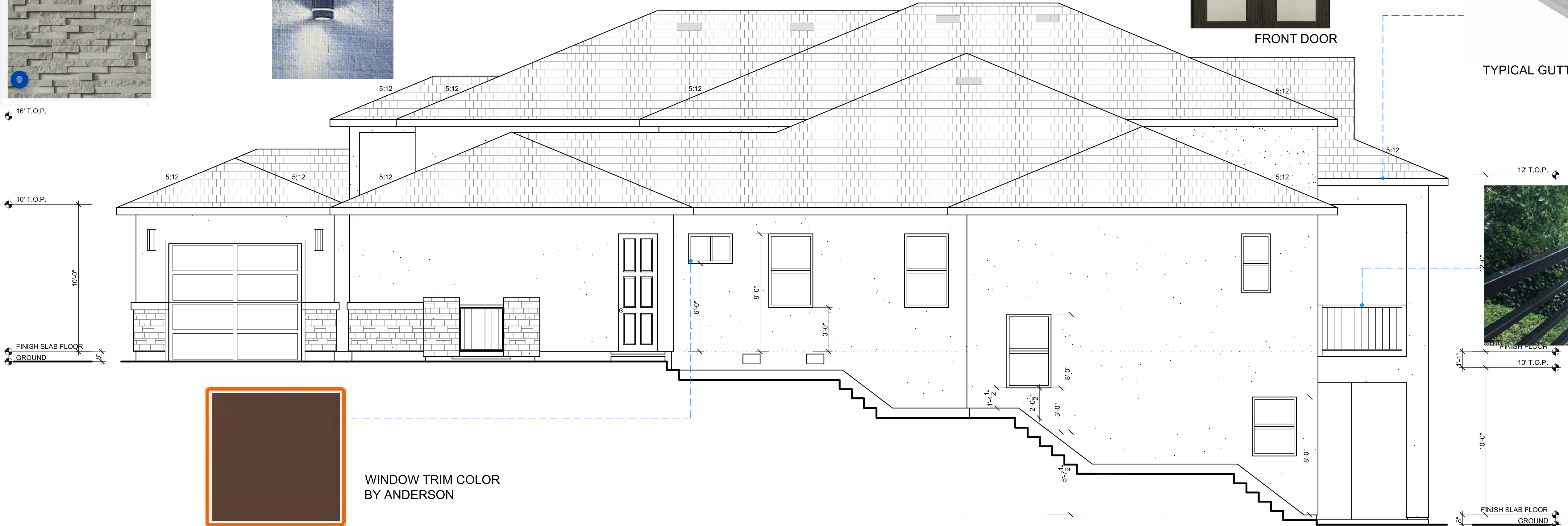
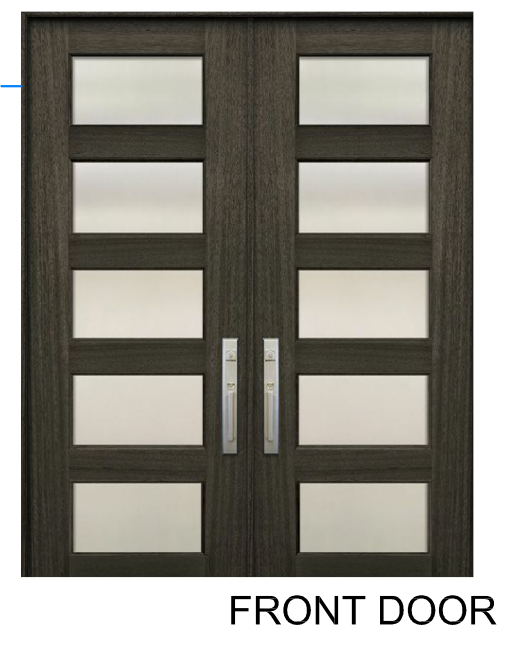


FRONT ELEVATION
SCALE 1/4" = 1'-0"

STONE VENEER

CULTURED
PRO-FIT®
TERRAIN™
LEDGESTONE



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



OWNER / CONTRACTOR NOTE:
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PH (916) 332 2282
Fineline
DRAFTING INC.
fineline300@Comcast.net
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5330 Primrose Drive suite 119, Sacramento, CA, 95841

COLOR CHART

PROJECT NAME
762 GLEN MARY WAY
FOLSOM, CA 95630
APN: 072-2290-001-0000

OWNER-CONTACT
VASILI ISAEV
(916) 267 7479

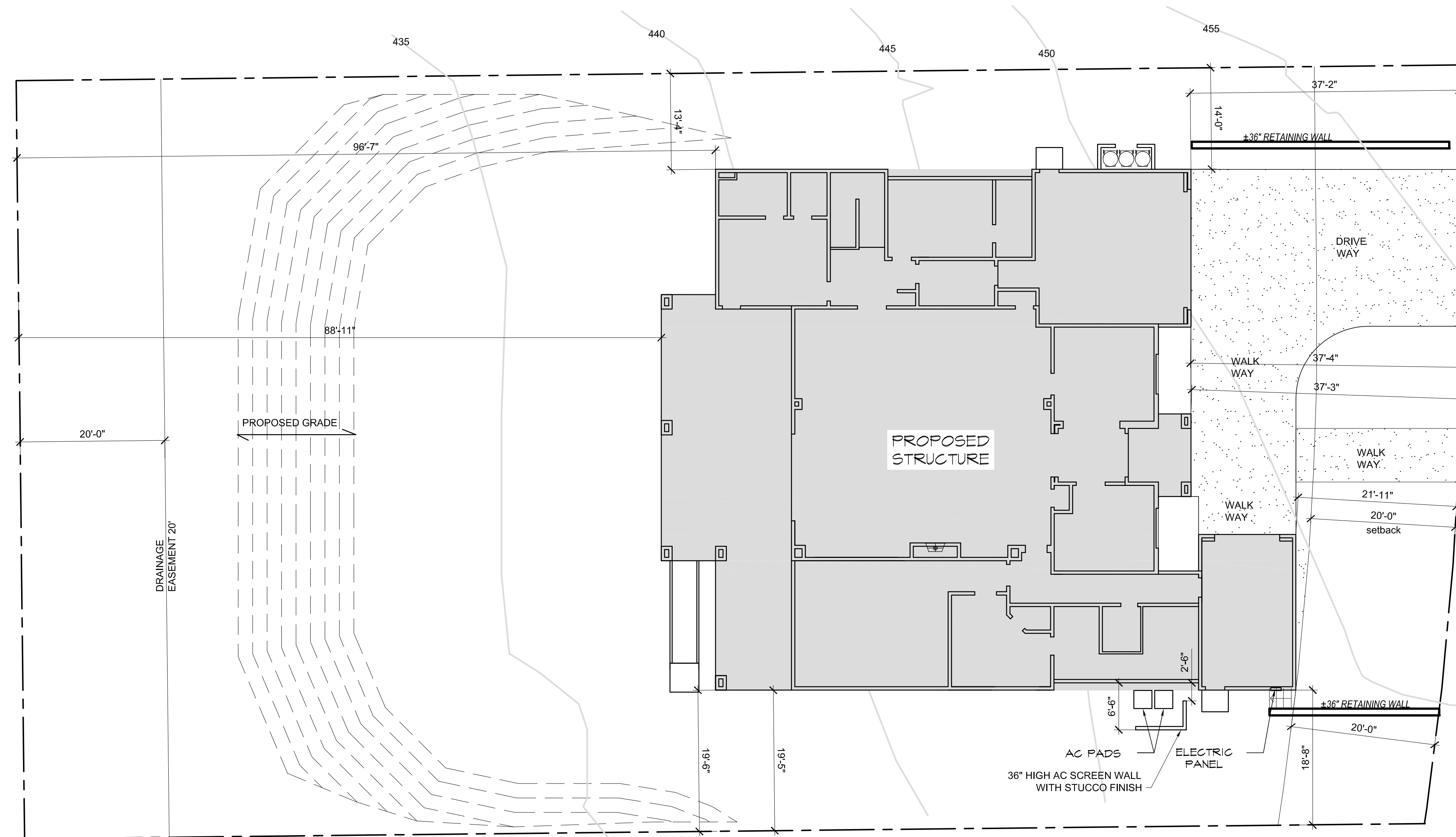
PROJECT
24-041
DATE
08/09/2024
DESIGNER
DV

Sheet
A10

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

SEE page A1.2 &
AG1 for Building
Code requirements

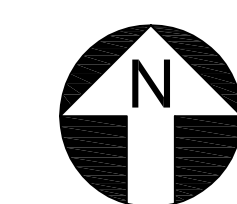
OWNER / CONTRACTOR NOTE:
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MINUS DIMENSIONS ON THE
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WITH THE DESIGNER OR
ENGINEER BEFORE THE
CONSTRUCTION BY THE
CONTRACTOR AND OWNER.



Glen Mady Way

THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN 6% (5% SLOPE) IN THE FIRST 10-FT MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FT OF BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING

BUILDING FOOTAGE (shaded area)	5,243 SF
LOT FOOTAGE	20855 SF
LOT COVERAGE	25.14%



SITE PLAN

SCALE 1"=10'

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Fineline
DRAFTING INC.

DRAFTING INC.
EST. 2009
CALIFORNIA CONCRETE ENR.

