

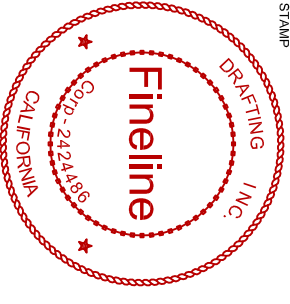
SEE page A1.2 &

Code requirements

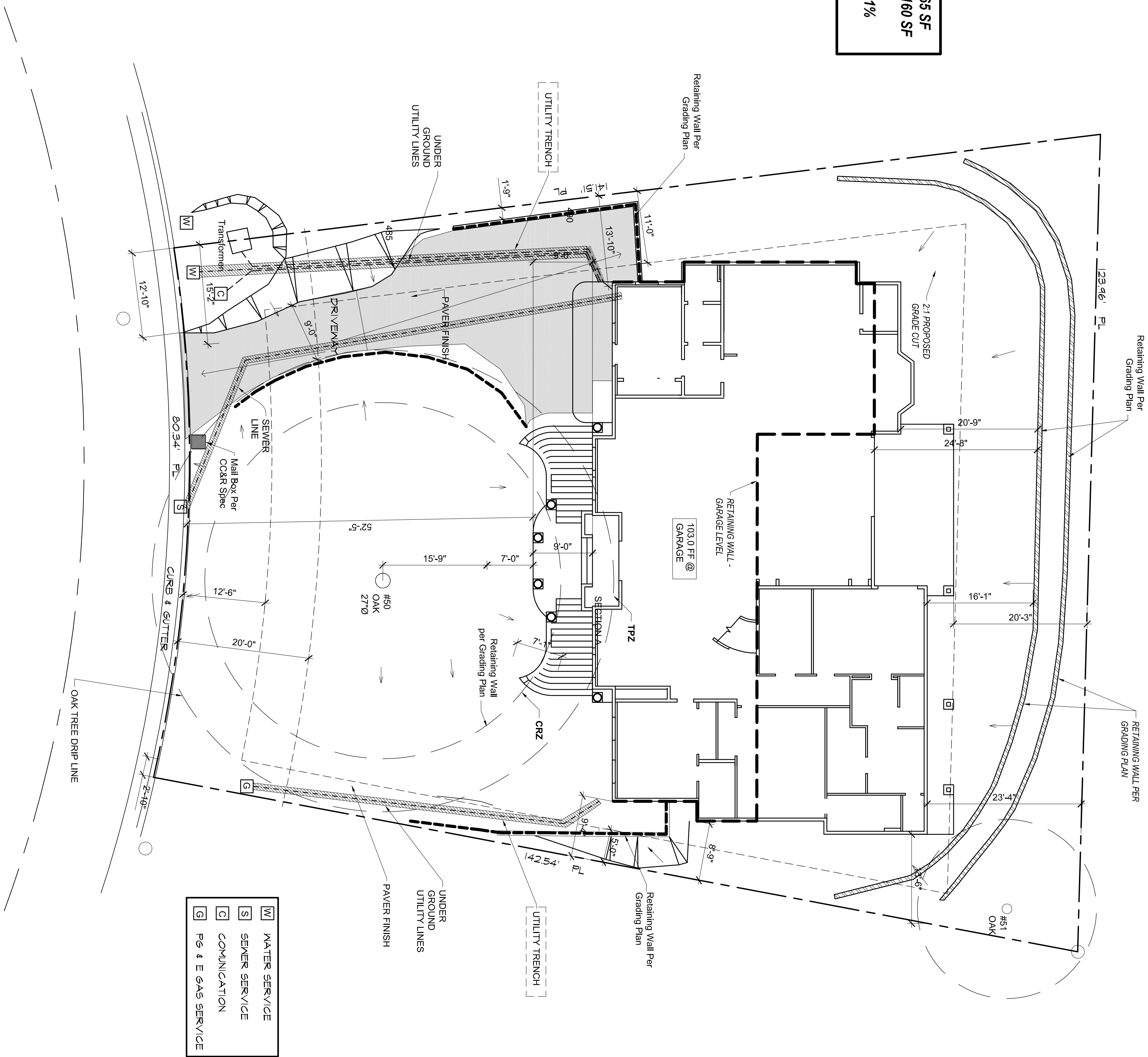
ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER.



5777 Madison Ave suite 520, Sacramento, CA 95841



BUILDING FOOTAGE (shaded area)	4366 SF
LOT FOOTAGE	14160 SF
LOT COVERAGE	30.1%



SITE PLAN

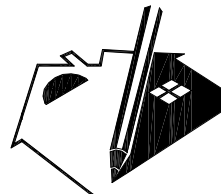
SCALE 1"=10'

OWNER- CONTACT	PROJECT	DATE	DESIGNER	Sheet
TRITRAN	19-151	11/8/2019	DV	A2

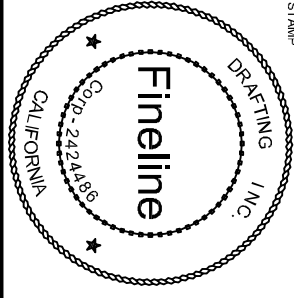
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specification appearing on this plan.

SEE page A1.2 &
AG1 for Building
Code requirements

PH (916) 332 2282
fineline300@Comcast.net
www.finelinedraftinginc.com
5777 Madison Ave suite 520, Sacramento, CA 95841



Fineline
DRAFTING INC.



PROJECT NAME
MEDITERRANEAN CUSTOM HOME
1514 GIONATA WAY
FOLSOM, CA

SHEET TITLE
FLOOR PLAN

OWNER- CONTACT
TRITRAN
(916) 807 8198

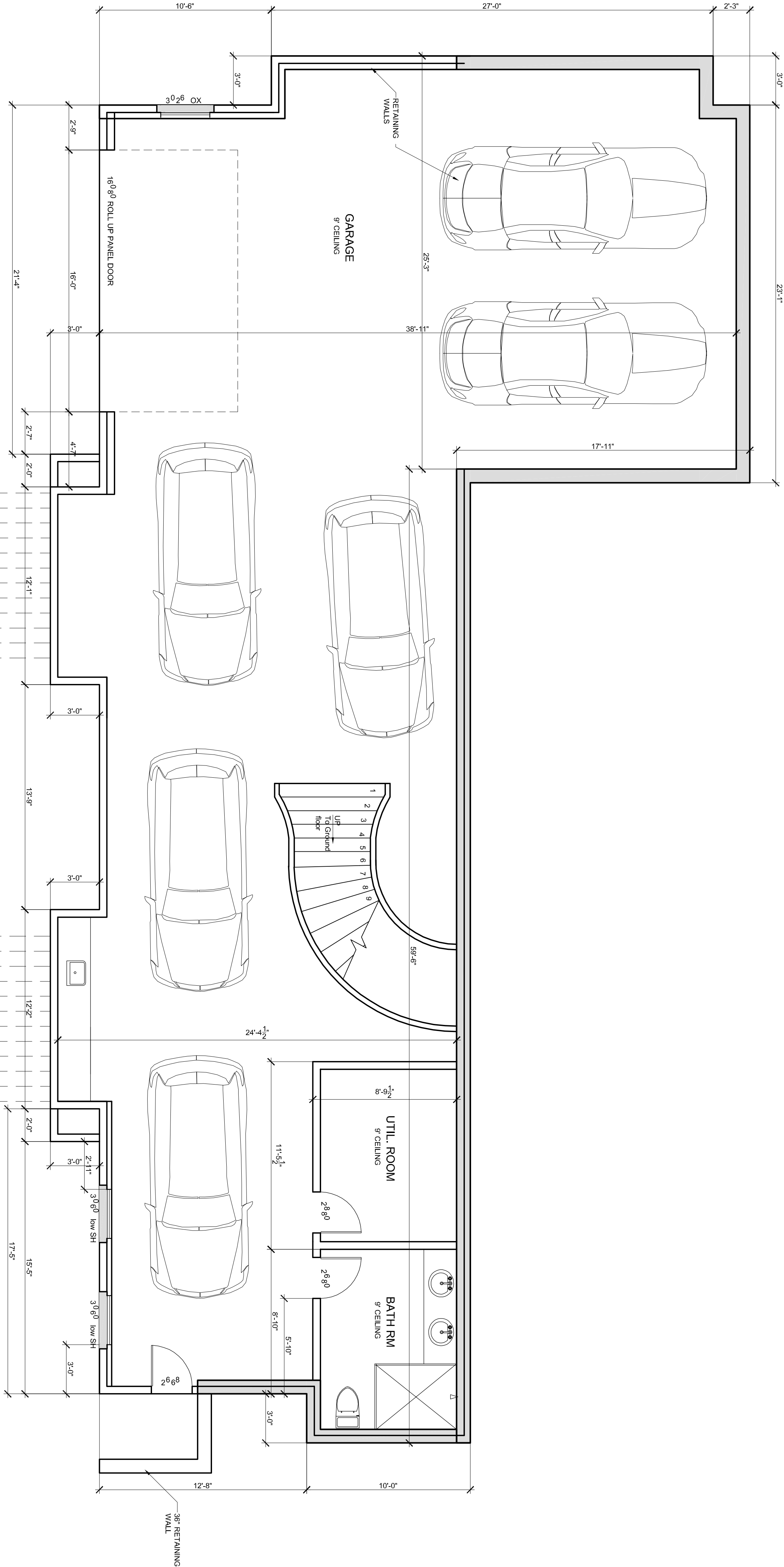
PROJECT
19-151

DATE
11/8/2019

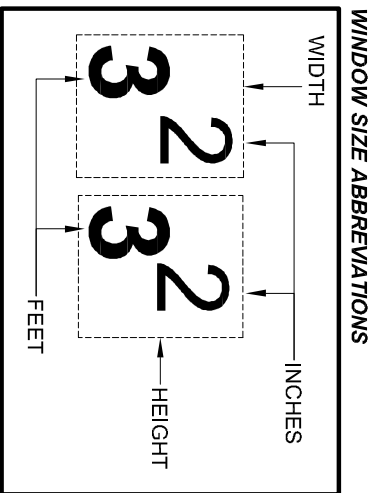
DESIGNER
DV

SHEET

A3.1



BASEMENT
FLOOR PLAN
SCALE 1/4" = 1'-0"



ALTERNATE PLUMBING MATERIAL,
P.E.X PLASTIC IS PROPOSED TO BE
USED IN THIS BUILDING.

