

VICINITY MAP
N.T.S.

PROJECT DATA

PROJECT NAME:	LOT-113 BROADSTONE
PROJECT LOCATION:	419 SERPA WAY CITY OF FOLSOM, CALIFORNIA
A.P.N.:	072-2760-025
ACREAGE:	12524 SQ.FT (0.28AC)
JURISDICTION:	CITY OF FOLSOM
ZONING:	R-1 (SINGLE UNIT DWELLING)
OCCUPANCY CLASSIFICATION:	R-3 & U-3
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLERS:	YES
HEIGHT:	
ALLOWABLE:	40'-0"
ACTUAL:	21'-1" (TOP OF RIDGE) (REFER A3.0.0)
STORIES:	
ACTUAL:	TWO
ALLOWABLE:	TWO (TABLE 503)
AREA:	
ALLOWABLE:	UNLIMITED (TABLE 503)
ACTUAL GROSS AREA:	8989 SQ.FT
OCCUPANT LOAD:	40
EXITS:	
REQUIRED:	2 (SEC. 1015.1.1)
PROVIDED:	2
REQUIRED FIRE RESISTANCE OF EXTERIOR WALL & PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY:	NOT REQUIRED
FIRE RESISTIVE CONSTRUCTION REQ'D:	NOT REQUIRED
SPECIAL INSPECTIONS REQUIRED:	NOT REQUIRED
CODE YEAR/TYPE:	2016 CBC, CMC, CPC, CFC, CRC, CALGREEN CODE, FMC AND 2016 CALIFORNIA ENERGY CODE
AREA BREAKDOWN BASEMENT FLOOR:	
DWELLING AREA:	3126 SQ.FT
PATIO AREA:	872 SQ.FT
TOTAL AREA:	3998 SQ.FT
AREA BREAKDOWN 1ST FLOOR:	
DWELLING AREA:	3624 SQ.FT
SUN ROOM:	442 SQ.FT
GARAGE AREA:	667 SQ.FT
PATIO AREA:	173 SQ.FT
OPEN TO BELOW AREA:	85 SQ.FT
TOTAL AREA:	4991 SQ.FT
ACTUAL GROSS AREA:	8989 SQ.FT

NOTES TO CONTRACTOR

- VACUUM SYSTEM TO BE INSTALLED IN ENTIRE HOUSE
 - INTERCOM SOUND SYSTEM TO BE INSTALLED IN ENTIRE HOUSE
 - SURROUND SOUND TO BE INSTALLED IN FAMILY ROOM AND HOME THEATER.
- NOTE:**
THE BARRIER CANNOT BE A CLIMBABLE AS SPECIFIED IN THE FMC SECTION 14.28.050.

LEGEND

---	PROPERTY LINE
----	SET BACK LINE
- - - -	EASEMENT LINE
=====	BUILDING LINE
=====	EXISTING CHAIN LINK FENCE
=====	PROPOSED CHAIN LINK FENCE
-----	CENTER LINE ROAD
-----	PROPOSED BLOCK WALL
.....	CONTOUR
	RETAINING WALL
GM	GAS METER

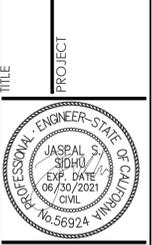
NOTE:
NO OAK TREE EXISTS ON SITE.

BASEMENT FLOOR SITE PLAN
SCALE: 1/8"=1'-0"

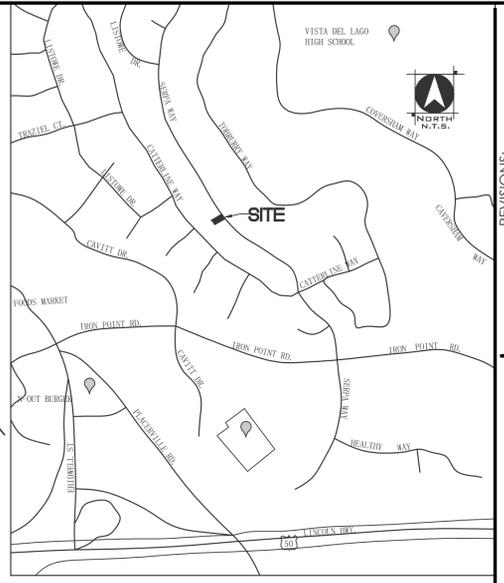
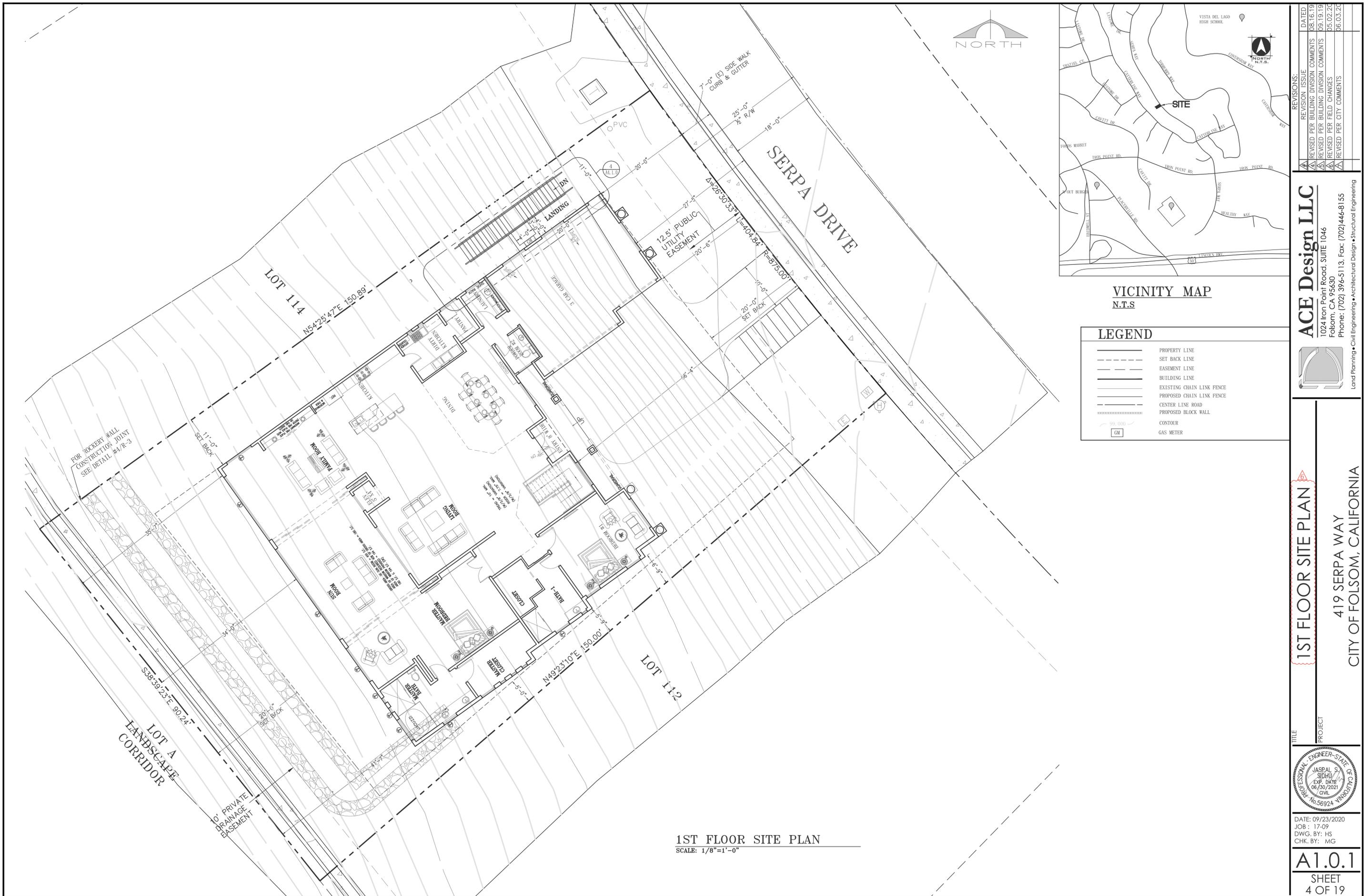
REVISIONS:	DATED
1	08.16.19
2	09.19.19
3	05.02.20
4	06.03.20

ACE Design LLC
1024 Iron Point Road, SUITE 1046
Folsom, CA 95630
Phone: (702) 396-5113, Fax: (702) 446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

BASEMENT FLOOR SITE PLAN
419 SERPA WAY
CITY OF FOLSOM, CALIFORNIA



DATE: 09/24/2020
JOB: 17-09
DWG. BY: HS
CHK. BY: MG



VICINITY MAP
N.T.S.

LEGEND

	PROPERTY LINE
	SET BACK LINE
	EASEMENT LINE
	BUILDING LINE
	EXISTING CHAIN LINK FENCE
	PROPOSED CHAIN LINK FENCE
	CENTER LINE ROAD
	PROPOSED BLOCK WALL
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	GAS METER

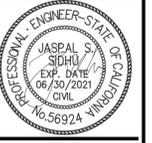
REVISIONS:

NO.	DATE	REVISION
1	08.16.19	ISSUED FOR PERMITS
2	09.19.19	REVISED PER BUILDING DIVISION COMMENTS
3	05.02.20	REVISED PER FIELD CHANGES
4	06.03.20	REVISED PER CITY COMMENTS