SHEET TITLE
SITE PLAN

PROJECT NAME
**762 GLEN MADY WAY
FOLSOM, CA 95630
APN: 072-2290-001-0000**

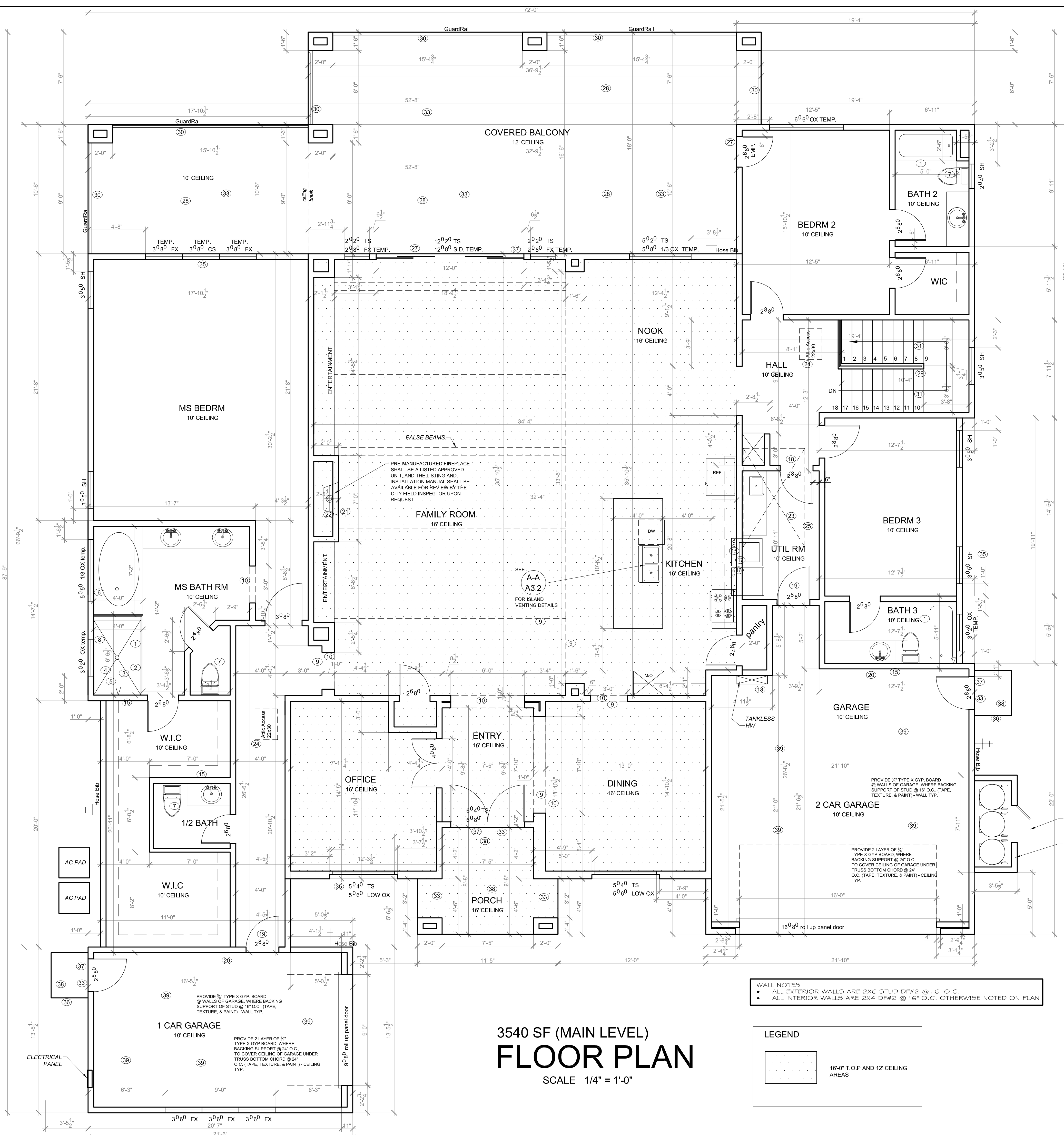
OWNER- CONTACT
VASILI ISAEV
(916) 267 7479

PROJECT
24-041

DATE
06/24/2024

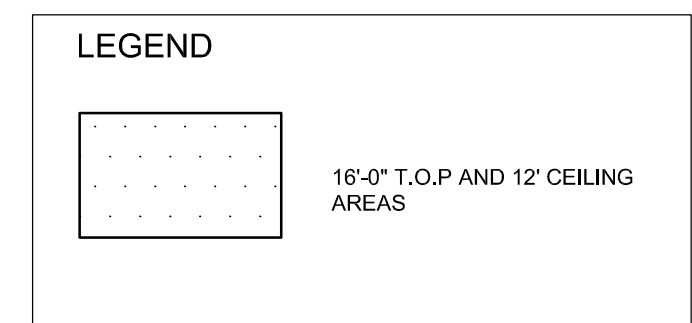
DESIGNER
DV

Sheet
A2



3540 SF (MAIN LEVEL)
FLOOR PLAN
 SCALE 1/4" = 1'-0"

WALL NOTES
 • ALL EXTERIOR WALLS ARE 2X6 STUD DF#2 @ 16" O.C.
 • ALL INTERIOR WALLS ARE 2X4 DF#2 @ 16" O.C., OTHERWISE NOTED ON PLAN

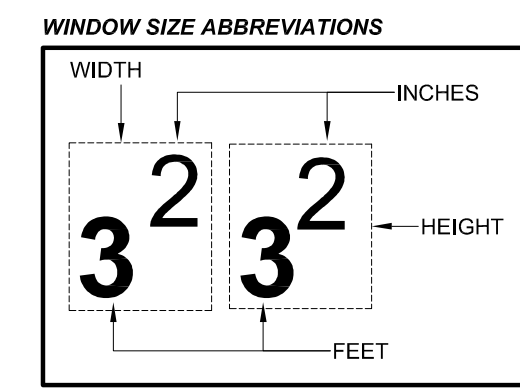


KEY NOTES

- Tempered glass doors/ cover for shower and bath tub
- Shower compartment regardless of shape, having a minimum of interior floor area of 1,024 square in, and also capable of encompassing 30 in circle
 -Opening shower access should not be less than 22"
 -Provide with pressure balance or thermostatic mixing valve controls.
 -Wall should have a smooth, hard, nonabsorbent surface (e.g., ceramic tile) over an approved moisture resistant underlayment or Hard Backer Fiberglass board Layer, height to be 72" above the drain inlet
- Hot mop or sheet membrane system under 1 1/2" mortar bed with reinforcing, and 3/4" tile (hard surface) in shower.
- Showers and tub shower combinations that a pressure balance or thermostatic type mixing valve shall be provided to deliver a maximum water temperature of 120 degrees at the fixture.
- Non absorbent surface at tub walls should continue to a height of 6ft above finished floor.
- Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, showers, steam rooms and bathtubs where bottom edge of glazing is less than 60" measured vertically above any standing or walking surface shall be tempered.
- Toilets shall not be installed closer than 15" from center to any finish wall or cabinet and also with a minimum of 24" clear floor space in front of the toilet.
- SHOWERS: water-resistant gypsum board shall not be installed in a shower or tub compartment and shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity
- Step ceiling line
- ARCH SOFFIT ABOVE HEAD WITH 4X12, OF 6X12 DF#1 HEADER
- Hot water gas exhaust to the exterior provide PRV drain pipe from HW to the exterior
- Plumbing wall with 2x6 stud wall
- 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° elbows. Two feet shall be deducted for each 90° elbow in excess of two
- Clothes dry vent shall be vented to the outdoors.
- Provide Door with min 10"x14" louver or vent to make up air in laundry area, per CMC sec. 504.3.1
- 1-3/8" solid core door, or 20 minutes fire proof door (self closing)
- Provide a fire resistive separation between garage and dwelling
- Direct vent gas fire place by MONTIGO or equal, Model C34-DV, or equal.
- 802.6 GAS VENT:** The installation of gas vents shall meet the following requirements:
 Gas vents shall be installed in accordance with the manufacturer's installation instructions.
- Required 24" flat from catwalk to FAU (not to exceed 20 ft) with light and switch near by access. Min. of 30" headroom req'd
- A minimum of 22"x30" readily accessible attic access with a minimum of 30" headroom above for each separate attic area. No shelving below attic access. Attic must be readily accessible
- Provide 5x8" pad in attic for HVAC with min clearance of 30" head room and 5-0" wide. Switch and light is provided near by. Provide 24" cat walk from HVAC to the nearest access from min of 20-0" away. Permanent electric outlet and lighting fixture control by a switch located at the attic access, and near by the furnace are required. Cooling unit should have the 2nd watertight pan installed beneath the unit
- 3" min. step of finish framing floor between living and balcony typical.
- Hot mop or sheet membrane system under 1 1/2" mortar bed with reinforcing, and finishing with thick layer of light concrete (hard surface) at balcony with stucco finish @ ceiling. Min 2% slope.
- Handrail, 36" height with 1-1/2" to 2" wide hand grip, max of 4" OC between the intermediate balusters, less than 4" space between the top of the risers to the bottom of rail.
- Guard rail with 42" height with balusters @ 4" OC max. Designed to carry 200lb point load @ any point along the top guard (see page for details) - redwood material.
- Rise and run of stairway are 4 inch min./ 7.75 inch max. of rise, and 10 inch min. of run. Provide a nosing of 1" for the stairway treads less than 11 inches in depth.
- Enclosed accessible space under stairs shall have the walls, under stair surface and soffits protected on the enclosed side with 1/2" gypsum board
- All porch ceilings with stucco finish 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.
- 5/8" X type gypsum board layer covered all of the interior surface of this closet for fire proof.
- Egress windows with min of 5.7 sf opening, min. of 24" height clear, and 20" wide clear is required, max. of 44" from finish floor to the opening bottom of windows
- Minimum 36" deep landing outside the main exterior egress door, the landing shall not be more than 7.75" lower than the threshold for the main entrance in-swing door, (1-1/2" for out swinging)
- 7-1/2" maximum vertical change in elevation at the new exterior doors
- Landing shall have MAX. 2% slope away from foundation - typ.
- Min 2% slope @ garage finish. It shall be sloped to facilitate the movement of liquids to an approved drain or toward the main vehicle door
- Concrete landings or finish at the required egress door shall not be more than 1.5" lower than the top of the threshold (Exception: 7.75" max if door does not swing over landing or floor)

