

**American River Flood Control District  
Central Valley Flood Protection Board Permit Application  
1870 Claremont Road**

**Staff Report**

**Discussion:**

The parcel owner at 1870 Claremont Road in Carmichael California seeks to obtain an encroachment permit to construct a home remodel and expansion. The parcel is located on the waterside of the District levee and is within the American River designated floodway. The elevation of the project footprint is above the base flood elevation for the floodway and will not be inundated by the U.S. Army Corps of Engineers project design release of 160,000 cubic feet per second.

The structures to be modified are outside the levee toe area and the proposed work will not have an impact on the District levee.

**Recommendation:**

The General Manager recommends that the Board of Trustees endorse the permit application.

**APPLICATION FOR A CENTRAL VALLEY FLOOD PROTECTION BOARD  
ENCROACHMENT PERMIT**

**Application No.** \_\_\_\_\_  
(For Office Use Only)

1. Description of proposed work being specific to include all items that will be covered under the issued permit.

Construct a home remodel and expansion on the downstream end of the existing home footprint. The remodel includes a raise in finish floor elevation from 64.98 to 65.70 feet NAVD 88 and construction of a new wooden deck with open stair tread and authorization of existing concrete steps, brick patio, wooden stairs, and a three-foot iron fence.

2. Project  
Location: Sutter County, in Section 28  
(N) (E)  
Township: 09 N (S), Range: 06 E (W), M. D. B. & M.  
Latitude: 38.5983 Longitude: -121.3318  
Stream : American River , Levee : Right Bank Designated Floodway: \_\_\_\_\_  
APN: 283-0260-017

3. Casey Kelly of 1870 Claremont Road  
Name of Applicant / Land Owner Address  
Carmichael CA 95864 916-414-1502  
City State Zip Code Telephone Number  
ckelly@follettusa.com  
E-mail

4. Ric Reinhardt of MBK Engineers  
Name of Applicant's Representative Company  
Sacramento CA 95825 916-456-4400  
City State Zip Code Telephone Number  
reinhardt@mbkengineers.com  
E-mail

5. Endorsement of the proposed project from the Local Maintaining Agency (LMA):

We, the Trustees of American River Flood Control District approve this plan, subject to the following conditions:  
Name of LMA

Conditions listed on back of this form       Conditions Attached       No Conditions

\_\_\_\_\_  
Trustee Date      Trustee Date

\_\_\_\_\_  
Trustee Date      Trustee Date

### APPLICATION FOR A CENTRAL VALLEY FLOOD PROTECTION BOARD ENCROACHMENT PERMIT

6. Names and addresses of adjacent property owners sharing a common boundary with the land upon which the contents of this application apply. If additional space is required, list names and addresses on back of the application form or an attached sheet.

Name	Address	Zip Code
(see attached)		

7. Has an environmental determination been made of the proposed work under the California Environmental Quality Act of 1970?  Yes  No  Pending

If yes or pending, give the name and address of the lead agency and State Clearinghouse Number:

CEQA Lead Agency - Sacramento County, 827 7th Street, Sacramento, CA 95814

SCH No. N/A

8. When is the project scheduled for construction? April 2018

9. Please check exhibits accompanying this application.

- A.  Regional and vicinity maps showing the location of the proposed work.
- B.  Drawings showing plan view(s) of the proposed work to include map scale.
- C.  Drawings showing the cross section dimensions and elevations (vertical datum?) of levees, berms, stream banks, flood plain,
- D.  Drawings showing the profile elevations (vertical datum?) of levees, berms, flood plain, low flow, etc.
- E.  A minimum of four photographs depicting the project site.


11/29/17  
 Signature of Applicant Date

Include any additional information:

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Signature of Applicant

\_\_\_\_\_  
Date

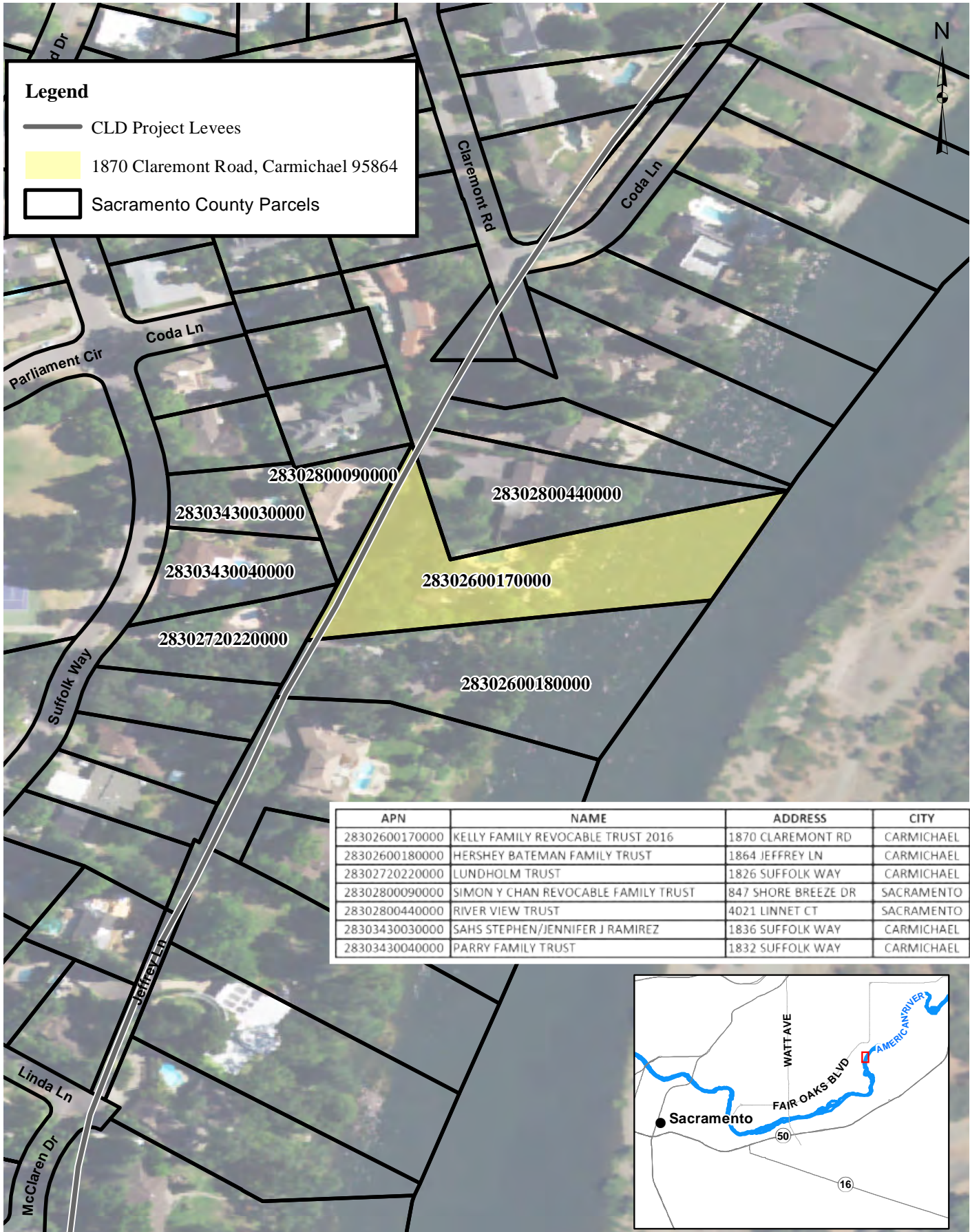
Include any additional information:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**Legend**

- CLD Project Levees
- 1870 Claremont Road, Carmichael 95864
- Sacramento County Parcels

APN	NAME	ADDRESS	CITY
28302600170000	KELLY FAMILY REVOCABLE TRUST 2016	1870 CLAREMONT RD	CARMICHAEL
28302600180000	HERSHEY BATEMAN FAMILY TRUST	1864 JEFFREY LN	CARMICHAEL
28302720220000	LUNDHOLM TRUST	1826 SUFFOLK WAY	CARMICHAEL
28302800090000	SIMON Y CHAN REVOCABLE FAMILY TRUST	847 SHORE BREEZE DR	SACRAMENTO
28302800440000	RIVER VIEW TRUST	4021 LINNET CT	SACRAMENTO
28303430030000	SAHS STEPHEN/JENNIFER J RAMIREZ	1836 SUFFOLK WAY	CARMICHAEL
28303430040000	PARRY FAMILY TRUST	1832 SUFFOLK WAY	CARMICHAEL



### Encroachment Permit Map



**NAME CHANGE PERMIT FORM**

A Permit Name Change is requested for Permit No. 7081, 7081-A, B

Applicant Information:

Last Name: Kelly First Name: Casey Middle Initial: \_\_\_\_\_

Title: property owner

Firm Name: \_\_\_\_\_

Street Address: 1870 Claremont Road

City, State and Zip: Carmichael, CA 95864

E-mail address: ckelly@follettusa.com

Phone Number: 916-414-1502

Fax Number: \_\_\_\_\_

Location Information:

Section: 28

Township: 09 N

Range: 06 E

County: Sacramento

Stream: American River

Description:

Residential home with proposed remodel (7081), add septic and leach lines to the property (7081-A), and add landscaping features to the property (7081-B).

