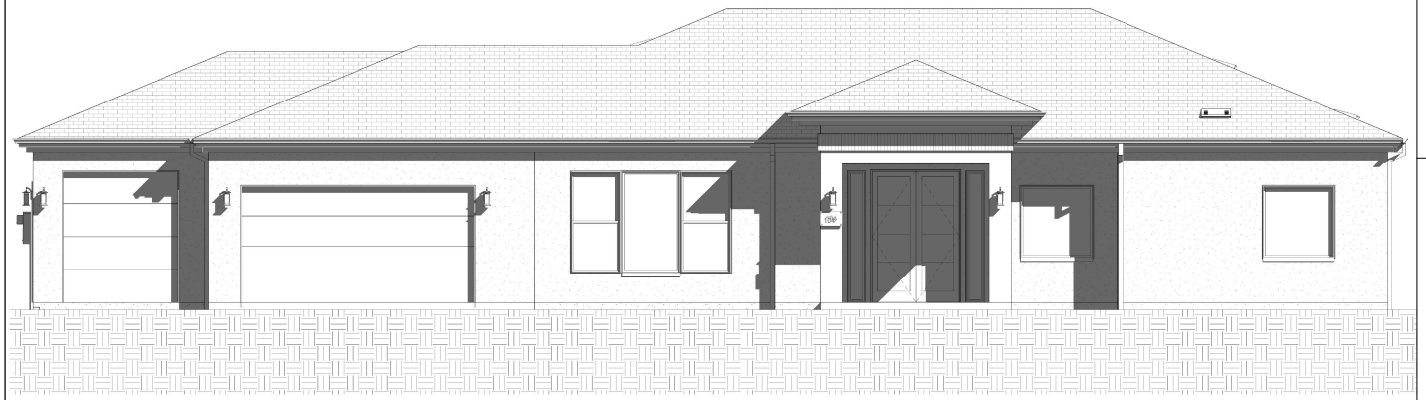


CUSTOM HOME

104 BLACK POWDER CIRCLE
LOT 47, CA 95630
UNITED STATES
APN: 072-0980-024

SQUARE FOOTAGE

1-ST FLOOR LIVING AREA	2186 SF
BASEMENT LIVING AREA	1765 SF
3 - CAR GARAGE	954 SF
1ST AND 2-ND FLOOR PATIO	320 SF
COVERED PORCH	131 SF
TOTAL COVERED AREA	5356 SF

THIS PLAN SET IS DESIGNED TO COMPLY WITH 2019, CRC, CBC, CMC, CPC, CEC, CA FIRE CODE AND 2019 CALIFORNIA ENERGY COMPLIANCE OF TITLE 24, CALIFORNIA BUILDING CODE & 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

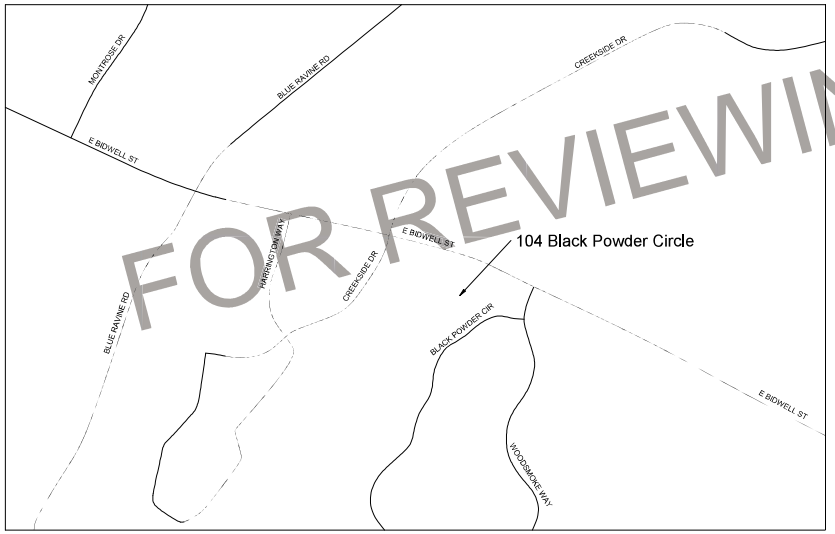
FOLSOM CITY

OCCUPANCY	R-3, U
TYPE OF CONST.	V-B
NO. OF STORIES	2
NO. OF BEDROOMS	5
NO. OF UNITS	1
FIRE SPRINKLERS	YES
DC SYSTEM SIZE	4.5

ENERGY COMPLIANCE:

WALL INSULATION = R21
CEILING INSULATION = R38 HP
ATTIC INSULATION = R13
AC DUCT = R8
HVAC = 15 SEER
WINDOW U VALUE = .3 SHGC = 0.23
HOT WATER SYSTEM = TANKLESS GAS

VICINITY MAP



SCOPE OF WORK:

1. NEW CUSTOM HOME CONSTRUCTION
2. DRIVEWAY INSTALLATION

N

SHEET INDEX

A1	COVER SHEET
CG1	CAL-GREEN SHEET
CG1.1	CAL-GREEN SHEET
CG2	CAL-GREEN SHEET
GP1	GRADING PLAN
GP2	EROSION CONTROL
A2	SITE PLAN
A3.1	BASEMENT FLOOR PLAN
A3.2	1ST FLOOR PLAN
A4	ELEVATIONS
A5	ELEVATIONS
A6	ROOF PLAN
A9	SECTIONS
E1	ELECTRICAL PLAN
M1	MECHANICAL PLAN
FSP	FIRE SPRINKLER PLAN
1-5	SOLAR PLANS
S1	FOUNDATION PLAN
S2	1ST FLOOR FRAMING PLAN
S3	ROOF FRAMING PLAN
S4	BASEMENT SHEAR WALL PLAN
S5	1ST FLOOR SHEAR WALL PLAN
S6	TYPICAL STRUCTURAL DETAILS
S7	STRUCTURAL DETAILS
S8	STRUCTURAL DETAILS
S9	STRUCTURAL DETAILS
S10	STRUCTURAL DETAILS
S11	STRUCTURAL DETAILS

FOR REVIEWING PURPOSES ONLY

				FIRE PROTECTION	TRUSS MFG.	TITLE-24	STRUCTURAL	ARCHITECT	DEVELOPER
								TANGENT DESIGN & ENGINEERING 660 AUBURN-FOLSOM ROAD SUITE 204 AUBURN, CA 95603 (916) 572-5955	

TDE

TANGENT
DESIGN & ENGINEERING
660 AUBURN FOLSOM RD #204
AUBURN, CA 95603
mary@tangentde.com
PHONE: (916) 572-5955

PROJECT NAME
104 BLACK POWDER CIRCLE
FOLSOM, CA 95630

SHEET TITLE
COVER SHEET

OWNER CONTACT:
MAX SEMENENKO
MDICENTRAL@MDIPLUS.COM
916-222-9729

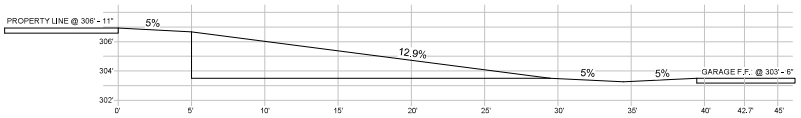
PROJECT: 1-459
DESIGNED: JS
DRAWN: AV
DATE: 8/31/2020 2:19:46 PM

