

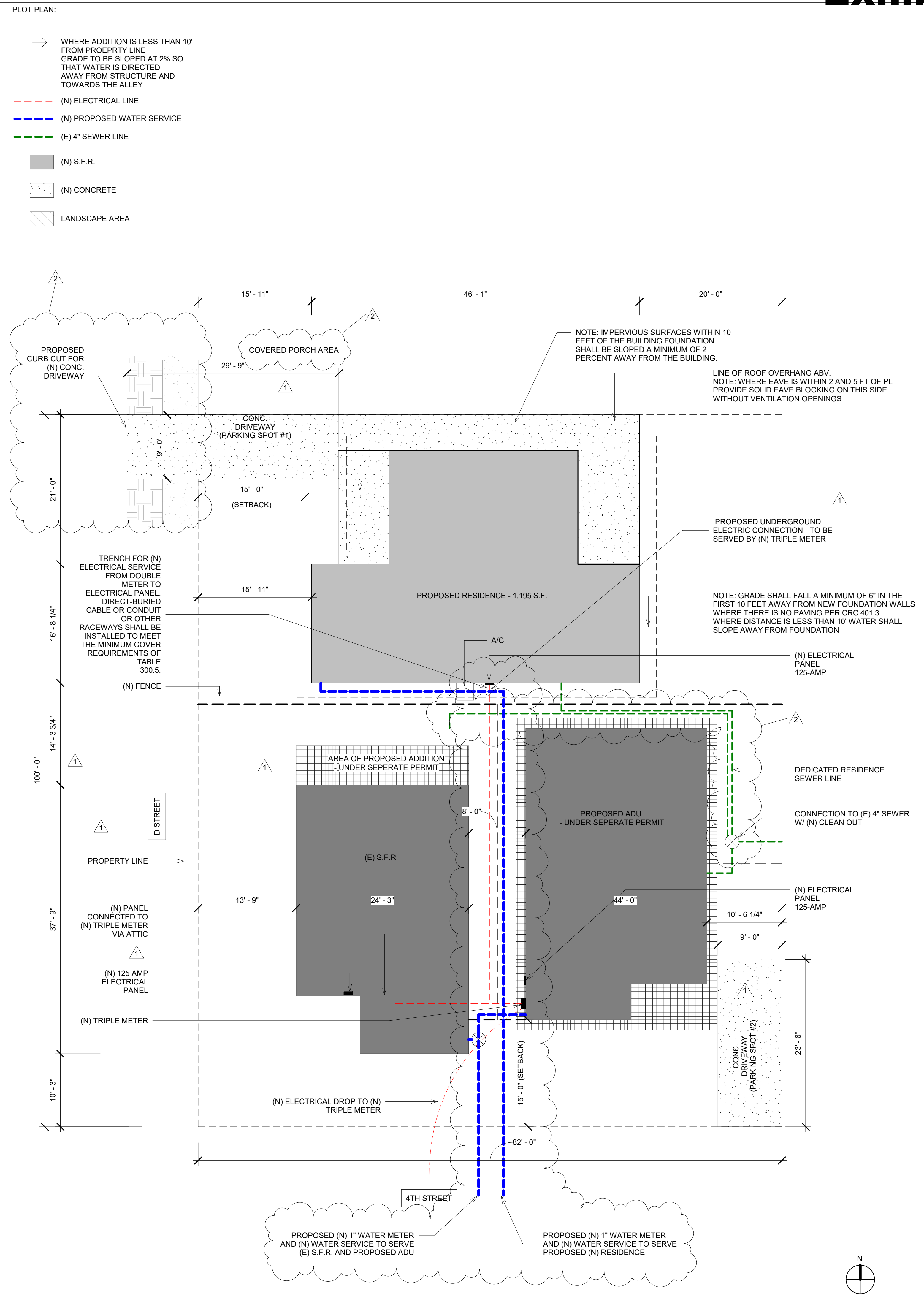
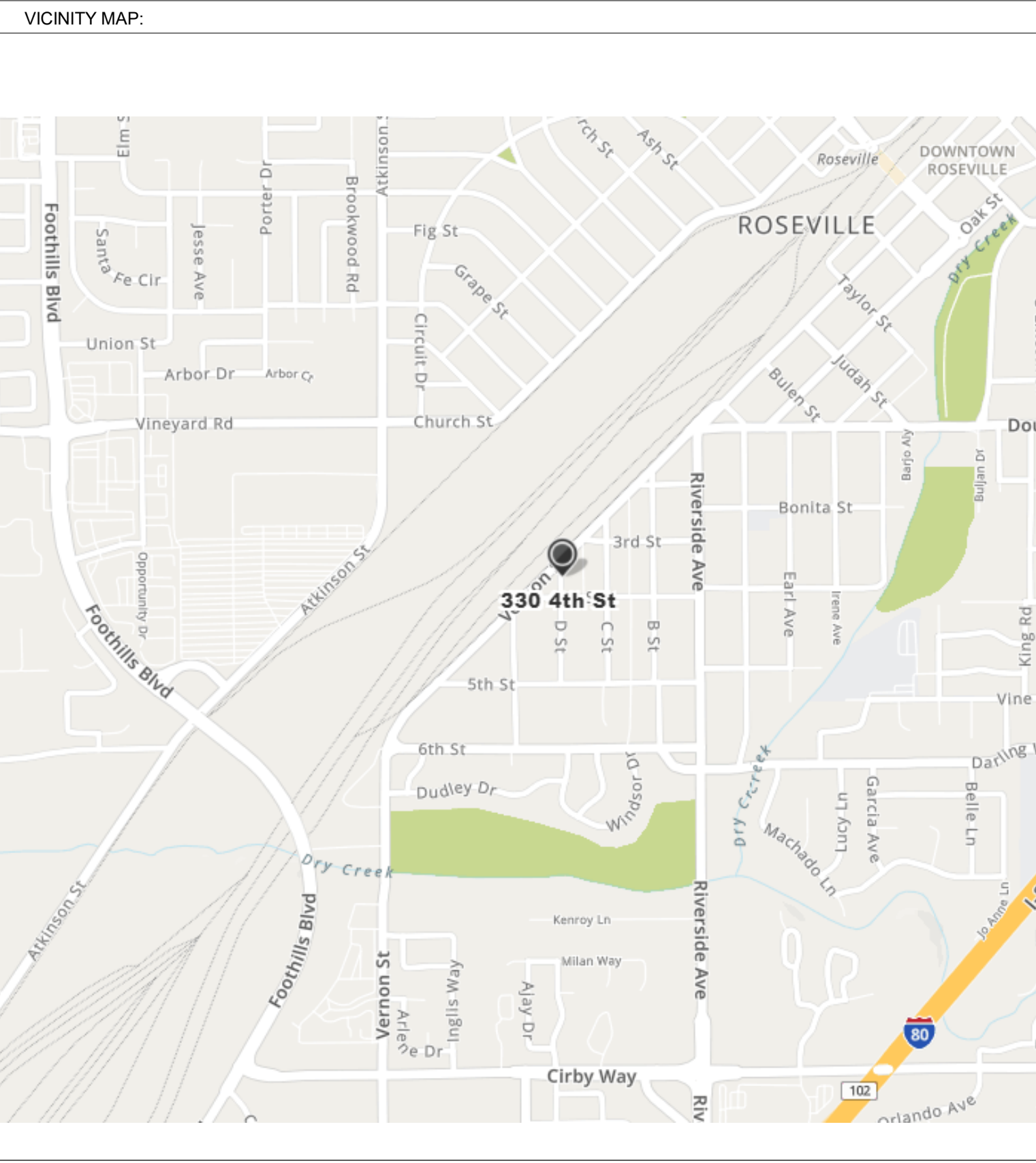
A NEW RESIDENCE PROJECT FOR:  
**111 D STREET  
ROSEVILLE, CA 95678**  
SCOPE OF WORK:  
CONSTRUCT NEW 1,195 S.F. SINGLE FAMILY RESIDENCE.  
- SLAB FOUNDATION  
- 2X6 EXTERIOR WALLS W/ FIBER CEMENT LAP SIDING EXTERIOR FINISH  
- TRUSS ROOF WITH ASPHALT SHINGLE ROOFING  
- VINYL WINDOWS  
- HYBRID ELECTRIC WATER HEATER  
- (N) 125-AMP ELECTRICAL PANEL  
- 2.56 KW ROOF MOUNTED PHOTOVOLTAIC SYSTEM  
UTILITY NOTES:  
- NO GAS TO BE INSTALLED IN S.F.R.  
- (N) 1" WATER SERVICE TO SERVE PROPOSED S.F.R.  
- PROPOSED S.F.R. PLUMBING TO TIE INTO (E) 4" SEWER SERVICE. PROPOSED S.F.R., PROPOSED ADU (UNDER SEPERATE PERMIT) AND MAIN RESIDENCE WILL SHARE SEWER SERVICE.  
- (E) ELECTRIC SERVICE TO SERVE PROPOSED S.F.R. AND PROPOSED ADU (UNDER SEPERATE PERMIT) VIA (N) TRIPLE METER.