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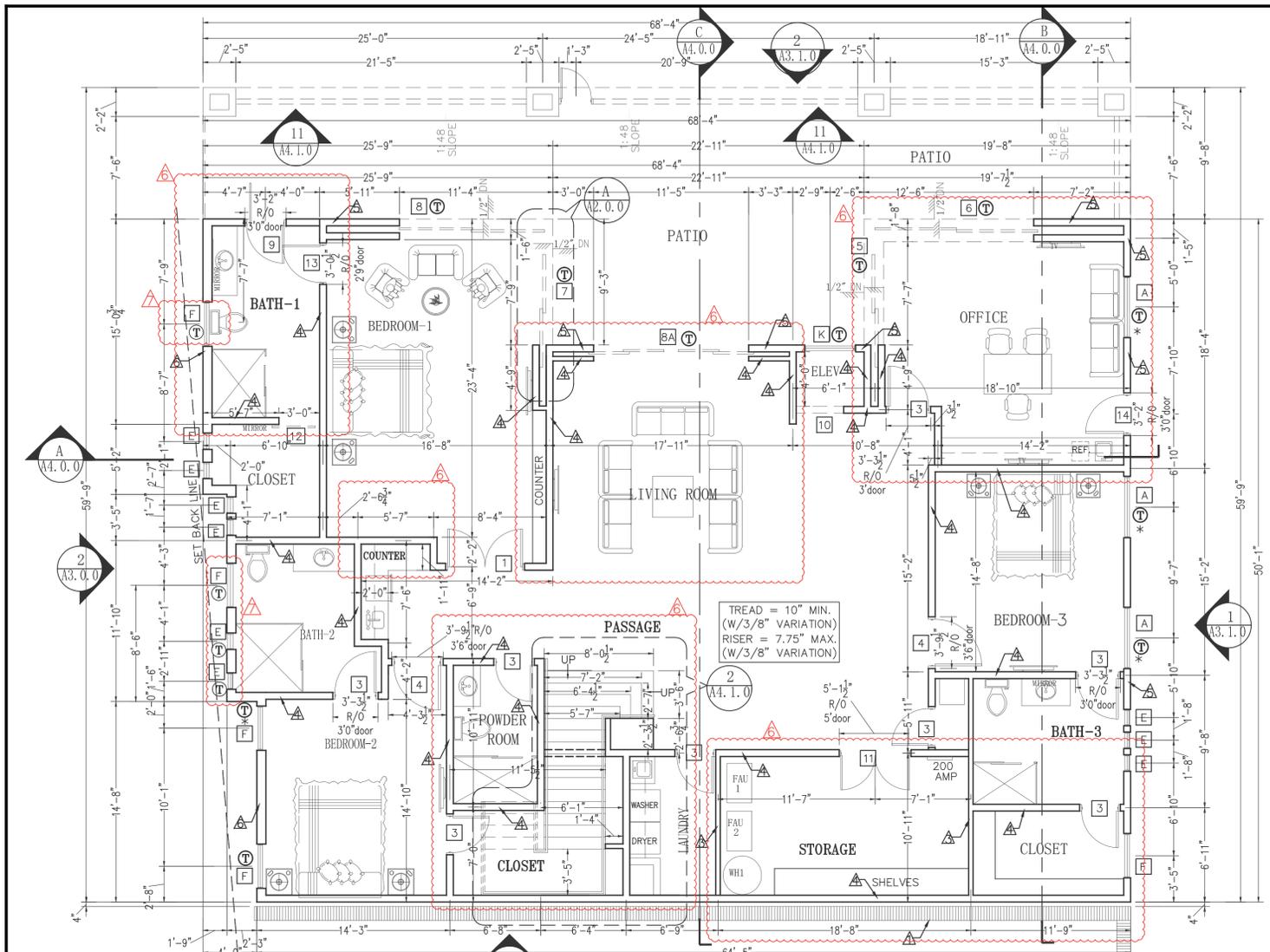
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TITLE: 1ST FLOOR SITE PLAN
 PROJECT: 419 SERPA WAY
 CITY OF FOLSOM, CALIFORNIA

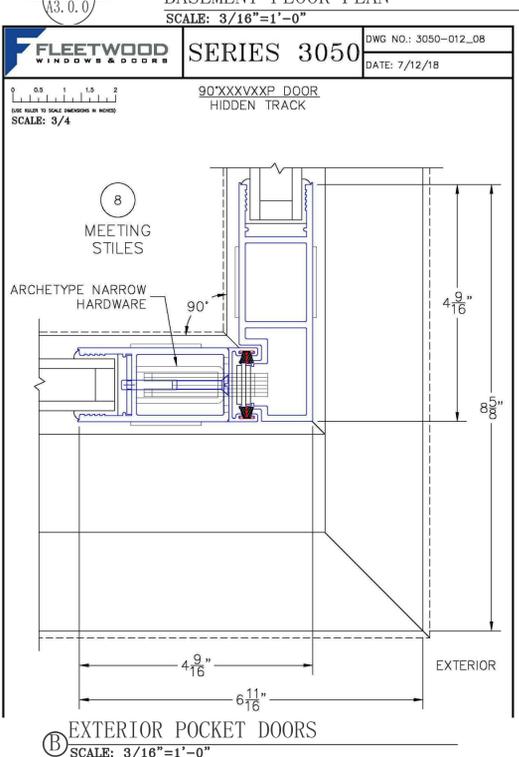
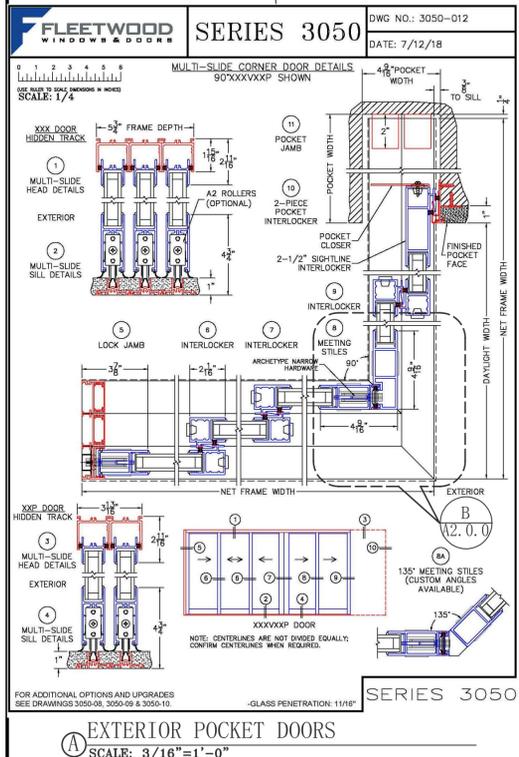


DATE: 09/23/2020
 JOB: 17-09
 DWG. BY: HS
 CHK. BY: MG

1ST FLOOR SITE PLAN
 SCALE: 1/8"=1'-0"



BASEMENT FLOOR PLAN
SCALE: 3/16"=1'-0"



ROOM FINISH SCHEDULE

LOCATION	FLOOR	BASE	WALLS	CEILING	REMARKS
GAME ROOM	CARPET PER OWNER	CERAMIC TILE	5/8" GYPSUM BOARD (GREEN)	1/2" PLYWOOD	
BATH	HARDENED CONC.	6" WOOD COVE	5/8" GYPSUM BOARD (GREEN)	VAULTED CEILING	
BED ROOM			6" METAL COVE	5/8" GYPSUM BOARD (GREEN)	
LAUNDRY			5/8" GYPSUM BOARD (GREEN)	ST. STL. TYPE 304	
POWDER ROOM			PREFINISHED PREFAB PANEL	5/8" GYPSUM BOARD (GREEN)	
STORAGE			5/8" GYPSUM BOARD (GREEN)	STUCCO	
PATIO			5/8" TYPE 'X' GYP. BD.	5/8" TYPE 'X' GYP. BD.	

GENERAL NOTES:-

- A. COORDINATE WALL THICKNESS AND LOCATIONS WITH COLUMNS AND OTHER ENCASED ITEMS. CONTRACTOR SHALL INCREASE WALL STUD SIZE TO ACCOMMODATE STEEL COLUMNS, RAIN WATER LEADERS, SOIL PIPES, ELECTRICAL PANELS, ETC ARE CONTINUOUS ALONG THE FULL LENGTH OF THE WALL AS REQUIRED.
- B. ALL EXITS ARE TO BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
- C. THE FLOOR/LANDING ON EACH SIDE OF EXIT DOORS SHALL BE LEVELED AND THE THRESHOLD SHALL NOT EXCEED 1/2" IN HEIGHT.
- D. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL TOILET ROOM WALLS.
- E. WALL DIMENSIONS ARE TO FINISH FACE OF WALL OR TO CENTER LINE.
- F. LOCATE DOOR JAMB 6" FROM CORNER.

LEGEND
* EMERGENCY ESCAPE WINDOW

- EGRESS WINDOW NOTES:**
- THE PLANS TO PROVIDE WINDOW FALL PROTECTION SINCE AN OPERABLE WINDOW OPENING IS LOWER THAN 24" AFF AND HIGHER THAN 72" ABOVE SURFACE OUTSIDE THE WINDOW. CRC R312.2 OR CBC 1015.6. BEDROOM EGRESS WINDOWS SHALL BE PROVIDED WITH MAX. 4" OPENING PER CBC 1015.8.2. ALL OPERABLE WINDOWS WHERE THE OPENING WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
 - AT LEAST ONE WINDOW IN BEDROOM IN ALL BEDROOMS, HABITABLE ATTIC AREA, OR BASEMENT SHALL PROVIDE THE MINIMUM REQUIRED MEANS OF EMERGENCY ESCAPE CRC R310.1 AND CBC 1030.1.
 - NET CLEAR OPENING OF 5.7 SQ.FT., A MINIMUM NET CLEAR OPENING HEIGHT OF 24", A MINIMUM NET CLEAR OPENING WIDTH OF 20". CRC R310.2.1 AND CBC 1030.2.
 - SILL HEIGHT NO MORE THAN 44" ABOVE THE FINISH FLOOR. CRC R310.1, R310.2.1, R310.2.2 AND R310.1.1 AND CBC 1030.3.
 - OPERATION SHALL BE FROM INSIDE THE ROOM WITHOUT THE USE OF SPECIAL KEYS, TOOLS OR KNOWLEDGE. CRC R310.1.1 AND CBC 1030.4

- EXTERIOR LANDING NOTE:**
THE EXTERIOR LANDING AT THE EXTERIOR DOOR SHALL BE A MAX. 7'-3/4" BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. IF THE DOOR SWINGS OUTWARD (OVER THE LANDING), THE CHANGE IN ELEVATION IS LIMITED TO 1-1/2" MAX.

- FIRE SPRINKLER NOTE:**
THE FIRE SPRINKLER SYSTEM OWNER'S MANUAL SHALL BE PROVIDED TO THE HOME OWNER & THAT THE FINAL SPRINKLER INSTALLATION SHALL INCLUDE THE SIGN OR VALVE TAG.

KEY NOTES

- PROJECTOR TV
- PLANTER
- BOOKCASES
- ART NICHE
- POT FAUCET
- MICRO WAVE OVEN
- WET BAR
- VENT BY HEARTH & HOME TECHNOLOGIES INC. MODEL CTH-PAWN AND FIRE PLACE BY HEAT & GLO MODEL 6000GLX PER LISTING & MFG'R'S SPECS
- MAIN ELECTRICAL PANEL
- REFRIGERATOR
- TRASH COMPACTOR
12. SHELVES

NOTES:

- TWO LAYERS OF 5/8" TYPE-X DRY WALL SHOULD BE APPLIED AT THE GARAGE SIDE OF THE WALL OR CEILING SEPARATING THE RESIDENCE FROM THE GARAGE INCLUDING SUPPORTING MEMBERS SUCH AS BEARING WALLS, COLUMNS AND BEAMS.
- ATTIC ACCESS PANEL ON GARAGE SHOULD BE SELF-CLOSING, TWENTY MINUTE FIRE RATED LISTED ASSEMBLY.
- WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FINISH FLOOR.
- DWELLING UNITS SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68°F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXT. WALLS IN ALL HABITABLE ROOMS.
- WATER HEATER MAY BE INSTALLED IN GARAGE AREA PROVIDED PILOTS, BURNERS OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE FLOOR LEVEL.
- THE VENTS PROVIDED FOR THE DRYER SHALL NOT EXCEED TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET INCLUDING TWO 90-DEGREE ELBOWS.
- DRAFT STOP SHALL BE INSTALLED IN FLOOR-CEILING ASSEMBLIES OF BUILDING SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 100 SQ. FT. & HORIZONTAL DIMENSION BETWEEN STOPS DOES NOT EXCEED 60 LF.
- ENCLOSED USABLE SPACE UNDER INTERIOR OR EXTERIOR STAIRWAYS SHOULD BE PROTECTED ON THE ENCLOSED SIDE FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION.
- SAFETY GLAZING SHOULD BE PROVIDED AT DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 6 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
- WATER HEATERS MUST BE PROTECTED FROM MECHANICAL DAMAGE IN THE GARAGE THIS MEANS PLACING THEM OUT OF THE PATH OF VEHICLES OR PROVIDING PROTECTIVE POSTS OR PARTITIONS OR ELEVATING THEM OUT OF WAY.
- BATHROOMS AND WATER CLOSET COMPARTMENT SHALL BE PROVIDED WITH EITHER NATURAL OR MECHANICAL LIGHT AND VENTILATION. MASTER BATH SHALL BE PROVIDED WITH MINIMUM VENTILATION RATES OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
- A GAS OR WOOD-BURNING FIREPLACE INSTALLED WITHIN A DWELLING UNIT SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - DECORATIVE FIREPLACES INSTALLED AT THE EXTERIOR SHALL BE LISTED FOR SUCH USE.
 - IF THE FIRE PLACE OPENING SHALL BE PROVIDED WITH SOLID DOORS SUCH AS GLASS, SOLID STEEL OR CAST IRON.
 - IF THE FIREPLACE IS LOCATED IN A SLEEPING ROOM OR AN ADJACENT BATHROOM, THEN A PERMANENT, UNOBSTRUCTED FRESH AIR SUPPLY SHALL BE PROVIDED DIRECTLY FROM THE EXTERIOR OF THE STRUCTURE TO THE FIRE BOX. EXCEPTION: LISTED DIRECT VENT FIREPLACE.
- THERE SHALL BE FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. THE EXIT DOOR SHALL PROVIDE FOR DIRECT ACCESS FOR THE HABITABLE PORTIONS OF THE DWELLING TO THE EXTERIOR. WHEN A STAIRWAY OF TWO OR MORE RISER IS LOCATED ON THE EXTERIOR SIDE, THEN RISER HEIGHT SHALL NOT BE MORE THAN 8".
- ALL EXTERIOR AND INTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDING AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE MEASURED AT THE CENTER OF TREADS AND LANDINGS.
- ALL SOFFITS AND DROPPED CEILINGS SHALL BE FIRE BLOCKED. TOP AND BOTTOM OF ALL CONVENTIONAL, DOUBLE STUD AND STAGGERED STUD FRAME WALLS TO BE FIRE BLOCKED. FIRE-BLOCKING IS REQUIRED BETWEEN STRINGERS AT TOP AND BOTTOM OF RUN.
- WATER HEATER INSTALLED IN A GARAGE MUST BE ELEVATED TO PRECLUDE THE IGNITION VAPORS FROM LEAKING AUTOMOTIVE FUEL. THE HEATER MUST BE PLACED ON AN 18" PLATFORM WHEN INSTALLED IN A GARAGE.
- ANCHOR OR STRAP THE WATER HEATER TO WALL FRAMING SO THAT IT WILL NOT DISPLACE DURING EARTHQUAKES. PROVIDE ONE STRAP IN THE UPE 1/3d OF THE HEATER AND ONE IN THE BOTTOM 1/3d. MAINTAIN 4" ABOVE CONTROL FOR THE LOWER STRAP. 1 1/2" X 18 GAUGE IS MINIMUM SIZE STRAP.
- HOME THEATER SHALL BE PROVIDED WITH AN APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR. ALSO AN ARTIFICIAL LIGHT SHALL BE PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 7 FOOT-CANDLES AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
 - THE ALARM UNITS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- POSITIVE DRAINAGE (3 PERCENT MINIMUM) SHALL BE MAINTAINED AWAY FROM STRUCTURES, ADJOINING CONCRETE SLABS AND BLOCK WALLS FOR A DISTANCE OF AT LEAST 5 FEET, AS PER THE BUILDING CODE.
- NO LANDSCAPING OR SPRINKLERS SHALL BE ALLOWED WITHIN 5 FEET OF STRUCTURES OR BLOCK WALLS.

WALL LEGEND

- RETAINING WALL
- FIRE BARRIER (ONE HOUR RATED)
- NON-BEARING WALL
- 2X6 STUDS
- EXTERIOR WALL
- 2X8 STUDS

REFER A1.1.2 SHEET FOR WALL LEGEND

VENTILATION SCHEDULE

ROOM NAME	ROOM AREA	VENT AREA REQUIRED @ 4% OF ROOM AREA	VENT AREA PROVIDED
BEDROOM 1	329.93 SQ.FT.	13.17 SQ.FT.	208.8 SQ.FT.
BEDROOM 2	212 SQ.FT.	8.48 SQ.FT.	59.04 SQ.FT.
BEDROOM 3	242.21 SQ.FT.	9.68 SQ.FT.	78.96 SQ.FT.
GAME ROOM	286.22 SQ.FT.	11.44 SQ.FT.	209.23 SQ.FT.

NATURAL LIGHT SCHEDULE

ROOM NAME	ROOM AREA	LIGHT AREA REQUIRED @ 8% OF ROOM AREA	LIGHT AREA PROVIDED
BEDROOM 1	329.93 SQ.FT.	26.39 SQ.FT.	208.8 SQ.FT.
BEDROOM 2	212 SQ.FT.	16.96 SQ.FT.	59.04 SQ.FT.
BEDROOM 3	242.21 SQ.FT.	19.37 SQ.FT.	78.96 SQ.FT.
GAME ROOM	286.22 SQ.FT.	22.89 SQ.FT.	209.23 SQ.FT.

DOOR SCHEDULE

ID	WIDTH	HEIGHT	MAT.	FRAME TYPE	HARD. GROUP	REMARKS	MANUFACTURER	NOTES
1	(2)2'-6"	8'-0"	H.C.	WOOD	PER OWNER	SINGLE SWING (DOUBLE LEAF)		
2	NOT USED							
3	3'-0"	8'-0"	H.C.	WOOD	PER OWNER	SINGLE SWING (SINGLE LEAF)		
4	3'-6"	8'-0"	H.C.	WOOD	PER OWNER	SINGLE SWING (SINGLE LEAF)		
5	8'-9"	9'-4"	GLASS	ALUM.	PER OWNER	POCKET DOOR	FLEETWOOD SERIES 3050	PROVIDE TEMPERING
6	12'-0"	9'-4"	GLASS	ALUM.	PER OWNER	POCKET DOOR	FLEETWOOD SERIES 3050	PROVIDE TEMPERING
7	8'-9"	9'-4"	GLASS	ALUM.	PER OWNER	POCKET DOOR	FLEETWOOD SERIES 3050	PROVIDE TEMPERING
8	10'-10"	9'-4"	GLASS	ALUM.	PER OWNER	POCKET DOOR	FLEETWOOD SERIES 3050	PROVIDE TEMPERING
8A	11'-5"	9'-4"	GLASS	ALUM.	PER OWNER	POCKET DOOR/BOTH PANELS SLIDING	FLEETWOOD SERIES 3050	PROVIDE TEMPERING
9	3'-0"	8'-0"	GLASS	ALUM.	PER OWNER	SINGLE SWING (SINGLE LEAF)		
10	3'-6"	8'-0"	HM	HM	PER OWNER	ELEVATOR DOOR		
11	(2)2'-6"	8'-0"	H.C.	WOOD	PER OWNER	SINGLE SWING (DOUBLE LEAF)		
12	3'-0"	8'-0"	WOOD	WOOD	PER OWNER	SLIDING DOOR		
13	2'-9"	8'-0"	WOOD	WOOD	PER OWNER	SINGLE SWING (SINGLE LEAF)		
14	3'-0"	8'-0"	GLASS	ALUM.	PER OWNER	SINGLE SWING (SINGLE LEAF)		

- LEGEND**
- ① WINDOW WITH SAFETY GLAZING (TEMPERED)
- SAFETY GLAZING NOTES: (TEMPERED)**
- IN FIXED AND OPERABLE PANELS OF SWINGS, SLIDING AND BIFOLD DOORS EXCEPT: DECORATIVE OR WON'T ALLOW 3-INCH DIA SPHERE TO PASS
 - WHEN EXPOSED EDGE OF GLAZING IS LOWER THAN 60" AFF AND:
 - IN THE SAME PLANE OF A DOOR IN THE CLOSED POSITION AND WITHIN TWO FEET OF EITHER SIDE OF THE DOOR.
 - ON A WALL PERPENDICULAR TO THE PLANE OF A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF IN-SWINGING DOOR (SWINGING TOWARDS WINDOW).
 - ANY GLAZING MEETING ALL THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - EXPOSED BOTTOM EDGE IS LOWER THAN 18" AFF.
 - EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FINISHED FLOOR.
 - AND WHERE A WALKING SURFACE IS WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
 - NEAR STAIRWAY WHERE:
 - IN GUARDS AND RAILING (PERIOD).
 - ADJACENT TO WALKING SURFACE OF STAIRWAY OR LANDING BETWEEN FLIGHTS WHERE THE EXPOSED EDGE OF GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTALLY.
 - ADJACENT TO BOTTOM OF STAIR LANDING WHERE EXPOSED EDGE OF GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" ARC LESS THAN 180-DEG FROM THE BOTTOM TREAD NOSING.
 - WITHIN 60 INCHES HORIZONTALLY FACING A TUB, SHOWER OR SAUNA WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE.

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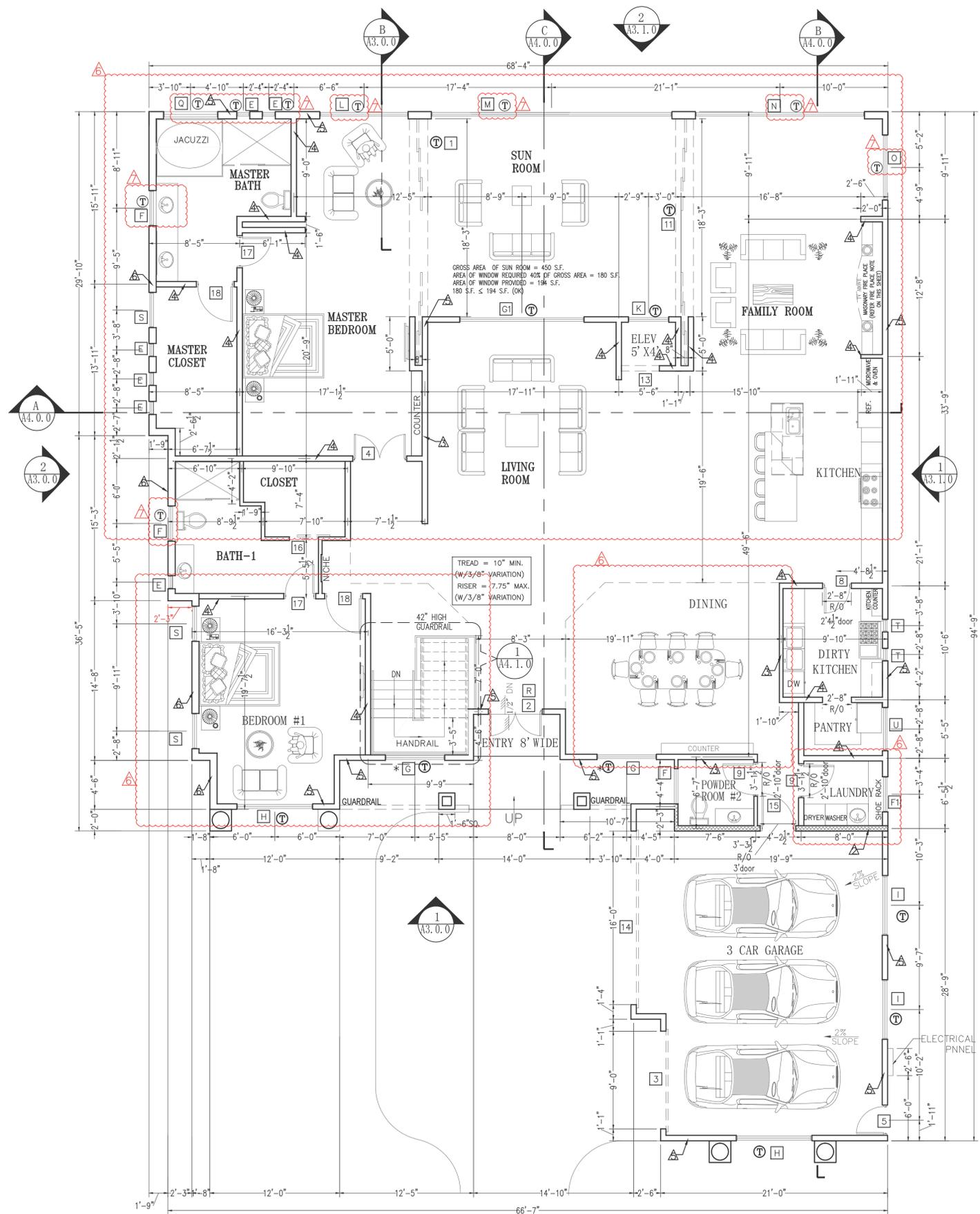
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A2.0.0
SHEET
6 OF 19



