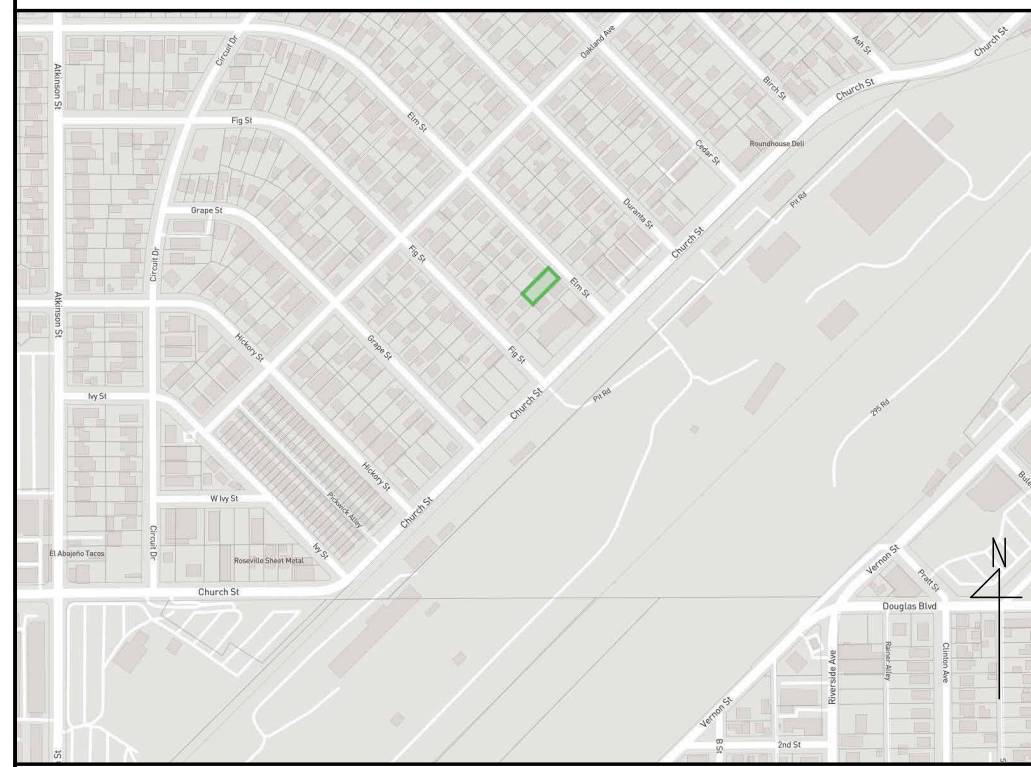


VICINITY MAP/ N.T.S.



PROJECT INFORMATION:

DEVELOPER: -	OWNERS: -	ZONING: R3 - MULTI-FAMILY HOUSING
PROPERTY DESCRIPTION: 113 ELM STREET, ROSEVILLE, CA 95678, APN: 012-172-020-000	PROJECT AREA: 6,162 SQ-FT ±	
SCOPE OF WORK: NEW DUPLEX WITH TWO ADUS		
SETBACKS: FRONT: 20 FT FOR INTERIOR LOTS SIDES: 5 FT INTERIOR; 20 FT MINIMUM ON ALL STREET FRONTAGES REAR: 20 FT; 20 FT MINIMUM ON ALL STREET FRONTAGES		
BUILDING INTENSITY MAXIMUM LOT COVERAGE: 50% MAXIMUM BUILDING HEIGHT: 45 FT MAX. NUMBER OF PRIMARY DWELLING UNITS PER LOT: AS PROVIDED BY GENERAL PLAN, BUT A MINIMUM OF 3 DWELLINGS MAX. NUMBER OF ACCESSORY DWELLING UNITS PER LOT: UP TO 2 DWELLINGS		
PARKING SPACE REQUIREMENTS: SINGLE-FAMILY AND TWO-FAMILY: 2 PER DWELLING ACCESSORY DWELLING UNITS: STUDIOS- NONE 1+ BEDROOMS - 1 PER DWELLING		
SERVICE & SCHOOL DISTRICTS NEIGHBORHOOD ASSOCIATION: ROSEVILLE HEIGHTS ELEMENTARY SCHOOL DISTRICT: ROSEVILLE ELEMENTARY SCHOOL DISTRICT HIGH SCHOOL DISTRICT: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT		

DC Exhibit A



TANGENT DESIGN & ENGINEERING
4095 DEL MAR AVE, STE. 10,
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PHONE: (530) 537-2288

113 ELM STREET,
ROSEVILLE, CA 95678,
APN: 012-172-020-000

SITE PLAN

OWNER CONTACT: Sugarloaf Investments LLC ask386@gmail.com (916) 205-3530	PROJECT: 1:1471
DESIGNED: P.Zarj	PZ
DRAWN: RM	RM
DATE: 1/20/2026 7:09:57 AM	
DATE: 1/16/2025	2nd CDR Corrections
DATE: 1/16/2025	2

SHEET:

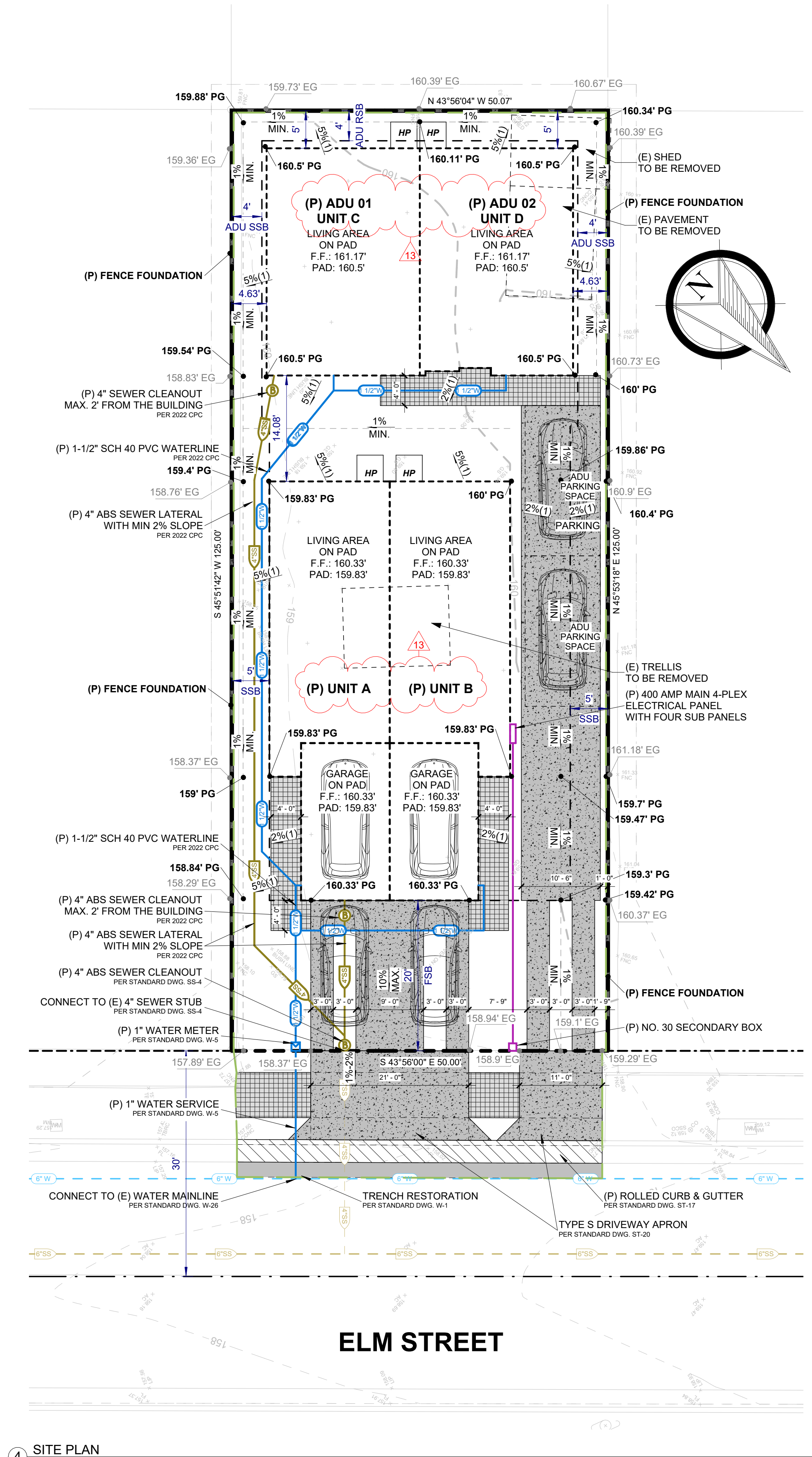
A2

LEGEND

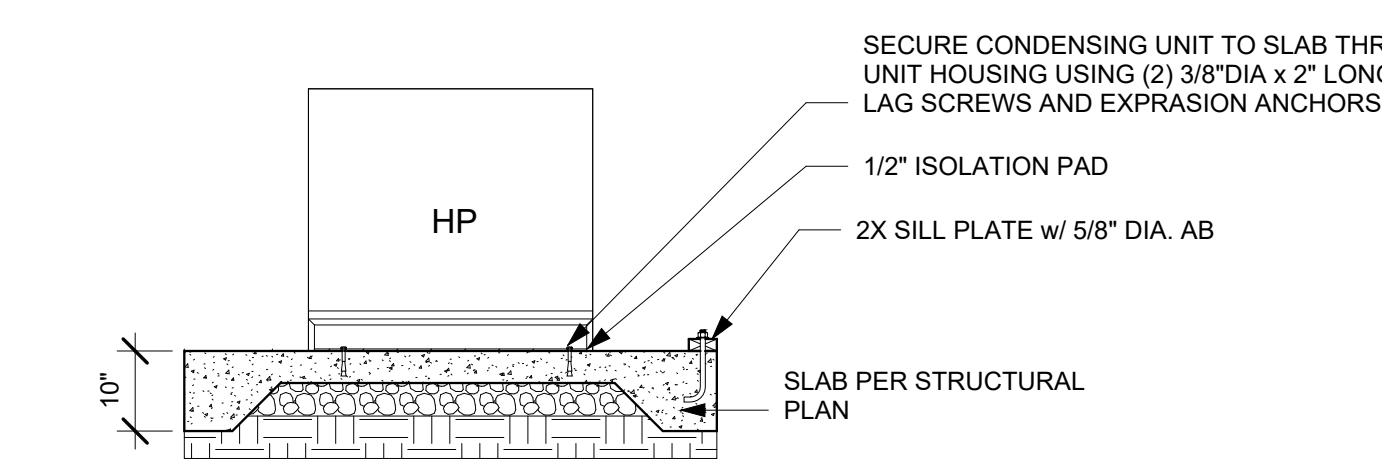
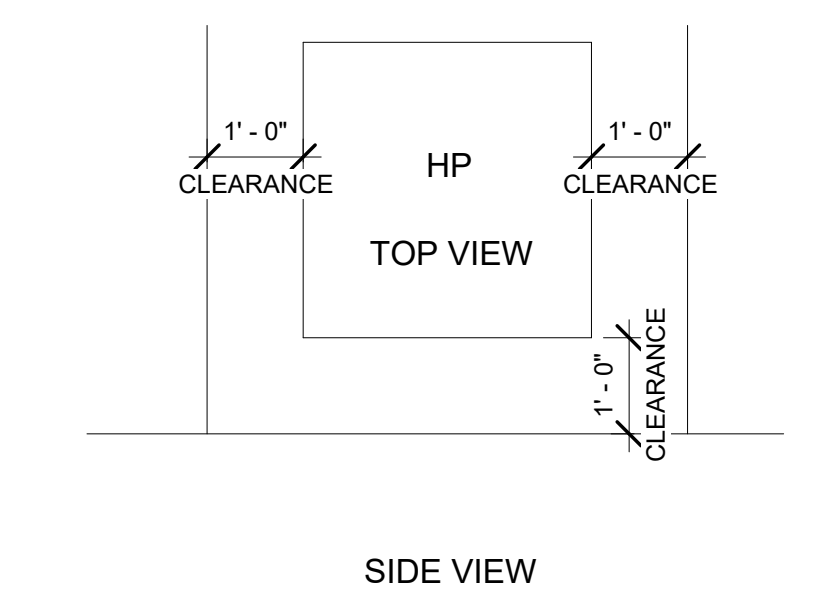
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	PROPERTY LINE	
	SETBACK LINE	
	RIGHT OF WAY EDGE / EASEMENT	
	RIGHT OF WAY CENTERLINE	
	BENCHMARK	
	STRUCTURE	
	ROADWAY CONCRETE	
	SIDEWALK CONCRETE	
	FENCE	
UTILITIES		
	WATER LINE	
	WATER METER	
	SEWER LINE	
	SEWER MANHOLE	
	SEWER CLEANOUT	
	ELECTRICAL LINE/CONDUIT	
	ELECTRICAL POLE	
	ELECTRICAL TRANSFORMATOR	
	ELECTRICAL SECONDARY BOX	
GRADING & DRAINAGE		
	GRADING LIMITS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	SURFACE SLOPE DIRECTION	
	STORM WATER FLOW DIRECTION	
EROSION & SEDIMENT CONTROL		
	TREE PROTECTION ZONE	
	STORAGE CONSTRUCTION	
	STABILIZED CONSTRUCTION	
	FIBER ROLLS	

ABBREVIATIONS

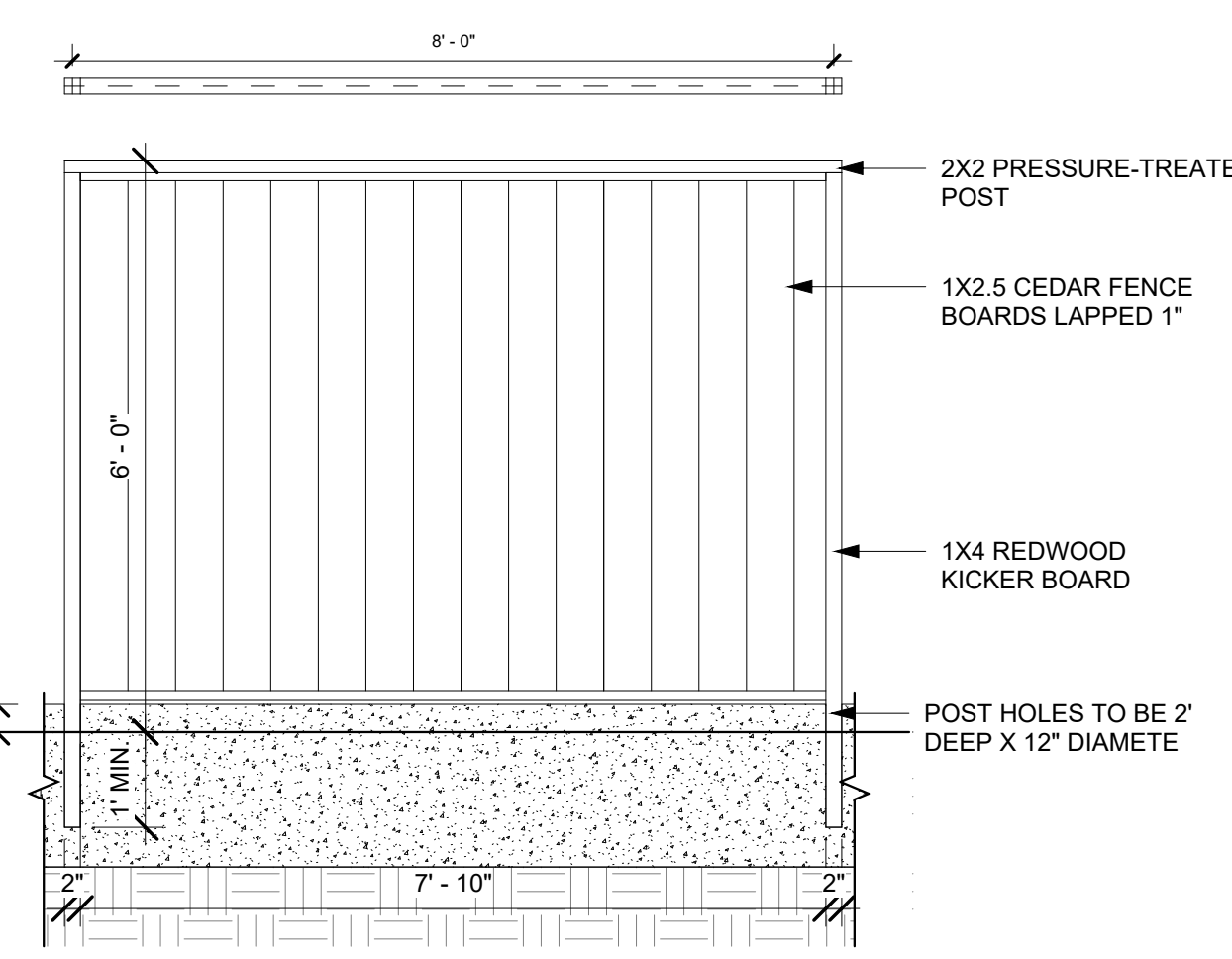
ABBR.	DESCRIPTION
(E)	EXISTING
(P)	PROPOSED
AC	ASPHALT CONCRETE
APN	ASSESSOR PARCEL NUMBER
CL	CENTERLINE OF THE RIGHT OF WAY
DS	DRAINAGE SEWER
EG	EXISTING GRADE
EH	EXPOSED HEIGHT
FG	FINISHED GRADE
FH	FIRE HYDRANT
FF	FINISHED FLOOR
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
SS	SANITARY SEWER
WM	WATER METER
WV	WATER VALVE