DATE	DESCRIPTION	REV. #

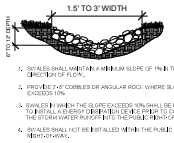
SHEET:
A1

104 BLACK POWDER CIRCLE
FOLSOM, CA 95630
APN: 072-0980-024
GRADING PLAN

LOT COVERAGE	
LOT SIZE	0.42 ACRES
SPACE USED	3,438 SQFT
LOT COVERAGE	18.79%

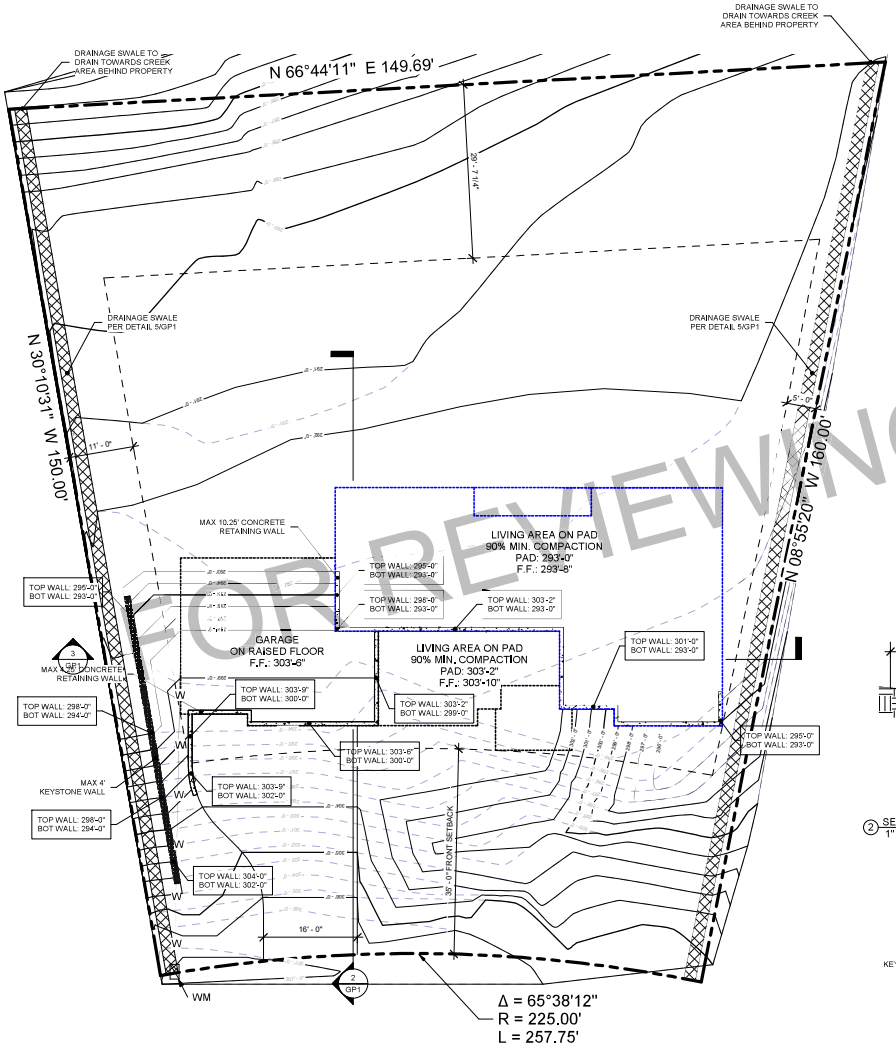


4 DRIVEWAY PROFILE
1/4" = 1'-0"



5 CITY OF FOLSOM ROCK LINED DRAINAGE SWALE
NTS

LEGEND	
980'	MAJOR CONTOUR (EXISTING)
	MINOR CONTOUR (EXISTING)
980'	MAJOR CONTOUR (NEW)
	MINOR CONTOUR (NEW)
	FIBER ROLL
FF	FINISHED FLOOR
RW	RETAINING WALL
	SETBACK LINE
	DRAINAGE SWALE
	KEYSTONE LANDSCAPE WALL
	CONCRETE RETAINING WALL



1 GRADING PLAN
1" = 10'-0"

CITY OF FOLSOM GRADING NOTES

1. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK TO BE DONE WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, AND FOR CONNECTIONS TO PUBLICLY-OWNED AND MAINTAINED FACILITIES.
2. CALL UNDERGROUND SERVICE ALERT (USA) AT 811 OR 800.642.2444, FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING/EXCAVATION ACTIVITY.
3. THE OWNER/CONTRACTOR SHALL NOTIFY CITY OF FOLSOM CONSTRUCTION INSPECTION SERVICES AT 916.355.7210, TWENTY-FOUR (24) HOURS PRIOR TO COMMENCEMENT OF ANY GRADING.
4. CONTRACTOR SHALL OBTAIN AN APPROVED WATER METER FROM THE CITY AT THE OWNER'S EXPENSE.
5. ALL REFERENCES TO "STANDARD SPECIFICATIONS" SHALL MEAN THE LATEST EDITION OF THE CITY OF FOLSOM STANDARD CONSTRUCTION SPECIFICATIONS AND DESIGN AND PROCEDURES MANUAL.
6. DRAINAGE SWALES ARE TO BE CONSTRUCTED PER CITY STANDARD DETAIL.
7. CLEARING AND GRUBBING SHALL CONFORM TO THE PROVISIONS OF SECTION 9.1 OF THE STANDARD SPECIFICATIONS.
8. ALL EXCAVATION, EMBANKMENT, BACKFILL, ETC., SHALL CONFORM TO THE PROVISIONS IN SECTION 9.2, "EXCAVATION," OF THE STANDARD SPECIFICATIONS.
9. CUSTOM HOMES AND/OR SWIMMING POOLS SHALL BE CHALKED OUT ON THE GROUND AND ALL OAK TREES SHALL BE FENCED WITH HIGH VISIBILITY FENCING BEFORE THE PRE-SITE INSPECTION IS SCHEDULED.
10. NO WORK SHALL BE DONE UNDER OR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY EXISTING TREE WITHOUT A VALID TREE PERMIT.
11. GRADING ACTIVITIES SHALL IMPLEMENT EROSION AND DUST CONTROL MEASURES AT ALL TIMES. EROSION CONTROL PLANS SHALL BE SUBMITTED TO THE CITY OF FOLSOM, COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL.
12. THERE SHALL BE NO TRESPASSING OF ANY KIND INTO PUBLIC OR PRIVATE OPEN SPACE AREAS.
13. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE SOILS REPORT REFERENCE NO. E02059.036, PROVIDED BY: YOUNGDAHL, AND DATED 10/12/2007.
14. ALL GRADING INCLUDING COMPACTION, EXCAVATION, PLACEMENT OF FILL MATERIALS, ETC., SHALL BE DONE UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
15. THE OWNER/CONTRACTOR SHALL PROVIDE A GRADING REPORT CONSISTING OF THE OBSERVATIONS MADE DURING EARTHWORK OPERATIONS, SIGNED AND STAMPED BY A LICENSED GEOTECHNICAL ENGINEER, PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE STRUCTURE. RECOMMENDATIONS PROVIDED IN THE GRADING REPORT SHALL BE COMPLETED PRIOR TO ANY STRUCTURAL IMPROVEMENTS

ASBESTOS NOTE (SMAQMD)

