sf REQ LOW + 2.75 sf HIGH
 (ie 1/2 as dormer vents high and 1/2 as dormer vents low)
 PROVIDE:
 High (4) 24" DORMER VENTS @.7 SF EACH = 3 SF
 Low (4) 24" DORMER VENTS @.7 SF EACH = 3 SF
 FRONT PORCH ATTIC AREA #3
 217 sf
 1/150 = 1.5 sf req
 ALL VENTING AS CONT EAVE VENT LOW
 PROVIDE:
 Low 10 LF OF 2" CONT SOFFIT VENT @.16 SF/LF 1.6 SF
 HIGH ROOF ATTIC AREA #4
 962 sf
 1/300 = 3.2 sf req
 1.6 sf REQ LOW + 1.6 sf HIGH
 (ie 1/2 as ridge vent high and 1/2 as eave vents low)
 PROVIDE:
 High 38 LF RIDGE VENT @0.09/LF = 3.4 SF
 (1) 14 X 24 GABLE END VENT @2.4 SF
 Low (6) 4" X 14" SCREEN EAVE VENTS @.39 SF =2.3 SF
 MAIN HOUSE ATTIC AREA #5
 1081 sf
 1/300 = 3.6 sf req
 1.8 sf REQ LOW + 1.8 sf HIGH
 (ie 1/2 as dormer vents high and 1/2 as dormer vents low)
 PROVIDE:
 High (3) 24" DORMER VENTS @.7 SF EACH = 2.1 SF
 Low (3) 24" DORMER VENTS @.7 SF EACH = 2.1 SF
 NOTE ADD ADDITIONAL VENTING AS REQ FOR HVAC EQUIPMENT INSTALLED IN ATTIC (15Q-INCH PER 1000 BTU)



TYPICAL EAVE CONNECTION

ROOF PLAN

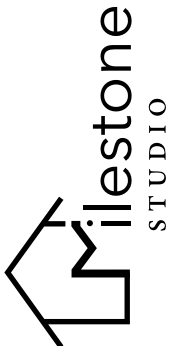


SOLAR AREA REQ

REQ Minimum 3.0kWdc
 180 Azimuth / 22deg Array /
 4.8 Tilt / 96% Inverter Eff.
 Provided as Ground Mount
 No roof top system used

VERIFY NO ROOF PENETRATIONS
 AT SOLAR PANEL LOCATIONS

JOB #	#21.06
SCALE	1/4"= 1'-0"
DATE	8-7-21 3d Model Set
	8-23-21 BANK SET



Taba Residence
 680 Townsend Court Folsom CA 95630
 ROOF PLAN

SHEET

A4

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Taba Residence

Elevation Materials

REV 6-9-21
SEE SHEET AD1 AND AD2 FOR TYPICAL EXTERIOR DETAILS
AND SHEET SP FOR SPECIFICATIONS

A. ROOF: (USE CONCEALED RIDGE VENT
WITH COLOR TO MATCH ROOF)

-STANDING SEAM METAL ROOF
VERSIA-SPAN BY TAYLOR METAL
15" WIDE (10 lbs/SF MAX) WITH CONT RIDGE VENT
@ 3/12 PITCH OR ABOVE USE 30# INS
@ 3/12 PITCH OR BELOW USE SINGLE PLY MEMBRANE

-EXTERIOR FLAT SOFFITS: STUCCO

B. EXTERIOR WALL:

WALLS: 2 X 6 STUDS @ 16" OC (R-19 + R5 FOAM)

WINDOWS: FIBERGLASS (SEE TITLE 24 CF-1R FOR SPEC)
(SEE ELEVATIONS FOR DIVIDERS)
SEE DETAIL 6/A5 FOR TYPICAL TRIM SIZES

DOORS: STEEL OR FIBERGLASS
(ALL GLASS PANELS TO BE TEMPERED)
SEE DETAIL 6/A5 FOR TYPICAL TRIM SIZES
-NOTE: ALL DOORS 8' TALL UNO

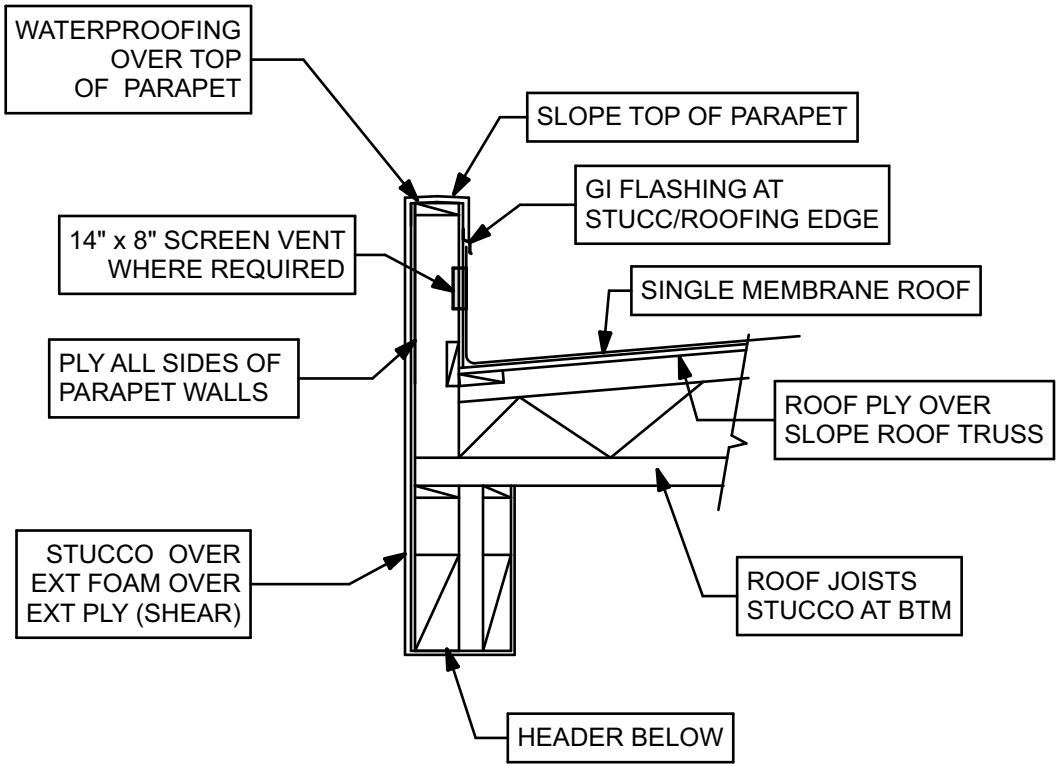
GARAGE
DOOR: INSULATED SECTIONAL
(SEE OWNER FOR SPEC)

C. TRIM PACKAGE:

STUCCO: (SEE SHT SP FOR SPEC)
DISTRESSED STEEL TROWEL FINISH
OMEGA DIAMOND WALL SYSTEM (ICCHESR-1194)
DISTRESSED STEEL TROWEL FINISH
(2) COAT STUCCO (1/2" THICK) (CRC 703.9)
1" FOAM WITH WIRE MESH OVER
TYVEK (OR 2 LAYERS GRADE D' PAPER)
26 ga. GI WEEP SCREED AT FDN PLATE LINE
(R703.6.2.1 & R703.12.2)
(6" MIN TO FINISHED GRADE OR 2" AT SLAB AREA)

STONE VENEER:
EL DORADO STONE (1" thick typical)
ATTACHMENT PER MFG SPEC (ASTM C482)