4 SITE PLAN
1" = 10'-0"



3 A-HP SCREEN DETAIL
1/2" = 1'-0"



5 A-FENCE DETAIL
1/2" = 1'-0"

SHEET INDEX

A2	SITE PLAN
GP1	GRADING & DRAINAGE PLAN
A3	FLOOR PLAN
A4	DUPLEX ELEVATIONS
A5	ADUS ELEVATIONS
A6	DUPLEX ROOF PLAN
A7	ADU ROOF PLAN
A9	LANDSCAPE / IRRIGATION PLAN
A10	COLORBOARD

DC Exhibit A

BENCHMARK NOTES

BENCHMARK: CITY BM 17 ELEV: 154.00 (NAVD88)
 4" BRASS DISC STAMPED, "2018 PLS 8278" LOCATED AT TOP OF CURB AT EAST CURB RETURN, NORTHEAST CORNER MAIN STREET AND ATHAN AVENUE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL WITH THAT CERTAIN SUBDIVISION MAP ENTITLED, "ROSEVILLE HEIGHTS", FILED IN BOOK B OF MAPS, AT PAGE 43, OFFICIAL PLACER COUNTY RECORDS.

TOPOGRAPHICAL SURVEY

SGI SURVEYORS GROUP, INC.
 9001 FOOTHILLS BLVD., SUITE 170
 ROSEVILLE, CA 95747

CONSULTANT GRADING NOTES:

- MINIMUM SLOPES AWAY FROM THE FOUNDATIONS SHOULD BE 2% FOR IMPERVIOUS AND 5% FOR POROUS COVERINGS
- 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 95%. DRIVEWAYS COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95%.
- 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.
- ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND IF REQUIRED BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST.

OVERALL QUANTITIES SUMMARY

#	DESCRIPTION	ON-SITE	OFF-SITE	OVERALL	UNITS
1	TOTAL AREA	0.14	N/A		AC
2	SURFACE CALCULATIONS:				
2.1	EXISTING IMPERVIOUS AREA	1,636	N/A		AC
2.2	ADDED/REPLACED IMPERVIOUS AREA	4,301	494		AC
2.3	PROPOSED OVERALL IMPERVIOUS AREA	4,301	494		AC
2.4	EXISTING PERVIOUS AREA	5,272	N/A		AC
2.5	PROPOSED PERVIOUS AREA	1,797	84		AC
3	EARTHWORKS:				
3.1	AREA OF DISTURBANCE	0.14	0.018	0.158	AC
3.2	CUT VOLUME	51	23	74	CY
3.3	FILL VOLUME	74	0	74	CY
3.4	EXPORT VOLUME	0	0	0	CY
3.5	IMPORT VOLUME	0	0	0	CY

CONSULTANT DRAINAGE NOTES:

- ALL GRADES SHOULD PROVIDE RAPID REMOVAL OF SURFACE WATER RUNOFF; PONDING WATER SHOULD NOT BE ALLOWED ON BUILDING PADS OR ADJACENT TO FOUNDATIONS OR OTHER STRUCTURAL IMPROVEMENTS (DURING AND FOLLOWING CONSTRUCTION).
- ALL SOILS PLACED AGAINST FOUNDATIONS DURING FINISH GRADING SHOULD BE COMPACTED TO MINIMIZE WATER INFILTRATION.
- FINISH AND LANDSCAPE GRADING SHOULD INCLUDE POSITIVE DRAINAGE AWAY FROM ALL FOUNDATIONS.
- DOWNSPOUTS SHOULD BE TIGHT PIPED VIA AN AREA DRAIN NETWORK AND DISCHARGED TO AN APPROPRIATE NON-EROSIVE OUTLET AWAY FROM ALL FOUNDATIONS.
- SLOPE FOOTING AND "RIGID-WALL" PIPES ALONG FLOW LINE PARALLEL TO WALL AT LEAST 1% GRADIENT TO DRAIN TO AN APPROPRIATE OUTFALL AREA AWAY FROM RESIDENCE.
- USE "SWEEPS" FOR DIRECTIONAL CHANGES IN DRAINAGE PIPE FLOW (DO NOT USE 90° ELBOWS).
- PROVIDE PERIODIC "CLEAN-OUTS".
- WASHED CLEAN PERMEABLE MATERIAL TO BE USED.

CONSULTANT EXISTING UTILITY NOTES

- THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS 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.
- THE CONTRACTOR IS CAUTIONED THE ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPE, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY AND ALL EXISTING UTILITIES (IE. STORM DRAIN, WATER, GAS, PHONE, ELECTRIC AND ANY OTHER UTILITIES THAT MAY EXIST) AND AVOID THEM.

NOTES:

A RIGHT OF ENTRY WILL BE REQUIRED FOR THE CONSTRUCTION OF THE CURB AND FENCE.



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 info@tangentde.com
 PHONE: (530) 637-2288

PRELIMINARY NOT FOR CONSTRUCTION

113 ELM STREET,
 ROSEVILLE, CA 95678,
 APN: 012-172-020-000

GRADING & DRAINAGE PLAN

PROJECT NAME:
 Sugarloaf Investments LLC
 ask386@gmail.com
 PROJECT: 1-1471
 E.O.R.: SERGEY KISEL R.C.E.: C77690
 DRAWN: OZ
 DATE: 1/28/2026 12:54:54 PM

GP1

LEGEND

EXISTING (E)	DESCRIPTION	PROPOSED (P)
	PROPERTY LINE	
	SETBACK LINE	
	RIGHT OF WAY EDGE / EASEMENT	
	RIGHT OF WAY CENTERLINE	
	BENCHMARK	
	STRUCTURE	
	ROADWAY CONCRETE	
	SIDEWALK CONCRETE	
	FENCE	

UTILITIES

	WATER LINE	
	WATER METER	
	SEWER LINE	
	SEWER MANHOLE	
	SEWER CLEANOUT	
	ELECTRICAL LINE/CONDUIT	
	ELECTRICAL POLE	
	ELECTRICAL TRANSFORMATOR	
	ELECTRICAL SECONDARY BOX	

GRADING & DRAINAGE

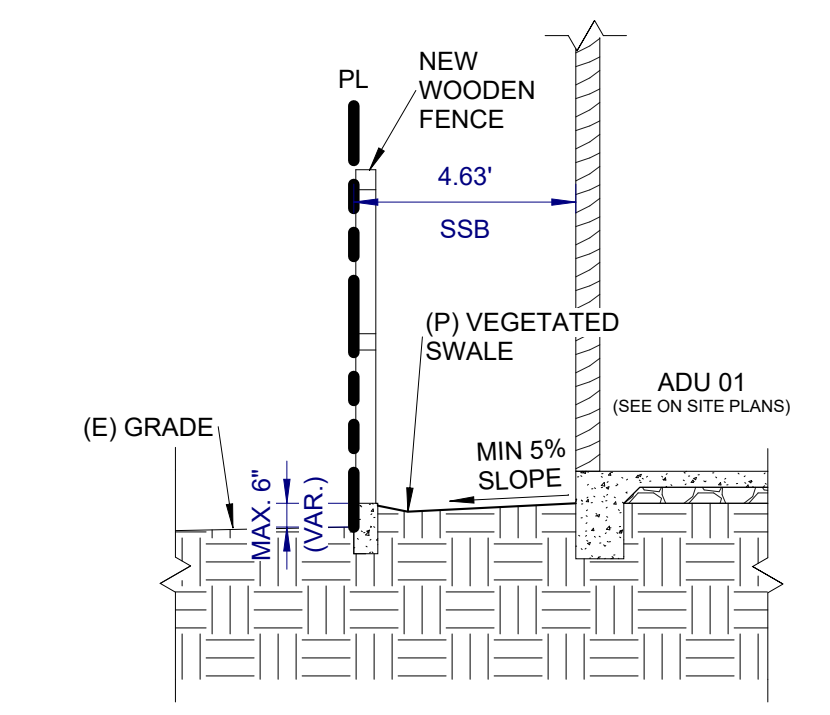
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	MAJOR CONTOUR	
	MINOR CONTOUR	
	SURFACE SLOPE DIRECTION	
	STORM WATER FLOW DIRECTION	

EROSION & SEDIMENT CONTROL

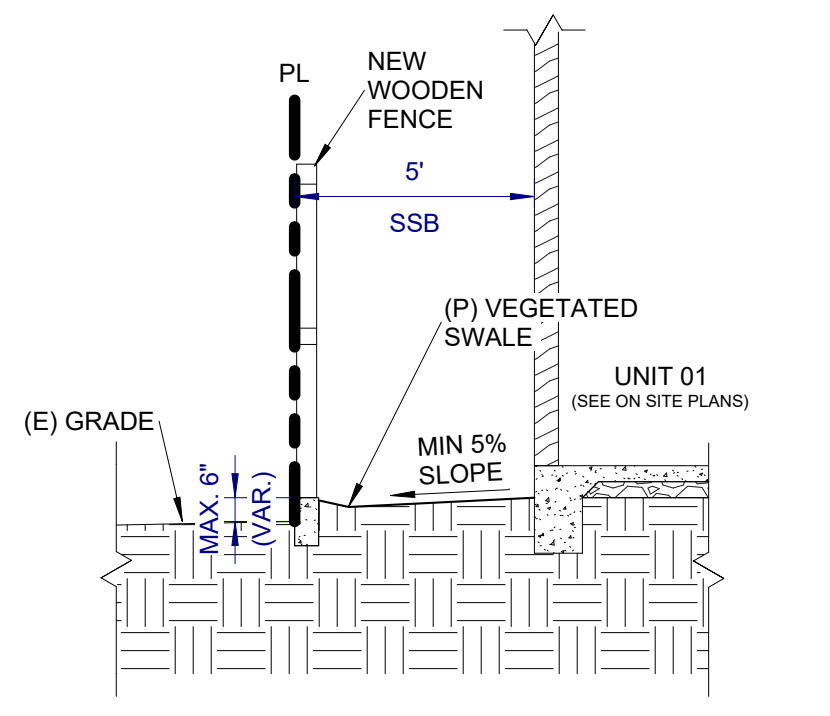
	TREE PROTECTION ZONE	
	STORAGE CONSTRUCTION	
	STABILIZED CONSTRUCTION	
	FIBER ROLLS	

ABBREVIATIONS

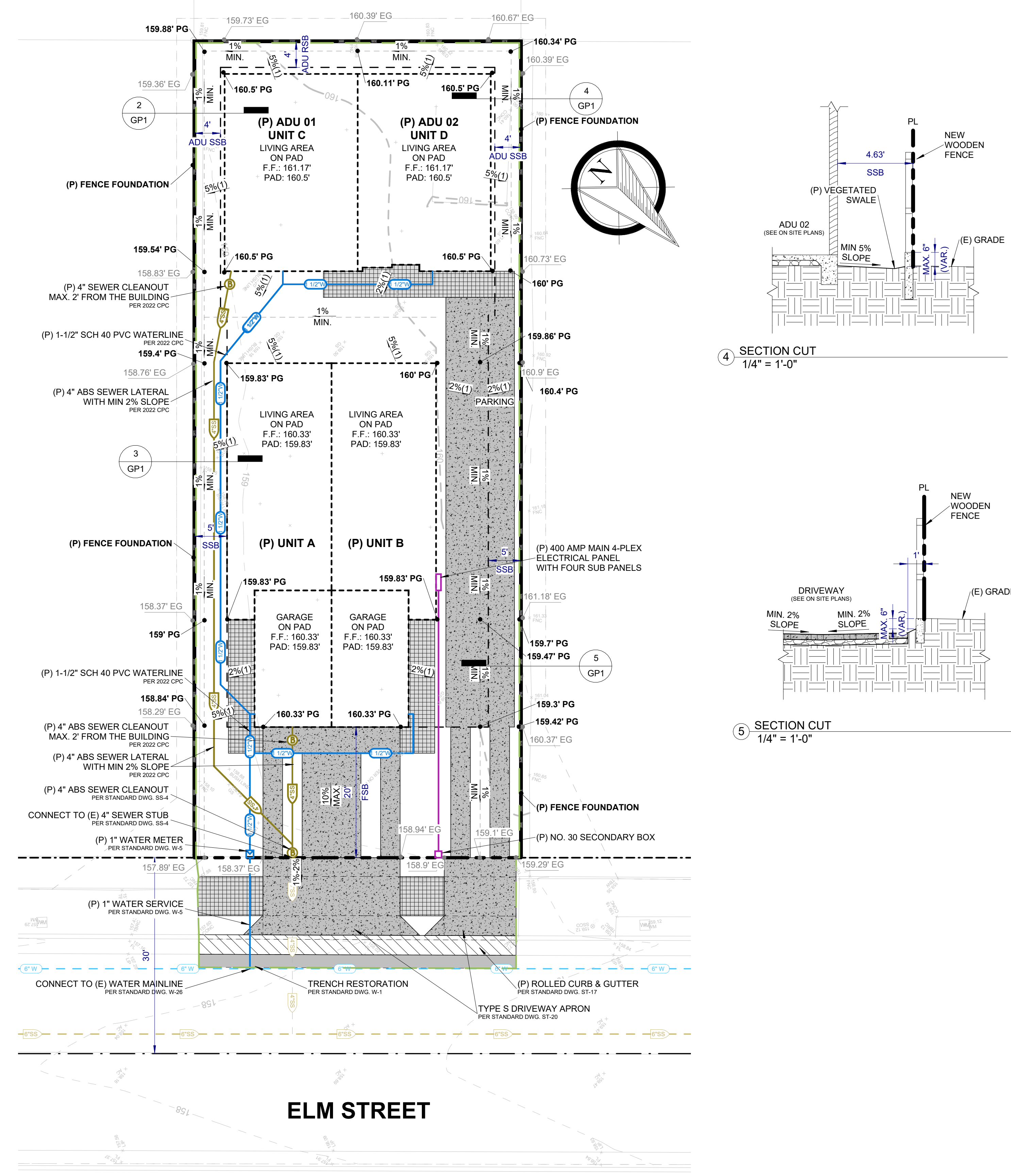
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FF	FINISHED FLOOR
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ROW	RIGHT OF WAY
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WM	WATER METER
WV	WATER VALVE