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

SEE page A1.2 & AG1 for Building Code requirements



Window Abbreviations

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

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

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FLOOR PLAN

SHEET TITLE

PROJECT NAME
**762 GLEN MADY WAY
 FOLSOM, CA 95630
 APN: 072-2290-001-0000**

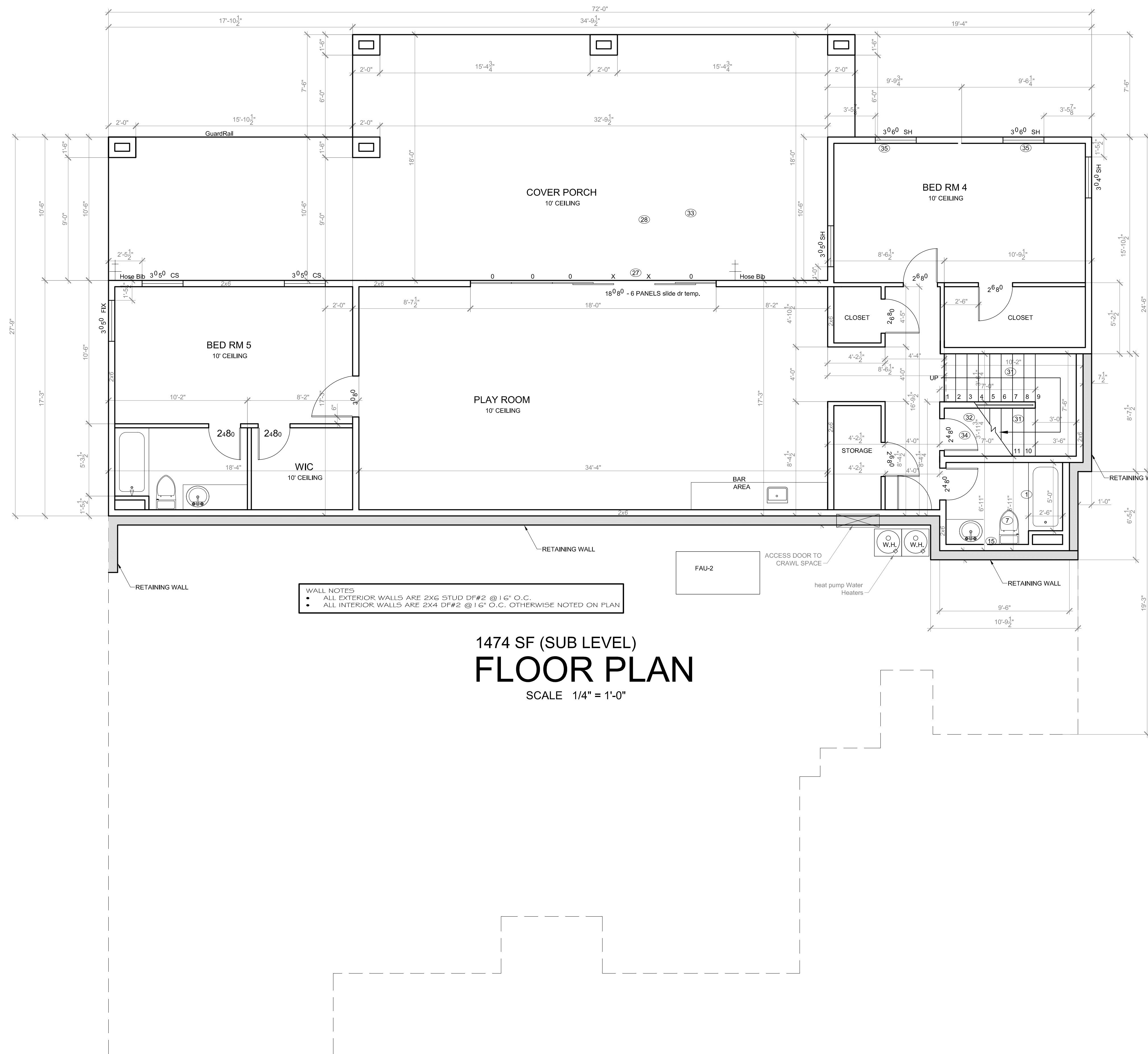
OWNER-CONTACT
**VASILISA VASILEVA
 (916) 267 7479**

PROJECT
24-041

DATE
08/14/2024

DESIGNER
DV

Sheet
A3.1



WALL NOTES

- ALL EXTERIOR WALLS ARE 2X6 STUD DF#2 @ 16" O.C.
- ALL INTERIOR WALLS ARE 2X4 DF#2 @ 16" O.C. OTHERWISE NOTED ON PLAN

1474 SF (SUB LEVEL)
FLOOR PLAN
 SCALE 1/4" = 1'-0"

KEY NOTES

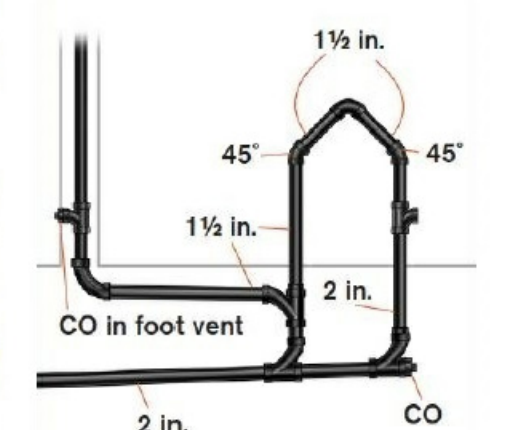
- 1 Tempered glass doors/ cover for shower and bath tub
- 2 Shower compartment regardless of shape, having a minimum of interior floor area of 1,024 square in, and also capable of encompassing 30 in circle
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- 3 Hot mop or sheet membrane system under 1 1/2" mortar bed with reinforcing, and 1/2" thick tile (hard surface) in shower.
- 4 Showers and tub shower combinations that a pressure balance or thermostatic type mixing valve shall be provide to deliver a maximum water temperature of 120 degrees at the fixture.
- 5 Non adsorbent surface at tub walls should continue to a height of 6ft above finished floor.
- 6 Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, showers, steam rooms and bathtubs where bottom edge of glazing is less than 60" measured vertically above any standing or walking surface shall be tempered.
- 7 Toilets shall not be installed closer than 15" from center to any finish wall or obstruction and also with a minimum of 24" clear floor space in front of the toilet.
- 8 SHOWER: water-resistant gypsum board shall not be installed in a shower or tub compartment and shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity
- 9 Step ceiling line
- 10 ARCH SOFFIT ABOVE HEAD WITH 4X12, OF 6X12 DF#1 HEADER
- 13 Hot water gas exhaust to the exterior provide PRV drain pipe from HW to the exterior
- 15 Plumbing wall with 2x6 stud wall
- 16 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° elbows. Two feet shall be deducted for each 90° elbow in excess of two
- 17 Clothes dry vent shall be vented to the outdoors.
- 18 Provide Door with min 10"x14" louver or vent to make up air in laundry area. per CMC sec. 504.3.1
- 19 1-3/8" solid core door, or 20 minutes fire proof door (self closing)
- 20 Provide a fire resistive separation between garage and dwelling
- 21 Direct vent gas fire place by MONTIGO or equal. Model C34-DV, or equal.
- 22 **802.6 GAS VENT:** The installation of gas vents shall meet the following requirements:
 Gas vents shall be installed in accordance with the manufacturer's installation instructions.
- 23 Required 24" flat from catwalk to FAU (not to exceed 20 ft) with light and switch near by access. Min. of 30" headroom req'd
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- 25 Provide 5x8" pad in attic for HVAC with min clearance of 30" head room and 5'-0" wide. Switch and light is provided near by. Provide 24" cat walk from HVAC to the nearest access from min of 20'-0" away. Permanent electric outlet and lighting fixture control by a switch located at the attic access, and near by the furnace are required. Cooling unit should have the 2nd watertight pan installed beneath the unit
- 27 3" min. step of finish framing floor between living and balcony typical.
- 28 Hot mop or sheet membrane system under 1 1/2" mortar bed with reinforcing, and finishing with thick layer of light concrete (hard surface) at balcony with stucco finish @ ceiling. Min 2% slope.
- 29 Handrail, 36" height with 1- 1/2" to 2" wide hand grip, max of 4" OC between the intermediate balusters. less than 4" space between the top of the risers to the bottom of rail.
- 30 Guard rail with 42" height with balusters @ 4" OC max. Designed to carry 200# point load @ any point along the top guard (see page for details) - redwood material.
- 31 Rise and run of stairway are 4 inch min/ 7.75 inch max. of rise, and 10 inch min. of run. Provide a nosing of 1" for the stairway treads less than 11 inches in depth.
- 32 Enclosed accessible space under stairs shall have the walls, under stair surface and soffits protected on the enclosed side with 1/2" gypsum board.
- 33 All porch ceilings with stucco finish 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.
- 34 1/2" X type gypsum board layer covered all of the interior surface of this closet for fire proof.
- 35 Egress windows with min of 5.7 of opening, min. of 24" height clear, and 20" wide clear is required, max. of 44" from finish floor to the opening bottom of windows
- 36 Minimum 36" deep landing outside the main exterior egress door, the landing shall not be more than 7.75" lower than the threshold for the main entrance in-swing door, (1-1/2" for out swinging)
- 37 7-3/4" maximum vertical change in elevation at the new exterior doors
- 38 Landing shall have MAX. 2% slope away from foundation - typ.
- 39 Min 2% slope @ garage finish. It shall be sloped to facilitate the movement of liquids to an approve drain or toward the main vehicle door
- 33 Concrete landings or finish at the required egress door shall not be more than 1.5" lower that the top of the threshold (Exception: 7.75" max if door does not swing over landing or floor)

A-A ISLAND VENTING
ISLAND SINK VENTING
 2022 CALIFORNIA PLUMBING CODE SECTION 909.0

The following is a list of the general requirements for special venting for island fixtures based on the 2022 California Plumbing Code. This handout is intended to provide only general information, contact the Building and Safety Division for any questions or additional information.

2022 CPC Section 909.0 Island Sink Venting.

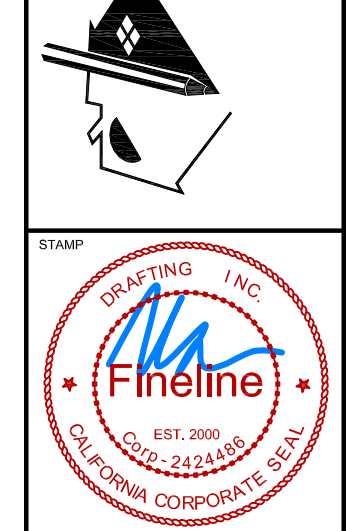
- Traps for island sinks and similar equipment shall be roughed in above the floor and shall be permitted to be vented by extending the vent as high as possible, but not less than the drain board height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical sink fixture drain.
- The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye branch immediately below the floor and extending to the nearest partition and then through the roof to the open air, or shall be permitted to be connected to other vents at a point not less than 6 inches above the floor-level rim of the fixtures served.
- Drainage fittings shall be used on the vent below the floor level, and a slope of not less than 1/4 inch per foot back to the drain shall be maintained.
- The return bend used under the drain board shall be a one-piece fitting or an assembly of a 45 degree, a 90 degree, and a 45-degree elbow in the order named.
- Pipe sizing shall be as elsewhere required in this code.
- The island sink drain, upstream of the returned vent, shall serve no other fixtures.
- An accessible cleanout shall be installed in the vertical portion of the foot vent.