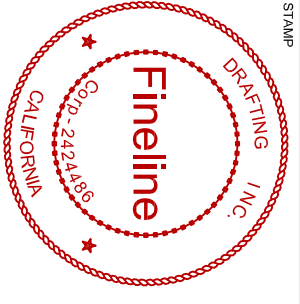
OWNER / CONTRACTOR NOTE:
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**SEE page A1.2 &
AG1 for Building
Code requirements**

PH (916) 332 2282
ne300@Comcast.net
nlinedraftinginc.com
Sacramento, CA 95841

Fineline

DRAFTING INC.



GROUND LEVEL 3809 SF
FLOOR PLAN
SCALE 1/4" = 1'-0"

ALL OF THE VERIFYING PLUS /
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A3.2

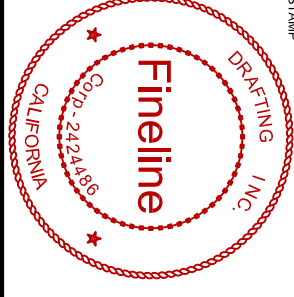
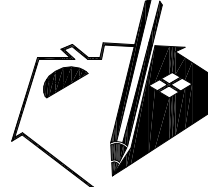
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A2.1 for Building
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fineline300@Comcast.net
www.finelinedraftinginc.com

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DRAFTING INC.

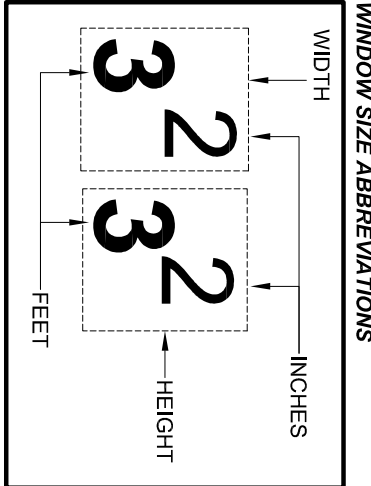
5777 Madison Ave suite 520, Sacramento, CA 95841



PROJECT NAME
MEDITERRANEAN CUSTOM HOME
1514 GIONATA WAY
FOLSOM, CA

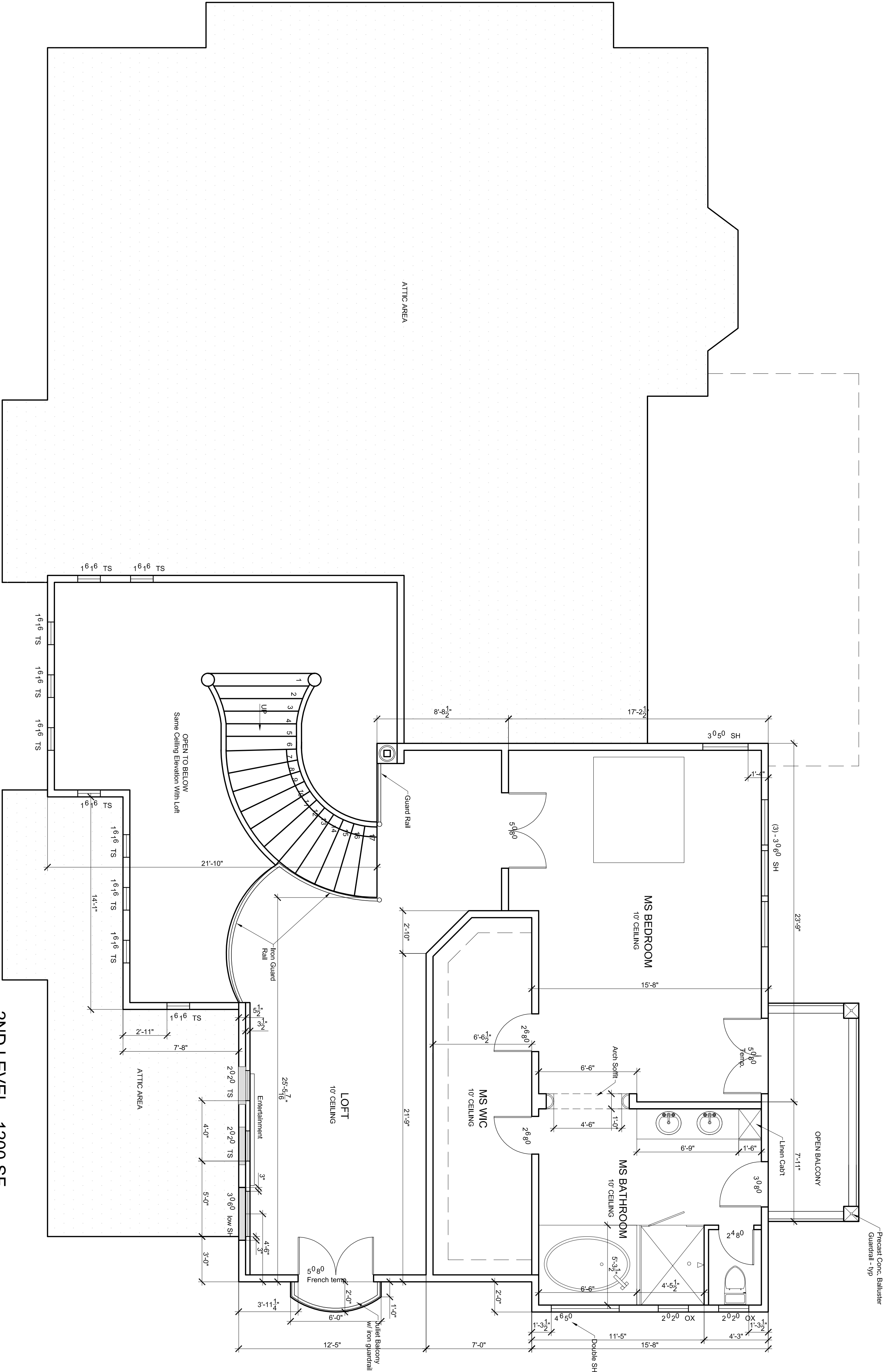
SHEET TITLE
FLOOR PLAN

OWNER-CONTACT
TRITRAN
(916) 807 8198



Window Abbreviations
OX - Hoz. slide window
TS - above transom
FX - fix. window
SH - single hung type
CS - casement type

2ND LEVEL - 1200 SF
FLOOR PLAN
SCALE 1/4" = 1'-0"



ALTERNATE PLUMBING MATERIAL
P E X PLASTIC IS PROPOSED TO BE
USED IN THIS BUILDING.

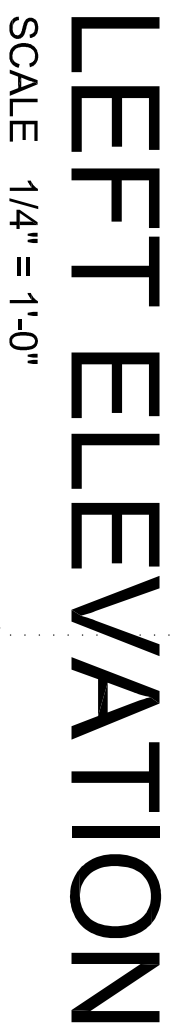
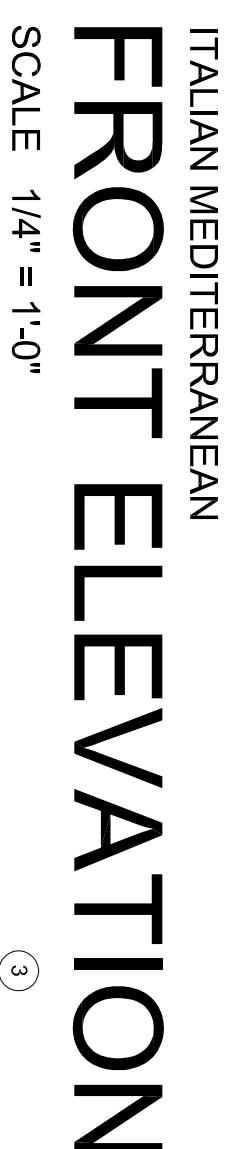
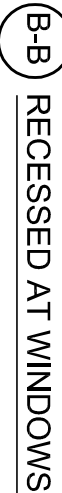
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A3.3

*SEE page A1.2 &
AG1 for Building
Code requirements*

Fineline

DRAFTING INC.



- OR 2-INCHES ABOVE CONCRETE OR
PAVING.

ALL OF THE VERIFYING PLUS
MINUS DIMENSIONS ON THE
PLANS ARE TO BE DISCUSSED
WITH THE DESIGNER OF
ENGINEER BEFORE THE
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CONTRACTOR AND OWNER.

A5.1

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY/COUNTY STANDARDS CONSTRUCTION SPECIFICATIONS AND IMPROVEMENT PLANS. WHERE INCONSISTENCIES EXIST, THE LATEST EDITION SHALL TAKE PRECEDENCE.

2. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND AS DIRECTED BY THE COUNTY INSPECTOR. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.

3. THE CONTRACTOR OR ANY SUB CONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBER OF U.S.A. TWO WORKING DAYS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

5. ALL SERVICE SEWERS SHALL HAVE FOUR TO FIVE FEET OF COVER AT THE PROPERTY LINE OR RIGHT OF WAY, UNLESS OTHERWISE NOTED ON THE PLANS.

6. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CITY/COUNTY IMPROVEMENT STANDARDS.

7. WHENEVER THE WORK AREA IS ADJACENT TO A TRAFFIC LANE AND THERE IS A CUT, DITCH, OR TRENCH MORE THAN TWO INCHES DEEP (2"), THE CONTRACTOR SHALL MAINTAIN CONTINUOUS BARRICADES SPACED AT 5' -0" INTERVALS FOR THIS PROJECT.

8. UNLESS SPECIFICALLY SET FORTH AS SPECIAL PROVISIONS, ALL MARKED LANES OF TRAFFIC SHALL BE UNOBSCTURED ON THE STREET IN EACH DIRECTION DURING PEAK TRAFFIC HOURS OF 7:00 TO 8:00 AM AND 3:30 TO 6:00 PM. A TRAFFIC LANE SHALL BE CONSIDERED UNOBSCTURED IF IT IS SURFACED WITH ASPHALT AND IS AT LEAST TEN FEET WIDE.

9. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED AND MAINTAINED DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). SEDIMENT CONTROL BMPS SHALL BE INSTALLED AND MAINTAINED YEAR ROUND.

10. 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 PUBLIC IMPROVEMENTS BY THE COUNTY.

11. SEDIMENT CONTROL BMPS SHALL BE PLACED ALONG PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMPS SHALL BE MAINTAINED YEAR ROUND UNTIL THE CONSTRUCTION IS COMPLETE OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY AND ALL BROKEN AND/OR HAZARDOUS PUBLIC SIDEWALK OR CURB AND GUTTER WITHIN THE PROJECT SITE AND ALONG THE SITE FRONTAGE, INCLUDING PRE-EXISTING CONDITIONS, TO THE SATISFACTION OF THE PLANNING, INSPECTION AND PERMITTING INSPECTOR.

8. THE PROJECT MAY INCLUDE JOINT UTILITY INSTALLATION WHICH IS NOT A PART OF THESE PLANS. ALL TRENCH BACKFILL AND ANY PAVEMENT REPLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS. ANY WORK PERFORMED WITHIN EXISTING COUNTY/CITY RIGH-OF-WAY WILL REQUIRED ENCROACHMENT PERMITS FROM THE CONTRACTOR AND FROM THE UTILITY COMPANY INVOLVED.

9. PRIOR TO ANY CORRECTIVE ACTION BY THE CONTRACTOR OR SURVEYOR, WHICH MAY BE NECESSARY DUE TO ALLEGED ENGINEERING ERRORS, THE CONTRACTOR OR SURVEYOR SHALL NOTIFY AY ENGINEERING IN WRITING FOR CORRECTIVE ACTION. SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION, AY ENGINEERING ASSUMES NO LIABILITIES FOR THE COSTS INCURRED FOR THIS WORK, WHERE IT IS DETERMINED THAT THE CORRECTIVE ACTION WILL REQUIRE FINANCIAL PARTICIPATION BY AY ENGINEERING, THAT AMOUNT SHALL BE AGREED TO BY AY ENGINEERING IN WRITING PRIOR TO PERFORMING THE CORRECTIVE ACTION. FAILURE TO OBTAIN WRITTEN ACCEPTANCE BY AY ENGINEERING WILL NEGATE ALL ASSUMPTIONS OF FINANCIAL RESPONSIBILITY.

10. ALL GRADING AND SITE COMPACTION, AND ASSOCIATED EARTHWORK IMPROVEMENTS, SHALL COMPLY WITH THE COUNTY GRADING ORDINANCE.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS, PROPERTY CORNERS AND OTHER SURVEY MARKERS INSTALLED DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

12. WORK SHALL BE CONDUCTED 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.

13. ALL APPLICABLE FEES MUST BE PAID AND ALL REQUIRED PERMITS SHALL BE OBTAINED BEFORE COMMENCEMENT OF CONSTRUCTION.
- EXISTING CONDITIONS
2. CONTOURS ARE COMPUTER GENERATED FROM SPOT ELEVATIONS. EXACT SURFACE UNDULATION WAS NOT DETERMINED, CALCULATED OR LOCATED.GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

3. NON-VISIBLE UNDERGROUND UTILITIES WERE NOT LOCATED, NO UNDERGROUND MAPPING WAS PROVIDED.
- FREE & PLANT PROTECTION
1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.

2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS. FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL: AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

4. SUBJECT TO ALL EASEMENTS, RECORDED OR NOT, THIS SURVEY IS NOT A BOUNDARY SURVEY AND DOES NOT REFLECT THOSE ITEMS THAT MAY BE LISTED IN A TITLE REPORT, INCLUDING COVENANTS AND RESTRICTIONS.

5. DRIP LINES ARE APPROXIMATELY SCALED FROM TREE DIAMETER. FOR THE EXACT SPECIES, DRIP LINES AND HEALTH, CONSULT AN ARBORIST.
- PAVEMENT SECTION
1. SEE ARCHITECTURAL/STRUCTURAL DRAWINGS FOR PAVEMENT AND BUILDING SLAB SECTIONS AND PAD PREPARATIONS.

2. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.
- DEMOLITION & CLEARING NOTES
1. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.

2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.

3. CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS AND REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
4. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.

7. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.

8. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.

9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

10. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER.

11. COORDINATE ALL UTILITY SHUT-DOWN/DISCONNECT LOCATIONS WITH APPROPRIATE DRAWINGS (ELECTRICAL, MECHANICAL, ARCHITECTURAL, ETC.). CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.

12. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION, WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.

10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.

11. RETAINING WALL MATERIAL, DESIGN AND CALCULATIONS BY OTHERS. SEE STRUCTURAL DRAWINGS.

12. SURFACE WATER TO DRAIN AWAY FROM AND AROUND NEW STRUCTURES, AND GRADING SHALL BE SUCH. PROPOSED GRADES SHALL MEET EXISTING GRADES WITH A SMOOTH AND CONTINUOUS TRANSITION SO AS TO AVOID TAPPING WATER. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IN WRITING IF PONDING IS SUSPECTED.

13. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS AND FOR CONNECTIONS TO PUBLICLY-OWNED AND MAINTAINED FACILITIES..

14. CALL U.S.A 811 FORTY EIGHT (48) HOURS PRIOR TO ANY GRADING/EXCAVATION ACTIVITY. IF EXISTING UTILITIES ARE DISCOVERED THAT ARE NOT IN THIS GRADING PLAN, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING.

15. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE DURING GRADING OPERATION AND UNTIL ALL DISTURBED SOIL IS PERMANENTLY STABILIZED.

16. ALL REFERENCE TO "STANDARD SPECIFICATIONS" SHALL MEAN THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION, 2010, AND THE LATEST EDITION OF COUNTY STANDARD CONSTRUCTION SPECIFICATIONS.

17. CLEARING AND GRUBBING SHALL COMPLY WITH THE GEOTECHNICAL REPORT AND CONFORM TO THE PROVISIONS OF SECTION 16 AND THE STANDARD SPECIFICATIONS. AT MINIMUM, CLEAR AND GRUB 6" MIN BEFORE PERFORMING ANY GRADING ACTIVITIES.

18. ALL EXCAVATION, EMBANKMENT, BACKFILL, AND FILL SHALL COMPLY WITH THE GEOTHECNICAL REPORT AND CONFORM TO THE PROVISIONS IN SECTION 19, "EARTHWORK", OF THE STANDARD SPECIFICATIONS. STRUCTURAL FILL TO BE COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90 PERCENT AND 95 PERCENT IN THE TOP FOOT. FILL TO BE PLACED IN 8" LIFTS MAXIMUM.

19. CONTRACTOR TO VERIFY BUILDING STRUCTURAL SECTION PRIOR TO CONSTRUCTION. COMPACTION TESTS REQUIRED ON ALL FILL AREAS.

20. DRIVEWAY TO BE CONCRETE OR ASPHALT CONCRETE PER ARCHITECTURAL PLANS. CONCRETE DRIVEWAY NOT TO EXCEED 20% SLOPE.

21. A SEWER PUMP MAY BE REQUIRED, CONTRACTOR TO VERIFY.

22. ORIGINAL GRADES ARE LIGHT/THIN CONTOUR LINES, PROPOSED NEW GRADES ARE DARK/THIK LINES.

23. CONTRACTOR TO COORDINATE WITH COUNTY FOR GRADING PERMIT REQUIREMENTS.

24. IF NO WATER METER ON SITE, CONTRACTOR TO OBTAIN AN APPROVED WATER METER FROM CITY/COUNTY AT OWNERS EXPENSE.

25. INSTALL LANDSCAPE DRAINS AS NEEDED, DIVERT WATER AWAY FROM STRUCTURES.

26. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 2% AND A MINIMUM SLOPE OF 1%.

27. PRIOR TO SCHEDULING A FOUNDATION INSPECTION. PRELIMINARY GRADING AND COMPACTION REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT.
- UTILITY (WATER, STORM DRAIN, SEWER) NOTES
1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH SHALL BE INSTALLED WITH A MINIMUM OF TWELVE (12) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 (OR EQUAL). ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5" ELBOWS, 45" ELBOWS OR LONG SWEEP ELBOWS. 90" ELBOWS AND TEE's ARE PROHIBITED.

2. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.

3. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT/OWNER.

4. ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

5. CONTRACTOR SHALL INSTALL RAIN GUTTER GUARDS OR WIRE MESH ON ALL ROOF GUTTERS TO REDUCE THE AMOUNT TO LEAVES AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM.

6. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER STRUCTURAL DRAWINGS AND CONNECT TO STORM DRAIN SYSTEM.
7. ALL UTILITY SYSTEMS (SANITARY SEWER, STORM DRAIN, WATER SYSTEM, ETC.) ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

8. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.

9. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.

10. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING, AT THE PROPERTY LINE AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.

11. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN-BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)

12. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.

13. ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.

14. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TIEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY WILL PROVIDE THE CONTRACTOR WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS.

15. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY APPROVED LAB, IF APPLICABLE.

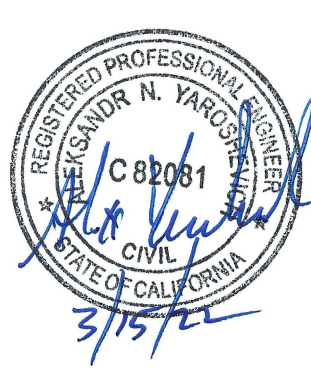
17. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.

18. INSTALL CITY APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.
- FIRE PROTECTION
1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANTS PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND CITY/TOWN STANDARDS.

2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV's, FDC's, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.

3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.

4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.

5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.
- RECORD DRAWINGS
1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE OWNER PRIOR TO FINAL ACCEPTANCE.
- SITE MAINTENANCE
1. UPON PROJECT COMPLETION THE OWNER SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN FACILITIES INCLUDE: ROOF GUTTERS AND DOWNSPOUTS, SURFACE DRAINS, SEDIMENTATION BASIN, DETENTION TANK AND DISCHARGE POINTS. STORM DRAIN SYSTEM SHALL BE CLEANED AND/OR FLUSHED ON A BIANNUAL BASIS OR AS FOUND NECESSARY.
- AY ENGINEERING.
8863 GREENBACK LN #246
ORANGEVALE, CALIFORNIA 95662
(916) 402-1676
- | NO. | REVISIONS | DATE |
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| | | |
| | | |
- 1514 Gionata Way
Folsom, CA 95630
Lot 21, La Collina dal Lago
Subdivision
APN: 071-1760-024-0000
- 

March 15, 2022

NOTES
- SHEET NO.
- G1
- 1 OF 4

BOUNDARY INFORMATION

THE BOUNDARY'S SHOWN ON THIS SHEET ARE SHOWN FROM , LOCATED PROPERTY CORNER, SUBDIVISION MAP INFORMATION AND AERIAL PHOTOGRAPHY. NO BOUNDARY SURVEY WAS PERFORMED AND THE PROPERTY LINES AND FENCES SHOWN ARE NOT TO BE TAKEN AS RECORD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS IDENTICAL WITH THE PLAT LA COLLINA DAL LAGO, FILED SEPTEMBER 2003, IN THE OFFICE OF COUNTY RECORDER, SACRAMENTO COUNTY, CA, AND WAS ESTABLISHED USING DISCOVERED MONUMENTS OF THE SAID MAP AND PARCEL.

BENCHMARK INFORMATION

ASSUMED AN ELEVATION OF 94.40 AT MAG NAIL SET IN ASPHALT NEXT TO GUTTER LIP, APPROXIMATELY CENTER OF PROPERTY, IN FRONT OF SEWER "S" MARKER IN CURB.

BUILDING SETBACK

TO BE CONFIRMED BY CLIENT

EASEMENTS

ADDITIONAL EASEMENTS MAY EXIST FOR THIS PARCEL, AS RECORDED WITH THE COUNTY. REFERENCE TITLE REPORT FOR ALL PERTAINING EASEMENTS.

SHEET NOTES

1. THE PURPOSE OF THIS DRAWING IS TOPOGRAPHIC SURVEY FOR SITE DESIGN. PRIOR TO ANY CONSTRUCTION, BOUNDARY LINES AND CORNER POINTS SHOULD BE VERIFIED AND DOCUMENTED.
2. THE AREA OF SURVEY WAS DELINEATED BY CLIENT.
3. CONTOURS ARE COMPUTER GENERATED, FROM SPOT ELEVATIONS. EXACT SURFACE UNDULATION WAS NOT DETERMINED, CALCULATED OR LOCATED.
4. NON-VISIBLE UNDERGROUND UTILITIES WERE NOT LOCATED.
5. TITLE REPORT NOT PROVIDED BY CLIENT.
6. SUBJECT TO ALL EASEMENTS, RECORDED OR NOT. THIS SURVEY IS NOT A BOUNDARY SURVEY AND DOES NOT REFLECT THOSE ITEMS THAT MAY BE LISTED IN A TITLE REPORT, INCLUDING COVENANTS AND RESTRICTIONS.

LEGEND

- BOAC

CTRL

DI

FG

GCEE

GB

HD

HP

MPE

OG

PUE

R

S

SEWER

TELECOM

WATER
- BACK OF AC DIKE

CENTER LINE

DRAIN INLET

FINISH GRADE

GOLF COURSE

ENCROACHMENT EASEMENT

GRADE BRAKE

HYDRANT

HIGH POINT

MULTI-PURPOSE EASEMENT

ORIGINAL GRADE

PUBLIC UTILITY EASEMENT


RIDGE


SLOPE

SEWER CONNECTION

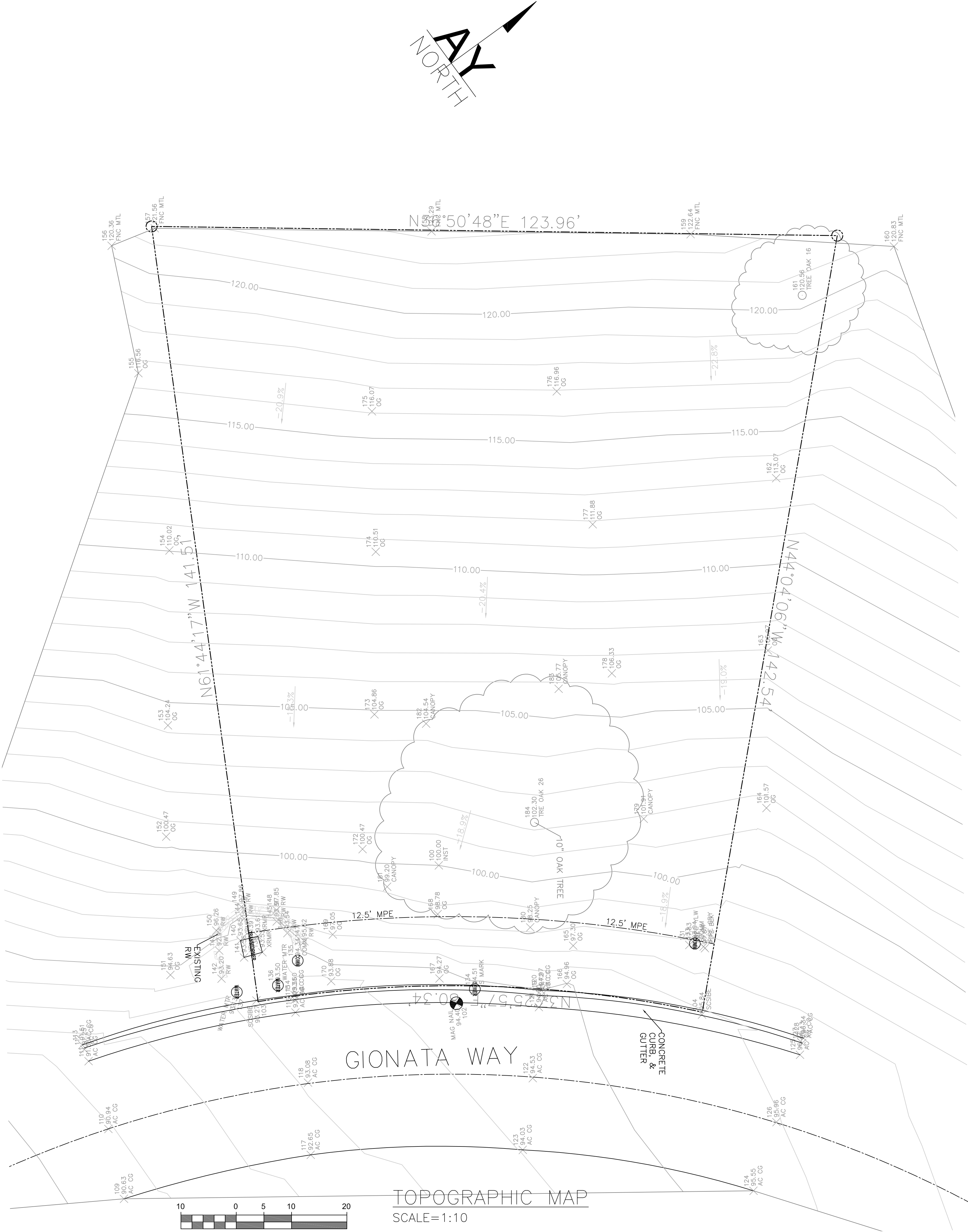
TELEVISION/CABLE/COMM

WATER/METER

- 

LOCATED MONUMENT/SPIKE
- 


ELEVATION BENCHMARK



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Lot 21, La Collina dal Lago
APN: 071-1760-024-0000



TOPOGRAPHIC
MAP

July 1, 2021

SHEET NO.
G2
2 OF 4

SHEET NOTES

1. REFERENCE GRADING NOTES ON SHEET G1 FOR APPLICABLE NOTES AND REFERENCES.
2. REFERENCE TOPOGRAPHIC MAP ON SHEET G2 FOR EXISTING SITE INFORMATION.
3. REFERENCE EROSION AND SEDIMENT CONTROL PLAN ON SHEET G4 FOR DURING AND POST CONSTRUCTION BMPs.
4. REFERENCE SECTIONS ON SHEET G5.

