

FRONT ELEVATION



SCALE 1/4"=1'

A corrosion resistant weep screed which will allow water trapped behind the stucco to drain to the exterior of the building is required below the stucco at the foundation plate line. The weep screed must have 4" clearance above the ground and 2" above a concrete/asphalt surface.

Stucco contractor to float foundation wall to within 6" and parallel to finish grade

Stucco contractor to provide and install weep screed and corner bead

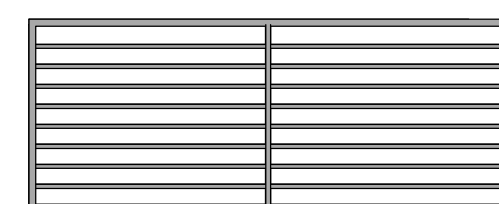
All flashing, sheet metal, vent stacks and pipes shall be painted to match adjacent building surfaces

Where plaster is applied over wood based sheathing, shall include a waterresistive vaporpermeable barrier with a performance at least equivalent to two layers of grade D paper. CRC R703.6.3

REAR ELEVATION



Railing Detail



Balusters shall be spaced so that a 4" sphere shall not be allowed to pass between balusters.

CHRIS CROSBY
 7601 Tall Pine Lane
 GRANITE BAY, CA, 95746
 PHONE: (916) 223-2322
 FAX: (866) 250-8467
 christophercrosby@sbcglobal.net

Chollangi Residence
 671 Townsend Ct.
 Folsom, Ca.
 APN# 072-3330-008-0000

© 2021

REVISION	DATE	DESCRIPTION
1	11-17-22	Modifications to permitted plans

DESIGNED BY: CBC
 DRAWN BY: CBC
 CHECKED BY: CBC

PAGE **A1.1**

SHEET
Front / Rear Elevations

LEFT ELEVATION



RIGHT ELEVATION



CHRIS CROSBY

7601 Tall Pine Lane
GRANITE BAY, CA, 95746
PHONE: (916) 223-2322
FAX: (866) 250-8467
christophercrosby@sbcglobal.net

Chollangi Residence
671 Townsend Ct.
Folsom, Ca.
APN# 072-3330-008-0000

© 2021

REVISION	DATE	DESCRIPTION
1	11-17-22	Modifications to permitted plans

DESIGNED BY: CBC
DRAWN BY: CBC
CHECKED BY: CBC

PAGE A1.2

SHEET
Left / Right
Elevations

SCALE 1/4"=1'

GENERAL REQUIREMENTS

Work shall conform to all applicable zoning ordinances and codes as last adopted by Folsom City including amendments thereto and to the adopted by Folsom City including amendments thereto and to the 2019 CRC, CFC, CMC, CPC, CEC, CGBSC and 2019 Title 24 Energy Standards.

*Note: Nailing of framing structure shall comply with CRC unless noted otherwise. Dbl top plates carried over all headers

All Nails common unless otherwise noted.
 8d common = 0.131"x2-1/2"
 10d common = 0.148"x3"
 16d common = 0.162"x3-1/2"
 20d common = 0.203"x4"

2x blocking at all shear wall splices

All gas outlets located in a fireplace shall be controlled by an approved valve located in the same room and outside the hearth but not more than 4' from such outlets per 2019 CPC

Per 2019 CPC/CMC, gas line pressure testing is now 10 PSI for 15 min. and welded pipe is 60 PSI for 30 min.

Gas appliances shall have an accessible manual shutoff valve w/ non-displaceable valve or a listed convenience outlet valve installed within 6 ft. of the appliance served.

A min. 18"x24" under-floor access, unobstructed by pipes or ducts and within 5' of ea. under-floor plumbing cleanout and not located under a door to the residence req'd. Provide solid cover or screen from an access point per 2019 CPC 707.9

All fixtures must meet the reduced flow rate of Table 4.303.1

The combined flow rate for multiple showerheads shall not exceed maximum flow rate or design system so that only one shower head can be used at a time per Section 4.303.2.

A removable backflow prevention device shall be installed on all exterior hose bibs.

Any water system containing a backflow preventer, pressure regulator or other any other device that prevents dissipation of building pressure back into the water main shall be provided with an approved, listed, and adequately sized expansion tank or other approved device to control thermal expansion. CPC 608.3

All hot water supply piping 3/4" and greater shall be insulated per CEC 150.0. All hot water pipes from heating source to kitchen fixtures shall be insulated.

All hot water supply piping from heating source to kitchen fixtures shall be insulated per CEC

Water heaters shall have isolation valves on both the cold water supply and the hot water pipe leaving the water heater, and hose bibs or other fittings on each valve for flushing the water heater when the valves are closed. CBEES 110.3(c)7

DECKING
 All exposed decks, balconies, and stairs shall be coated with a cementitious, non-permeable membrane barrier approved by 2019 Calif. Building Code requirements such as DURADEK ULTRA WALKING DECK MEMBRANES see LEGACY REPORT ER-2151 w/Stucco underside of deck and Patio Ceilings and sloped a min. of 2% for drainage

SHOWERS
 The base for adhesive application of wall tile or other nonabsorbent finish material in tub and shower areas shall comply with ASTM C 1178, C 1278 or C 1396. Use of water-resistant gyp board is permitted on ceilings with framing o.c. 12" for 1/2" thick and 16" o.c. for 5/8" thick. Water resistant gyp board shall not be used over a Class I or II vapor barrier in tub or shower compartments. CRC R702.3.8

Shower shall be finished with a smooth, hard nonabsorbent surface to a height of not less than 72 inches above floor per CRC. Green gypsum wall board on walls per CRC. Green gypsum wall board shall not be used on ceiling framing spaced more than 12" c.c. per CRC

The base for adhesive application of wall tile or other non-absorbent finish material in tub and shower areas shall comply with ASTM C 1178, C 1278 or C 1396.