1ST FLOOR PLAN
SCALE: 3/16"=1'-0"

LEGEND
* EMERGENCY ESCAPE WINDOW

EGRESS WINDOW NOTES:

- THE PLANS TO PROVIDE WINDOW FALL PROTECTION SINCE AN OPERABLE WINDOW OPENING IS LOWER THAN 24" AFF AND HIGHER THAN 72" ABOVE SURFACE OUTSIDE THE WINDOW. CRC R312.2 OR CBC 1015.8. BEDROOM EGRESS WINDOWS SHALL BE PROVIDED WITH MAX. 4" OPENING PER CBC 1015.8.2. ALL OPERABLE WINDOWS WHERE THE OPENING WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
- AT LEAST ONE WINDOW IN BEDROOM IN ALL BEDROOMS, HABITABLE ATTIC AREA, OR BASEMENT SHALL PROVIDE THE MINIMUM REQUIRED MEANS OF EMERGENCY ESCAPE. CRC R310.1 AND CBC 1030.1.
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- SILL HEIGHT NO MORE THAN 44" ABOVE THE FINISH FLOOR. CRC R310.1, R310.2.1, R310.2.2 AND R310.1.1 AND CBC 1030.3.
- OPERATION SHALL BE FROM INSIDE THE ROOM WITHOUT THE USE OF SPECIAL KEYS, TOOLS OR KNOWLEDGE. CRC R310.1.1 AND CBC 1030.4.

EXTERIOR LANDING NOTE:
THE EXTERIOR LANDING AT THE EXTERIOR DOOR SHALL BE A MAX. 7-3/4" BELOW THE TOP OF THE THRESHOLD. PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. IF THE DOOR SWINGS OUTWARD (OVER THE LANDING), THE CHANGE IN ELEVATION IS LIMITED TO 1-1/2" MAX.

FIRE SPRINKLER NOTE:
THE FIRE SPRINKLER SYSTEM OWNER'S MANUAL SHALL BE PROVIDED TO THE HOME OWNER & THAT THE FINAL SPRINKLER INSTALLATION SHALL INCLUDE THE SIGN OR VALVE TAG.

FIRE PLACE NOTE:
THE PRE-MANUFACTURED FIREPLACE WILL BE A "LISTED" APPROVED UNIT, & THE LISTING & INSTALLATION MANUAL SHALL BE AVAILABLE FOR REVIEW BY THE CITY FIELD INSPECTOR UPON REQUEST.

ROOM FINISH SCHEDULE

LOCATION	FLOOR		BASE		WALLS		CEILING		REMARKS				
	FINISH	PER OWNER	CARPET TILE	HARDENED CONC.	CERAMIC TILE	WOOD CODE	CERAMIC COVE	5/8" GYPSUM BOARD (GREEN)		1/2" GYP. BD.	5/8" GYPSUM BOARD (GREEN)	STUCCO	5/8" TYPE "X" GYP. BD.
MASTER BEDROOM													
MASTER BATH													
LIVING ROOM													
STUDY ROOM													
FAMILY ROOM													
DINING ROOM													
CAR GARAGE													
PANTRY													
KITCHEN													
BALCONY													

NOTE: REFER SHEET A2.0.0 FOR NOTES AND GENERAL NOTES

WALL LEGEND

- RETAINING WALL
- FIRE BARRIER (ONE HOUR RATED)
- NON-BEARING WALL
- 2X6 STUDS
- EXTERIOR WALL
- 2X8 STUDS

REFER A1.1.2 SHEET FOR WALL LEGEND

KEY NOTES

- PLANTER
- HEAT AND GLO ESCAPE 42
- DV FIRE PLACE
- PAINTING NITCH
- T.V
- CABINET
- VANITY
- M.T.L. W.I. STAIR HAND RAILING @ 36" ABV. FIN. FL AND GUARD RAILING @ 42" ABV. FIN. FL. ELEV. W/ 2" DIA. TOP RAIL AND 1" DIA. VERT. PICKETS ARRANGED SO THAT A 4" DIA. SPHERE CANNOT PASS THRU IN BETWEEN. (TYP.)
- ATTIC ACCESS.
- LAUNDRY TABLE
- PONY WALL
- TABLE
- RAILING

NATURAL LIGHT SCHEDULE				VENTILATION SCHEDULE			
ROOM NAME	ROOM AREA	LIGHT AREA REQUIRED @ 8% OF ROOM AREA	LIGHT AREA PROVIDED	ROOM NAME	ROOM AREA	VENT AREA REQUIRED @ 4% OF ROOM AREA	VENT AREA PROVIDED
STUDY ROOM	196.02 SQ.FT.	15.68 SQ.FT.	121.86 SQ. FT.	STUDY ROOM	196.02 SQ.FT.	7.84 SQ.FT.	121.86 SQ. FT.
LIVING ROOM	307.71 SQ.FT.	24.61 SQ.FT.	383.28 SQ. FT.	LIVING ROOM	307.71 SQ.FT.	12.30 SQ.FT.	383.28 SQ. FT.
MASTER BEDROOM	391.36 SQ.FT.	31.30 SQ.FT.	253.06 SQ. FT.	MASTER BEDROOM	391.36 SQ.FT.	15.65 SQ.FT.	253.06 SQ. FT.
DINING ROOM	181.23 SQ.FT.	14.49 SQ.FT.	176.8 SQ. FT.	DINING ROOM	181.23 SQ.FT.	7.24 SQ.FT.	176.8 SQ. FT.
FAMILY ROOM	196.93 SQ.FT.	15.75 SQ.FT.	296.00 SQ. FT.	FAMILY ROOM	196.93 SQ.FT.	7.87 SQ.FT.	296.00 SQ. FT.

DOOR SCHEDULE

ID	WIDTH	HEIGHT	MAT.	FRAME TYPE	HARD. GROUP	REMARKS	MANUFACTURER	NOTES
1	18'-3"	9'-4"	GLASS	ALUM	PER OWNER	POCKET DOOR	FLEETWOOD SERIES 3050	PROVIDE TEMPERING
2	(2)2'-6"	8'-0"	WOOD	WOOD	PER OWNER	SINGLE SWING (DOUBLE LEAF)		PROVIDE TEMPERING
3	9'-0"	8'-0"	ALUM	ALUM	PER OWNER	GARAGE DOOR		
4	(2)2'-6"	8'-0"	H.C.	WOOD	PER OWNER	SINGLE SWING (DOUBLE LEAF)		
5	2'-6"	8'-0"	WOOD	WOOD	PER OWNER	SINGLE SWING (SINGLE LEAF)		
6	NOT USED							
7	NOT USED		H.C.	WOOD	PER OWNER	SINGLE SWING (SINGLE LEAF)		
8	2'-4-1/2"	8'-0"	H.C.	WOOD	PER OWNER	SINGLE SWING (SINGLE LEAF)		
9	2'-10"	8'-0"	H.C.	WOOD	PER OWNER	SINGLE SWING (SINGLE LEAF)		
10	NOT USED							
11	18'-3"	9'-4"	GLASS	ALUM	PER OWNER	POCKET DOOR	FLEETWOOD SERIES 3050	PROVIDE TEMPERING
12	NOT USED							PROVIDE TEMPERING
13	3'-6"	8'-0"	HM	HM	PER OWNER	ELEVATOR DOOR		
14	16'-0"	8'-0"	ALUM	ALUM	PER OWNER	GARAGE DOOR		
15	3'-0"	8'-0"	S.C.	WOOD	PER OWNER	SINGLE SWING (SINGLE LEAF) 20MIN.		1-3/8" MIN. THICKNESS SOLID CORE, 20-MINUTE FIRE RATED DOOR WITH SELF-CLOSING AND SELF-LATCHING DEVICES AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE.
16	4'-0"	8'-0"	H.C.	WOOD	PER OWNER	SLIDING DOOR		
17	3'-0"	8'-0"	H.C.	WOOD	PER OWNER	SINGLE SWING (SINGLE LEAF)		
18	3'-6"	8'-0"	H.C.	WOOD	PER OWNER	SINGLE SWING (SINGLE LEAF)		

LEGEND

① WINDOW WITH SAFETY GLAZING (TEMPERED)

SAFETY GLAZING NOTES: (TEMPERED)

A. IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS EXCEPT: DECORATIVE OR WON'T ALLOW 3-INCH DIA SPHERE TO PASS.

B. WHEN EXPOSED EDGE OF GLAZING IS LOWER THAN 60" AFF AND:

- IN THE SAME PLANE OF A DOOR IN THE CLOSED POSITION AND WITHIN TWO FEET OF EITHER SIDE OF THE DOOR.
- ON A WALL PERPENDICULAR TO THE PLANE OF A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF IN-SWINGING DOOR (SWINGING TOWARDS WINDOW).

C. ANY GLAZING MEETING ALL THE FOLLOWING CONDITIONS:

- EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
- EXPOSED BOTTOM EDGE IS LOWER THAN 18" AFF.
- EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FINISHED FLOOR.
- AND WHERE A WALKING SURFACE IS WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

D. NEAR STAIRWAY WHERE:

- IN GUARDS AND RAILING (PERIOD).
- ADJACENT TO WALKING SURFACE OF STAIRWAY OR LANDING BETWEEN FLIGHTS WHERE THE EXPOSED EDGE OF GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTALLY.
- ADJACENT TO BOTTOM OF STAIR LANDING WHERE EXPOSED EDGE OF GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" ARC LESS THAN 180-DEG FROM THE BOTTOM TREAD NOSING.