Local Maintaining Agency: American River Flood Control District

APN: 283-0260-017

Latitude: 38.5983

Longitude: -121.3318

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

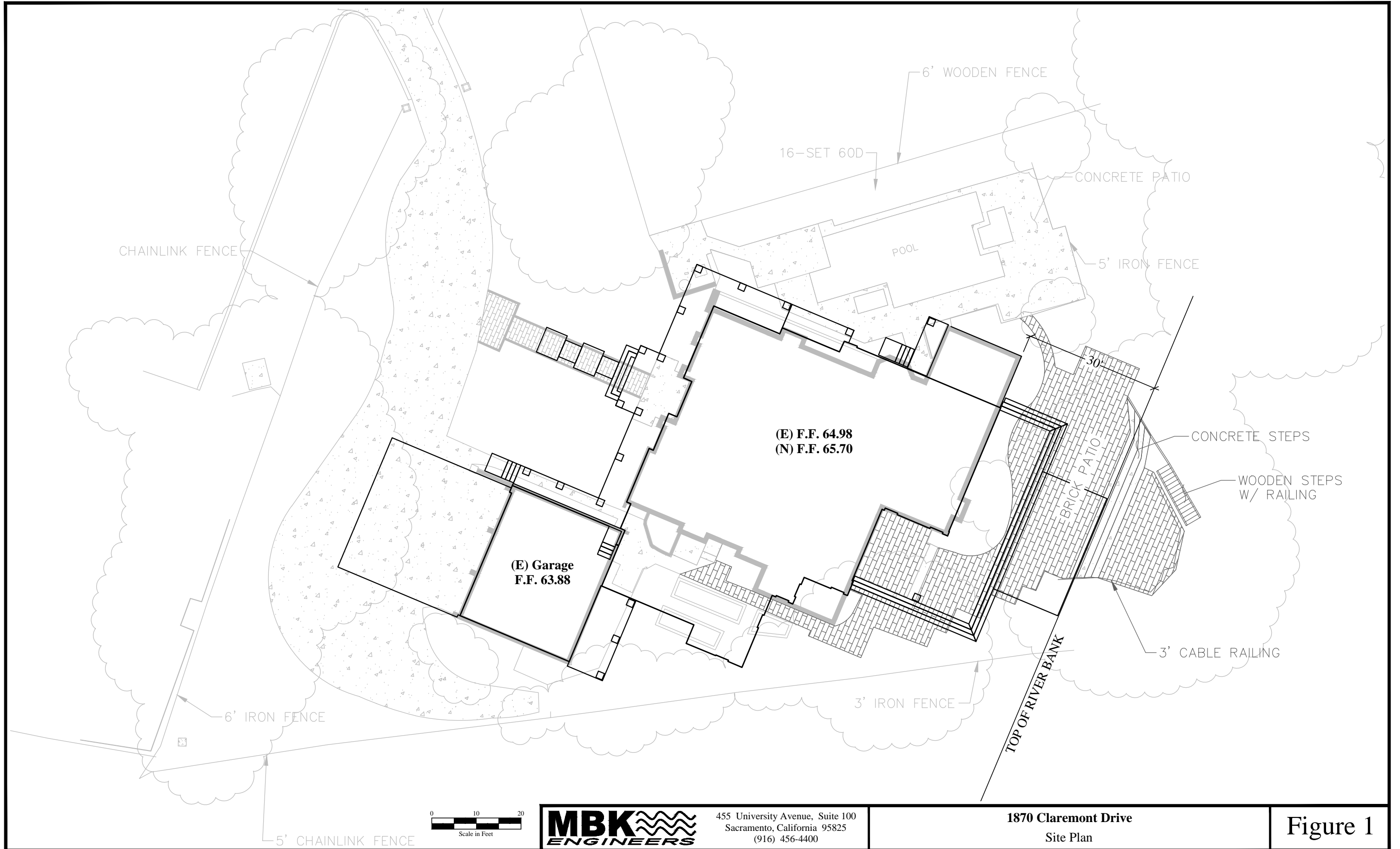
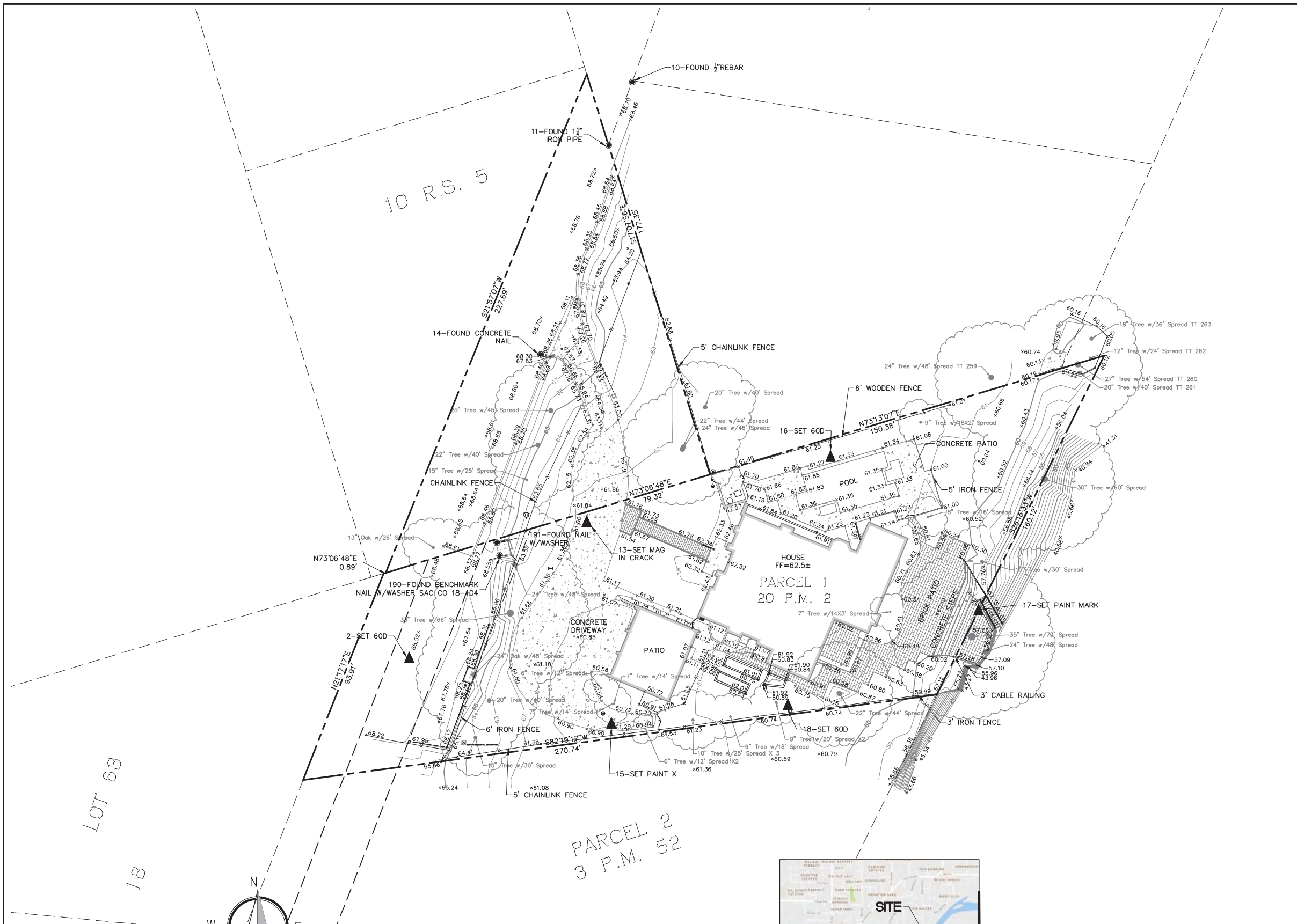
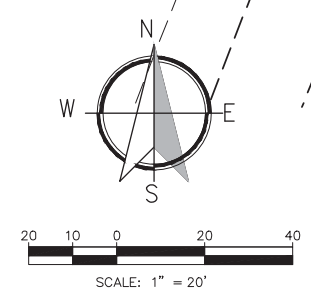


Figure 1





LEGEND	
	CONTROL POINT AS NOTED
	TREE AS NOTED
	FOUND MONUMENT AS NOTED
	POWER POLE
	WATER METER BOX
	ELECTRICAL BOX
	SEWER MANHOLE
	STORM MANHOLE
	WATER VALVE
	FIRE HYDRANT
	PVC RISER
	SIGN
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	CONCRETE
FND.	FOUND
FL	FLOWLINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT



**BASIS OF BEARINGS:** THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE NORTHERLY BOUNDARY OF PARCEL 1, "A PORTION OF LOT 1, HAGSON BOTTOM SUBDIVISION NO. 1" PREPARED BY BAILIFF & BUTZ, DATED 1/9/1968 (REVISED 10/22/1968), JOB NO. 67136.

**BENCHMARK:** THE BENCHMARK FOR THIS SURVEY IS CONTROL POINT 190, BEING BM 18-104 A CITY OF SACRAMENTO FOUND BENCHMARK, A 1/2" METAL DISC STAMPED "Co. B.M. 18-104" LOCATED IN CHISELED SQUARE TOP OF SOUTHWESTERLY CORNER OF CONCRETE BOX FOR LARGE GATE VALVE APPROXIMATE 20' SOUTHWEST OF LEVEE ON WESTERLY BANK OF AMERICAN RIVER APPROXIMATELY 460' SOUTHWEST OF SOUTH END OF CLAREMONT RD AT CODA LANE AND APPROXIMATELY 0.50 MILE SOUTH OF FAIR OAKS BLVD. ELEVATION=68.56' (NGVD29)



**TOPOGRAPHIC SURVEY**  
**1870 CLAREMONT ROAD**  
 COUNTY OF SACRAMENTO  
 STATE OF CALIFORNIA

Scale: 1"=20' Date: APRIL 2017 Revised:  
 P:\Projects\368-003\02 DWG\A- Survey\MASTER\368-003T.dwg, 05-18-17

JOB #368-003

**TSD ENGINEERING, INC.**  
 expect more.  
 31 Natoma Street, Suite #160  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701  
 jklamm@tsdeng.com

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FLOOR PLAN KEY NOTES

BATHROOMS

- 11 ALL WATER CLOSETS OR BIDETS SHALL BE INSTALLED IN AN AREA OF 30" CLEAR, WITH MIN. 24" CLEAR FROM THE FRONT OF THE FIXTURE. THE WATER CLOSET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. 2013 CPC 402.5
- 12 WATER CLOSET TO BE LOW FLOW WITH A MAXIMUM CAPACITY OF 1.28 GALLONS PER FLUSH. 2013 CPC 403.2
- 13 PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWER AND TUB SHOWER COMBINATION. THE DEVICE IS REQUIRED TO LIMIT WATER TEMP TO A MAX. OF 120°. 2013 CPC 408.3
- 14 WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIAL SUBJECT TO WATER SPLASH ARE TO BE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. THE USE OF FIBER CEMENT, FIBER MATT REINFORCED CEMENT OR GLASS MATT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. PER 2013 CRC 7102.4.2. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS.
- 15 A MINIMUM 30" CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 102.4 SQ. INCHES. PER 2013 CPC 408.6
- 16 SHOWER DOORS TO BE MIN. 22" CLEAR, TEMPERED GLASS.
- 17 SHOWERS AND TUB/SHOWER COMBINATIONS: PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE OVER HARDBACKER CEMENT BOARD, OR EQUIVALENT, TO A HEIGHT OF 70" MINIMUM ABOVE DRAIN INLET. SHOWER HEAD +84" (TEMPERED GLASS ENCLOSURE)
- 18 FIBERGLASS TUB-SHOWER COMBO WITH INTEGRAL SURROUND 70" MIN. ABOVE DRAIN. SHOWER HEAD +84" (CURTAIN KIT AT +57") (CERAMIC TEMPERED GLASS ENCLOSURE, ANODIZED ALUMINUM FRAME)
- 19 CERAMIC TILE SHOWER AND FLOOR, SHOWER HEAD +84" TEMPERED GLASS ENCLOSURE, ANODIZED ALUMINUM FRAME. HOT MAPPED AS APPROVED BY DEVELOPER.
- 20 1.4" x 16" SHAMPOO NICHE. BOTTOM AT +54" INSTALL ELASTOMERIC FLASHING IN ENTIRE NICHE PROOK TO SCOTCHGATE.

FIREPLACE

- 21 PRE-FABRICATED FACTORY-BUILT FIREPLACE. INSTALL AND USE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. FIREPLACE MUST BE AN APPROVED UNIT INCLUDE MANUFACTURER'S NAME, MODEL NUMBER, AND APPROVAL INFORMATION. 2013 CMC 908.2
- 22 PROVIDE A 6 SQ. INCH FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE. 2013 1.24
- 23 THE MINIMUM CLEARANCE FROM THE FIREPLACE AND CHIMNEY TO COMBUSTIBLE MATERIAL IS 2 INCHES. 2013 CMC 1003.1B
- 24 HEARTH EXTENSION SHALL EXTEND AT LEAST 16 INCHES IN FRONT OF AND AT LEAST 8 INCHES BEYOND EACH SIDE OF THE FIREPLACE OPENING. WHERE THE FIREPLACE OPENING IS 5 SQUARE FEET OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20 INCHES IN FRONT OF AND AT LEAST 12 INCHES BEYOND EACH SIDE OF THE FIREPLACE OPENING. 2013 CRC R1001.8 AND R1001.10.

GARAGE

- 25 THE GARAGE AND ITS ATTIC MUST BE SEPARATED FROM THE DWELLING BY 1/2" SHEETROCK ON THE VERTICAL GARAGE SIDE, AND 5/8" TYPE "X" ON THE HORIZONTAL SURFACE BENEATH HABITABLE ROOMS. THE SHEETROCK IS REQUIRED TO EXTEND TO THE ROOF SHEATHING, WHERE APPROPRIATE. 2013 CRC K302.5 AND K302.6
- 26 HOUSE TO GARAGE DOOR SEPARATION: PROVIDE 1-3/8" IN THICKNESS, SOLID CORE WOOD DOOR, 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB STEEL DOOR, OR APPROVED 20 MINUTE FIRE-RATED DOOR. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. 2013 CRC R202.2.1
- 27 PROVIDE SCREENED, LOW-VOLTERED LOW COMBUSTION AIR VENTS. (HIGH AND LOW WHEN FAU IS IN GARAGE.)
- 28 PROVIDE COMBUSTION AIR OPENINGS FOR GAS-FIRED APPLIANCES WITHIN 12" OF THE FLOOR AND CEILING FOR GAS-BURNING EQUIPMENT. 2013 CMC 701.5
- 29 BOLLARD: CONCRETE FILLED 3" STANDARD PIPE. 12" EMBEDMENT. LOCATE PER SLAB PERIMETER LAYOUT.
- 30 APPLIANCES INSTALLED IN GARAGES OR OTHER AREAS WHERE THEY MAY BE SUBJECT TO MECHANICAL DAMAGE SHALL BE SUITABLY GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE FLOW OF HIGH PRESS. 2013 CPC 507.13, 507.13.1 AND 2013 CMC 308.1.1
- 31 SLOPE GARAGE SLAB A MINIMUM OF 1/4" PER FOOT FROM THE HOUSE TO THE MAIN VEHICLE DOOR TO ALLOW FOR SPILLS TO DRAIN. 2013 CRC R309.1.

GLAZING

- 32 GLAZING IN HAZARDOUS LOCATIONS IS REQUIRED TO BE GLAZED WITH SAFETY GLAZING. 2013 CRC SECTION R308
- 33 ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENING THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. PER 2013 CRC K312.2. (MUST BE DESIGNED FOR EGRESS IF REQUIRED. CRC 612.2.4.) OR BE PROVIDED WITH WINDOW FALL PREVENTION DEVICE THAT COMPLES WITH EITHER CRC R612.3 OR ASTM F 2090. (CRC R612.2)

KITCHEN

- 34 VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLE UNIT IS 30" UNPROTECTED AND 24" PROTECTED. HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING ON THE UNIT. 2013 CMC 916.1 AND 916.2
- 35 30" FREE-STANDING GAS/ELEC. RANGE W/ 30" HOOD MICROVAPE LIGHT, EXHAUST FAN ABOVE. VENT PER GENERAL NOTES 07600.
- 36 DSH/WASHER
- 37 WALL MOUNTED CABINET ABOVE
- 38 24" DEEP UPPER CABINETS ABOVE REFRIGERATOR
- 39 UPPER CABINETS SHALL BE A MINIMUM OF 18" ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS PER CMC 916 AND UMC 508.6.