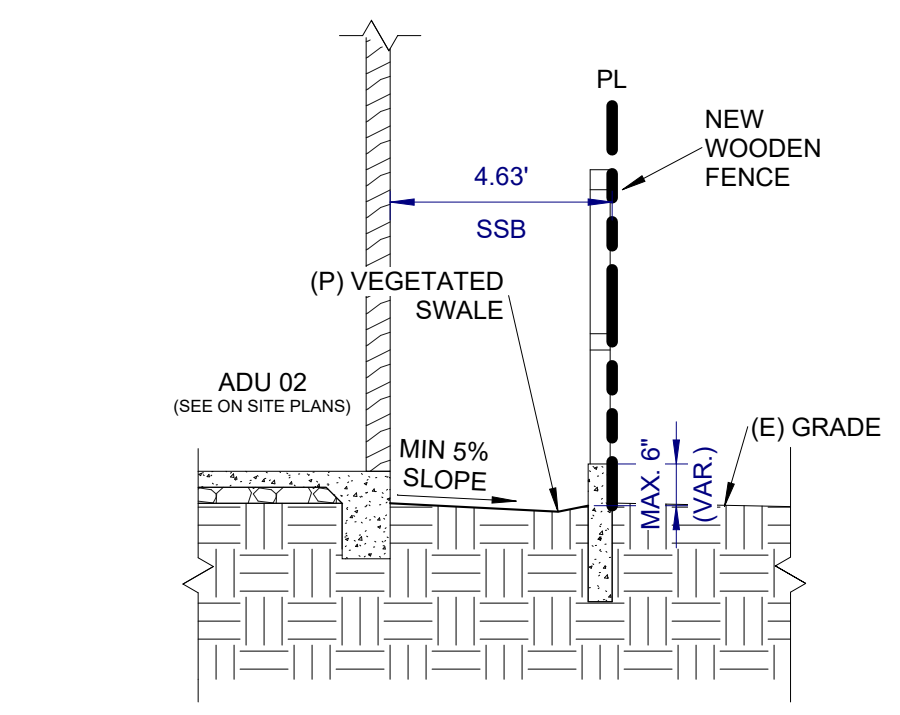
2 SECTION CUT
 1/4" = 1'-0"



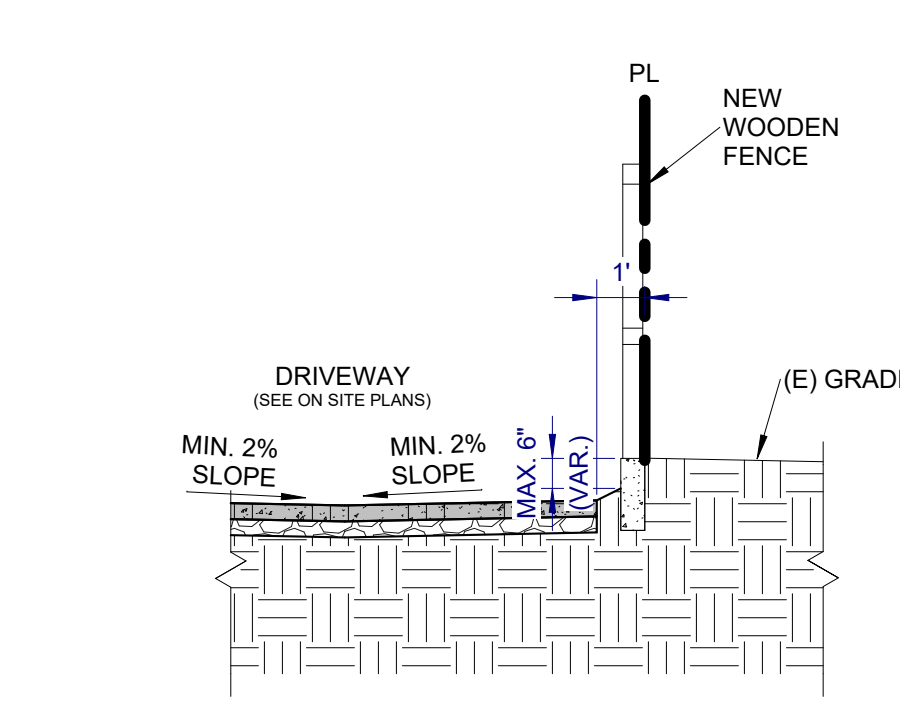
3 SECTION CUT
 1/4" = 1'-0"



1 GRADING & DRAINAGE PLAN
 1" = 10'-0"



4 SECTION CUT
 1/4" = 1'-0"



5 SECTION CUT
 1/4" = 1'-0"

DC Exhibit A



**TANGENT
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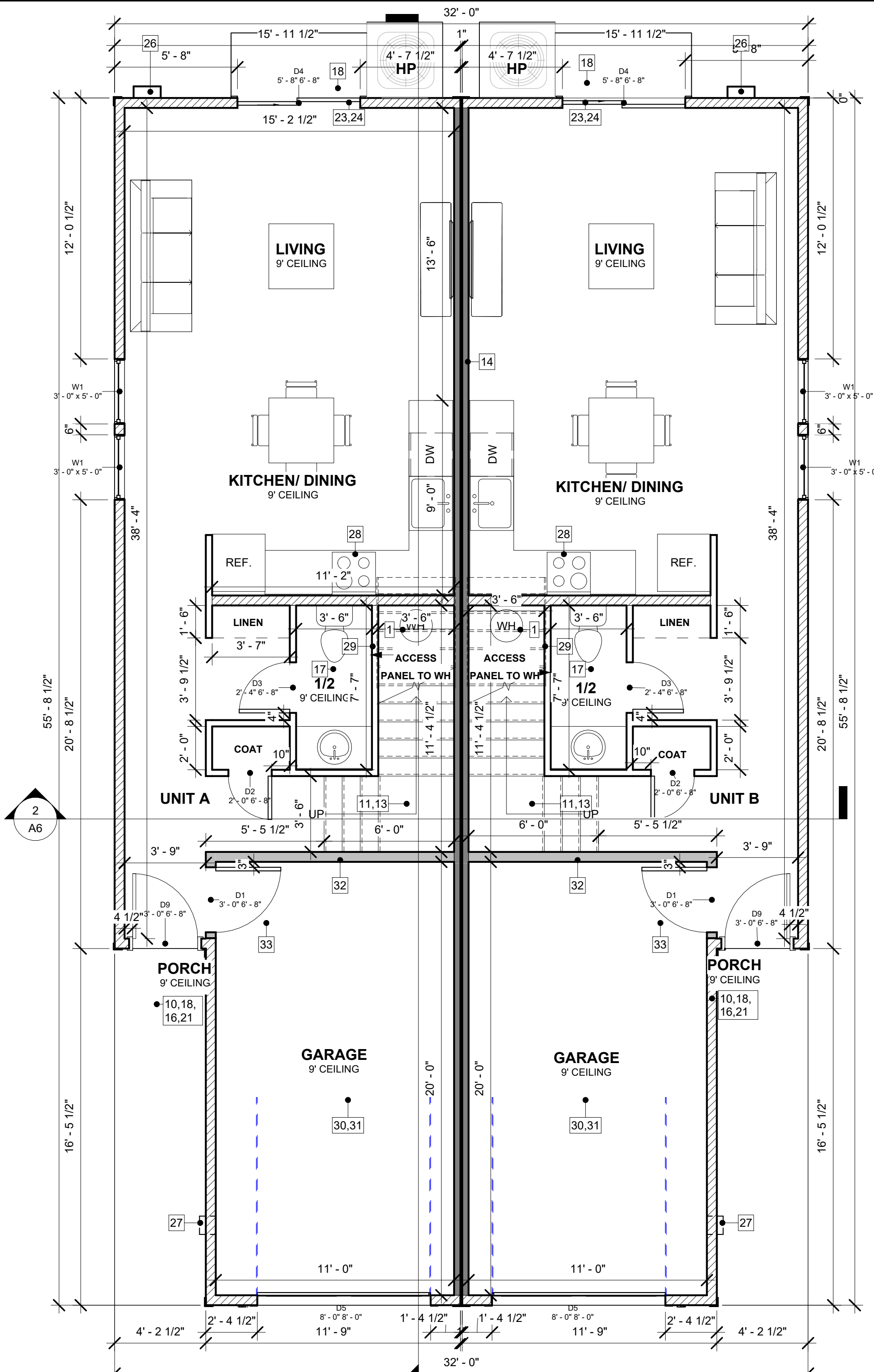
113 ELM STREET,
ROSEVILLE, CA 95678,
APN: 012-172-020-000

FLOOR PLAN

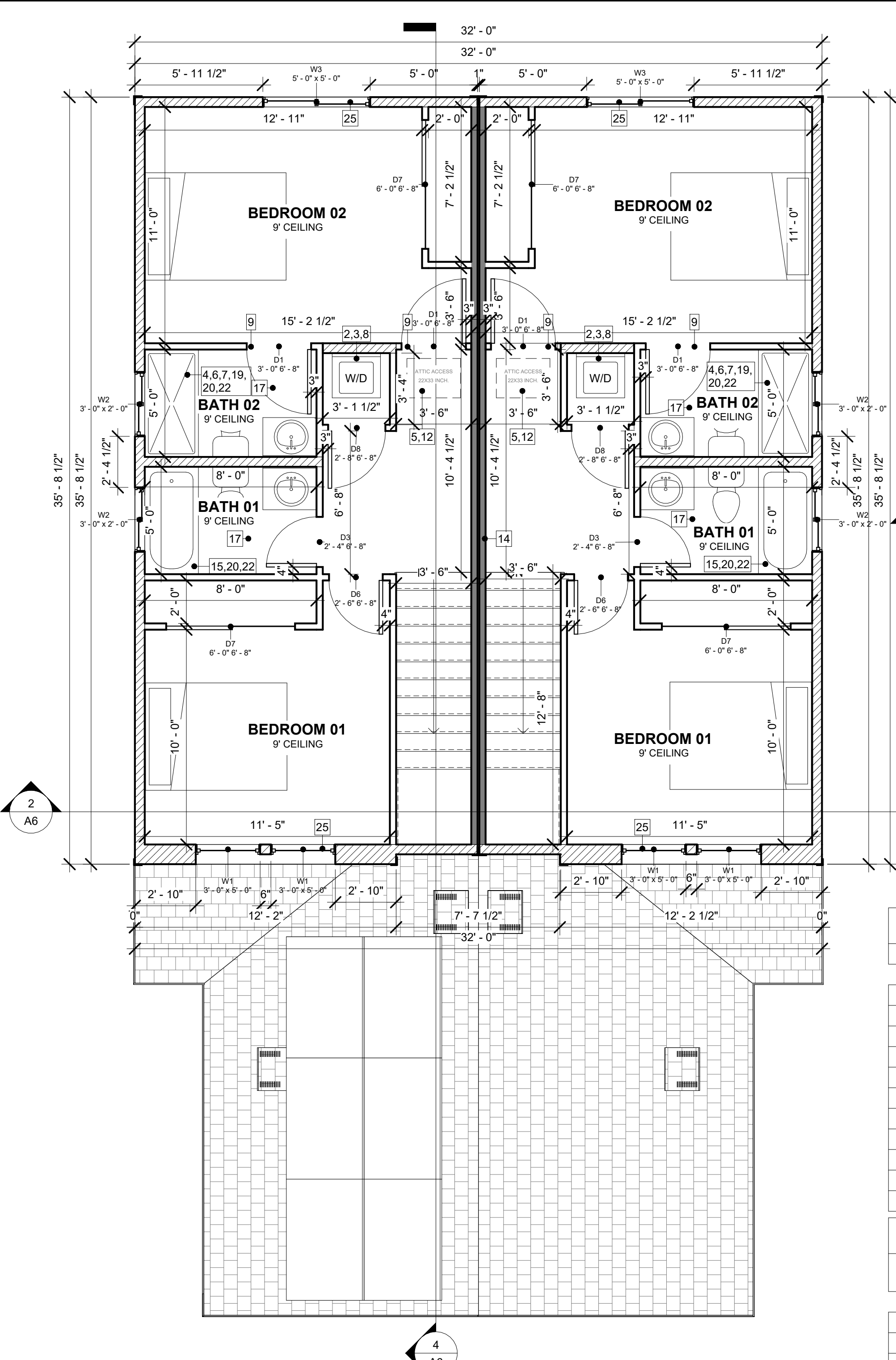
OWNER CONTACT:
Sugarcreek Investments LLC
ask386@gmail.com
(916) 205-3530

PROJECT: 1-1471
DESIGNED: P.Zarik RM
DRAWN: RM
DATE: 1/20/2024 7:10:01 AM
DATE DESCRIPTION REV #

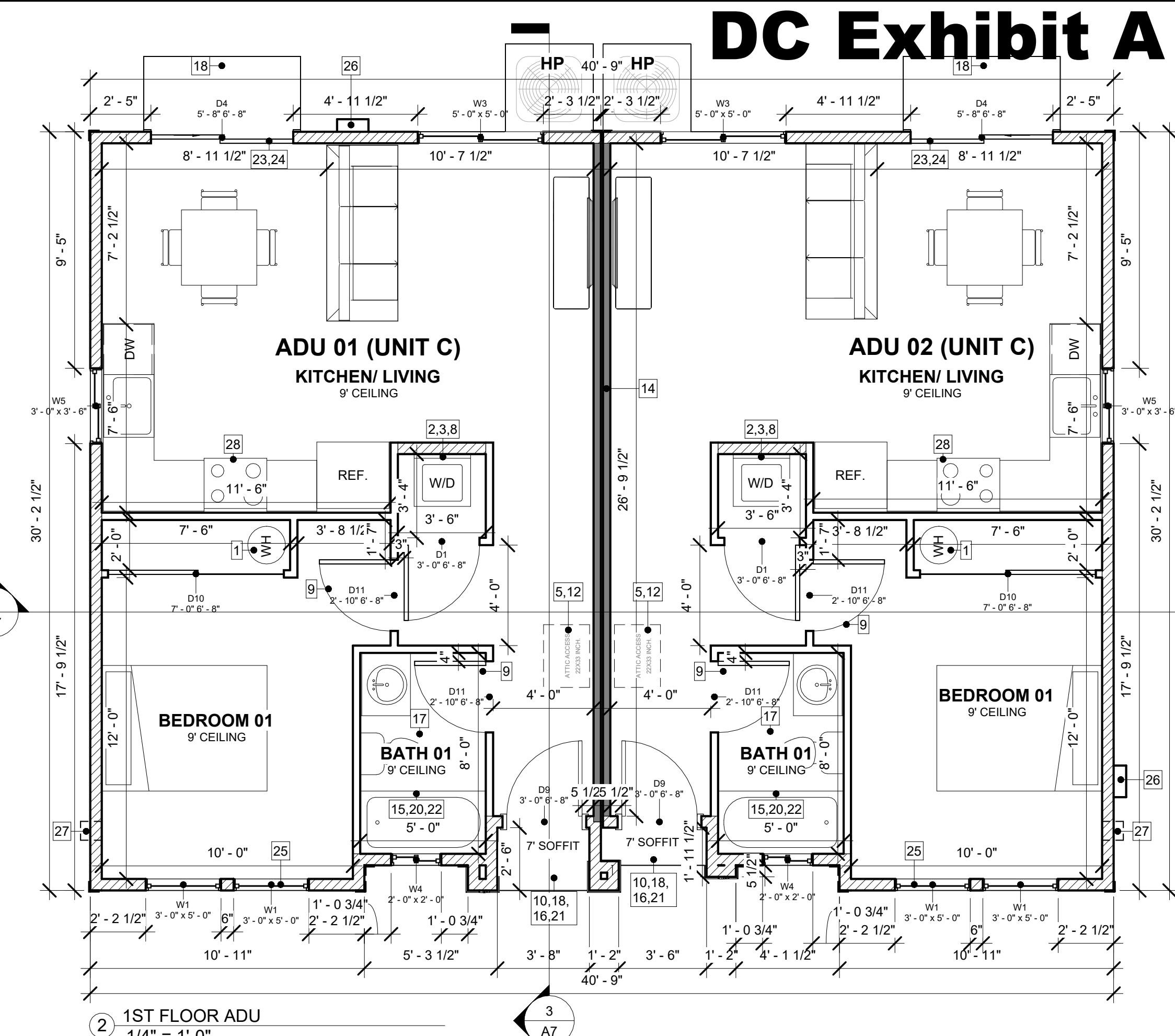
A3



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



2 2ND FLOOR DUPLEX
1/4" = 1'-0"



