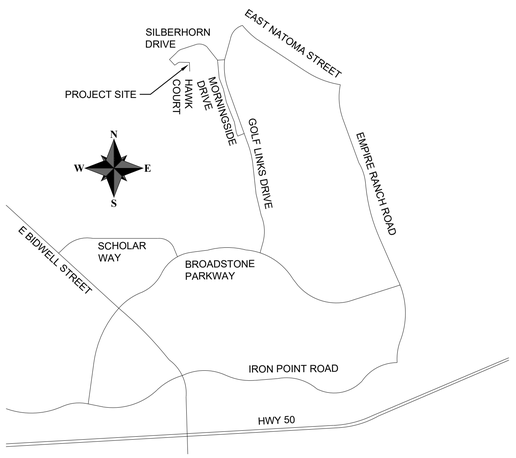
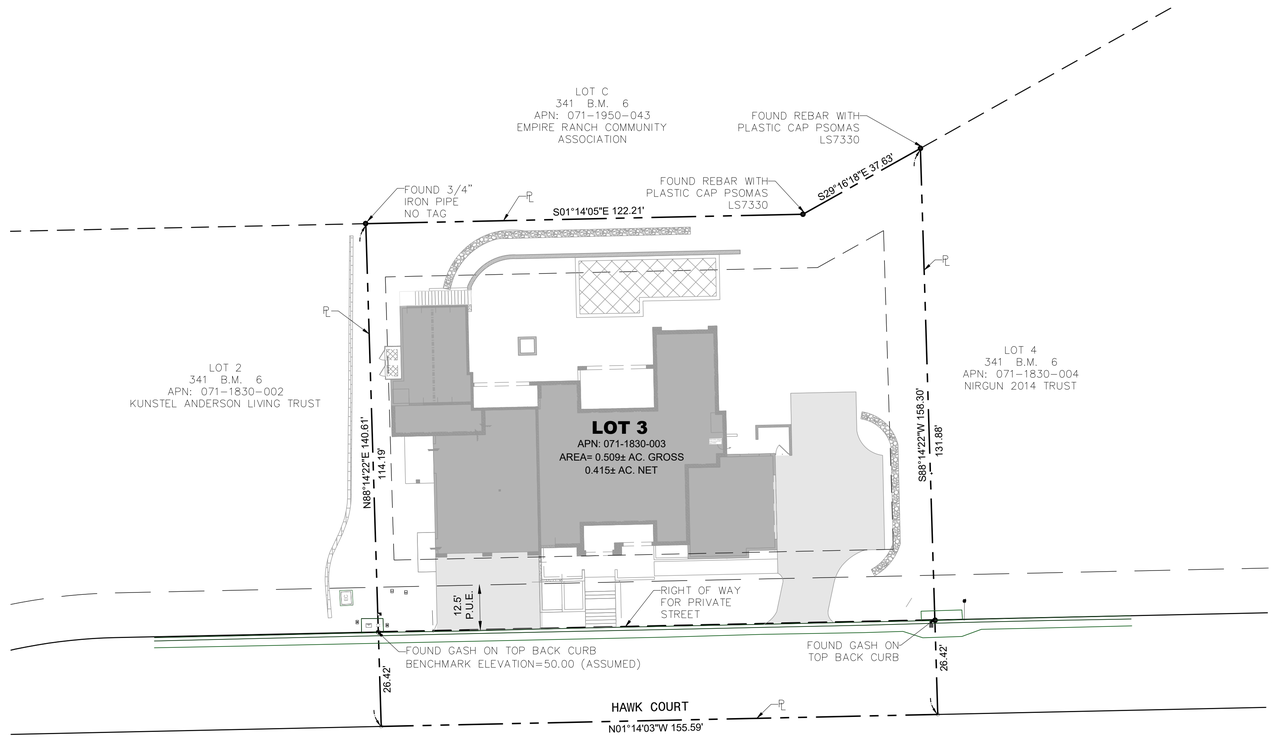
CITY OF FOLSOM

RESIDENTIAL PLANS FOR:

33 HAWK COURT



VICINITY MAP
NO SCALE



KEY MAP
SCALE: 1" = 20'

PROJECT CONSULTANTS

PROPERTY CONTACT:

SUE & CHUCK HOLMAN
413 TROWBRIDGE LANE
FOLSOM, CA 95630
CELL (916) 605-6566
SUE EMAIL: SHOLMAN56@COMCAST.NET

CIVIL ENGINEER/SURVEYOR:

KEVIN J. NELSON, P.E., P.L.S.
NELSON ENGINEERING
14028 CAMAS COURT
PENN VALLEY, CA 95946
(530) 432-4818
e-mail: kevin@nelsonengineer.com

UTILITY CONTACTS

FIRE PROTECTION:
CITY OF FOLSOM FIRE DISTRICT

WATER:
FOLSOM WATER DEPARTMENT

SEWER DISPOSAL:
CITY OF FOLSOM

ELECTRICAL UTILITIES:
SACRAMENTO MUNICIPAL UTILITY DISTRICT

EXISTING & PROPOSED ZONING
R-1-M

DRAWING SHEET INDEX

INSPECTIONS:

1. IT SHALL BE THE DUTY 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.
2. ALL CONSTRUCTION SHALL BE SUBJECTED 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 OTHER ORDINANCES OF THE JURISDICTION SHALL BE 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.

SITE STATISTICS:

DESCRIPTION	SQUARE FOOTAGE	PERCENTAGE
CONCRETE & PAVEMENT AREA	3,801 s.f.	21.0%
HOUSE AREA	4,685 s.f.	25.9%
NATURAL AREA/OPEN SPACE	9,598 s.f.	53.1%
TOTALS:	18,084 s.f.	100.0%

TOTAL LOT COVERAGE AREA:
4,685 sf (HOUSE) + 3,801 sf (CONC & PVMT) = 8,486 sf / 18,084 sf (LOT AREA) = 46.9%

EROSION CONTROL NOTES

1. ALL SURFACES DAMAGED BY THE ACTIONS OF THE CONTRACTOR SHALL BE RESTORED TO EQUAL OR BETTER THAN THE ORIGINAL CONDITION.
2. ALL EXCAVATED AREAS SHALL BE KEPT WATERED OR COVERED WITH A PALLIATIVE TO PREVENT EMISSION OF FUGITIVE DUST. DUST AND MUD CONTROL SHALL BE PROVIDED AT ALL TIMES INCLUDING EVENINGS, WEEKENDS, AND HOLIDAYS. AT LEAST ONE MOBILE UNIT WITHA A MINIMUM CAPACITY OF 1000 GALLONS SHALL BE AVAILABLE AT ALL TIMES FOR APPLYING WATER ON THE AFFECTED AREAS. WATER SHALL BE OBTAINED FROM A SOURCE APPROVED BY THE NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT.
3. SEED, FERTILIZER, AND MULCH SHALL BE APPLIED BETWEEN SEPTEMBER 15 AND OCTOBER 15. REMOVAL OF NATIVE VEGETATION SHALL BE MINIMIZED.
4. SEED, FERTILIZER, AND MULCH SHALL BE APPLIED TO ALL DISTURBED SOILS AND ALL EXPOSED CUT & FILL SLOPES* NOT PROTECTED BY ROCK IN THE FOLLOWING RATES:

SEED MIX:	BLANDO BROME	12 LBS/AC
	ZORRO ANNUAL FESCUE	4 LBS/AC
	HYKON ROSE CLOVER (INOCULATED)	9 LBS/AC
SEED MIX:	AMMONIUM PHOSPHATE (16-20-0)	300 LBS/AC
SEED MIX:	CLEAN STRAW	2.5 LBS/AC

*SLOPES WITH GLAZED OR SMOOTH SURFACES SHALL BE SCARIFIED TO A DEPTH OF 2-4 INCHES TO PROVIDE AN ADEQUATE SEED BED.

**LEGUMES SHALL BE INOCULATED WITH APPROPRITE BACTERIA AT ACCEPTED RATES AT TIME OF SEEDING

SEED AND FERTILIZER SHALL BE APPLIED USING BROADCAST METHOD ON SLOPES GREATER THAN 2:1, OTHER MEASURES SUCH AS NETTING OR TACKIFIERS SHALL BE UTILIZED TO HOLD MATERIALS IN PLACE UNTIL VEGETATION IS ESTABLISHED

IN THE FIELD AFTER CONSULTING WITH THE SACRAMENTO COUNTY RESOURCE CONSERVATION DISTRICT. IF PERMANENT EROSION CONTROL MEASURES ARE NOT INSTALLED BY OCTOBER 15 OF CONSTRUCTION SEASON, TEMPORARY MEASURES SUCH AS STRAW BALE SEDIMENT BARRIERS, CHECK DAMS, SEDIMENT TRAPS SHALL BE EMPLOYED NO LATER THAN NOVEMBER 1. THE ACTUAL LOCATIONS FOR SPECIFIC MEASURES MAY BE DETERMINED

NO ON-SITE ROAD CONSTRUCTION SHALL OCCUR BETWEEN OCTOBER 15 AND MAY 1 WITHOUT PRIOR WRITTEN APPROVAL

AIR QUALITY AND DUST CONTROL NOTES

1. THE APPLICANT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL ADEQUATE DUST CONTROL MEASURES ARE IMPLEMENTED IN A TIMELY MANNER DURING ALL PHASES OF PROJECT DEVELOPMENT AND CONSTRUCTION.
2. ALL MATERIAL EXCAVATED, STOCKPILED, OR GRADED SHALL BE SUFFICIENTLY WATERED, TREATED, OR COVERED TO PREVENT DUST FROM LEAVING THE PROPERTY BOUNDARIES AND CAUSING A PUBLIC NUISANCE OR A VIOLATION OF AN AMBIENT AIR STANDARD. WATERING SHOULD OCCUR AT LEAST TWICE DAILY, WITH COMPLETE SITE COVERAGE.
3. ALL LAND CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES ON THE PROJECT SHALL BE SUSPENDED AS NECESSARY TO PREVENT EXCESSIVE WINDBLOWN DUST WHEN WINDS ARE EXPECTED TO EXCEED 20 MPH.
4. ALL INACTIVE PORTIONS OF THE DEVELOPMENT SITE SHALL BE COVERED, SEEDED, OR WATERED UNTIL A SUITABLE COVER IS ESTABLISHED. ALTERNATELY, THE APPLICANT SHALL BE RESPONSIBLE FOR APPLYING CITY APPROVED NON-TOXIC SOIL STABILIZERS (ACCORDING TO MANUFACTURERS SPECIFICATIONS) TO ALL INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS WHICH REMAIN INACTIVE FOR 96 HOURS) IN ACCORDANCE WITH THE LOCAL GRADING ORDINANCE.
5. ALL AREAS WITH VEHICLE TRAFFIC SHALL BE WATERED OR HAVE DUST PALLIATIVE APPLIED AS NECESSARY FOR REGULAR STABILIZATION OF DUST EMISSIONS.
6. ALL MATERIAL TRANSPORTED OFFSITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT PUBLIC NUISANCE.
7. PAVED STREETS ADJACENT TO THE PROJECT SHALL BE SWEPT OR WASHED AT THE END OF EACH DAY, OR AS REQUIRED TO REMOVE EXCESSIVE ACCUMULATIONS OF SILT AND/OR MUD WHICH MAY HAVE RESULTED FROM ACTIVITIES AT THE PROJECT SITE.
8. NO BURNING OF WASTE MATERIAL OR VEGETATION SHALL TAKE PLACE ON-SITE. ALTERNATIVES TO BURNING INCLUDE CHIPPING, MULCHING OR CONVERTING TO BIOMASS.

PAVING & CONCRETE NOTES

1. ALL CLASS 2 AGGREGATE BASE (AB) SHALL BE COMPACTED TO 95% COMPACTION.
2. ALL ASPHALT CONCRETE SHALL BE 3/4" MAXIMUM, MEDIUM TYPE "B" PER SECTION 39 OF CALTRANS STANDARD SPECIFICATIONS.
3. THE TOP 12" OF SUBGRADE SHALL BE COMPACTED TO 90% COMPACTION FOR ALL STRUCTURAL SECTIONS (AC/AB & PCC) PER THE GEOTECHNICAL ENGINEERING REPORT.
4. PORTLAND CEMENT CONCRETE (PCC) SHALL BE 3/4" MAXIMUM AGGREGATE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS,
5. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DESIGN OF ALL BUILDING COMPONENTS.
6. EXPANSION JOINTS – PROVIDE AS SHOWN AND WHEREVER PORTLAND CEMENT CONCRETE (PCC) ABUTS BUILDINGS, CURBS, WALLS, OR OTHER STRUCTURES.
   - 3/8" THICK FELT EXPANSION FIBER BOARD FULL DEPTH OF PCC.
   - 1/2" BACKER ROD.
   - FOR JOINTS 3/4" AND WIDER CONCRETE EXTERIOR PAVEMENT JOINT SEALANT: POLYURETHANE SELF-LEVELING, ASTM C920, CLASS 25, USES T & I, SINGLE IMPLEMENT.
   - COLOR SHALL MATCH CONCRETE COLOR.
   - CLEAN EXPANSION JOINTS AFTER CURING AND FILL WITH SPECIFIED JOINT SEALANT FLUSH WITH ADJACENT PCC.
7. PCC FINISH:
   - SIDEWALKS: LIGHT BROOM, TEXTURE PERPENDICULAR TO THE DIRECTION OF TRAVEL WITH TROWELED AND RADIUSED EDGE, 1/4" RADIUS.
   - CURBS & GUTTERS: MEDIUM BROOM, TEXTURE PARALLEL TO PAVEMENT DIRECTION.
8. PLACE CURING COMPOUND ON EXPOSED PCC SURFACES IMMEDIATELY AFTER FINISHING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
9. ADJUST ALL EXISTING GRATES & UTILITY BOXES TO GRADE AS REQUIRED BY PROPOSED IMPROVEMENTS.

CONTRACTOR'S NOTES

PROJECT SHALL COMPLY WITH THE 2016 CBC, CEC, CPC, CGBSC, CALIFORNIA ENERGY CODE AND THE SACRAMENTO COUNTY GRADING ORDINANCE TITLE 3, CHAPTER V, ALL CODES AS AMENDED BY CITY OF FOLSOM & SACRAMENTO COUNTY, CALIFORNIA.

GENERAL NOTES:

1. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF ALL UNDERGROUND FACILITIES WHERE SUCH FACILITIES MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF THE IMPROVEMENTS SHOWN ON THESE PLANS. CALL "UNDERGROUND SERVICE ALERT" AT (800) 227-2600 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM BEFORE ANY EXCAVATION IS STARTED.
2. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS, AND/OR REPORTS AS DEEMED NECESSARY BY THE CITY. THE CONTRACTOR SHALL CONTACT CITY OR COUNTY AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL PERFORM ALL GRADING, EXCAVATION, EMBANKMENT AND COMPACTION OPERATIONS IN ACCORDANCE WITH THE APPROVED RECOMMENDATIONS UNDER THE INSPECTION OF THE SOILS ENGINEER.
4. ALL FILLS SHALL BE CONSTRUCTED TO 90% RELATIVE COMPACTION, EXCEPTING THE UPPER 6" SHALL BE CONSTRUCTED TO 95% RELATIVE COMPACTION. ALL EXCAVATION AREAS SHALL BE SACRIFIED TO 6" BELOW SUBGRADE AND REPLACED AT 95% RELATIVE COMPACTION. COMPACTION TESTING SHALL BE IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND COMPACTION REPORTS SHALL BE PREPARE BY THE SOILS ENGINEER AND SUBMITTED TO THE COUNTY BUILDING DEPARTMENT PRIOR TO ANY FOUNDATION, FOOTING INSPECTIONS.
5. THE ENGINEER OF RECORD SHALL PROVIDE A FINAL LETTER OF ACCEPTANCE TO THE BUILDING DEPARTMENT, PRIOR TO FINAL INSPECTION, STIPULATING THAT ALL WORK CONFORMS TO THE APPROVED PLANS AND LOCAL GRADING ORDINACE.
6. ALL FOOTINGS WILL BE SUPPORTED BY UNDISTURBED, NATIVE SOIL.
7. APPROVAL SHALL BE OBTAINED FROM THE BUILDING OFFICIAL PRIOR TO ANY GRADING ACTIVITY OCCURRING BETWEEN OCTOBER 15TH – APRIL 15TH.
8. INSPECTION IS REQUIRED FOR A SOIL FILL, COMPACTION & GRADING (CBC 1705.6). ALL FILL MATERIAL SHALL BE CLEAN & FREE OF DEBRIS GREATER THAN 12" IN DIAMETER ALL FILL MATERIAL SHALL BE COMPACTED TO A MIN. OF 90% MAXIMUM DENSITY WITH A COMPACTION REPORT ONSITE AT TIME OF INSPECTION.
9. ROCKERY WALLS TO BE INSPECTED BY WALL ENGINEER.
10. ALL UTILITIES UNDER RETAINING WALLS SHALL BE IN A SLEEVE.

EARTHWORK QUANTITIES:

NOTE TO CONTRACTOR: THE CALCULATION OF EARTHWORK QUANTITIES, AND THE DETERMINATION OF ANY REQUIRED IMPORT OR EXPORT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE FOLLOWING QUANTITIES CALCULATED BY NELSON ENGINEERING ARE FOR FEE CALCULATION.