E. WITHIN 60 INCHES HORIZONTALLY FACING A TUB, SHOWER OR SAUNA WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE.

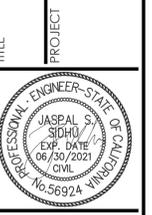
REVISIONS:

DATE	ISSUE	REVISION
08.16.19	REVISION	REVISION PER DIVISION COMMENTS
09.19.19	REVISION	REVISION PER BUILDING DIVISION COMMENTS
05.02.20	REVISION	REVISION PER FIELD CHANGES
06.03.20	REVISION	REVISION PER CITY COMMENTS

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Folsom, CA 95630
Phone: (707) 396-5113, Fax: (707) 446-8155

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FIRST FLOOR PLAN
419 SERPA WAY
CITY OF FOLSOM, CALIFORNIA



DATE: 09/23/2020
JOB: 17-09
DWG. BY: HS
CHK. BY: MG

A2.1.0
SHEET
7 OF 19



1 FRONT ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR FINISHES SCHEDULE	
	WALL FINISH Omegaflex Coarse Stucco Color: 9202 Texture: Steel Trowel
	STONE Stacked stone tile
	ROOF TILE Eagle Malibu #2697 'Slate range' concrete tile
	WINDOW COLOR FRAME IWC Aluminium with clear glass
	GARAGE DOOR Plank style, Driftwood Woodtone Accent Color w/ insulated frosted glass
	FRONT DOOR Copper door



2 LEFT ELEVATION
SCALE: 3/16"=1'-0"

REVISIONS:	REVISION ISSUE	DATED
1	REVISED PER BUILDING DIVISION COMMENTS	08.16.19
2	REVISED PER BUILDING DIVISION COMMENTS	09.19.19
3	REVISED PER FIELD CHANGES	05.02.20
4	REVISED PER CITY COMMENTS	06.03.20

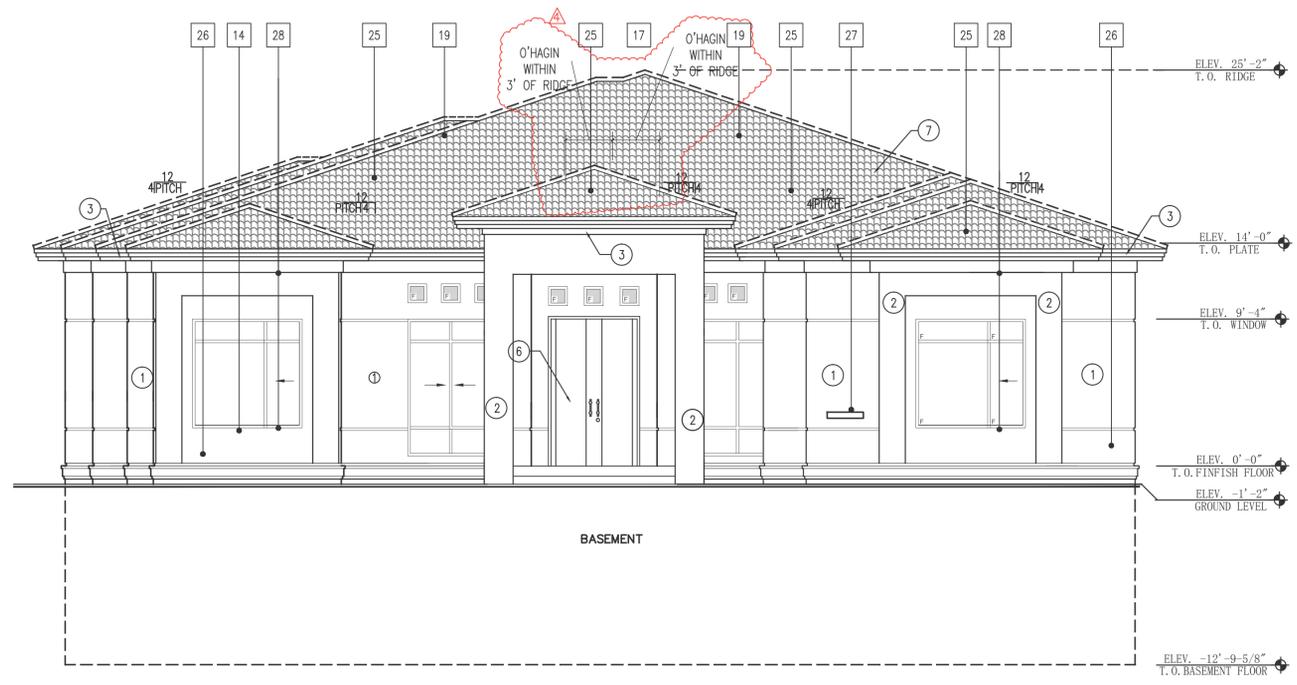
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EXTERIOR ELEVATIONS
419 SERPA WAY
CITY OF FOLSOM, CALIFORNIA

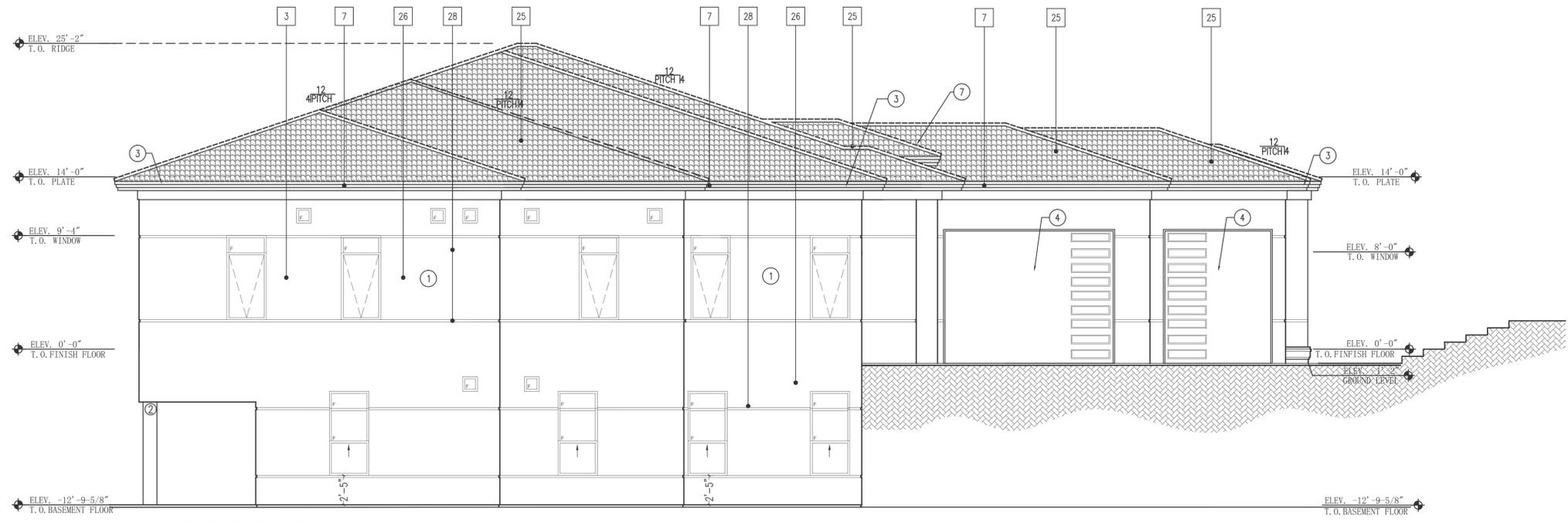


DATE: 04/30/2020
JOB: 17-09
DWG. BY: HS
CHK. BY: MG

A3.0.0
SHEET
9 OF 19



1 FRONT ELEVATION
SCALE: 3/16"=1'-0"



2 LEFT ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR PAINT SCHEDULE	
1	WALL FINISH (OMEGAFLEX COARSE STUCCO COLOR: 9202 TEXTURE: STEEL TROWEL)
2	STONE (STACKED STONE TILE)
3	DRIFTING DEC770
4	(GARAGE DOOR) PLANK STYLE, DRIFTWOOD WOODTONE ACCENT COLOR W/ INSULATEDFROSTED GLASS
5	(WINDOW FRAME COLOR) IWC- DESIGNER ALUMINUM
6	(FRONT DOOR) COPPER COLOR DOOR
7	ROOF TILE (EAGLE MALIBU #2697 'SLATE RANGE' CONCRETE TILE)

keynotes

#	DESCRIPTION
1	TYPICAL ROOF CONSTRUCTION: CONC. ROOF TILE O/ 2 LAYERS 30# FELT O/ SHEATHING (SEE ROOF SHEATHING SCHEDULE) O/ PRE-MANUFACTURED ROOF TRUSSES OR 2X FRAMING @ 24" O.C. (SEE ROOF FRAMING PLAN) W/ R-30 MIN. BATT INSULATION OVER LIVABLE SPACES
2	FLAT ROOF CONSTRUCTION: BUILT UP ROOF O/ 2 LAYERS 30# FELT O/ SHEATHING (SEE ROOFING SCHEDULE) O/ PRE-MANUFACTURED ROOF TRUSSES OR 2X FRAMING @ 24" O.C. (SEE ROOF FRAMING PLAN) W/ R-30 MIN. BATT INSULATION OVER LIVABLE SPACES
3	TYPICAL EXTERIOR WALL: PAINTED 7/8" STUCCO O/ PAPERBACKED METAL LATH O/ SHEATHING (SEE SHEARWALL SCHEDULE) O/ 2X6 WOOD STUDS @ 24" O.C. W/ R-19 (MIN.) BATT INSULATION @ LIVABLE SPACES & 5/8" GYP. BD. INTERIOR FINISH
4	24 GA. G.I. CONT. STUCCO WEEP SCREED. WEEN SCREED TO BE PLACED MIN. 4" ABOVE EARTH AND 2" ABOVE PAVED AREAS
5	STUCCO COVERED CHIMNEY W/22 GA. G.I. SPARK ARRESTOR CAP. CHIMNEY SHALL EXTEND 2 FEET ABOVE ANY PORTION OF THE BUILDING WITHIN 10 FEET HORIZONTAL
6	CONC. TILE RIDGE CAP, GROUT TO MATCH TILE,
7	TILE CLOSURE AND DRIP FLASHING BY TILE MANUFACTURER, PAINT TO MATCH ROOF TILE.
8	METAL CHIMNEY FLASHING SADDLE, SLOPE TO DRAIN
9	CHIMNEY FOR EXTERIOR FIREPLACE
10	STONE WAINSCOT, AS SHOWN (CORONADO'S VENETIAN VILLA -SUNSET BLEND)
11	OWNER SELECTED SKYLIGHT
12	STUCCO COVERED FOAM SHAPED CORBEL
13	STUCCO COVERED FASCIA
14	WINDOW SURROUND
15	TYPICAL INSULATED GLAZED WINDOWS AND DOORS.
16	CUSTOM RAISED PANEL GARAGE DOORS.
17	CUSTOM ENTRY DOOR, AS SELECTED BY OWNER.
18	GUARDRAIL 42" HIGH
19	24 GA. G.I. 'PAINT LOCK' FLASHING @ ALL BREAKS IN ROOF PLANE, PAINT TO MATCH TILE
20	WROUGHT IRON GUARD RAIL @ 42" ABOVE FIN. DECK W/ VERT. INTERMEDIATES @ 4"O.C. GUARD-RAIL TO BE DESIGNED TO WITHSTAND A HORIZONTAL FORCE OF 20 PLF. PAINT AS PER OWNER SPECS. PROVIDE MOCK-UP FOR OWNER/ARCHITECT APPROVAL
21	PRECAST CONCRETE COLUMN, VERIFY COLOR & TEXTURE W/ OWNER PRIOR TO PLACING ORDER
22	STUCCO PARAPET
23	STUCCO COVERED PLANT
24	STUCCO COVERED FOAM PLANT
25	SPANISH S STYLE VILLA CLAY ROOFING TILE-COFFEE
26	STUCCO SENERGY ASH BROWN (620)
27	STREET ADDRESS NOTE. THE LOCATION OF THE STREET ADDRESS NUMBERS ON THE ELEVATIONS SHALL BE SUCH THAT THEY ARE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH AND A MINIMUM 1/2 INCH STROKE WIDTH AND SHALL BE ILLUMINATED WITH AN INTENSITY OF NOT LESS THAN 5.0 FOOT CANDLES COMPLYING PER CRC R319.1 OR CBC 501.2, FMC 8.36.080 FC 505.1.2. WHEN THE STRUCTURE IS THIRTY-SIX (36) TO FIFTY (50) FEET FROM THE STREET OR FIRE APPARATUS ACCESS, A MINIMUM OF ONE-HALF INCH (1/2) STROKE BY SIX INCHES (6") HIGH IS REQUIRED. WHEN THE STRUCTURE IS MORE THAN FIFTY (50) FEET FROM THE STREET OR FIRE APPARATUS ACCESS, A MINIMUM OF ONE INCH (1") STRIKE BY NINE INCHES (9") HIGH IS REQUIRED.
28	STUCCO TRIM