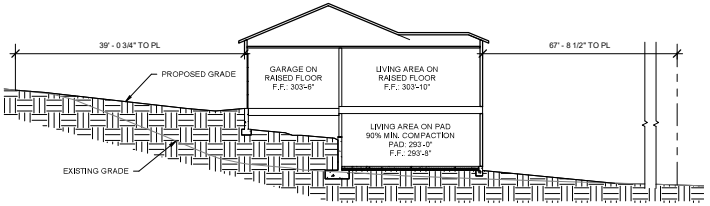
THE SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT (SMAQMD) HAS DETERMINED THAT NATURALLY-OCCURRING ASBESTOS (NOA) IS PRESENT THROUGHOUT AREAS OF EASTERN SACRAMENTO COUNTY. NOA HAD PREVIOUSLY BEEN DISCOVERED IN THE FOLSOM AREA AND REPRTED IN ADVISORY 04-05(2). AFTER THE DISCOVERY OF NOA IN FOLSOM, SMAQMD COMMISSIONED THE CALIFORNIA DEPARTMENT OF CONSERVATION GEOLOGIC SURVEY TO DO ADDITIONAL TESTING AND DRAFT A MAP FOR SACRAMENTO COUNTY IDENTIFYING ALL AREAS OF POTENTIAL NOA. COMPLETE TEXT OF THEIR REPORT AND ACCOMPANYING MAP CAN BE FOUND AT HTTP://WWW.CONSERVATION.CA.GOV/CGS/MINERALS/HAZARDOUS_MINERALS/ASBESTOS/EAST_SACRAMENTO.HTM

BASED ON THE RESULTS OF THE MAP ENTITLED RELATIVE LIKELIHOOD FOR THE PRESENCE OF NATURALLY OCCURRING ASBESTOS IN EASTERN SACRAMENTO COUNTY, CALIFORNIA, THE SMAQMD AIR POLLUTION CONTROL OFFICER HAS DECLARED THAT LAND IDENTIFIED AS "AREAS MODERATELY LIKELY TO CONTAIN NOA" IS SUBJECT TO THE REQUIREMENTS OF SECTION 93105 OF THE CALIFORNIA CODE OF REGULATIONS, ASBESTOS AIRBORNE TOXIC CONTROL MEASURE (ATCM) FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS. COMPLETE TEXT OF THIS REGULATION CAN BE FOUND AT HTTP://WWW.ARB.CA.GOV/TOXICS/ATCM/ASB2ATCM.HTM.

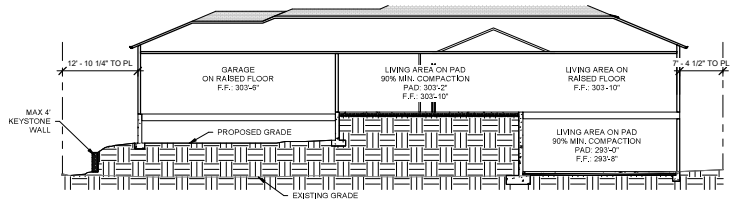
THE ATCM ESTABLISHES SPECIFIC TESTING, NOTIFICATION, AND ENGINEERING CONTROLS PRIOR TO GRADING, QUARRYING, OR SURFACE MINING IN CONSTRUCTION ZONES WHERE NOA IS LOCATED ON PROJECTS OF ANY SIZE. THERE ARE ADDITIONAL NOTIFICATION AND ENGINEERING CONTROLS AT WORK SITES GREATER THAN ONE ACRE. THESE PROJECTS REQUIRE THE SUBMITTAL OF A "DUST MITIGATION PLAN" AND APPROVAL BY THE SMAQMD PRIOR RO THE START OF THE PROJECT. A TEMPLATE CAN BE FOUND AT HTTP://WWW.AIRQUALITY.ORG/COMPLIANCE/NOA/NOADUSTMITPLANAPPLICATION.PDF.

PROPERTY MAY BE CONSIDERED EXEMPT FROM THE REQUIREMENTS OF THE ATCM IF A GEOLOGIC EVALUATION HAS BEEN CONDUCTED BY A REGISTERED GEOLOGIST AND ESTABLISHES NO ASBESTOS IS PRESENT IN CONCENTRATIONS GREATER THAN OR EQUAL TO .25%. THIS DETERMINATION MUST BE MADE BY A REGISTERED GEOLOGIST AND SUBMITTED THE SMAQMD FOR REVIEW AND APPROVAL PRIOR TO THE START OF THE PROJECT.

DUST FROM EARTH MOVING ACTIVITIES AND TRACK OUT OF DIRT TO PUBLIC ROADS WILL BE MONITORED BY SMAQMD AT SITES WHERE THE ATCM APPLIES. FAILURE TO COMPLY WITH THE DUST CONTROL REQUIREMENTS OF THE ATCM CAN RESULT IN CIVIL OR CRIMINAL PENALTIES AS SPECIFIED UNDER CALIFORNIA HEALTH AND SAFETY CODE SELECTIONS 42400-42402. IF YOU HAVE ANY QUESTIONS REGARDING THIS INFORMATION, YOU MAY CONTACT THE SMAQMD ASBESTOS UNIT AT 874-4800.



2 SECTION CUT
1" = 10'-0"



3 SECTION CUT
1" = 10'-0"

ENGINEER NOTES

ESTIMATED CUT = 15 C.Y., ESTIMATED FILL = 848 C.Y., NET IMPORT = 833 C.Y.

FOLLOWING SITE CLEARING AND STRIPPING OPERATIONS, ALL AREAS TO RECEIVE FILL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES, MOISTURE CONDITIONED AS NECESSARY AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY BASED ON THE ASTM D1557 TEST METHOD. THE FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 6 INCHES. THE FILL SHALL BE MOISTURE CONDITIONED AS NECESSARY AND COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 90%. DRIVEWAYS COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 90%.

THE TYPE, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND UTILITIES. HOWEVER, THE DESIGNER, CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

FOR REVIEW AND COMMENT ONLY

TDE
TANGENT DESIGN & ENGINEERING
660 AUBURN FOLSOM RD #204
AUBURN, CA 95603
mary@tangentde.com
PHONE: (916) 572-5955