EXCAVATION	=	636	CY
FILL	=	1,318	CY
IMPORT	=	682	CY

ANY IMPORT OR EXPORT REQUIREMENTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

NO.	REVISIONS	DATE

DESIGNED: KJN
DRAWN: KZN
CHECKED BY: KJN
DATE: April 28, 2022
PROJECT No.: 21-388
DWG. NAME: 21-388 Hawk Ct Grading Plan.dwg

GRADING PLAN FOR:
HOLMAN RESIDENCE
33 HAWK COURT
A.P.N. 071-1830-003
CITY OF FOLSOM, CALIFORNIA

NELSON ENGINEERING
Civil Engineering, Surveying & Land Planning
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14028 Camas Court
Penn Valley, CA 95946

KEVIN J. NELSON
No. 55101
Exp. 6-30-2022
CIVIL

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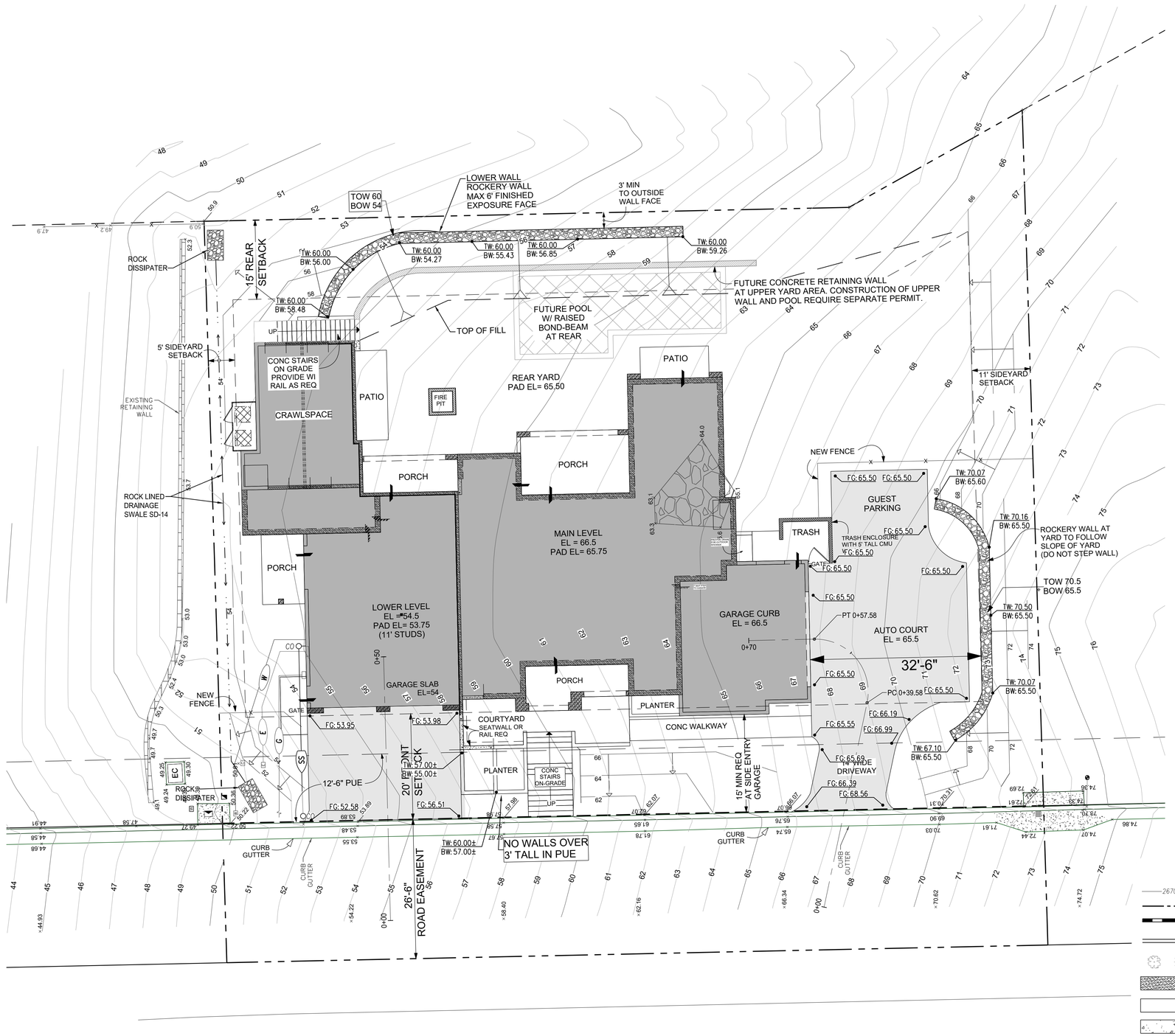

CITY OF FOLSOM EROSION & SEDIMENT NOTES:

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
2. MINIMUM SHALL INCLUDE PERIMETER CONTROLS, DRAIN INLET PROTECTION, AND STABILIZED
3. ACCESS. PUBLIC STREETS AND SIDEWALKS SHALL BE SWEPT DAILY WHEN VEHICLES ARE
4. ACCESSING THE SITE. WASHING THE STREET SHALL NOT BE PERMITTED UNLESS OTHERWISE
5. APPROVED BY THE CITY.
6. 6. THE CONTRACTOR SHALL ANTICIPATE AND ACCOMMODATE ANY RUN-ON FROM NEIGHBORING
7. PROPERTIES, INCLUDING EXISTING WATER COURSES. EXISTING WATER COURSES SHALL BE
8. MAINTAINED IN THEIR ORIGINAL CONDITION, EXCEPT WHERE MODIFICATIONS ARE APPROVED BY
9. THE CITY.
10. 7. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PROTECTED FROM EROSION DURING
11. THE WET SEASON. HYDROSEED, IF USED, SHALL BE PLACED ON OR BEFORE SEPTEMBER 15TH.
12. HYDROSEED PLACED AFTER SEPTEMBER 15TH SHALL BE USED WITH A SECONDARY PROTECTION
13. METHOD SUCH AS A MAT OR BLANKET SPECIFICALLY DESIGNED TO FACILITATE GERMINATION
14. AND GROWTH.
15. 8. PROTECTED AREAS SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCING. ADDITIONAL
16. SIGNAGE MAY BE REQUIRED TO IDENTIFY THE RESOURCE BEING PROTECTED AND/OR PROVIDE
17. ADDITIONAL INSTRUCTIONS TO CONSTRUCTION PERSONNEL.
18. 9. CEMENTITIOUS, PAINT, WASTE, AND HAZARDOUS MATERIALS SHALL BE HANDLED, COVERED,
19. AND/OR STORED PROPERLY TO AVOID SPILLS, LEAKAGE, AND CONTACT WITH RAIN OR
20. STORMWATER RUNOFF.
21. 10. UPON COMPLETION OF THE PROJECT, ALL BMP'S SHALL BE REMOVED ONCE LANDSCAPING IS
22. INSTALLED AND FUNCTIONING TO THE SATISFACTION OF THE CITY.
23. 11. VIOLATIONS OF THE FMC 8.70 MAY RESULT IN STOP WORK NOTICES, FINES, AND/OR DELAY IN
24. CITY INSPECTIONS OF THE PROJECT IMPROVEMENTS.

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 @ 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 SPECIFICATIONS AND DESIGN AND PROCEDURES MANUALS.
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 TRESS 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 & APPROVAL.
12. THERE SHALL BE NO TRESPASSING OF ANY KIND INTO PUBLIC OR PRIVATE OPEN AREAS.
13. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
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 IN THE GRADING REPORT SHALL BE COMPLETED PRIOR TO STRUCTURAL IMPROVEMENTS.
16. COMPACTION TESTS REQUIRED ON ALL FILL AREAS.
17. CONTRACTOR TO VERIFY BUILDING STRUCTURAL SECTION PRIOR TO CONSTRUCTION.
18. ROCKERY WALLS TO BE INSPECTED BY WALL ENGINEER.
19. ROCKERY WALL DESIGN & CONSTRUCTION SHALL COMPLY WITH ACCEPTED STANDARDS AND GUIDELINES BY FHWA OR ASCE. ENGINEER OF RECORD TO VERIFY PROPOSED DESIGN & CONSTRUCTION COMPLIES WITH THESE STANDARDS.
20. ALL UTILITIES UNDER RETAINING WALLS SHALL BE IN A SLEEVE.

LEGEND

- EXISTING CONTOUR (2670)
- PROPERTY LINE
- CMU RETAINING WALL Per S1.0 BY CULLUMBER ENG.
- ROCKERY WALL TO BE INSPECTED BY WALL ENGINEER. (SEE S1.0 BY CULLUMBER ENG.)
- EXISTING TREES
- PROPOSED GRAVEL
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING WOOD DECK
- EXISTING DRAINAGE
- EXISTING WATER (W)
- EXISTING SEWER (SS)
- EXISTING STORM DRAIN (SD)
- TREES TO BE REMOVED
- PROPOSED STRUCTURE(SEE BLDG PLANS FOR DETAILS) FOUNDATION WALLS TO BE BUILT UNDER SEPARATE PERMIT
- PROPOSED 4" CONCRETE
- PROPOSED PROPANE LINE (P)
- PROPOSED DRAINAGE SWALE per SD-14
- PROPOSED 4" PERFORATED PIPE BEHIND WALL (SD)
- PROPOSED 4" SEWER LINE (SS)
- PROPOSED FIBER ROLLS (BMP SE-5)
- PROPOSED JOINT TRENCH (JT)
- PROPOSED WATER LINE (W)
- PROPOSED 2" GAS LINE (G)
- PROPOSED CONTOURS (2670)
- TREE PROTECTION FENCING SEE DETAIL A SHEET G3

N

SCALE 1 INCH = 10 FEET
10 0 10 20

NO.	REVISIONS	DATE

DESIGNED: KJN
DRAWN: KJN
CHECKED BY: KJN
DATE: April 28, 2022
PROJECT No.: 21-388
DWG. NAME: 21-388 Hawk Ct Grading Plan.dwg

GRADING PLAN FOR:

HOLMAN RESIDENCE

38 HAWK COURT

A.P.N. 071-1830-003

CITY OF FOLSOM, CALIFORNIA

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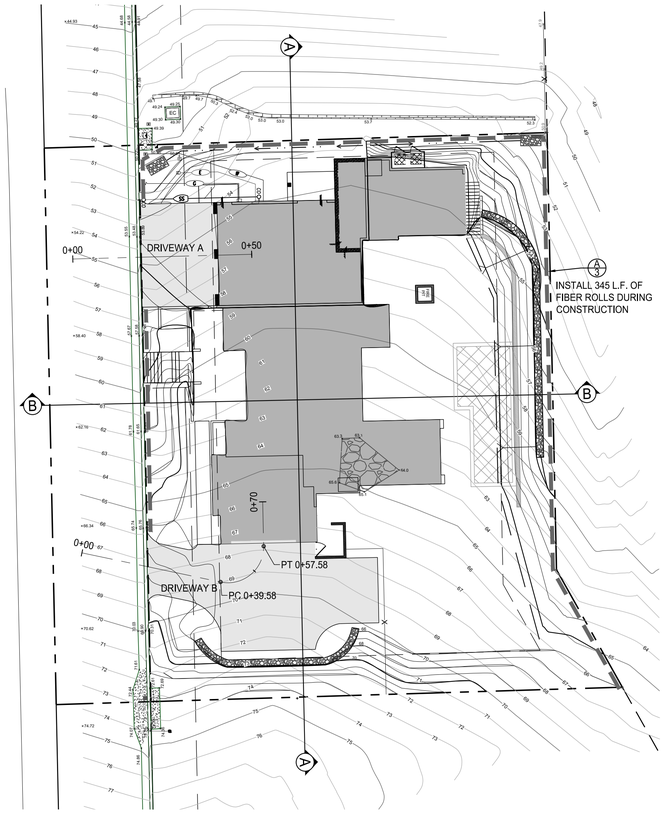
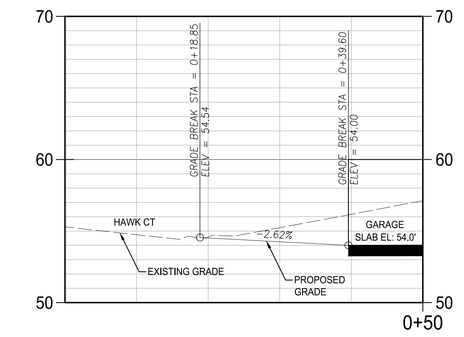
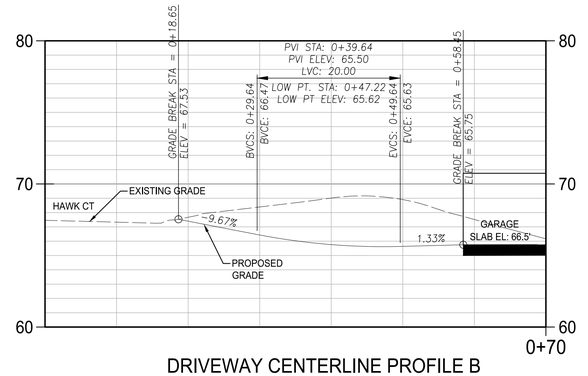




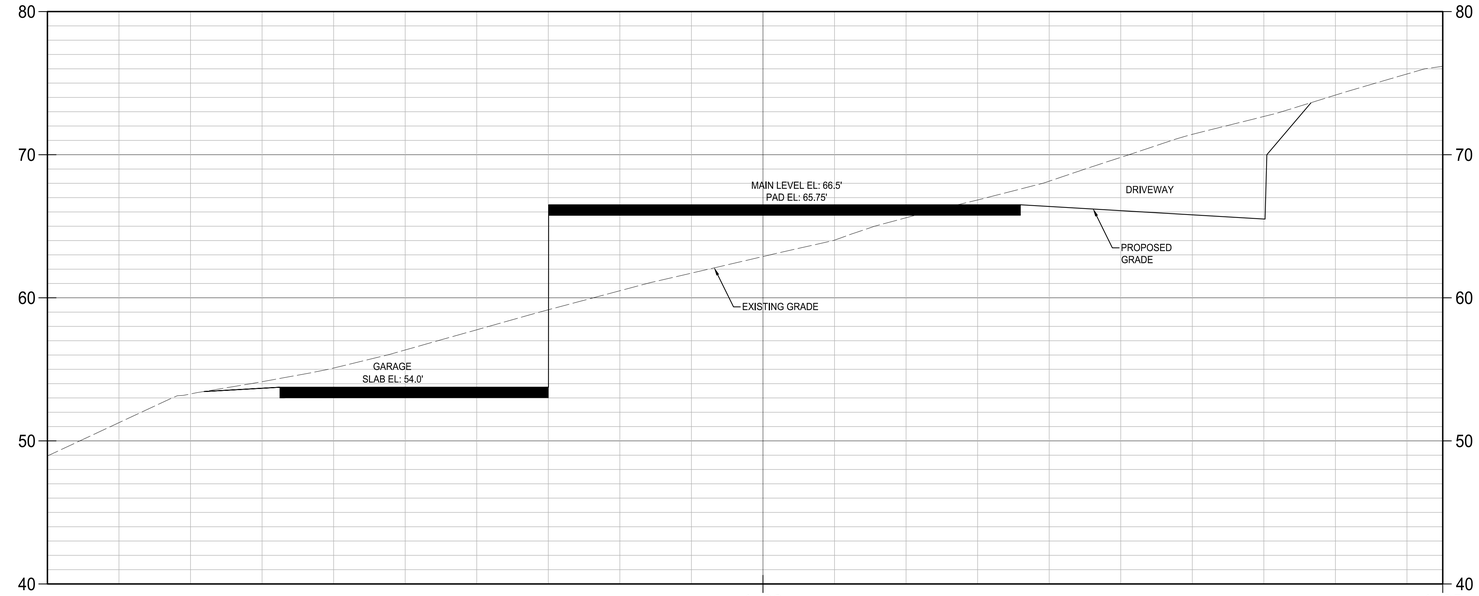
DRIVEWAY CENTERLINE PROFILE A

SCALE: 1"=10' HORIZ, 1"=5' VERT



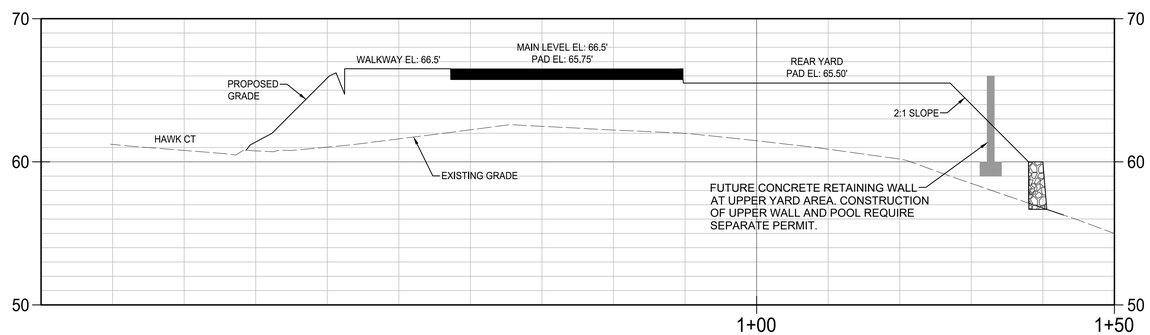
DRIVEWAY CENTERLINE PROFILE B

SCALE: 1"=10' HORIZ, 1"=5' VERT



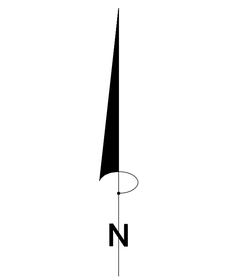
SECTION A-A

SCALE: 1"=10' HORIZ, 1"=5' VERT



SECTION B-B

SCALE: 1"=10' HORIZ, 1"=5' VERT

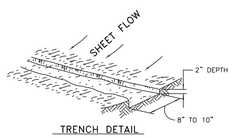


SCALE 1 INCH = 20 FEET

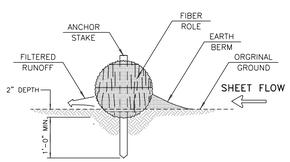
20 0 20 40

TEMPORARY EROSION CONTROL MEASURES:

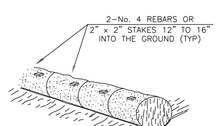
1. CUT AND FILL QUANTITIES SHALL BE HELD TO A MINIMUM.
2. UNNECESSARY SOIL DISTURBANCE SHALL BE MINIMIZED BY RESTRICTING HEAVY EQUIPMENT ACTIVITY AND VEHICULAR MOVEMENT TO THE IMMEDIATE AREA OF THE PLANNED ROAD IMPROVEMENTS.
3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER BEING CONSTRUCTED TO FINAL CONFIGURATIONS. IF, AT ANY TIME DURING CONSTRUCTION, RAINFALL IS ANTICIPATED PRIOR TO REACHING THE FINAL CONFIGURATION OF THE GRADED AREA, THE DISTURBED AREA(S) SHALL BE SEEDED AND MULCHED TO MINIMIZE EROSION POTENTIAL DURING RAINY PERIODS. SEEDING AND MULCHING SHALL BE IN ACCORDANCE WITH NOTE 3 OF THE PERMANENT EROSION CONTROL NOTES. MULCH SHALL BE ANCHORED BY PUNCHING.
4. SEEDED AREAS SHALL BE REPAIRED, RESEEDED, AND MULCHED AS SOON AS POSSIBLE AFTER BEING DAMAGED.
5. STRAW BALE DIKES SHALL BE INSTALLED AT THE TOE OF ALL CUT AND FILL SLOPES AS REQUIRED BY TOWN OF TRUCKEE. INSTALLATION SHALL BE PER THE SPECIFICATIONS CONTAINED IN SECTION I.D. OF THE EROSION & SEDIMENT CONTROL GUIDELINES, OCTOBER 1991.
6. STRAW BALE DIKES SHALL BE CLEANED AFTER SIGNIFICANT SEDIMENT DEPOSITS HAVE BEEN ACCUMULATED. SPOIL MATERIAL WILL BE DEPOSITED SO THAT IT WILL NOT DIRECTLY RE-ENTER THE SEDIMENTATION BARRIER OR CAUSE FURTHER SEDIMENTATION OFF-SITE. THE SPOIL HEAP SHALL BE SEEDED WHEN FORMED AND WHENEVER MORE DEPOSITS ARE ADDED.
7. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED AS REQUIRED AT THE END OF EACH WORK DAY, AND ADDITIONALLY AFTER EACH STORM.