Shower and tub combinations shall be provided w individual valves or the pressure balance, thermostatic, or combination valve type that provides scald and thermal shock protection. Valves shall be adjusted per manuf. instructions to deliver a max mixed water setting of 120 degrees Fahrenheit.

Stairs - The max stair riser height is 7.75" and min tread length is 10". The greatest tread depth within any flight of stairs shall not exceed the smallest one by more than 3/8 inches. The greatest riser height within any flight of stairs shall not exceed the smallest one by more than 3/8 inches. Please show this on the plans CRC R311.7.4

There shall be a floor or a landing at the top and bottom of each stairway. A flight of stairs shall not have a vertical rise larger than 12 feet without an intermediate landing or floor. The minimum length of a landing is 36" measured in the direction of travel for the full width of the stairs.

Handrails - shall be provided on at least one side of each continuous run of treads or flight with four or more risers. CRC R311.7.7

Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches and not greater than 2 inches. Where not circular, the perimeter shall be at least 4" and not greater than 6 1/4 inches with a maximum maximum cross section dimension of 2 1/4 inches. CRC R311.7.3

The handrail height measured vertically from the sloped plan adjoining the tread nosing shall not be less than 34 inches or greater than 38 inches. CRC R311.7.1

Guards - shall be located at the open side of stairs and ramps that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. CRC R312.1

Where guards are required at stairs, the spacing of the balustrades for a flight of stairs shall be placed so that a 4 3/8" sphere cannot pass through. CRC R312.3

Where the top of the guard also serves as a handrail on the open side of stairs, the top of the guard shall not be less than 34 inches and not more than 38 inches measure vertically from a line connecting the leading edges of the treads.

The triangular openings at the open side of a stair, formed by the riser, the tread and the bottom rail of a guard, shall not allow the passage of a 6 inch sphere. CRC R312.3

Guards shall not be less than 42 inches high measured vertically above the adjacent walking surface or adjacent seating surface.

The spacing of the balustrades for a guard shall be placed "so that a 4" sphere cannot pass through". CRC R312.3

Provide nosing not less than 1 inch but not more than 1 1/2 inches shall be provided on stairways with solid risers less than 1" deep per CRC R311.7.5.2.

Spiral stairs and railing system w engineering for stairs and railing to be submitted from manufacturer for permit approval upon contract by homeowner w manufacturer.

An "x" next to window size indicates the window or door is to have tempered glass All Glass Double Glaze and to comply to CRC. Window tops set at 96" above finished floors (typ)

All Glass Double Glaze and to comply to CRC

Shower shall be finished with a smooth, hard nonabsorbent surface to a height of not less than 72 inches above floor per CRC. Green gypsum wall board on walls per CRC. Green gypsum wall board shall not be used on ceiling framing spaced more than 12" c.c. per CRC

A 36" min. pathway to all exterior doors and emergency escape or rescue windows shall be provided and a min. 24" clearance at obstructions along the access walkway, incl. HVAC units, accessory bldgs. and structures, trees, large plants and shrubs.

Where walls and/or fencing are installed across pathways, an approved access gate shall be installed.

All gas outlets located in a fireplace shall be controlled by an approved valve located in the same room and outside the hearth but not more than 4' from such outlets per 2019 CPC

Non-removable backflow prevention devices shall be utilized on all ext. hose bibs per 2019 CPC

Fire Protection:
 All elements (walls, posts and beams) supporting a floor above the garage or a ceiling common to the dwelling shall have fire resistive protection on the garage side. A max spacing of 16" c.c. is required for floor/ceiling joists or trusses supporting 5/8" type 'X' GWB fire assemblies

Per R302.6 Dwelling/garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Door and door assembly shall comply with Section R302.5.1

WALL NOTE:
 All walls are to be framed utilizing 2x d.f. #2 framing members 16" c.c. (typ.) Framing members are 2x4 or 2x6 as shown unless otherwise specified.

Windows and doors shall be constructed with single 2x trimmer and king stud equivalent with wall as specified unless otherwise noted.

Ext Walls - 2x6 DF #2 studs at 16"o.c. unless otherwise noted.

Top of threshold at exterior doors shall not be more than 7 3/4" above the landing. CRC R311.3

CHRIS CROSBY
 7601 Tall Pine Lane
 GRANITE BAY, CA. 95746
 PHONE: (916) 223-2322
 FAX: (866) 250-8467
 christophercrosby@sbcglobal.net