LAUNDRY

- 40 DRYER: PROVIDE DRYER VENT TO THE EXTERIOR OF THE BUILDING. 2013 CMC 504.3
- 41 DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14' INCLUDING TWO (2) 90 DEGREE ELBOWS UNLESS VENT CALCS ARE PROVIDED. 2013 CMC 504.3.1.2
- 42 BACK-DRAFT DAMPER: IS REQUIRED AT THE DRYER VENT. 2013 CMC 504.3
- 43 A DOMESTIC CLOTHES DRYER MOISTURE-EXHAUST DUCT SHALL BE 4" IN DIAMETER, TYP. 2013 CMC 504.3.3
- 44 WASHER DRAIN PAN, DRAIN TO EXTERIOR.
- 45 TILE DAM AREA BELOW WASHER, DRAIN TO EXTERIOR.

MECHANICAL/HVAC

- 46 SEE PLAN FOR MINIMUM FIRST HOUR RECOVERY RATING OF WATER HEATER. PER 2013 CPC 501.1 AND TABLE 501.1
- 47 F.A.U IS TO BE INSTALLED WITH THE MINIMUM CLEARANCES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND PER C.M.C. 904.
- 48 LOCATION OF REQUIRED INDOOR AIR QUALITY FAN AND SPECIFY THE MINIMUM CFM PER THE ENERGY CALCULATIONS. EXHAUST FANS IN ALL BATHROOMS MUST VENT DIRECTLY TO THE EXTERIOR. ALL FANS MUST BE "ENERGY STAR" COMPLIANT AND NOTE THAT UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY HUMIDISTAT WHICH MUST BE READILY ACCESSIBLE. INDICATE THE LOCATION OF THE HUMIDISTAT CONTROL ON THE ELECTRICAL PLAN AND/OR THE MECHANICAL PLAN. THE HUMIDISTAT CONTROL MUST BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 30% TO 60%.
- 49 DASHED LINE INDICATES LINE OF OVERHANG ABOVE.
- 50 FLAT SOFFIT: SEE INTERIOR ELEVATIONS.
- 51 LOW WALL HEIGHT AS NOTED W/ DOUBLE TOP FLATE. (2 x 6 FRAMING, +42" AFF, L.N.O.)
- 52 LINEN - FIVE (5) 16" DEEP SHELVES, FACE FRAME.
- 53 PROVIDE SOFFIT ABOVE.
- 54 ALL TRAY CEILINGS TO BE FRAMED W/ 2" x 4 ON EDGE OR FOR CEILING HEIGHT, WHERE NOTED, VERIFY ALL CONDITIONS. PROVIDE PERIMETER BLOCKING FOR WALLS OF DRYWALL.
- 55 PANTRY - FIVE (5) 16" DEEP SHELVES.
- 56 TRAY VENT FRAME, C.D., DUAL LINED FLOOR, UNLINED DRYWALL.
- 57 PANTRY - FIVE (5) 16" DEEP SHELVES.

PLUMBING

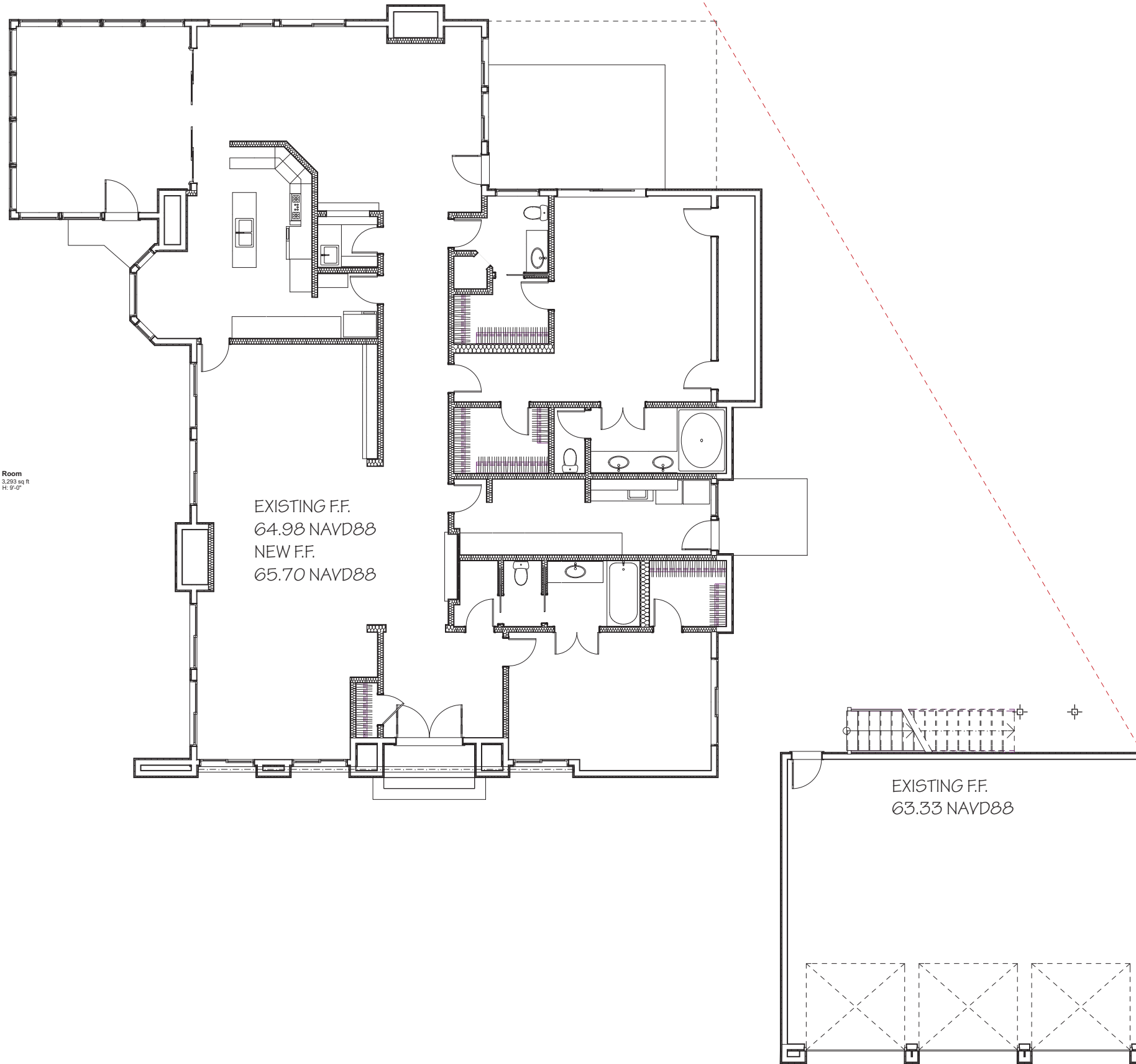
- 58 PLUMBING NOTE: THE TEMP. AND PRESSURE RELIEF SHALL HAVE A FULL SIZED DRAIN OF GALV. STEEL OR HAND DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2'-0" OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. 2013 CPC 609.5
- 59 EXTERIOR HOSE BIBBS: PROVIDE WITH NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICES. 2013 CPC 605.7
- 60 PROVIDE MINIMUM SEISMIC RESISTANT REQUIREMENTS FOR ALL WATER HEATERS. THE WATER HEATER IS REQUIRED TO BE STRAPPED AT THE UPPER AND LOWER 1/3 OF THE TANK. 4" MINIMUM SHALL BE MAINTAINED BETWEEN THE STRAP AND THE WATER HEATER CONTROLS. 2013 CPC 507.2.
- 61 WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 20 GAUGE SHEET METAL PAN WITH A MINIMUM LIFT OF 2" AND A MINIMUM DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES. 2013 CPC 507.4.

SLEEPING ROOMS

- 62 EMERGENCY EGRESS: ONE EGRESS IN EACH SLEEPING AREA SHALL COMPLY WITH GOVERNING FIRE AND BUILDING CODES. EGRESS WINDOW SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE NET CLEAR OPENABLE AREA ON THE FIRST FLOOR MAY BE 5.0 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24" AND THE MINIMUM NET OPENABLE WIDTH DIMENSION SHALL BE 20". EGRESS WINDOW SILL SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING. PER 2013 CRC K310.1, K310.1.2 AND K310.1.3.
- 63 WINDOW SILLS ARE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR.
- 64 ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENING THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. PER 2013 CRC K312.2.
- 65 LABELED SAFETY GLASS (CRC K308.1) IS REQUIRED IN GLAZING ADJACENT TO STAIRWAYS, RAMPS OR LANDINGS WITH 36 INCHES HORIZONTALLY OF THE WALKING SURFACE WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE. (CRC 308-4 #7)

STAIRS

- 66 THE ENCLOSED USABLE SPACE UNDER THE STAIRS IS REQUIRED TO BE PROTECTED BY 1/2" SHEETROCK. 2013 CRC K302.7
- 67 THE MINIMUM HEADROOM VERTICALLY FROM A LINE INTERSECTING THE NOSING OF THE STAIRS IS 6 FEET 8 INCHES. 2013 CRC K311.7.2.
- 68 STAIRS TO PROVIDE THE REQUIRED MINIMUM WIDTH OF 44 INCHES OR 36 INCHES (49 OCCUPANTS OR LESS). 2013 CRC K311.7.1
- 69 THE GUARDRAIL, STAIR HANDRAIL, OR BALCONY RAILING IS DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS. 2013 CRC TABLE K301.5 AND CRC 1607.7.1.2.
- 70 THE GUARDRAIL SHALL NOT ALLOW A 6 INCH DIAMETER SPHERE TO PASS THROUGH THE TRIANGULAR AREA FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF THE GUARDRAIL. 2013 CRC K312.1.3 EXCEPTION #1.
- 71 A HANDRAIL IS REQUIRED ALONG A STAIRWAY IF IT IS REQUIRED TO BE 34 TO 38 INCHES ABOVE THE NOSING OF THE STEPS AND IF THE SIDE IS OPEN. THE MAXIMUM SIZE OF AN OPENING IN THE RAILING OF THE STAIRWAY IS 4 3/8 INCHES. 2013 CRC K311.7.8 AND K312.3.3 EXCEPTION #2.
- 72 THE MAXIMUM RISE OF A STEP IS 7 3/4 INCHES AND THE MINIMUM RUN IS 10 INCHES. 2013 CRC K311.7.5.1 AND K311.7.5.2.
- 73 A 42 INCH HIGH GUARDRAIL IS REQUIRED WHERE STEP IS GREATER THAN 30 INCHES TO FLOOR OR GRADE BELOW. THE HORIZONTAL SPACING BETWEEN VERTICAL MEMBERS SHALL BE A MAXIMUM OF 4 INCHES. 2013 CRC K312.1.2 AND K312.1.3.
- 74 THE GUARDRAIL HEIGHT AT THE STAIRS MAY BE 34 TO 38 INCHES WHEN THE TOP RAIL OF THE GUARDRAIL ALSO SERVES AS THE HANDRAIL. THE HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS SHALL BE A MAXIMUM OF 4 5/8 INCHES. 2013 CRC K312.1.2 AND K312.1.3 EXCEPTION #2.
- 75 THE DIFFERENCE BETWEEN THE LARGEST AND SMALLEST RISER SHALL NOT EXCEED 3/8 INCHES. 2013 CRC K311.7.5.1.
- 76 CURVED STAIR TREAD TO HAVE A MINIMUM RUN OF 11" AT A POINT 12" FROM THE LEADING EDGE, BUT NOT LESS THAN 10". 2013 CRC K311.7.4.
- 77 WINDING STAIR TREAD TO HAVE A MINIMUM TREAD DEPTH OF 6 INCHES MINIMUM. WINDING STAIRS SHALL HAVE A MINIMUM WIDTH AND REQUIRED TREAD DEPTH AT A POINT 12 INCHES FROM THE EDGE. 2013 CRC K311.7.5.2.1.