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SHEET TITLE
FLOOR PLAN

PROJECT NAME
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 FOLSOM, CA 95630
 APN: 072-2290-001-0000

OWNER- CONTACT
 VASILII ISAEV
 (916) 267 7479

PROJECT
 24-041
 DATE
 08/14/2024
 DESIGNER
 DV
 Sheet
A3.2

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BALCONY VENTILATION CALCULATIONS

(PER 2019 R806.2 EXCEPTION 2)

CROSS VENTILATION REQUIRED

AREA VENTILATED	VENTILATION RATE	REQUIRED AREA
829 SQ. FT.	150 TH	796 SQ. IN.
TOTAL		2508 SQ. IN.

CROSS VENTILATION REQUIRED

VENTILATOR TYPE	SIZE	LF	AREA/ UNIT (ratio 1/150)	DESIGNED AREA
Ceiling Vent VP400	29"x19"	27	30	810 SQ. IN.
TOTAL				2508 SQ. IN.

NOTE

Vent calculation is based from the Construction Metal Inc. product @ gable ends. OR O'HANGIN'S INC. on roof finishing. The replacement vents shall have the same value or better.

ATTIC ROOF VENTILATION CALCULATIONS

(PER R806.2 EXCEPTION 2)

CROSS VENTILATION REQUIRED

AREA VENTILATED	VENTILATION RATE	REQUIRED AREA
5200 SQ. FT.	150 TH	4992 SQ. IN.
TOTAL		9955 SQ. IN.

CROSS VENTILATION REQUIRED

VENTILATOR TYPE	SIZE	QUANTITY	AREA/ UNIT (ratio 1/150)	DESIGNED AREA
Tile Vent - top roof	29"x19"	50	99	4950 SQ. IN.
Eave Vent	24.5" x 3.5"	91	55	5005 SQ. IN.
TOTAL				9955 SQ. IN.

NOTE

Vent calculation is based from the Construction Metal Inc. product @ gable ends. OR O'HANGIN'S INC. on roof finishing. The replacement vents shall have the same value or better.

SEE page A1.2 & AG1 for Building Code requirements

FOUNDATION VENTILATION CALCULATIONS

CROSS VENTILATION REQUIRED

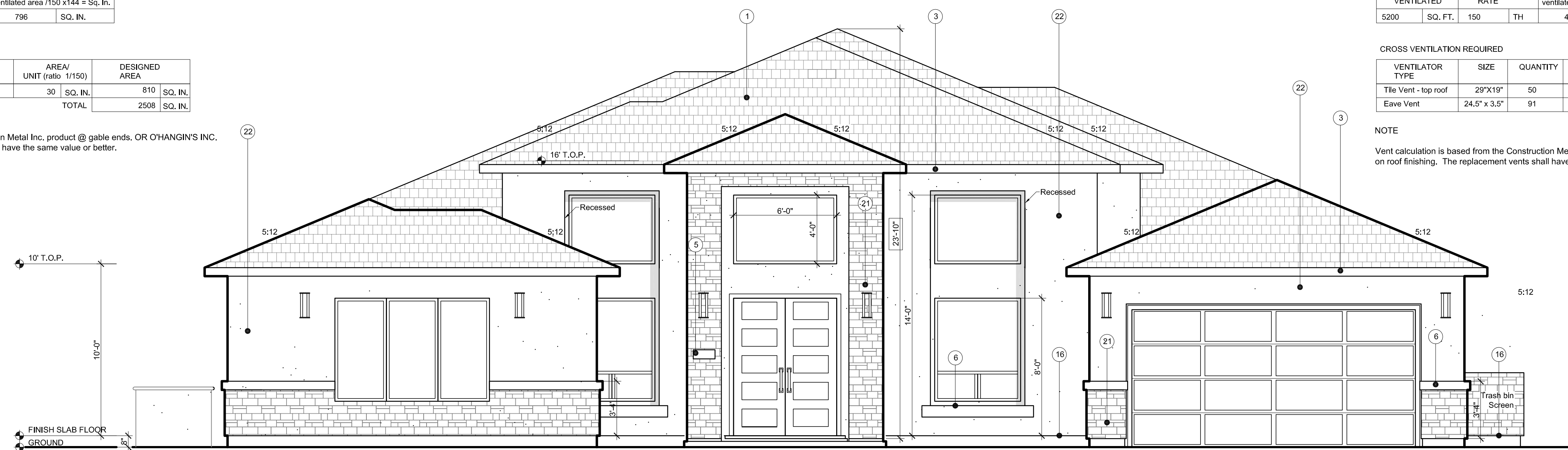
AREA VENTILATED	VENTILATION RATE	REQUIRED AREA
2071 QS. FT.	150 TH	1988 SQ. IN.
TOTAL		1988 SQ. IN.

CROSS VENTILATION REQUIRED

VENTILATOR TYPE	SIZE	QUANTITY	AREA/ UNIT (RATIO 1/150)	DESIGNED AREA
FLOOR VENT	8"x14"	18	94.0	1692 SQ. IN.
TOTAL				2012 SQ. IN.

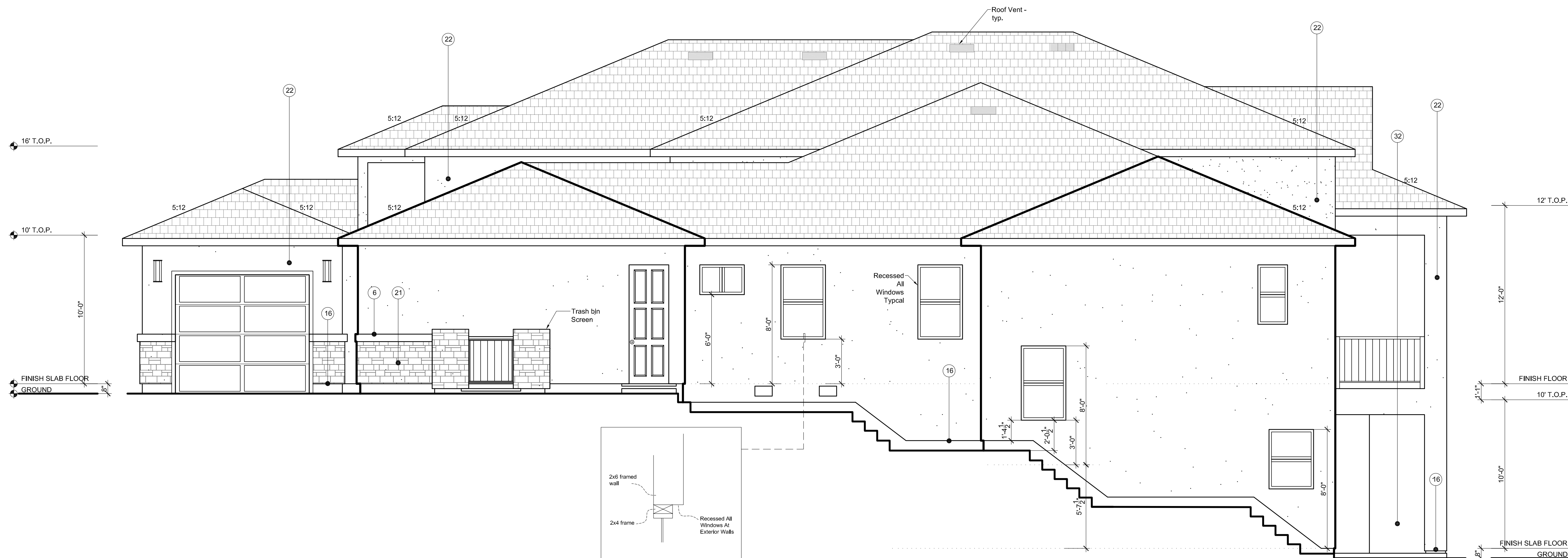
NOTES:

1. REQUIRED VENTILATION AREAS BASED ON SECTION CRC R408
2. ALL VENTILATIONS SHOWN IN CALCULATIONS ARE MANUFACTURE BY "NOLL". NET FREE AREAS USED HAVE BEEN TAKEN FROM VENT MANUFACTURE CATALOGS. CONTRACTOR MAY SUBSTITUTE DIFFERENT MANUFACTURE THAN SHOWN PROVIDE THAT PRODUCTS MEET OR EXCEED NET FREE AREAS PER UNIT SHOWN IN THESE CALCULATIONS.
3. ONE VENT IS REQUIRED WITHIN 3' OF EACH BUILDING CORNER.



FRONT ELEVATION

SCALE 1/4" = 1'-0"



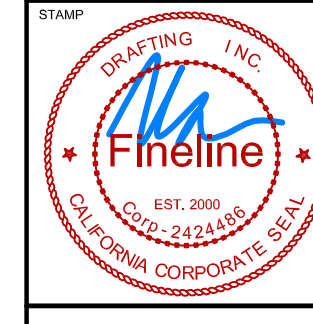
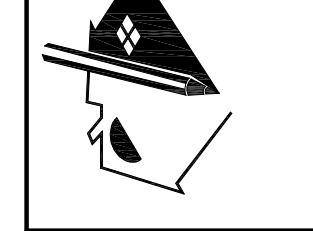
RIGHT ELEVATION

SCALE 1/4" = 1'-0"

KEYNOTES

1. Class A concrete tile roof over 30# felt layer. Color and style per owner selection.
3. 7" metal gutter attached directly to trusses' s overhang ends.
5. Address number plate on the building elevation which shall be clearly visible from the adjacent access street or road. The numbers shall be no less than 4" in height and 1/2" in width and shall be of a contrasting color and illuminated at night.
6. Stucco Over Foam Veneer Trims
7. Roof Vents - typical
15. Guard rail/hand rail (see floor plan for specifications and requirements)
16. 26 gauge galvanized weep screed below stucco or stone veneer a minimum 4 inches above grade, or 2 inches above paved surfaces - typ.
21. Stone veneer finish:
 - moisture barrier layer that is equivalent to 2 layers of grade D paper per CRC R703.12.3
 - metal lath
 - scratch coat
 - setting bed
 - veneer stones
22. 1 COAT STUCCO SYSTEM
 1. 15# Moisture layer overlay,
 - then 1" foam layer, wire mesh,
 - 1 coat base stucco (3/8" to 1/2" thick 4) finish colored layer,
 - Acrylic primer layer before the finish layer is optional.
 - has 26-gauge galvanized weep screed at foundation plate line at least 4-inches above grade or 2-inches above concrete or paving.
29. EXTERIOR PLYWOOD SHEATHING MINIMUM 3/8" PLYWOOD SHEATHING AT ALL EXTERIOR WALLS, COLUMNS, AND UNDER COVER PORCH CEILINGS - TYPICAL (PER PLAN)