TRIM:
AT STUCCO: 1-1/2" FOAM TRIM (WITH STUCCO OVER)



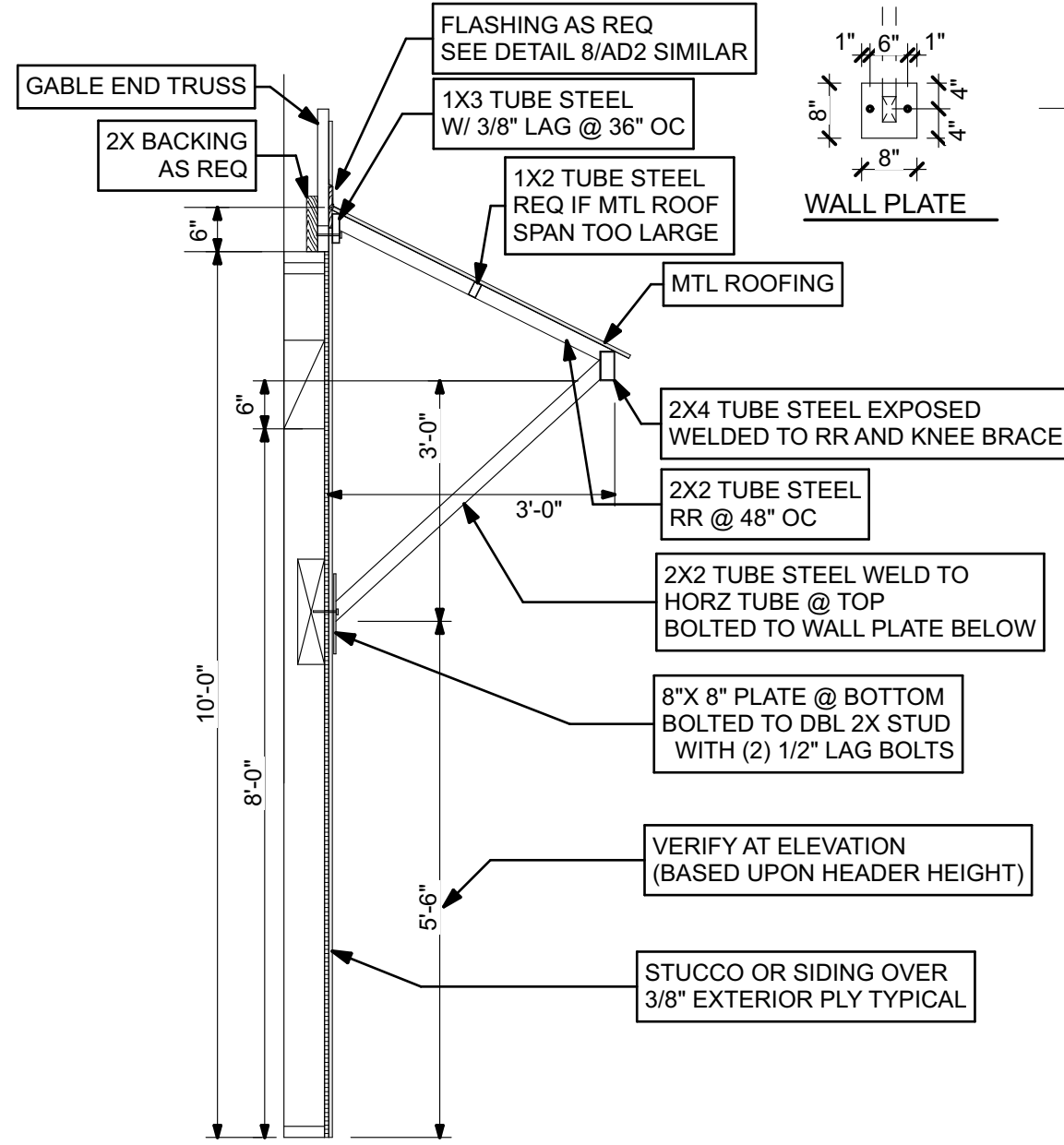
@ STUCCO EXT WALL

PARAPET AT FLAT ROOF

(AT COURTYARD AND REAR LOGGIA LOCATIONS)