4944 Windplay Drive  
Suite #116  
El Dorado Hills, CA 95762  
Cell: 916.343.3737 (main)

JOB NAME:  
KELLY RESIDENCE

CASEY AND JOAN  
KELLY

1870 CLAREMONT ROAD  
CARMICHAEL, CA 95864

SHEET CONTENT:  
EXISTING MAIN  
FLOOR PLAN

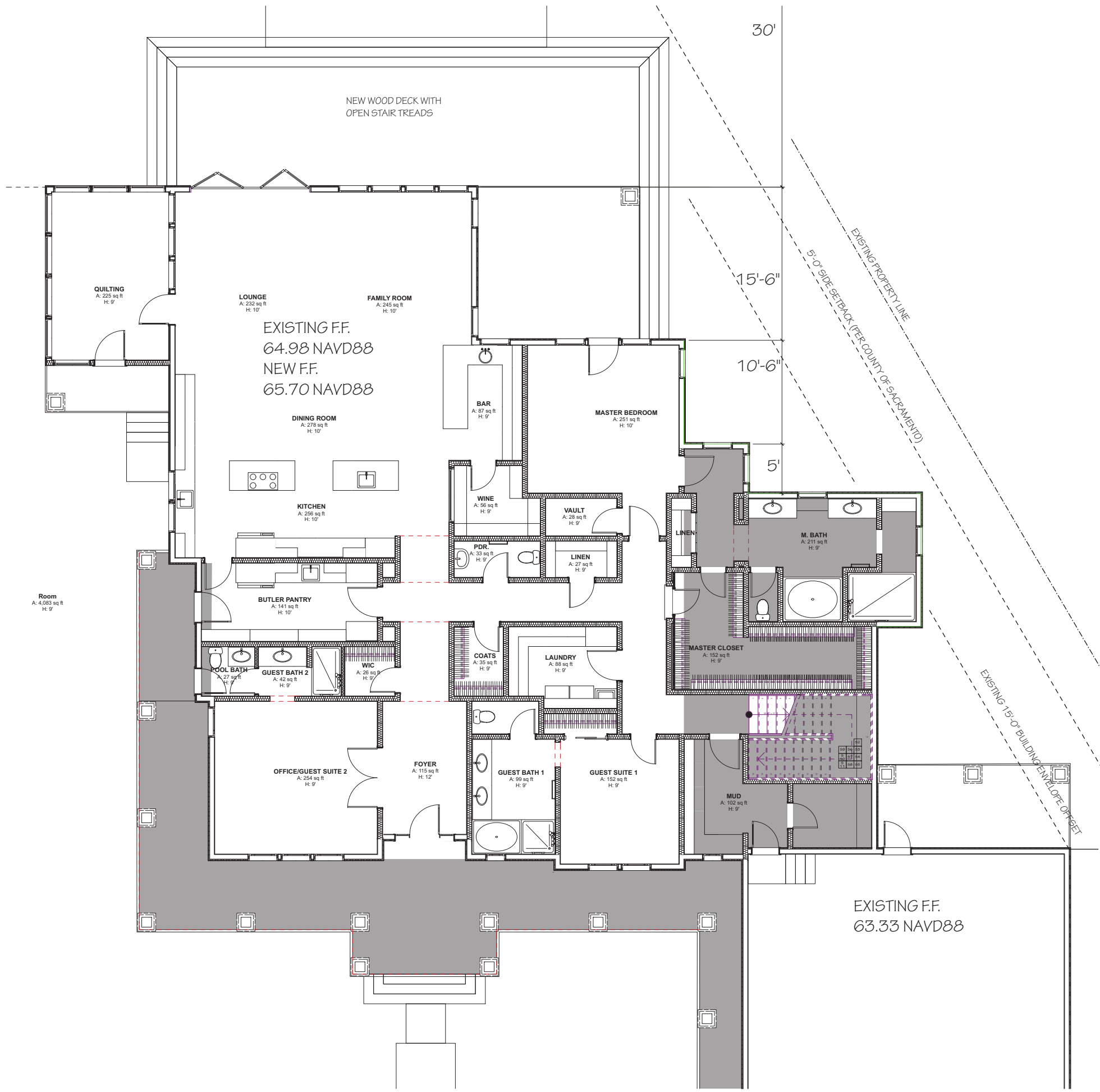
SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 10, 2016

REVISIONS:


FILE: KELLY RESIDENCE

SHEET NO.:



- FLOOR PLAN KEY NOTES**
- 11 ALL WATER CLOSETS OR BIDETS SHALL BE INSTALLED IN AN AREA OF 30" CLEAR, WITH MIN. 24" CLEAR FROM THE FRONT OF THE FIXTURE. THE WATER CLOSET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. 2013 CPC 402.5
  - 12 WATER CLOSET TO BE LOW FLOW WITH A MAXIMUM CAPACITY OF 1.28 GALLONS PER FLUSH. 2013 CPC 403.2
  - 13 PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWER AND TUB/SHOWER COMBINATION. THE DEVICE IS REQUIRED TO LIMIT WATER TEMP TO A MAX. OF 120°. 2013 CPC 408.3
  - 14 WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIAL SUBJECT TO WATER SPLASH ARE TO BE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. THE USE OF FIBER CEMENT, FIBER MATT REINFORCED CONCRETE OR GLASS MATT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. TEK 2013 CRC K702.4.2. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS.
  - 15 A MINIMUM 30" CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM CLEARANCE OF THE SHOWER COMPARTMENT IS 102.4 SQ. INCHES. PER 2013 CPC 408.6
  - 16 SHOWER DOORS TO BE MIN. 22" CLEAR, TEMPERED GLASS.
  - 17 SHOWERS AND TUB/SHOWER COMBINATIONS: PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE OVER HANDBACKER CEMENT BOARD, OR EQUIVALENT, TO A HEIGHT OF 70" MINIMUM ABOVE DRAIN INLET. SHOWER HEAD +84". (TEMPERED GLASS ENCLOSURE)
  - 18 FIBERGLASS TUB-SHOWER COMBO WITH INTEGRAL SURROUND 70" MIN. ABOVE DRAIN. SHOWER HEAD +84" (CURTAIN KICK AT +57") (ENCLOSED TEMPERED GLASS ENCLOSURE, ANODIZED ALUMINUM FRAME)
  - 19 CERAMIC TILE SHOWER AND FLOOR, SHOWER HEAD +84" TEMPERED GLASS ENCLOSURE, ANODIZED ALUMINUM FRAME. HOT MAPPED AS APPROVED BY DEVELOPER.
  - 20 14" X 16" SHAMPOO NICHE. BOTTOM AT +54". INSTALL ELASTOMERIC FLASHING IN ENTIRE NICHE PRIOR TO SCRATCH COAT.
  - 21 FIREPLACE
  - 22 PRE-FABRICATED FACTORY-BUILT FIREPLACE. INSTALL AND USE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. FIREPLACE MUST BE AN APPROVED UNIT INCLUDE MANUFACTURER'S NAME, MODEL NUMBER, AND APPROVAL INFORMATION. 2013 CMC 908.2
  - 23 PROVIDE A 6 SQ. INCH FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE. 2013 I 24
  - 24 THE MINIMUM CLEARANCE FROM THE FIREPLACE AND CHIMNEY TO COMBUSTIBLE MATERIAL IS 2 INCHES. 2013 CRC K1003.1B
  - 25 HEARTH EXTENSIONS SHALL EXTEND AT LEAST 16 INCHES IN FRONT OF AND AT LEAST 18 INCHES BEYOND EACH SIDE OF THE FIREPLACE OPENING. WHERE THE FIREPLACE OPENING IS 5 SQUARE FEET OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20 INCHES IN FRONT OF AND AT LEAST 12 INCHES BEYOND EACH SIDE OF THE FIREPLACE OPENING. 2013 CRC K1001.9 AND K1001.10.
  - 26 GARAGE
  - 27 THE GARAGE AND ITS ATTIC MUST BE SEPARATED FROM THE DWELLING BY 1/2" SHEETROCK ON THE VERTICAL GARAGE SIDE, AND 5/8" TYPE 'X' ON THE HORIZONTAL SURFACE BENEATH HABITABLE ROOMS. THE SHEETROCK IS REQUIRED TO EXTEND TO THE ROOF SHEATHING, WHERE APPROPRIATE. 2013 CRC K302.5 AND K302.6
  - 28 HOUSE TO GARAGE DOOR SEPARATION: PROVIDE 1-3/8" IN THICKNESS, SOLID CORE WOOD DOOR, 1-3/8" IN THICKNESS, SOLID OR HONEYCOMB STEEL DOOR, OR APPROVED 20 MINUTE FIRE-RATED DOOR. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. 2013 CRC K302.5.1
  - 29 PROVIDE SCREENED, LOW-VOLVED LOW COMBUSTION AIR VENTS. (HIGH AND LOW WHEN FAU IS IN GARAGE.)
  - 30 PROVIDE COMBUSTION AIR OPENINGS FOR GAS FIRED APPLIANCES WITHIN 12" OF THE FLOOR AND CEILING FOR GAS BURNING EQUIPMENT. 2013 CMC 701.5
  - 31 BOLLARD CONCRETE FILLED 3" STANDARD PIPE, 12" EMBEDMENT. LOCATE PER SLAB PERIMETER LAYOUT.
  - 32 APPLIANCES INSTALLED IN GARAGES OR OTHER AREAS WHERE THEY MAY BE SUBJECT TO MECHANICAL DAMAGE SHALL BE SUITABLY GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE FLOW OF TRAFFIC. 2013 CPC 507.13, 507.13.1 AND 2013 CMC 308.1.1
  - 33 SLOPE GARAGE SLAB A MINIMUM OF 1/4" PER FOOT FROM THE HOUSE TO THE MAIN VEHICLE DOOR TO ALLOW FOR SPILLS TO DRAIN. 2013 CRC K309.1
  - 34 GLAZING
  - 35 GLAZING IN HAZARDOUS LOCATIONS IS REQUIRED TO BE GLAZED WITH SAFETY GLAZING. 2013 CRC SECTION K308
  - 36 ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR HAVE FRIED GLASS. THE GUARD MAY NOT HAVE OPENING THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH PER 2013 CRC K312.2. (MUST BE DESIGNED FOR GORESS IF REQUIRED. CRC 612.2.4.) OR BE PROVIDED WITH WINDOW FALL PREVENTION DEVICE THAT COMPLIES WITH EITHER CRC R612.3 OR ASTM F 2090. (CRC R612.2)
  - 37 KITCHEN
  - 38 VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLE UNIT IS 30" UNPROTECTED AND 24" PROTECTED. HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING ON THE UNIT. 2013 CMC 916.1 AND 916.2
  - 39 30" FREE STANDING GAS/ELEC. RANGE W/ 30" HOOD MICROVAPE LIGHT, EXHAUST FAN ABOVE. VENT PER GENERAL NOTES 07600.
  - 40 DISHWASHER
  - 41 WALL MOUNTED CABINET ABOVE
  - 42 24" DEEP UPPER CABINETS ABOVE REFRIGERATOR
  - 43 UPPER CABINETS SHALL BE A MINIMUM OF 18" ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS PER CMC 916 AND UMC 508.6
  - 44 LAUNDRY
  - 45 DRYER: PROVIDE DRYER VENT TO THE EXTERIOR OF THE BUILDING. 2013 CMC 504.3
  - 46 DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14' INCLUDING TWO (2) 90 DEGREE ELBOWS UNLESS VENT CALCS ARE PROVIDED. 2013 CMC 504.3.1.2
  - 47 BACK-DRAFT DAMPER IS REQUIRED AT THE DRYER VENT. 2013 CMC 504.3
  - 48 A DOMESTIC CLOTHES DRYER MOISTURE-EXHAUST DUCT SHALL BE 4" IN DIAMETER. TYP. 2013 CRC 504.3
  - 49 WASHER DRAIN PAN, DRAIN TO EXTERIOR.
  - 50 TILE DAM AREA BELOW WASHER, DRAIN TO EXTERIOR.
  - 51 MECHANICAL/HVAC
  - 52 SEE PLAN FOR MINIMUM FIRST HOUR RECOVERY RATING OF WATER HEATER. PER 2013 CPC 501.1 AND TABLE 501.1
  - 53 FAU IS TO BE INSTALLED WITH THE MINIMUM CLEARANCES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND PER C.M.C. 904.
  - 54 LOCATION OF REQUIRED INDOOR AIR QUALITY FAN AND SPECIFY THE MINIMUM CFM PER THE ENERGY CALCULATIONS.
  - 55 EXHAUST FANS IN ALL BATHROOMS MUST VENT DIRECTLY TO THE EXTERIOR. ALL FANS MUST BE "ENERGY STAR" COMPLIANT AND NOTE THAT UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY HUMIDISTAT WHICH MUST BE READILY ACCESSIBLE. INDICATE THE LOCATION OF THE HUMIDISTAT CONTROL ON THE ELECTRICAL PLAN AND/OR THE MECHANICAL PLAN. THE HUMIDISTAT CONTROL MUST BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE PER TABLE 501.1 AND 501.2.
  - 56 EXTERIOR SUFFIT OR ARCH OVER EXTERIOR ELEVATIONS FOR DIMS.
  - 57 DASHED LINE INDICATES LINE OF OVERHANG ABOVE.
  - 58 FLAT SOFFIT: SEE INTERIOR ELEVATIONS.
  - 59 LOW WALL HEIGHT AS NOTED W/ DOUBLE TOP FLATE. (2x6 FRAMING, +42" AFF. LIN.)
  - 60 LINEN - FIVE (5) 16" DEEP SHELVES, FACE FRAME
  - 61 PROVIDE SOFFIT ABOVE
  - 62 ALL TRAY CEILING TO BE FRAMED W/ 2x4 ON EDGE OR FOR CEILING HEIGHT, WHERE NOTED, VERIFY ALL CONDITIONS. PROVIDE PERIMETER BLOCKING FOR WALLING OF DRYWALL
  - 63 PANTRY - FIVE (5) 16" DEEP SHELVES
  - 64 PANTRY - FIVE (5) 16" DEEP SHELVES
  - 65 PLUMBING
  - 66 PLUMBING NOTE: THE TEMP. AND PRESSURE RELIEF SHALL HAVE A FULL SIZED DRAIN OF GALV. STEEL OR HAND DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2'-0" OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. 2013 CPC 608.9
  - 67 EXTERIOR HOSE BIBBS: PROVIDE WITH NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICES. 2013 CPC 605.7
  - 68 PROVIDE MINIMUM SEISMIC RESTRAINT REQUIREMENTS FOR ALL WATER HEATERS. THE WATER HEATER IS REQUIRED TO BE STRAPPED AT THE UPPER AND LOWER 1/3 OF THE TANK. 4" MINIMUM SHALL BE MAINTAINED BETWEEN THE STRAP AND THE WATER HEATER CONTROLS. 2013 CPC 507.2
  - 69 WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES. 2013 CPC 507.4
  - 70 SLEEPING ROOMS
  - 71 EMERGENCY EGRESS: ONE SASH IN EACH SLEEPING AREA SHALL COMPLY WITH GOVERNING FIRE AND BUILDING CODES. EGRESS WINDOW SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE NET CLEAR OPENABLE AREA ON THE FIRST FLOOR MAY BE 5.0 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24" AND THE MINIMUM NET OPERABLE WIDTH DIMENSION SHALL BE 20". EGRESS WINDOW SILL SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING. PER 2013 CRC K310.1, K310.1.2 AND K310.1.3.
  - 72 WINDOW SILLS ARE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR.
  - 73 ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR HAVE FRIED GLASS. THE GUARD MAY NOT HAVE OPENING THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH PER 2013 CRC K312.2
  - 74 LABELED SAFETY GLASS (CRC K308.1) IS REQUIRED IN GLAZING ADJACENT TO STAIRWAYS, RAMPS OR LANDINGS WITH 36 INCHES HORIZONTALLY OF THE WALKING SURFACE WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE. (CRC 308-4 #7)
  - 75 STAIRS
  - 76 THE ENCLOSED USABLE SPACE UNDER THE STAIRS IS REQUIRED TO BE PROTECTED BY 1/2" SHEETROCK. 2013 CRC K302.7
  - 77 THE MINIMUM HEADROOM VERTICALLY FROM A LINE INTERSECTING THE NOSING OF THE STAIRS IS 8 FEET 6 INCHES. 2013 CRC K311.7.2
  - 78 STAIRS TO PROVIDE THE REQUIRED MINIMUM WIDTH OF 44 INCHES OR 36 INCHES (49 OCCUPANTS OR LESS). 2013 CRC K311.7.1
  - 79 THE GUARDRAIL, STAIR HANDRAIL, OR BALCONY RAILING IS DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS. 2013 CRC TABLE K311.5 AND CRC 1607.7.1.2
  - 80 THE GUARDRAIL SHALL NOT ALLOW A 6 INCH DIAMETER SPHERE TO PASS THROUGH THE TRIANGULAR AREA FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF THE GUARDRAIL. 2013 CRC K312.1.3 EXCEPTION #1.
  - 81 A HANDRAIL IS REQUIRED ALONG A STAIRWAY. IT IS REQUIRED TO BE 34 TO 38 INCHES ABOVE THE NOSING OF THE STEPS AND IF THE SIDE IS OPEN, THE MAXIMUM SIZE OF AN OPENING IN THE RAILING AT THE STAIRWAY IS 4 3/8 INCHES. 2013 CRC K311.7.8 AND K312.3.3 EXCEPTION #2.
  - 82 THE MAXIMUM RISE OF A STEP IS 7 3/4 INCHES AND THE MINIMUM RUN IS 10 INCHES. 2013 CRC K311.7.5.1 AND K311.7.5.2
  - 83 A 42 INCH HIGH GUARDRAIL IS REQUIRED WHERE STEP IS GREATER THAN 50 INCHES TO FLOOR OR GRADE BELOW. THE HORIZONTAL SPACING BETWEEN VERTICAL MEMBERS SHALL BE A MAXIMUM OF 4 INCHES. 2013 CRC K312.1.2 AND K312.1.3
  - 84 THE GUARDRAIL HEIGHT AT THE STAIRS MAY BE 34 TO 38 INCHES WHEN THE TOP RAIL OF THE GUARDRAIL ALSO SERVES AS THE HANDRAIL. THE HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS SHALL BE A MAXIMUM OF 4 3/8 INCHES. 2013 CRC K312.1.2 AND K312.1.3 EXCEPTION #2.
  - 85 THE DIFFERENCE BETWEEN THE LARGEST AND SMALLEST RISER SHALL NOT EXCEED 3/8 INCHES. 2013 CRC K311.7.5.1
  - 86 CURVED STAIR TREAD TO HAVE A MINIMUM RUN OF 11" AT A POINT 12" FROM THE LEADING EDGE, BUT NOT LESS THAN 10". 2013 CRC K311.7.4
  - 87 WINDING STAIR TREAD TO HAVE A MINIMUM TREAD DEPTH OF 6 INCHES MINIMUM. WINDING STAIRS SHALL HAVE A MINIMUM WIDTH AND REQUIRED TREAD DEPTH AT A POINT 12 INCHES FROM THE EDGE. 2013 CRC K311.7.5.2.1