SHEET INDEX

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A - 1.1	ROOF PLAN
A - 2.0	POWER PLAN
A-3.0	EXTERIOR ELEVATIONS
PV-0	PV COVER SHEET
PV-1	PV PLOT PLAN
PV-2	PV SINGLE LINE
PV-3	PV LABELS AND MARKINGS
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PV-5	PV RACKING ENGINEER STAMP
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PV-7	PV MICROINVERTER DATASHEET
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PV-9	PV EQUIPMENT FIRE RATINGS
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S2.0	SHEARWALL PLAN
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SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS
SN1	STRUCTURAL NOTES & SPECIFICATIONS
T24-1	2019 TITLE 24 PART 6 ENERGY CODE
T24-2	2019 TITLE 24 PART 6 ENERGY CODE
T24-3	2019 TITLE 24 PART 6 ENERGY CODE

GENERAL NOTES:  
- THE INFORMATION ON THIS SET OF CONSTRUCTION DOCUMENTS IS RELATED TO THE BASIC DESIGN INTENT OF THE PROJECT. THEY ARE INTENDED AS A CONSTRUCTION AID, NOT A SUBSTITUTE FOR GENERALLY ACCEPTED GOOD BUILDING PRACTICES AND COMPLIANCE WITH CURRENT CALIFORNIA STATE BUILDING CODES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING STANDARD CONSTRUCTION DETAILS AND PROCEDURES TO ENSURE A PROFESSIONALLY FINISHED, STRUCTURALLY SOUND, AND WEATHERPROOF COMPLETED PROJECT.  
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK AND CONSTRUCTION MEETS ALL CURRENT FEDERAL, STATE, COUNTY, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. THESE CODES ARE TO BE CONSIDERED PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHOULD BE ADHERED TO EVEN IF THEY ARE IN VARIANCE OF THE PLAN.  
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DRAWING (DO NOT SCALE DRAWING.)  
- THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTANT CONSTRUCTION SUPERVISION AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION COORDINATING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.  
CALIFORNIA ENERGY STANDARDS COMMISSION NOTES:  
1. A MIN. OF 50% OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY.  
- UP TO 50 WATTS FOR DWELLING UNITS LESS THAN OR EQUAL TO 2,500 S.F. OR 100 WATTS FOR DWELLING UNITS LARGER THAN 2,500 S.F. MAY BE EXEMPT FROM THE 50 PERCENT HIGH EFFICACY REQUIREMENTS WHEN THE FOLLOWING CONDITIONS ARE MET: ALL LOW EFFICACY LIGHTING IN THE KITCHEN ARE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR, DIMMER, ENERGY MANAGEMENT CONTROL SYSTEM, OR A MULTITRIGGER PROGRAMMABLE CONTROL SYSTEM; AND ALL PERMANENTLY INSTALLED LIGHTING IN GARAGES, LAUNDRY ROOMS, CLOSETS GREATER THAN 70 S.F., AND UTILITY ROOMS ARE HIGH EFFICACY AND ARE CONTROLLED BY MANUAL-ON OCCUPANT SENSOR.  
2. PERMANENTLY INSTALLED LIGHTING IN BATHROOMS, ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, CLOSETS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LIGHTING. LOW EFFICACY LIGHTING SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY A MANUAL ON OCCUPANY SENSOR TO COMPLY WITH SECTION 119 OF THE STANDARDS OR ARE WITHIN CLOSETS OF LESS THAN 70 S.F. PERMANENTLY INSTALLED LIGHTING LOCATED IN ROOMS OR AREAS OTHER THAN IN KITCHEN, BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LIGHTING. LOW EFFICACY LIGHTING SHALL BE ALLOWED PROVIDED THEY ARE CONTROLLED BY EITHER A COMPLYING DIMMER SWITCH OR MANUAL-ON OCCUPANT SENSOR. EXTERIOR LIGHTING SHALL BE HIGH EFFICACY OR BE CONTROLLED BY A MANUAL ON/OFF SWITCH, A MOTION SENSOR AND ONE OF THE FOLLOWING: PHOTO CONTROL, ASTRONOMICAL TIME CLOCK OR ENERY MANAGEMENT CONTROL SYSTEMS.  
3. BATHROOMS, TOILET ROOMS, AND KITCHENS SHALL BE PROVIDED WITH LOCAL VENTILATION FANS.

PROJECT DATA:  
ADDRESS: 111 D STREET  
ROSEVILLE, CA 95678  
APN: 014-022-012-000  
JURISDICTION: CITY OF ROSEVILLE  
S.F. OF PROPOSED ADU: 1,195 S.F.  
FIRE SPRINKLERS IN EXISTING RESIDENCE: NO  
FIRE SPRINKLERS: YES  
FOUNDATION: SLAB  
OCCUPANCY: R-2  
CONSTRUCTION: TYPE V-B  
CODES: 2019 CALIFORNIA RESIDENTIAL BUILDING CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALGREEN CODE  
PROJECT CONTACTS:  
OWNER/CONTRACTOR: ALLSTATE RENOVATIONS INC  
ARCHITECT: LAURA MILLER DESIGN  
CONTACT: LAURA MILLER  
889 EMBARCADERO DRIVE, STE 102  
EL DORADO HILLS, CA 95762  
916.607.3321  
STRUCTURAL ENGINEER: WCD ASSOCIATES  
CONTACT: WESLEY CULLUMBER  
6930 DESTINY DRIVE, STE 300  
ROCKLIN, CA 95677  
PV CONTRACTOR: LOTUS ENERGY  
PO BOX 15  
COLOMA, CA 95611  
530.490.8501



# Exhibit A

## PROPOSED RESIDENCE 330 4TH STREET CONCEPTUAL ELEVATIONS



WEST (FRONT) ELEVATION

- ① FASCIA - BLACK FOX (SW 7020)
- ② HARDIE LAP SIDING - DRIED THYME (SW 6186)
- ③ ALLURA FIBER CEMENT SHAKE - CEDAR
- ④ ASPHALT SHINGLE ROOFING
- ⑤ FIBER CEMENT TRIM - BLACK FOX (SW 7020)



NORTH ELEVATION

# Exhibit A

## PROPOSED RESIDENCE 330 4TH STREET CONCEPTUAL ELEVATIONS



EAST (REAR) ELEVATION

- ① FASCIA - BLACK FOX (SW 7020)
- ② HARDIE LAP SIDING - DRIED THYME (SW 6186)
- ③ ALLURA FIBER CEMENT SHAKE - CEDAR
- ④ ASPHALT SHINGLE ROOFING
- ⑤ FIBER CEMENT TRIM - BLACK FOX (SW 7020)