TRENCH DETAIL



EMBEDDING DETAIL



ROLL PLACEMENT

FIBER ROLL SEDIMENT BARRIER DETAIL (A)

NO.	REVISIONS	DATE

DESIGNED: KJN
DRAWN: KZN
CHECKED BY: KJN
DATE: April 28, 2022
PROJECT No.: 21-388
DWG. NAME: 21-388 Hawk Ct Grading Plan.dwg

SECTIONS FOR:

HOLMAN RESIDENCE

33 HAWK COURT

A.P.N. 071-1830-003

CITY OF FOLSOM, CALIFORNIA

NELSON ENGINEERING
Civil Engineering, Surveying & Land Planning
14028 Camas Court (530) 432-4818
Penn Valley, CA 95946 www.nelsonengineer.com

KEVIN J. NELSON
No. 55101
Exp. 6-30-2022
CIVIL

G3

Site Notes:

REV 5-10-16

Grading Notes:

1. Surveyor to verify house corners and grade elevations before foundation is poured.
2. Contractor is responsible to control drainage during construction. No irrigation runoff may leave this lot. Disperse storm water in it's natural drainage course. (Per Cal-Green Section 4.106)
3. No grade changes, trenching, or equipment operation under the dripline of the existing oak trees outside of the building envelope
4. All grading 24"min from property line and all new hard surface (Drive & Auto Court) 36" min. from property lines.
5. Rock lined swales required if slope exceeds 1:10. Sheet flow to begin a minimum of 10 feet from property line.
6. Maximum finished slopes to be 3:1 or flatter.
7. No grading allowed within 2 feet of property lines
8. Grade immediately adjacent to the foundation shall slope away from foundation 5% min in the first 10 feet. measured perpendicular from the structure. impervious surfaces within 10 feet of the building shall be sloped at a min. of 2% away from the building. CRC 401.3
9. Gravity 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.
10. Compaction report to be provided for all cut-fill to field inspector. (per CBC Chapter 18 req)
11. 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, driveway, walkway or other flatwork is installed.
-2% min slope req away from foundation (CRC R311.3)
-See 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 req all A/C units, Pool Equiptment, Gas Meter, Trash Storage Areas and Electrical Meter/Panel.
-Minimum screening for AC Unit & Pool Equip. is 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

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

2019 CalGreen Notes (CGBC)

REV 3-17-21

1. SITE SURFACE AND STORMWATER DRAINAGE; (SEC 4.106)
-4.106.2 Storm water pollution prevention plan. For projects of one acre or less, develop a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm water NPDES Construction Permit or local ordinance, whichever is stricter, as is required for projects over one acre. The plan should cover prevention of soil loss by storm water run-off and/or wind erosion, of sedimentation and/or of dust/particulate matter air pollution.
-A5.106.2 Storm water design. Design storm water runoff rate and quantity in conformance with Section A5.106.3.1 and storm water runoff quality by Section A5.106.3.2 or by local requirements, whichever are stricter.
-A5.106.2.I Storm water runoff rate and quantity. Implement a storm water management plan resulting in no net increase in rate and quantity of storm water runoff from existing to developed conditions.
Exception: If the site is already greater than 50 percent impervious, implement a storm water management plan resulting in a 25 percent decrease in rate and quantity.
-A5.106.2.2 Storm water runoff quality.Use post construction treatment control best management practices (BMPs) to mitigate (infiltrate, filter or treat) storm water runoff from the 85th percentile 24-hour runoff event (for volume-based BMPs) or the runoff produced by a rain event equal to two times the 85th percentile hourly intensity (for flow-based BMPs).
-A5.106.3 Low impact development (LID). Reduce peak runoff in compliance with Section 5.106.3.1. Employ at least two of the following methods or other best management practices to allow rainwater to soak into the ground, evaporate into the air or collect in storage receptacles for irrigation or other beneficial uses.
2. WATER CONSERVATION REQUIREMENTS;(SEC 4.303, TABLE 4.303.1)
Perscriptive minimum indoor plumbing requirements:
-Single Showerheads @ 1.8 GPM or less @ 80 PSI (INC multi-head designs)
-Multiple Showerheads @ 1.8 GPM or less @ 80 PSI (INC multi-head designs)
-Lav Faucets @ 1.2 GPM or less @ 60 PSI
-Kitchen Faucets @ 1.8 GPM or less @ 60 PSI
-Water Closets @ 1.28 GAL/FLUSH
-Urnals @ 0.125 GAL/FLUSH
- Appliances. Install at least one qualified ENERGY STAR dishwasher or clothes washer. (A4.303.3)
- One and Two Family dwellings shall be equipped with a demand hot water recirculation system, as defined in Chapter 2. The demand hot water recirculation system shall be installed in accordance with the California Plumbing Code, California Energy Code, and the manufacturer's installation instructions. (CGBC A4.303.5 for Hot water recirculation systems)
3. IRRIGATION CONTROLLERS;(SEC 4.304.1)
Controllers shall be weather-or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
4. CONSTRUCTION WASTE; (SEC 4.408)
Waste Reduction Plan and documentation to be provided by Contractor.
See http://www.hcd.ca.gov/building-standards/calgreen/docs/CW-1.pdf
5. FIREPLACES (SEC 4.503.1)
-Gas units must be direct-vent sealed combustion type.
-Wood/Pellet burning units shall comply with EPA phase-2 emission limits.
6. POLLUTANT CONTROL (SEC 4.504)
-Duct Covering (sec 4.504.1) Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust or debris which may collect in the system.
-VOC limits (Per Tables 4.504.2, 4.504.3, 4.504.4, 4.504.5) .
All Finish materials shall comply with the values shown in the tables listed for indoor air quality.
7. INDOOR AIR QUALITY (MOISTURE ISSUES) (Sec 4.505)
- A 4-inch (101.6 mm) thick base of ½ inch (12.7 mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. (SEC 4.505.2.1)
-Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified (SEC 4.505.3)
-Bathroom exhaust fans which exhaust directly from bathrooms shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible(SEC 4.506.1)
8. INDOOR AIR QUALITY (ENVIRONMENTAL COMFORT) (Sec 4.507)
-Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-4.2.(SEC 4.507.1)
-Heating and Air Conditioning systems shall be sized, designed, and equipment is selected using the following methods:
1 - The heat loss and heat gain is established according to ACCA Manual J, ASHRAE handbooks or other equivalent design software or methods.
2 - Duct systems are sized according to ACCA 29-D Manual D, ASHRAE handbooks or other equivalent design software or methods.
3 - Select heating and cooling equipment according to ACCA 36-S Manual S or other equivalent design software or methods.
9. ELECTRIC VEHICLE CHARGING REQ. (Sec 4.106.4)
-The builder shall install a nominal one (1) inch inside diameter, listed raceway to accommodate a dedicated a 208/240 volt branch circuit. The raceway shall originate in the main or sub panel, and will terminate into a listed box at the purposed site of the EV charger. This and all additional specifications of California Green Building Standards section 4.106.4 shall be meet."
-Elect service or subpanel circuit directory shall identify the overcurrent protection device space(s) as reserved for future EV charging as "EV CAPABLE. The raceway termination location shall be permanently and visibly marked as "EV CAPABLE"

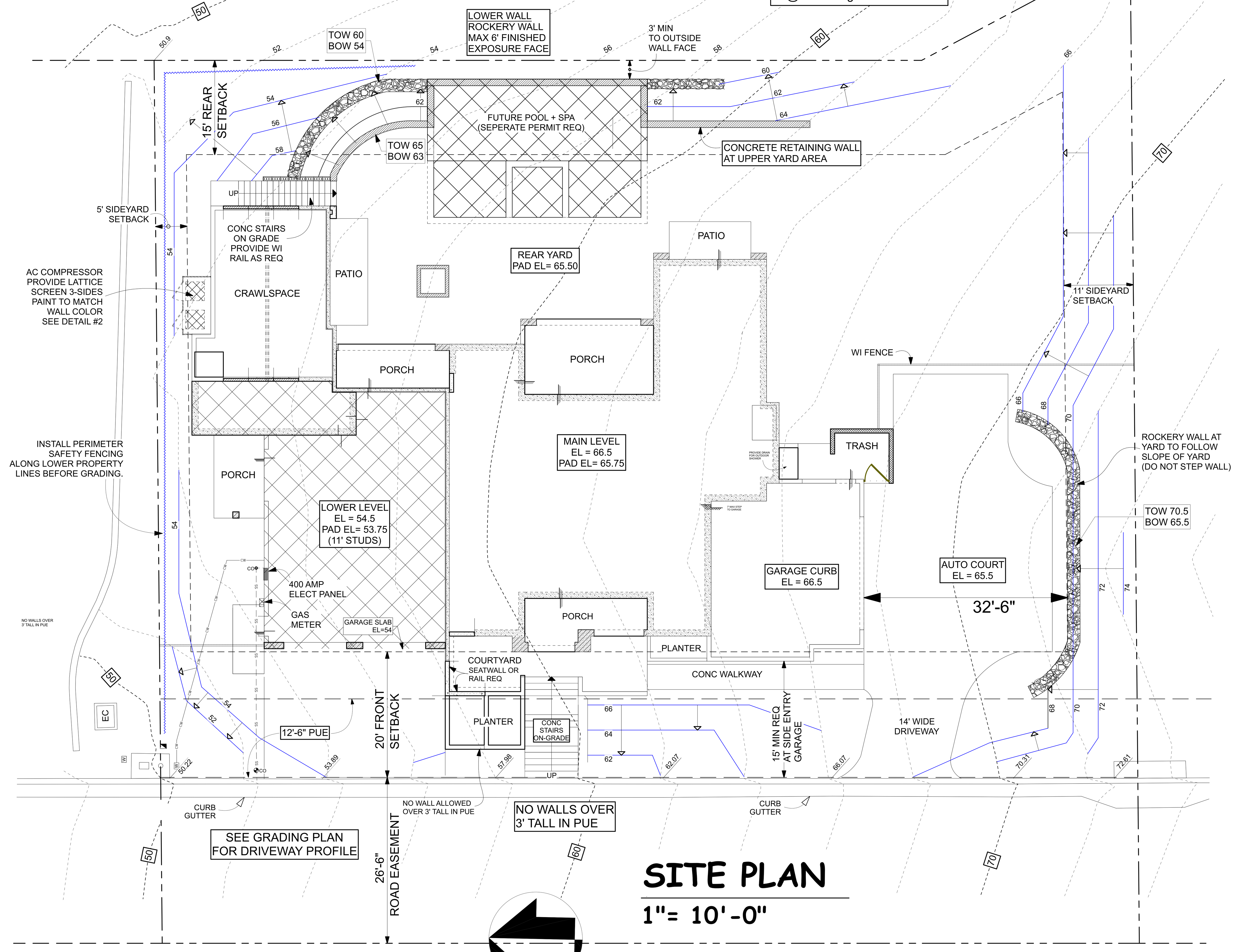
City of Folsom Notes:

REV 4-9-20

1. Inspection Requests: It shall be the duty of the permit holder or their agent to notify the City of Folsom Building Official that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work. (CRC R109.3)
2. Inspections: Construction or work for which a permit is required 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 constructed to be an approval of a violation of the provisions of this code or other regulations of the Department of Housing and Community Development (CRC R109)
3. Complete the City form "Determination of Applicability to the Model Water Efficiency Landscape Ordinance (AB 1881)". available on the Citie's website and submit to the City Arborist for review. If it is determined that the landscape and irrigation plans are required, plans, calculations and a certification statement shall be submitted as a deferred submittal. Before issuance of a certificate of occupancy, the landscape and irrigation work shall be complete, inspections of the plants and irrigation installation by the City and a third party water audit must be preformed and submitted to the City Arborist.
4. Grading Plan, Driveway/Site Profiles and site retaining walls are to be under a seperate permit. All documantation to be submitted and approved before any construction to begin
5. Tree Requirements:
   A. 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.
   B. Weatherproof signs 11"x 17" 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.
   C. Parking of vehicles, equipment, or storage of material within the protected zone of trees is prohibited at all times.
   D. TPZ fencing shall remain upright and intact until authorization from the City Arborist is given at the final inspection.

TOPO/TREE/CONTOUR INFO:
TSD Engineering
31 Natoma Street, Suite 160
Folsom, CA 95630
Office(916) 608-0707

GRADING PLAN:
Nelson Engineering
(530) 432-4818 – Office
(530) 913-0783 – Cell
k2@nelsonengineer.com



SITE PLAN

1"= 10'-0"

SITE DEVELOPMENT SUMMARY	
GROSS LOT AREA	18,061 SF
BUILDING FOOTPRINT (including garage & porch)	5,333 SF
TOTAL LOT COVERAGE (NOT ROAD EASEMENT NIC ABOVE)	29.5%

HARDSCAPE TO BE PROVIDED ON LANDSCAPE PLAN

GRADING PLAN, PROFILES AND SITE RETAINING WALLS ARE UNDER A SEPERATE PERMIT. REVIEW AND APPROVAL OF ALL SITE GRADING INFORMATION REQUIRED BEFORE ANY CONSTRUCTION TO BEGIN

LEGEND

REV 1-22-09

- PROPERTY LINE
- BUILDING SETBACK LINES
- NEW CONTOUR LINES
- EXISTING CONTOUR LINES
- DRIVEWAY - HARD SURFACE
- 4" DRAIN LINE
- PERIMETER SAFETY FENCING
- TREE PROTECTION FENCING

SITE ADDRESS REQUIREMENT

REV 8-19-17

PROVIDE SITE ADDRESS (HOUSE NUMBER) WITH LIGHTED ADDRESS NUMBERS REQUIRED PER CITY OF FOLSOM FIRE DEPARTMENT AND PER PER CRC R319.1

Approved numbers of addresses shall be placed on all new, remodeled and altered buildings, in such a position as to be plainly visible and legible from the street or road fronting the property. Whenever the numbers on the building will not be clearly visible from the access street or road fronting the property, the numbers will be placed at the street or access road in a manner which is clearly visible from both directions of travel on the road/street. Said numbers shall be a minimum 4 inch letter height, 1/2-inch stroke, reflectorized, and contrast with their background, or may be a minimum 5 inches high and contrast with their background.