PROJECT NAME
104 BLACK POWDER CIRCLE
FOLSOM, CA 95630

SHEET TITLE
GRADING PLAN

OWNER CONTACT
MAX SEMENENKO
MX@CENTRAL@MDIPLUS.COM
916-222-9729

PROJECT: 1-419
DESIGNED: TJY
DRAWN: TJY
DATE: 7/22/2020 10:35:38 AM

DATE	DESCRIPTION	REV. #

SHEET:
GP1

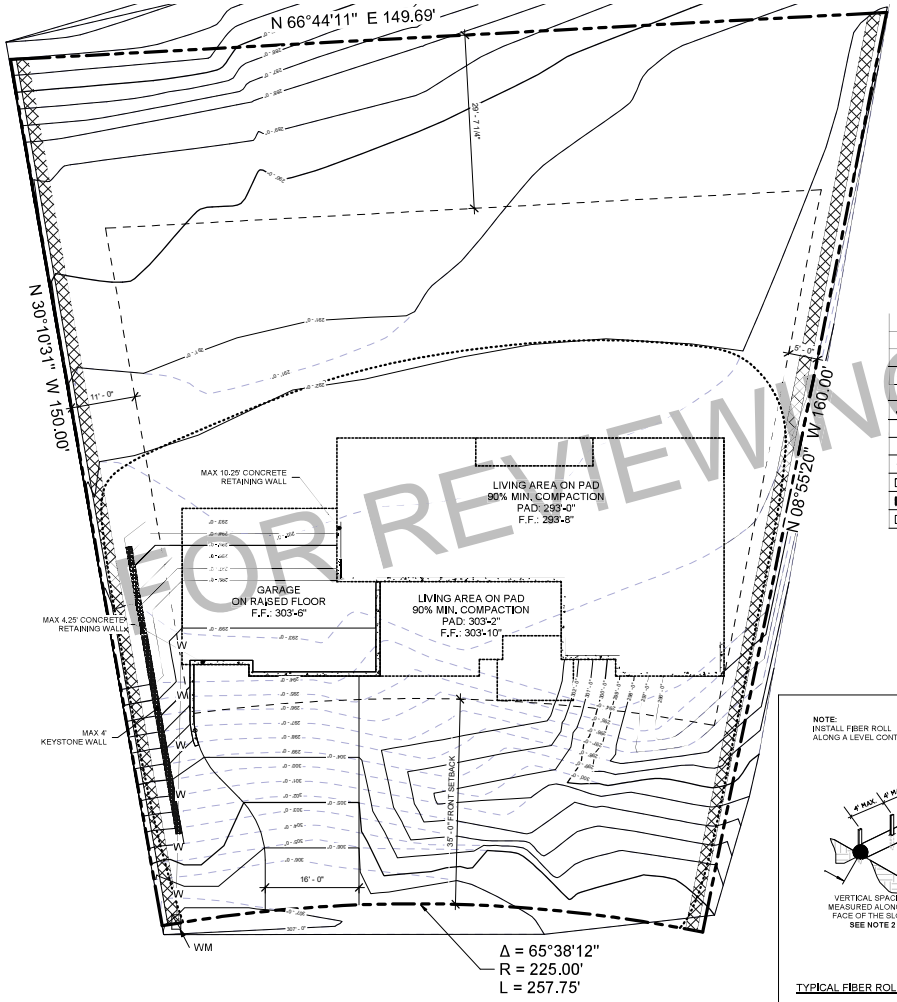
BMP SCHEDULE

CONSTRUCTION PHASE	WET SEASON			DRY SEASON									
	HYDROSEEDING	STRAW MULCHING & TACTIFIER	PERSERVATION OF EXISTING VEGITATION	FIBER ROLLS	DUST CONTROL	SAND/GRAVEL BAGS BARRIERS	STORM DRAIN INLET PROTECTION	SEDIMENT TRAPS	DEWATERING	DI STENCILING	STABILIZED CONSTRUCTION ENTRANCE	MATERIAL & WASTE DISPOSAL LOCATION	
ON-SITE EARTHWORK	○		○	○	○	○	○	○			○	○	
STORM DRAIN IMPROVEMENTS			○	○	○	○	○				○	○	
CURB AND GUTTER PAVEOUT			○	○	○	○	○					○	
POST-CONSTRUCTION	○		○										

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

FOR REVIEWING PURPOSES ONLY



1 GRADING PLAN
1" = 10'-0"

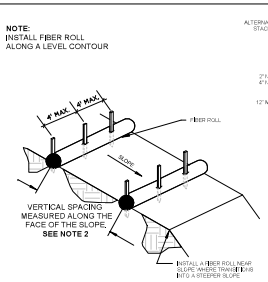
LEGEND	
980'	MAJOR CONTOUR (EXISTING)
	MINOR CONTOUR (EXISTING)
990'	MAJOR CONTOUR (NEW)
	MINOR CONTOUR (NEW)
	FIBER ROLL
FF	FINISHED FLOOR
RW	RETAINING WALL
	SETBACK LINE
	DRAINAGE SWALE
	KEYSTONE LANDSCAPE WALL
	CONCRETE RETAINING WALL

NOTES:

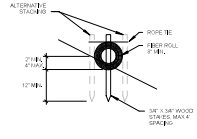
1. EROSION CONTROL BMP'S SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.
2. BMP'S SHALL BE PROJECT SPECIFIC AND ARE NOT LIMITED TO THE MINIMUM REQUIREMENTS SHOWN IN THE ABOVE TABLE. THE ABOVE BMP'S SHOULD BE INSPECTED WEEKLY, BEFORE AND AFTER SIGNIFICANT RAINFALL. VEGETATION MULCHES ARE NOT INTENDED TO BE PERMANENT AND ONCE PLANT GROWTH IS STABLE, IT DOES NOT HAVE TO BE MAINTAINED.
   1-PERIMETER PROTECTION
   2-IN CONJUNCTION WITH SECONDARY MEASURE AFTER SEPTEMBER 15TH

HYDROSEED MIX

COMMON NAME (BOTANICAL NAME)	% PURITY	% GERMINATION	SEEDING RATE PER ACRE
BERMUDA GRASS (CYNODON DACTYLON)	90%	85%	10 POUNDS
BLANDO BROME (BROMUS MOLLIS)	90%	85%	15 POUNDS
ZARRO FESCUE (VULPIA MYUROS)	90%	80%	10 POUNDS
CALIFORNIA BROME (BROMUS CARINATUS SSP CALIFORNICUS NATIVE)	85%	85%	5 POUNDS
MEADOW BARLEY (HORDEUM BRACHYANTHERUM)	90%	80%	8 POUNDS
CALIFORNIA POPPY (ESCHSCHOLZIA CALIFORNICA)	99%	75%	5 POUNDS
ROSE CLOVER (TRIFOLIUM HIRTUM) INOCULATED SEED (TRIFOLIUM HIRTUM)	99%	85%	7 POUNDS
	TOTAL		60 POUNDS



TYPICAL FIBER ROLL INSTALLATION

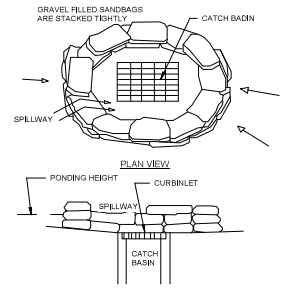


STACKING AND ENTRENCHMENT DETAIL

NOTES:

1. DIBER ROLLS SHOULD CONSIST OF STRAW , FLAX, WOOD EXCELSIOR OR COCONUT FIBERS BOUND IN A TIGHT TUBULAR ROLL.
2. LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:
   - SLOPE INCLINATION OF 4:1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20 FT.
   - SLOPE INLINATION BETWEEN 4:1 AND 2:1 (H:V): FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT.
   - SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT.
3. TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
4. IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.
5. FIBER ROLLS MAY BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE SEDIMANT STORAGE DEPTH.

FIBER ROLL INSTALLATION ON SLOPES **NOT TO SCALE**



SECTION

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPERATE FROM RUNOFF.
2. GRAVEL BAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKAGED TIGHTLY.
3. LEAVE ONE GRAVEL BAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMANT AFTER EACH STORMEVENT, SEDIMANT AND GRAVEL MUST BE REMOVED FROM THE TRAVEL WAY IMMEDIATLY.

A - INLET SEDIMENT CONTROL DETAIL

NOT TO SCALE

TDE
TANGENT
DESIGN & ENGINEERING
660 AUBURN FOLSOM RD #204
AUBURN, CA 95603
mary@tangentde.com
PHONE: (916) 572-5955