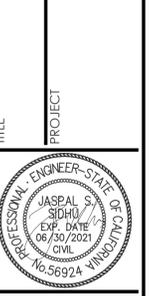
REVISIONS:	DATE	ISSUE
REVISOR	08.16.19	
REVISION	09.19.19	
REVISION	05.02.20	
REVISION	06.03.20	

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EXTERIOR ELEVATIONS

419 SERPA WAY
CITY OF FOLSOM, CALIFORNIA



DATE: 09/23/2020
JOB: 17-09
DWG. BY: HS
CHK. BY: MG

A3.0.0
SHEET
9 OF 19



1 RIGHT ELEVATION
SCALE: 3/16"=1'-0"



2 REAR ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR FINISHES SCHEDULE	
	WALL FINISH Omegaflex Coarse Stucco Color: 9202 Texture: Steel Trowel
	STONE Stacked stone tile
	ROOF TILE Eagle Malibu #2697 'Slate range' concrete tile
	WINDOW COLOR FRAME IWC Aluminium with clear glass

REVISIONS:	REVISION ISSUE	DATED
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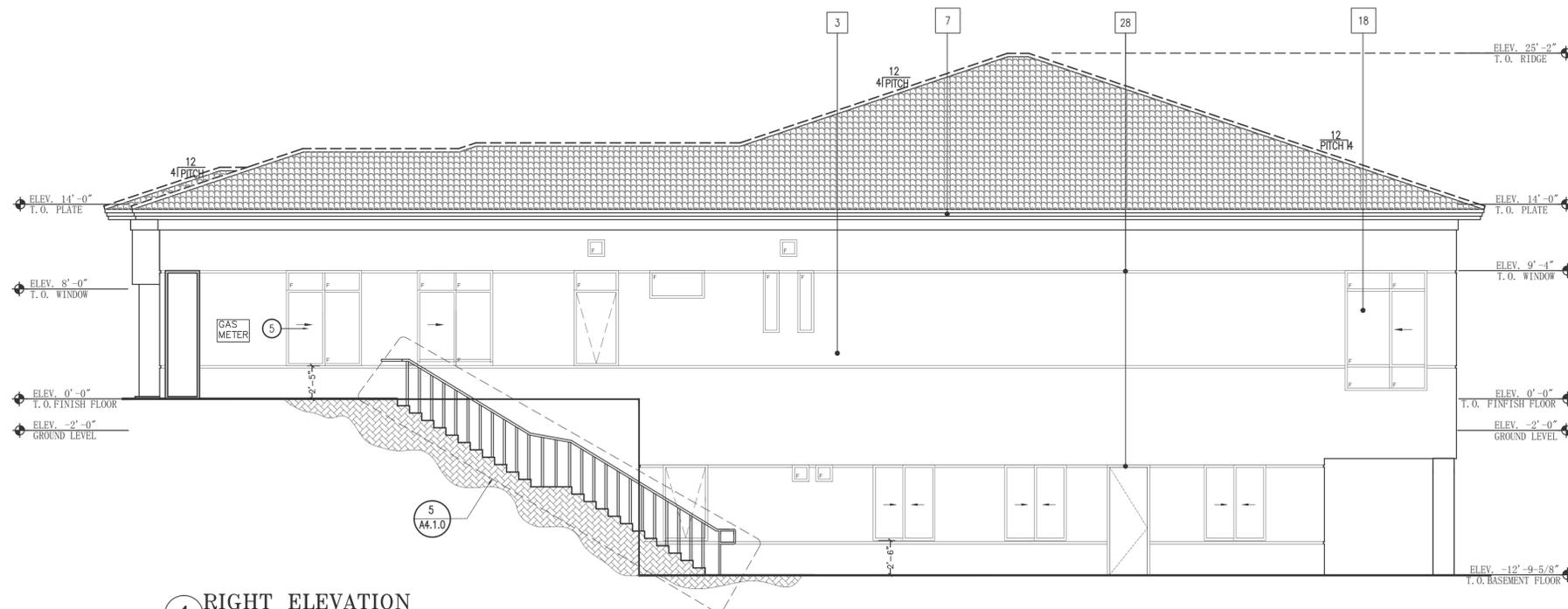
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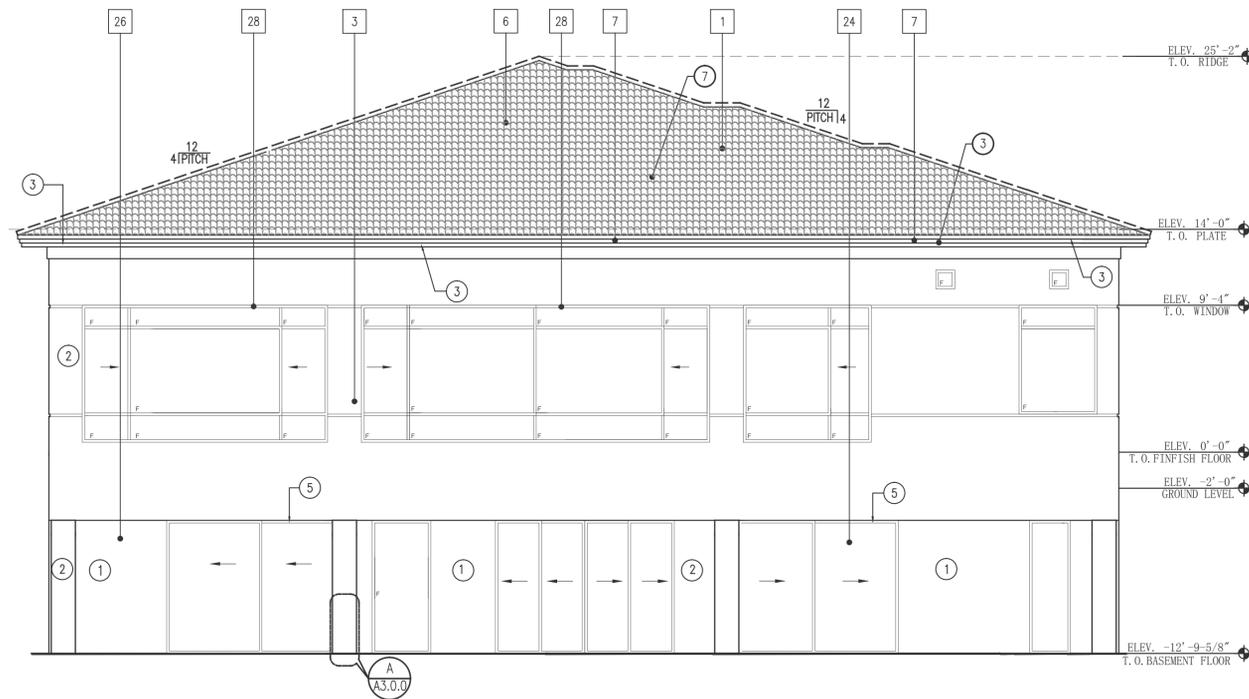


DATE: 04/30/2020
JOB: 17-09
DWG. BY: HS
CHK. BY: MG

A3.1.0
SHEET
10 OF 19



1 RIGHT ELEVATION
SCALE: 3/16"=1'-0"



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keynotes

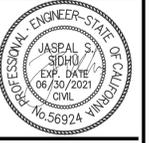
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28	STUCCO TRIM

REVISIONS:	REVISION ISSUE	DATE
1	REVISED PER BUILDING DIVISION COMMENTS	08.16.19
2	REVISED PER BUILDING DIVISION COMMENTS	09.19.19
3	REVISED PER FIELD CHANGES	05.02.20
4	REVISED PER CITY COMMENTS	06.03.20