Chollangi Residence
 671 Townsend Ct.
 Folsom, Ca.
 APN# 072-3330-008-0000

© 2022

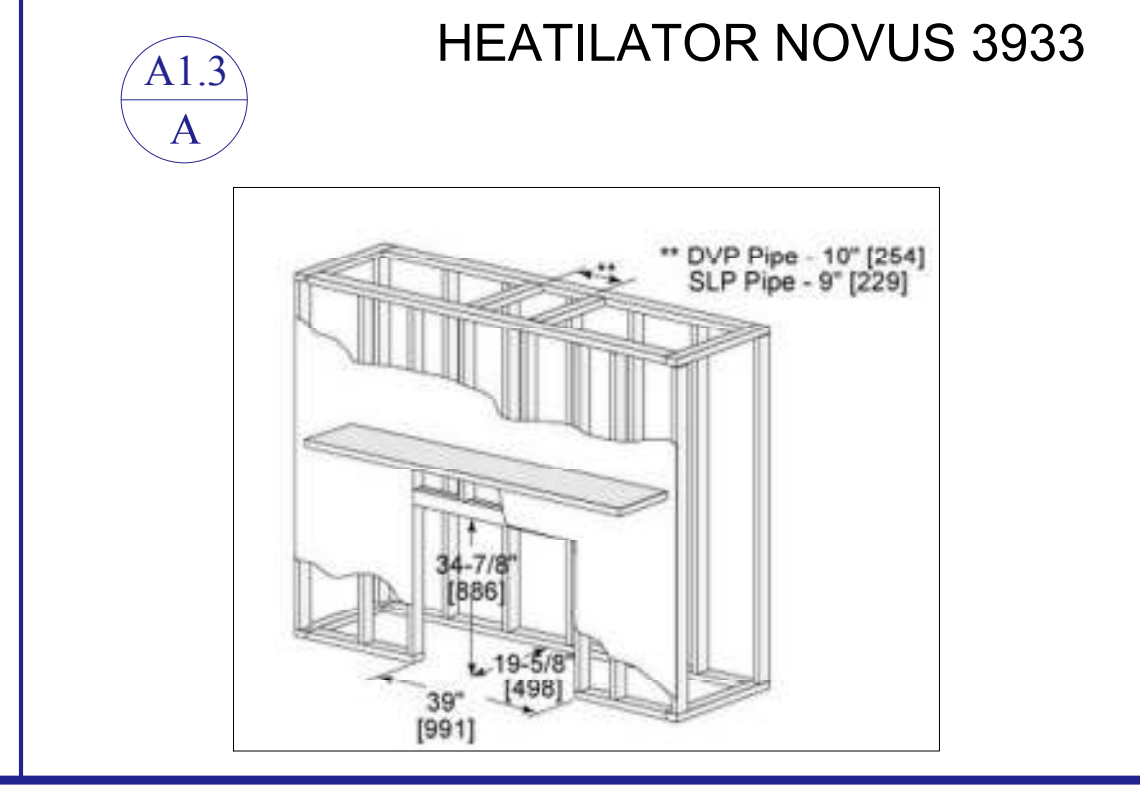
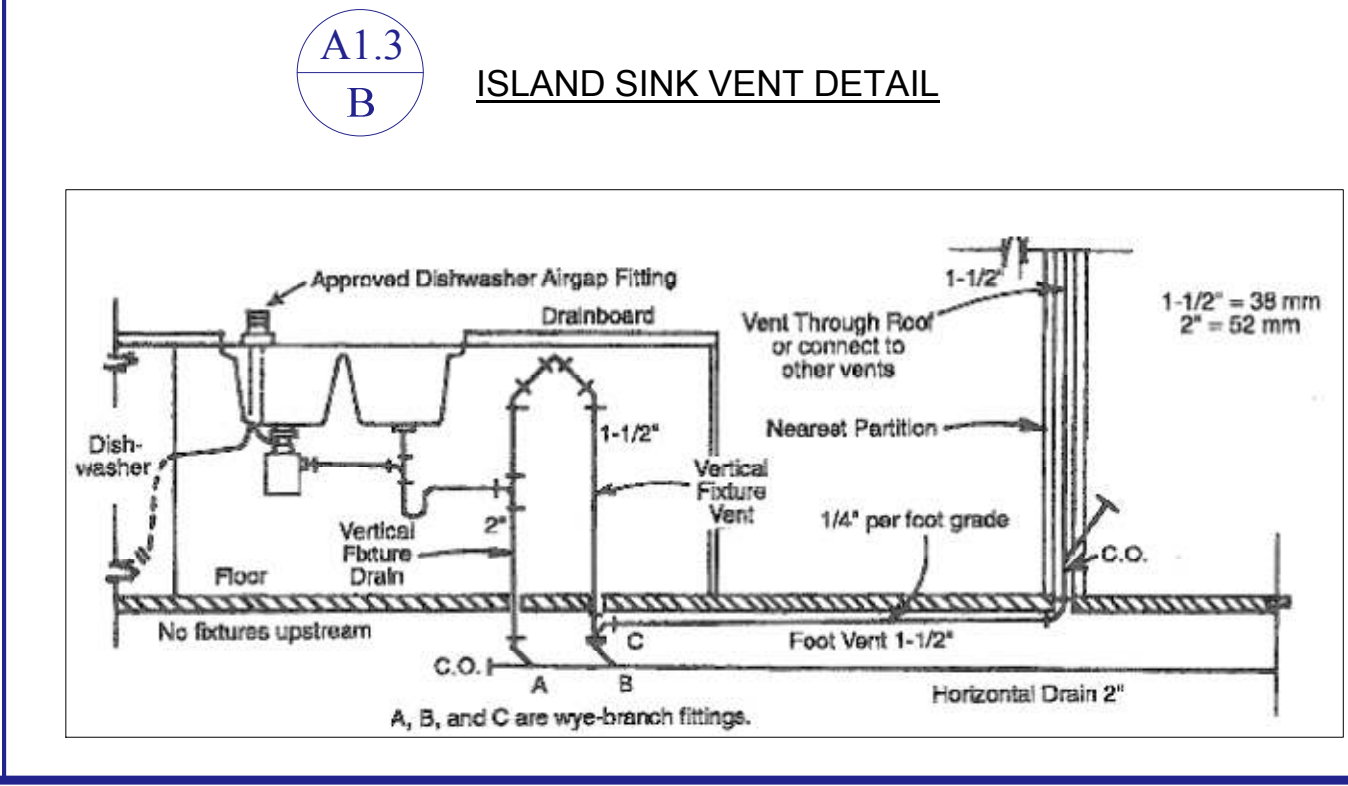