2 1ST FLOOR ADU
1/4" = 1'-0"

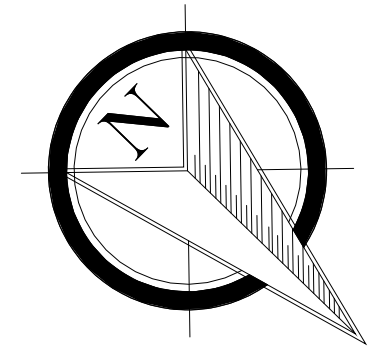
- KEY NOTES**
- WATER HEATER PER TITLE 24
 - WASHER
 - DRYER
 - TEMPERED GLASS SHOWER DOOR
 - REQUIRED 24" FLAT FROM CATWALK TO AIR HANDLER UNIT (NOT TO EXCEED 20FT) WITH LIGHT AND SWITCH NEAR BY ACCESS. MIN. OF 30" HEADROOM REQ'D.
 - SHOWER COMPARTMENT REGARDLESS OF SHAPE, HAVING A MIN. OF INTERIOR FLOOR AREA OF 1024 SQUARE IN., AND ALSO CAPABLE OF ENCOMPASSING 30 IN CIRCLE 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.
 - 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.
 - EFFECTIVE JULY 1ST, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES MEASURED WITH THE DOOR OPEN AT A 90-DEGREE ANGLE. (CRC R327.1.3)
 - 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.
 - 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 TO THE BOTTOM OF RAIL. HANDRAILS ADJACENT TO THE WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND HANDRAILS.
 - DROP DOWN LADDER FOR ROOF ACCESS. ATTIC ACCESS SHALL BE PROVIDED TO ALL ATTIC AREAS (IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION) THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22-INCHES BY 30- INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. (R807.1)
 - THE MAXIMUM RISER HEIGHT SHALL BE 7 7/8" [R311.7.5.1] THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. [R311.7.5.2] NOSINGS ARE REQUIRED AT STAIRS WITH A TREAD DEPTH OF LESS THAN 11" AND SHALL NOT PROJECT 3/4" TO 1 1/2". [R311.7.5.3]
 - PROVIDE A ONE HOUR FIRE RESISTIVE SEPERATION BETWEEN DWELLINGS. SYSTEM PERFORMANCE BASED ON GA FILE NO. WP 3269. FIRE TEST: UL R4024, 10-31-68, UL DESIGN U341. SEE DETAIL 3/A8.
 - 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.
 - EXTERIOR LANDINGS AT THE EXTERIOR DOORS SHALL NOT BE MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD. CRC R311.3.1.
 - TILE FINISH
 - BALCONY, ENTRY PORCH AND PATIO MUST HAVE 1/4":12" MAX SLOPE.CRC R311.3
 - SHOWER ARE CURBLESS.
 - THE LOCATIONS OF BLOCKING FOR FUTURE GRAB BARS. SEE DETAIL 5/A5.
 - WATER CLOSET REINFORCING SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND ONE REAR WALL.
 - SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 - BATHTUB AND TUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE LOWER EDGE NO MORE THAN 6" ABOVE THE BATHTUB RIM. [R327.1.1.4] 43 TO 5]
 - DOORBELL BUTTONS SHALL NOT EXCEED MORE THAN 48" ABOVE THE EXTERIOR FLOOR OR LANDING. [R327.1.4]
 - REINFORCING FOR FUTURE GRAB BARS IN AT LEAST ONE RESTROOM ON THE ENTRY LEVEL, WHERE THERE IS NO BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL INSTALL REINFORCEMENT. [R327.1.1]
 - REINFORCEMENT BLOCKING FOR FUTURE GRAB BARS SHALL BE NOT LESS THAN 2X8 BLOCKING LOCATED BETWEEN 32" AND 39 3/4" A.F.F. FLUSH WITH THE WALL FRAMING. [R327.1.1.#2]. SEE DETAIL 5/A5.
 - DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7/34 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD.

- SAFETY GLAZING (I.E., TEMPERED GLASS) SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER R308.4.3:
 - GLAZING IN DOORS.
 - GLAZING IN ENCLOSURES FOR BATHTUB OR SHOWER.
 - GLAZING IN WINDOWS MEASURED LESS THAN 60" FROM SHOWER OR BATHTUB.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 S.F.; AND
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; AND
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR.
- THE WINDOW PROVIDES:
 - NET 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
- 125 AMP ELECTRICAL SUB PANEL.
- WATER CONNECTION
- FOR ADU: KITCHEN HOOD EXHAUST RATE TO SHOW COMPLIANCE WITH THE 2022CENC. KITCHEN HOODS REQUIRE A HIGHER EXHAUST RATE OR ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS THAN PREVIOUS CODES. OVER AN ELECTRIC RANGE, PROVIDE A 55% CE OR 130 CFM EXHAUST HOOD. [CENC TABLE 150.0-G]
- FOR MAIN DWELLING: SHEET A3, MAIN DWELLING: CORRECT KEYNOTE 28 FOR THE KITCHEN HOOD EXHAUST RATE TO SHOW COMPLIANCE WITH THE 2022 CENC. KITCHEN HOODS REQUIRE A HIGHER EXHAUST RATE OR ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS THAN PREVIOUS CODES. OVER AN ELECTRIC RANGE, PROVIDE A 50% CE OR 110 CFM EXHAUST HOOD. [CENC TABLE 150.0-G]
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. [R302.7]
- MIN 2% SLOPE DOWN TOWARDS DRIVEWAY TYP.
- MINIMUM 1/2 INCH GYPSUM BOARD ON THE GARAGE CEILING. CRC TABLE R302.6.
- PROVIDE A FIRE RESISTIVE SEPERATION WALL. A MINIMUM 1/2 INCH GYPSUM BOARD OR EQUIVALENT SHALL BE APPLIED TO THE GARAGE SIDE OF THE WALLS SEPARATING THE GARAGE FROM THE DWELLING UNIT. CRC TABLE R302.6.
- SEE DETAIL 4/A8
- SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS. SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC CLOSING DEVICE. CRC R302.5.1.
- 400 AMP MAIN 4-PLEX ELECTRICAL PANEL WITH METER

DOOR SCHEDULE						
Type Mark	Width	Height	Head Height	Count	Door Type	Safety Glazing
D1	3'-0"	6'-8"	6'-8"	8	Flush Swing	N/A
D2	2'-0"	6'-8"	6'-8"	2	Flush Swing	N/A
D3	2'-4"	6'-8"	6'-8"	4	Flush Swing	N/A
D4	5'-8"	6'-8"	6'-8"	4	Double-Sliding	TEMP.
D5	8'-0"	8'-0"	8'-0"	2	Garage	TEMP.
D6	2'-6"	6'-8"	6'-8"	2	Flush Swing	N/A
D7	6'-0"	6'-8"	6'-8"	4	Sliding-Closet	N/A
D8	2'-8"	6'-8"	6'-8"	2	Flush Swing	N/A
D9	3'-0"	6'-8"	6'-8"	4	Flush Swing	TEMP.
D10	7'-0"	6'-8"	6'-8"	2	Sliding-Closet	N/A
D11	2'-10"	6'-8"	6'-8"	4	Flush Swing	N/A

WINDOW SCHEDULE							
Type Mark	Width	Height	Sill Height	Head Height	Count	Window Type	Safety Glazing
W1	3'-0"	5'-0"	2'-0"	7'-0"	12	Hung	N/A
W2	3'-0"	2'-0"	4'-0"	6'-0"	4	Slide	TEMP.
W3	5'-0"	5'-0"	2'-0"	7'-0"	4	Slide	N/A
W4	2'-0"	2'-0"	5'-0"	7'-0"	2	Slide	TEMP.
W5	3'-0"	3'-6"	4'-0"	7'-6"	2	Slide	TEMP.

AREA SCHEDULE	
Area	Name
LIVING AREA (UNIT A)	
581 SF	DUPLEX 1ST FLOOR (UNIT A)
519 SF	DUPLEX 2ND FLOOR (UNIT A)
1100 SF	
LIVING AREA (UNIT B)	
581 SF	DUPLEX 1ST FLOOR (UNIT B)
518 SF	DUPLEX 2ND FLOOR (UNIT B)
1100 SF	
LIVING AREA ADU 01 (UNIT C)	
599 SF	ADU 01 (UNIT C)
599 SF	
LIVING AREA ADU 02 (UNIT D)	
599 SF	ADU 02 (UNIT D)
599 SF	
NON LIVING AREA	
11 SF	ADU PORCH (UNIT C)
8 SF	ADU PORCH (UNIT D)
239 SF	GARAGE 01 (UNIT A)
239 SF	GARAGE 02 (UNIT B)
8 SF	PORCH (UNIT A)
8 SF	PORCH (UNIT B)
513 SF	
3910 SF	



WALL LEGEND

	2" x 4" WALL (MEASURED 3 1/2")
	2" x 6" WALL (MEASURED 5 1/2")
	1HR FIRE RATED WALLS
	FIRE RESISTIVE SEPERATION WALL



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**DUPLEX
ELEVATIONS**

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PROJECT: 1-1471
DESIGNED: P.Zarrik RM
DRAWN: RM
DATE: 1/20/2026 7:10:23 AM
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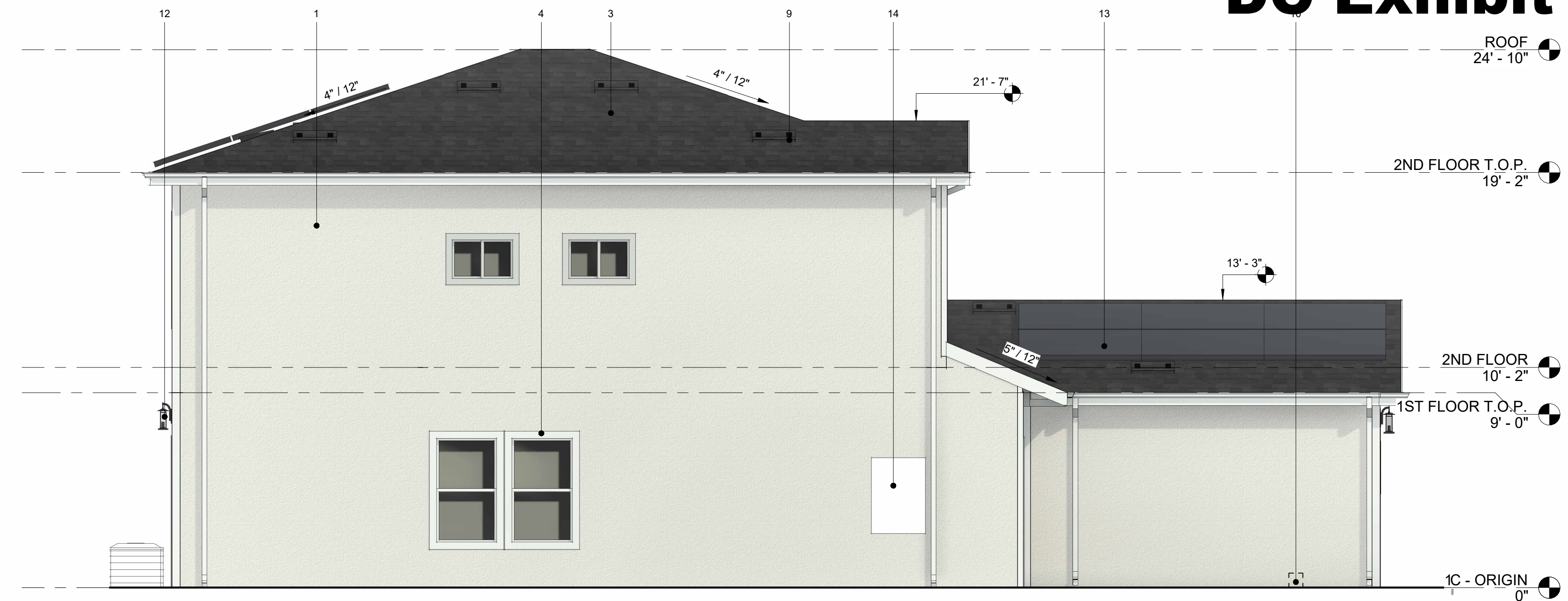
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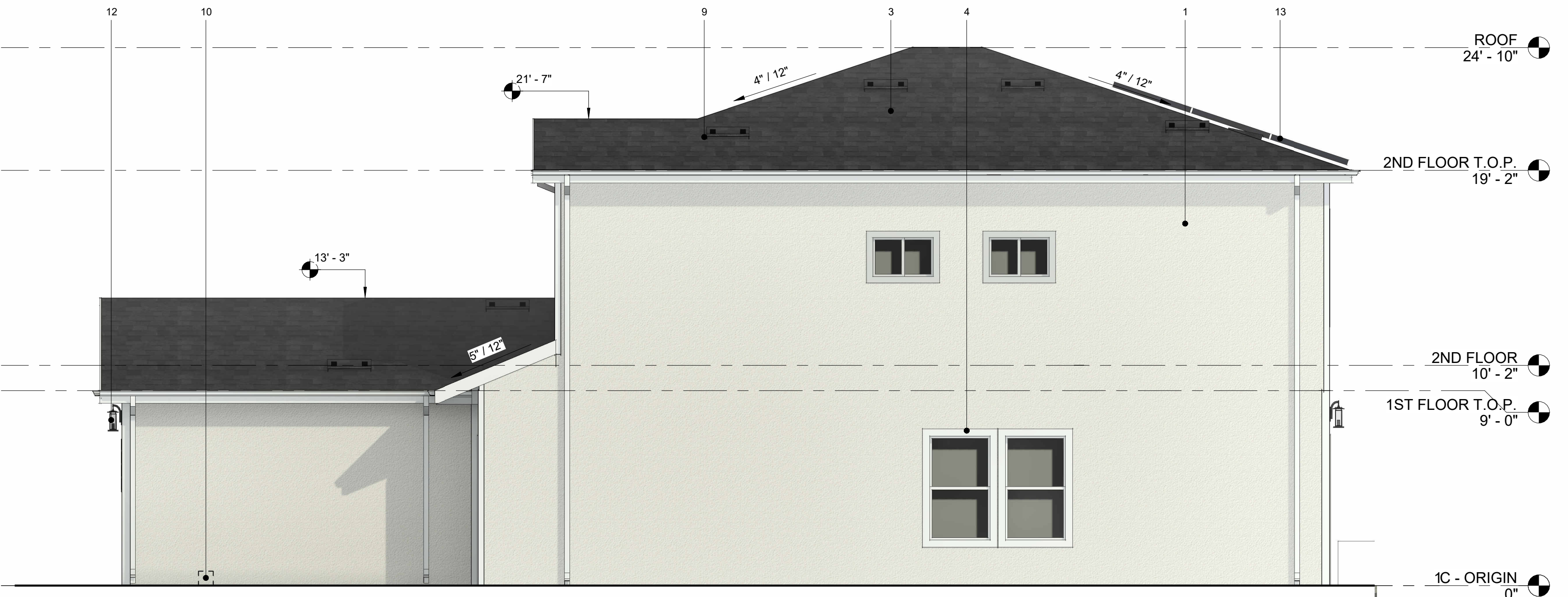
① FRONT DUPLEX ELEVATION
1/4" = 1'-0"



② REAR DUPLEX ELEVATION
1/4" = 1'-0"



③ LEFT DUPLEX ELEVATION
1/4" = 1'-0"



④ RIGHT DUPLEX ELEVATION
1/4" = 1'-0"

KEY NOTES

7. HP UNIT SHALL BE LOCATED AND SECURED TO A MINIMUM 3-INCH THICK SLAB OR APPROVED PLATFORM.
8. 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 1/2" 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.
9. O'HAGIN VENTS FOR ROOF SHINGLES
10. WATER CONNECTION
11. 125 AMP ELECTRICAL SUB PANEL FOR ADUS .
125 AMP ELECTRICAL SUB PANEL FOR PRIMARY.
12. EXTERIOR LED LIGHTING BY LAMPS PLUS. FOXMOORE COLLECTION 14 1/2 HIGHT. COLOR BLACK
13. SOLAR PANEL.
14. 400 AMP MAIN 4-PLEX ELECTRICAL PANEL WITH METER.