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SHEET CONTENT:  
**PROPOSED MAIN FLOOR PLAN**

SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 10, 2016

REVISIONS:

FILE: KELLY RESIDENCE

SHEET NO.:

**A1.02**

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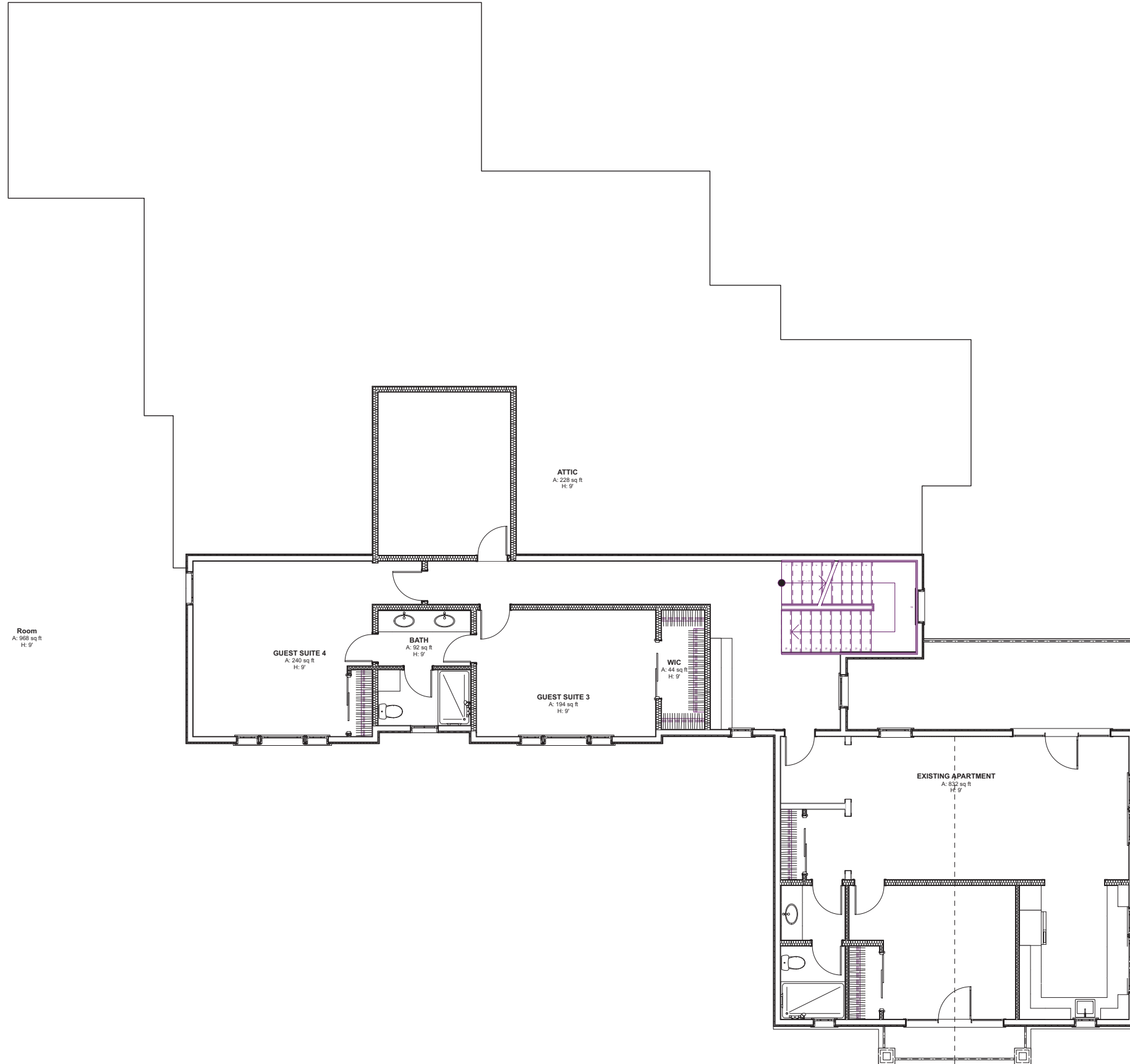
**PROPOSED MAIN FLOOR PLAN**

SCALE: 1/4" = 1'-0"