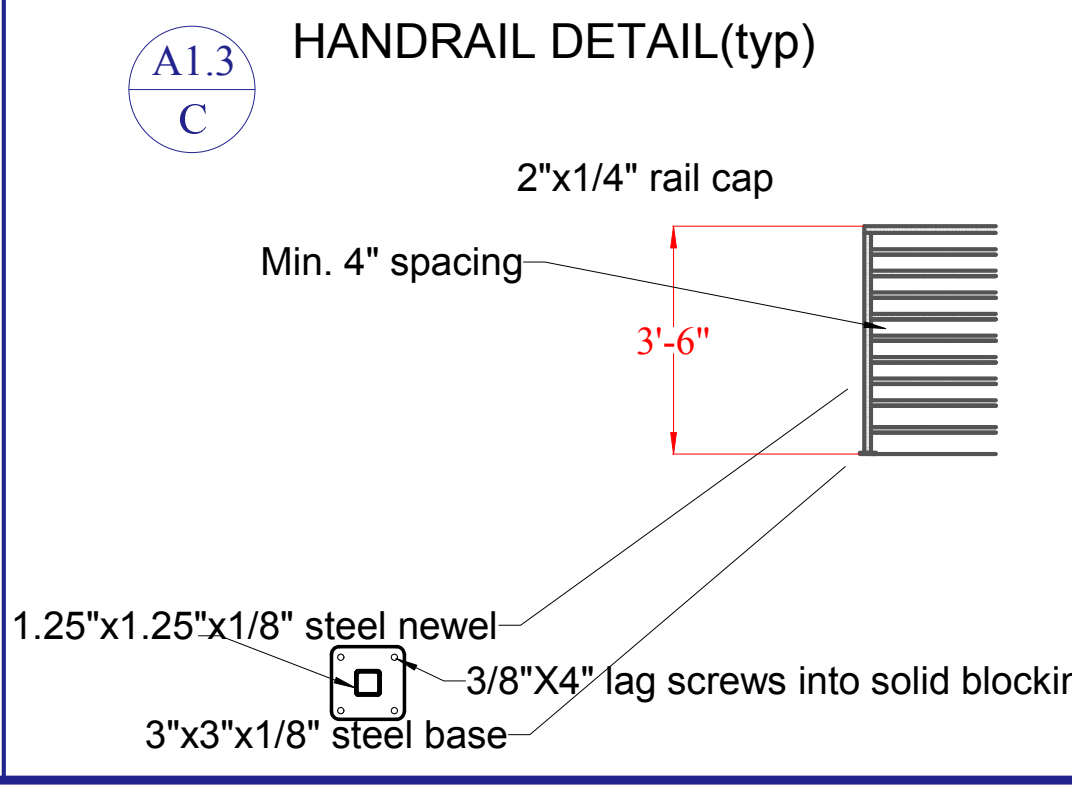
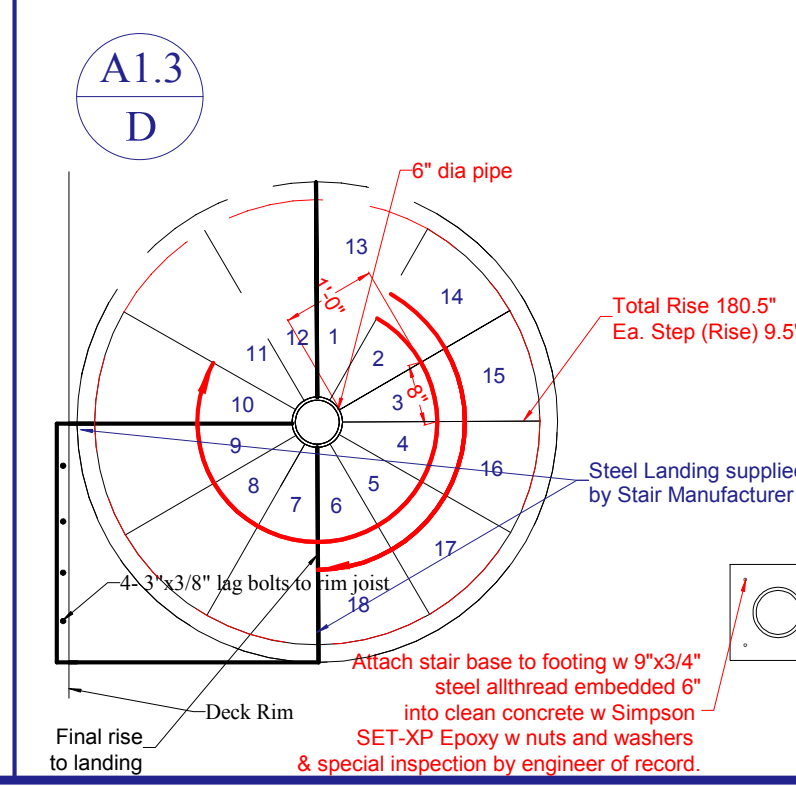
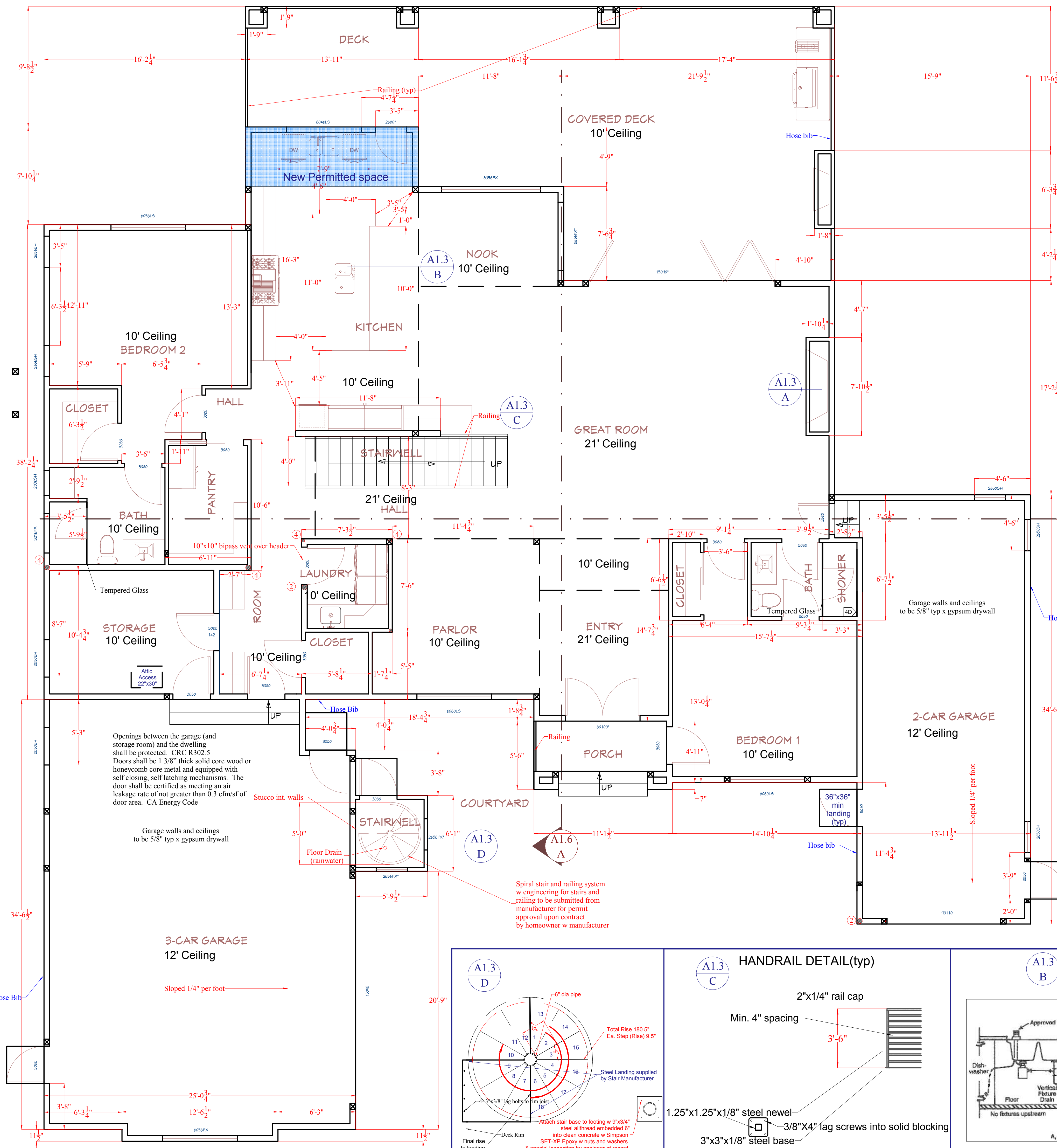
REVISION	DATE	DESCRIPTION
11-17-22		Modifications to permitted plans