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ELEVATIONS

PROJECT NAME
762 GLEN MARY WAY
FOLSOM, CA 95630
APN: 072-2290-001-0000

OWNER-CONTACT
VASILISA V. ISAEV
(916) 267 7479

PROJECT
24-041

DATE
06/24/2024

DESIGNER
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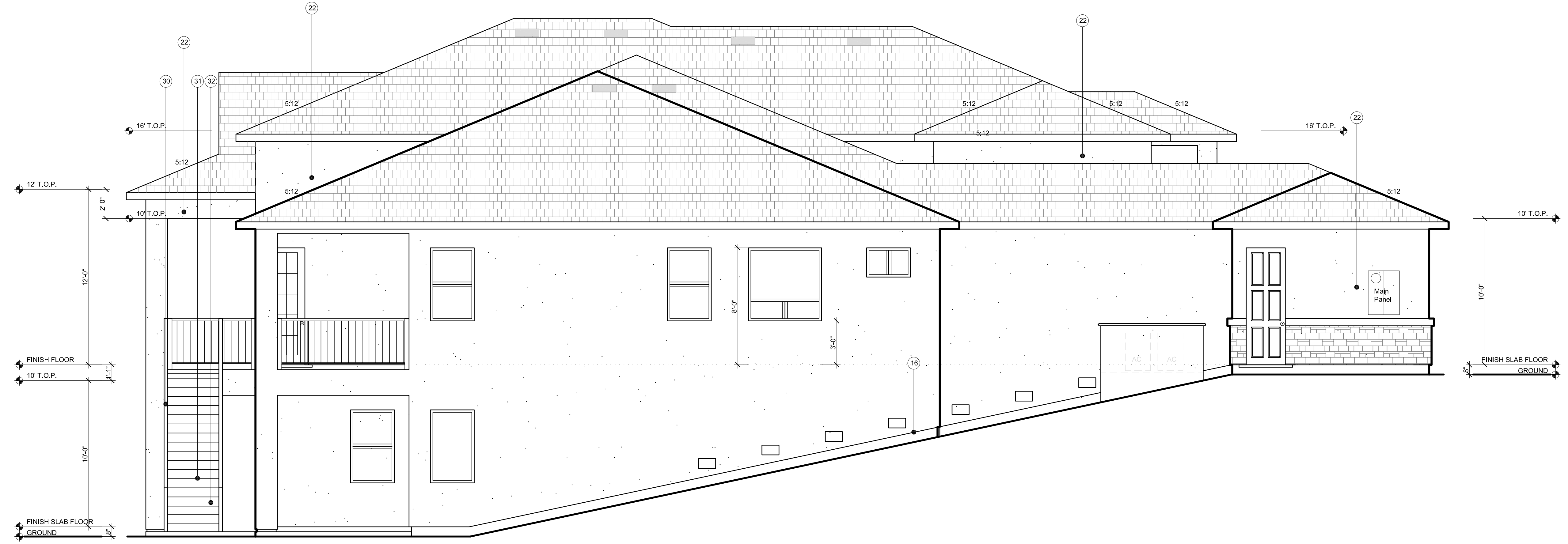
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A5.1

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



LEFT ELEVATION
SCALE 1/4" = 1'-0"

SEE page A1.2 & AG1 for Building Code requirements

- KEYNOTES**
- Class A concrete tile roof over 30# felt layer. Color and style per owner selection.
 - 7" metal gutter attached directly to trusses' s overhanging ends.
 - Address number plate on the building elevation which shall be clearly visible from the adjacent access street or road. The numbers shall be no less than 4" in height and 1/2" in width and shall be of a contrasting color and illuminated at night.
 - Stucco Over Foam Veneer Trims
 - Roof Vents - typical
 - Guard rail/hand rail (see floor plan for specifications and requirements)
 - 26 gauge galvanized weep screed below stucco or stone veneer a minimum 4 inches above grade, or 2 inches above paved surfaces - typ.
 - Stone veneer finish:**
 - moisture barrier layer that is equivalent to 2 layers of grade D paper per CRC R703.12.3
 - metal lath
 - scratch coat
 - setting bed
 - veneer stones
 - 1 COAT STUCCO SYSTEM**
 - 1 1/2" Moisture layer overlay,
 - then 1" foam layer, wire mesh,
 - 1 coat base stucco 3/4" to 1" thick 4) finish colored layer.
 - Acrylic primer layer before the finish layer is optional.
 - has 26-gauge galvanized weep screed at foundation plate line at least 4-inches above grade or 2-inches above concrete or paving.
 - EXTERIOR PLYWOOD SHEATHING**
MINIMUM 3/8" PLYWOOD SHEATHING AT ALL EXTERIOR WALLS, COLUMNS, AND UNDER COVER PORCH CEILING - TYPICAL (PER PLAN)

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APN: 072-2290-001-0000**

OWNER-CONTACT
**VASILISAIEV
(916) 267 7479**

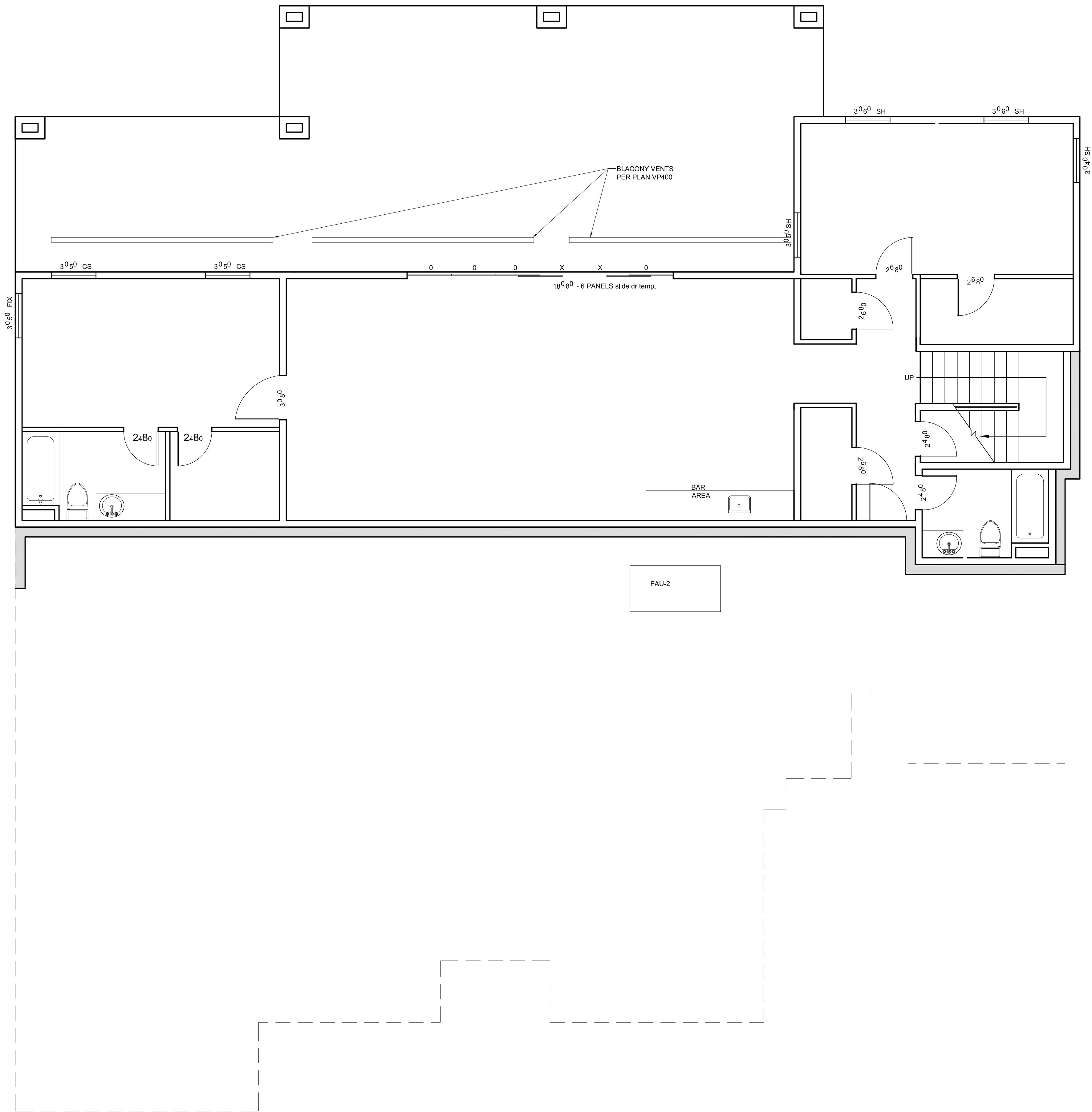
PROJECT
24-041

DATE
06/24/2024

DESIGNER
DV

Sheet
A5.2

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

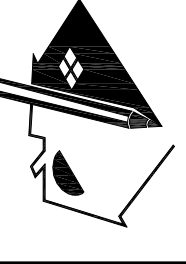


BALCONY VENTS

SCALE 1/4" = 1'-0"