No	MATERIAL	NAME	DESCRIPTION	No	MATERIAL	NAME	DESCRIPTION	No	MATERIAL	NAME	DESCRIPTION
1		STUCCO	SINGLE COAT STUCCO BY OMEGA. COLOR: 1C035 QUAKE BY OMEGA	3		ROOF SHINGLES	ROOF SHINGLES BY GAF. COLOR:CHARCOAL BLACK	5		ENTRY DOORS	SMOOTH FIBERGLASS ENTRY DOOR BY PEASE DOORS
2	SW 7069 Iron Ore	PAINTED FIBER CEMENT SIDING	JAMES HARDIE WOODTONE HARDIEPLANK FIBER CEMENT CEDARMILL SIDING 7.25"X144" COLOR:SW 7069 IRON ORE BY SHERWIN WILLIAMS	4	SW 7005 Pure White	TRIMS	JAMES HARDIE WOODTONE HARDIEPLANK FIBER CEMENT CEDARMILL & STUCCO TRIMS BY OMEGA. COLOR :SW 7005 PURE WHITE BY SHIRWIN WILLIAMS	6		GARAGE DOORS	GARAGE DOORS OLYMPUS BY GARAGE DOOR SUPPLY HOUSE COLOR :WHITE



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ADUS
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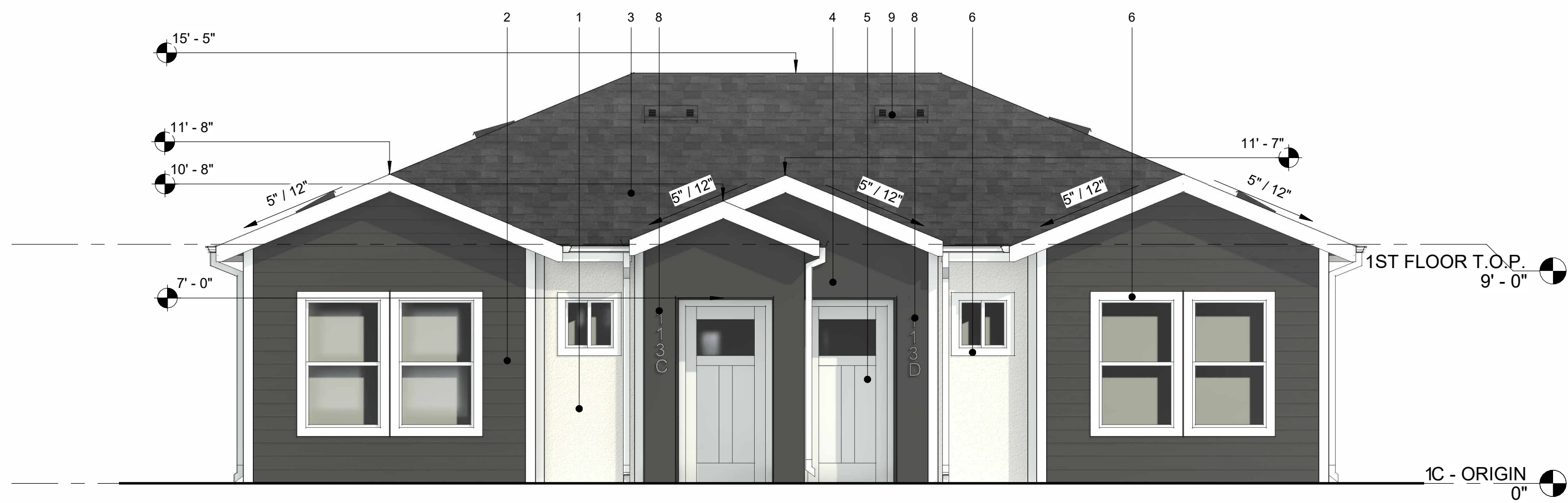
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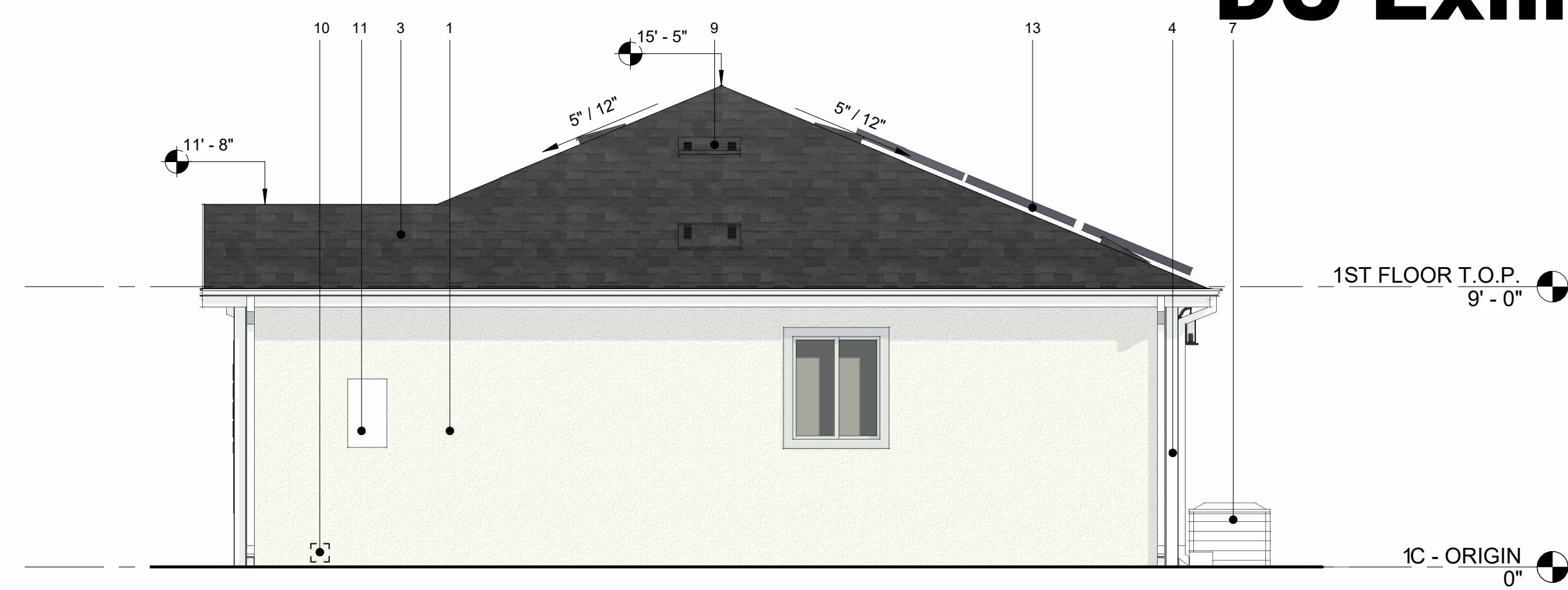
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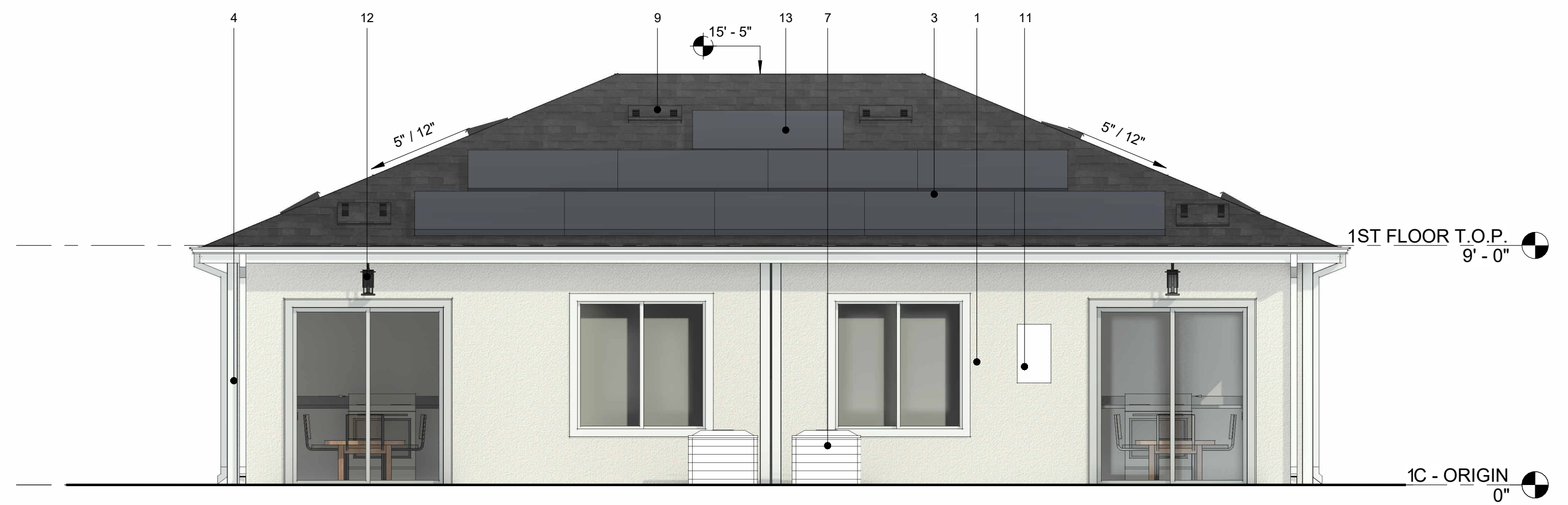
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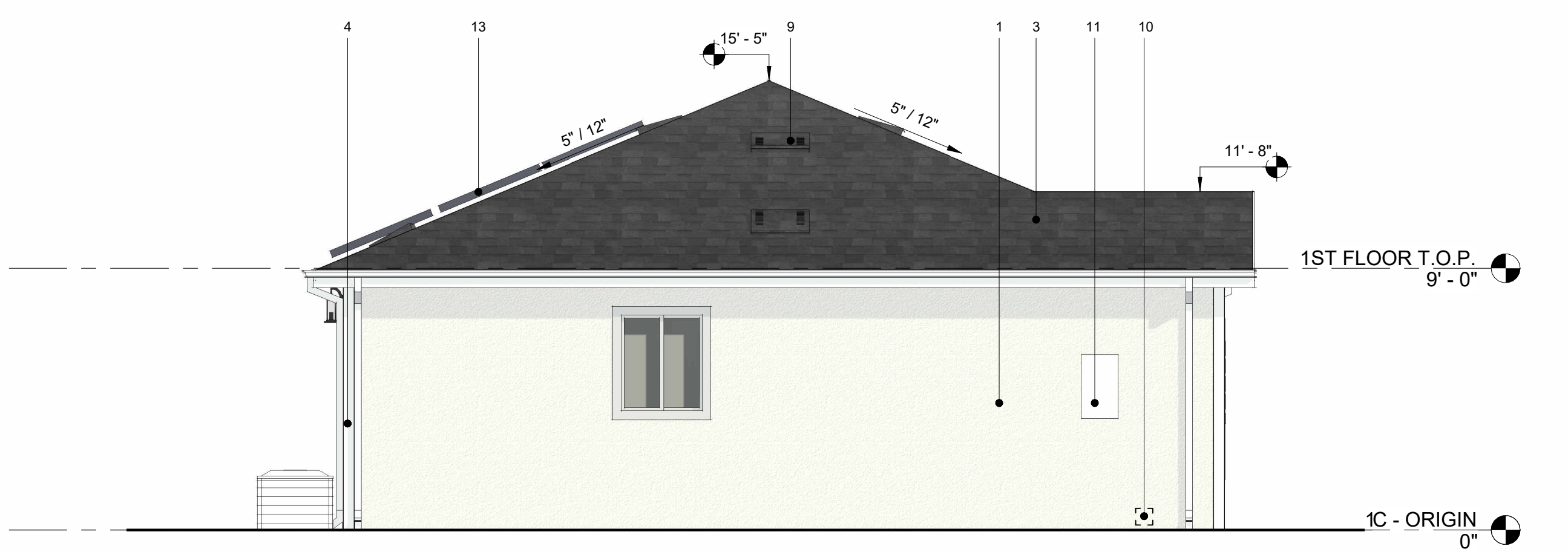
1 FRONT ADU ELEVATION
1/4" = 1'-0"



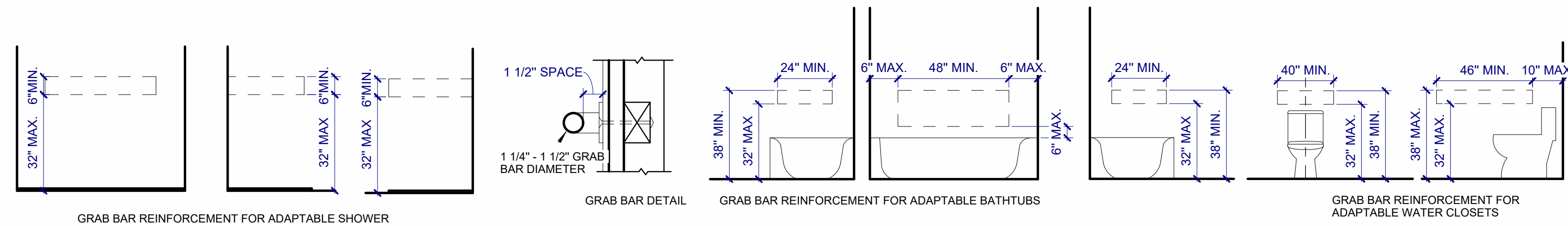
4 RIGHT ADU ELEVATION
1/4" = 1'-0"