DESIGNED BY: CBC
 DRAWN BY: CBC
 CHECKED BY: CBC
 PAGE

A1.3

SHEET
 1st Floor Plan



Openings between the garage (and storage room) and the dwelling shall be protected. CRC R302.5
 Doors shall be 1 3/8" thick solid core wood or honeycomb core metal and equipped with self closing, self latching mechanisms. The door shall be certified as meeting an air leakage rate of not greater than 0.3 cfm/sf of door area. CA Energy Code

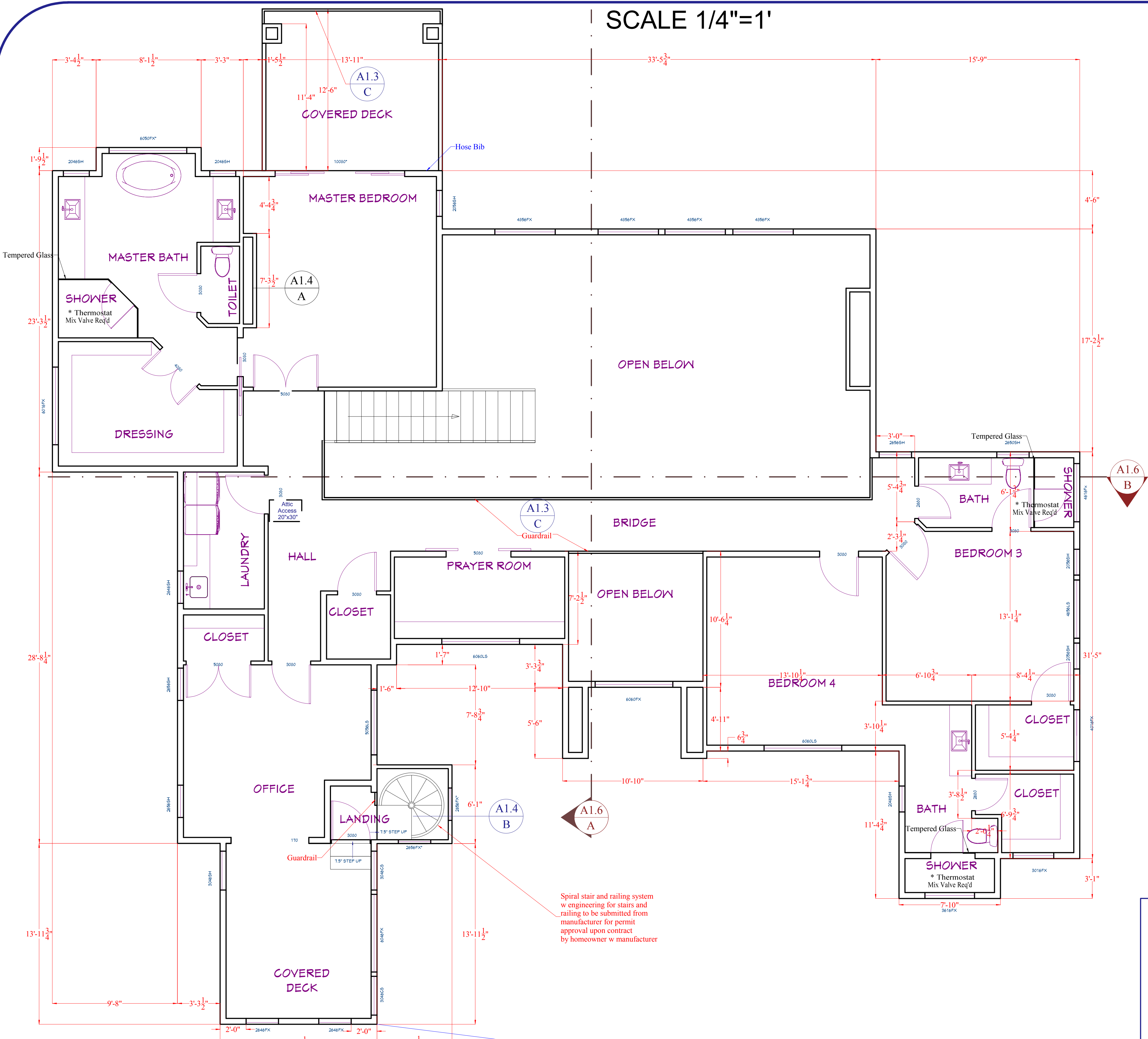
Garage walls and ceilings to be 5/8" typ x gypsum drywall