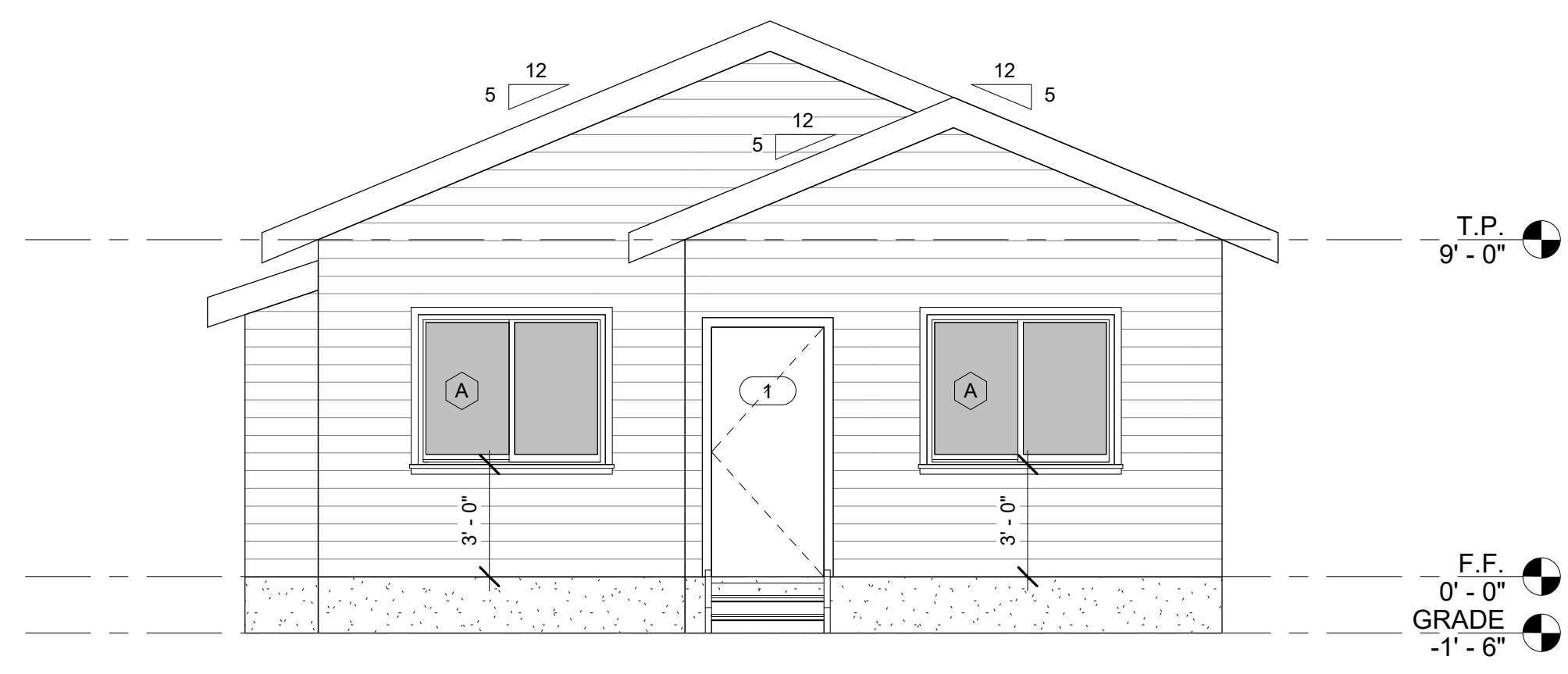
SOUTH ELEVATION

**LAP SIDING NOTES:**

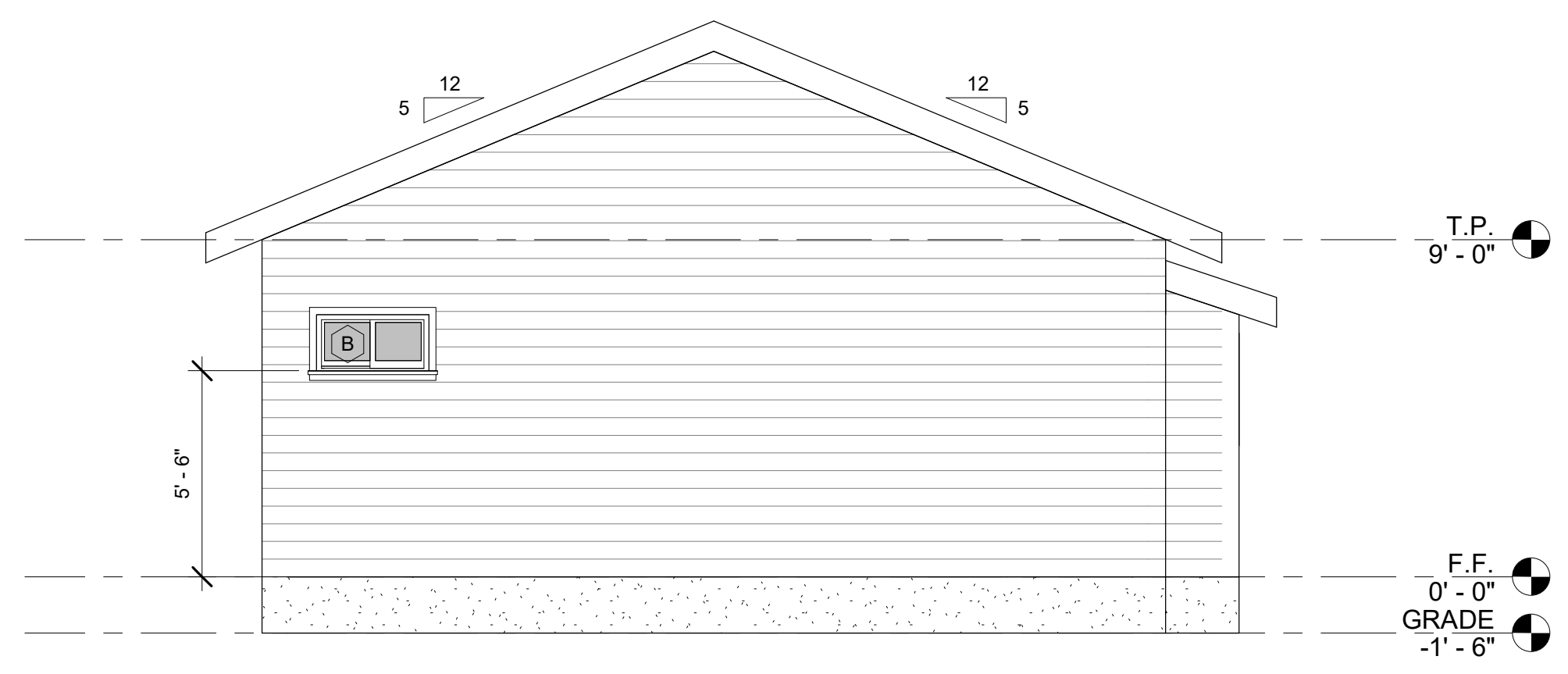
- FIBER-CEMENT LAP SIDING HAVING A MAXIMUM WIDTH OF 12 INCHES SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C1186, TYPE A, MINIMUM GRADE II OR ISO 8336, CATEGORY A. MINIMUM CLASS 2. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/4 INCHES (32 MM) AND LAP SIDING NOT HAVING TONGUE-AND-GROOVE END JOINTS SHALL HAVE THE ENDS PROTECTED WITH CAULKING, COVERED WITH AN H-SECTION JOINT COVER, LOCATED OVER A STRIP OF FLASHING, OR SHALL BE DESIGNED TO COMPLY WITH SECTION R703.1. LAP SIDING COURSES SHALL BE INSTALLED WITH THE FASTENER HEADS EXPOSED OR CONCEALED, IN ACCORDANCE WITH TABLE R703.3(1) OR APPROVED MANUFACTURER'S INSTRUCTIONS.