3 REAR ADU ELEVATION
1/4" = 1'-0"



2 LEFT ADU ELEVATION
1/4" = 1'-0"



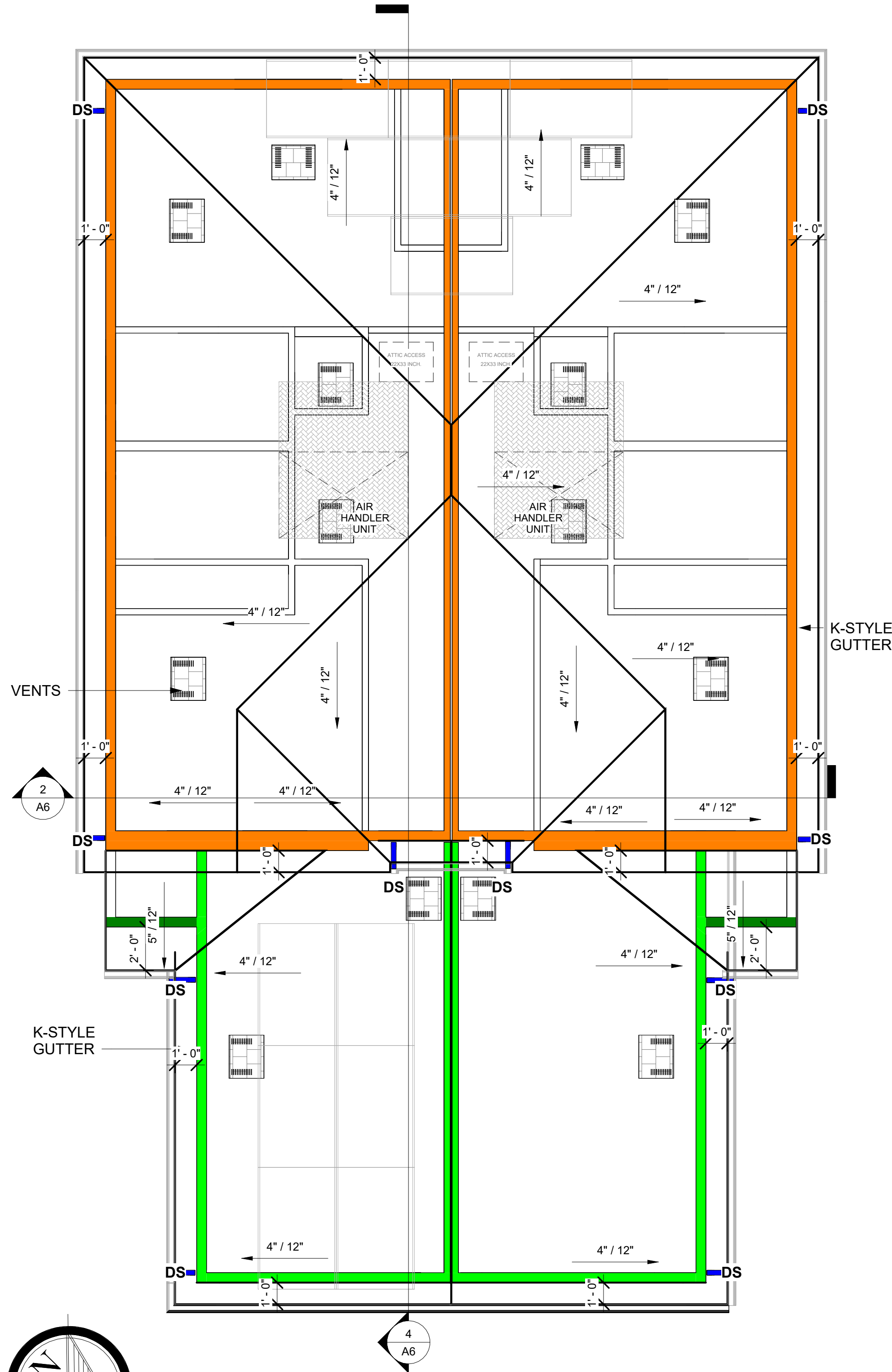
NOTES:
 - WATER CLOSET REINFORCING SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND ONE REAR WALL.
 - SHOWER REINFORCING SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 - BATHTUB AND TUBSHOWER REINFORCING SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND BACK WALL. ADDITIONALLY, BACK WALL REINFORCING FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE LOWER EDGE NO MORE THAN 6" ABOVE THE BATHTUB RM. (R327.1.1.1.1 TO 5)
 - WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.

5 REINFORCEMENT FOR GRAB BARS
3/8" = 1'-0"

KEY NOTES

- HP UNIT SHALL BE LOCATED AND SECURED TO A MINIMUM 3-INCH THICK SLAB OR APPROVED PLATFORM.
- 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 1/2" 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.
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- SOLAR PANEL.
- 400 AMP MAIN 4-PLEX ELECTRICAL PANEL WITH METER.

No	MATERIAL	NAME	DESCRIPTION	No	MATERIAL	NAME	DESCRIPTION	No	MATERIAL	NAME	DESCRIPTION
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2	SW 7069 Iron Ore	PAINTED FIBER CEMENT SIDING	JAMES HARDIE WOODTONE HARDIEPLANK FIBER CEMENT CEDARMILL SIDING 7.25"X144" COLOR: SW 7069 IRON ORE BY SHERWIN WILLIAMS	4	SW 7069 Iron Ore	STUCCO	SINGLE COAT STUCCO BY OMEGA. COLOR: SW 7069 IRON ORE BY SHERWIN WILLIAMS	6	SW 7005 Pure White	TRIMS	JAMES HARDIE WOODTONE HARDIEPLANK FIBER CEMENT CEDARMILL & STUCCO TRIMS BY OMEGA. COLOR :SW 7005 PURE WHITE BY SHIRWIN WILLIAMS



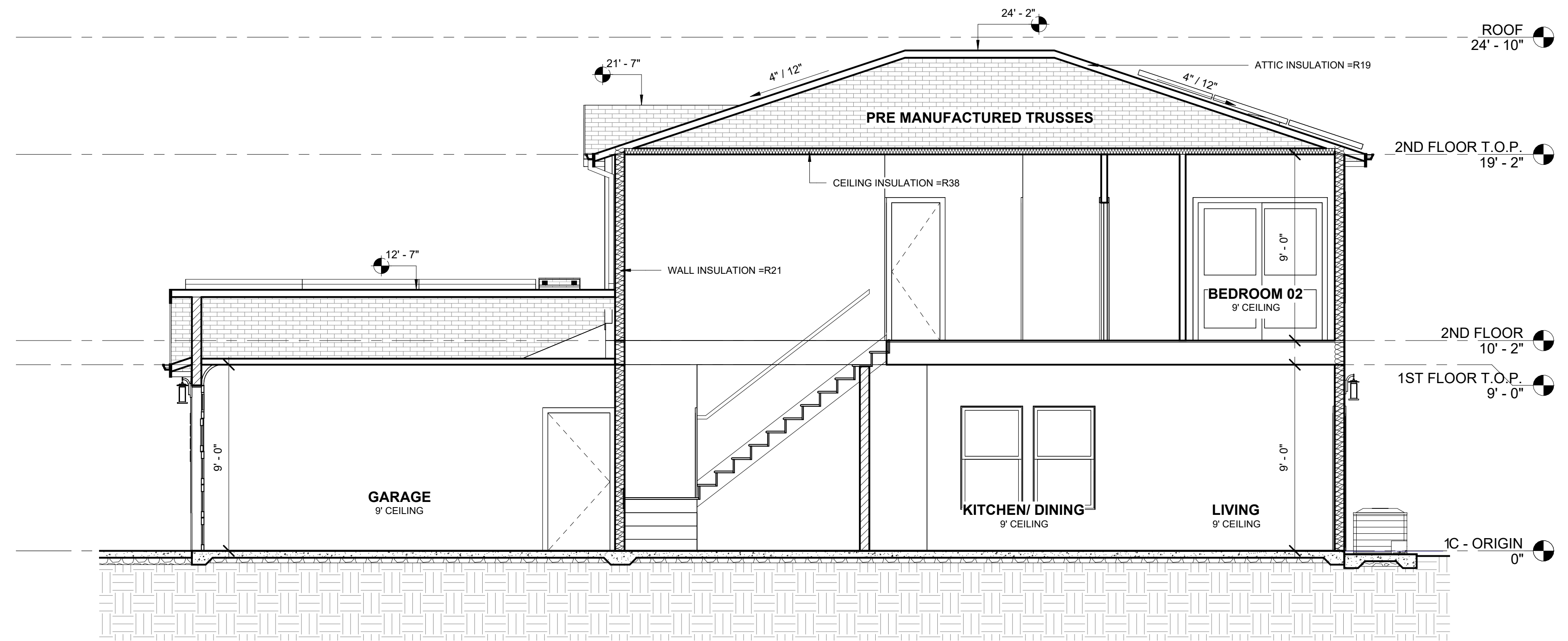
LEGEND

- █ TOP OF PLATE 1 - 9'-0"
- █ TOP OF PLATE 2 - 19'-2"
- █ TOP OF PLATE 3 - 9'-0" PLUS 6" HEEL

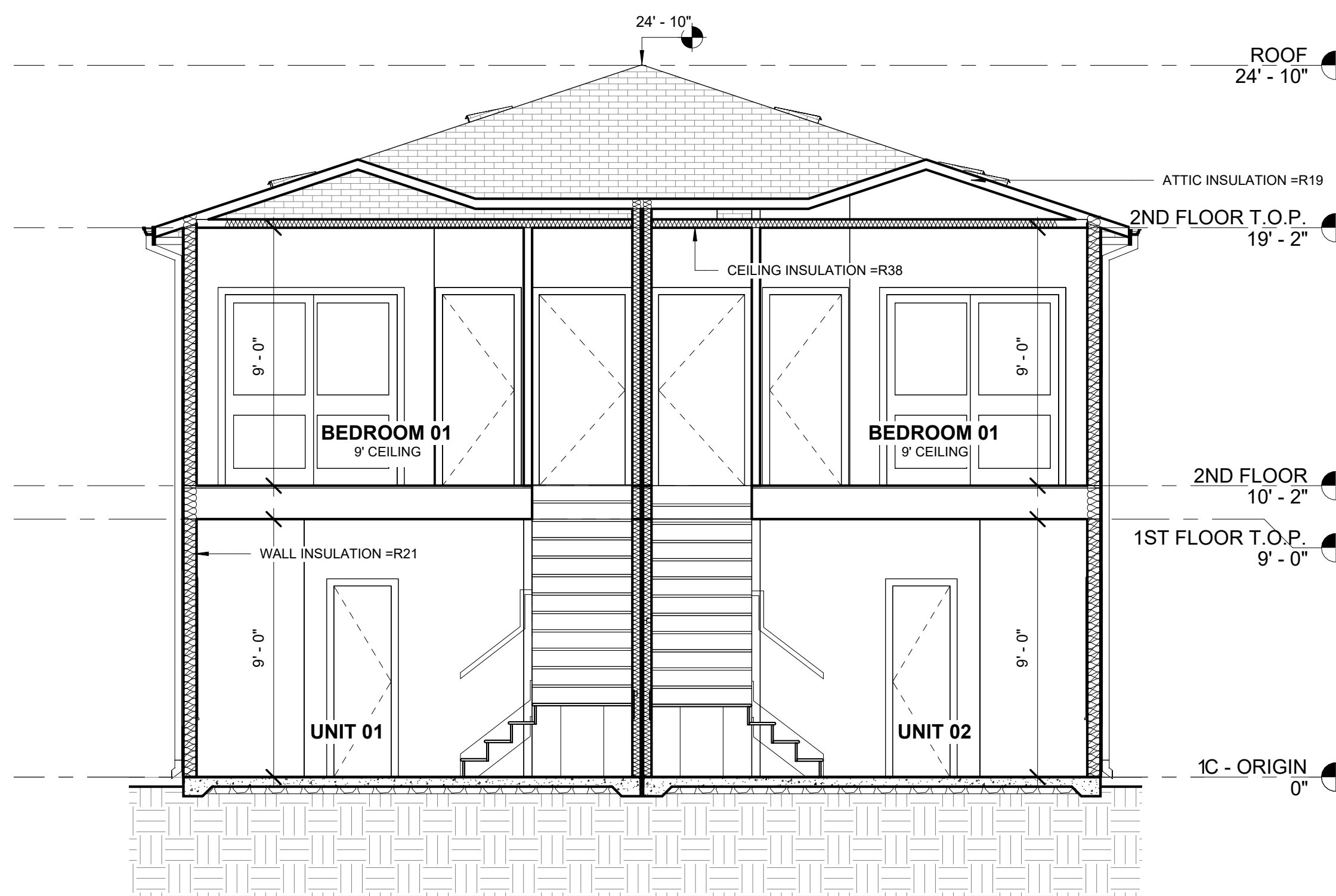
ROOF SYMBOLS

- ATTIC PASSAGEWAY

1 DUPLEX ROOF PLAN
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



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

ATTIC VENTILATION CALCULATIONS

VENTILATION REQUIRED

AREA VENTILATED	VENTILATION RATE	REQUIRED AREA (AREA VENTILATED/300) x 144 = SQ.IN.
AREA 1: 1,298 SQ.FT	300 TH	623.04 SQ.IN
AREA 2: 580 SQ.FT	300 TH	278.4 SQ.IN

NOTES:

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

VENTILATION PROVIDED FOR AREA 1

VENTILATOR TYPE	MODEL	NET AREA	VENT LOCATION	QUANTITY	AREA VENTILATED
LOW PROFILE VENT	O'HAGIN FLAT	72 SQ-IN	UPPER HALF	5	360 SQ-IN
LOW PROFILE VENT	O'HAGIN FLAT	72 SQ-IN	LOWER HALF	5	360 SQ-IN
TOTAL				10	720 SQ-IN

VENTILATION PROVIDED FOR AREA 2

VENTILATOR TYPE	MODEL	NET AREA	VENT LOCATION	QUANTITY	AREA VENTILATED
LOW PROFILE VENT	O'HAGIN FLAT	72 SQ-IN	UPPER HALF	2	144 SQ-IN
LOW PROFILE VENT	O'HAGIN FLAT	72 SQ-IN	LOWER HALF	2	144 SQ-IN
TOTAL				4	288 SQ-IN