FLOOR PLAN KEY NOTES

- BATHROOMS**
- 1. ALL WATER CLOSETS OR BIDETS SHALL BE INSTALLED IN AN AREA OF 30" CLEAR, WITH MIN. 24" CLEAR FROM THE FRONT OF THE FIXTURE. THE WATER CLOSET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. 2013 CPC 402.5
  - 2. WATER CLOSET TO BE LOW FLOW WITH A MAXIMUM CAPACITY OF 1.28 GALLONS PER FLUSH. 2013 CPC 403.2
  - 3. PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWER AND TUB/SHOWER COMBINATION. THE DEVICE IS REQUIRED TO LIMIT WATER TEMP TO A MAX. OF 120°. 2013 CPC 408.3
  - 4. WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIAL SUBJECT TO WATER SPLASH ARE TO BE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. THE USE OF FIBER CEMENT, FIBER MATT REINFORCED CONCRETE OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL, TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. PER 2013 CRC K702.4.2. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS.
  - 5. A MINIMUM 30" CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 102.4 SQ. INCHES. PER 2013 CPC 408.6
  - 6. SHOWER DOORS TO BE MIN. 22" CLEAR, TEMPERED GLASS.
  - 7. SHOWERS AND TUB/SHOWER COMBINATIONS: PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE OVER HARDBACKER CEMENT BOARD, OR EQUIVALENT, TO A HEIGHT OF 70" MINIMUM ABOVE DRAIN INLET. SHOWER HEAD +84" (TEMPERED GLASS ENCLOSURE)
  - 8. FIBERGLASS TUB-SHOWER COMBO WITH INTEGRAL SURROUND 70" MIN. ABOVE DRAIN. SHOWER HEAD +94" (CURTAIN KIT) OR +80" (CIRCULAR TEMPERED GLASS ENCLOSURE, ANODIZED ALUMINUM FRAME)
  - 9. CERAMIC TILE SHOWER AND FLOOR, SHOWER HEAD +84" TEMPERED GLASS ENCLOSURE, ANODIZED ALUMINUM FRAME. HOT MOLDED AS APPROVED BY DEVELOPER.
  - 10. 14" x 16" SHAMPOO NICHE. BOTTOM AT +54". INSTALL ELASTOMERIC FLASHING IN ENTIRE NICHE PRIOR TO SCRATCH COAT.
- FIREPLACE**
- 11. PRE-FABRICATED FACTORY-BUILT FIREPLACE. INSTALL AND USE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. FIREPLACE MUST BE AN APPROVED UNIT. INCLUDE MANUFACTURER'S NAME, MODEL NUMBER, AND APPROVAL INFORMATION. 2013 CMC 908.2.
  - 12. PROVIDE A 6 SQ. INCH FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE. 2013 I-24
  - 13. THE MINIMUM CLEARANCE FROM THE FIREPLACE AND CHIMNEY TO COMBUSTIBLE MATERIAL IS 2 INCHES. 2013 CRC 1003.18
  - 14. HEARTH EXTENSIONS SHALL EXTEND AT LEAST 16 INCHES IN FRONT OF AND AT LEAST 8 INCHES BEYOND EACH SIDE OF THE FIREPLACE OPENING. WHERE THE FIREPLACE OPENING IS 5 SQUARE FEET OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20 INCHES IN FRONT OF AND AT LEAST 12 INCHES BEYOND EACH SIDE OF THE FIREPLACE OPENING. 2013 CRC R1001.8 AND R1001.10.
- GARAGE**
- 15. THE GARAGE AND ITS ATTIC MUST BE SEPARATED FROM THE DWELLING BY 1/2" SHEETROCK ON THE VERTICAL GARAGE SIDE, AND 5/8" TYPE "X" ON THE HORIZONTAL SURFACE BENEATH HABITABLE ROOMS. THE SHEETROCK IS REQUIRED TO EXTEND TO THE ROOF SHEATHING, WHERE APPROPRIATE. 2013 CRC K302.5 AND K302.6
  - 16. HOUSE TO GARAGE DOOR SEPARATION: PROVIDE 1-3/8" IN THICKNESS, SOLID CORE WOOD DOOR, 1-3/8" IN THICKNESS, SOLID OR HORIZONTAL STEEL DOOR, OR APPROVED 20 MINUTE FIRE-RATED DOOR. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. 2013 CRC R302.2.1.
  - 17. PROVIDE SCREENED, LOW-VOLVED LOW COMBUSTION AIR VENTS. (HIGH AND LOW WHEN FAU IS IN GARAGE.)
  - 18. PROVIDE COMBUSTION AIR OPENINGS FOR GAS-FIRED APPLIANCES WITHIN 12" OF THE FLOOR AND CEILING FOR GAS-BURNING EQUIPMENT. 2013 CMC 701.15
  - 19. BOLLARD: CONCRETE FILLED 3" STANDARD PIPE, 1/2" EMBEDMENT. LOCATE PER SLAB PERIMETER LAYOUT.
  - 20. APPLIANCES INSTALLED IN GARAGES OR OTHER AREAS WHERE THEY MAY BE SUBJECT TO MECHANICAL DAMAGE SHALL BE SUITABLY GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE FLOW OF VEHICLES. 2013 CPC 507.13, 507.13.1 AND 2013 CMC 308.1.1.
  - 21. SLOPE GARAGE SLAB A MINIMUM OF 1/4" PER FOOT FROM THE HOUSE TO THE MAIN VEHICLE DOOR TO ALLOW FOR SPILLS TO DRAIN. 2013 CRC K309.1.
- GLAZING**
- 22. GLAZING IN HAZARDOUS LOCATIONS IS REQUIRED TO BE GLAZED WITH SAFETY GLAZING. 2013 CRC SECTION R308.
  - 23. ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENING THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. PER 2013 CRC K312.2. (MUST BE DESIGNED FOR EGRESS IF REQUIRED. CRC 612.2-4.) OR BE PROVIDED WITH WINDOW FALL PREVENTION DEVICE THAT COMPLES WITH EITHER CRC R612.3 OR ASTM F 2090. (CRC R612.2).
- KITCHEN**
- 24. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLE UNIT IS 30" UNPROTECTED AND 24" PROTECTED. HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING ON THE UNIT. 2013 CMC 916.1 AND 916.2.
  - 25. 30" FREE STANDING GAS/ELEC. RANGE W/ 30" HOOD MICROWAVE, LIGHT, EXHAUST FAN ABOVE. VENT PER GENERAL NOTES 07600.
  - 26. DISHWASHER
  - 27. WALL MOUNTED CABINET ABOVE.
  - 28. 24" DEEP UPPER CABINETS ABOVE REFRIGERATOR.
  - 29. UPPER CABINETS SHALL BE A MINIMUM OF 18" ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS PER CMC 916 AND UMC 508.6.
- LAUNDRY**
- 30. DRYER: PROVIDE DRYER VENT TO THE EXTERIOR OF THE BUILDING. 2013 CMC 504.3
  - 31. DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14' INCLUDING TWO (2) 90 DEGREE ELBOWS UNLESS VENT CALCS ARE PROVIDED. 2013 CMC 504.3.1.2
  - 32. BACK-DRAFT DAMPER: IS REQUIRED AT THE DRYER VENT. 2013 CMC 504.3.
  - 33. A DOMESTIC CLOTHES DRYER MOISTURE-EXHAUST DUCT SHALL BE 4" IN DIAMETER, TYP. 2013 CRC 504.3.
  - 34. WASHER DRAIN PAN, DRAIN TO EXTERIOR.
  - 35. TILE DAM AREA BELOW WASHER, DRAIN TO EXTERIOR.

- MECHANICAL/HVAC**
- 36. SEE PLAN FOR MINIMUM FIRST HOUR RECOVERY RATING OF WATER HEATER. PER 2013 CPC 501.1 AND TABLE 501.1.
  - 37. F.A.U.'S TO BE INSTALLED WITH THE MINIMUM CLEARANCES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND PER C.M.C. 904.
  - 38. LOCATION OF REQUIRED INDOOR AIR QUALITY FAN AND SPECIFY THE MINIMUM C.F.M. PER THE ENERGY CALCULATIONS. EXHAUST FANS IN ALL BATHROOMS MUST VENT DIRECTLY TO THE EXTERIOR. ALL FANS MUST BE "ENERGY STAR" COMPLIANT AND NOTE THAT UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY HUMIDISTAT WHICH MUST BE READILY ACCESSIBLE. INDICATE THE LOCATION OF THE HUMIDISTAT CONTROL ON THE ELECTRICAL PLAN AND/OR THE MECHANICAL PLAN. THE HUMIDISTAT CONTROL MUST BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 30% TO 60%.
  - 39. EXTERIOR SUFFIT OR ARCH: SEE EXTERIOR ELEVATIONS FOR DIMS.
  - 40. DASHED LINE INDICATES LINE OF OVERHANG ABOVE.
  - 41. FLAT SOFFIT: SEE INTERIOR ELEVATIONS.
  - 42. LOW WALL HEIGHT AS NOTED W/ DOUBLE TOP FLATE (2 x 6 FRAMING, +42" AFF, L.N.O.).
  - 43. LINEN - FIVE (5) 16" DEEP SHELVES, FACE FRAME.
  - 44. PROVIDE SOFFIT ABOVE.
  - 45. ALL TRAY CEILING TO BE FRAMED W/ 2" x 4" ON EDGE OR FOR CEILING HEIGHT, WHERE NOTED, VERIFY ALL CONDITIONS. PROVIDE PERIMETER BLOCKING FOR WALLING OF DRYWALL.
  - 46. PANTRY - FIVE (5) 16" DEEP SHELVES.
  - 47. PANTRY - FIVE (5) 16" DEEP SHELVES.
- PLUMBING**
- 48. PLUMBING NOTE: THE TEMP. AND PRESSURE RELIEF SHALL HAVE A FULL SIZED DRAIN OF GALV. STEEL OR HAND DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2'-0" OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. 2013 CPC 603.5
  - 49. EXTERIOR HOSE BIBBS: PROVIDE WITH NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICES. 2013 CPC 603.5.7.
  - 50. PROVIDE MINIMUM SEISMIC RESTRAINT REQUIREMENTS FOR ALL WATER HEATERS. THE WATER HEATER IS REQUIRED TO BE STRAPPED AT THE UPPER AND LOWER 1/3 OF THE TANK. 4" MINIMUM SHALL BE MAINTAINED BETWEEN THE STRAP AND THE WATER HEATER CONTROLS. 2013 CPC 507.2.
  - 51. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIFT OF 2" AND A MINIMUM DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES. 2013 CPC 507.4.
- SLEEPING ROOMS**
- 52. EMERGENCY EGRESS: ONE EGRESS IN EACH SLEEPING AREA SHALL COMPLY WITH GOVERNING FIRE AND BUILDING CODES. EGRESS WINDOW SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE NET CLEAR OPENABLE AREA ON THE FIRST FLOOR MAY BE 5.0 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24" AND THE MINIMUM NET OPENABLE WIDTH DIMENSION SHALL BE 20". EGRESS WINDOW SILL SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING. PER 2013 CRC K310.1, K310.1.2 AND K310.1.3.
  - 53. WINDOW SILLS ARE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR.
  - 54. ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENING THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. PER 2013 CRC K312.2.
  - 55. LABELED SAFETY GLASS (CRC K308.1) IS REQUIRED IN GLAZING ADJACENT TO STAIRWAYS, RAMPS OR LANDINGS WITH 36 INCHES HORIZONTALLY OF THE WALKING SURFACE WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE. (CRC 308-4 #7)
- STAIRS**
- 56. THE ENCLOSED USABLE SPACE UNDER THE STAIRS IS REQUIRED TO BE PROTECTED BY 1/2" SHEETROCK. 2013 CRC K302.7.
  - 57. THE MINIMUM HEADROOM VERTICALLY FROM A LINE INTERSECTING THE NOSING OF THE STAIRS IS 8 FEET 8 INCHES. 2013 CRC K311.7.2.
  - 58. STAIRS TO PROVIDE THE REQUIRED MINIMUM WIDTH OF 44 INCHES OR 36 INCHES (49 OCCUPANTS OR LESS). 2013 CRC K311.7.1.
  - 59. THE GUARDRAIL, STAIR HANDRAIL OR BALCONY RAILING IS DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS. 2013 CRC TABLE K311.5 AND CRC 1607.7.1.2.
  - 60. THE GUARDRAIL SHALL NOT ALLOW A 6 INCH DIAMETER SPHERE TO PASS THROUGH THE TRIANGULAR AREA FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF THE GUARDRAIL. 2013 CRC K312.1.3 EXCEPTION #1.
  - 61. A HANDRAIL IS REQUIRED ALONG A STAIRWAY. IT IS REQUIRED TO BE 34 TO 38 INCHES ABOVE THE NOSING OF THE STEPS AND IF THE SIDE IS OPEN, THE MAXIMUM SIZE OF AN OPENING IN THE RAILING OF THE STAIRWAY IS 4 3/8 INCHES. 2013 CRC K311.7.8 AND K312.3.3 EXCEPTION #2.
  - 62. THE MAXIMUM RISE OF A STEP IS 7 3/4 INCHES AND THE MINIMUM RUN IS 10 INCHES. 2013 CRC K311.7.5.1 AND K311.7.5.2.
  - 63. A 42 INCH HIGH GUARDRAIL IS REQUIRED WHERE STEP IS GREATER THAN 50 INCHES TO FLOOR OR GRADE BELOW. THE HORIZONTAL SPACING BETWEEN VERTICAL MEMBERS SHALL BE A MAXIMUM OF 4 INCHES. 2013 CRC K312.1.2 AND K312.1.3.
  - 64. THE GUARDRAIL HEIGHT AT THE STAIRS MAY BE 34 TO 38 INCHES WHEN THE TOP RAIL OF THE GUARDRAIL ALSO SERVES AS THE HANDRAIL. THE HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS SHALL BE A MAXIMUM OF 4 3/8 INCHES. 2013 CRC K312.1.2 AND K312.1.3 EXCEPTION #2.
  - 65. THE DIFFERENCE BETWEEN THE LARGEST AND SMALLEST RISER SHALL NOT EXCEED 3/8 INCHES. 2013 CRC K311.7.5.1.
  - 66. CURVED STAIR TREAD TO HAVE A MINIMUM RUN OF 11" AT A POINT 12" FROM THE LEADING EDGE, BUT NOT LESS THAN 10". 2013 CRC K311.7.4.
  - 67. WINDING STAIR TREAD TO HAVE A MINIMUM TREAD DEPTH OF 6 INCHES MINIMUM. WINDING STAIRS SHALL HAVE A MINIMUM WIDTH AND REQUIRED TREAD DEPTH AT A POINT 12 INCHES FROM THE EDGE. 2013 CRC K311.7.5.2.1.