8-31-20

4
A6



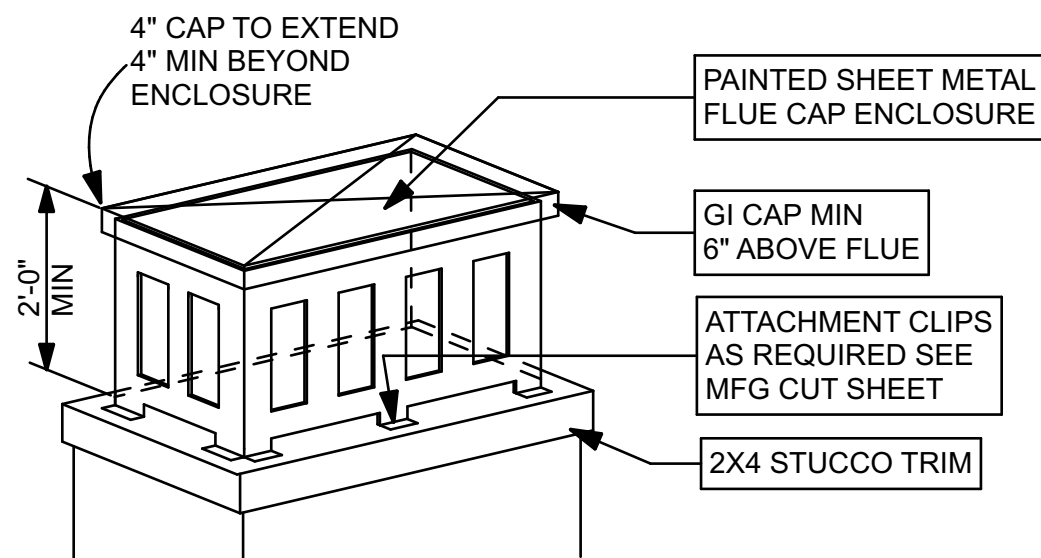
KNEE BRACE DETAIL

3'-0" METAL SHED ROOF WITH KNEE BRACE

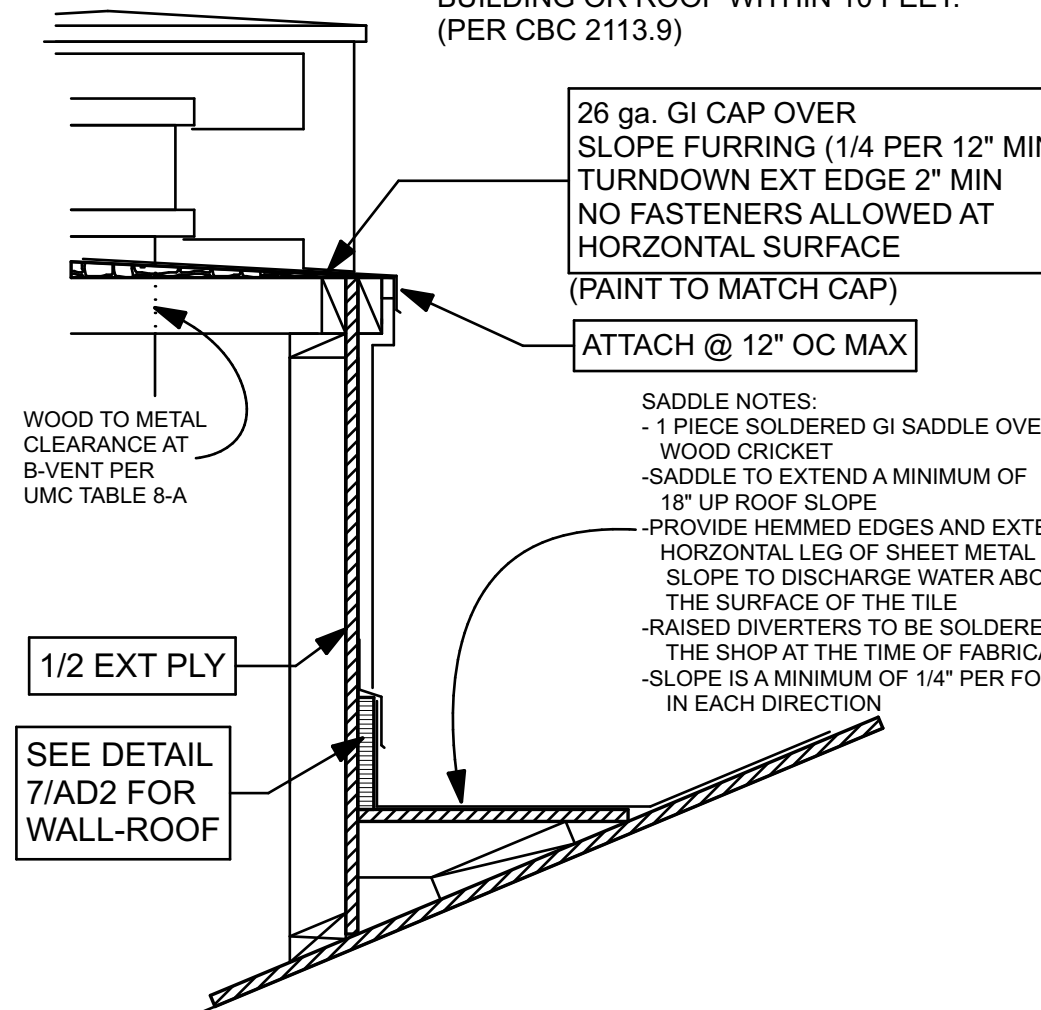
1/2"=1'-0"

REV 3-26-19

5
A6



NOTE:
CHIMNEY SHALL TERMINATE A MINIMUM
OF TWO FEET ABOVE ANY PART OF THE
BUILDING OR ROOF WITHIN 10 FEET.
(PER CBC 2113.9)

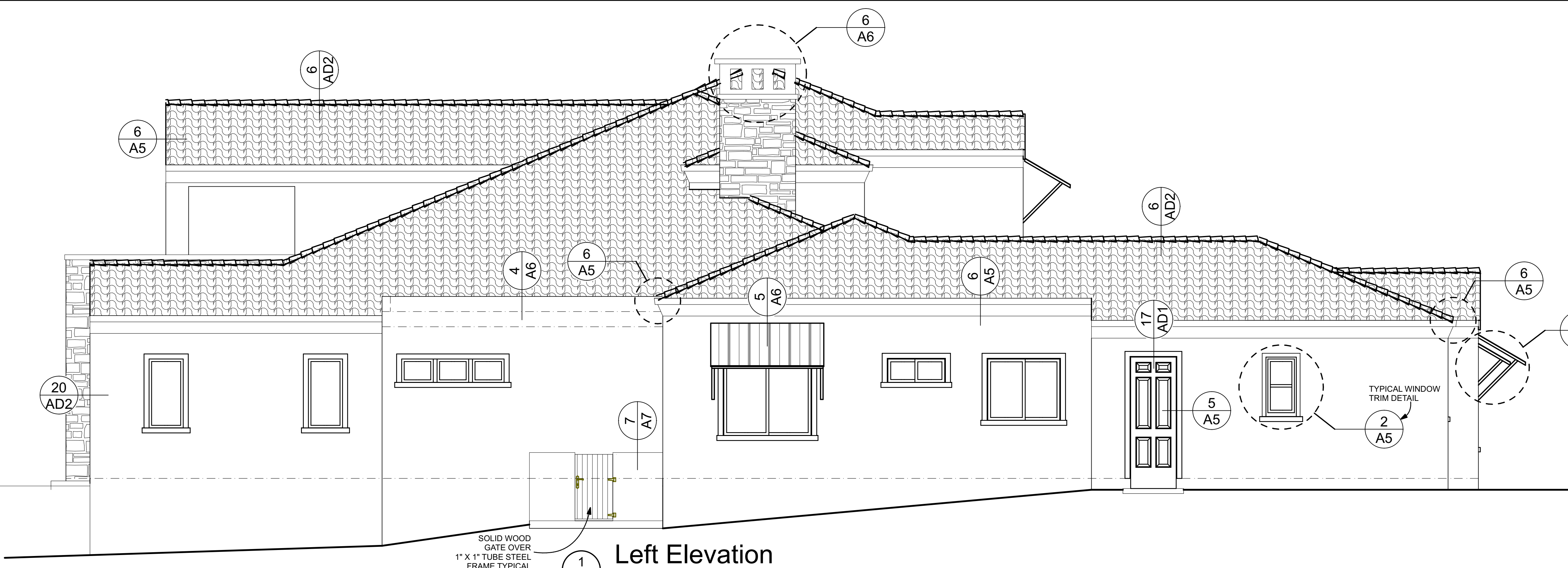


FIREPLACE CAP DETAIL

1/2" = 1'-0"

REV 6-20-14

6
A6



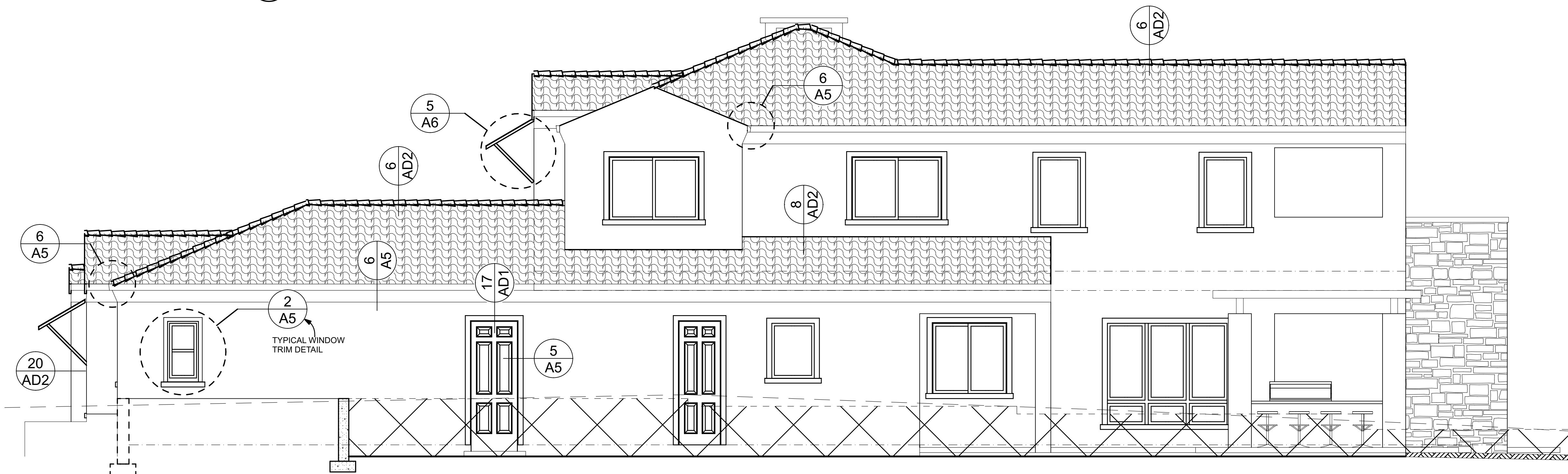
Left Elevation

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



Rear Elevation

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



Right Elevation

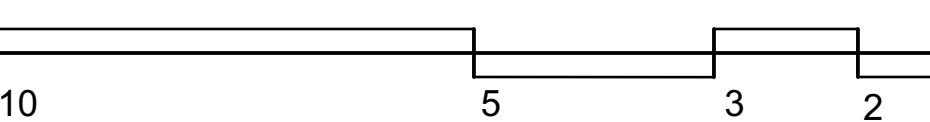
SCALE: 1/4" = 1'-0"