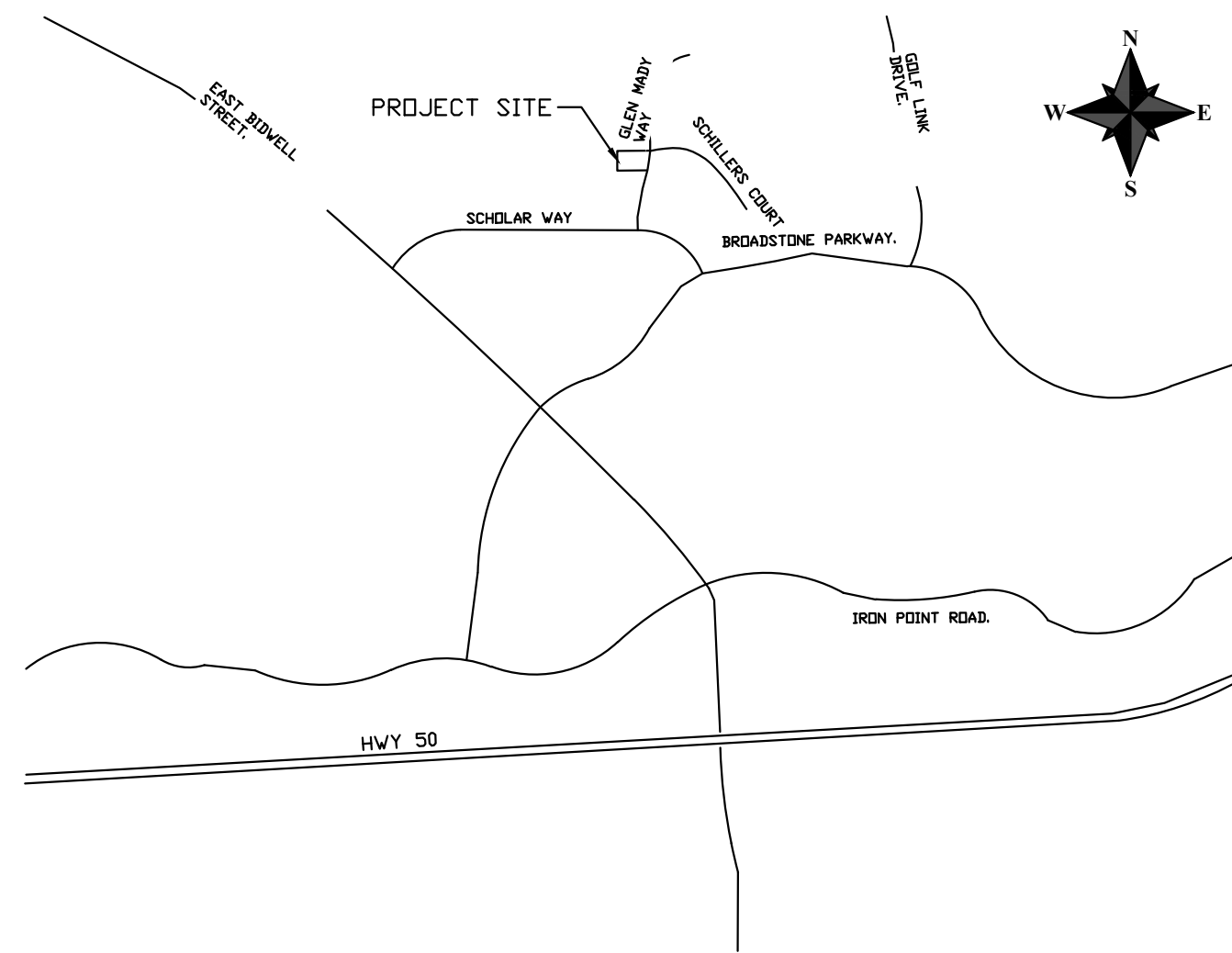
OWNER / CONTRACTOR NOTE:

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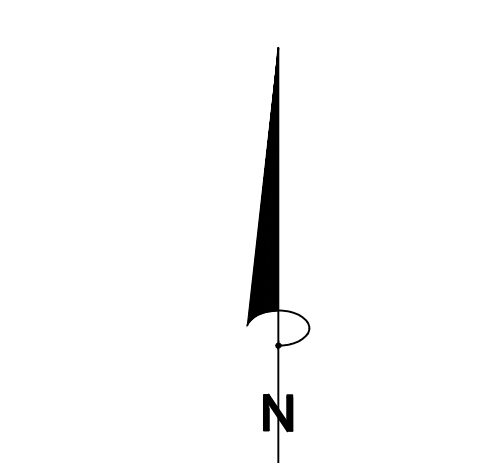
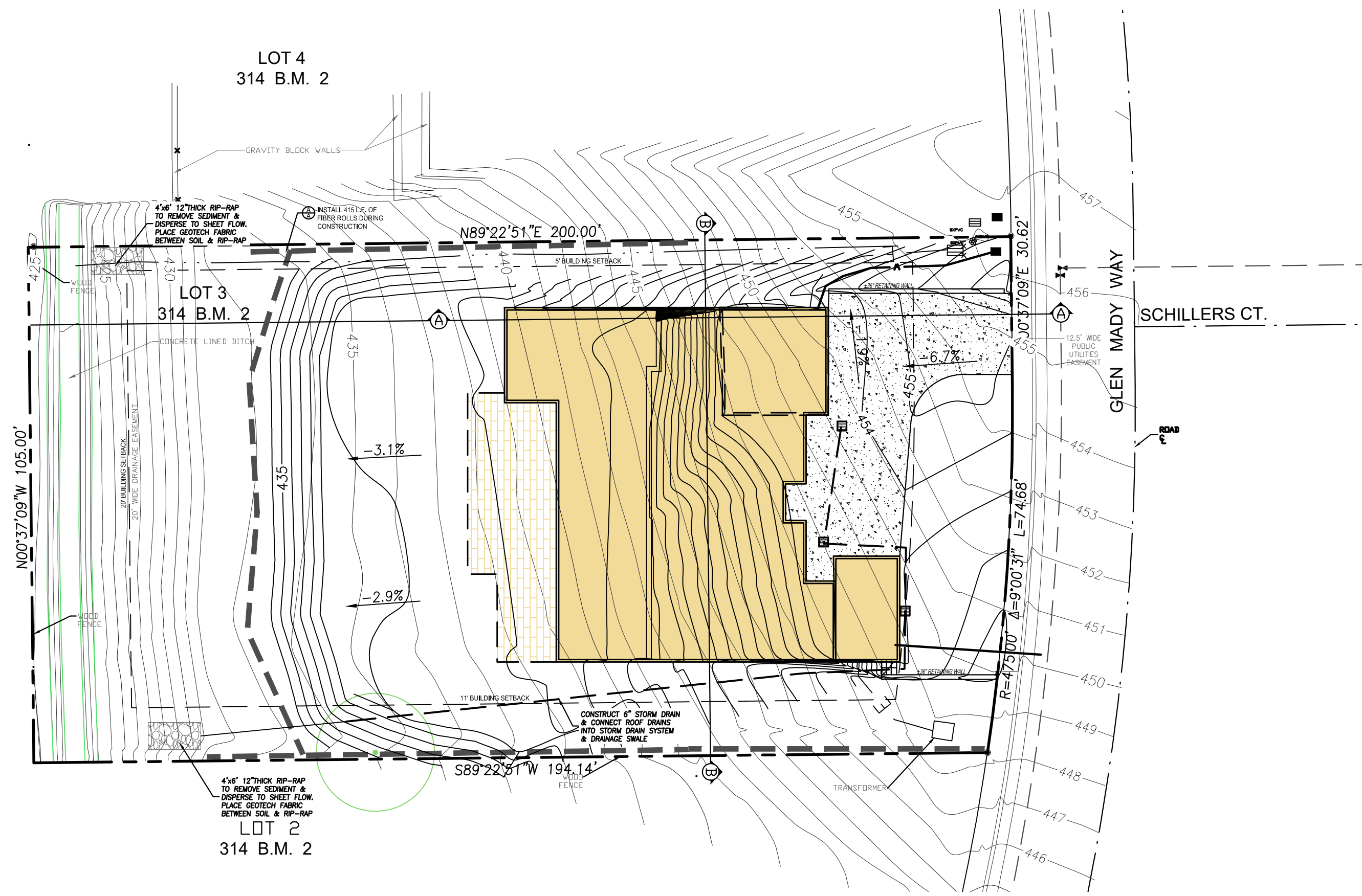
PH (916) 332 2282 Fineline DRAFTING INC.  fineline300@Comcast.net www.finelineDinc.com 5330 Primrose Drive suite 119, Sacramento, CA, 95841	BALCONY VENTS PLAN	762 GLEN MARY WAY FOLSOM, CA 95630 APN: 072-2290-001-0000	OWNER-CONTACT VASILI ISAEV (916) 267 7479	PROJECT 24-041	DATE 09/04/2024	DESIGNER DV	Sheet A5.3
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CITY OF FOLSOM

RESIDENTIAL PLANS FOR: 762 GLEN MADY WAY



VICINITY MAP
NO SCALE



KEY MAP
SCALE: 1" = 20'

PROJECT CONSULTANTS
PROPERTY CONTACT:
VASILISA ISAEV
762 GLEN MADY
FOLSOM, CA 95630

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:
SAN JUAN WATER DISTRICT

SEWER DISPOSAL:
CITY OF FOLSOM

ELECTRICAL UTILITIES:
SACRAMENTO MUNICIPAL UTILITY DISTRICT

EXISTING & PROPOSED ZONING:
R-1-M

DRAWING SHEET INDEX

G1 - TITLE SHEET
G2 - GRADING PLAN
G3 - SECTIONS

CONTRACTOR'S NOTES

PROJECT SHALL COMPLY WITH THE 2022 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:**
- 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.
 - 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.
 - THE CONTRACTOR SHALL PERFORM ALL GRADING, EXCAVATION, EMBANKMENT AND COMPACTION OPERATIONS IN ACCORDANCE WITH THE APPROVED RECOMMENDATIONS UNDER THE INSPECTION OF THE SOILS ENGINEER.
 - 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 SACRIFICED TO 6" BELOW SUBGRADE AND REPLACED AT 95% RELATIVE COMPACTION. COMPACTION TESTING SHALL BE IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND COMPACTION REPORTS SHALL BE PREPARED BY THE SOILS ENGINEER AND SUBMITTED TO THE COUNTY BUILDING DEPARTMENT PRIOR TO ANY FOUNDATION, FOOTING INSPECTIONS.
 - 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 ORDINANCE.
 - ALL FOOTINGS WILL BE SUPPORTED BY UNDISTURBED, NATIVE SOIL.
 - APPROVAL SHALL BE OBTAINED FROM THE BUILDING OFFICIAL PRIOR TO ANY GRADING ACTIVITY OCCURRING BETWEEN OCTOBER 15TH - APRIL 15TH.
 - 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.
 - ROCKERY WALLS TO BE INSPECTED BY WALL ENGINEER.
 - 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	=	1,415	CY
FILL	=	1,415	CY
IMPORT	=	00	CY

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

*POOL EXCAVATION NOT INCLUDED.