RETAINING WALL

1. SITE RETAINING DESIGN AND INSTALLATION TO BE PER CONTRACTOR/MANUFACTURER DESIGN AND INSTRUCTIONS.
2. NOTED SITE RETAINING WALL TOP OF WALL (TOW) AND BOTTOM OF WALL (BOW) ELEVATIONS INDICATE THE DEPTH OF THE RETAINED SOIL.
3. LOWER 6" OF RETAINING WALL SHALL BE BURIED WITHIN THE FINISH GRADE.

DRAINAGE NOTES

1. ALL DRAIN PIPES (INCLUDING RAIN WATER LEADERS (GUTTERS), AREA DRAINS, LANDSCAPE DRAINS, TRENCH DRAINS, RETAINING WALL DRAIN LINES, ETC.) TO TIE INTO A STORM DRAIN PIPE WHICH SHALL DAYLIGHT IN SWALE OR DOWNHILL OF LOWEST FINISH GRADE NEAR PROPOSED BUILDING.
2. STORM DRAIN PIPE TO BE BURIED A MINIMUM 12" FROM FINISH GRADE TO TOP OF PIPE.
3. BELOW COBBLE, INSTALL FILTER FABRIC UNDERNEATH TO LIMIT EROSION.

LEGEND

- COMM

BOC

BOW

CL

DI

FG

GB

HD

HP

OG

TOW

R

RWL

S

TV

WATER

COMMUNICATIONS

BACK OF CURB

BOTTOM OF WALL

CENTER LINE

DRAIN INLET

FINISH GRADE

GRADE BRAKE

HYDRANT

HIGH POINT

ORIGINAL GRADE

TOP OF WALL

RIDGE

RAINWATER LEADER/ GUTTER

SLOPE

TELEVISION/CABLE

WATER METER

DRAINAGE DIRECTION

SITE RETAINING WALL

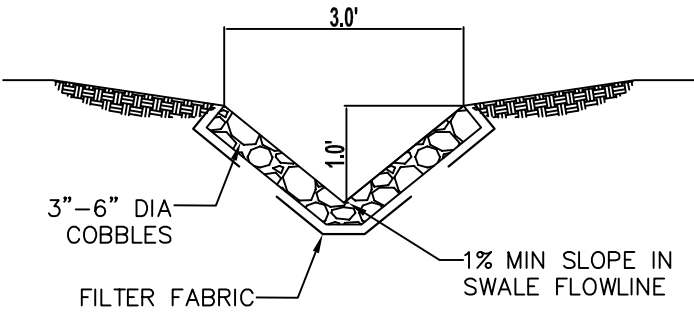
BUILDING RETAINING WALL

AMENDED CONSTRUCTION DOCUMENTS

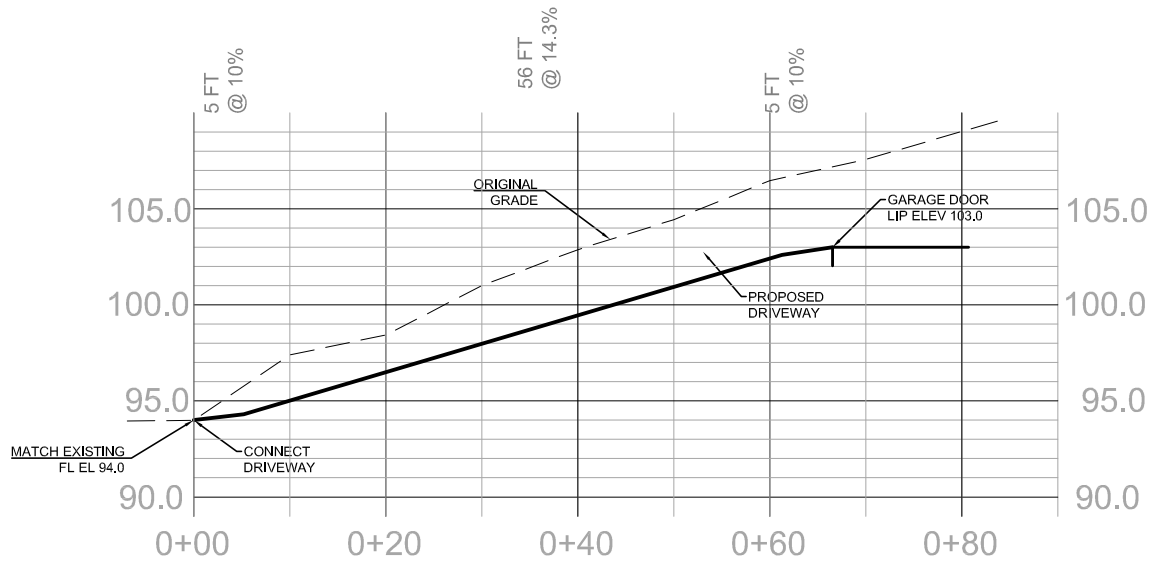
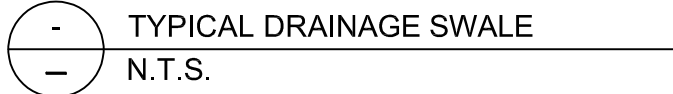
WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.

CITY OF FOLSOM 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 SOILS REPORT REFERENCE NO. _____, PROVIDED BY: _____, AND DATED _____.
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.



*INSTALL FILTER FABRIC UNDER COBBLES, MIRAFI 140N, OR EQUAL.



LEFT DRIVEWAY PROFILE
SCALE= NTS

ADVISORY NOTES

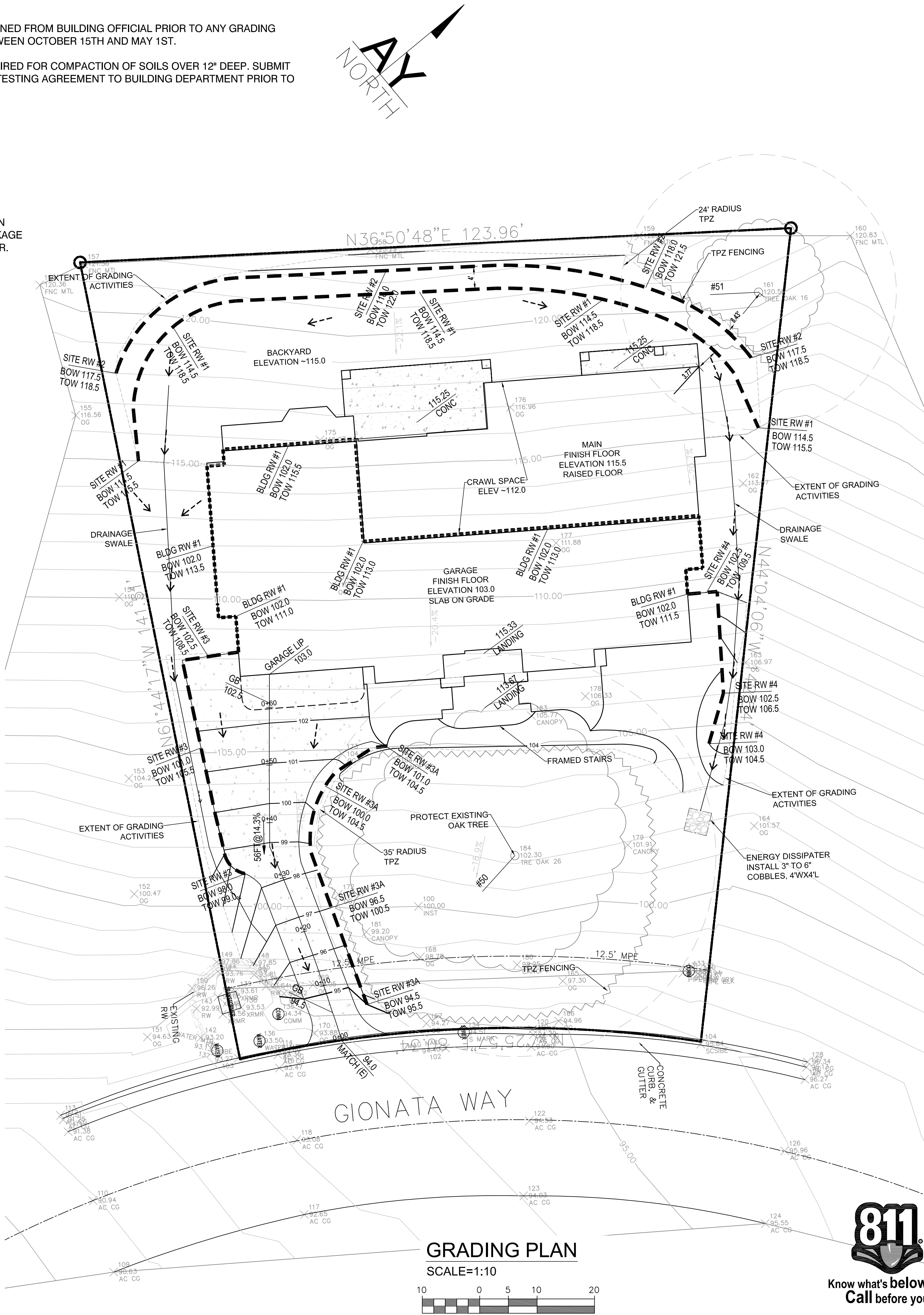
APPROVAL SHALL BE OBTAINED FROM BUILDING OFFICIAL PRIOR TO ANY GRADING ACTIVITY OCCURRING BETWEEN OCTOBER 15TH AND MAY 1ST.