Chapter R337-Wildfire Exposure:

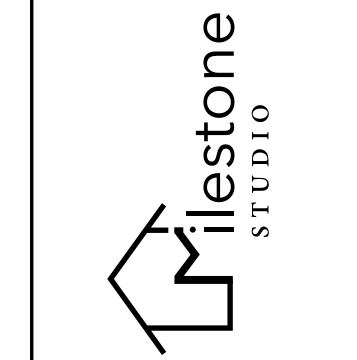
REV 4-8-20
Notes below based upon 2019 CRC Chapter R337.
"Materials and Construction for Exterior Wildfire Exposure"

- This project to meet the requirements of NFPA 13D & CRC Chapter 337.
-Roofing: shall meet the requirements of Sections R337.5.1 and R902.
-Shall be rated fire retardant type A.
-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 firestopped with approved materials or have one layer of minimum 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D 3959 installed over the combustible decking.
-Valley flashing shall not be less than 26 gage GI installed over not less than one layer of minimum 72-pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D 3959, at least 36-inch-wide running the full length of the valley. (R337.5.3)
- Roof Eaves: shall meet the requirements of R337.6
-Eaves shall be enclosed or be constructed of non-combustible / "Heavy Timber" (R337.2 & R337.7.4) designed to resist building ignition from the intrusion of burning embers and flame through the ventilation opening (337.6.2)
-Eave Venting only allowed per R337.6.2. Dimensions of the vent openings shall be a minimum of 1/16 inch (1.6 mm) and shall not exceed 1/8 inch. The materials used shall be noncombustible and corrosion resistant.
- Gutters and downspouts shall be non-combustible and shall have a means to prevent the accumulation of leaves and debris. (R337.5.4)
- Exterior Porch Ceilings & Floor Projections: per R337.6 & R337.7
-Wall covering shall be non-combustible (ie Stucco or similar) or be installed over 5/8" type "X" gypsum
-Exterior wall: R337.7 Wall covering shall be non-combustible (ie Stucco or similar) or be installed over 5/8" type "X" gypsum
-Gable end & Underfloor Venting: R337.6.2
Dimensions of the vent openings shall be a minimum of 1/16 inch (1.6 mm) and shall not exceed 1/8 inch (3.2 mm). The materials used shall be noncombustible and corrosion resistant.
- Exterior Windows & Doors: R337.8
-Glazing shall have the exterior sheet of dual glazed windows/doors tempered. (R337.8.2.1)
-Exterior Door assemblies shall meet the R337.8.3 req.
-Exterior Decking and Stair surfaces: R337.9
-Any deck or walking surface within 10 feet of the building must have a class B flame spread, or be constructed of Noncombustible material, or be ignition-resistant material to meet requirement of R337.9.3
- Landscaping / Site Requirements:
-Readily combustible vegetation within 30 feet of the structure to be removed and maintained.
-Landscaping plants within 30 feet of the structure shall be fire resistant.

ELEVATIONS



JOB #	#21.06
SCALE	1/4"= 1'-0"
DATE	8-7-21 BIMx Set
	8-23-21 BANK SET



1/4"=1'-0"

Taba Residence
680 Townsend Court Folsom CA 95630

SHEET

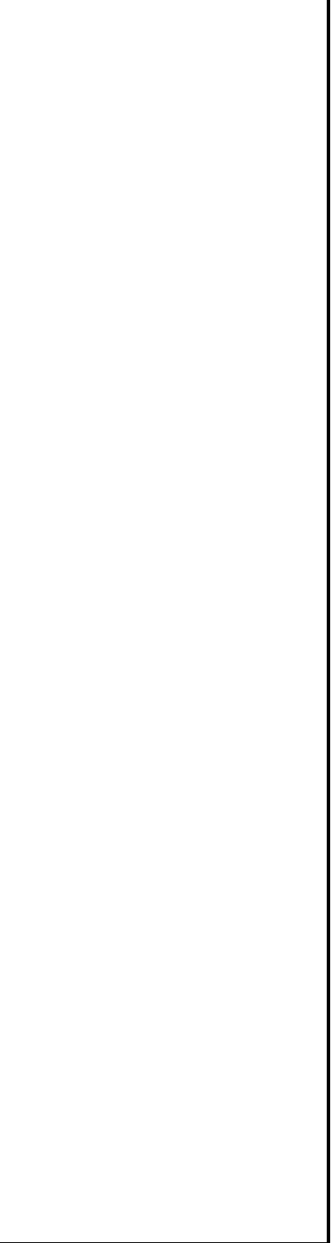
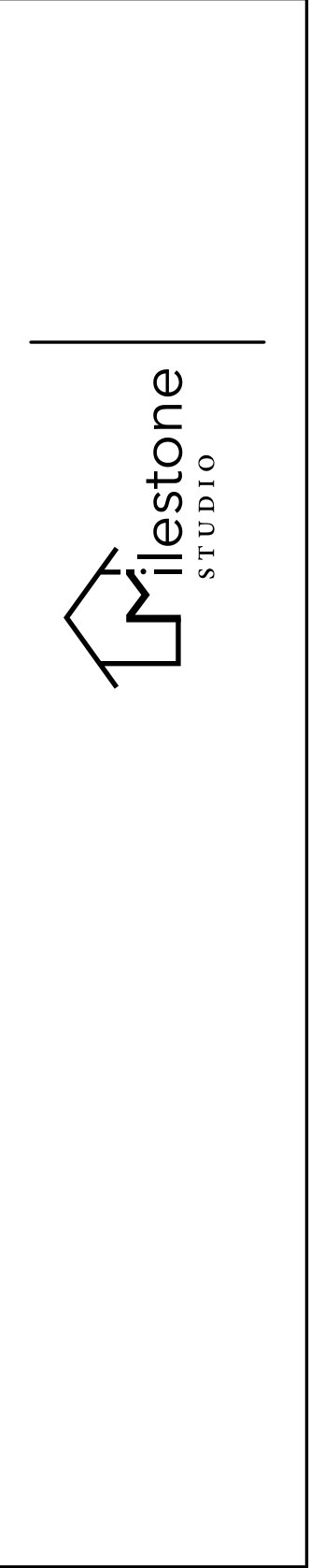
A6

\\Users\milesostermann\WSS Dropbox\Miles Ostermann\1 Milestone Projects\1- Current (25\21.06 Tabatabaian (Freese)\21.06(09-22-21).pln

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Taba Residence

JOB #	#21.06
SCALE	1/4"= 1'-0"
DATE	8-7-21 BIMx Set
	8-23-21 BANK SET



1/4"=1'-0"