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JOB NAME:  
**KELLY RESIDENCE**

**CASEY AND JOAN KELLY**

1870 CLAREMONT ROAD  
CARMICHAEL, CA 95864

SHEET CONTENT:  
**PROPOSED UPPER FLOOR**

SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 10, 2016

REVISIONS:

FILE: KELLY RESIDENCE

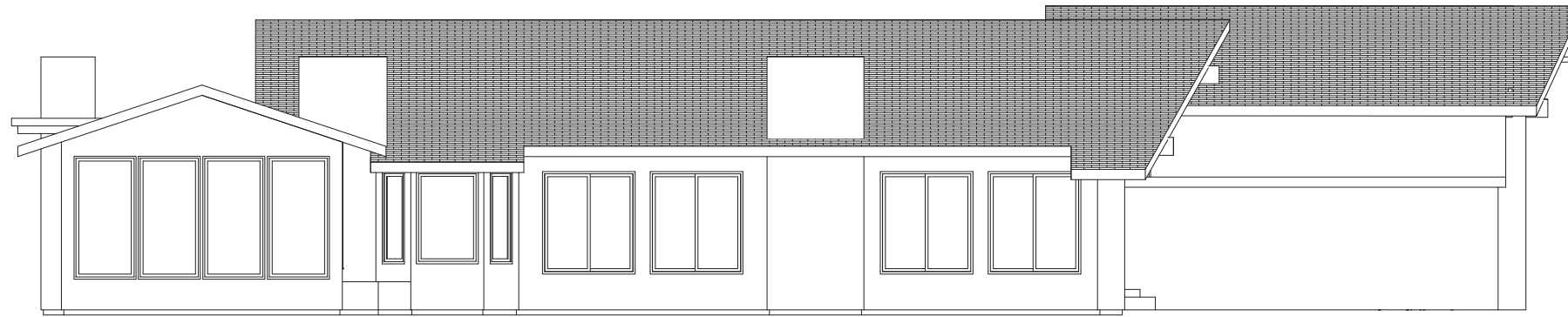
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**A1.03**

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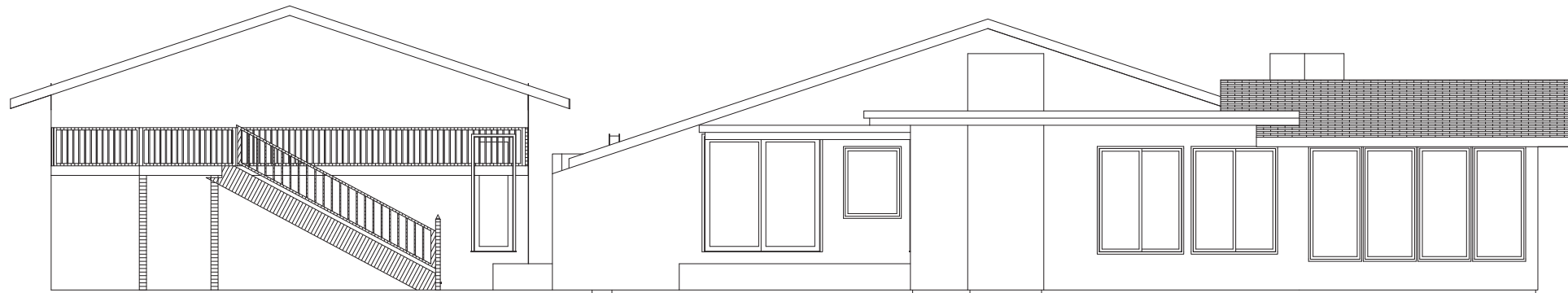
**PROPOSED UPPER FLOOR PLAN**

SCALE: 1/4" = 1'-0"



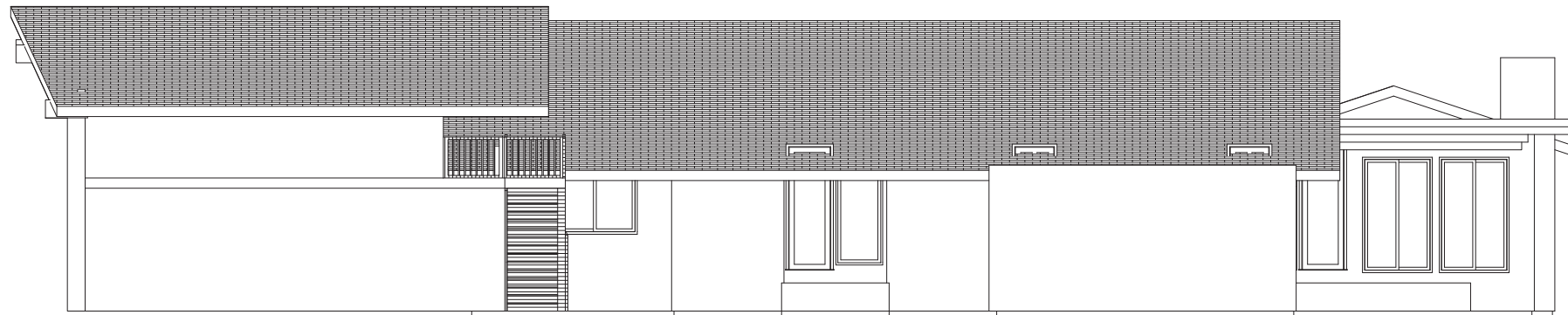
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



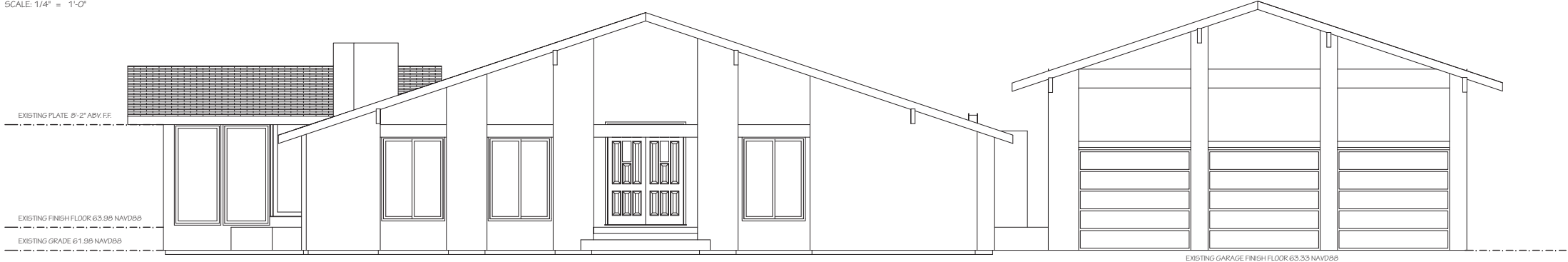
REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- A. REFER TO GENERAL NOTE SHEETS FOR PLAN GENERAL NOTES.
- B. SHOW THE HEIGHTS OF THE BUILDING ABOVE THE ADJACENT FINISH GRADE. PER 2013 CBC R106.1.1.
- C. THE CHIMNEY IS REQUIRED TO EXTEND 2 FEET ABOVE ANY ROOFING WITHIN 10 FEET, BUT NOT LESS THAN 5 FEET ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. PER 2013 CBC R1003.9.
- D. 2 LAYERS OF GRADE D BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER THE WOOD SHEATHING. PER 2013 CBC R703.6.3.
- E. WATER-RESISTIVE BARRIER IS REQUIRED TO BE INSTALLED OVER STUDS OR WOOD SHEATHING OF ALL EXTERIOR WALLS. PER 2013 CBC R703.2.
- F. SURFACE WATER WILL BE DRAINED AWAY FROM THE BUILDING FOR AT LEAST THE FIRST 10 FEET WITH A MINIMUM GRADE OF 6 INCHES. WHERE THIS REQUIREMENT CANNOT BE MET AND ALTERNATE METHOD WILL BE REQUIRED. PER 2013 CBC R401.3.
- G. ALL EXTERIOR WALLS OF THE RESIDENCE THAT ARE LESS THAN 5 FEET, BUT MORE THAN 3 FEET FROM THE PROPERTY LINE ARE REQUIRED TO BE OF ONE HOUR CONSTRUCTION. THIS APPLIES TO BOTH SIDES OF THE WALL. PROVIDE A SECTION OF THE FRAMING AT THE AFFECTED WALLS AND SPECIFY ALL MATERIALS IN THE DETAIL THAT SHOW HOW COMPLIANCE IS PROVIDED. 2013 CBC TABLE K302.1 AND 2013 CBC TABLE 602. FOOTNOTE "N".
- H. SPECIFY BUILDING PAPER TO BE APPLIED TO EXTERIOR WALLS UNDER ALL WOOD SIDING. PER CBC R703.2.
- I. FLASHING AND COUNTERFLASHING SHALL BE INSTALLED AT PARAPETS, ROOF INTERSECTIONS, WHERE EVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL. CRICKETS OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30" WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. METAL FLASHING OR CRICKETS SHALL BE CORROSION RESISTANT AND NOT LESS THAN .019 INCH OR 26 GAUGE THICK. 2013 CBC K303.2.1 AND K303.2.2.

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1870 CLAREMONT ROAD  
CARMICHAEL, CA 95864

SHEET CONTENT:

**EXISTING ELEVATIONS**

SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 10, 2016

REVISIONS:

FILE: KELLY RESIDENCE

SHEET NO.:

**A2.01**

ELEVATION KEY NOTES

- 1 SURFACE WATER WILL BE DRAINED AWAY FROM THE BUILDING FOR AT LEAST THE FIRST 10 FEET WITH A MINIMUM GRADE OF 6 INCHES. WHERE THIS REQUIREMENT CANNOT BE MET AND ALTERNATE METHOD WILL BE REQUIRED. PER 2013 CRC K401.3.
- 2 EXTERIOR WALLS: 3 COAT STUCCO SYSTEM, MIN. 3/8" THICK, OVER CORROSION RESISTANT EXPANDED METAL OR WOVEN WIRE LATH OVER 1" THICK INSULATION BOARD OVER MIN. 2 LAYERS OF GRADE "D" BUILDING PAPER, WITH CORROSION RESISTANT WEEP SCREED AT BASE. LATH AND PLASTER TO COMPLY WITH CBC CHAPTER 25, PER 2013 CRC K106.1.1 AND CRC SECTION K703.
- 3 ROOFING: STANDING SEAM METAL, CONCRETE TILE OR ASPHALT SHINGLE ROOFING AS SELECTED BY THE OWNER. SEE SECTIONS FOR SLOPE. SEE ROOF PLAN, DETAILS, AND GENERAL NOTES.
- 4 ADHERED EXTERIOR STONE VENEER, STYLE AS SELECTED BY OWNER. HEIGHT AS NOTED ON ELEVATIONS. PER 2013 CRC K703.12. LIST MANUFACTURER AND ESR REPORT #.
- 5 PROVIDE WEEP SCREEDS TO COMPLY WITH CRC K703.6.2.1. SEE DETAILS.
- 6 CONCRETE STUOP @ DOOR
- 7 CORROSION RESISTANT ROOF TO WALL FLASHING. SEE ROOF DETAILS.
- 8 CORROSION RESISTANT METAL VENT
- 9 CORROSION RESISTANT GUTTER
- 10 LIGHTED ADDRESS NUMBER
- 11 DAM TRIM WITH STUCCO OVER. SEE ELEVATIONS FOR SIZES
- 12 2 x 6 RAKE BOARD U.N.O.
- 13 EXTERIOR LIGHTS
- 14 COMPOSITE SHUTTERS, PER BUILDER.
- 15 WOOD CORBELS, SEE SHEET A5.01.
- 16 WROUGHT IRON DECORATIVE BASKET
- 17 BRICK TRIM U.N.O.
- 18 6" DIAMETER ROUND CANALE

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1870 CLAREMONT ROAD  
CARMICHAEL, CA 95864

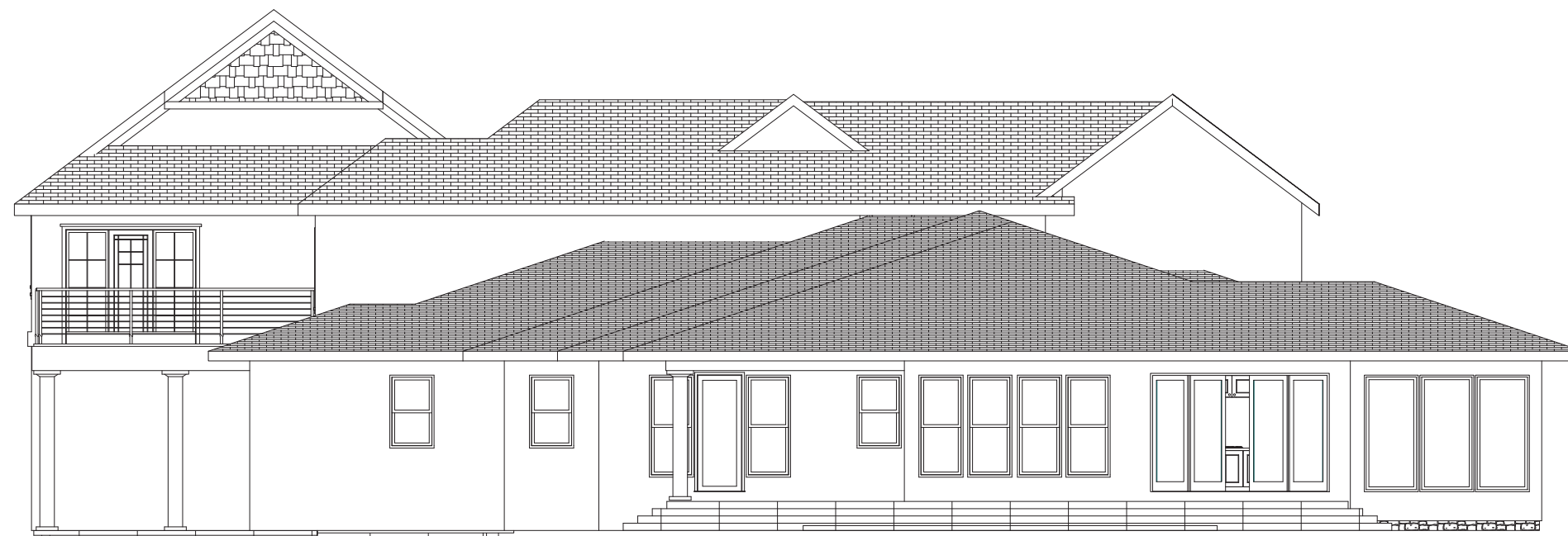
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**NEW FRONT AND REAR ELEVATIONS**