**ADDRESS NOTES:**

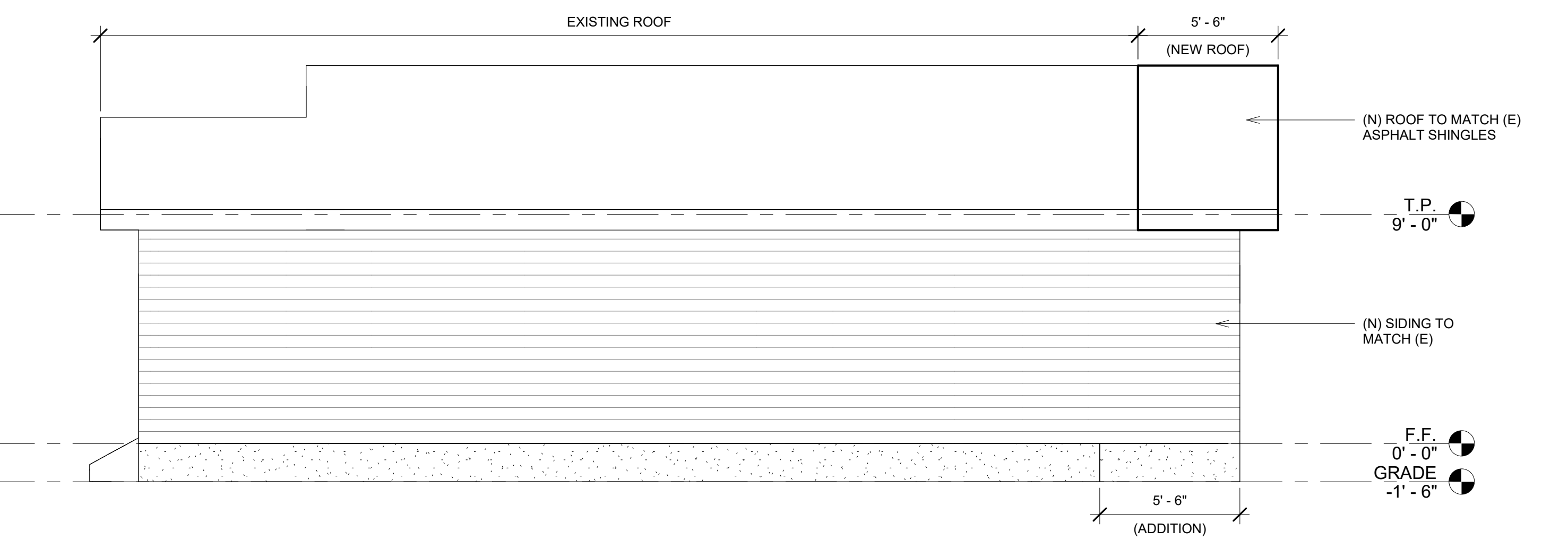
- APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR NEW BUILDINGS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE A MINIMUM 4 INCHES IN HEIGHT AND STROKE OF MINIMUM 0.5 INCH OF A CONTRASTING COLOR TO THE BACKGROUND ITSELF. ADDRESSING SHALL BE ILLUMINATED AT NIGHT. REFERENCE CRC SEC. R319.1 AND THE CITY OF ROSEVILLE FIRE DEPARTMENT AMENDMENT 16.16.090.