PROJECT NAME
104 BLACK POWDER CIRCLE
FOLSOM, CA 95630

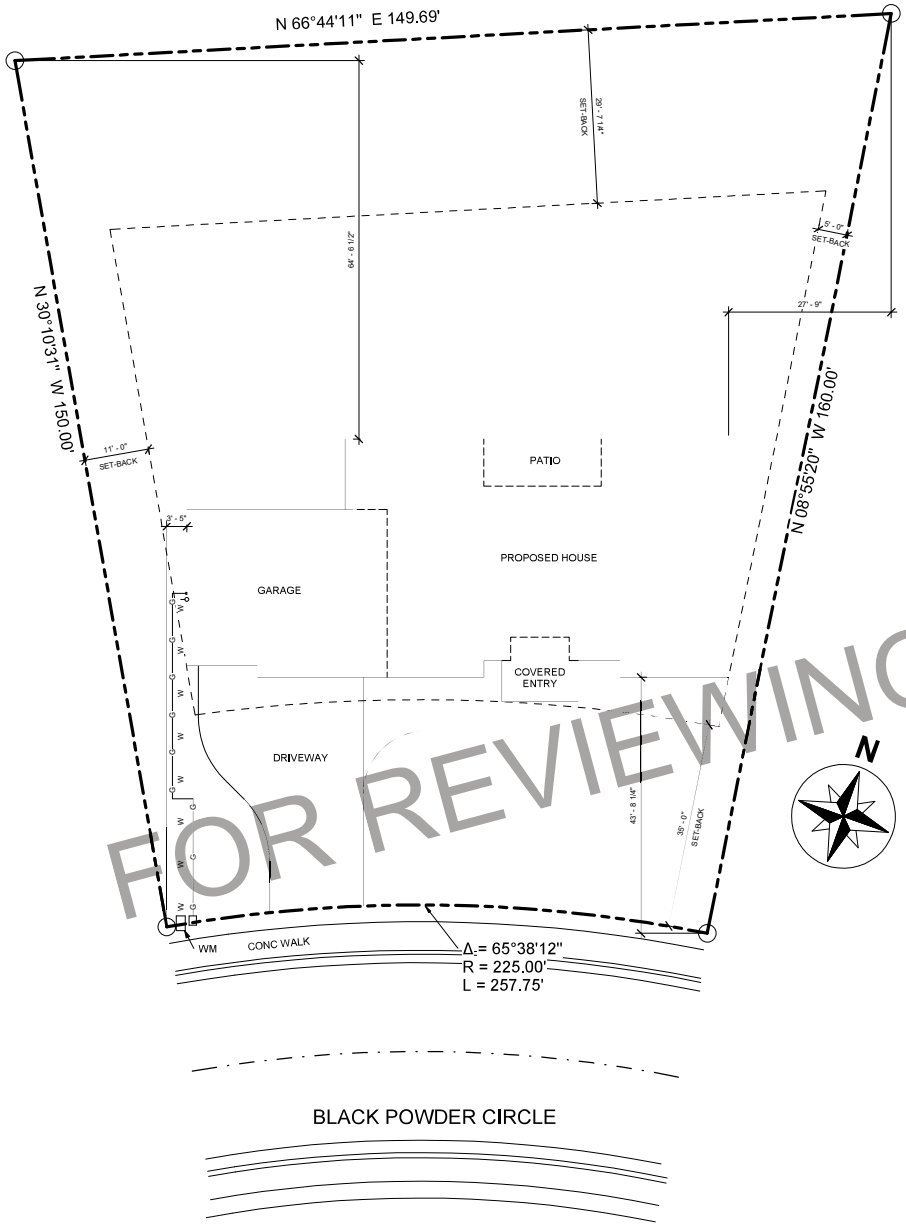
SHEET TITLE
EROSION CONTROL

OWNER CONTACT
MAX SEMENENKO
MD(CENTRAL)@MDIPLUS.COM
916-222-9729

PROJECT: 1-419
DESIGNED: TJY
DRAWN: TJY
DATE: 7/22/2020 10:35:38 AM

DATE	DESCRIPTION	REV. #

SHEET:
GP2



1 SITE PLAN
1" = 10'-0"

LEGEND

DIMENSION POINT	
PROPERTY LINE	
SET-BACK LINE	
PAD LINE	
M.U.S.D.A.	
DRIVEWAY	
PROPOSED DRIVEWAY	
WATER LINE	—W——W——W—
GAS LINE	—G——G——G—
ELECTRICAL LINE	—E——E——E—
SEWER LINE	—S——S——S—
INTERNET AND TV LINE	CATV——CATV——CATV
PROPOSED FENCE LINE	
RETAINING WALL	
DRAINAGE DIRECTION	

LOT COVERAGE	
LOT SIZE	0.42 ACRES
SPACE USED	3,438 SQFT
LOT COVERAGE	18.79%

FOR REVIEWING PURPOSES ONLY

TDE
TANGENT
DESIGN & ENGINEERING
660 AUBURN FOLSOM RD #204
AUBURN, CA 95603
mary@tangentde.com
PHONE: (916) 572-5955

PROJECT NAME
104 BLACK POWDER CIRCLE
FOLSOM, CA 95630

SHEET TITLE
SITE PLAN

OWNER CONTACT:
MAX SEMENENKO
MIDCENTRAL@MDIPLUS.COM
916-222-9729

PROJECT: 1-459
DESIGNED: JS
DRAWN: AV
DATE: 8/26/2020 11:58:51 AM

DATE	DESCRIPTION	REV. #

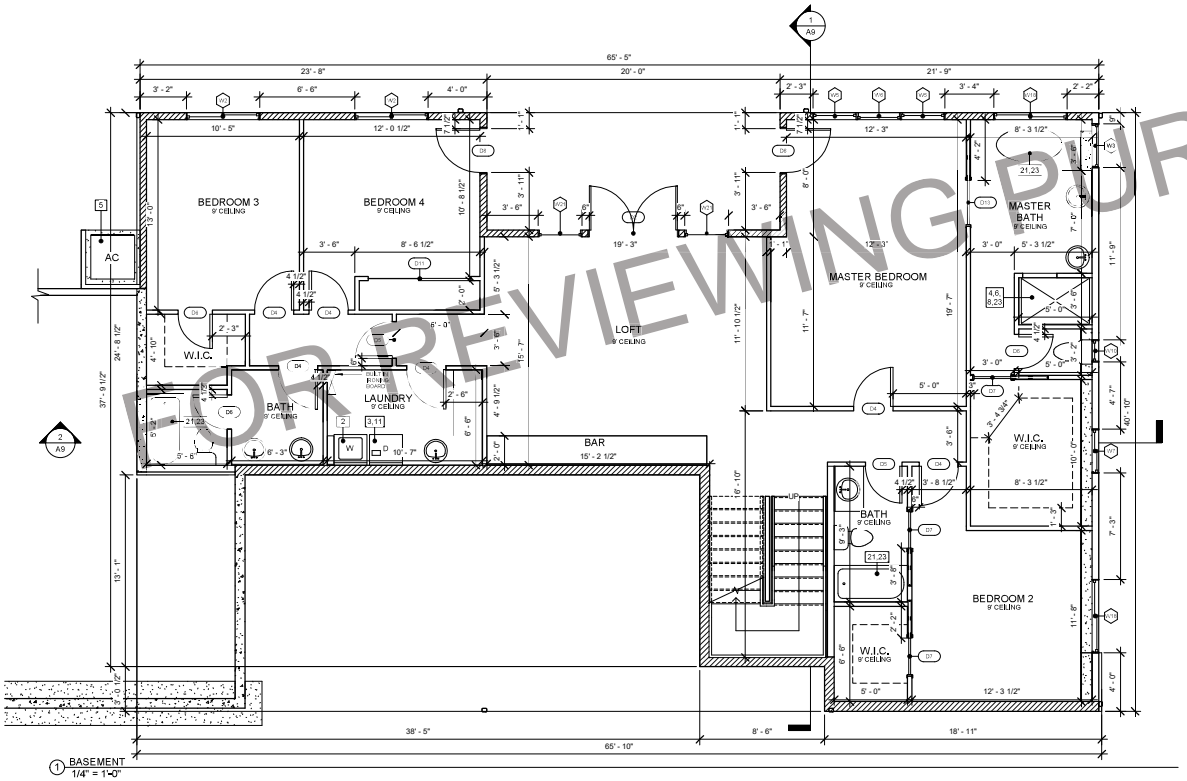
SHEET:
A2

Door Schedule					
Type Mark	Width	Height	Head Height	Count	Door Type
D1	6' - 0"	9' - 0"	9' - 0"	1	Entry
D2	6' - 0"	8' - 0"	8' - 0"	1	Double-Glass
D3	3' - 0"	8' - 0"	8' - 0"	1	Flush Swing
D4	2' - 8"	8' - 0"	8' - 0"	8	Flush Swing
D5	2' - 6"	8' - 0"	8' - 0"	4	Flush Swing
D6	2' - 4"	8' - 0"	8' - 0"	7	Flush Swing
D7	2' - 6"	8' - 0"	8' - 0"	4	Pocket
D8	3' - 0"	8' - 0"	8' - 0"	4	Double-Glass
D10	8' - 0"	9' - 0"	9' - 0"	1	Garage
D11	7' - 0"	8' - 0"	8' - 0"	1	Sliding-Closet
D12	2' - 8"	8' - 0"	8' - 0"	1	Pocket
D13	3' - 0"	8' - 0"	8' - 0"	3	Pocket
D15	5' - 0"	8' - 0"	8' - 0"	1	Double-Glass
D16	16' - 0"	8' - 4"	8' - 0"	1	Garage