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ADU ROOF
PLAN

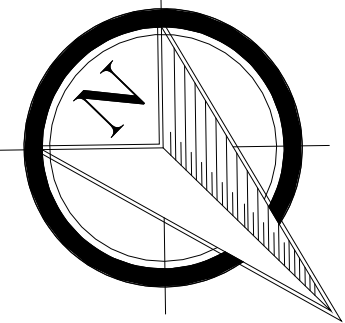
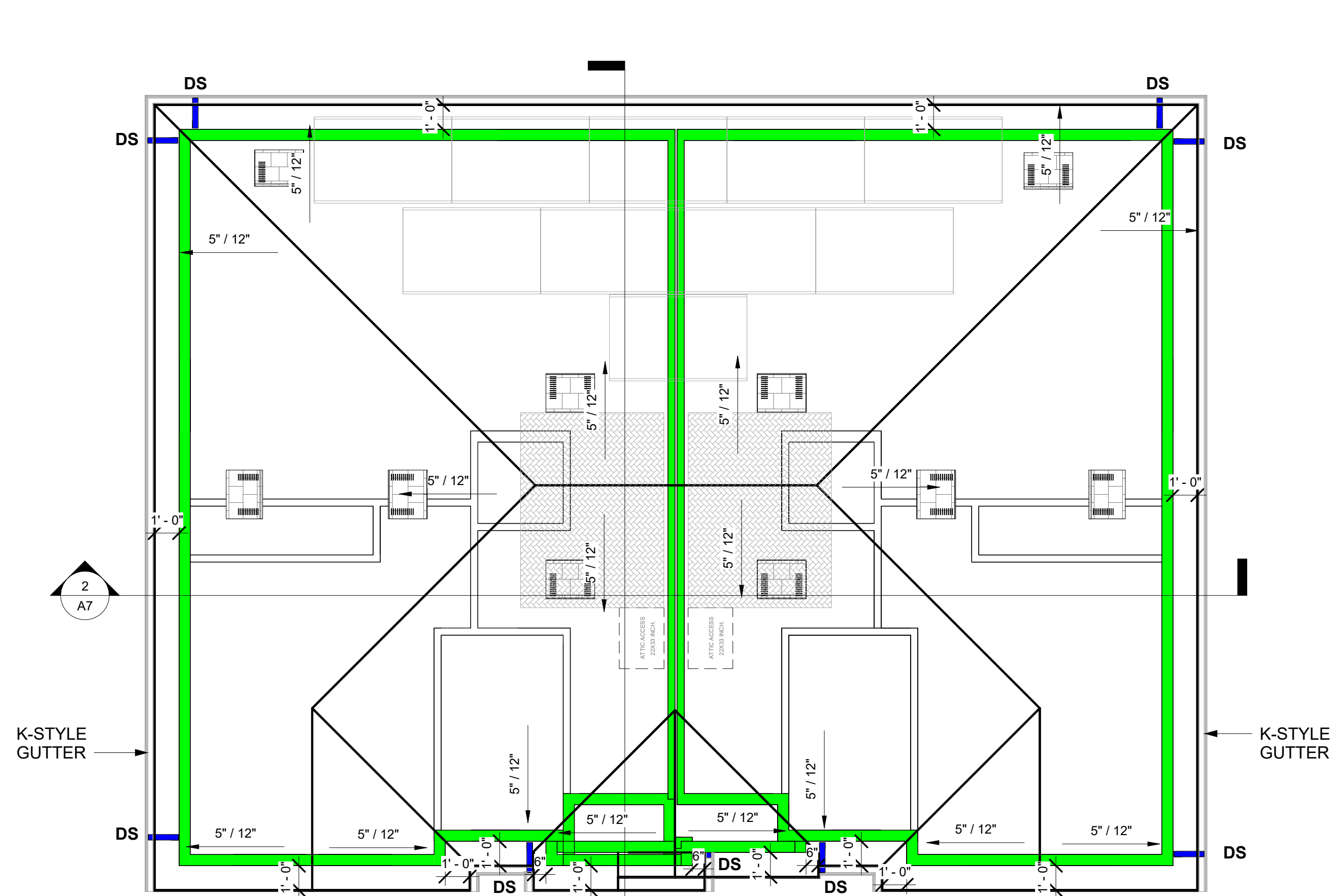
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PROJECT: 1-1471
DESIGNED: P.Zarrik RM
DRAWN: RM
DATE: 1/20/2028 7:10:45 AM

DATE	DESCRIPTION	REV.#

SHEET:

A7



LEGEND

- TOP OF PLATE 1 - 9'-0"
- TOP OF PLATE 2 - 19'-2"
- TOP OF PLATE 3 - 9'-0" PLUS 6" HEEL

ROOF SYMBOLS

- ATTIC PASSAGEWAY

1 ADU ROOF PLAN
1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS

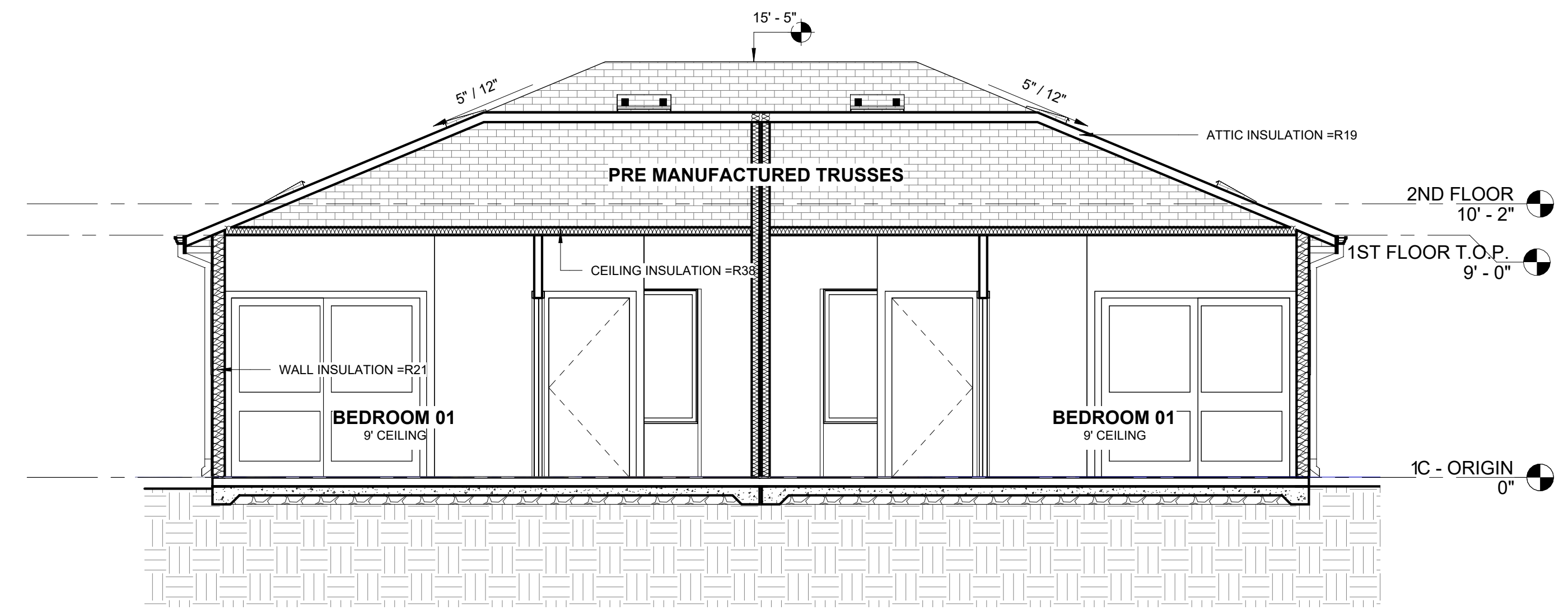
VENTILATION REQUIRED

AREA VENTILATED	VENTILATION RATE	REQUIRED AREA (AREA VENTILATED/300) x 144 = SQ.IN.
1,486 SQ.FT	300 TH	713.28 SQ.IN

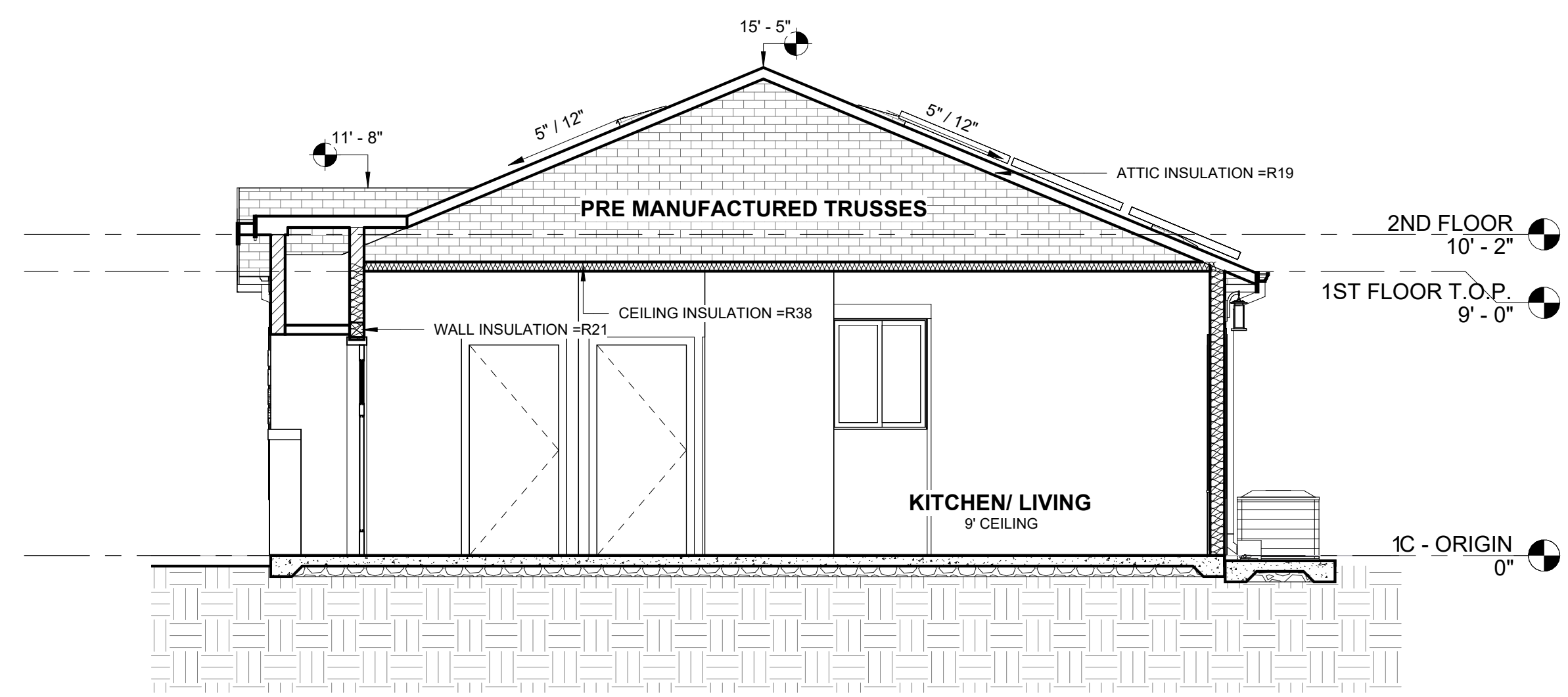
NOTES:
1. ALL OPENINGS SHALL BE COVERED WITH MIN. 1/16" AND MAX. 1/8" METAL MESH.

VENTILATION PROVIDED

VENTILATOR TYPE	MODEL	NET AREA	VENT LOCATION	QUANTITY	AREA VENTILATED
LOW PROFILE VENT	O'HAGIN FLAT	72 SQ-IN	UPPER HALF	5	360 SQ-IN
LOW PROFILE VENT	O'HAGIN FLAT	72 SQ-IN	LOWER HALF	5	360 SQ-IN
				TOTAL	720 SQ-IN



2 Section 3
1/4" = 1'-0"



3 Section 4
1/4" = 1'-0"



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LANDSCAPE /
 IRRIGATION
 PLAN

OWNER CONTACT:
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A9

FRONT LANDSCAPE PERVIOUS/IMPERVIOUS SURFACE:

KEY	HATCHED	MATERIAL	NAME	DESCRIPTION	SQ-FT
1	[Hatched]	[Material]	DRIVEWAY, WALKWAYS	CONCRETE (IMPERVIOUS SURFACE)	486 (48.60%)
2	[Hatched]	[Material]	MEDIUM BARK MULCH	NATURAL COLOR	514 (51.40%)
TOTAL					1,000 (100.00%)

PLANTING SCHEDULE

KEY	SYMBOL	IMAGE	COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	SIZE	SUN EXPOSURE	WATER NEEDS	SOIL CONDITIONS	WUCOLS PLANT FACTOR	HARDINESS ZONE	COUNT
S1	[Symbol]	[Image]	FRENCH LAVENDER	LAVANDULA DENTATA	2'-3'	2'-2.5'	1 GAL	FULL SUN OR SHADE	LOW	DRY, WELL-DRAINING, ALKALINE SOIL	0.2 - 0.3 L	8-11	15
S2	[Symbol]	[Image]	MEXICAN DEER GRASS	MUHLENBERGIA DUBIA	1'-2'	1'-2'	1 GAL	FULL SUN, PARTIAL SUN	LOW	DRY, WELL-DRAINING	0.2 - 0.3 L	7 - 10	2
T1	[Symbol]	[Image]	WILD LILAC	CEANOTHUS SPECIES	10'-20'	20'-25'	15 GAL	FULL SUN	LOW	GROW IN ANY WELL-DRAINED SOIL, IN FULL SUN OR PARTIAL SHADE	0.2 - 0.3 L	7 - 10	2

PLANTING NOTES:

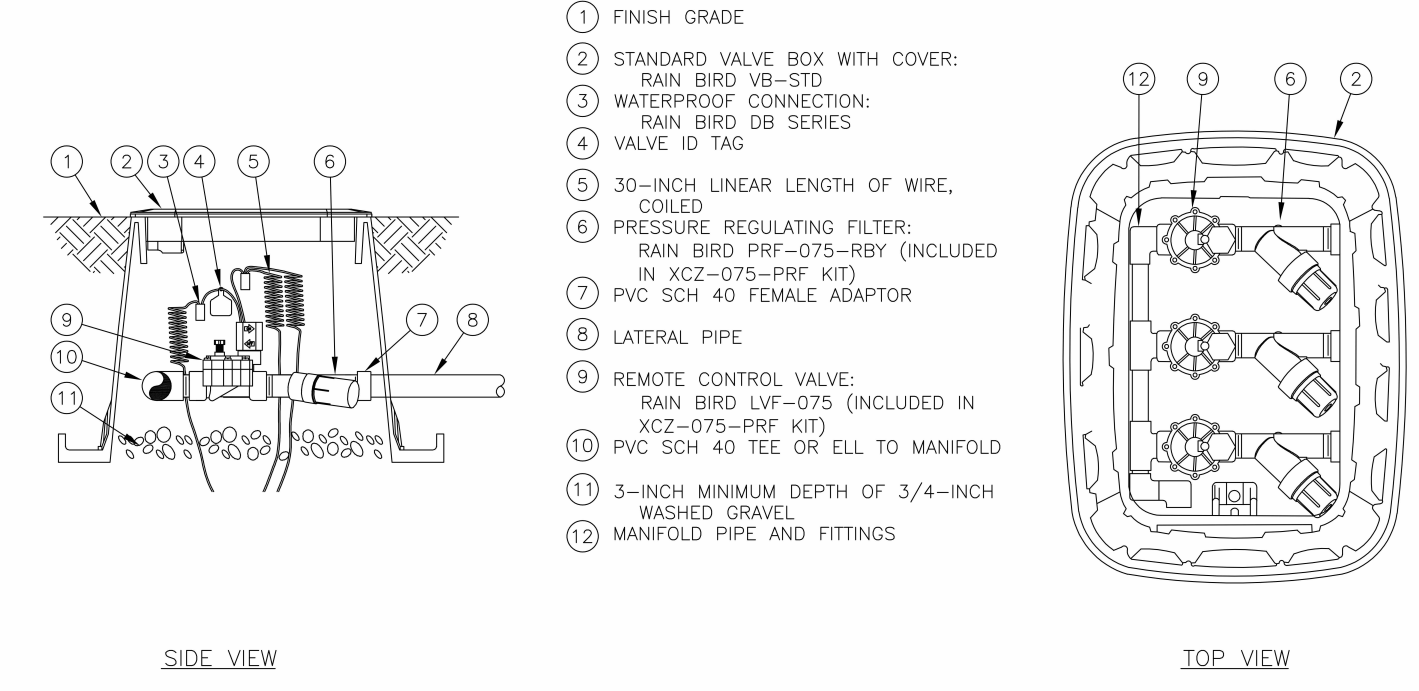
- PLANS ARE DIAGRAMMATIC. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS AND ADJUST PLANT ACCORDINGLY.
- NO PLANTING SHALL BE STARTED UNTIL FINISH GRADING AND IRRIGATION SYSTEM HAVE BEEN COMPLETED.
- ALL PLANT MATERIALS SHALL MEET SIZE SPECIFICATION AS SHOWN ON THE PLAN LIST AND SHALL BE HEALTHY, FULL, AND SHALL BE OF FIRST RATE QUALITY FOR THE SPECIES.
- THE LOCATIONS OF TREES AND SHRUBS SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE EXISTING UTILITIES, LIGHTS, SPRINKLERS, ETC.
- CONTRACTOR SHALL CULTIVATE LAWN AND PLANTING AREAS WITH APPROVED SOIL AMENDMENTS. AFTER PLANTING IS COMPLETE AND AREAS HAVE BEEN FINE GRADED, SPREAD BARK TRESS TO A 3" MINIMUM DEPTH IN ALL NON-TURF PLANTER BEDS.
- PLANTER BED MULCH SHALL BE SMALL CHIPPED FIRE BARK. MULCH SHALL BE FREE OF LARGWOODY PIECES, SOIL, STONES, STICKS, DEBRIS OR OTHER FOREIGN MATTER.
- SOIL AMENDMENTS SHALL BE APPLIED AT THE RATE OF 6 CUBIC YARDS PER 1,000 SQUARE FEET AND THOROUGHLY CULTIVATED INTO THE SOIL PRIOR TO PLANTING. AMENDMENTS TO BENEFITRIFIED WOOD COMPOST OR EQUAL FREE OF WEED SEED AND NON-ORGANIC MATERIALS.
- ALL FIVE-GALLON AND LARGER TREES SHOULD BE DOUBLE STAKED, PERPENDICULAR TO THE PREVAILING WIND PATTERN, WITH 8' LODGE-POLE STAKES OUTSIDE THE PLANTING PIT AND TIED WITH FLEXIBLE TIES.
- PLANTERS WHICH SOIL WAS EXCAVATED SHALL RECEIVE NEW TOPSOIL AMENDED AS IN NOTES.
- PLANTING PITS SHALL BE 2 TIMES THE DIAMETER OF THE ROOT BALL AND 2" LESS THE DEPTH OF THE ROOT BALL.
- CONTRACTOR/OWNER SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL LAWS, CODES AND ORDINANCES. ALL REVISIONS MADE TO THESE PLANS ARE AT THE DISCRETION OF THE CONTRACTOR/OWNER.
- PLANTS, LAWN, TREES, ETC. CAN BE REPLACED BY CONTRACTOR/OWNER FOR ANY REASON FOR SIMILAR PRODUCT.
- A MINIMUM 3-INCH LAYER OF ORGANIC MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRA-INDICATED.
- INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO THE LANDSCAPE AREA EXCEPT WITHIN THE DRIFLINE OF PROTECTED TREES (UNLESS CONTRA-INDICATED BY A SOILS TEST).