Spiral stair and railing system w engineering for stairs and railing to be submitted from manufacturer for permit approval upon contract by homeowner w manufacturer

Garage walls and ceilings to be 5/8" typ x gypsum drywall

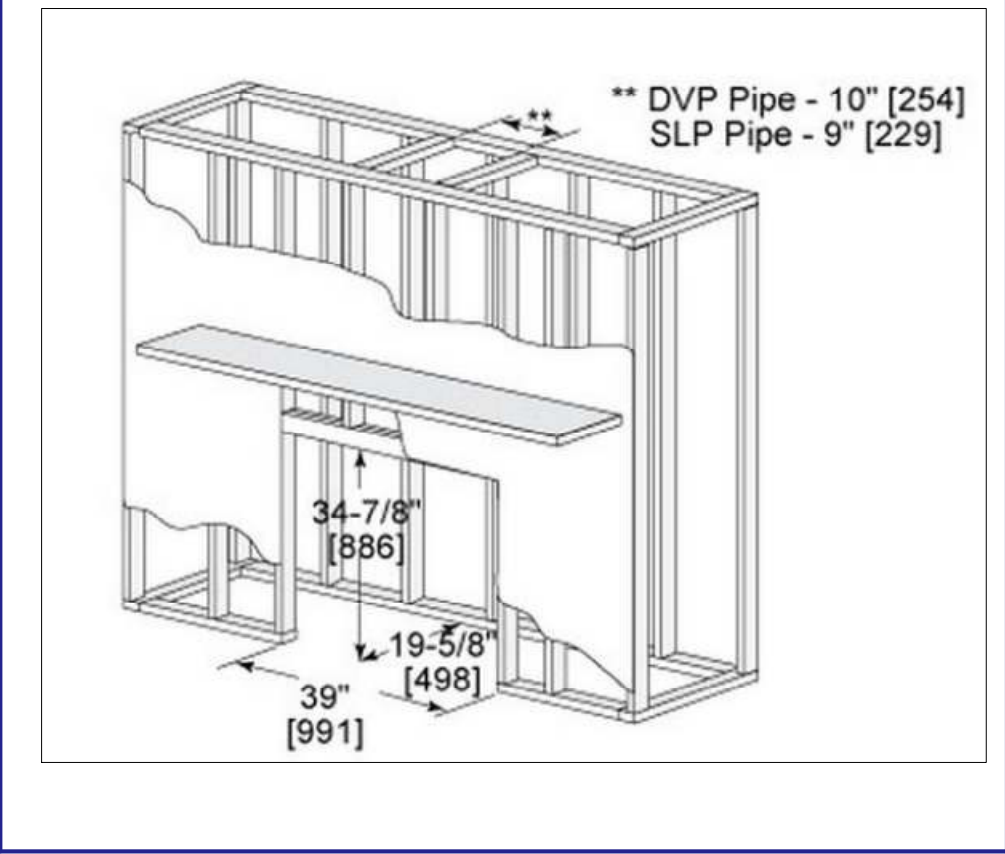
3-CAR GARAGE
 12' Ceiling
 Sloped 1/4" per foot

SCALE 1/4"=1'



A1.4
A

HEATILATOR
NEVO 4236
(Direct Vent)



Notes:

- An * next to window size indicates the window or door is to have tempered glass All Glass Double Glaze and to comply to CBC / CRC
- All Glass Double Glaze and to comply to CBC / CRC
- Shower shall be finished with a smooth, hard nonabsorbent surface to a height of not less than 72 inches above the drain per CBC. Green gypsum wall board on walls per CBC / CRC. Green gypsum wall board shall not be used on ceiling framing spaced more than 12" c.c. per CBC / CRC
- A 36" min. pathway to all exterior doors and emergency escape or rescue windows shall be provided and a min. 24" clearance at obstructions along the access walkway, incl. HVAC units, accessory bldgs. and structures, trees, large plants and shrubs.
- Where walls and/or fencing are installed across pathways, an approved access gate shall be installed.
- All gas outlets located in a fireplace shall be controlled by an approved valve located in the same room and outside the hearth but not more than 4' from such outlets per 2019 CPC
- Non-removable backflow prevention devices shall be utilized on all ext. hose bibs per 2019 CPC
- Open risers are permitted provided the openings located more than 30" above the floor/grade below do not permit the passage of a 4" diameter sphere. R311.7.5
- Nailing of framing structure shall comply with CBC unless noted otherwise. Dbl top plates carried over all headers
- All Nails common unless otherwise noted.
- 8d common = 0.131"x2-1/2"
- 10d common = 0.148"x3"
- 16d common = 0.162"x3-1/2"
- 20d common = 0.203"x4"