Taba Residence
680 Townsend Court Folsom CA 95630

SECTIONS

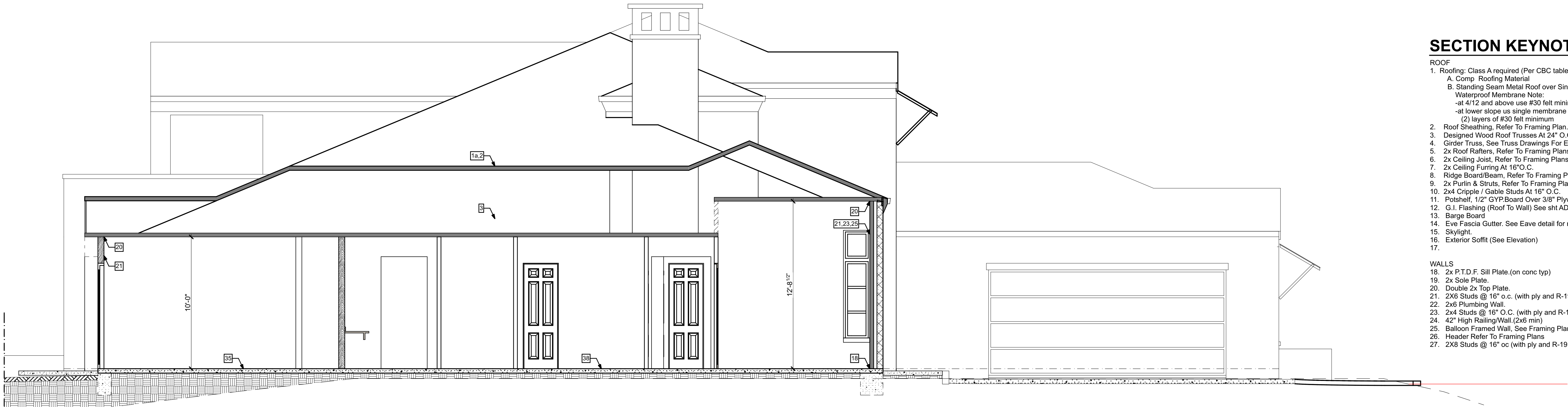
SHEET
A7

SECTION KEYNOTES:

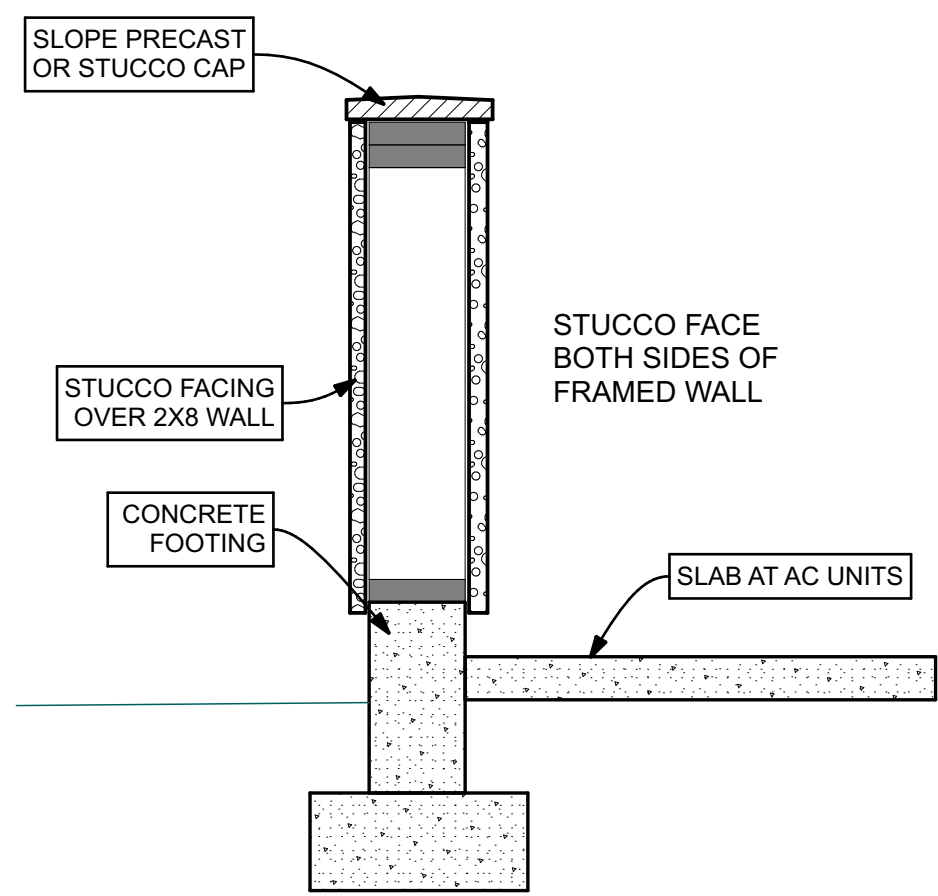
REV 6-8-20

- ROOF
1. Roofing: Class A required (Per CBC table 15-B-1 & 15-D-1)
 - A. Comp. Roofing Material
 - B. Standing Seam Metal Roof over Single Membrane
 2. Roof Sheathing, Refer To Framing Plan.
 3. Designed Wood Roof Trusses At 24" O.C.
 4. Gilder Truss, See Truss Drawings For Exact Location.
 5. 2x Roof Rafter, Refer To Framing Plans.
 6. 2x Ceiling Joist, Refer To Framing Plans
 7. 2x Ceiling Furring At 16" O.C.
 8. Ridge Board/Beam, Refer To Framing Plans.
 9. 2x Purlin & Struts, Refer To Framing Plans.
 10. 2x4 Cripple / Gable Studs At 16" O.C.
 11. Polysheaf, 1/2" GYP Board Over 3/8" Plywood.
 12. G.I. Flashing (Roof To Wall) See sht AD2 details
 13. Barge Board
 14. Eve Fascia Gutter. See Eave detail for req.
 15. Skylight
 16. Exterior Soffit (See Elevation)
 - 17.
- WALLS
18. 2x P.T.D.F. Sill Plate (on conc typ)
 19. 2x Sole Plate.
 20. Double 2x Top Plate.
 21. 2X6 Studs @ 16" o.c. (with ply and R-19 insulation at ext.)
 22. 2x6 Plumbing Wall
 23. 2x4 Studs @ 16" O.C. (with ply and R-13 insulation at ext.)
 24. 42" High Railing/Wall (2x6 min)
 25. Balloon Framed Wall, See Framing Plans
 26. Header Refer To Framing Plans
 27. 2X8 Studs @ 16" oc (with ply and R-19 insulation at ext.)