SPECIAL INSPECTIONS

REV 2-7-22

GEOTECHNICAL REPORT:
Youngdahl Consulting Group, Inc
1234 Glenhaven Ct
El Dorado Hills CA 95762
office (916) 933-0633
email john.y@youngdahl.net
Project # E99231.028 (dated November 2021)

COMPACTION REPORTS;
-PRIOR TO FOUNDATION INSPECTION A CERTIFICATION LETTER FROM SOILS TESTING AGENCY TO BE PREPARED FOR BUILDING INSPECTION. THE LETTER SHALL BE DATED AFTER ISSUANCE OF PERMIT AND CERTIFY THAT THE PAD & FOOTINGS ARE READY TO RECEIVE IMPROVEMENTS
-COMPACTION REPORTS TO BE PROVIDED FOR ALL CUT-FILL TO FIELD INSPECTOR PER CBC CHAPTER 18 REQUIREMENTS ((all inspections per CBC 1804.5))

FOOTING INSPECTIONS:
-REQ ONLY IF SPECIFIED IN GEOTECHNICAL REPORT. IF REQ, FOOTINGS SHALL BE APPROVED BY GEOTECHNICAL ENGINEER BEFORE STEEL IS PLACED IN EXCAVATIONS

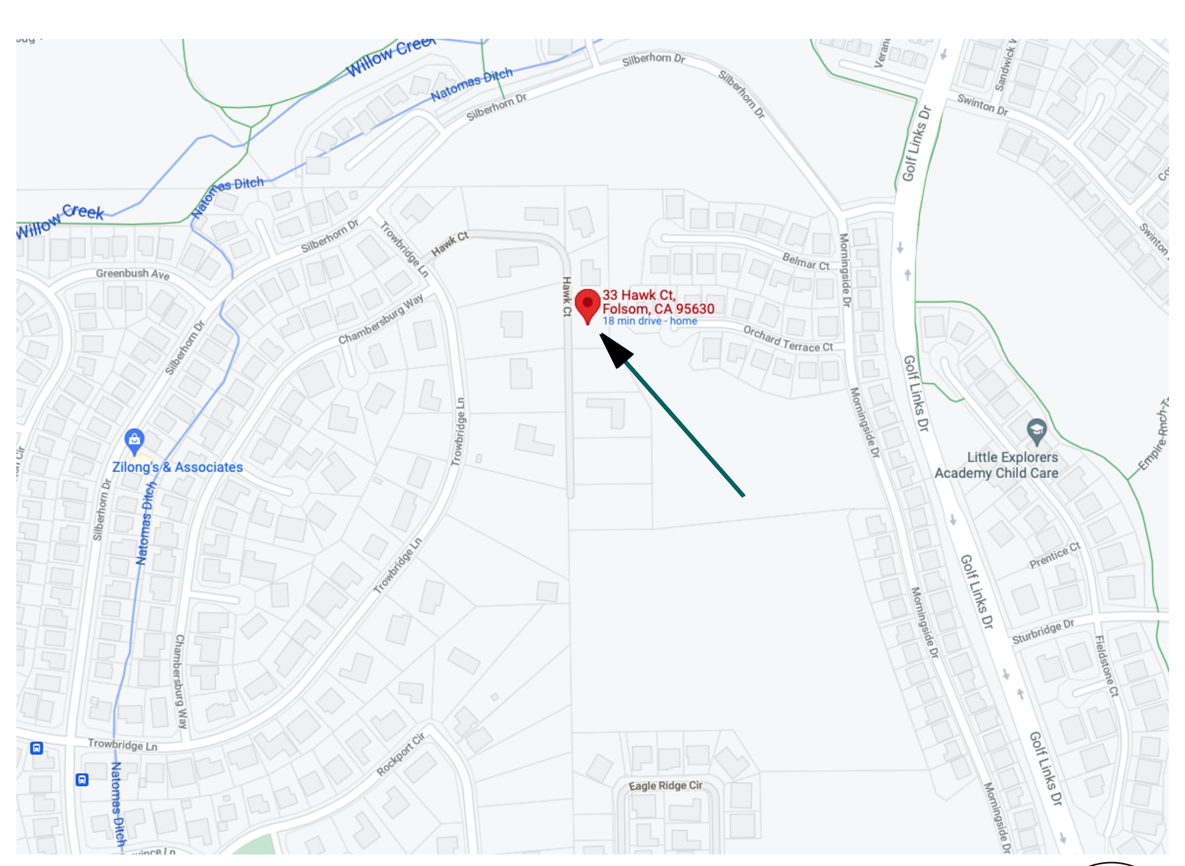
CONCURRENT SUBMITTALS:

REV 3-10-20

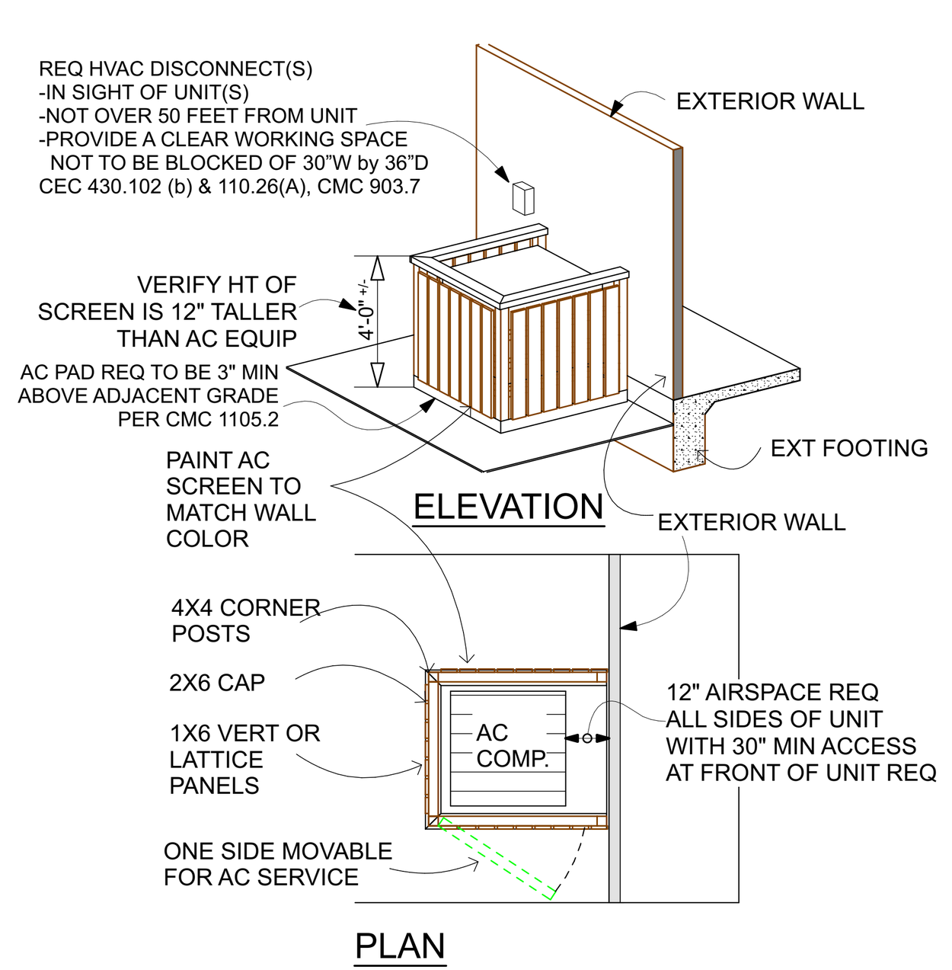
SOLAR
- 4kdw SOLAR ARRAY IS REQUIRED FOR THIS PROJECT AND IS TO BE INSTALLED AND OPERATIONAL BEFORE FINAL INSPECTION AND APPROVAL
- SOLAR POWER (PHOTOVOLTAIC) INSTALLATION AND APPROVAL TO BE SUBMITTED AND APPROVED BEFORE INSTALLATION
-SEPARATE PERMIT IS REQUIRED FOR PANELS

GRADING
-GRADING PLANS AND ROCKERY WALL DESIGN ENGINEERING TO HAVE SEPARATE SUBMITTAL/ PERMIT

FIRE SPRINKLER
-SPRINKLER DESIGN TO BE DIGITALLY SUBMITTED AND HAS ITS OWN PERMIT/APPROVAL



VICINITY MAP — 33 Hawk Court Folsom, CA — 3



AC SCREEN DETAIL — 2

VERIFY UNIT SIZE BEFORE PAD IS POURED FOR AC COMPRESSORS — REV 3-17-21

Holman Residence

33 Hawk Court

Project Legend

OWNER :

Sue & Chuck Holman
413 Trowbridge Lane
Folsom, CA 95630
Cell (916) 605-6566
Sue Email Sholman56@comcast.net

CONTRACTOR :

Mercado Construction & Design, Inc.
Favian Mercado
2795 E. Bidwell St. #111
Folsom CA 95630
Office 916.984.8466 Cell (916) 220-6837
Email favian@mercadocd.com

STRUCTURAL ENGINEER :

Cullumber Engineering
Attn: Collin Dilworth
5875 Pacific Street Suite E-2,
Rocklin, CA 95677
Email cdilworth@cullumbereng.com
Office 916-251-9798

CIVIL ENGINEER :

Nelson Engineering
(530) 432-4818 – Office
(530) 913-0783 – Cell
k2@nelsonengineer.com

DESIGN - DRAFTING :

MILESTONE STUDIO
2905 CLEMSON DRIVE
CAMERON PARK, CALIF. 95682
PHONE (530) 676 - 0900

Project Summary

JOB ADDRESS: 33 Hawk Court
Folsom, CA 95630

LEGAL: LOT 3,
EMPIRE RANCH 46
APN#071-1830-003

OCCUPANCY: SINGLE FAMILY (R-3)
WITH ATTACHED GARAGE (U)

CONSTRUCTION: TYPE VB (SPRINLKERS REQ)
(DRAFT STOP REQ FROM GARAGE)

HEIGHT: 25'-3" HEIGHT FROM SLAB
TO (E) GRADE UNDER UPPER RIDGE

AREA CALCULATIONS:	
MAIN FLOOR	3,924 SF
LOWER FLOOR	182 SF
TOTAL	4,106 SF
GARAGES	1,771 SF
COVERED PORCHES	
MAIN FLOOR	523 SF
LOWER FLOOR	66 SF
TOTAL	589 SF

Sheet Index

General Notes

REV 4-21-21

1. All construction shall conform to the following codes;
-2019 California Administrative Code (CAC)
-2019 California Building Code (CBC) Based on the 2019 ICC
-2019 California Residential Code (CRC) Based on the 2019 ICC
-2019 California Mechanical Code (CMC) Based on the 2015 IAPMO.
-2019 California Plumbing Code (CPC) Based on the 2015 IAPMO
-2019 California Electrical Code (CEC) Based on the 2014 NFPA
-2019 California Energy Code (CEC), Title 24 Part 6
-2019 California Fire Code (CFC) Based on the 2015 ICC
-2019 California Green Building Standards Code (CGBC)
-2019 California Referenced Standards Code, Title 24, Part 12
-2019 Accessibility Standards, Chapter 11A of the CA. Bldg. Code.
-ANY OTHER APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.

2. 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.

3. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

4. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS !!

5. INSULATION: (SEE TITLE 24 CF-1R FORM PER EFFS SECTION 150.1)
RADIANT BARRIER ROOF PLY REQ AT VENTED ATTIC CONDITIONS

ROOF (VAULTED)	R-30 TOTAL [2"CC FOAM + R-19 BATT] (SEE T-24)
ROOF (FLAT)	HIGH PERFORMANCE ATTIC R-38 @ CEILING R-19 @ UNDERSIDE OF ROOF PLY & AT GABLE ENDS TYPICAL
WALLS (EXTERIOR)	R-21 + R-5 FOAM @EXTERIOR WALLS TYP
FLOOR	R-30 (OVER UNHEATED SPACE)
BASEMENT WALLS	R-13
SOLAR TUBES	MILGARD OR EQUAL (U=.35 SHGC=.28)
FAU	16.0 seer / 13.0 eer / 96% afue
FURNACE DUCTS	R-8 (AT UNHEATED SPACE)
TANKLESS WH	.96 UEF (UNIFORM ENERGY FACTOR)
HOT WATER LINES	R-7.7 PIPE INSULATION
WINDOWS	VINYL DBL PANE, LOW-E3, ARGON (U=.28 SHGC=.19)
DOORS	DBL PANE ,LOW-E3, ARGON (U=.28 SHGC=.19) MAX 0.3 cfm/ft AIR LEAKAGE ALLOWED
WHOLE HOUSE FAN	NOT REQUIRED
SOLAR	REQUIRED Minimum 3.99kWdc / 180 Azimuth / 22deg Array / 4.8 Tilt / 96% Inverter Eff.
HERS VERIFICATION REQUIRED	* HERS Indoor Air Quality Exhaust Fan (158cfm) Verification * HERS Duct Leakage Test w/Low Leakage Air Handler (<5%) * HERS Air Flow & Fan Watt Draw test (350cfm p/ton, .45w p/cfm) * HERS Verification of Kitchen Exhaust Hood (<3 Sones, >100cfm,HVI) * HERS Refrigerant Charge Test * HERS High eer & seer Verification (AHRI certificate)

6. THE ABOVE VALUES ARE A DEFAULT MINIMUM VALUES AND MAY BE INCREASED, VERIFY WITH TITLE 24 REQ & CONTRACTOR.

7. EXPOSED INSULATION FLAME SPREAD RATING REQ:
A. BATT OR BLOWN- FLAME SPREAD INDEX LESS THAN 25 AND A SMOKE DEVELOPED INDEX OF LESS THAN 450
B FOAM- FLAME SPREAD INDEX LESS THAN 75 AND A SMOKE DEVELOPED INDEX OF LESS THAN 450 (ASTM E 84 or UL 723)

8. Req Venting for Attic and Exterior Balconies
a. ONLY APPROVED EAVE VENTING IS ALLOWED ON NEW CONSTRUCTION IN "EXTREME" FIRE DANGER AREA UNLESS SPECIFICALLY APPROVED VENTING PER STATE FIRE MARSHALL IS USED PER CRC CHAPTER R337 .
b. Ventilation Required Beneath Balcony or Elevated Walking Surfaces. Enclosed framing in exterior balconies and elevated walking surfaces that are exposed to rain, snow or drainage from irrigation shall be provided with openings that provide a net-free cross-ventilation area not less than 1/150 of the area of each separate space. (R317.1.6)

9. EACH SLEEPING ROOM SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT / CLEAR OPENING SHALL NOT EXCEED 44 INCHES ABOVE FINISH FLOOR. THE WINDOW MUST HAVE A MINIMUM NET OPENABLE AREA OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 INCHES AND A NET OPENABLE HEIGHT OF 24 INCHES. (CRC 310 & R612.2)

10. GLAZING REQUIREMENTS: (Dual Glazing req all windows)
A. Exterior windows and sliding doors shall be tested by an approved independent laboratory, bear a label identifying manufacturer, performance characteristics and approved inspection agency to indicate compliance with AAMA/WDMA/CSA 101/I.S.2/A440
B. ALL FENESTRATION PRODUCTS VT SHALL BE RATED IN ACCORDANCE WITH ASTM NFRC 200 OR ASTM.E 972. FOR TUBLAR SKYLIGHTS VT SHALL BE RATED USING NFRC 203 PER CEC 110.6.4
C. TEMPERED WINDOW GLAZING REQUIRED; (CRC 308.4)
-WITHIN 18 IN. OF THE FLOOR (OR MULLION @24" TO 30" AFF)
-WITHIN 24 IN. OF ANY DOOR ARE TO BE.
- GLAZING ADJACENT TO STAIRWAYS, LANDINGS OR RAMPS WITHIN 36" OF WALKING SURFACE OR WHEN LESS THAN 60" ABOVE WALKING SURFACE (CRC 308.4 #7)
-ALL DOOR GLAZING TO BE TEMPERED. Manufacturer's designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation. (CRC R308.4 #1)
D. WINDOW FALL PROTECTION: (ASTM F 2090 & R312.2.2)
-Operable window with window sill of 72" above finished grade or surface below, and with less than 24" above interior floor surface shall be provided with window fall protection per R312.2.2. Operable sections of windows shall not permit openings that allow passage of a 4-inch-diameter sphere.

11. EXTERIOR DOOR REQUIREMENTS:
A. Exterior side-hinged doors shall be tested and labeled as conforming to AAMA/WDMA/CSA 101/I.S.2/A440 or comply with R612.5 per CRC R612.3.
B. DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING.
C. PROVIDE 1/2 IN DEAD BOLT LOCKS ON ALL EXTERIOR DOORS AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE.
D. AIR LEAKAGE MAX ALLOWED 0.3 cfm/ft (INCLUDING PET DOORS)
E. ALL egress doors shall be openable from inside the unit without the use of a key, special knowledge or effort. CRC R312.2.

12. CARBON MONOXIDE-SMOKE ALARMS:(CRC 315.1)
a. THE SMOKE ALARMS SHALL BE INSTALLED ALONG THE FOLLOWING LOCATIONS PER CRC 314.3:
1) IN EACH SLEEPING ROOM
2) OUTSIDE EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3) ON EACH ADDITIONAL STORY OF THE DWELLING.
b. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED WITH THE PROVISIONS OF THIS CODE AND THE FIRE HOUSEHOLD WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIF. STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIV 1 FOR WHICH THEY WERE INSTALLED.
c. ALL SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTER-CONNECTED, SO THAT, WHEN ANY ONE IS TRIPPED, THEY WILL ALL SOUND. (R314.4, R314.5, R315.1, R315.1.2 & R315.1.3) (Physical interconnection of alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. (R315.5)
d. All alarms within this dwelling unit shall be "listed" as complying with UL 2034 and UL 2075 per CRC R315.

13. PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACKDRAFT DAMPER) WITH AN OPEN FLAME.

14. INTERIOR VENTING REQUIREMENTS: (per CES 1501 & Cal-Green)
NEW CONSTRUCTION;
-KITCHEN TO HAVE A MIN. OF 100 cfm EXAUST FAN
Fan must have a sound rating of 3 sone maximum, unless it exceeds 400 CFM. Per CBEES 150.0(o), ASHRAE 62.2
-BATHROOM, LAUNDRY & WET ROOMS TO HAVE A MIN OF 50 cfrm EXAUST FAN
-WHOLE HOUSE VENTILATION (PER ANSI-ASHRAE 62.2)
VENT RATE (cfm) = (CFA/100) + [7.5 x (NUMBER OF BEDROOMS +1)]
VENTING TO BE PROVIDED BY EITHER EXAUST VENT, SUPPLY VENT OR A COMBINATION OF THE TWO. SEE SECTION 4.6 OF THE RESIDENCE COMPLIANCE MANUAL.

15. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. (CEC 210.8)

16.EGREES STAIRWAY CONSTRUCTION TO MEET 2019 CRC STANDARD (SEC R311.7)
-MAX 7.75" RISE AND MIN 10" RUN
-MIN STAIRWAY HEADROOM 6'-8"
-MIN STAIRWAY WIDTH OF 36"
-MIN TREAD WIDTH AT WINDERS IS 6"
(MEASURE 12" FROM INSIDE OF CURVE)
SEE R311.7.5.2.1 FOR "CURVED STAIRWAY" REQ

17. IN ALL ONE AND TWO FAMILY DWELLINGS, AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313 OR NFPA 13D.

SITE PLAN
Holman Residence

33 Hawk Court Folsom CA 95630

Milestone STUDIO
2905 Clemson Drive
Cameron Park, CA 95682
Office (530) 676-0900
Cell (530) 320-0900
Web/Email
www.milestonestudio.com
info@milestonestudio.com

JOB #	#21.12
SCALE	AS NOTED

11-10-21 3d Model
2-7-22 HOA-Bank set

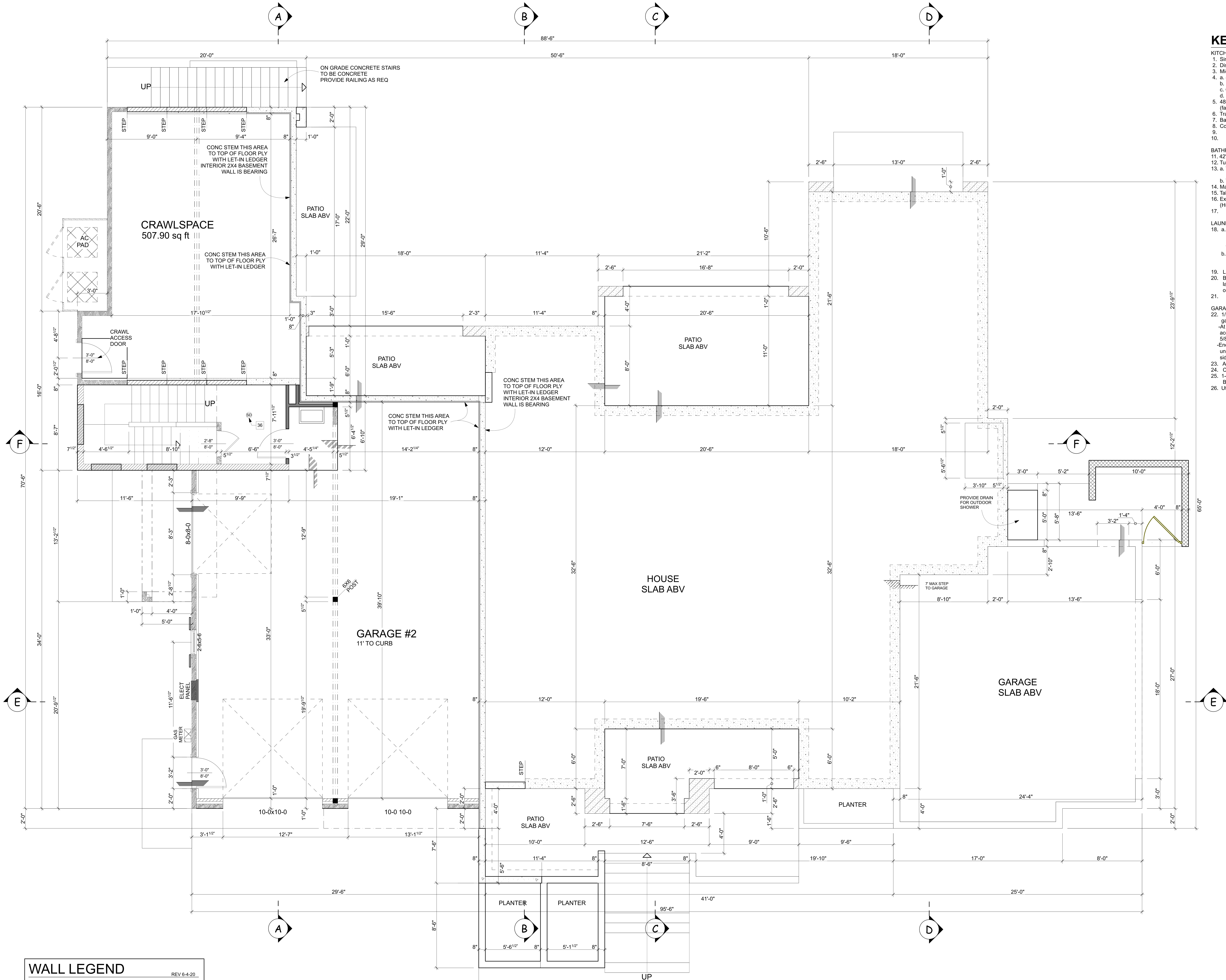
SHEET A1 OF 24 SHEETS

Holman Residence

33 Hawk Court Folsom CA 95630

JOB #	#21.12
SCALE	1/4"= 1'-0"

DATE
11-16-21 3d Model Set
2-7-22 HOA-BANK set



KEYNOTE LEGEND:

REV 2-7-22

KITCHEN
1. Sink w/ garbage disposal. See detail 4/AD2 for vent req
2. Dishwasher, provide surface mount air gap as req'd.
3. Microwave + Coffee Maker
4. a. 42" Ref space (provide water for ice-maker)
   b. Under Counter Ref or Wine cooler
   c. Glass Wine Case. provide for "future" cooling unit
   d. 36" Ref space (provide water for ice-maker)
5. 48" Cooktop w/ hood (vent to exterior)
   (fan to have 100 cfms min required)
6. Trash Organizer
7. Bar Sink
8. Counter level Eating Bar
9.
10.

BATHROOMS
11. 42" x 72" Free Standing Tub
12. Tub/ Shower, 32"x 60"
13. a. Tile Flush Entry Shower (w/ Temp Glass enclosure)
   (1) wall heads + (1) clg head (See 5/A9)
   b. Tile Shower (w/ Temp Glass enclosure)
14. Make-up Table (Verify Ht)
15. Tall Linen cabinet.
16. Exhaust fan as required by CRC 303.3
   (Humdi-Fan req at all shower locations)
17.

LAUNDRY
18. a. 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
   b. Stack Washer/Dryer (FBO) Provide exhaust vent to outside air with air damper See Detail 15/AD2
   Verify make-up air requirement per CMC 504.3.1
19. Laundry Sink (with drip bar abv sink)
20. Broan Model # ZB110 fan (Rated run continuously) label the switch to indicate the owner should leave it on all the time. Reg for Whole House Ventilation
21.

GARAGE & STAIRS
22. 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 accessable 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)
23. Auto door opener (provide elect as req)
24. Concrete step(s) to grade as req.
25. 1-3/8" Solid Core, Self Closing door req for openings Between Garage and Dwelling. (CRC 302.5.1)
26. Utility Sink

MECHANICAL
28. Tankless Water Heater (see T-24 for spec).
   -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 504.6)
30. a. Dimplex XLF-50 Elect LED simulated fireplace UL#6909630100 (no gas req) with Media abv
   b. Dimplex XLF-50 Elect LED simulated fireplace UL#6909630100 (no gas req)rated for Outdoor use
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 Monixide-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
38. 2 x 4 studs at 16" o.c.(typ. w/ R-13 at exterior)
39. 2 x 6 studs at 16" o.c.(typ. w/ R-19 at exterior)
40. 2 x 8 studs at 16" o.c.(typ. w/ R-21 at exterior)
41. a. Dbl Wall 2 x 4/ 2 x 4 studs @ 7.5" wide UNO (2x8)
   b. Dbl Wall 2 x 6/ 2 x 4 studs @ 12" wide UNO
   c. Dbl Wall 2 x 6/ 2 x 4 studs @ 9.5" wide UNO (2x10)
42. 2 x 6 Plumbing Wall
43. Balloon frame wall (to btm of truss or floor abv)
44. Ceiling break Abv.
45. Line of wall below / abv.
46. a. 30" x 30" attic access panel, (per CRC 807.1 if HVAC @attic)
   b. 22 x 48" attic access panel
47. 22" Sola-tube Skylight (See detail 1/A4)
48.
49. Wood or Concrete Stairs (see detail 16/AD1) with handrail at +34"to 38" above nosing of treads.(CRC R311.7)
50. Guardrail (wood or WI) at 42" AFF. (CRC R312.1)
   See details 16/AD1 & 6/A6 (CRC R312.1.2 & R312.1.3)
51. 7" max step between garage slab and interior finish surface
52. Appliance recess (wall recess to stop @ 6' AFF UNO)
   See detail 1/E1r

MISCELLANEOUS
52. Built-in (see owner or contractor for detail)
53. Bolt-on WI French Balcony see detail 6/A9

REV 3-12-20

WINDOW NOTES:
10' STUDS HEAD @ 8'-0"
11' STUDS HEAD @ 9'-6"
12' STUDS HEAD @ 10'-6"

DOOR NOTES:
10' STUDS HEAD @ 8'-0"
FRAME EXTERIOR DOORS 2" HIGHER TYPICAL
(USE 4X HDR ABV WHEN TRANSOM USED UNO)

GENERAL PLAN REQ:

1. See sheet SP for specifications and sheets AD1 & AD2 for General Notes and Architectural Details
2. Garage to house seperation 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
3. All interior bathrooms and laundry rooms to have exaust fans vented to the outside with a fan capable of 50 CFM intermittent or 25 CFM continious. (CRC R303.3 and CMC 403.7)
4. Carbon Monixide-Smoke detectors are required at all sleeping room, stairwells and hallways (CRC 314.4, CRC 315.1 and CRC 315.2) (See additional req on sheet A1 note #12)
5. 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) per CPC 418
6. 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.
7. Gas fireplace appliances shall be a direct-vent sealed-combustion type. (CG 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 spark 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.
8. At Water Heater and Washer locations above the first floor provide overflow pan with a drain to the exterior. CMC310.2 Provide bracing per CPC 507.4. (see detail 2 sheet AD2)
9. 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 Bathtub 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)
10. Exterior landing at the exterior door shall be a maximum 7-3/4" below the top of the threshold, provided the door does not swing over the landing or floor per CRC R311.3.1. All exiterior door landings to be 36" min deep x door width, 2% max slope
11. Handrails and guards. Handrails and guards shall be designed to resist a load of 50 plf in accordance with Section 4.5.1of 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 this load through the supports to the structure. (ASCE 7-10, Section 4.5.1)

WALL LEGEND

REV 6-4-20

- 2X4 BEARING WALL
- 2X6 BEARING WALL
- 2X4 OR 2X6 NON-BEARING WALL
- 2X4 OR 2X6 SPECIAL WALLS (TYPICALLY SHORTER PLATE HT)
- TALL 2X6 EXTERIOR/BRG WALLS
- 2X6 POCKET DOOR WALL (2X6 + 3/4" PLY ONE SIDE)
- 2X8 EXTERIOR/BRG WALLS

CRAWLSPACE VENTILATION

508 SF / 150 = 3.4 SF REQ
PROVIDE
(5) 8" X 16" VENTS @ 0.8 SF EACH
TOTAL PROVIDED 4.0 SF
TOTAL REQUIRED 3.4 SF

REV 2-7-22

LOWER FLOOR	182.40 sq ft
GARAGE #2	1,110.74 sq ft
PORCH AREA	
GARAGE SIDE	66.04 sq ft

BASEMENT FLOOR PLAN

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Milestone STUDIO
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www.milestonestudio.com
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Mercado Construction & Design, Inc.
Favian Mercado
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Folsom CA 95630
Office 916.984.8466 Cell (916) 220-6837
Email favian@mercadocd.com

Holman Residence
33 Hawk Court Folsom CA 95630
BASEMENT FLOOR PLAN

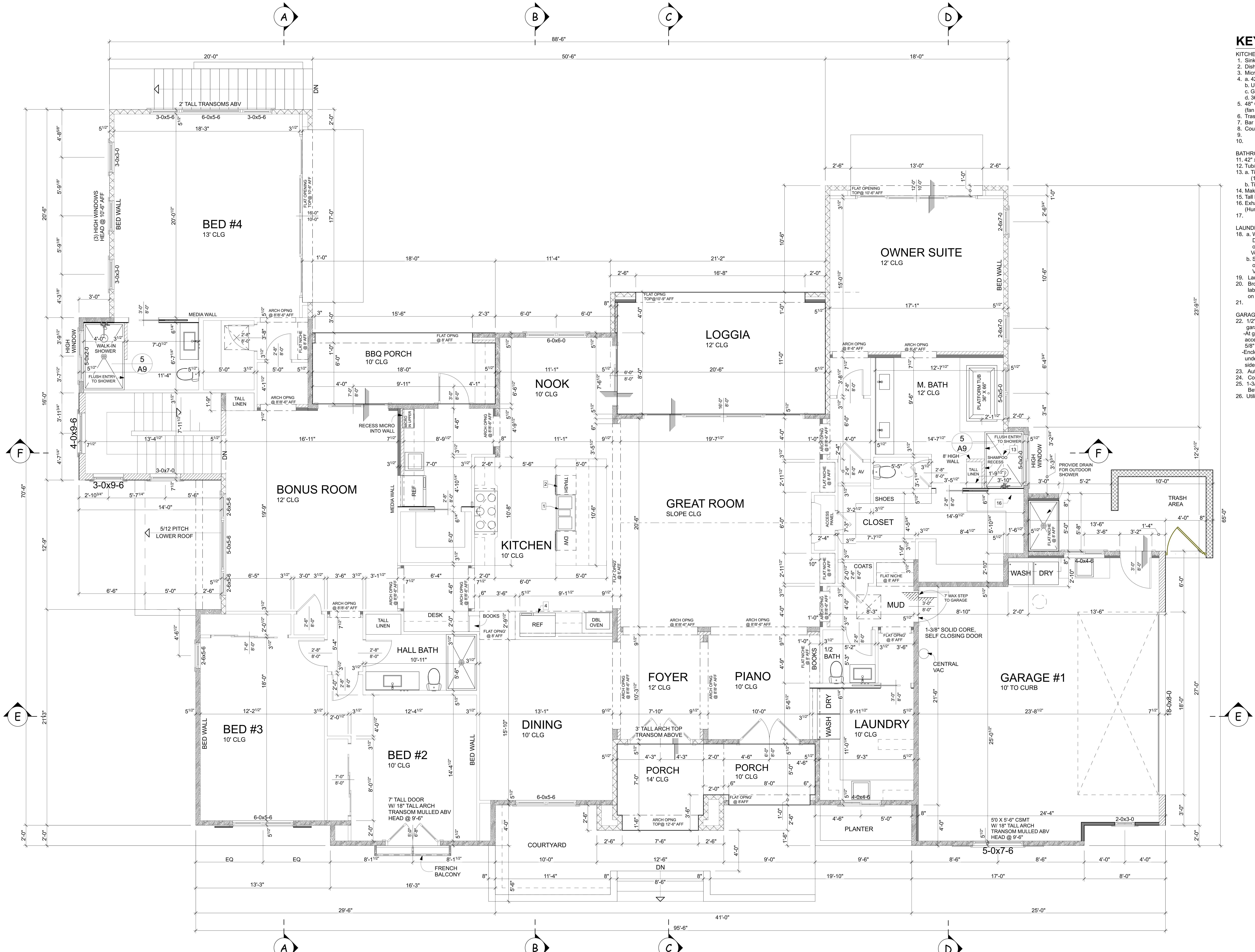
SHEET
A2

Holman Residence

33 Hawk Court Folsom CA 95630

JOB #	#21.12
SCALE	1/4"= 1'-0"

DATE
11-16-21 3d Model Set
2-7-22 HOA-BANK set



KEYNOTE LEGEND:

REV 2-7-22

KITCHEN
1. Sink w/ garbage disposal. See detail 4/AD2 for vent req
2. Dishwasher, provide surface mount air gap as req'd.
3. Microwave + Coffee Maker
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   b. Under Counter Ref or Wine cooler
   c. Glass Wine Case. provide for "future" cooling unit
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14. Make-up Table (Verify Ht)
15. Tall Linen cabinet.
16. Exhaust fan as required by CRC 303.3 (Humdi-Fan req at all shower locations)
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LAUNDRY
18. a. 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
    b. Stack Washer/Dryer (FBO) Provide exhaust vent to outside air with air damper See Detail 15/AD2 Verify make-up air requirement per CMC 504.3.1
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36. Carbon Monixide-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
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39. 2 x 6 studs at 16" o.c.(typ. w/ R-19 at exterior)
40. 2 x 8 studs at 16" o.c.(typ. w/ R-21 at exterior)
41. a. Dbl Wall 2 x 4/ 2 x 4 studs @ 7.5" wide UNO (2x8)
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    c. Dbl Wall 2 x 6/ 2 x 4 studs @ 9.5" wide UNO (2x10)
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51. 7" max step between garage slab and interior finish surface
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MISCELLANEOUS
52. Built-in (see owner or contractor for detail)
53. Bolt-on WI French Balcony see detail 6/A9

REV 3-12-20

WINDOW NOTES:
10' STUDS HEAD @ 8'-0"
11' STUDS HEAD @ 9'-6"
12' STUDS HEAD @ 10'-6"

DOOR NOTES:
10' STUDS HEAD @ 8'-0"
FRAME EXTERIOR DOORS 2" HIGHER TYPICAL
(USE 4X HDR ABV WHEN TRANSOM USED UNO)

GENERAL PLAN REQ:

1. See sheet SP for specifications and sheets AD1 & AD2 for General Notes and Architectural Details
2. Garage to house seperation 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.
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6. 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.
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   - Provide spark 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.
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9. 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 Bathtub 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)
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11. Handrails and guards. Handrails and guards shall be designed to resist a load of 50 plf in accordance with Section 4.5.1of 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 this load through the supports to the structure. (ASCE 7-10, Section 4.5.1)

WALL LEGEND

REV 6-4-20

- 2X4 BEARING WALL
- 2X6 BEARING WALL
- 2X4 OR 2X6 NON-BEARING WALL
- 2X4 OR 2X6 SPECIAL WALLS (TYPICALLY SHORTER PLATE HT)
- TALL 2X6 EXTERIOR/BRG WALLS
- 2X6 POCKET DOOR WALL (2X6 + 3/4" PLY ONE SIDE)
- 2X8 EXTERIOR/BRG WALLS

1st FLOOR	3,923.54 sq ft
GARAGE	660.08 sq ft
PORCH AREA:	
ENTRY	148.25 sq ft
LOGGIA	248.67 sq ft
BBQ/FAMILY	126.00 sq ft

FIRST FLOOR PLAN

N

10 5 3 2 1

Milestone STUDIO
2905 Clemson Drive
Cameron Park, CA 95682
Office (530) 676-0900
Cell (530) 320-0900
Web/Email
www.milestonestudio.com
info@milestonestudio.com