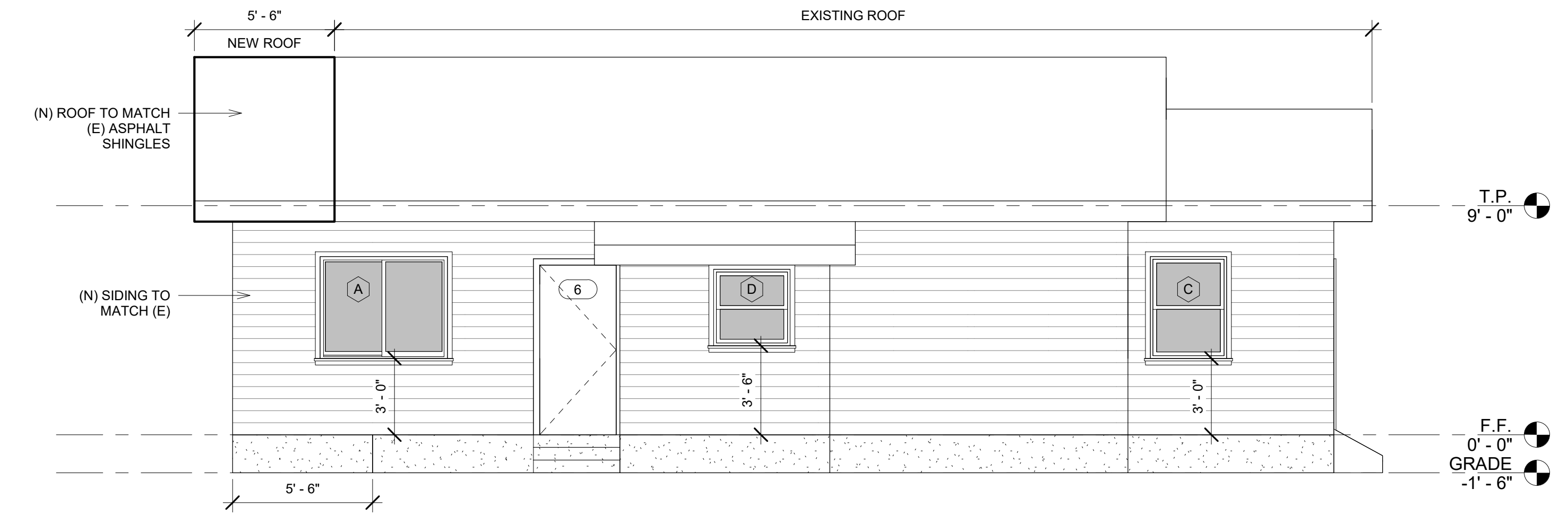
1 SOUTH ELEVATION  
1/4" = 1'-0"



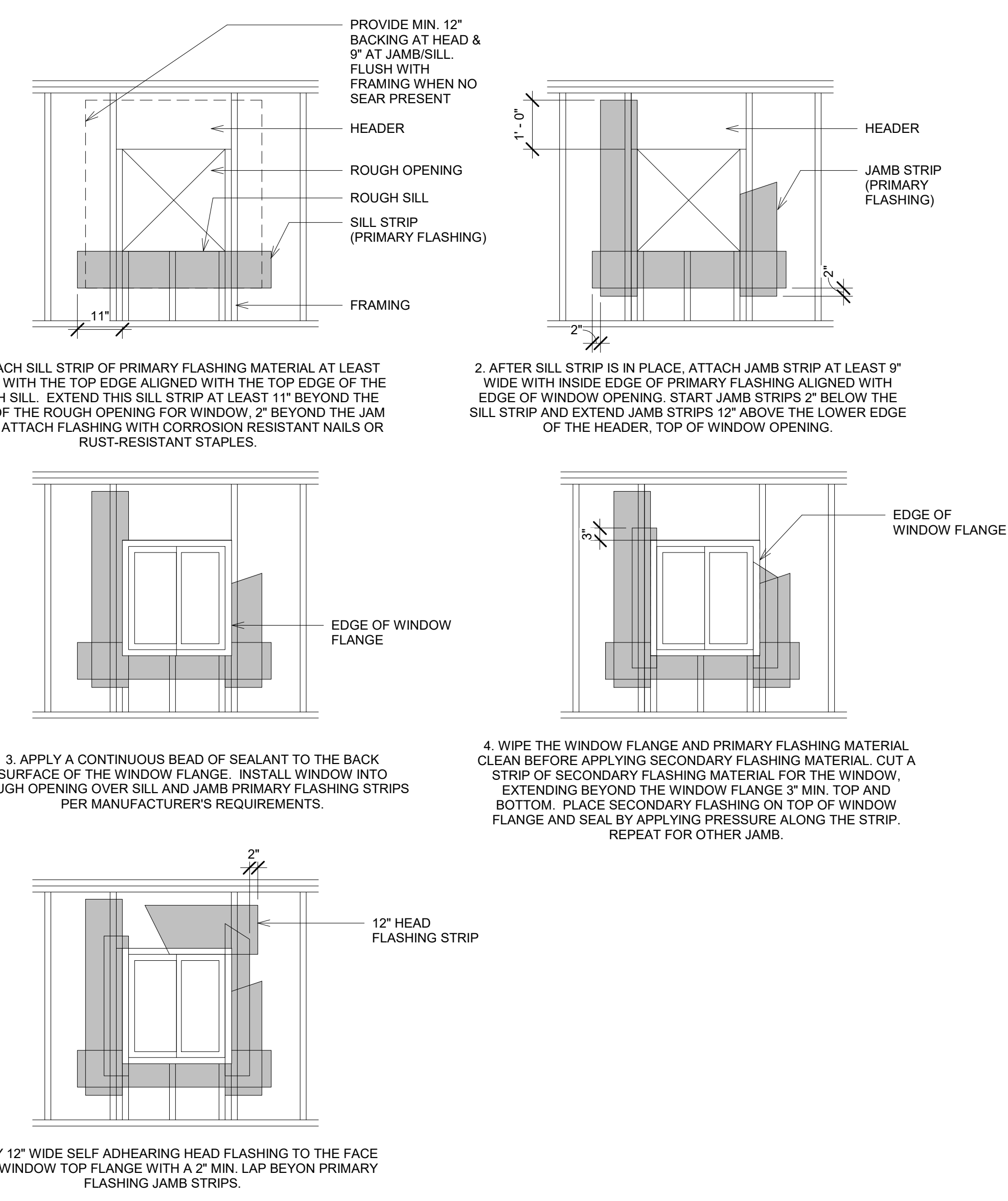
2 NORTH ELEVATION  
1/4" = 1'-0"