- FLOORS
28. 2x Floor Joists, Refer To Framing Plans.
 29. 2x Blocking, Refer To Framing Plans.
 31. Flush Beam, Refer To Framing Plans.
 32. Dropped Beam, Refer To Framing Plans.
 33. Exposed Beam, Refer To Framing Plans.
 35. Floor Sheathing, Refer To Framing Plan.
 38. Concrete Floor Slab.
- MISC.
39. F.A.U. Located In Attic (Per CMC 904.10) See detail 3/AD2
 40. 5/8" Gypsum Wall Board Typical.
 41. Fiberglass Insulation-See Sht. 1 Notes and Title 24.
 42. -1/2" type "X" gypsum is required at all separation walls, and ceilings, at the garage, installed on garage side of wall. CRC R302.6 ,
 - Where there is living space above garage area use 5/8" Type "X" gypsum wallboard installed on garage side of wall (at all garage walls, ceiling and at all supporting structural elements) CRC 302.6.
 44. Exterior Finish, Refer To Elevations



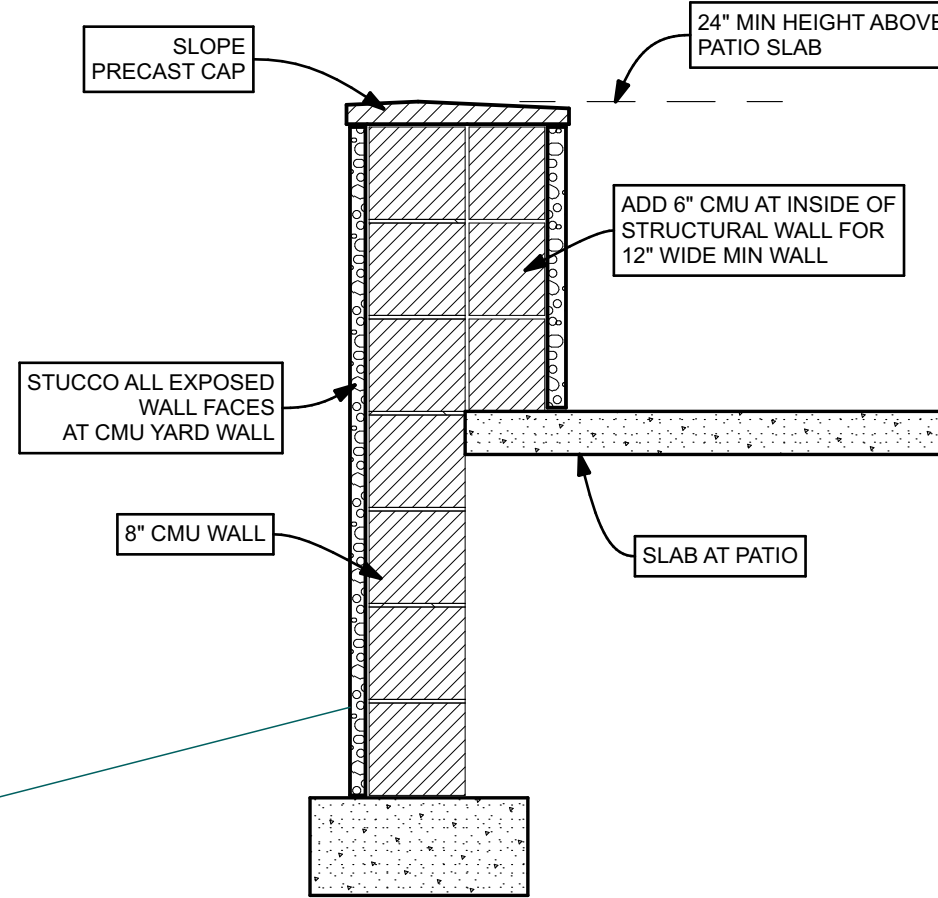
1
A7
Section A-A
SCALE: 1/4" = 1'-0"