Mercado Construction & Design, Inc.
Favian Mercado
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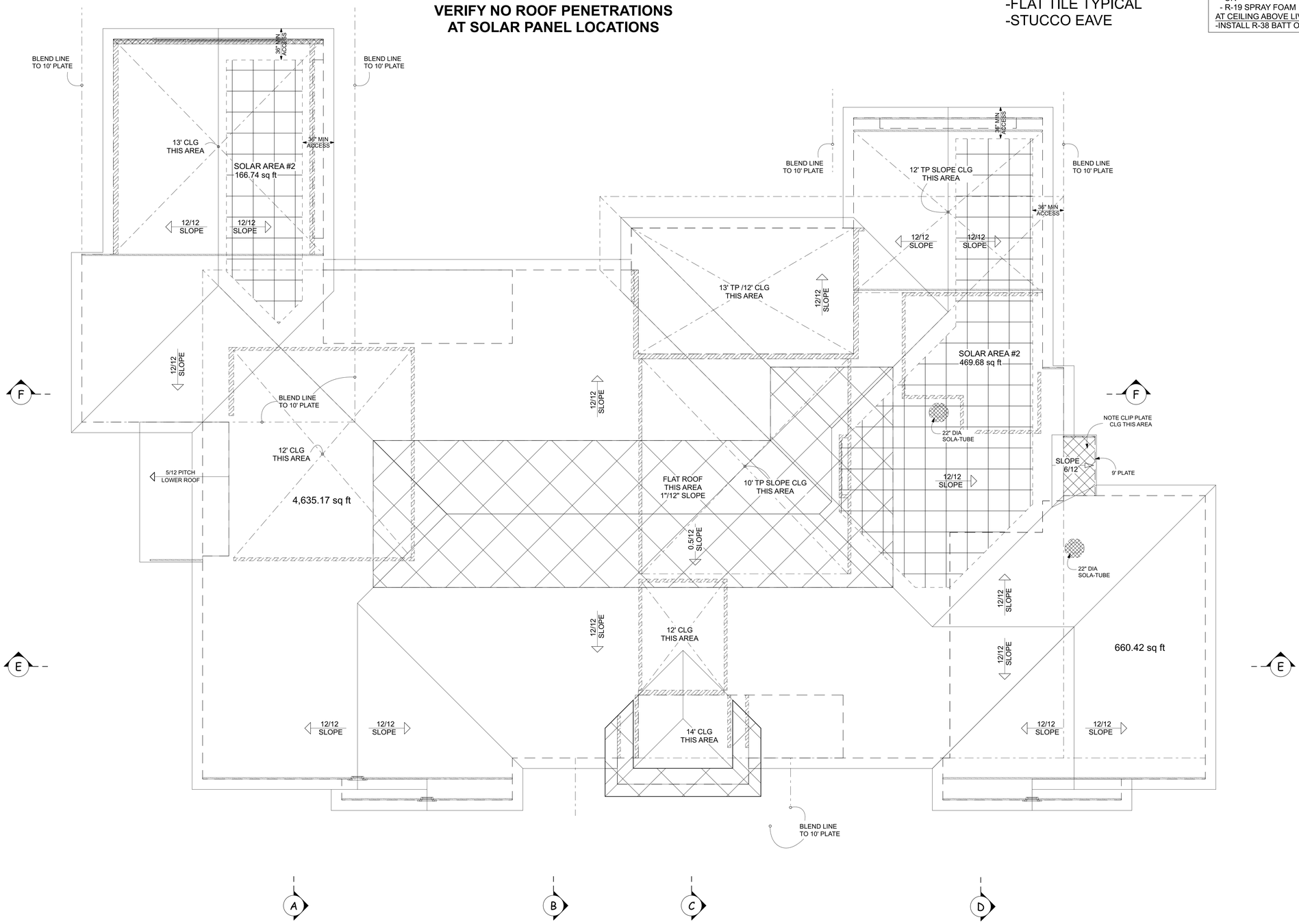
Folsom CA 95630
Office 916.984.8466 Cell (916) 220-6837
Email favian@mercadocd.com

Holman Residence
33 Hawk Court Folsom CA 95630
FIRST FLOOR PLAN

SHEET

A3

VERIFY NO ROOF PENETRATIONS AT SOLAR PANEL LOCATIONS



ROOF NOTES:

-PITCH 12/12
NOTE @ HIGH 0.5/12 ROOF
PROVIDE METAL PAN
-FLAT TILE TYPICAL
-STUCCO EAVE

ATTIC INSULATION REQ

REV 5-15-17

HIGH PERFORMANCE ATTIC
AT ROOF DECK:
-INSTALL INSULATION AT UNDERSIDE OF ROOF PLY AND AT ALL GABLE ENDS
-USE R5 FOAM BOARD + R-13 BATTS
OR
- R-19 SPRAY FOAM
AT CEILING ABOVE LIVING:
-INSTALL R-38 BATT OR BLOWN-IN

Holman Residence

33 Hawk Court Folsom CA 95630

GENERAL ROOF NOTES:

REV 4-9-20

1. INSULATION - COOL ROOF REQ:
   A. Garage & Porch areas provide Radiant barrier roof plywood 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 2019 Residential Appendices Section RA4.2.1
   B. HIGH PERFORMANCE ATTIC + COOL ROOF NOT REQ
   AT ROOF DECK
   2"CC FOAM # UNDERSIDE OF ROOF PLY (R-13) & AT GABLE ENDS TYPICAL
   NOTE: ALL EXPOSE FOAM AT ATTIC AREA TO BE APENDIX "X" COMPLIANT (DEMILEC APX 1.2 OR EQUAL, ESR-3470)
   AT CEILING
   -R-38 BATT OR BLOWN-IN @ CEILING
2. ATTIC VENTILATION:
   -Unvented attic space to comply with CRC 806.5
   --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 R327
   -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 ¼ 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 : (USE PLASTIC RISERS AT BATTENS TYPICAL)
   -UNDER 4 IN 12 PITCH — METAL ROOF (10 LBS PER SF MAX) OVER SINGLE MEMBRANE ROOF
   -4 IN 12 PITCH OR STEEPER — TILE ROOF (10 LBS PER SF MAX) OVER (2) LAYERS #30 FELT

SOLAR PLAN NOTES

REV 4-9-20

1. Solar installation will comply with all applicable sections of the 2019 CRC and 2019 CEC. Also, the installation will comply with the regulations set forth by the Office of State Fire Marshall, and any applicable local codes/ordinances. (R324 & CFC605.11)
2. Solar design and installation to be provided by others.
3. Separate permit required for all solar installation
4. All Rooftop-mounted photovoltaic panel systems shall be designed to structurally support the system and withstand applicable gravity loads in accordance with CRC Chapter 3.
5. Residential structures shall be designed so that each photovoltaic array is no greater than 150 feet by 150 feet in either axis. (CFC 605.11.3)
6. Panel locations and Solar Pool Panel locations are shownfor reference only. They are intended to keep these area of potential solar locations to be free of vents, skylights, attic vents or other obstructions. (R326.6.1 & CFC 605.11.3)
7. Panels and modules installed on dwellings shall not be placed on the portion of a roof that is below an emergency escape and rescue opening. A pathway not less than 36 inches wide shall be provided to the emergency escape and rescue opening. (CRC324.6.2.2
8. Roof top access to residential solar systems for residential dwellings shall be provided in accordance with Sections R326.1.1 and CFC 605.11.3
   -Panels cannot be located closer than 1'-6" to any Hip , Valley or Ridge locations or within 3 feet of any roof bottom edge. All access pathways to be a min of 36" wide.
   -Provide a 3-foot-wide clear access pathway from the eave to the ridge on each roof slope where panels/modules are located. The access pathway shall be located at a structurally strong location on the building capable of supporting the live load of fire fighters accessing the roof. (R324.6.1 & CFC 605.11.3.2.1)
9. Photovoltaic panels and modules shall be listed and labeled in accordance with UL 1703. Inverters shall be listed and labeled in accordance with UL 1741.

ATTIC VENTING REQ

REV 9-12-15

LOWER ATTIC AREA (LEFT)
780 sf
1/300 = 2.6 sf req
1.3 sf REQ LOW + 1.3 sf HIGH
(ie ½ as dormer vents high and ½ as eave vents)
PROVIDE:
(2) 24" DORMER VENTS @.7 SF EACH = 1.4 SF
16 LF OF 2" CONT SOFFIT VENT @.16 SF/LF 2.6 SF

LOWER ATTIC AREA (RIGHT)
726 sf
1/300 = 2.4 sf req
1.2 sf REQ LOW + 1.2 sf HIGH
(ie ½ as dormer vents high and ½ as eave vents)
PROVIDE:
(2) 24" DORMER VENTS @.7 SF EACH = 1.4 SF
16 LF OF 2" CONT SOFFIT VENT @.16 SF/LF 2.6 SF

UPPER ATTIC AREA
3078 sf
1/300 = 10.3 sf req
5.2 sf REQ LOW + 5.2 SF HIGH
(ie ½ as dormer vents high and ½ as eave vents)
PROVIDE:
(8) 24" DORMER VENTS @.7 SF EACH = 5.6 SF
40 LF OF 2" CONT SOFFIT VENT @.16 SF/LF 2.6 SF

NOTE ADD ADDITIONAL VENTING AS REQ FOR HVAC EQIPTMENT INSTALLED IN ATTIC (1SQ-INCH PER 1000 BTU)

N

ROOF PLAN

10 5 3 2 1

JOB #	#21.12
SCALE	1/4"= 1'-0"

DATE
11-16-21 3d Model Set
2-7-22 HOA-BANK set

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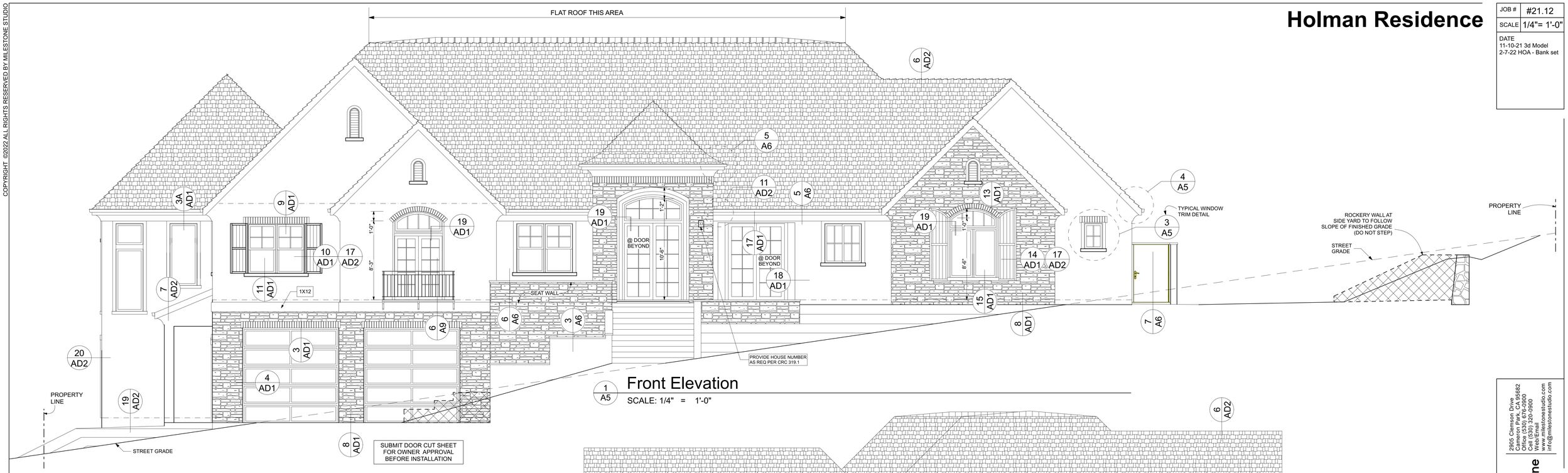
Holman Residence
33 Hawk Court Folsom CA 95630
ROOF PLAN

SHEET
A4

Holman Residence

JOB #	#21.12
SCALE	1/4"= 1'-0"

DATE
11-10-21 3d Model
2-7-22 HOA - Bank set



1 A5 **Front Elevation**

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

Elevation Materials

REV 1-13-22

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)

-COMP ASPHALT (10 lbs/SF MAX)
over 30# felt
(VENT COLOR TO MATCH ROOF)

-STANDING SEAM METAL ROOF
VERSA-SPAN BY TAYLOR METAL
15" WIDE (10 lbs/SF MAX) WITH CONT RIDGE VENT
@ 3/12 PITCH OR ABOVE USE 30# felt
@ 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: VINYL (SEE TITLE 24 CF-1R FOR SPEC)
(SEE ELEVATIONS FOR DIVIDERS)
SEE DETAIL 5/A5 FOR TYPICAL TRIM SIZES

DOORS: STEEL OR FIBERGLASS
(ALL GLASS PANELS TO BE TEMPERED)
SEE DETAIL 5/A5 FOR TYPICAL TRIM SIZES
-NOTE: ALL DOORS 6'-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 (CC#ESR-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)

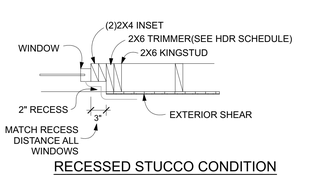
TRIM:
AT STUCCO: 1-1/2" FOAM TRIM (WITH STUCCO OVER)

Elevation Colors

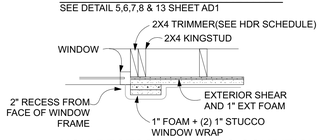
- All colors and materials to be submitted and approved before installation
- Materials to include Manufacturer's cut sheet for garage doors, front door, roof tile and stone veneer and any other item to be installed at exterior.
- Builder to provide material/color board to planning 2 weeks prior to ordering any subject materials.
- Builder to provide planning with driveway material/color at the same time.

2 A5 **Left Elevation**

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

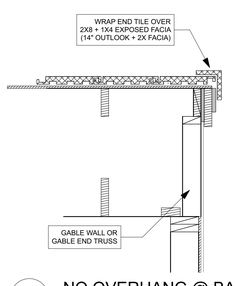


RECESSED STUCCO CONDITION
SEE DETAIL 5,6,7,8 & 13 SHEET AD1

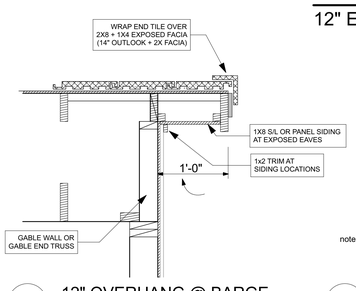


NON-RECESSED STUCCO CONDITION
SEE DETAIL 9,10,11 SHEET AD1

2" Window Recess
TYPICAL ALL WINDOWS REV 5-6-10 6 A5



A NO OVERHANG @ BARGE



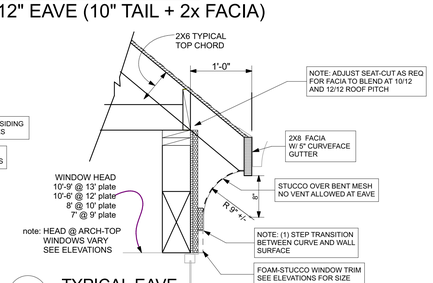
B 12" OVERHANG @ BARGE

EAVE DETAIL (AT BOTH TAILS AND BARGE)

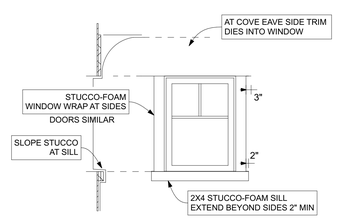
1"= 1'-0" REV 1-13-22 4 A5

12/12 PITCH

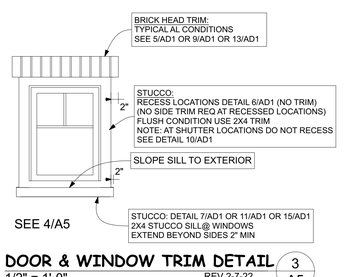
12" EAVE (10" TAIL + 2x FACIA)



C TYPICAL EAVE



WINDOW HEAD @ COVE
1/2" = 1'-0" REV 12-12-11 3A A5



DOOR & WINDOW TRIM DETAIL
1/2" = 1'-0" REV 2-7-22 3 A5
FOR FLASHING REQ SEE 13/AD2

ELEVATIONS

10 5 3 2 1

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Milestone STUDIO

Holman Residence
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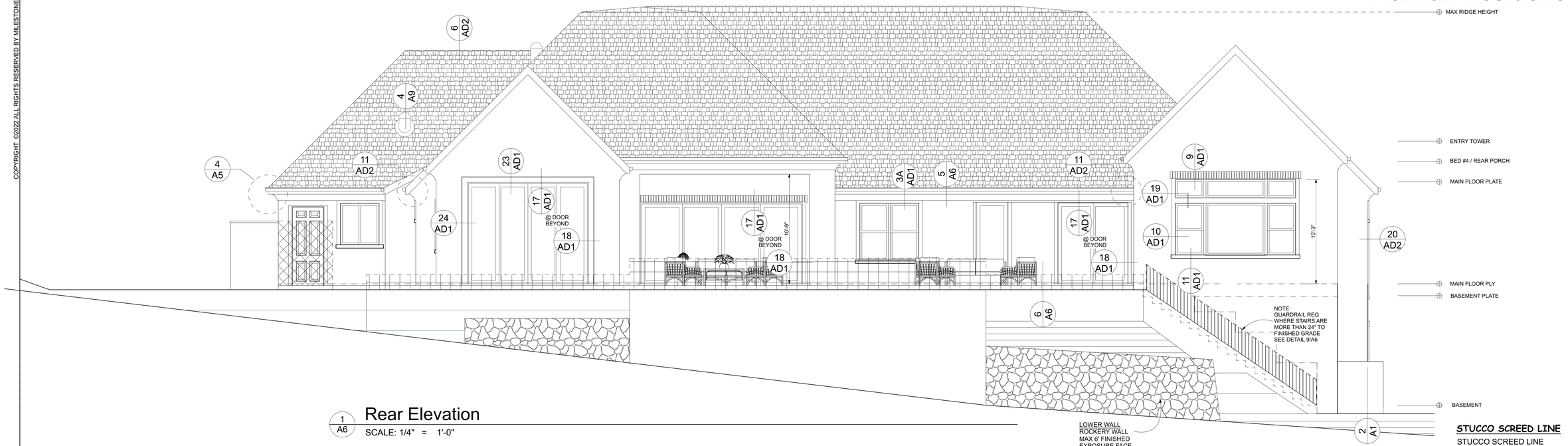
ELEVATIONS