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EXTERIOR ELEVATIONS

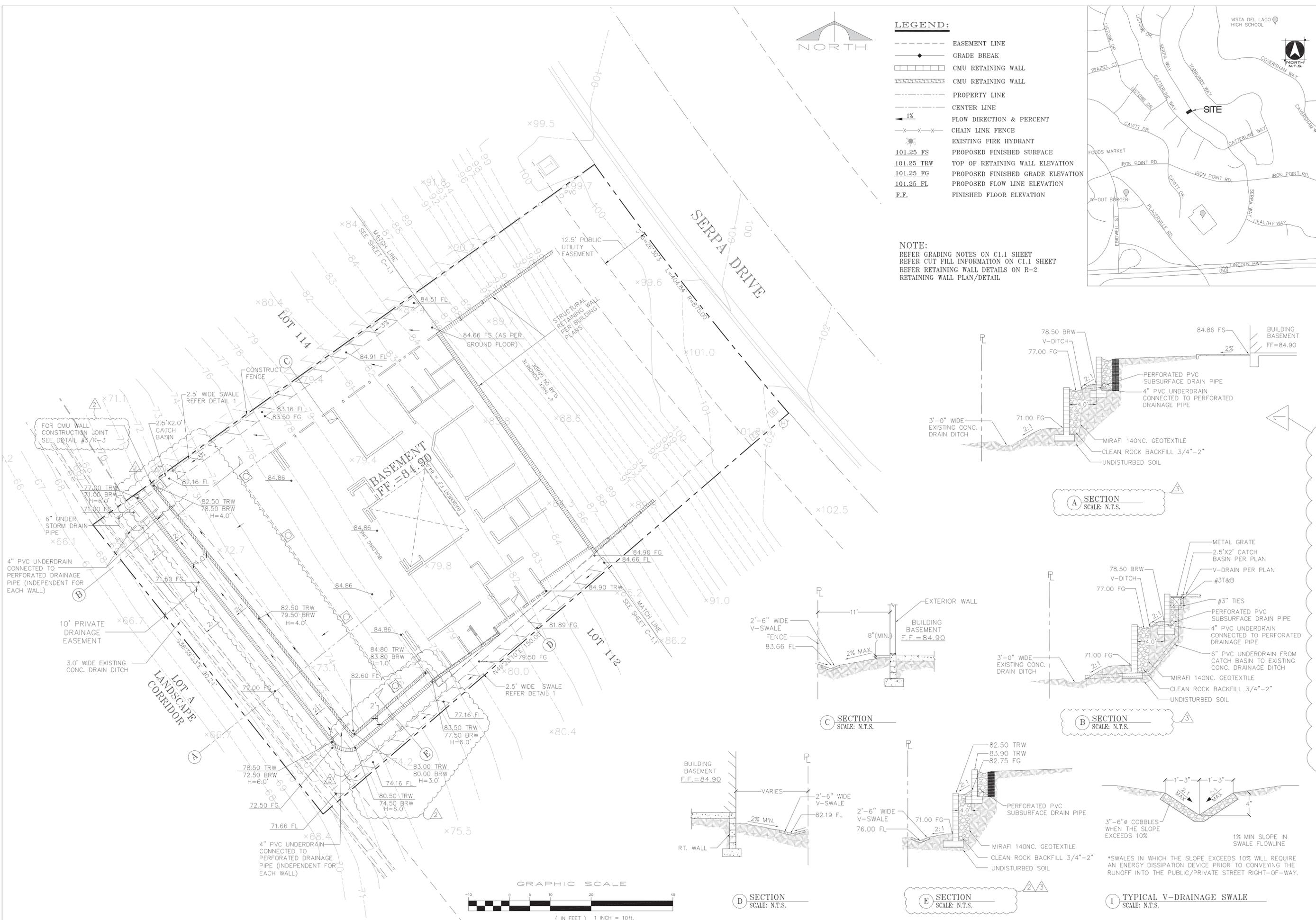
TITLE PROJECT



DATE: 09/23/2020
JOB: 17-09
DWG. BY: HS
CHK. BY: MG

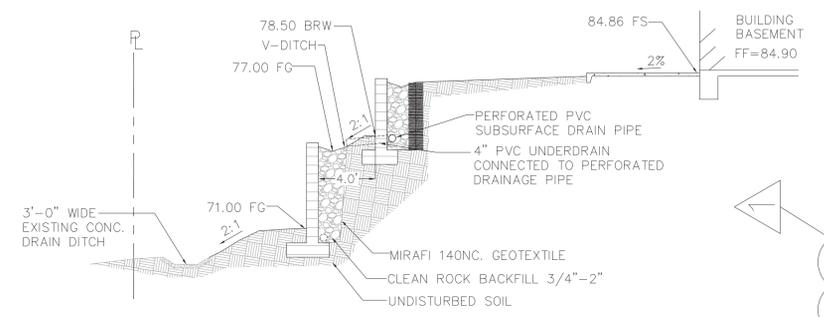
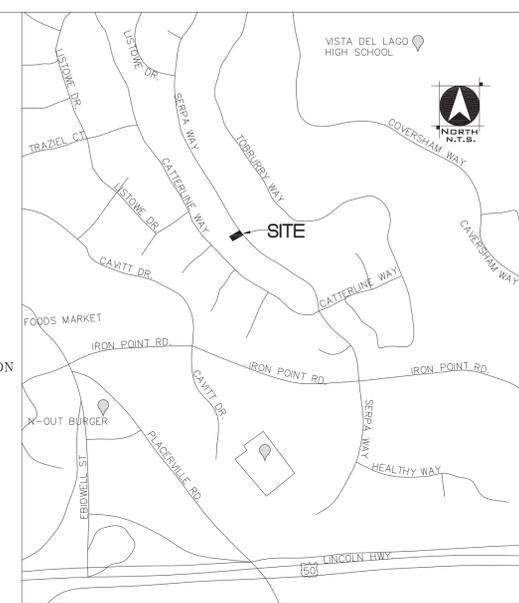
A3.1.0
SHEET
10 OF 19

419 SERPA WAY
CITY OF FOLSOM, CALIFORNIA

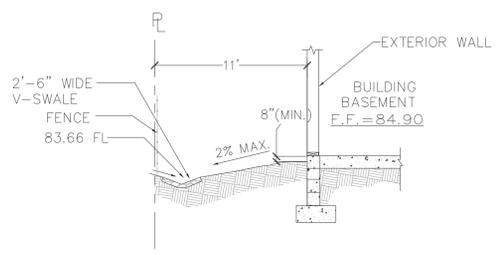


- LEGEND:**
- EASEMENT LINE
 - GRADE BREAK
 - CMU RETAINING WALL
 - CMU RETAINING WALL
 - PROPERTY LINE
 - CENTER LINE
 - FLOW DIRECTION & PERCENT
 - CHAIN LINK FENCE
 - ☀ EXISTING FIRE HYDRANT
 - PROPOSED FINISHED SURFACE
 - TOP OF RETAINING WALL ELEVATION
 - PROPOSED FINISHED GRADE ELEVATION
 - PROPOSED FLOW LINE ELEVATION
 - F.F. FINISHED FLOOR ELEVATION

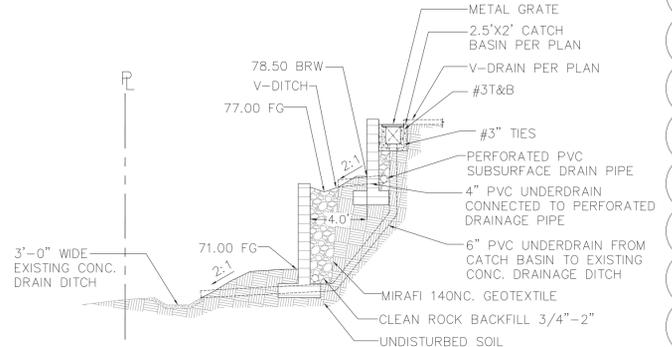
NOTE:
 REFER GRADING NOTES ON C1.1 SHEET
 REFER CUT FILL INFORMATION ON C1.1 SHEET
 REFER RETAINING WALL DETAILS ON R-2
 RETAINING WALL PLAN/DETAIL



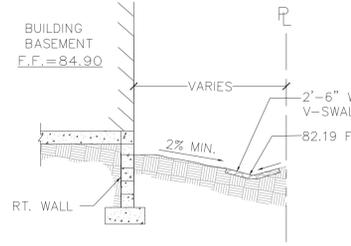
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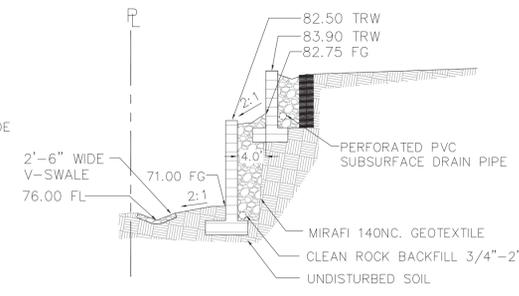
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 SCALE: N.T.S.



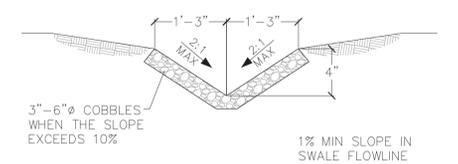
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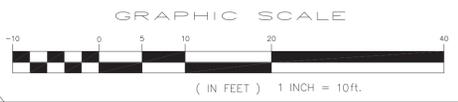
D SECTION
 SCALE: N.T.S.



E SECTION
 SCALE: N.T.S.



1 TYPICAL V-DRAINAGE SWALE
 SCALE: N.T.S.



REVISIONS:	REVISION ISSUE	DATED
1	CHANGED PER REVISED FLOOR / RT WALL	07.25.19
2	REVISED PER CITY COMMENTS	08.05.19
3	CHANGE ROCK WALL TO BLOCK WALL	10.21.19

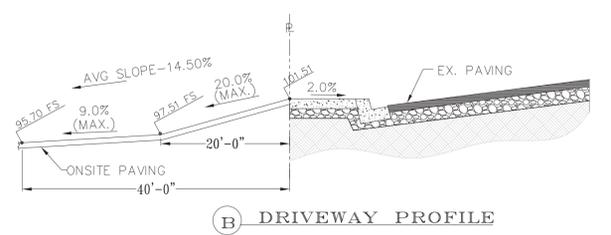
ACE Design LLC
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 LAS VEGAS, NEVADA 89113
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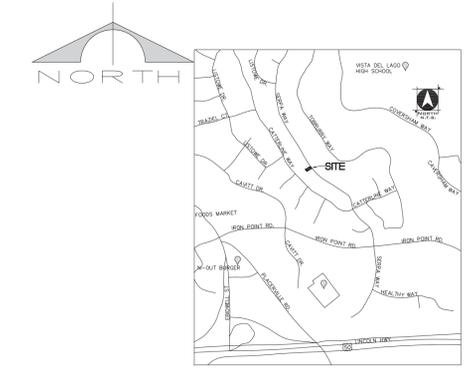
TITLE BASEMENT FLOOR GRADING PLAN
PROJECT FOLSOM HOUSE
 419 SERPA WAY
 CITY OF FOLSOM, CALIFORNIA

DATE: 11/08/2019
 JOB: 17-09
 DWG. BY: PV
 CHK. BY: BS

C-1.0
 SHEET
 1 OF 3



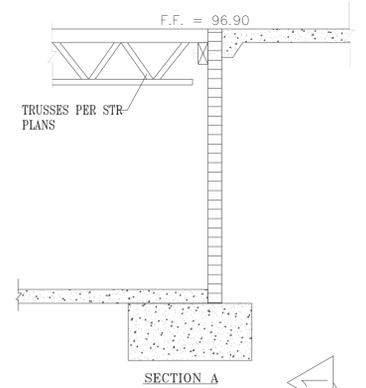
- LEGEND:**
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 - ← 1% FLOW DIRECTION & PERCENT
 - CHAIN LINK FENCE
 - ⊙ EXISTING FIRE HYDRANT
 - 101.25 FS PROPOSED FINISHED SURFACE
 - 101.25 TRW TOP OF RETAINING WALL ELEVATION
 - 101.25 FG PROPOSED FINISHED GRADE ELEVATION
 - 101.25 FL PROPOSED FLOW LINE ELEVATION
 - E.E. FINISHED FLOOR ELEVATION