SPECIAL INSPECTION REQUIRED FOR COMPACTION OF SOILS OVER 12" DEEP. SUBMIT SPECIAL INSPECTION AND TESTING AGREEMENT TO BUILDING DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.

EARTHWORK QUANTITIES

CUT - ±805 CY
FILL - ±25 CY
(780 CY EXPORT)

VOLUME CALCULATION IS IN RAW NUMBERS, NO SHRINKAGE OR SWELL ACCOUNTED FOR.



GRADING PLAN
SCALE=1:10



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ORANGEVALE, CALIFORNIA 95662
(916) 402-1676

NO.	REVISIONS	DATE

1514 Gionata Way
Folsom, CA 95630
Lot 21, La Collina dal Lago
Subdivision
APN: 071-1760-024-0000



March 15, 2022

GRADING PLAN

SHEET NO.
G3
3 OF 4

SHEET NOTES

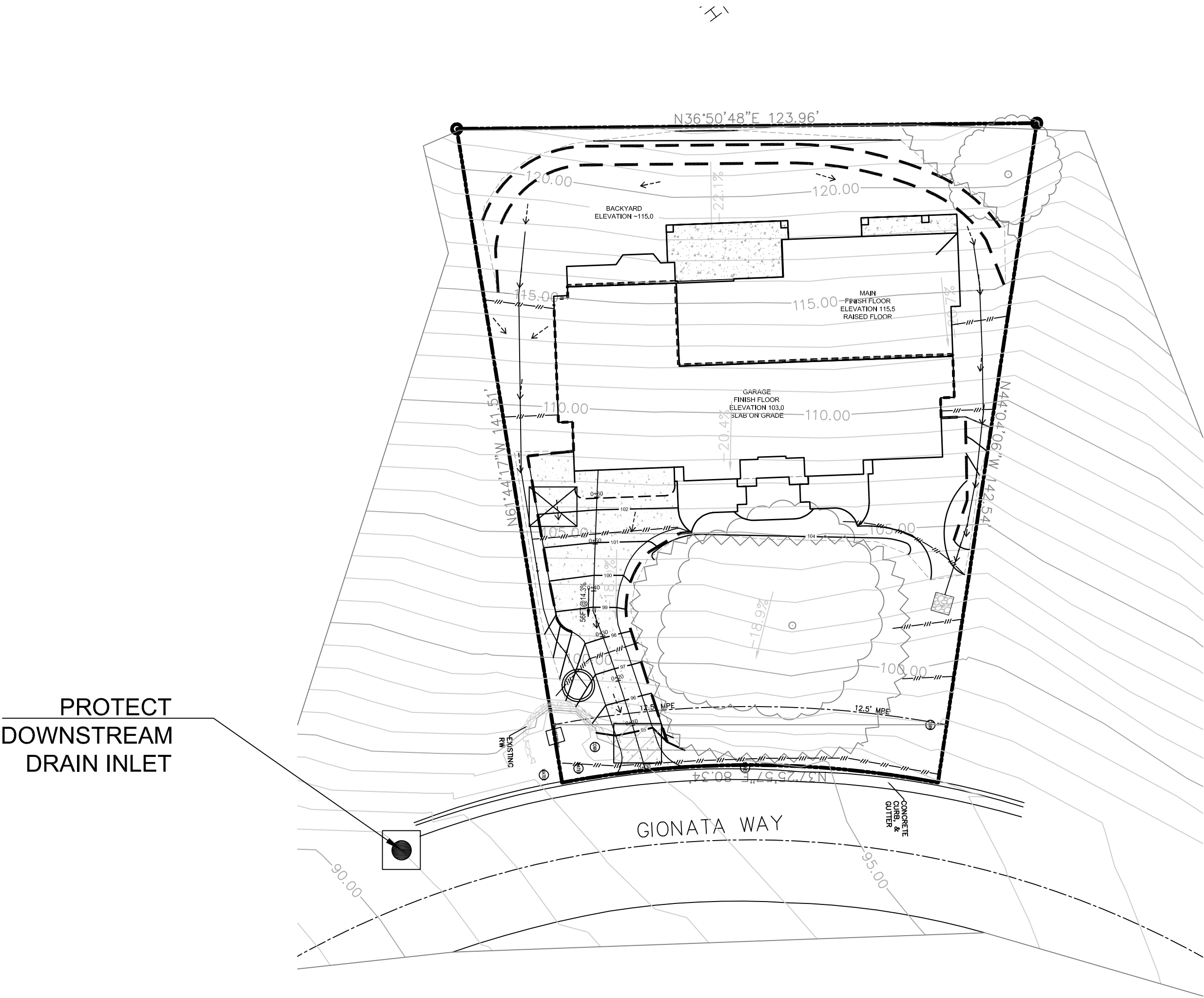
1. REFERENCE GRADING NOTES ON SHEET G1 FOR APPLICABLE NOTES AND REFERENCES.
2. REFERENCE GRADING PLAN ON SHEET G3 FOR CONSTRUCTION DESIGN.

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.

CUSTOM HOME EROSION AND SEDIMENT CONTROL NOTE (CITY OF FOLSOM)

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. UPON COMPLETION OF THE PROJECT, ALL BMP'S SHALL BE REMOVED ONCE LANDSCAPING IS INSTALLED AND FUNCTIONING TO THE SATISFACTION OF THE CITY.
11. VIOLATIONS OF THE FMC 8.70 MAY RESULT IN STOP WORK NOTICES, FINES, AND/OR DELAY IN CITY INSPECTIONS OF THE PROJECT IMPROVEMENTS.

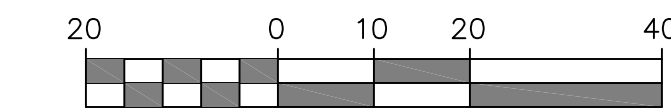


CONSTRUCTION ACCESS NOTES

1. STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 40 MM (3-6") MAX. AGGREGATE BASE MATERIAL CONFORMING TO COUNTY STANDARDS. MATERIAL SHALL BE PLACED TO A MIN. THICKNESS OF 150 MM (12"). THE METHOD OF PLACING, SPREADING AND COMPACTING AGGREGATE BASE MATERIAL SHALL CONFORM TO SECTION 26 OF THE STATE SPECIFICATIONS.
2. LENGTH OF ENTRANCE SHALL BE A MIN. OF 15 METERS (50'). WIDTH SHALL BE A MIN. OF 4.5 METERS (15') OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.
3. THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH AGGREGATE BASE MATERIAL.
4. ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY. PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