AC ENCLOSURE WALL
SIMILAR AT ALL EXTERIOR WALLS

REV 1-28-16

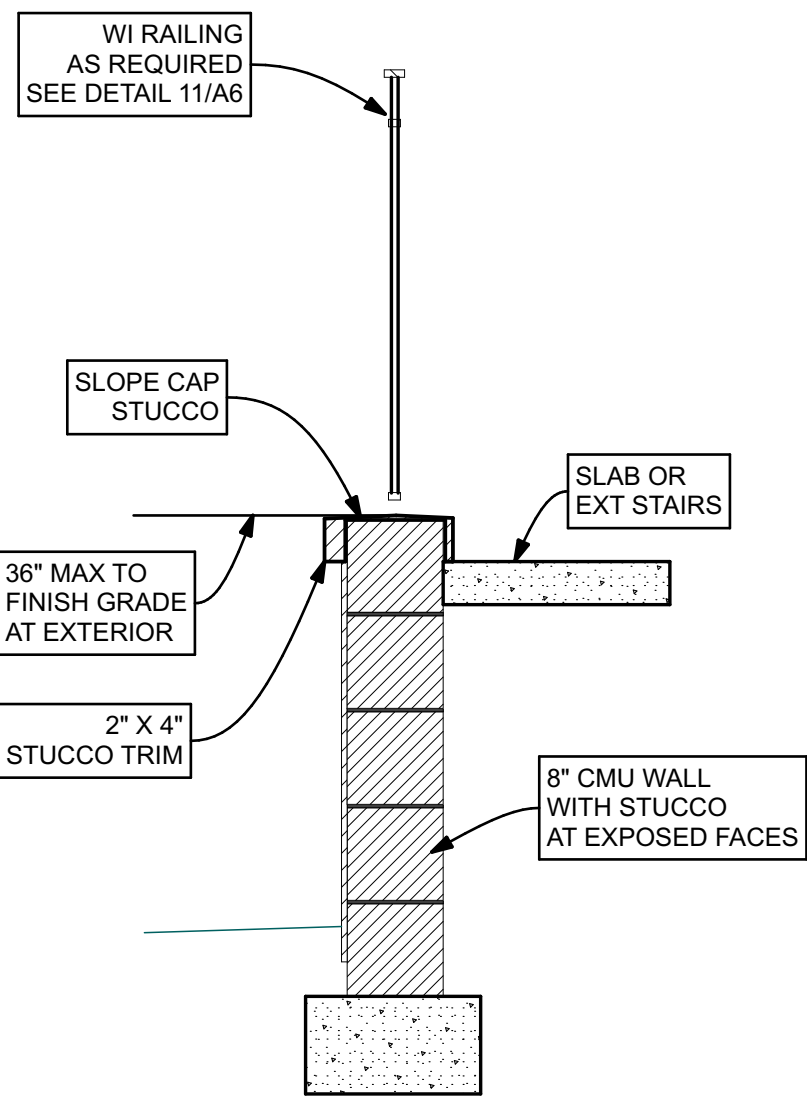
7
A7



CMU SEAT WALL

REV 11-14-20

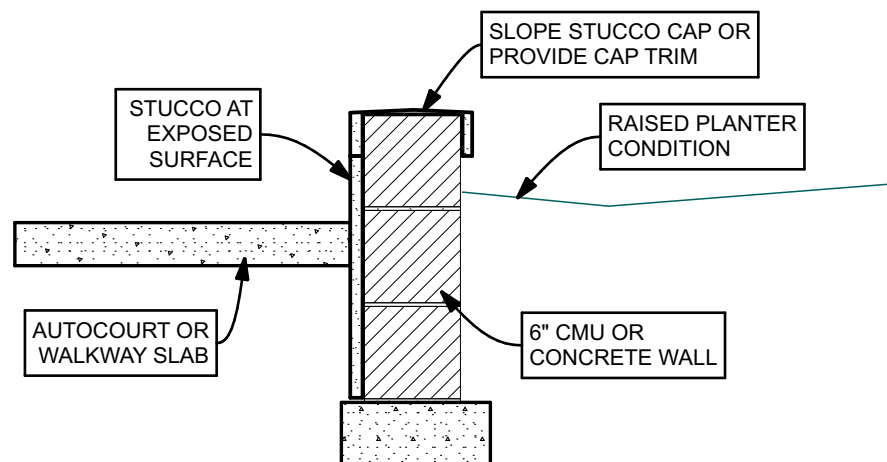
8
A7



CMU WALL W/ RAIL

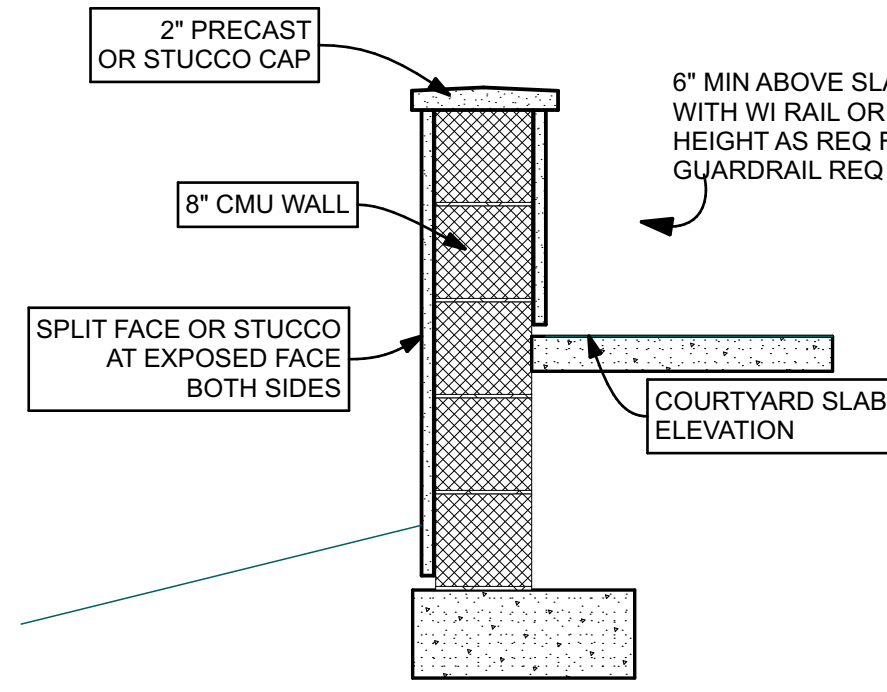
NOTE: CMU WALLS NOT ALLOWED WITHIN 5' PUE TYPICAL

6
A7



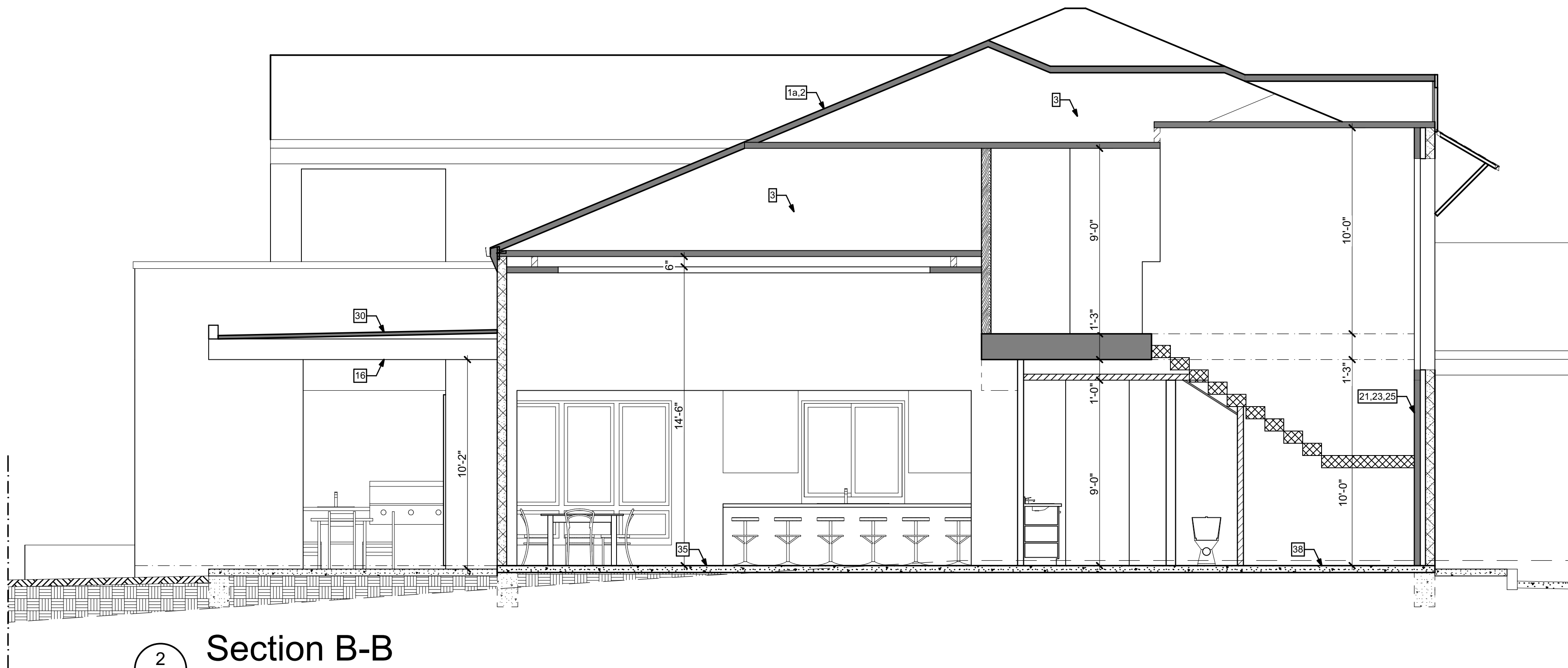
CMU PLANTER WALL
SIMILAR AT ALL PLANTER WALLS

4
A7

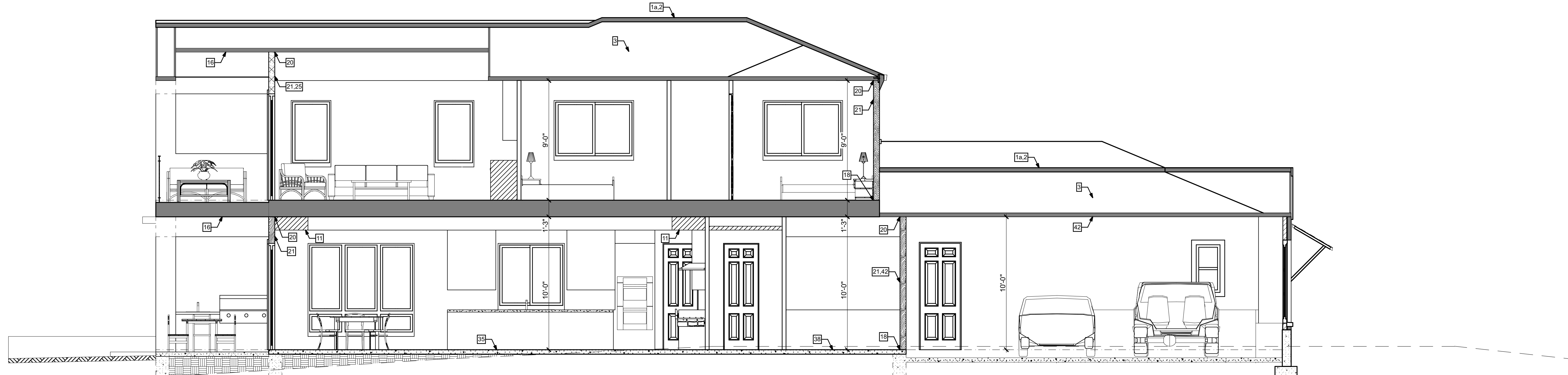


CMU YARD WALL
SIMILAR AT ALL PLANTER WALLS

5
A7

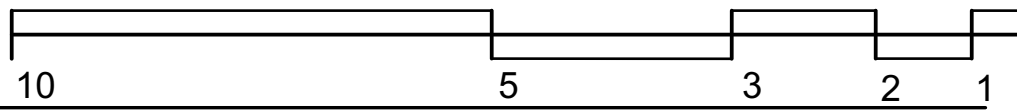


2
A7
Section B-B
SCALE: 1/4" = 1'-0"



3
A7
Section C-C
SCALE: 1/4" = 1'-0"

SECTIONS



Taba Residence

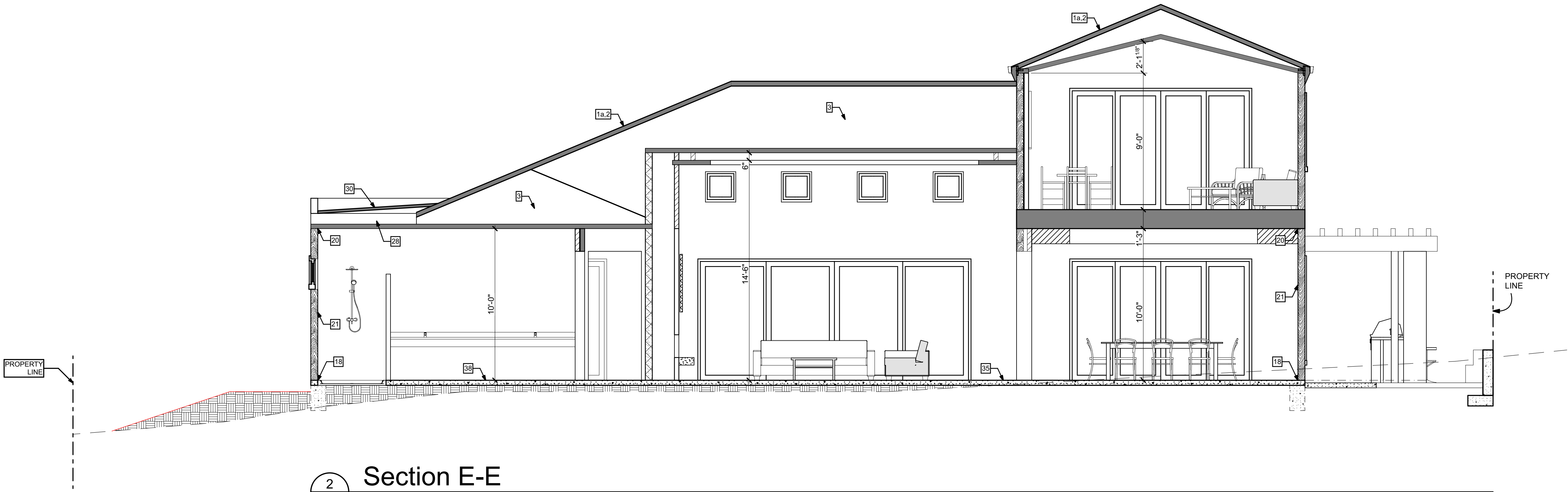
JOB #	#21.06
SCALE	1/4"= 1'-0"
DATE	8-7-21 BIMx Set 8-23-21 BANK SET

SECTION KEYNOTES:

- ROOF
- REV 10-16-15
1. Roofing: Class A required (Per CBC table 15-B-1 & 15-D-1)
2. Roof Sheathing, Refer To Framing Plan.
3. Designed Wood Roof Trusses At 24" O.C.
4. Girden Truss, See Truss Drawings For Exact Location.
5. 2x Roof Rafter, Refer To Framing Plans.
6. 2x Ceiling Joist, Refer To Framing Plans.
7. 2x Ceiling Furring At 16" O.C.
8. Ridge Board/Beam, Refer To Framing Plans..
9. 2x Purlin & Struts, Refer To Framing Plans.
10. 2x4 Cripple / Gable Studs At 16" O.C.
11. Poshell, 1/2" GYP Board Over 3/8" Plywood.
12. G.I. Flashing (Roof To Wall)
13. Barge Board
14. Eave Fascia Gutter.
15. Skylight.
16. Exterior Soffit (See Elevation)
17.
- WALLS
18. 2x P.T.D.F. Sill Plate.(on conc typ)
19. 2x Sole Plate.
20. Double 2x Top Plate.
21. 2x6 Studs @ 16" o.c. (with ply and R-19 insulation at ext.)
22. 2x6 Plumbing Wall.
23. 2x4 Studs @ 16" O.C. (with ply and R-13 insulation at ext.)
24. 42" High Railing/Wall (2x6 min)
25. Balloon Framed Wall, See Framing Plans
26. Header Refer To Framing Plans