- INSPECTIONS:**
- 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.
 - ALL CONSTRUCTION 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 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	1,425 s.f.	6.8%
HOUSE AREA	4,325 s.f.	20.8%
NATURAL AREA/OPEN SPACE	15,105 s.f.	72.4%
TOTALS:	20,855 s.f.	100.0%

TOTAL LOT COVERAGE AREA:
4,325 sf (HOUSE) + 1,425 sf (CONC & PVM) = 5,750 sf / 20,855 sf (LOT AREA) = 27.6%

- EROSION CONTROL NOTES**
- ALL SURFACES DAMAGED BY THE ACTIONS OF THE CONTRACTOR SHALL BE RESTORED TO EQUAL OR BETTER THAN THE ORIGINAL CONDITION.
 - 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 WITH 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.
 - SEED, FERTILIZER, AND MULCH SHALL BE APPLIED BETWEEN SEPTEMBER 15 AND OCTOBER 15. REMOVAL OF NATIVE VEGETATION SHALL BE MINIMIZED.
 - 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 APPROPRIATE 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**
- 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.
 - 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.
 - 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.
 - 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.
 - ALL AREAS WITH VEHICLE TRAFFIC SHALL BE WATERED OR HAVE DUST PALLIATIVE APPLIED AS NECESSARY FOR REGULAR STABILIZATION OF DUST EMISSIONS.
 - ALL MATERIAL TRANSPORTED OFFSITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT PUBLIC NUISANCE.
 - PAVED STREETS ADJACENT TO THE PROJECT SHALL BE SWEEPED 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.
 - 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**
- ALL CLASS 2 AGGREGATE BASE (AB) SHALL BE COMPACTED TO 95% COMPACTION.
 - ALL ASPHALT CONCRETE SHALL BE 3/4" MAXIMUM, MEDIUM TYPE "B" PER SECTION 39 OF CALTRANS STANDARD SPECIFICATIONS.
 - THE TOP 12" OF SUBGRADE SHALL BE COMPACTED TO 90% COMPACTION FOR ALL STRUCTURAL SECTIONS (AC/AB & PCC) PER THE GEOTECHNICAL ENGINEERING REPORT.
 - PORTLAND CEMENT CONCRETE (PCC) SHALL BE 3/4" MAXIMUM AGGREGATE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.
 - SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DESIGN OF ALL BUILDING COMPONENTS.
 - 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.
 - PCC FINISH:
 - SIDEWALKS: LIGHT BROOM, TEXTURE PERPENDICULAR TO THE DIRECTION OF TRAVEL WITH TROWELED AND RADIUS EDGE, 1/4" RADIUS.
 - CURBS & GUTTERS: MEDIUM BROOM, TEXTURE PARALLEL TO PAVEMENT DIRECTION.
 - PLACE CURING COMPOUND ON EXPOSED PCC SURFACES IMMEDIATELY AFTER FINISHING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - ADJUST ALL EXISTING GRATES & UTILITY BOXES TO GRADE AS REQUIRED BY PROPOSED IMPROVEMENTS.

DESIGNED: K/JN
DRAWN: KZN
CHECKED BY: K/JN
DATE: May 7, 2024
PROJECT No.: 24-175
DWG. NAME: 24-175 Glen Mady 02.dwg

REVISIONS

NO.

TITLE SHEET FOR:
ISAEV PROPERTY
762 GLEN MADY WAY
A.P.N. 072-2290-001

CALIFORNIA
COUNTY OF SACRAMENTO

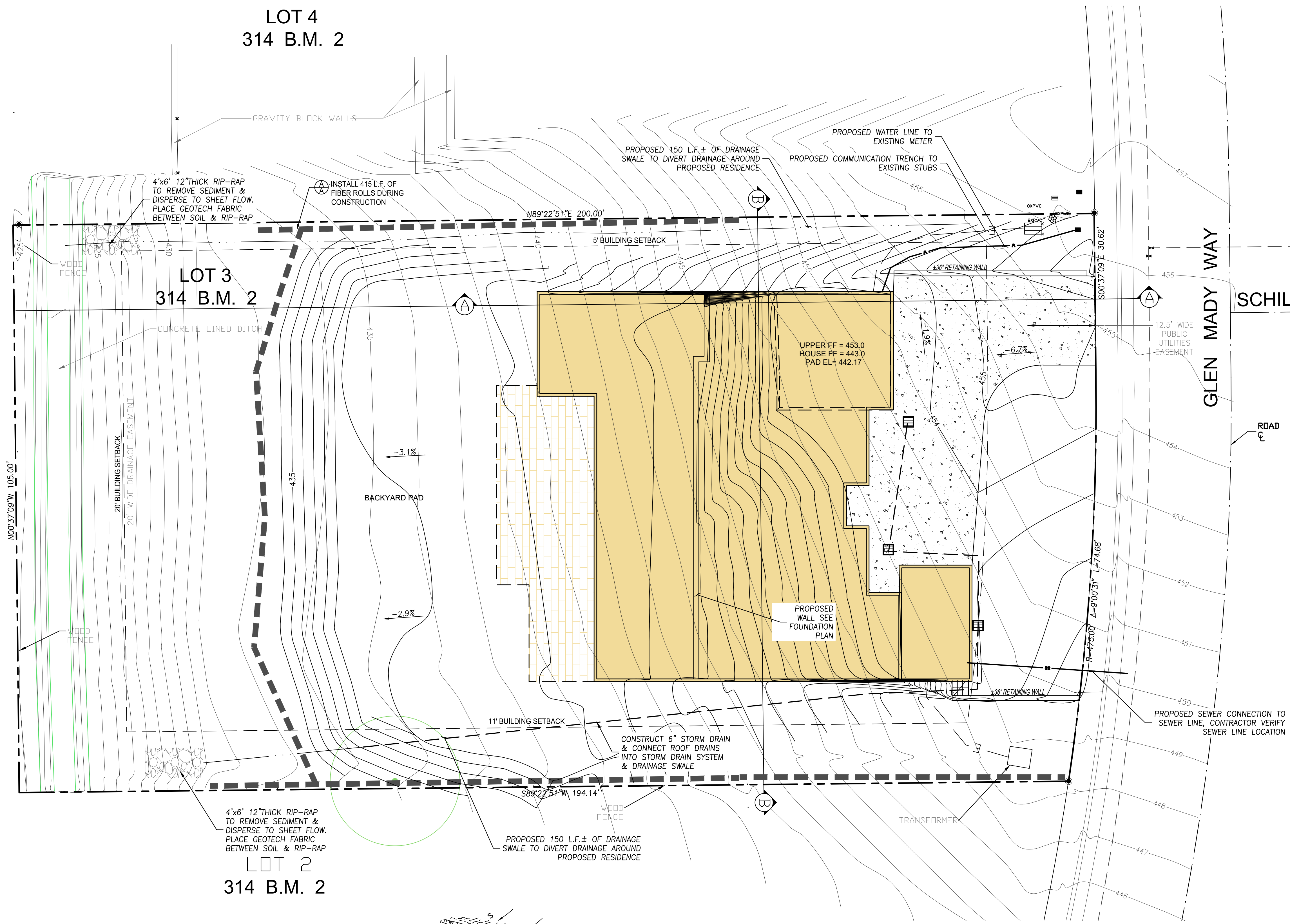
NELSON ENGINEERING
Civil Engineering, Surveying, & Land Planning
14028 Camas Court
Penn Valley, CA 95946
e-mail: kevin@nelsonengineer.com
www.nelsonengineer.com
No. 55101
Exp. 6-30-2024
CIVIL
STATE OF CALIFORNIA

G1

LOT 4
314 B.M. 2

LOT 3
314 B.M. 2

LOT 2
314 B.M. 2



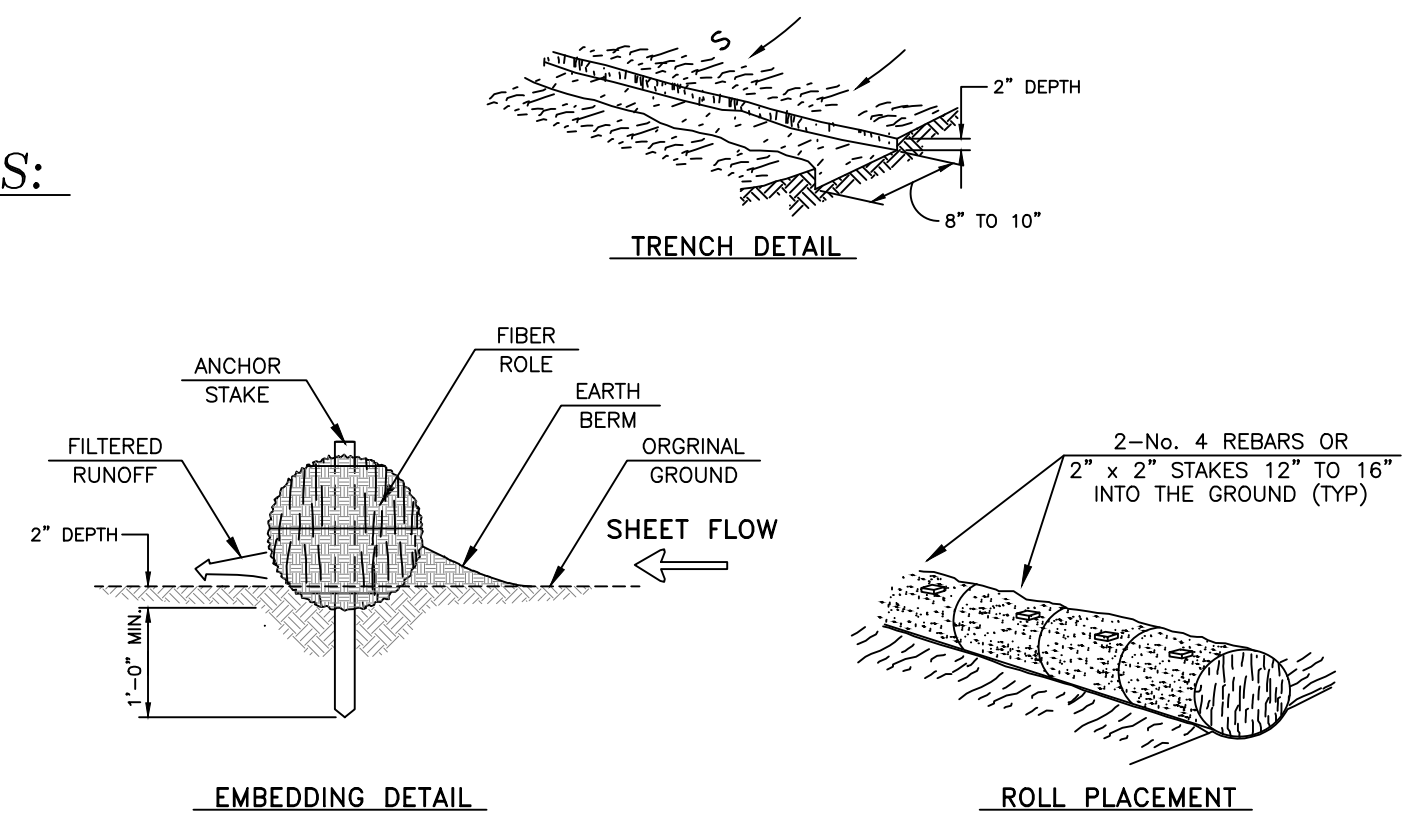
1. THE PROJECT SHALL CONFORM TO THE FOLSOM MUNICIPAL CODE (FMC) FOR PROTECTION OF SURFACE WATERS AND URBAN RUN-OFF. IN ADDITION, SITES OF ONE ACRE OR MORE SHALL COMPLY WITH THE STATE'S NPDES GENERAL CONSTRUCTION PERMIT.
2. THE PROJECT OWNER SHALL DESIGNATE AN EROSION AND SEDIMENT CONTROL (ESC) MANAGER 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 SWEEP 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.
12. HYDROSEED PLACED AFTER SEPTEMBER 15TH SHALL BE USED WITH A SECONDARY PROTECTION METHOD SUCH AS A MAT OR BLANKET SPECIFICALLY DESIGNED TO FACILITATE GERMINATION AND GROWTH.
8. PROTECTED AREAS SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCING. ADDITIONAL SIGNAGE MAY BE REQUIRED TO IDENTIFY THE RESOURCE BEING PROTECTED AND/OR PROVIDE ADDITIONAL INSTRUCTIONS TO CONSTRUCTION PERSONNEL.
9. CEMENTITIOUS, PAINT, WASTE, AND HAZARDOUS MATERIALS SHALL BE HANDLED, COVERED, AND/OR STORED PROPERLY TO AVOID SPILLS, LEAKAGE, AND CONTACT WITH RAIN OR STORMWATER RUNOFF.
21. 10. UPON COMPLETION OF THE PROJECT, ALL BMPs SHALL BE REMOVED ONCE LANDSCAPING IS 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 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 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 & 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.