Window Schedule					
Type Mark	Width	Height	Head Height	Count	Window Type
W1	1' - 3"	9' - 0"	9' - 0"	2	Fixed
W2	5' - 0"	4' - 6"	8' - 0"	2	Slide
W3	3' - 0"	5' - 0"	8' - 0"	1	Fixed
W4	4' - 0"	7' - 0"	9' - 0"	1	Fixed
W5	3' - 0"	6' - 0"	8' - 0"	2	Hung
W6	3' - 0"	6' - 0"	8' - 0"	1	Fixed
W7	3' - 0"	2' - 0"	8' - 0"	2	Slide
W8	2' - 0"	5' - 0"	8' - 0"	1	Hung
W9	1' - 0"	5' - 0"	8' - 0"	1	Hung
W10	1' - 6"	2' - 0"	8' - 0"	2	Hung
W11	6' - 0"	5' - 0"	8' - 0"	1	Slide
W15	5' - 0"	2' - 8"		6	Fixed
W16	5' - 0"	3' - 4"	11' - 4"	2	Fixed
W17	5' - 0"	5' - 0"	8' - 0"	2	Fixed
W18	5' - 0"	5' - 0"	8' - 0"	3	Slide
W19	3' - 6"	7' - 0"	9' - 0"	2	Hung
W20	3' - 0"	2' - 0"	8' - 0"	1	Fixed
W21	3' - 0"	8' - 0"	8' - 0"	2	Fixed
W22	6' - 0"	6' - 0"	8' - 0"	1	Fixed
W23	3' - 0"	5' - 0"	8' - 0"	1	Hung

KEY NOTES

1. TANKLESS WATER HEATER
2. WASHER
3. DRYER
4. TEMPERED GLASS SHOWER DOOR
5. AC PAD
6. SHOWER COMPARTMENT REGARDLESS OF SHAPE, HAVING A MIN. OF INTERIOR FLOOR AREA OF 1024 SQUARE IN., AND ALSO CAPABLE OF ENCOMPASSING 30 IN CIRCLE
7. A MINIMUM OF 22"x30" READILY ACCESSIBLE ATTIC ACCESS WITH A MINIMUM OF 30" HEADROOM ABOVE FOR EACH SEPERATE ATTIC AREA. NO SHELVING BELOW ATTIC ACCESS.
8. HOT MOP OR SHEET MEMBRANE SYSTEM UNDER 1 1/2" MORTAR BED WITH REINFORCING, AND 1/2" THICK TILE (HARD SURFACE) IN SHOWER 6' HIGH MIN.
9. HOT WATER GAS EXHAUST TO THE EXTERIOR PROVIDE PRV DRAIN PIPE FROM WH TO THE EXTERIOR
10. HOT WATER TANK SEAT ON 18" HIGH FLAT FORM. SEE TITLE 24 FOR SIZE SPECIFICATIONS, AND TYPE.
11. SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACK DRAFT DAMPER THIS DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14' INCLUDING TWO 90 DEG ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEG ELBOW IN EXCESS OF TWO.
12. 1-3/8" SOLID CORE DOOR, OR 20 MINUTES FIRE PROOF DOOR (SELF-CLOSING AND SELF LATCHING).
13. REQUIRED 24" FLAT FROM CATWALK TO FAU (NOT TO EXCEED 20FT) WITH LIGHT AND SWITCH NEAR BY ACCESS. MIN. OF 30" HEADROOM REQ'D.
14. ALL PORCH/PATIO CEILINGS ARE STUCCO FINISH AND ARE TO BE SHEATHED WITH 5/8" OSB AND RING SINKER NAILS FOR STUCCO SUPPORT TYP. IF THERE IS NO GAL. METAL SHEET LAYER PROVIDED
15. MIN 2% SLOPE DOWN TOWARDS DRIVEWAY TYP.
16. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS SHALL BE 26 GAUGE MINIMUM. CRC R307.2.
17. EXTERIOR LANDINGS AT THE EXTERIOR DOORS SHALL NOT BE MORE THAN 7 ¾ INCHES BELOW THE TOP OF THE THRESHOLD. CRC R311.3.1.
18. GAS UTILITY
19. WATER UTILITY
20. PROVIDE A ONE HOUR FIRE RESISTIVE SEPERATION BETWEEN GARAGE AND DWELLING
21. NON ADSORBEN SURFACE AT TUB WALLS SHOULD CONTINUE TO A HEIGHT OF 6FT ABOVE FINISHED FLOOR.
22. MINIMUM 5/8 INCH TYPE X GYPSUM BOARD ON THE GARAGE CEILING. CRC TABLE R302.6.
23. THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120° F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. CPC 408.3, 409.4.
24. 200 AMP PANEL WITH METER AND UFER GROUND NEAR BY.
25. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD, 3/8-INCH (9.5 MM) WOOD STRUCTURAL PANEL, 3/8-INCH (9.5 MM) PARTICLEBOARD, 1-INCH (25-MM) NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED. PER
26. FURNACE IN ATTIC. "CONDENSING TYPE FURNACES MOUNTED IN ATTIC SPACES OR ON SUBFLOORS REQUIRE A PRIMARY CONDENSATE DRAIN LINE, AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT METAL SHALL BE INSTALLED BENEATH THE COOLING COIL OR UNIT TO CATCH THE OVERFLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN. THE PAN SHALL BE PROVIDED WITH A DRAINPIPE, NOT LESS THAN ¾" NOMINAL PIPE SIZE, DISCHARGING AT A POINT THAT IS READILY OBSERVED.
27. ATTIC ACCESS SHALL BE WEATHER-STRIPPED TO PREVENT AIR LEAKAGE AND SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS.