- FLOORS
27. Designed Floor Trusses, Refer To Framing Plan.
28. 2x Floor Joists, Refer To Framing Plans.
29. 2x Blocking, Refer To Framing Plans.
30. Slope all ext decks min of 1/4" per 12" for all weather exposed walking surfaces.
31. Flush Beam, Refer To Framing Plans.
32. Dropped Beam, Refer To Framing Plans.
33. Exposed Beam, Refer To Framing Plans.
34. Curve Stair (see detail 19/A/D1) with 1" PLY treads
35. Floor Sheathing, Refer To Framing Plan.
36. Elastomeric Decking Over Plywood Subfloor, 3/4"min. Installed To Manufacturers Specs.
37. 2x "Nail Spaced" Decking.
38. Concrete Floor Slab.
- MISC
39. F.A.U. Located In Attic (Per CMC 904.1)
40. See 31A/D2 for access requirements
41. 1/2 Gypsum Wall Board.
42. Fiberglass Insulation-See Sht. 1 Notes.
- Garage Walls:
- 1/2" type 'X' gypsum is required at all separation walls, and ceilings, at the garage. CRC R302.6.
- Openings into garage per CRC 302.5.1.
- Where there is living space above garage area or at any adjoining (Party) walls use 5/8" Type "X" (1-Hour) gypsum wallboard (at all garage walls, ceiling and at all supporting structural elements) CRC 302.6.
- Garage Ceiling:
- With attic above use 1/2" Type "X" GYP. BD.
- w/ Cooler Nails At 6" O.C.(CBC 406.1.4)
- Where there is living space above garage area use 5/8" Type "X" (1-Hour) gypsum wallboard (at all garage walls, ceiling and at all supporting structural elements) CRC 302.6.
44. At all accessible areas under stairs use 5/8" Type "X" gypsum wallboard. CRC 302.7.
45. Exterior Finish, Refer To Elevations

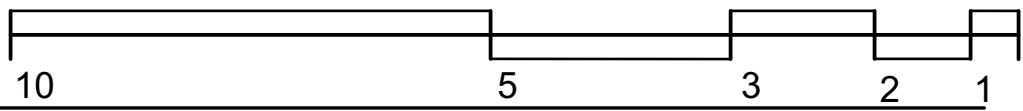


1
A8
Section D-D
SCALE: 1/4" = 1'-0"



2
A8
Section E-E
SCALE: 1/4" = 1'-0"

SECTIONS



1/4"=1'-0"

Taba Residence
680 Townsend Court Folsom CA 95630
SECTIONS

SHEET
A8