TEMPORARY EROSION CONTROL MEASURES:

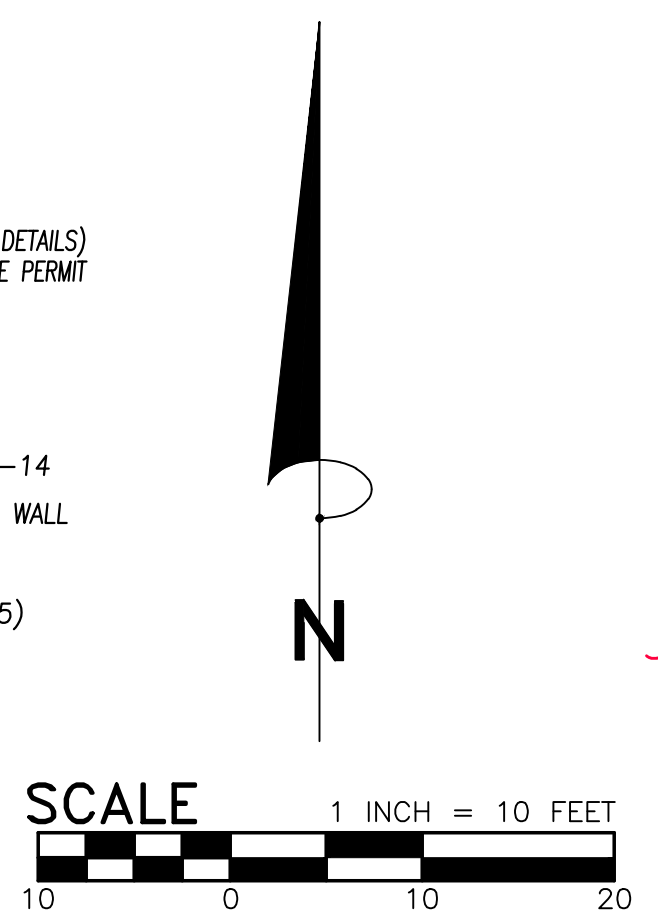
1. CUT AND FILL QUANTITIES SHALL BE HELD TO A MINIMUM.
2. UNNECESSARY SOIL DISTURBANCE SHALL BE MINIMIZED BY RESTRICTING HEAVY EQUIPMENT ACTIVITY AND VEHICULAR MOVEMENT TO THE IMMEDIATE AREA OF THE PLANNED ROAD IMPROVEMENTS.
3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER BEING CONSTRUCTED 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.



FIBER ROLL SEDIMENT BARRIER DETAIL A

LEGEND

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



DESIGNED: KJN
DRAWN: KJN
CHECKED BY: KJN
DATE: May 7, 2024
PROJECT No.: 24-175
DWG. NAME: 24-175 Glen Mady 02.dwg

NO. REVISIONS

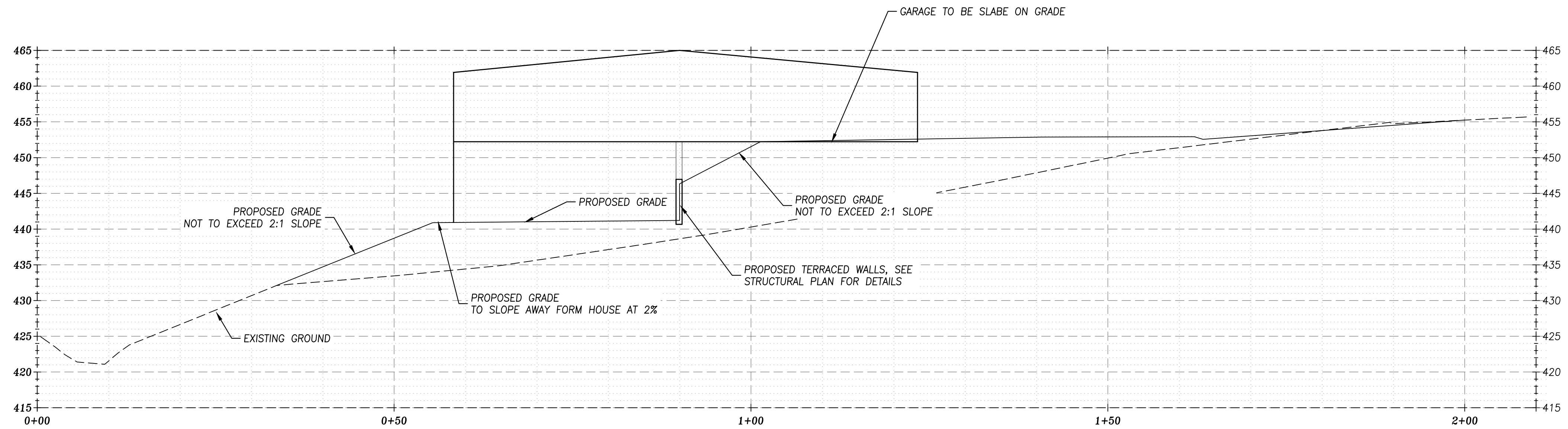
TITLE SHEET FOR:
ISAIEV PROPERTY
762 GLEN MADY WAY
A.P.N. 072-2290-001

NELSON ENGINEERING
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REGISTERED PROFESSIONAL ENGINEER
REVIN J. NELSON
No. 55101
Exp. 6-30-2024
CIVIL
STATE OF CALIFORNIA

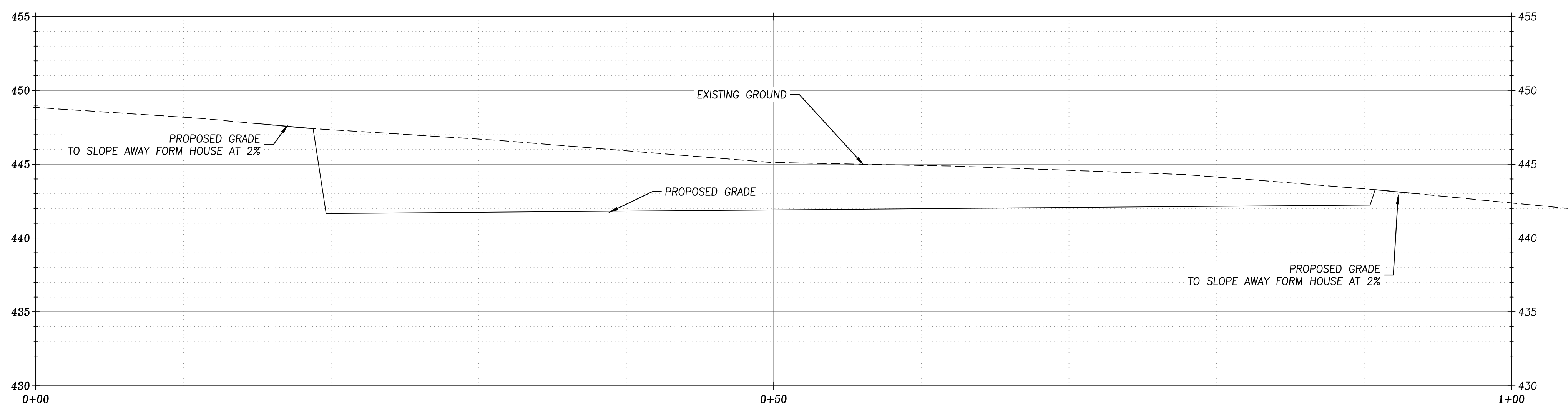
COUNTY OF SACRAMENTO, CALIFORNIA

G2



SITE SECTION A
3

HOR. SCALE: 1" = 10'
VERT. SCALE: 1" = 10'



SITE SECTION B
3

HOR. SCALE: 1" = 5'
VERT. SCALE: 1" = 5'

DESIGNED: K/JN
DATE
DRAWN: KZN
CHECKED BY: K/JN
DATE: May 7, 2024
PROJECT No.: 24-175
DWG. NAME: 24-175 Gen. Map 2P.dwg

NO.	REVISIONS

CALIFORNIA

SECTIONS FOR:
ISAEV PROPERTY
 762 GLEN MARY WAY
 A.P.N. 072-2290-001

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