3 EAST ELEVATION  
1/4" = 1'-0"



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



5 WINDOW FLASHING  
1/2" = 1'-0"

**REMODEL & ADDITION**  
**330 4TH STREET**  
**ROSEVILLE, CA 95678**

No.	Date	Description

Sheet Name:  
**EXTERIOR ELEVATIONS**

Scale:  
 As indicated

Date:  
 APR 2022

Drawn By:  
 LM

Approved By:  
 OWNERS

Sheet Number:

A - 3.0

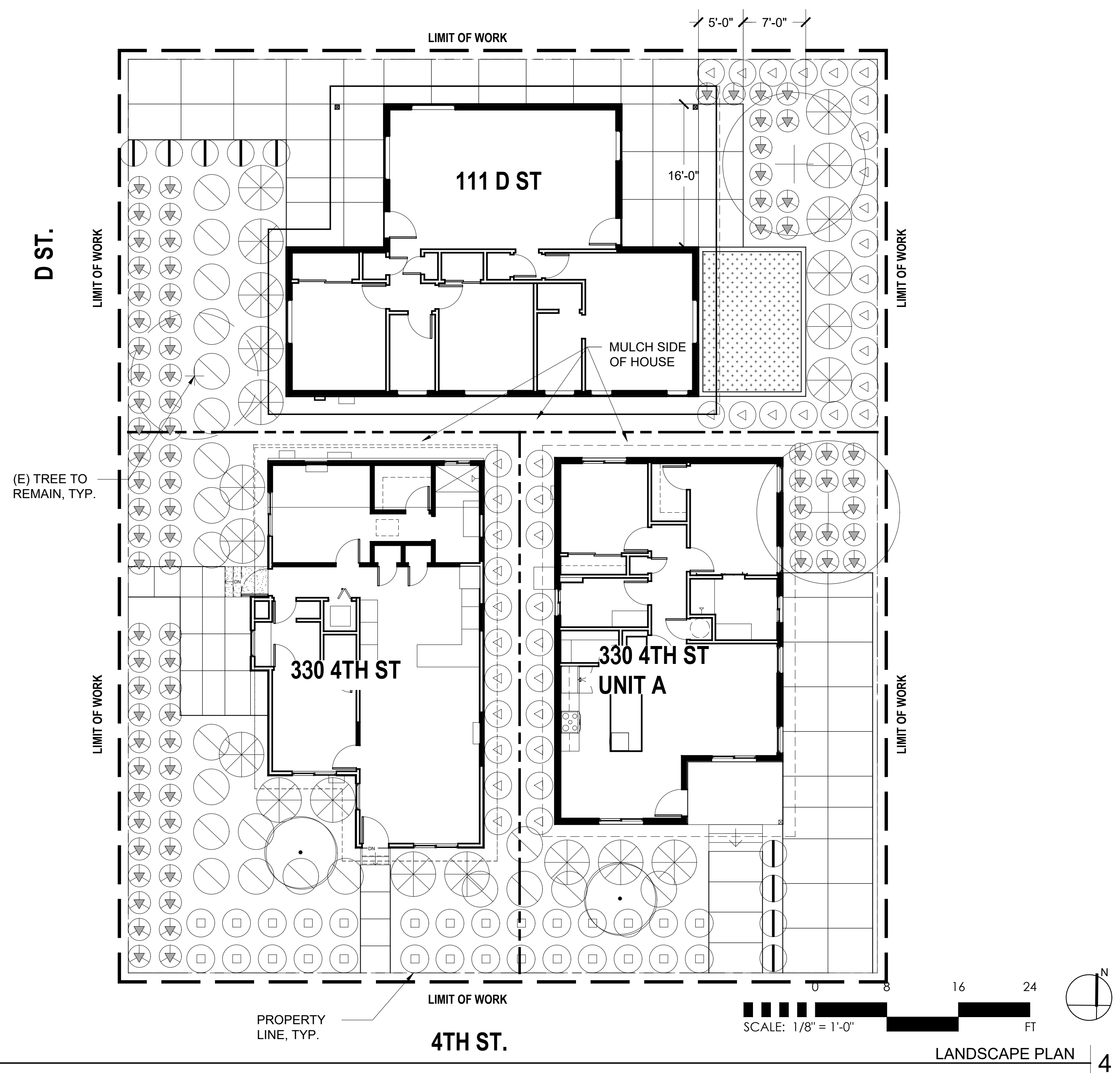
PLANTING SCHEDULE								
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	UNITS	TOTAL QUANTITY	O.C. SPACING	WUCOLS REGION: 1	REMARKS
<b>TREES</b>								
⊙	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	EA	5	AS SHOWN	L	MULTI
⊕	ZELCOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELCOVA	24" BOX	EA	2	AS SHOWN	M	
<b>SHRUBS AND GROUNDCOVERS</b>								
⊗	GALVEZIA SPECIOSA	ISLAND SNAPDRAGON	5 GAL.	EA	22	5'-0" O.C.	L	
⊖	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	EA	9	4'-0" O.C.	L	
▽	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	5 GAL.	EA	42	4'-0" O.C.	M	
◻	BULBINE FRUTESCENS 'HALLMARK ORANGE'	ORANGE STALKED BULBINE	5 GAL.	EA	28	4'-0" O.C.	M	
▽	LOMONDRA LONGIFOLIA 'LITTLE LIME'	LITTLE LIME MAT RUSH	1 GAL.	EA	82	3'-6" O.C.	L	
⊗	OLEA EUROPEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	5 GAL.	EA	21	6'-0" O.C.	L	
<b>SHRUBS AND GROUNDCOVERS</b>								
▨	SYNTHETIC TURF	SYNTHETIC TURF	N/A	SF	170	N/A	N/A	
	MULCH		N/A	SF	3,600	MULCH 2" THICK MINIMUM - MEDIUM BARK (ALL PLANTING AREAS AND LOCATION(S) PER THE OWNER)		