SHEET
A5

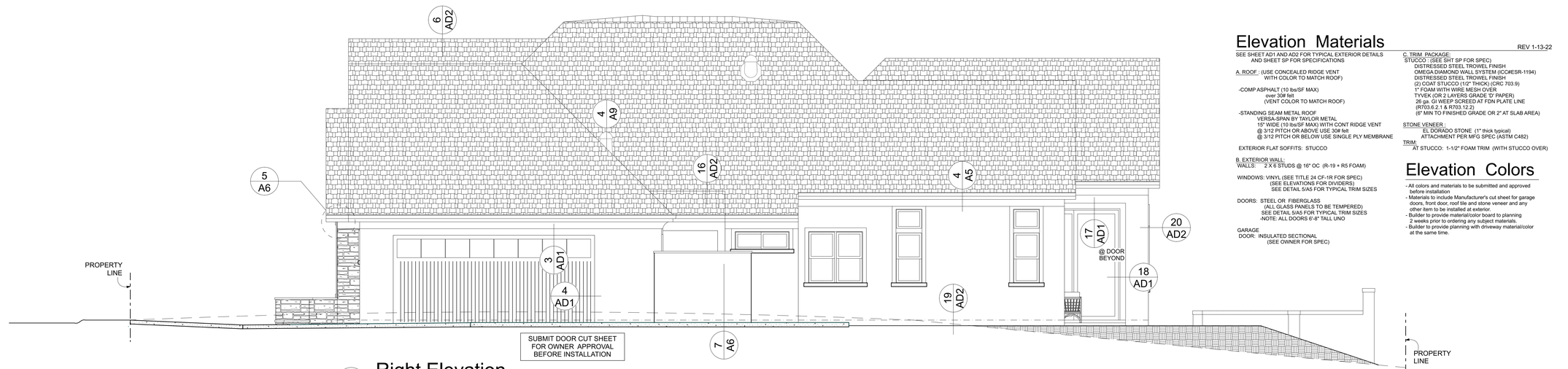
Holman Residence

JOB #	#21.12
SCALE	1/4"= 1'-0"

DATE
11-10-21 3d Model
2-7-22 HOA - Bank set



1/A6 Rear Elevation
SCALE: 1/4" = 1'-0"



2/A6 Right Elevation
SCALE: 1/4" = 1'-0"

Elevation Materials
REV 1-13-22

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)

-COMP ASPHALT (10 lbs/SF MAX) over 30# felt (VENT COLOR TO MATCH ROOF)

-STANDING SEAM METAL ROOF VERSA-SPAN BY TAYLOR METAL 15" WIDE (10 lbs/SF MAX) WITH CONT RIDGE VENT @ 3/12 PITCH OR ABOVE USE 30# felt @ 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: VINYL (SEE TITLE 24 CF-1R FOR SPEC) (SEE ELEVATIONS FOR DIVIDERS) SEE DETAIL 5/A5 FOR TYPICAL TRIM SIZES

DOORS: STEEL OR FIBERGLASS (ALL GLASS PANELS TO BE TEMPERED) SEE DETAIL 5/A5 FOR TYPICAL TRIM SIZES -NOTE: ALL DOORS 6'-8" TALL UNO

GARAGE DOOR: INSULATED SECTIONAL (SEE OWNER FOR SPEC)

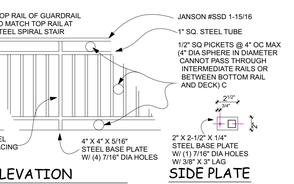
C. TRIM PACKAGE:
STUCCO : (SEE SHT SP FOR SPEC)
DISTRESSED STEEL TROWEL FINISH
OMEGA-DIAMOND WALL SYSTEM (#CCI#ESR-1194)
DISTRESSED STEEL TROWEL FINISH
(2) COAT STUCCO (1/2" THICK) (CRC 703.9)
1" FOAM WITH WIRE MESH OVER
TYVEK (OR 2 LAYERS GRADE 'D' PAPER)
26 ga. GI WEEP SCREED AT FDN PLATE LINE (R703.6.2.1 & 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)

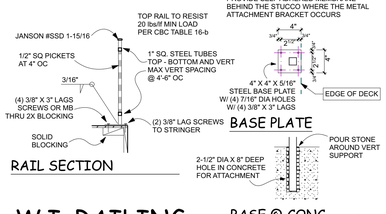
Elevation Colors

- All colors and materials to be submitted and approved before installation
- Materials to include Manufacturer's cut sheet for garage doors, front door, roof tile and stone veneer and any other item to be installed at exterior.
- Builder to provide material/color board to planning 2 weeks prior to ordering any subject materials.
- Builder to provide planning with driveway material/color at the same time.



RAIL ELEVATION

SIDE PLATE



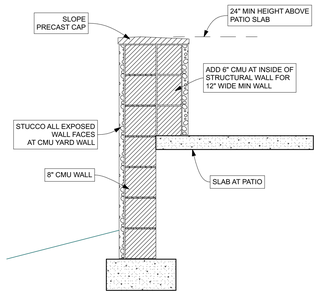
RAIL SECTION

BASE PLATE

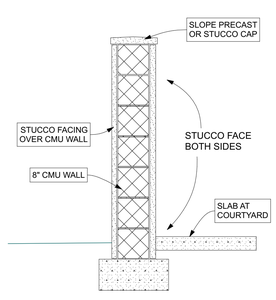
W.I. RAILING
BASE @ CONC

ALL RAILINGS TO MEET THE REQUIREMENTS CRC 312.2 & 312.3

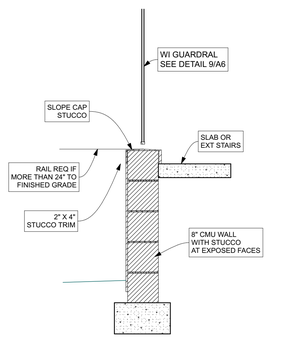
REV 9-29-16 — 9/A6



CMU SEAT WALL
REV 11-14-20 — 8/A6

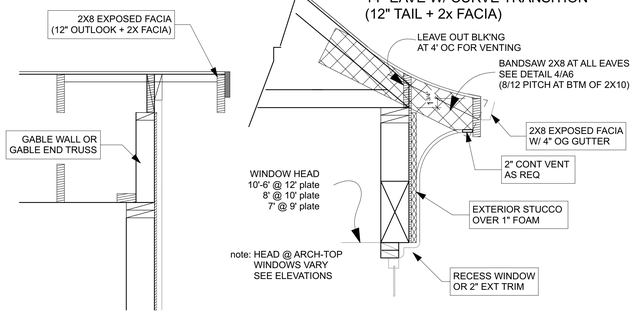


TRASH ENCLOSURE WALL
SIMILAR AT ALL AC ENCLOSURE WALLS REV 3/18/11 — 7/A6

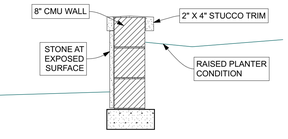


CMU WALL W/ RAIL
NOTE: CMU WALLS NOT ALLOWED WITHIN 5' PUE TYPICAL — 6/A6

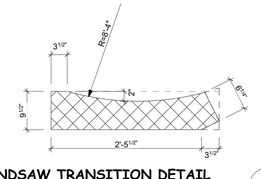
12/12 PITCH
14" EAVE W/ CURVE TRANSITION (12" TAIL + 2x FACIA)



EAVE DETAIL (AT BOTH TAILS AND BARGE)
REV 10-3-15 — 5/A6



CMU PLANTER WALL
SIMILAR AT ALL PLANTER WALLS — 3/A6



BANDSAW TRANSITION DETAIL
1" = 1'-0" — 4/A6

ELEVATIONS

10 5 3 2 1

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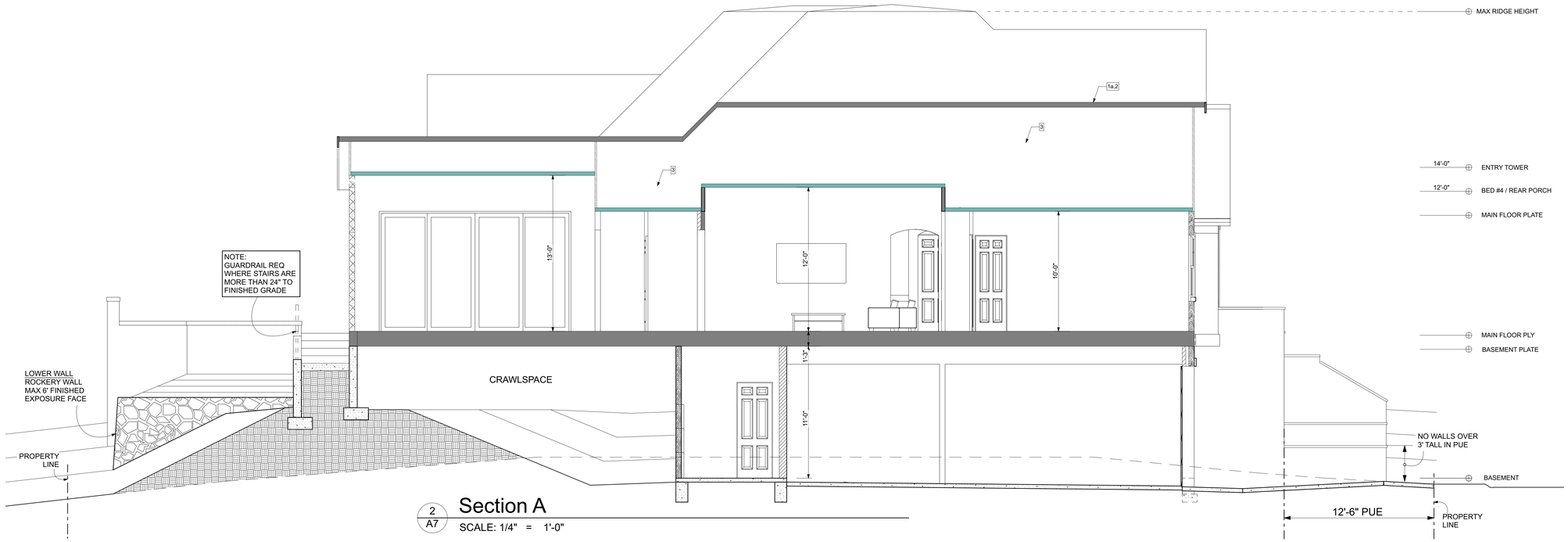
Holman Residence
33 Hawk Court Folsom CA 95630
ELEVATIONS

SHEET
A6

Holman Residence



2 / A7 Section A

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

1 / A7 Section B

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

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 Waterproof Membrane Note:
   -at 4/12 and above use #30 felt minimum
   -at lower slope us single membrane material or (2) layers of #30 felt minimum
2. Roof Sheathing, Refer To Framing Plan.
3. Designed Wood Roof Trusses At 24" O.C.
4. Girder Truss, See Truss Drawings For Exact Location.
5. 2x Roof Rafters, 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. Potshelf, 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. Fiberbatt 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 , 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.
44. Exterior Finish, Refer To Elevations

JOB #	#21.12
SCALE	1/4"= 1'-0"

DATE
11-10-21 3d Model
2-7-22 HOA - Bank set

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Holman Residence
33 Hawk Court Folsom CA 95630
SECTIONS

SHEET
A7

10 5 3 2 1

Holman Residence

SECTION KEYNOTES:

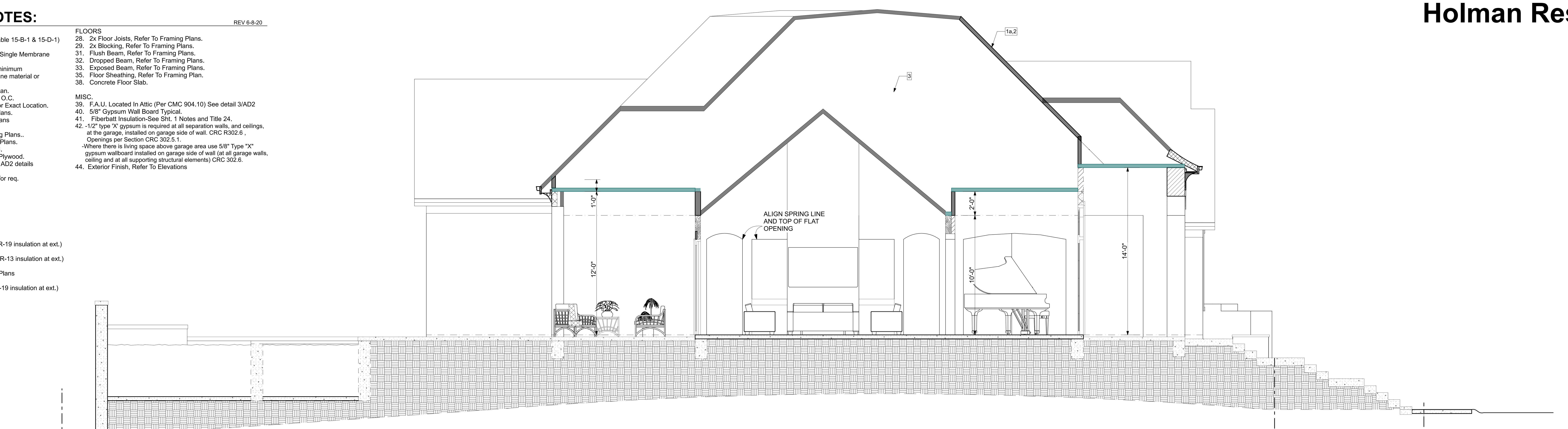
REV 6-8-20

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
      Waterproof Membrane Note:
      -at 4/12 and above use #30 felt minimum
      -at lower slope us single membrane material or
        (2) layers of #30 felt minimum
2. Roof Sheathing, Refer To Framing Plan.
3. Designed Wood Roof Trusses At 24" O.C.
4. Girder Truss, See Truss Drawings For Exact Location.
5. 2x Roof Rafters, 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. Potshelf, 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.

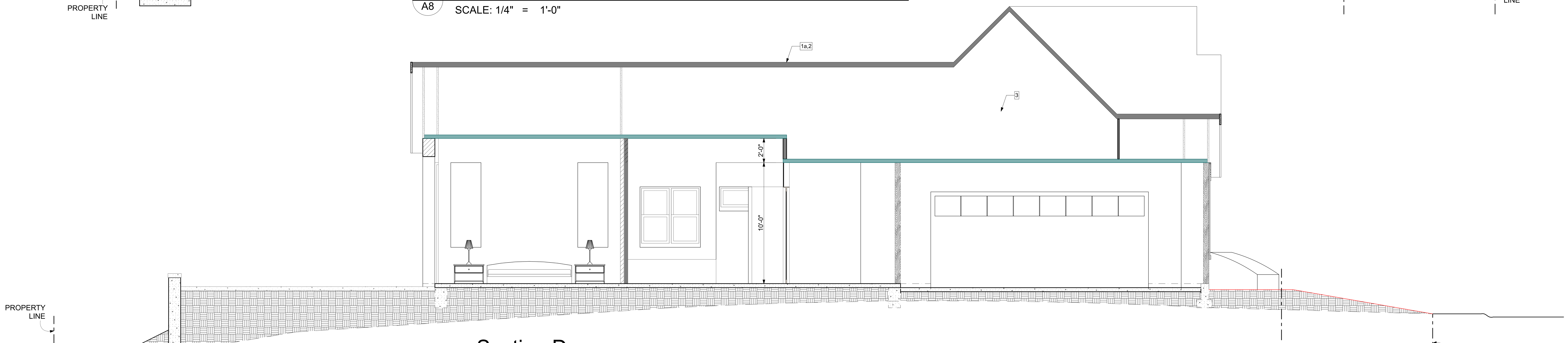
WALLS
18. 2x P.T.D.F. Sill Plate.(on conc typ)
19. 2x Sole Plate.
20. Double 2x Top Plate.
21. 2X6 Studs @ 16" o.c. (with ply and R-19 insulation at ext.)
22. 2x6 Plumbing Wall.
23. 2x4 Studs @ 16" O.C. (with ply and R-13 insulation at ext.)
24. 42" High Railing/Wall.(2x6 min)
25. Balloon Framed Wall, 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.