EROSION CONTROL PLAN

SCALE=1:20

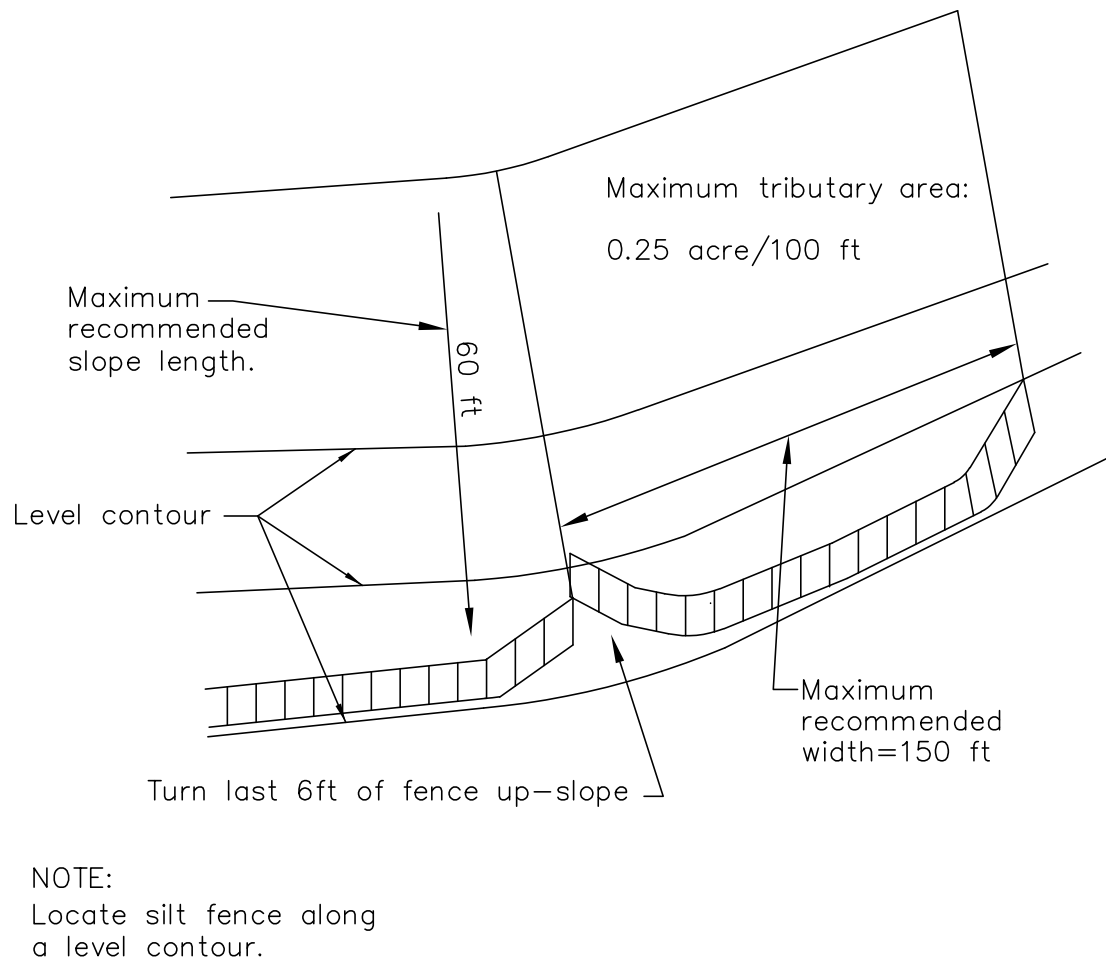


- CONSTRUCTION ENTRANCE
- MATERIAL LAYDOWN AREA
- CONCRETE WASHOUT
- DRAIN INLET PROTECTION
- FIBER ROLL
- SILT FENCE

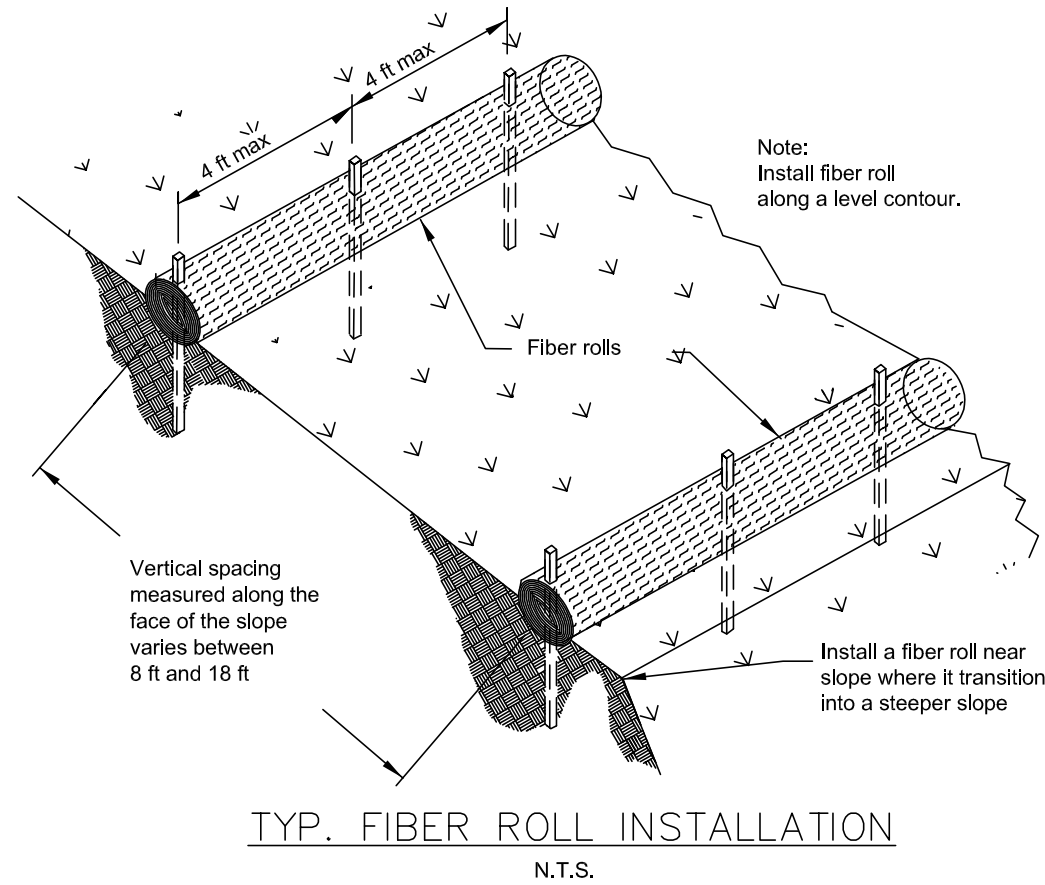
STRAW WATTLE/FIBER ROLL PLACEMENT

INSTALL ON ALL GRADED AREAS, PADS AND DRIVEWAYS (PRIOR TO PAVING) AND ON TOP AND MID-SLOPES WATTLES IN STREETS AND ON PADS:

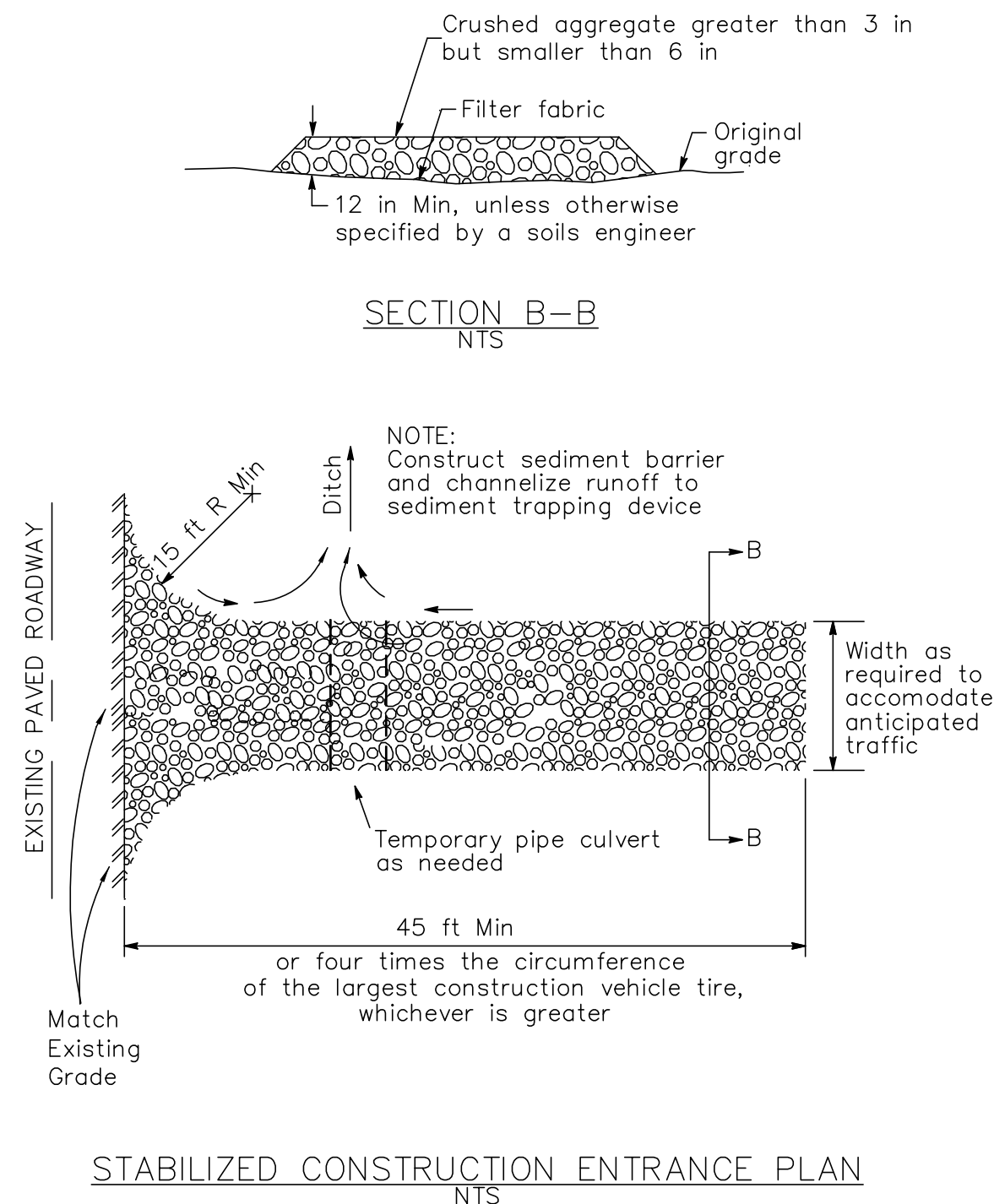
- 0-2% - 200' SPACING
- 2-5% - 100' SPACING
- 5-10% - 50' SPACING
- 10-20% - 25' SPACING
- 20-50% - 10' SPACING



TYP. SILT FENCE LAYOUT
N.T.S.



TYP. FIBER ROLL/STRAW WATTLE DETAIL
N.T.S.

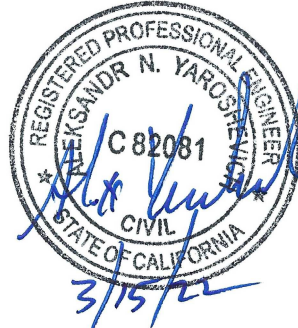


STABILIZED CONSTRUCTION ENTRANCE PLAN
N.T.S.

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8863 GREENBACK LN #246
ORANGEVALE, CALIFORNIA 95662
(916) 402-1676

NO.	REVISIONS	DATE

1514 Gionata Way
Folsom, CA 95630
Lot 21, La Collina dal Lago
Subdivision
APN: 071-1760-024-0000



March 15, 2022

EROSION
CONTROL PLAN

SHEET NO.