IRRIGATION NOTES:

- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
- MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT SHALL PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE & IRRIGATION MAINTENANCE. THE CERTIFICATE OF COMPLETION PACKAGE MUST BE PROVIDED TO SACRAMENTO COUNTY PLANNING TO RELEASE FINAL T2 HOLD.
- NO IRRIGATION SHALL BE INSTALLED UNDER THE DRIP LINE OF OAK TREES.
- ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED WITH AN AUTOMATICALLY CONTROLLED UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE VALUED SEPARATELY TO ALLOW IRRIGATION OF TURF, TREES AND SHRUBS, GROUND COVERS, ETC. PER THEIR PARTICULAR WATER REQUIREMENTS.
- LANDSCAPE IRRIGATION AND DOMESTIC WATER SERVICES TO EACH SITE SHALL BE SEPARATELY METERED.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID SPRAY ONTO BUILDINGS AND OTHER NON-PLANTED AREAS.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERFLOW INTO PEDESTRIAN WALKS AND VEHICLE DRIVEWAYS OR PARKING AREAS.
- DRIP IRRIGATION SYSTEMS ARE ENCOURAGED, ESPECIALLY IN VERY SMALL PLANTERS.
- NO IRRIGATION NOZZLES SHALL BE INSTALLED ON RISERS NEXT TO WALKS, STREETS AND/OR PAVEMENT. IRRIGATION HEADS IN THESE LOCATIONS SHALL BE HIGH-POP MODELS ONLY INSTALLED LESS THAN 1" ABOVE FINISH GRADE.

GROUND COVERS LEGEND:

HATKEYD	MATERIAL	NAME	DESCRIPTION	SQ-FT
H1	[Material]	DRIVEWAY, WALKWAY	BRUSHED CONCRETE FINISH	1,433
H2	[Material]	MEDIUM BARK MULCH	LANDSCAPE BARK MULCH ONLY	181
TOTAL				1,654



- TECHNICAL SPECIFICATIONS**
- FLOW: XCZ-075-PRF: 0.2 TO 5.0 GPM; (0.8 TO 18.91 L/M)
 - INLET PRESSURE: 20 TO 150 PSI (1.4 TO 10.3 BAR)
 - REGULATED PRESSURE: XCZ-075-PRF - 30PSI (2.1 BAR)
 - FILTRATION: 200 MESH STAINLESS STEEL SCREEN (75 MICRON) MODELS
 - DIMENSIONS: 10" LENGTH

LEGEND

- A1** 0.2 GPM / 0.05 IPH / 25 PSI INDICATES CONTROLLER STATION NUMBER
- 3/4"** DESIGN OPERATING PRESSURE (PRESSURE PER SQUARE INCH)
- APPLICATION RATE (INCHES PER HOUR)
- FLOW RATE (GALLONS PER MINUTE)
- INDICATES REMOTE CONTROL VALVE SIZE

IRRIGATION LEGEND

LINE	VALVE #	SIZE	TYPE
-----	1-2	3/4"	DRIP SYSTEM
QUANTITY	SYMBOL	DESCRIPTION	
1	[Symbol]	RAIN BIRD LOW FLOW CONTROL ZONE KITS WITH PR FILTER - XCZ-075-PRF	
26	[Symbol]	RAIN BIRD XERI-BUG DRIP EMITTERS FLOW: 1 GPH FOR BUSHES, 2 GPH FOR TREES (2-EMITTER PER BUSH, 3-EMITTERS PER TREE)	
1	[Symbol]	IRRIGATION CONTROLLER: RAIN BIRD ST80-WIFI	
1	[Symbol]	ZURN IND./ WILKINS BACKFLOW PREVENTER -MODEL 975XL (1-INCH)	
2	[Symbol]	LANDSCAPE PRODUCTS 1-INCH IPS BRASS GATE VALVE - 21003110	
1	[Symbol]	RAIN BIRD RSDBEX - RAIN SENSOR - WITH BRACKE	
213 FT	-----	T63-100 - 1/2 IN. BLANK DISTRIBUTION TUBING	
23 FT	-----	PIPE SLEEVE: PVC SCHEDULE 40.	

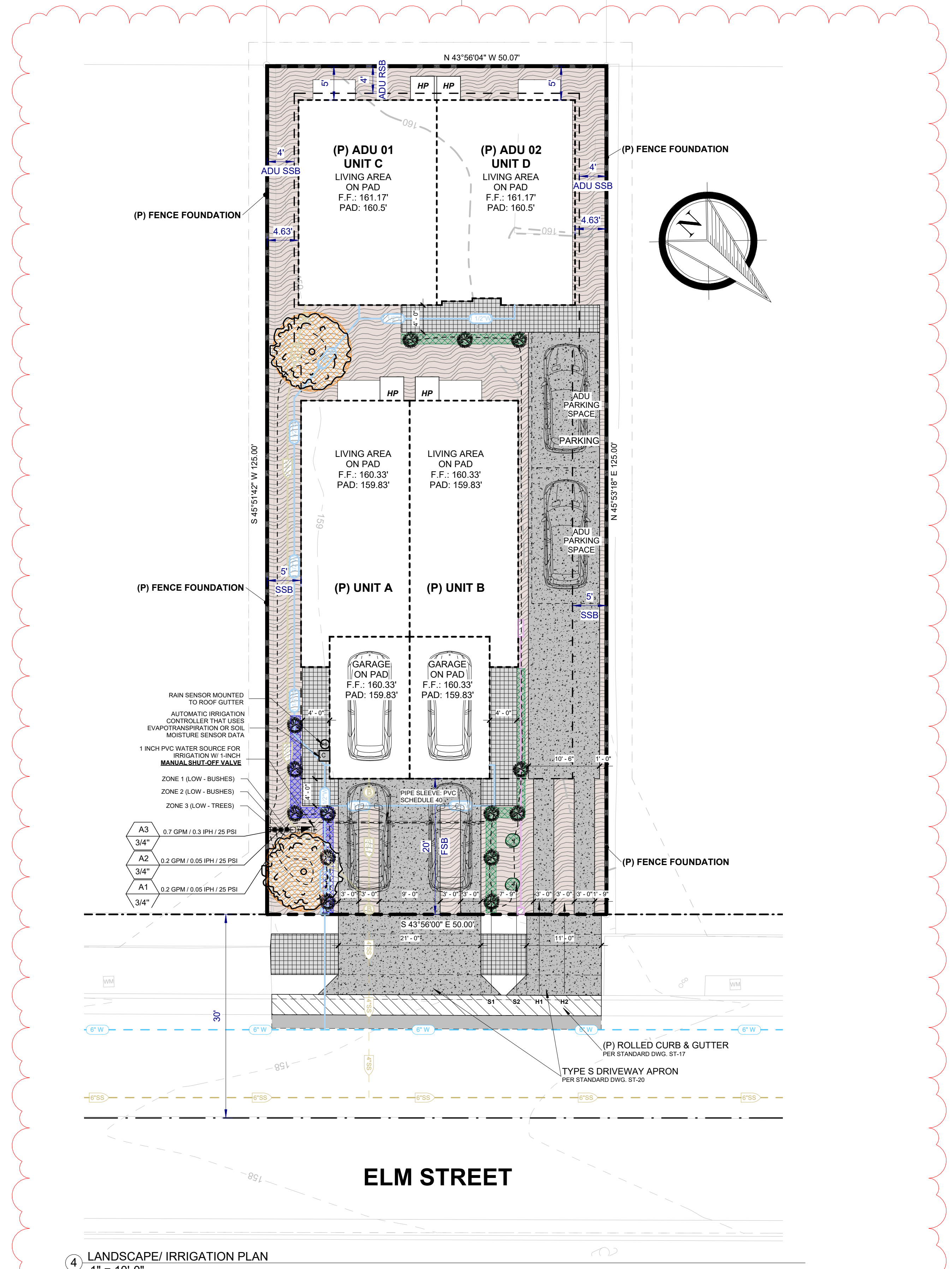
HYDROZONE INFORMATION TABLE

HYDROZONE	VALVE	IRRIGATION METHOD	AREA	% OF LANDSCAPE AREA
ZONE 1 (MOD-BUSHES)	A1	DRIP	61 SQ. FT.	16.4%
ZONE 2 (LOW-BUSHES)	A2	DRIP	120 SQ. FT.	32.3%
ZONE 2 (LOW-TREES)	A3	DRIP	191 SQ. FT.	51.3%
TOTAL			372 SQ. FT.	100%

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (Eto)	50.5							
Hydrozone # /Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE%)	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)je	
Regular Landscape Areas								
ZONE 1 (LOW-SHRUBS)	0.3	DRIP	0.81	0.37	61.00	22.59	707.37	
ZONE 2 (LOW-SHRUBS)	0.3	DRIP	0.81	0.37	120.00	44.44	1,391.56	
ZONE 2 (LOW-TREES)	0.3	DRIP	0.81	0.37	191.00	70.67	2,212.68	
					Totals	372.00	137.71	
Special Landscape Areas								
					1			
					1			
					1			
					Totals	(C)	(D)	
							ETWU Total	4,311.61
							Maximum Allowed Water Allowance (MAWA)je	6,406.03
Hydrozone #/Planting Description E.g								
1.) front lawn drip		Irrigation Method		Irrigation Efficiency		ETWU (Annual Gallons Required)=		
		overhead spray		0.75 for spray head		Eto x 0.62 x ETAF x Area		
2.) low water use plantings				0.81 for drip		where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year.		
3.) medium water use planting								
e MAWA (Annual Gallons Allowed) = (Eto) (0.62) ((ETAF x LA) + ((1-ETAF) x SLA)) where 0.62 is a conversion factor that converts acreinches per acre per year to gallons per square foot per year; LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for nonresidential areas.								
ETAF Calculations								
Regular Landscape Areas								
Total ETAF x Area				138				
Total Area				372				
Average ETAF				B ÷ A		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.		
				0.37				



4 LANDSCAPE / IRRIGATION PLAN
 1" = 10'-0"



**TANGENT
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① DUPLEX



② ADU

MATERIAL & COLOR BOARD

No	MATERIAL	MANUFACTURER	NAME	DESCRIPTION	No	MATERIAL	MANUFACTURER	NAME	DESCRIPTION	No	MATERIAL	MANUFACTURER	NAME	DESCRIPTION
1		ROOF SHINGLES BY GAF	ROOF SHINGLES BY GAF. COLOR: CHARCOAL BLACK	ROOF SHINGLES BY GAF. COLOR: CHARCOAL BLACK	5		SINGLE COAT STUCCO BY OMEGA	SINGLE COAT STUCCO BY OMEGA	COLOR: 1C035 QUAKE BY OMEGA	9		GARAGE DOORS OLYMPUS BY GARAGE DOOR SUPPLY HOUSE	GARAGE DOORS OLYMPUS BY GARAGE DOOR SUPPLY HOUSE	COLOR :WHITE
2		SINGLE COAT STUCCO BY OMEGA	SINGLE COAT STUCCO BY OMEGA	COLOR: SW 7069 IRON ORE BY SHERWIN WILLIAMS	6		HARDIE TRIM BOARD BY JAMES HARDIE	HARDIE TRIM BOARD BY JAMES HARDIE	COLOR: SW 7005 PURE WHITE BY SHIRWIN WILLIAMS	10		WOOD FASCIA BOARD	WOOD FASCIA BOARD	COLOR: SW 7005 PURE WHITE BY SHIRWIN WILLIAMS
3		STUCCO TRIMS BY OMEGA	STUCCO TRIMS BY OMEGA	COLOR: SW 7005 PURE WHITE BY SHIRWIN WILLIAMS	7		ENTRY DOOR BY PEASE DOORS	SMOOTH FIBERGLASS ENTRY DOOR BY PEASE DOORS	COLOR: WHITE	11		SPECTRA METALS	ALUMINUM GUTTER, DOWNSPOUT	COLOR: SW 7005 PURE WHITE BY SHIRWIN WILLIAMS
4		FIBER CEMENT SIDING BY JAMES HARDIE	JAMES HARDIE WOODTONE HARDIEPLANK FIBER CEMENT CEDARMILL SIDING 7.25"X144"	COLOR: SW 7069 IRON ORE BY SHERWIN WILLIAMS	8		100 SERIES WINDOWS AND SLIDING DOORS BY ANDERSEN	WINDOWS AND SLIDING	FRAME COLOR: WHITE	12		LAMPS PLUS	FOXMOORE COLLECTION 14 1/2" HIGH	COLOR: BLACK

PROJECT NAME:
113 ELM STREET,
ROSEVILLE, CA 95678,
APN: 012-172-020-000

SHEET TITLE:
COLORBOARD

OWNER CONTACT:
Sugarloaf Investments LLC
ask386@gmail.com
(916) 205-3530

PROJECT: 1:1471

DESIGNED: P.Zarrik PZ

DRAWN: OS

DATE: 1/20/2028 7:11:08 AM

DATE	DESCRIPTION	REV. #

SHEET:
A10