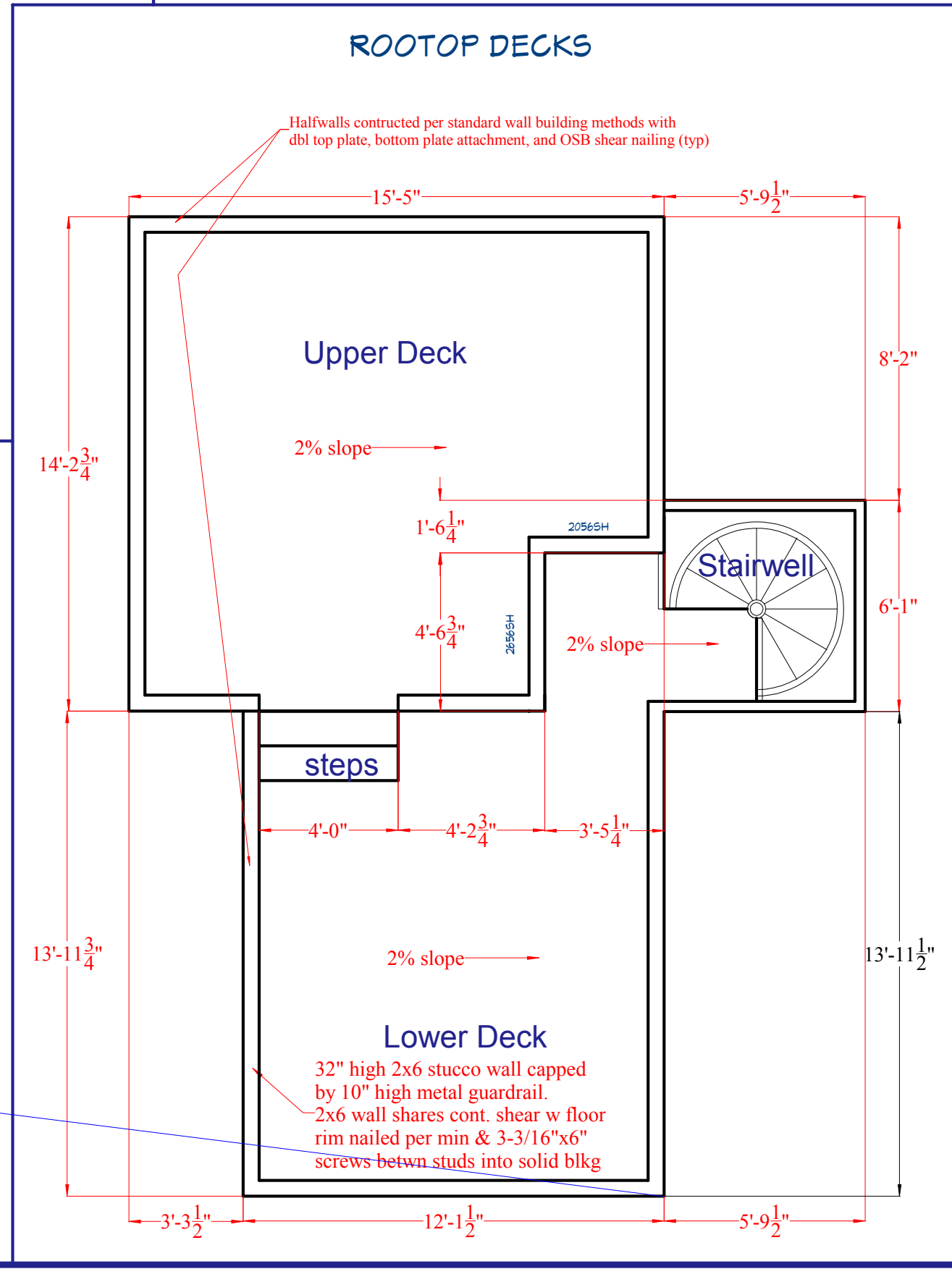
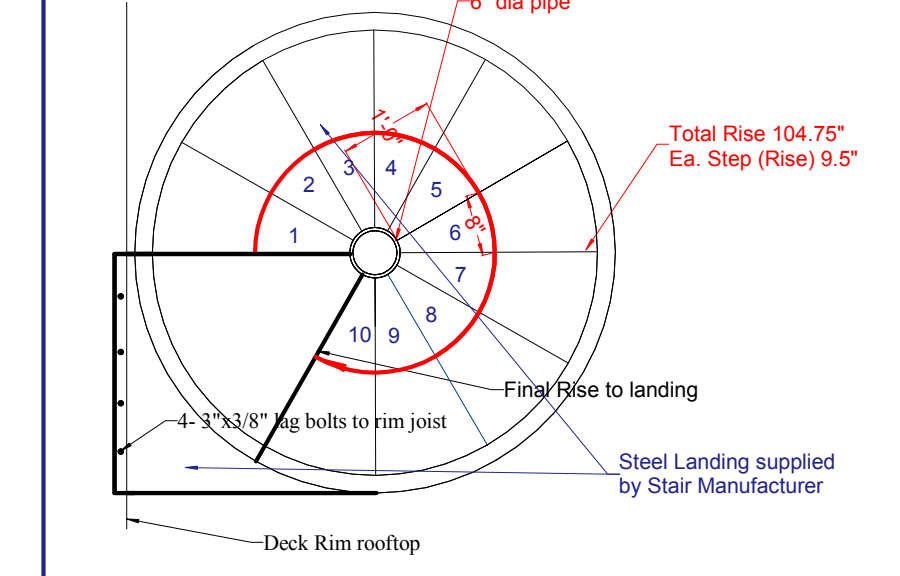
* Note:
Where the opening of the sill portion of an operable window is located more than 72" above the finished grade or other surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor surface of the room in which the window is located. Glazing between the floor and a height of 24" shall be fixed or have openings such that a 4" diameter sphere cannot pass.