1 BASEMENT
1/4" = 1'-0"

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PROJECT NAME
104 BLACK POWDER CIRCLE
FOLSOM, CA 95630

SHEET TITLE
BASEMENT
FLOOR PLAN

OWNER CONTACT
MAX SEMENENKO
MDICENTRAL@MDIPLUS.COM
916-222-9729

PROJECT: 1-459
DESIGNED: JS
DRAWN: AI
DATE: 8/26/2020 11:58:52 AM

DATE	DESCRIPTION	REV. #

SHEET
A3.1

Door Schedule					
Type Mark	Width	Height	Head Height	Count	Door Type
D1	6' - 0"	9' - 0"	9' - 0"	1	Entry
D2	6' - 0"	8' - 0"	8' - 0"	1	Double-Glass
D3	3' - 0"	8' - 0"	8' - 0"	1	Flush Swing
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D5	2' - 6"	8' - 0"	8' - 0"	4	Flush Swing
D6	2' - 4"	8' - 0"	8' - 0"	7	Flush Swing
D7	2' - 6"	8' - 0"	8' - 0"	4	Pocket
D8	3' - 0"	8' - 0"	8' - 0"	4	Double-Glass
D10	8' - 0"	9' - 0"	9' - 0"	1	Garage
D11	7' - 0"	8' - 0"	8' - 0"	1	Sliding-Closet
D12	2' - 8"	8' - 0"	8' - 0"	1	Pocket
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W8	2' - 0"	5' - 0"	8' - 0"	1	Hung
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Area Schedule	
Area	Name
2186 SF	1-ST FLOOR LIVING AREA
131 SF	COVERED PORCH
1765 SF	BASEMENT LIVING AREA
160 SF	1ST AND 2-ND FLOOR PATIO
954 SF	3 - CAR GARAGE
160 SF	1ST AND 2-ND FLOOR PATIO

WALL LEGEND

2" x 4" WALL (MEASURED 3 1/2")

2" x 6" WALL (MEASURED 5 1/2")

KEY NOTES

1. TANKLESS WATER HEATER
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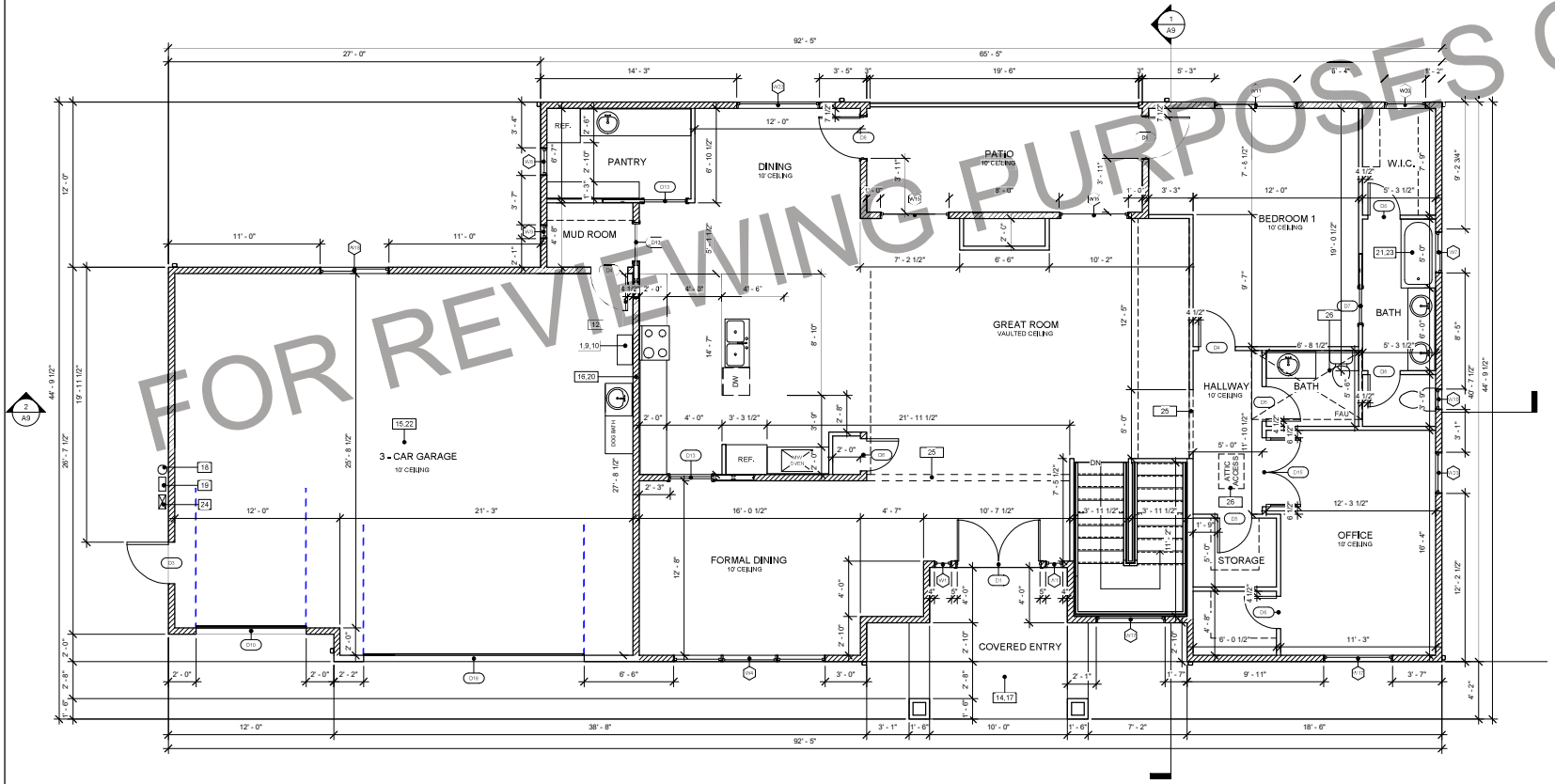

1 1ST FLOOR
1/4" = 1'-0"

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TDE
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660 AUBURN FOLSOM RD #204
AUBURN, CA 95603
mary@tangentde.com
PHONE: (916) 572-5955

PROJECT NAME
104 BLACK POWDER CIRCLE
FOLSOM, CA 95630

SHEET TITLE
1-ST FLOOR PLAN

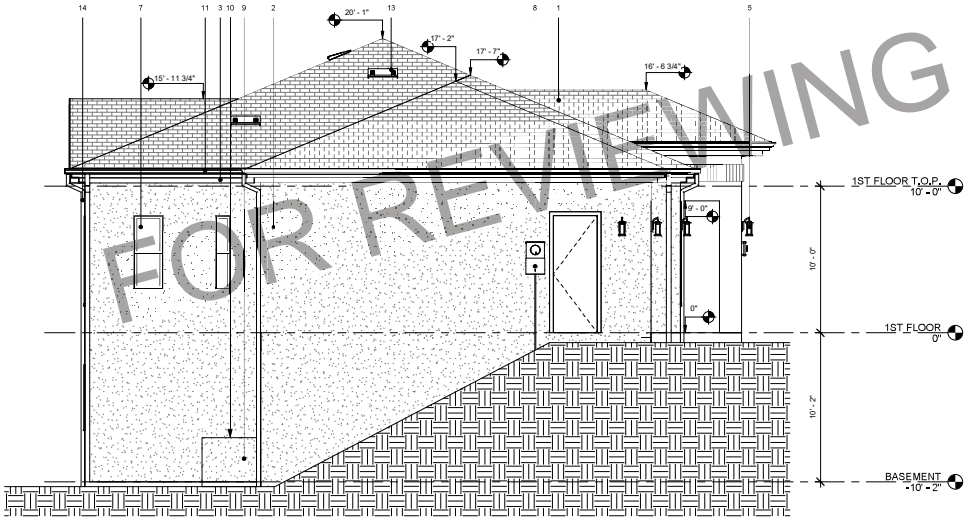
OWNER CONTACT
MAX SEMENENKO
MDICENTRAL@MDIPLUS.COM
916-222-9729

PROJECT: 1-169
DESIGNED: JS
DRAWN: AV
DATE: 8/26/2020 11:58:53 AM

DATE	DESCRIPTION	REV. #

SHEET
A3.2

② FRONT ELEVATION
1/4" = 1'-0"



① LEFT ELEVATION
1/4" = 1'-0"