G4

4 OF 4

COLOR CHART

PROJECT
1514 GIONATA WAY
FOLSOM, CA

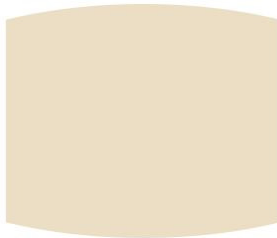
EXTERIOR COLOR

BY KELLY PAINT MANUFACTURE



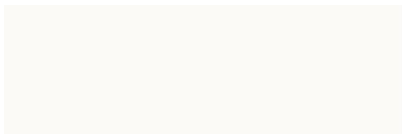
- GUTTER COLOR (412)

Navajo White
22



- WALL EXTERIOR STUCCO (27)

Whitest White KMW43



- ALL TRIMS & ROOF EAVE MOLDING (23)
- EXTERIOR MEDALLION

STUCCO FINISH TYPE

BY OMEGA MANUFACTURE

STUCCO TYPE – IMPERFECT SMOOTH TEXTURE

WINDOW TRIM COLOR

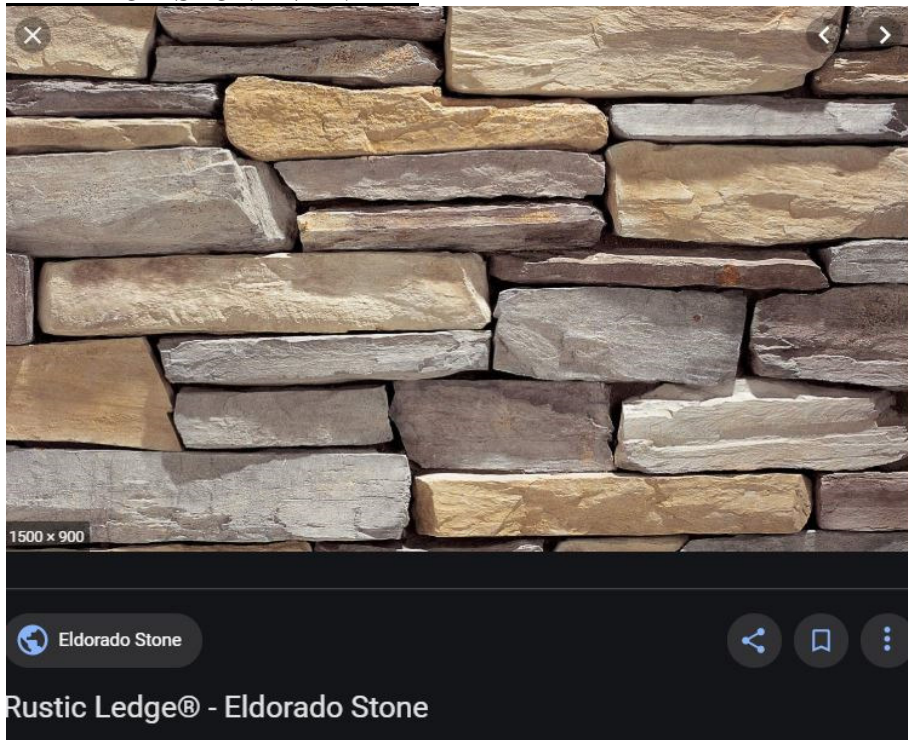
EXPRESSO COLOR



*Clay not available in all locations

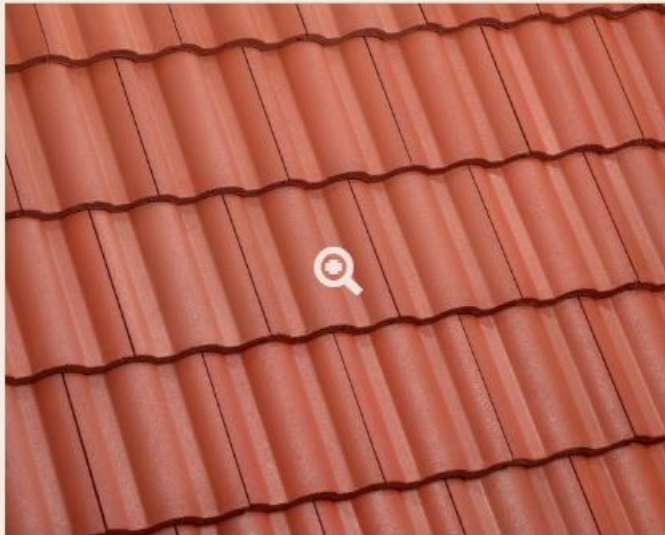
WINDOWS

EXTERIOR STONE VENEER



ROOF FINISH

BY EAGLE ROOF - CONCRETE TILE



2698 Kona Red Range

Profile: Malibu

Description: Range of Red

Category: Standard Select

Weight: Conventional

LEARN MORE

Ref	Aged Ref. (3 yr)	EMI	Aged EMI (3 yr)
0.25	0.27	0.83	0.9



[Request a Sample](#)

[Download Tile](#)

FRONT DOOR

BY IWP MANUFACTURE

(WWW.IWPDOOR.COM)



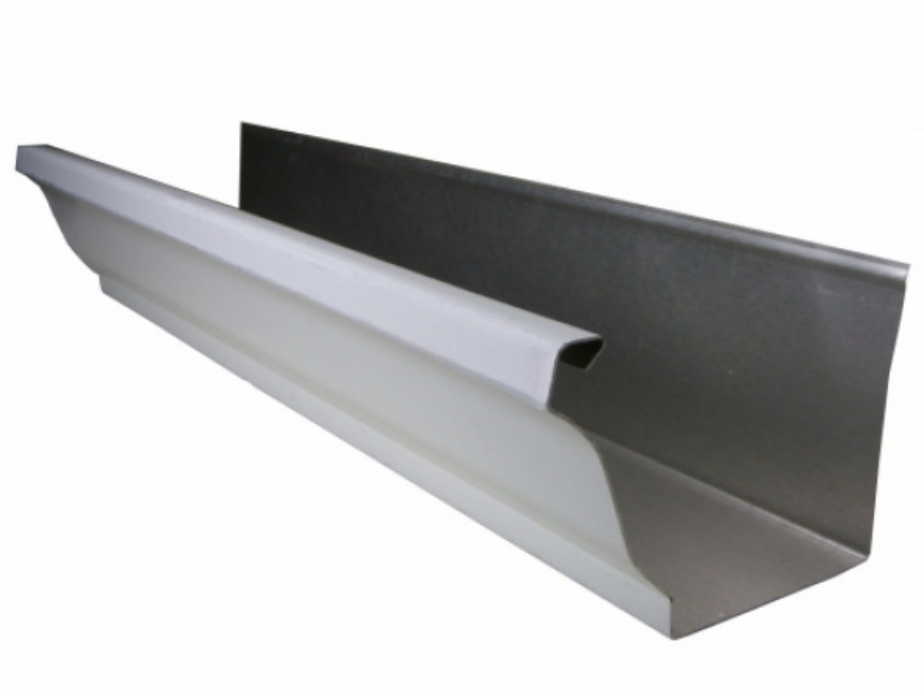
6FT X 9 FT IRON FRONT DOOR WITH BRONZE COLOR

WROUGHT 6FT IRON FENCE

WROUGHT IRON FENCE – BLACK COLOR – BY “TUFFBILT”
MANUFACTURER



GUTTER



GARAGE DOORS

BY CLOPAY GARAGE MANUFACTURE



GARAGE DOOR COLOR – WALNUT GRAIN CYPRESS



ULTRA-GRAIN
CYPRESS
WALNUT
FINISH



IMPACT ASSESSMENT

Tri Tran
7550 Folsom Auburn Road, Suite 707
Folsom, CA 95630

April 4, 2022

Re: Two blue oaks at 1514 Gonita Way, Folsom

This impact assessment covers the two blue oak trees (*Quercus douglasii*) located at the above referenced address. These trees will be impacted by the proposed construction activity on this lot. Following is the quantification of the impacts for each tree based upon the grading plan dated March 15, 2022 including recommendations for mitigative measures and remedial treatment to help the trees adapt.

Tree # 50: Blue oak; 27-inch Diameter Standard Height (DSH), 35-foot Tree Protection Zone (TPZ). This tree will receive encroachment from a slab foundation to the west and driveway construction to the south. Nineteen feet west of the trunk grading for a concrete apron and concrete masonry unit (cmu) build up for the porch and porch stairs is planned. This will occur at grade transitioning to a grade cut for the slab subgrade. South of the trunk a driveway is proposed with a grade cut 1 to 3.5 feet in depth with a retaining wall at the edge of the protected zone to 3 feet inside the protected zone. Twenty-three feet southeast of the trunk is a slope break due to grading for Gonita Way road construction. Activity in this area would not result in further impacts. The trenching necessary for the utilities is proposed outside the TPZ south of the trunk and just inside the TPZ north of the trunk. The total encroachment that will impact the tree amounts to approximately 20 percent. The cobble energy dissipator 30 feet north of the trunk will have a negligible impact. Canopy clearance pruning for the porch will require the removal of one 3-inch and two 2-inch diameter branches comprising less than 10 percent of the canopy. This should be performed under the supervision of an ISA Certified Arborist in accordance with ANSI A300 Pruning Standards. Impacts to this tree can be considered moderate.

Tree #51: Blue oak; 18-inch DSH, 24-foot TPZ. Retaining walls are proposed 8 and 12 feet south of the trunk. This will require grade cuts to a depth of 5 feet effectively severing the roots in approximately 20 percent of the TPZ. This impact can be considered moderate

Excavations within the TPZs shall be supervised by an ISA Certified Arborist and any roots encountered properly pruned. These trees are likely to show moderate symptoms that may be reduced with remedial treatments. I recommend the application of *Paclobutrazol* and a fall/winter subsurface soil enhancement/fertilization for both trees to help them adapt to the anticipated root loss. Additional remedial treatment may be recommended as deemed appropriate as actual impacts are evaluated during construction. Tree protective fencing shall be installed and maintained at the limits of grading throughout the construction period.

Wayne McKee
ISA Certified Arborist WE 0959A, 1992
ISA Tree Risk Assessment Qualified, 2017
B S Forestry, Humboldt State University, 1983