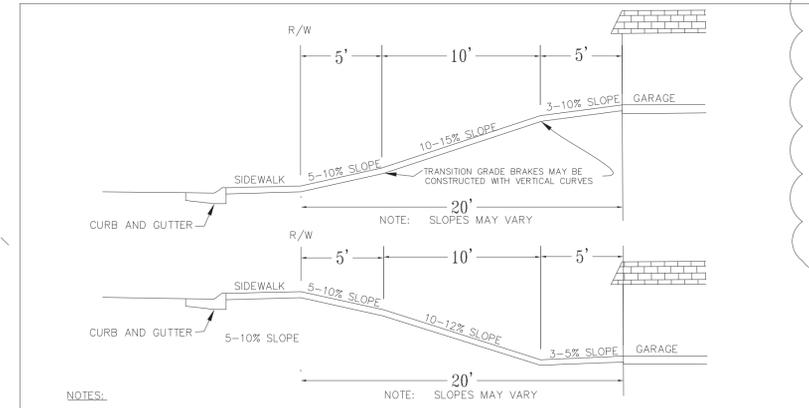
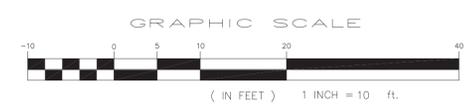
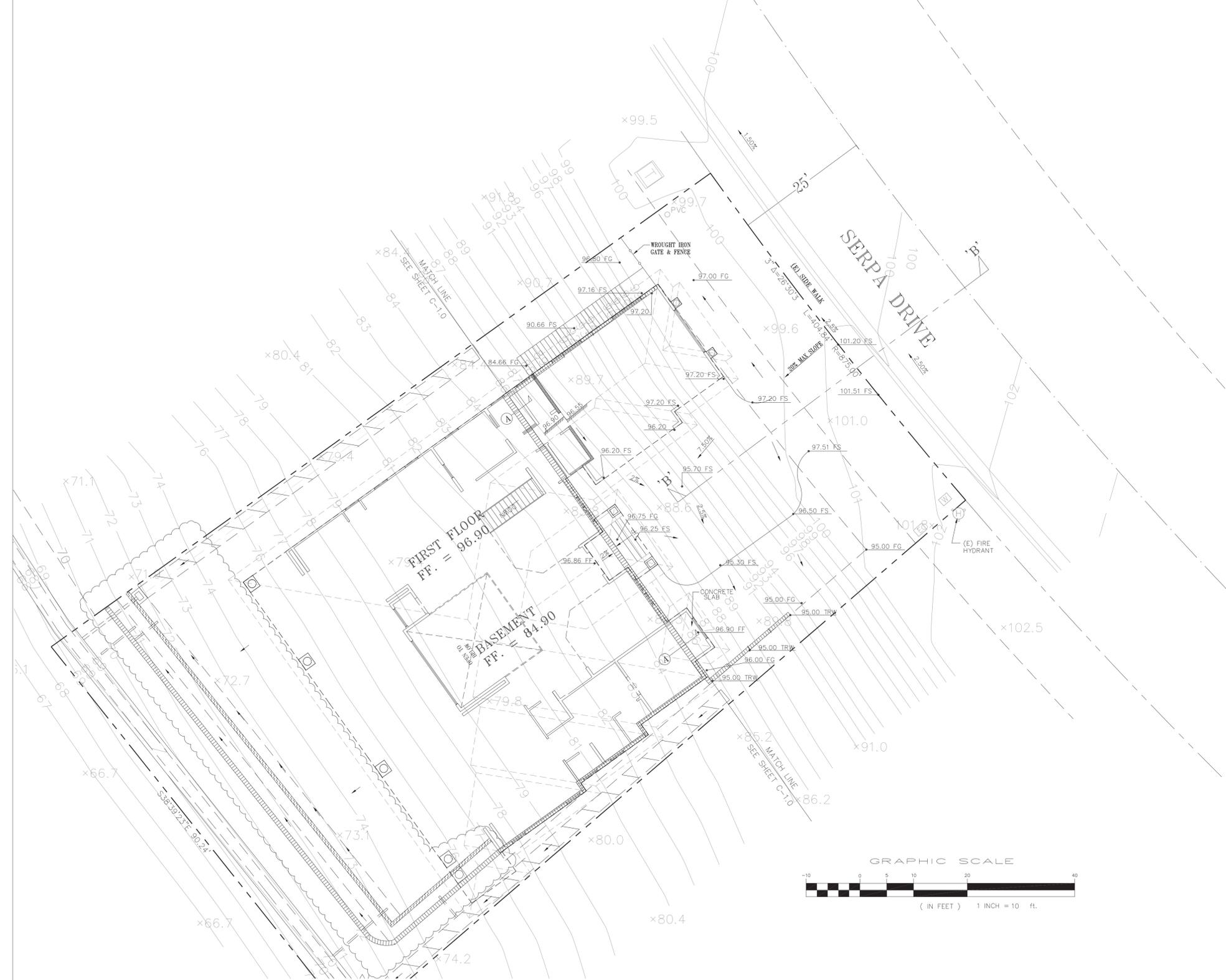
CUT AND FILL QUANTITIES

CUT	210 CUY(CUBIC YARD)
FILL	1120 CUY(CUBIC YARD)
IMPORT	910 CUY(CUBIC YARD)
EXPORT	NIL

- GRADING NOTES:**
1. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK TO BE DONE WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, AND FOR CONNECTIONS TO PUBLICLY-OWNED AND MAINTAINED FACILITIES.
 2. CALL UNDERGROUND SERVICE ALERT (USA) AT 811 OR 800.642.2444, FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING/EXCAVATION ACTIVITY.
 3. THE OWNER/CONTRACTOR SHALL NOTIFY CITY OF FOLSOM CONSTRUCTION INSPECTION SERVICES AT 916.355.7210, TWENTY-FOUR (24) HOURS PRIOR TO COMMENCEMENT OF ANY GRADING.
 4. CONTRACTOR SHALL OBTAIN AN APPROVED WATER METER FROM THE CITY AT THE OWNER'S EXPENSE.
 5. ALL REFERENCES TO "STANDARD SPECIFICATIONS" SHALL MEAN THE LATEST EDITION OF THE CITY OF FOLSOM STANDARD CONSTRUCTION SPECIFICATIONS AND DESIGN AND PROCEDURES MANUAL.
 6. DRAINAGE SWALES ARE TO BE CONSTRUCTED PER CITY STANDARD DETAIL.
 7. CLEARING AND GRUBBING SHALL CONFORM TO THE PROVISIONS OF SECTION 9.1 OF THE STANDARD SPECIFICATIONS.
 8. ALL EXCAVATION, EMBANKMENT, BACKFILL, ETC., SHALL CONFORM TO THE PROVISIONS IN SECTION 9.2, "EXCAVATION," OF THE STANDARD SPECIFICATIONS.
 9. CUSTOM HOMES AND/OR SWIMMING POOLS SHALL BE CHALKED OUT ON THE GROUND AND ALL OAK TREES SHALL BE FENCED WITH HIGH VISIBILITY FENCING BEFORE THE PRE-SITE INSPECTION IS SCHEDULED.
 10. NO WORK SHALL BE DONE UNDER OR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY EXISTING TREE WITHOUT A VALID TREE PERMIT.
 11. GRADING ACTIVITIES SHALL IMPLEMENT EROSION AND DUST CONTROL MEASURES AT ALL TIMES. EROSION CONTROL PLANS SHALL BE SUBMITTED TO THE CITY OF FOLSOM, COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL.
 12. THERE SHALL BE NO TRESPASSING OF ANY KIND INTO PUBLIC OR PRIVATE OPEN SPACE AREAS.
 13. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE SOILS REPORT REFERENCE NO. 032-18003, PROVIDED BY: KARZAN & ASSOCIATES, INC. AND DATED FEBRUARY 28, 2018.
 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



- REQUIREMENT OF CONSTRUCTION AND GRADING OPERATIONS:**
- AREAS OF 1 ACRE OR LESS MEETING THE CRITERIA IN SUBSECTIONS (B)(1) OR (B)(2)
- NO PERSON SHALL ENGAGE IN ANY CONSTRUCTION OR GRADING OPERATIONS ON PROPERTY WHERE THE AREA TO BE DISTURBED IS ONE(1.0) ACRE OR LESS UNLESS ALL OF THE FOLLOWING DUST MITIGATION MEASURES ARE INITIATED AT THE START AND MAINTAINED THROUGH OUT THE DURATION OF THE CONSTRUCTION OR GRADING ACTIVITY:
- (A) CONSTRUCTION VEHICLE SPEED AT THE WORK SITE MUST BE LIMITED TO FIFTEEN(15) MILES PER HOUR OR LESS;
 - (B) PRIOR TO ANY GROUND DISTURBANCE, SUFFICIENT WATER MUST BE APPLIED TO THE AREA TO BE DISTURBED TO PREVENT VISIBLE EMISSION FROM CROSSING THE PROPERTY LINE;
 - (C) AREAS TO BE GRADED OR EXCAVATED MUST BE KEPT ADEQUATELY WETTED TO PREVENT VISIBLE EMISSION FROM CROSSING THE PROPERTY LINE;
 - (D) STORAGE PILE MUST BE KEPT ADEQUATELY WETTED, TREATED WITH A CHEMICAL DUST SUPPRESSANT, OR COVERED WHEN MATERIAL IS NOT BEING ADDED TO OR REMOVED FROM THE PILES.
 - (E) EQUIPMENT MUST BE WASHED DOWN BEFORE MOVING FROM THE PROPERTY ON TO A PAVED PUBLIC ROAD; AND
 - (F) VISIBLE TRACK OUT ON THE PAVED PUBLIC ROAD MUST BE CLEANED USING WET SLEEPING OR A HEPA FILTER EQUIPPED VACUUM DEVICE WITHIN 24 HOURS



- NOTES:**
1. MAXIMUM OVERALL SLOPE SHALL BE NO GRATER THAN 15%.
 2. NO GRADE BREAKS SHALL BE GREATER THAN 15% THIS CONDITION IS SOMETIMES HARD TO ACHIEVE ON A DOWNWARD SLOPING DRIVEWAY SINCE THE DRIVEWAY SLOPE AT THE GARAGE ENTRANCE MUST DIRECT STORM WATER AWAY FROM THE GARAGE.
 3. THE ALGEBRAIC SUM OF THESE TWO SLOPES CANNOT EXCEED 15% NOTE THAT THE SLOPES SHOWN(10% TO 5% 12% TO 3%) ADD UP TO 15% THIS IS CRITICAL IN ELIMINATING DAMAGE TO VEHICLES ENTERING AND EXISTING THE GARAGE.
 4. A DRIVEWAY SLOPE UP TO A MAXIMUM OF 20% MAY BE PERMITTED WITH SPECIAL APPROVAL FROM THE CITY.

CITY OF FOLSOM

RESIDENTIAL DRIVEWAY PROFILE

SCALE: NONE
DATE: JANUARY 2014 RD-25

REVISIONS:

NO.	REVISION	DATE
1	CHANGED PER REVISED FLOOR / WALL	07.25.19
2	REVISED RETAINING WALL HEIGHT TO 6.0' MAX	08.05.19

ACE Design LLC
 7455 Arroyo Crossing, Suite 220
 LAS VEGAS, NEVADA 89113
 Phone: (702) 394-5113, Fax: (702) 446-8155

Land Planning • Civil Engineering • Architectural Design • Structural Engineering

1ST FLOOR GRADING PLAN
FOLSOM HOUSE
419 SERPA WAY
CITY OF FOLSOM, CALIFORNIA

TITLE PROJECT

PROFESSIONAL ENGINEER-STATE OF CALIFORNIA
 JASPAL S. SIDHU
 EXP. DATE 06/30/2021
 CIVIL No. 56924

DATE: 11/08/2019
 JOB: 17-09
 DWG. BY: HS
 CHK. BY: MG

C-1.1
 SHEET
 2 OF 3