KEY NOTES

1. ROOF TILE BY EAGLE ROOFING, 3743 COCOA RANGE. ROOF PITCH 3:12. OVERHANG: 1'-6"
2. SINGLE COAT STUCCO (9207 TEQUILA) BY OMEGA, PLYWOOD SHEATHING UNDER TWO LAYERS OF GRADE D PAPER
3. FASCIA BOARD (COLOR: PPU5-01 ESPRESSO BEAN BY BEHR)
4. GARAGE DOOR BY CLOPAY. GALLERY COLLECTION. LONG PANEL. SQ22. COLOR: ULTRA-GRAIN OAK WALNUT FINISH. SPADE LIFT HANDLES.
5. EXTERIOR LED LIGHTING BY LAMPS PLUS (KICHLER BEACON SQUARE 14 1/4" HIGH BRONZE OUTDOOR WALL LIGHT)
6. FRONT DOOR
7. 100 SERIES WINDOWS (WITH COLONIAL GRILLES) AND SLIDING DOORS BY ANDERSEN (COLOR - BLACK)
8. ELECTRICAL METER
9. AC SCREENING (STUCCO FINISH)
10. AC UNIT SHALL BE LOCATED AND SECURED TO A MINIMUM 3-INCH THICK SLAB OR APPROVED PLATFORM.
11. GUTTER (COLOR: PPU5-01 ESPRESSO BEAN BY BEHR).
12. THE APPROVED ADDRESS NUMBERS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM ½" WIDE STROKE. CFC 505, CRC R319. FMCB,36,080 THE NUMBERS SHALL BE ILLUMINATED AT NIGHT. WHEN EXTERNALLY ILLUMINATED THE FACE OF THE SIGN SHALL BE AT A MINIMUM OF 5.0 FOOT CANDLES. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT ILLUMINATION. FMC 8.36.080.
13. ROOFTOP VENTILATION HOOD (COLOR: PPU5-01 ESPRESSO BEAN BY BEHR).
14. DOWNSPOUTS - AMERIMAX HOME PRODUCTS, 2 IN X 3 IN, GALVANIZED STELL

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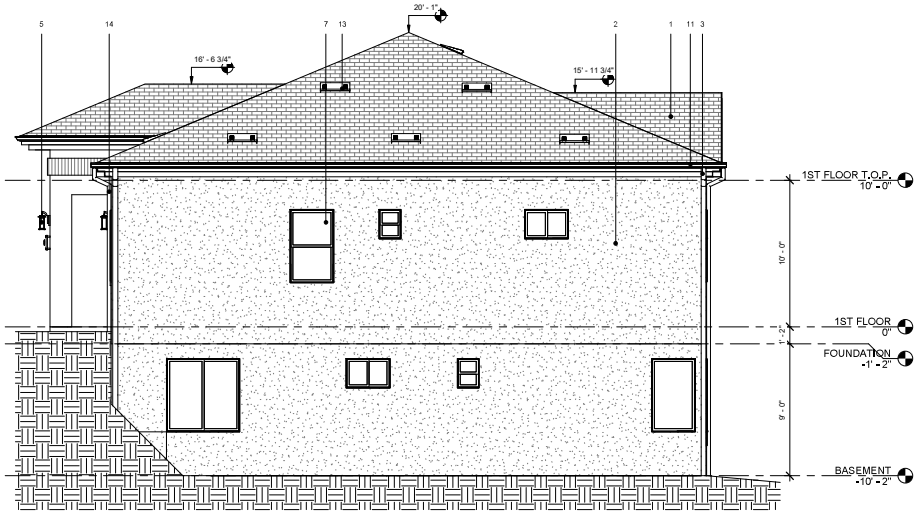
SHEET TITLE
ELEVATIONS

OWNER CONTACT
MAX SEMENENKO
MDICENTRAL@MDIPLUS.COM
916-222-9729

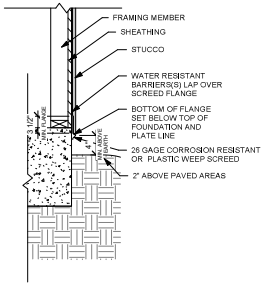
PROJECT: 1-459
DESIGNED: JS
DRAWN: AV
DATE: 8/26/2020 11:58:55 AM

DATE	DESCRIPTION	REV. #

SHEET:
A4



1 RIGHT ELEVATION
1/4" = 1'-0"



3 A - WEEP SCREED DETAIL
1" = 1'-0"

ATTIC VENTILATION CALCULATIONS

VENTILATION REQUIRED

AREA VENTILATED	VENTILATION RATE	REQUIRED AREA (AREA VENTILATED/300) x 144 = SQ.IN.
2118 SQ.FT	300 TH	1017 SQ.IN

NOTES:
1. ALL OPENINGS SHALL BE COVERED WITH MIN. 1/16" AND MAX. 1/8" METAL MESH.

VENTILATION PROVIDED

VENTILATOR TYPE	MODEL	NET AREA	VENT LOCATION	QUANTITY	AREA VENTILATED
LOW PROFILE VENT	O'HAGIN FLAT	98.75 SQ-IN	UPPER HALF	6	593 SQ-IN
LOW PROFILE VENT	O'HAGIN FLAT	98.75 SQ-IN	LOWER HALF	5	494 SQ-IN
				TOTAL	1087 SQ-IN

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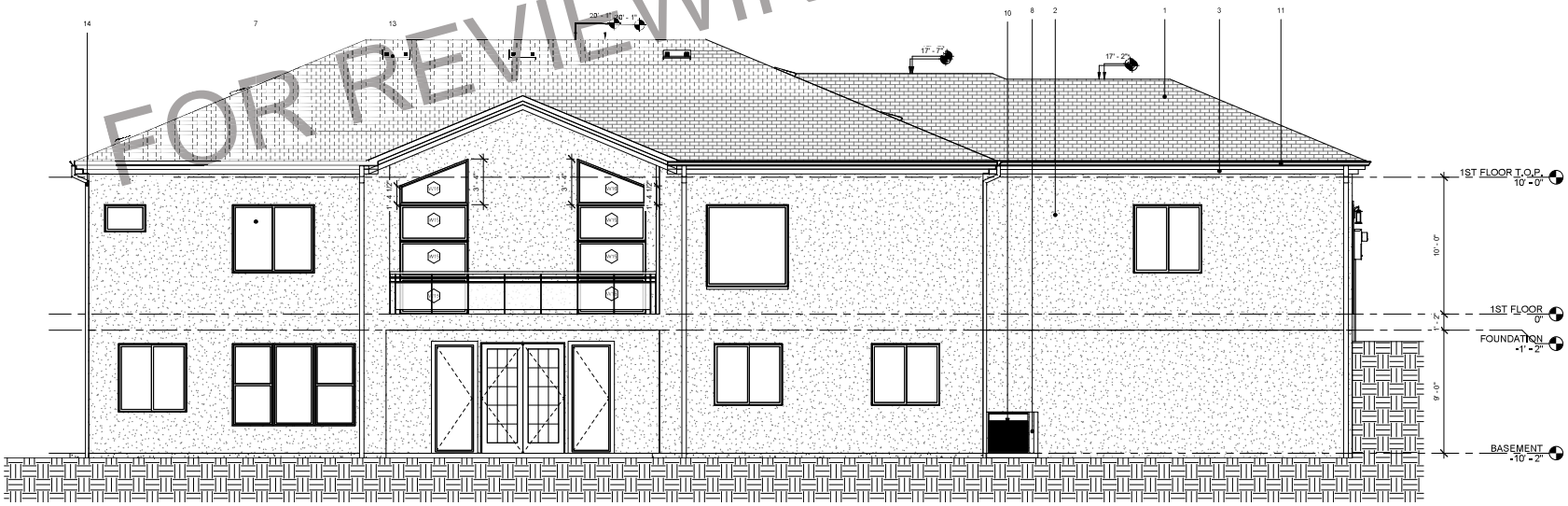

2 REAR ELEVATION
1/4" = 1'-0"

TDE

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