MIQBEL DESIGNS

MIQBEL DEIGNS  
SACRAMENTO, CA  
614.598.8234

## LANDSCAPE ENTITLEMENTS

PLANTING SCHEDULE 1



LANDSCAPE PLAN 4

- ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM.
- FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A TWO (2"-3") INCH LAYER OF MULCH.
- ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN OWNER AND AGENCY APPROVED LINEAR ROOT BARRIER PER OWNER.
- 'G' INDICATES TREES PLANTED WITH AN AGENCY APPROVED LINEAR ROOT BARRIER.
- ALL PLANTS TO BE PLANTED IN TRIANGULAR SPACING.
- ALL PLANTS TO BE PLANTED A MIN OF 3'-0" AWAY FROM UTILITIES (LOCATION PER PLAN).
- EACH PLANT TO HAVE A PLANTING WELL OF 5'- 6" OFFSET FROM THE PLANT.
- BEST-TABS 20-10-5 CONTROLLED RELEASE FERTILIZER PACKS TO BE USED.  
1 GAL. - 1 PACKET  
5 GAL. - 3 PACKETS  
15 GAL. - 9 PACKETS  
24" - 15 PACKETS

PLANTING NOTES 2

- ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. TREES SHALL BE PROTECTED BY A 6' TALL CHAIN LINK FENCE MOUNTED ON STEEL POSTS, FIRMLY DRIVEN INTO GROUND OR STANCHIONS FASTENED SECURELY WITH REBAR STAPLES 12" DEEP. NATURAL AREAS SHALL BE PROTECTED BY A 6' TALL BRIGHT COLORED (USUALLY ORANGE), SYNTHETIC MESH MATERIAL FENCE OR CHAIN LINK FENCE.
- PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT AND REMOVED UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
- PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE). FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
  - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
  - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
  - WOUNDS TO TRUNK, LIMBS OR EXPOSED ROOTS BY MECHANICAL EQUIPMENT;
  - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
  - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
  - WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN THE DRIP LINE OF A TREE, ERECT FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING) GRADE AREA SEPARATELY JUST PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE;
  - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
  - WHERE SEVERE SPACE CONSTRAINTS EXIST DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST OR LANDSCAPE ARCHITECT TO DISCUSS ALTERNATIVES.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- UNDERGROUND FACILITIES AND TRENCHES, (ELEC. UTILITIES SERVICE, SANITARY SEWER, STORM DRAINAGE LINES) SHALL BE CONSOLIDATED, TO THE EXTENT FEASIBLE, AND LOCATED TO MINIMIZE IMPACT UPON TREE ROOT SYSTEMS. ANY TRENCHING REQUIRED WITHIN THE TREE DRIPLINE SHALL BE AS FAR FROM THE TREE TRUNK AS POSSIBLE AND SHALL BE EXCAVATED BY HAND OR PNEUMATIC EXCAVATOR TO MINIMIZE IMPACT TO ROOTS.
- ROOTS 3/4" OR GREATER IN SIZE ENCOUNTERED DURING TRENCHING SHALL BE CLEANLY HAND PRUNED TO REDUCE LOSS OF MOISTURE TO THE TREE. ROOTS GREATER THAN 1-1/2" SHALL BE PRESERVED AND PROTECTED. CARE SHALL BE TAKEN TO MINIMIZE ABRASIONS TO ROOT BARK.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE MAY OCCUR (RIPPING OF BRANCHES, ETC.).
- THE CODE ENFORCEMENT OFFICER, CITY ENGINEER OR CITY INSPECTOR HAS THE AUTHORITY TO REQUIRE ADDITIONAL TREE PROTECTION BEFORE OR DURING CONSTRUCTION.
- DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
- EXISTING TREES TO BE RETAINED AND PROTECTED AS INDICATED ON THE SITE PLAN.

SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.

Rev. No.	Date	Description

Scale:  
Date: MAY 11, 2022  
Drawn By: SM  
Approved By:

## LANDSCAPE PLAN

L1.01

TREE PROTECTION NOTES 3

111 D ST  
ROSEVILLE, CA 95678