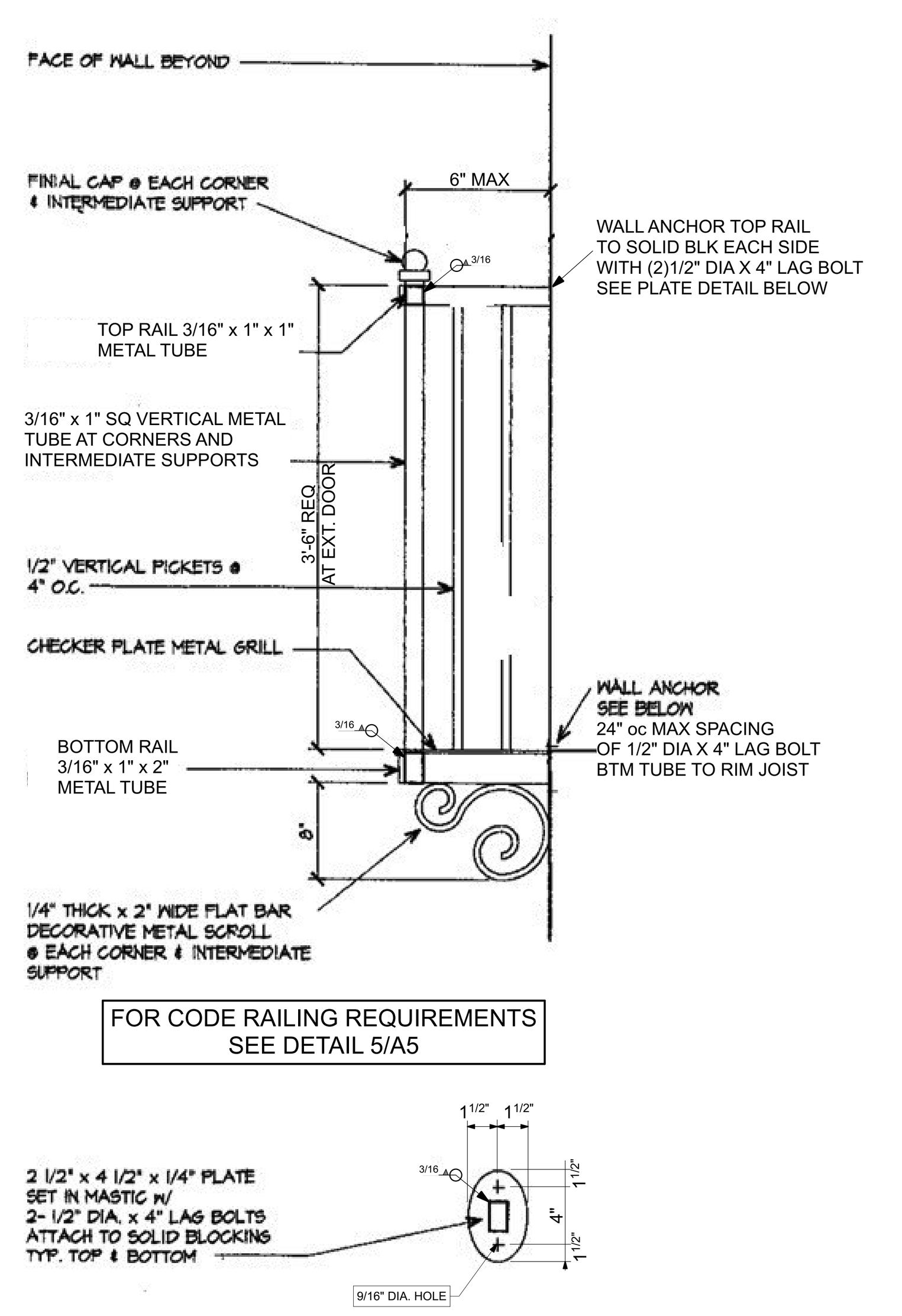
MISC.
39. F.A.U. Located In Attic (Per CMC 904.10) See detail 3/AD2
40. 5/8" Gypsum Wall Board Typical.
41. Fiberbatt Insulation-See Sht. 1 Notes and Title 24.
42. -1/2" type 'X' gypsum is required at all separation walls, and ceilings, at the garage, installed on garage side of wall. CRC R302.6 , Openings 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.
44. Exterior Finish, Refer To Elevations



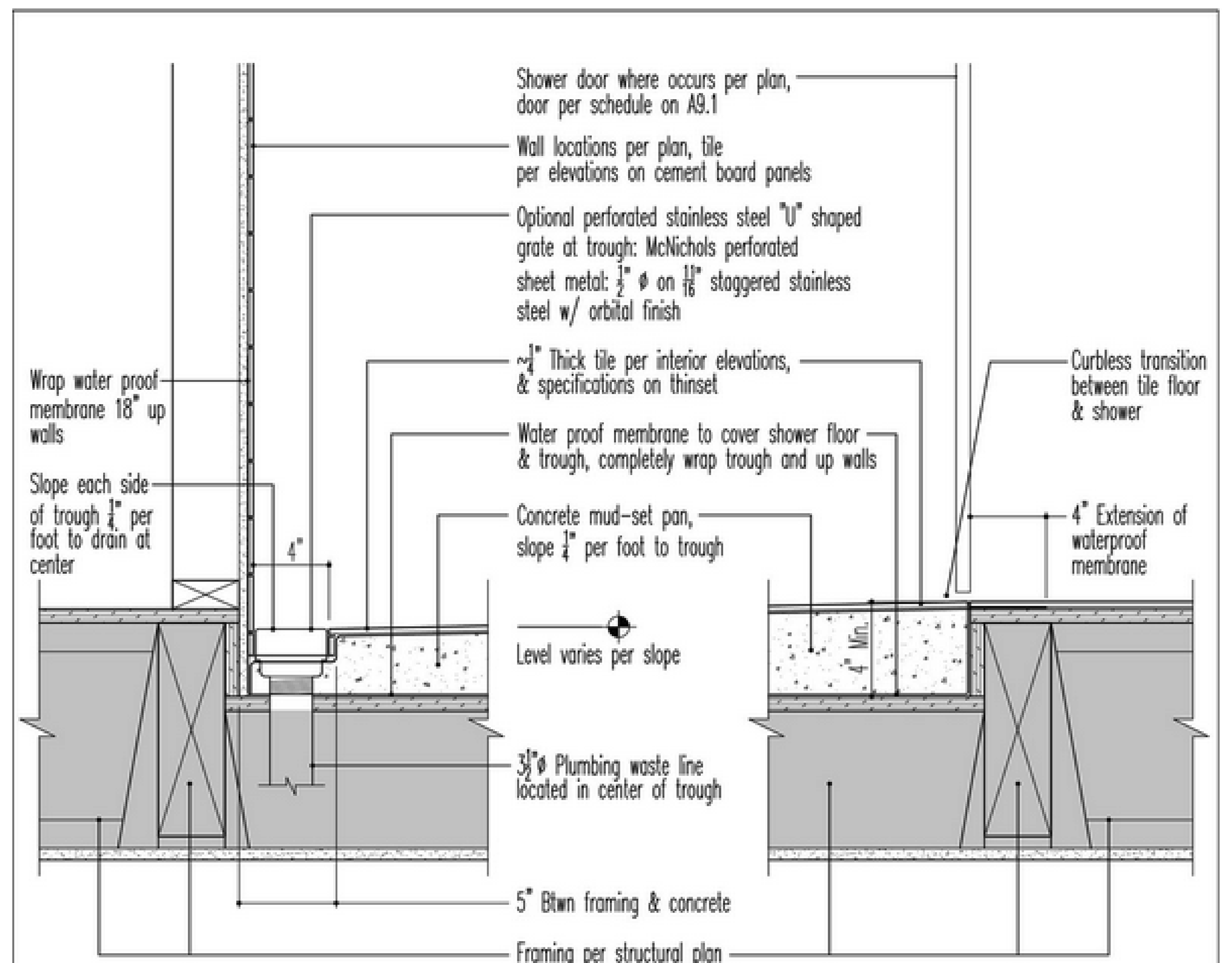
1 A8 Section C
SCALE: 1/4" = 1'-0"



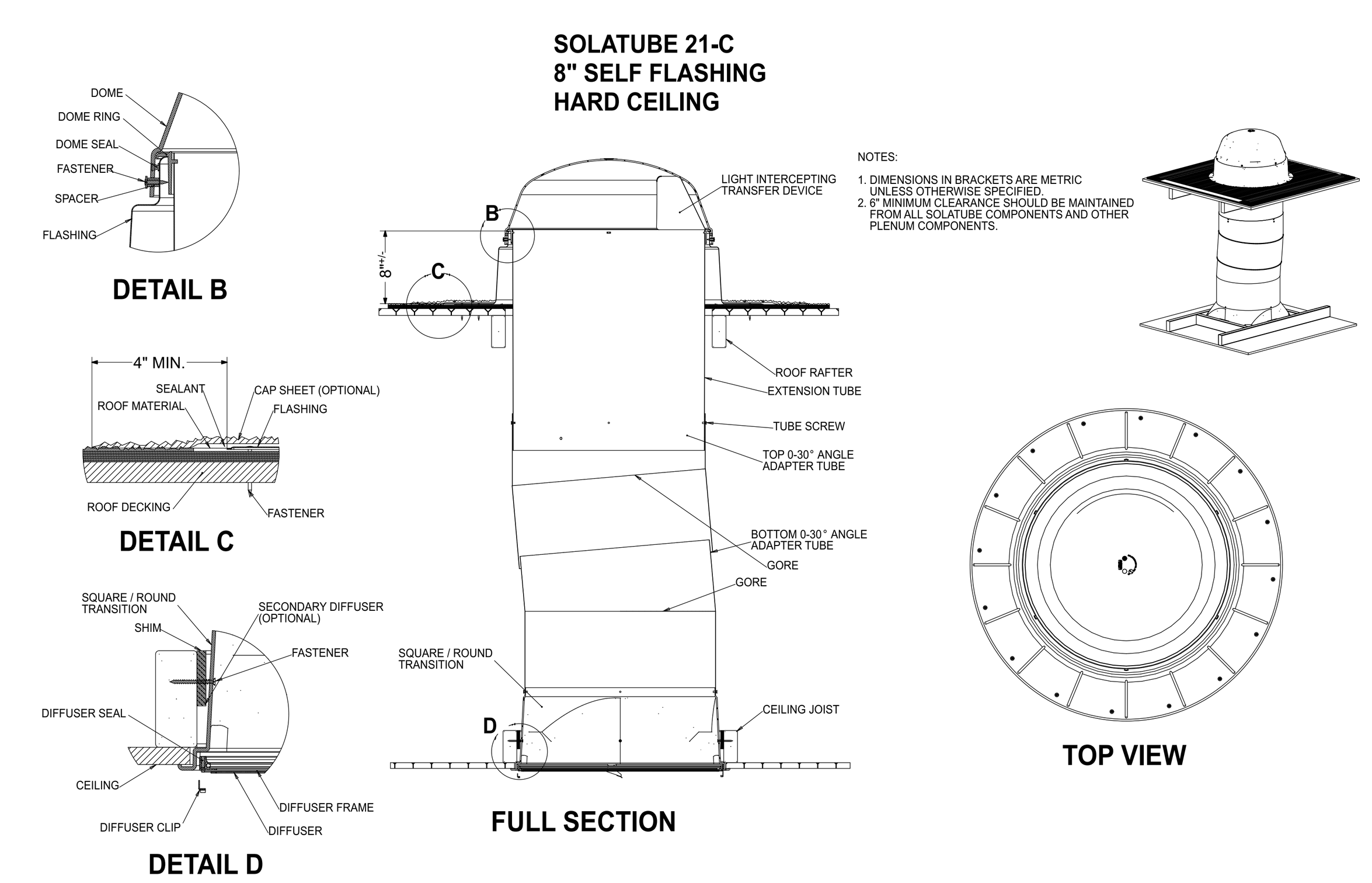
2 A8 Section D
SCALE: 1/4" = 1'-0"



6 A9 W.I. FRENCH BALCONY
REV 1-24-17



5 A9 Curbless shower transition



4 A9 SOLATUBE 21-C

JOB #	#21.12
SCALE	1/4"= 1'-0"

DATE
11-10-21 3d Model
2-7-22 HOA - Bank set

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info@milestonestudio.com
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Office 916.984.8466 Cell (916) 220-6837
Email favian@mercadocd.com

Holman Residence
33 Hawk Court Folsom CA 95630
SECTIONS

SHEET
A8

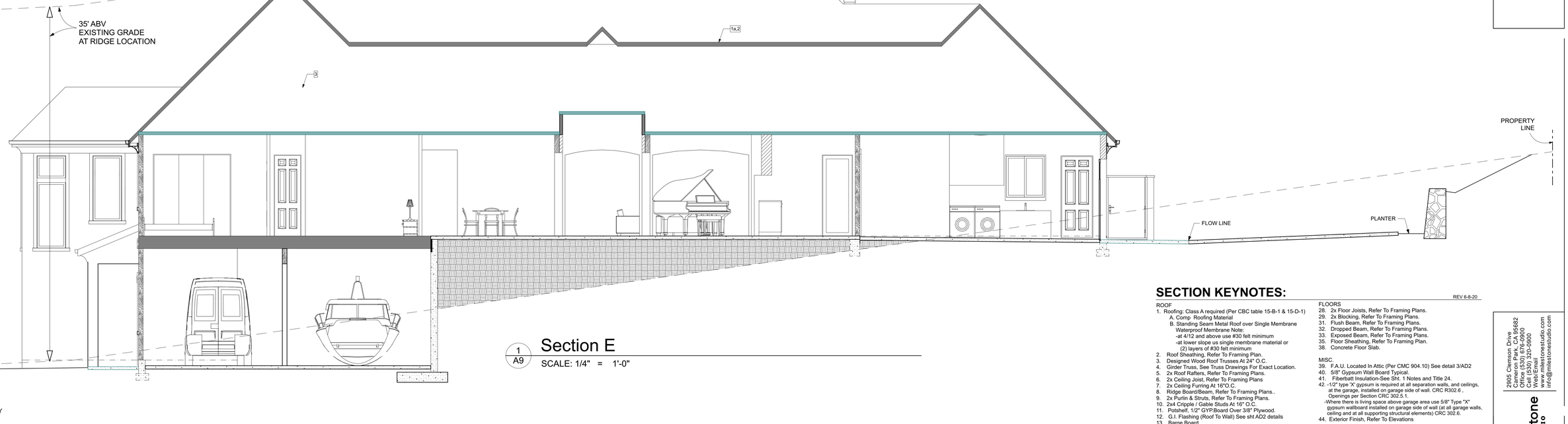
SECTIONS

10 5 3 2 1

Holman Residence

JOB #	#21.12
SCALE	1/4"= 1'-0"

DATE
11-10-21 3d Model
1-28-22 HOA set



1 / A9 Section E

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

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 Waterproof Membrane Note:
   -at 4/12 and above use #30 felt minimum
   -at lower slope us single membrane material or (2) layers of #30 felt minimum
2. Roof Sheathing, Refer To Framing Plan.
3. Designed Wood Roof Trusses At 24" O.C.
4. Girder Truss, See Truss Drawings For Exact Location.
5. 2x Roof Rafters, 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. Potshelf, 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
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29. 2x Blocking, Refer To Framing Plans.
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32. Dropped Beam, Refer To Framing Plans.
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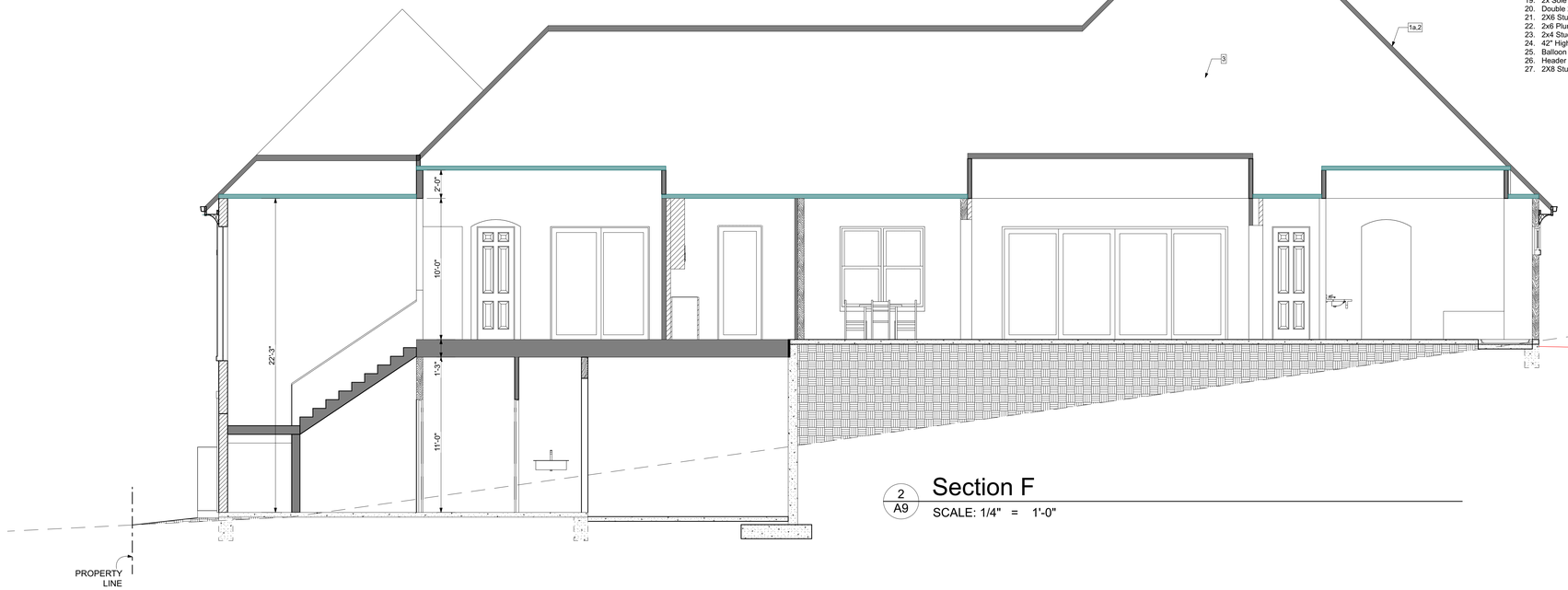
44. Exterior Finish, Refer To Elevations



2 / A9 Section F

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

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Email favian@mercadocd.com

Holman Residence
33 Hawk Court Folsom CA 95630
SECTIONS

SHEET
A9

SECTIONS

10 5 3 2 1

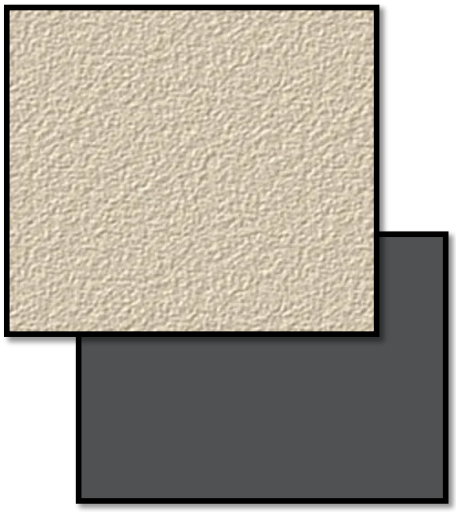
HOLMAN RESIDENCE

33 HAWK CT.
LOT 3, EMPIRE RANCH 46

Mercado Construction & Design, Inc.

2/7/2022

ROOF COVERING
EAGLE ROOFING PRODUCTS
PROFILE - TAPERED SLATE
COLOR - 49655 MOUNT DORA BLEND



EXTERIOR STUCCO
OMEGA AKROFLEX
COLOR -9206 MOONSHINE
SEMI-SMOOTH FINISH

EXTERIOR TRIM
FACIA & TRIM
KELLY-MOORE
KMA91 BLACK ICE
EXTERIOR ACRYLIC SEMI GLOSS

STONE VENEER
EL DORADO STONE
STYLE: CLIFFSTONE
COLOR: MONTECITO

FRONT DOOR
FIBERGLASS WITH GLASS

GARAGE DOOR
CLOPAY
CLASSIC STEEL