No opening in the railing shall allow passage of a sphere 4" in diameter. CRC R312

Spiral stair and railing system w engineering for stairs and railing to be submitted from manufacturer for permit approval upon contract by homeowner w manufacturer

A1.6
B

A1.4
B



CHRIS CROSBY
7601 Tall Pine Lane
GRANITE BAY, CA. 95746
PHONE: (916) 223-2322
FAX: (916) 250-8467
christophercrosby@sbcglobal.net

Chollangi Residence
671 Townsend Ct.
Folsom, Ca.
APN# 072-3330-008-0000

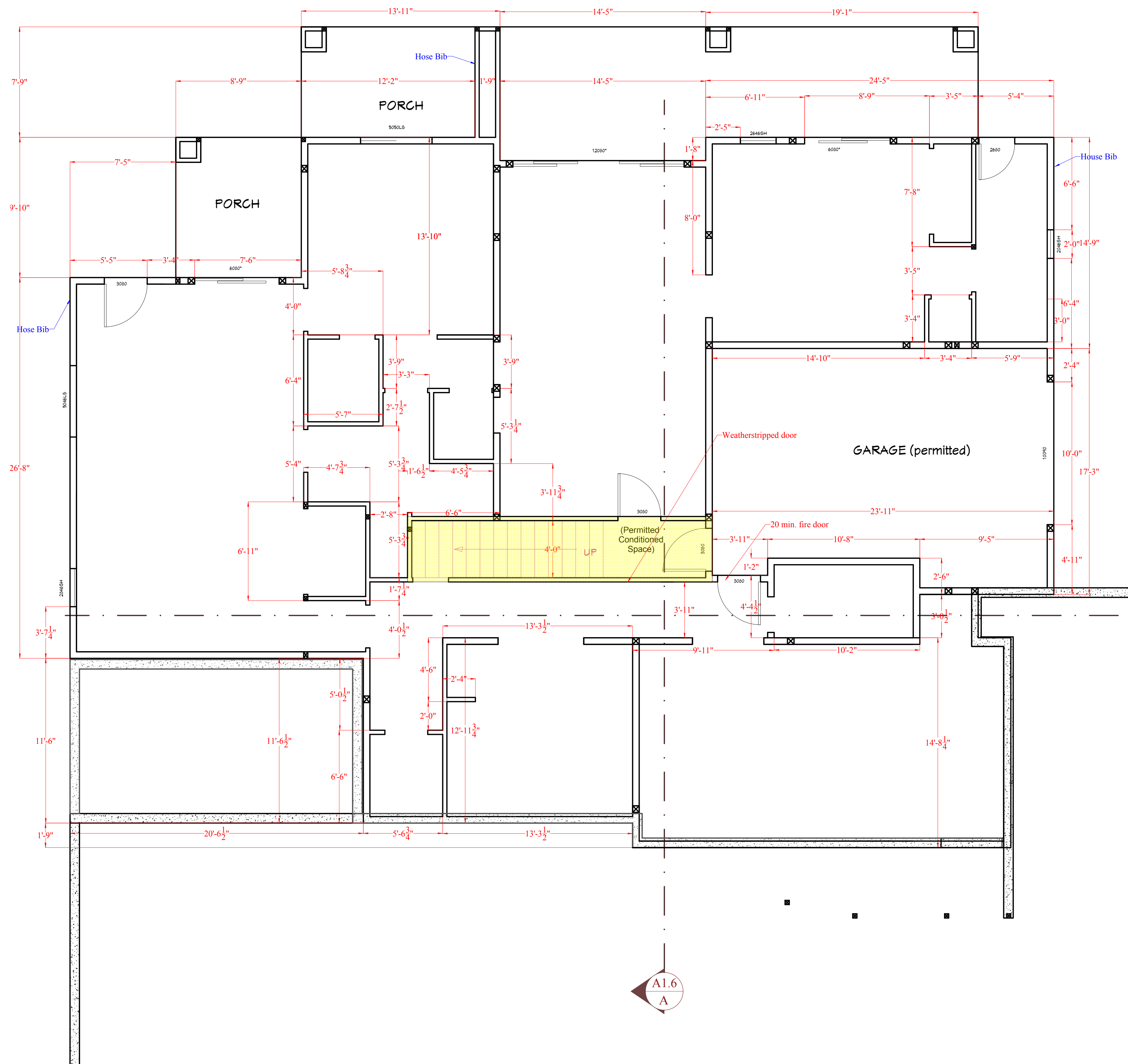
© 2022

REVISION	DATE	DESCRIPTION
1	11-17-22	Modifications to permitted plans



DESIGNED BY: CBC
DRAWN BY: CBC
CHECKED BY: CBC
PAGE

A1.4
SHEET
2nd Floor
& Rooftop
Deck
Plans



A1.6
A

REVISION	DATE	DESCRIPTION
	11-17-22	Modifications to permitted plans

DESIGNED BY: CBC
 DRAWN BY: CBC
 CHECKED BY: CBC

PAGE
A1.5

SHEET
Basement Plan