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 10, 2016

REVISIONS:

FILE: KELLY RESIDENCE

SHEET NO.:

**A2.04**

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KELLY**

1870 CLAREMONT ROAD  
CARMICHAEL, CA 95864

SHEET CONTENT:

**NEW LEFT AND  
RIGHT  
ELEVATIONS**

SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 10, 2016

REVISIONS:

FILE: KELLY RESIDENCE

SHEET NO.:

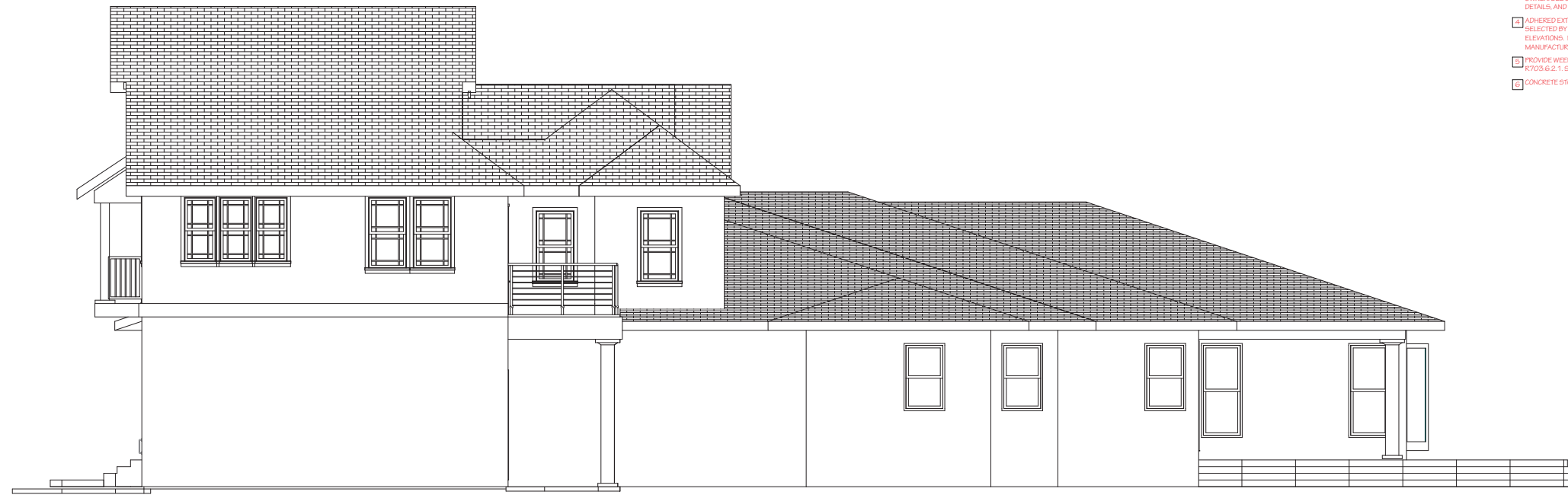
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**ELEVATION KEY NOTES**

- 1 SURFACE WATER WILL BE DRAINED AWAY FROM THE BUILDING FOR AT LEAST THE FIRST 10 FEET WITH A MINIMUM GRADE OF 6 INCHES. WHERE THIS REQUIREMENT CANNOT BE MET AND ALTERNATE METHOD WILL BE REQUIRED, PER 2013 CRC K401.3.
- 2 EXTERIOR WALLS: 1 COAT STUCCO SYSTEM, MIN. 3/8" THICK, OVER CORROSION RESISTANT EXPANDED METAL, OR WOVEN WIRE LATH, OVER 1" THICK INSULATION BOARD, OVER MIN. 2 LAYERS OF GRADE "D" BUILDING PAPER, WITH CORROSION RESISTANT WEEP SCREED AT BASE. LATH AND PLASTER TO COMPLY WITH CRC CHAPTER 25, PER 2013 CRC R106.1.1 AND CRC SECTION K703.
- 3 ROOFING: STANDING SEAM METAL, CONCRETE TILE OR ASPHALT SHINGLE ROOFING AS SELECTED BY THE OWNER. SEE SECTIONS FOR SLOPE. SEE ROOF PLAN, DETAILS, AND GENERAL NOTES.
- 4 ADHERED EXTERIOR STONE VENEER, STYLE AS SELECTED BY OWNER. HEIGHT AS NOTED ON ELEVATIONS. PER 2013 CRC K703.12, LIST MANUFACTURER AND ESR REPORT #.
- 5 PROVIDE WEEP SCREEDS TO COMPLY WITH CRC K703.6.2.1. SEE DETAILS.
- 6 CONCRETE STUCCO @ DOOR
- 7 CORROSION RESISTANT ROOF TO WALL FLASHING. SEE ROOF DETAILS.
- 8 CORROSION RESISTANT METAL VENT
- 9 CORROSION RESISTANT GUTTER
- 10 LIGHTED ADDRESS NUMBER
- 11 DAM TRIM WITH STUCCO OVER. SEE ELEVATIONS FOR SIZES
- 12 2 x 6 RAKE BOARD U.N.O.
- 13 EXTERIOR LIGHTS
- 14 COMPOSITE SHUTTERS, PER BUILDER.
- 15 WOOD CORBELS, SEE SHEET A5.0.
- 16 WROUGHT IRON DECORATIVE BASKET
- 17 BRICK TRIM U.N.O.
- 18 6" DIAMETER ROUND CANALE

- J. ROOFING:  
CLASS "W" FIRE-RETARDANT STANDING SEAM METAL, CONCRETE TILE OR ASPHALT SHINGLE. ALL ROOF RIDGES AND RAKE CONDITIONS ARE TO RECEIVE TRIM AS PROVIDED BY MANUFACTURER. ROOFING AS SELECTED BY THE OWNER. SEE SECTIONS FOR SLOPE. SEE ROOF PLAN, DETAILS, AND GENERAL NOTES.  
ROOFING TILE MFG OR OPTIONS:  
1. EAGLE AND EAGLELITE INTERLOCKING CONCRETE ROOFING TILES BY EAGLE ROOFING PRODUCTS, ICC REPORT ESR-1900
- K. WINDOW "HEAD" HEIGHTS:  
- 1ST FLOOR = 8'-0" U.N.O. ON EXTERIOR ELEVATIONS  
- 2ND FLOOR = 8'-0" U.N.O. ON EXTERIOR ELEVATIONS  
- DOOR HEIGHTS AS NOTED ON PLANS, (ALIGN ADJACENT WINDOW HEADER HEIGHTS WITH DOOR HEADERS).
- L. EXTERIOR WALLS: 3 COAT STUCCO SYSTEM, MIN. 7/8" THICK, OVER CORROSION RESISTANT EXPANDED METAL, OR WOVEN WIRE LATH, OVER MIN. 2 LAYERS OF GRADE "D" BUILDING PAPER, WITH CORROSION RESISTANT WEEP SCREED AT BASE. LATH AND PLASTER TO COMPLY WITH CRC CHAPTER 25, PER 2013 CRC R106.1.1 AND CRC SECTION K703.
- M. EXTERIOR SOFFITS: 3 COAT STUCCO SYSTEM, MIN. 7/8" THICK, OVER HIGH-RIB CORROSION RESISTANT EXPANDED METAL LATH, OVER MIN. 2 LAYERS OF GRADE "D" BUILDING PAPER, OVER SHEATHING, LATH AND PLASTER TO COMPLY WITH CRC CHAPTER 25, PER 2013 CRC R106.1.1 AND CRC SECTION K703.



**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**

SCALE: 1/4" = 1'-0"

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KELLY**

1870 CLAREMONT ROAD  
CARMICHAEL, CA 95864

SHEET CONTENT:

**3D Images**

SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 10, 2016

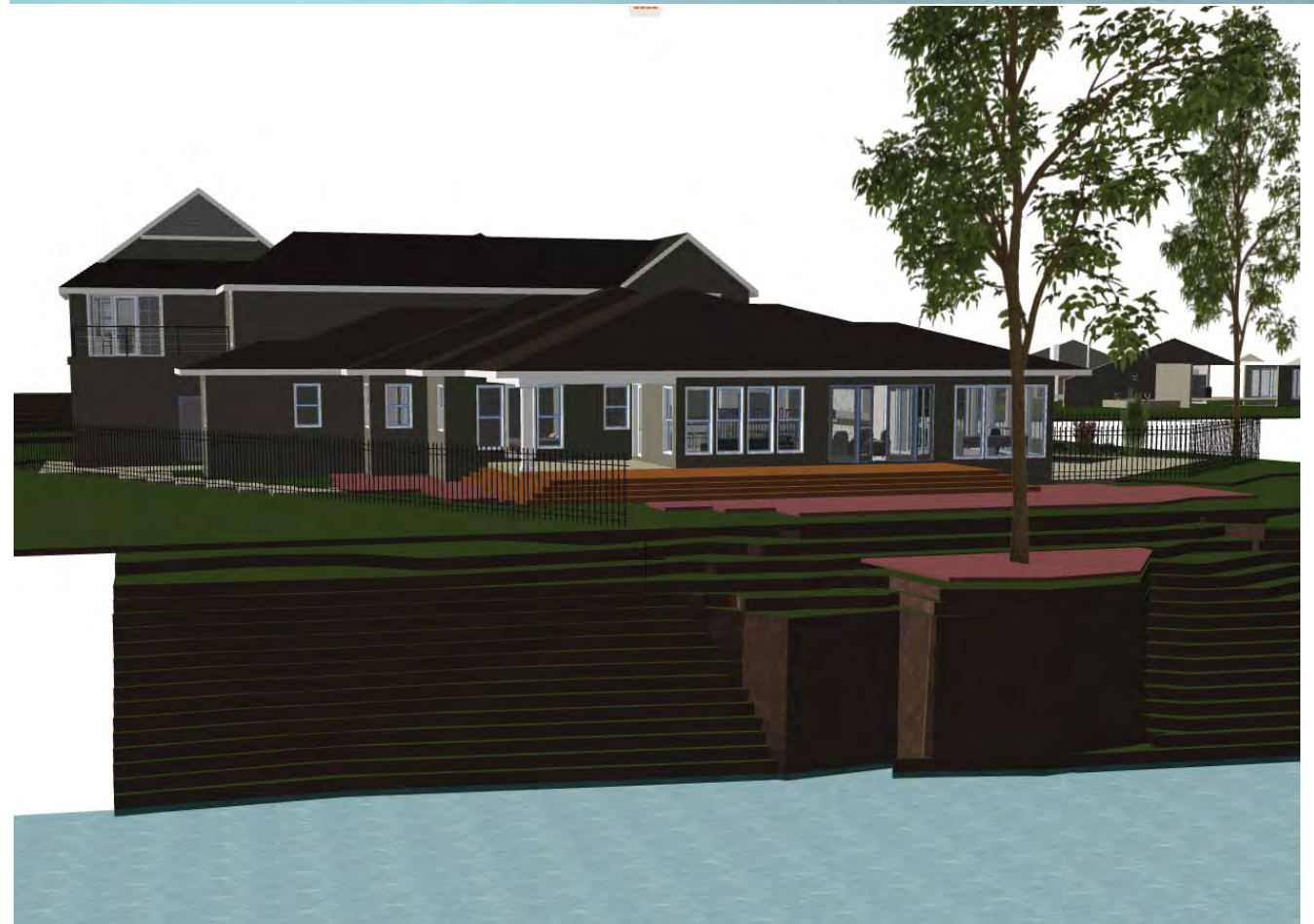
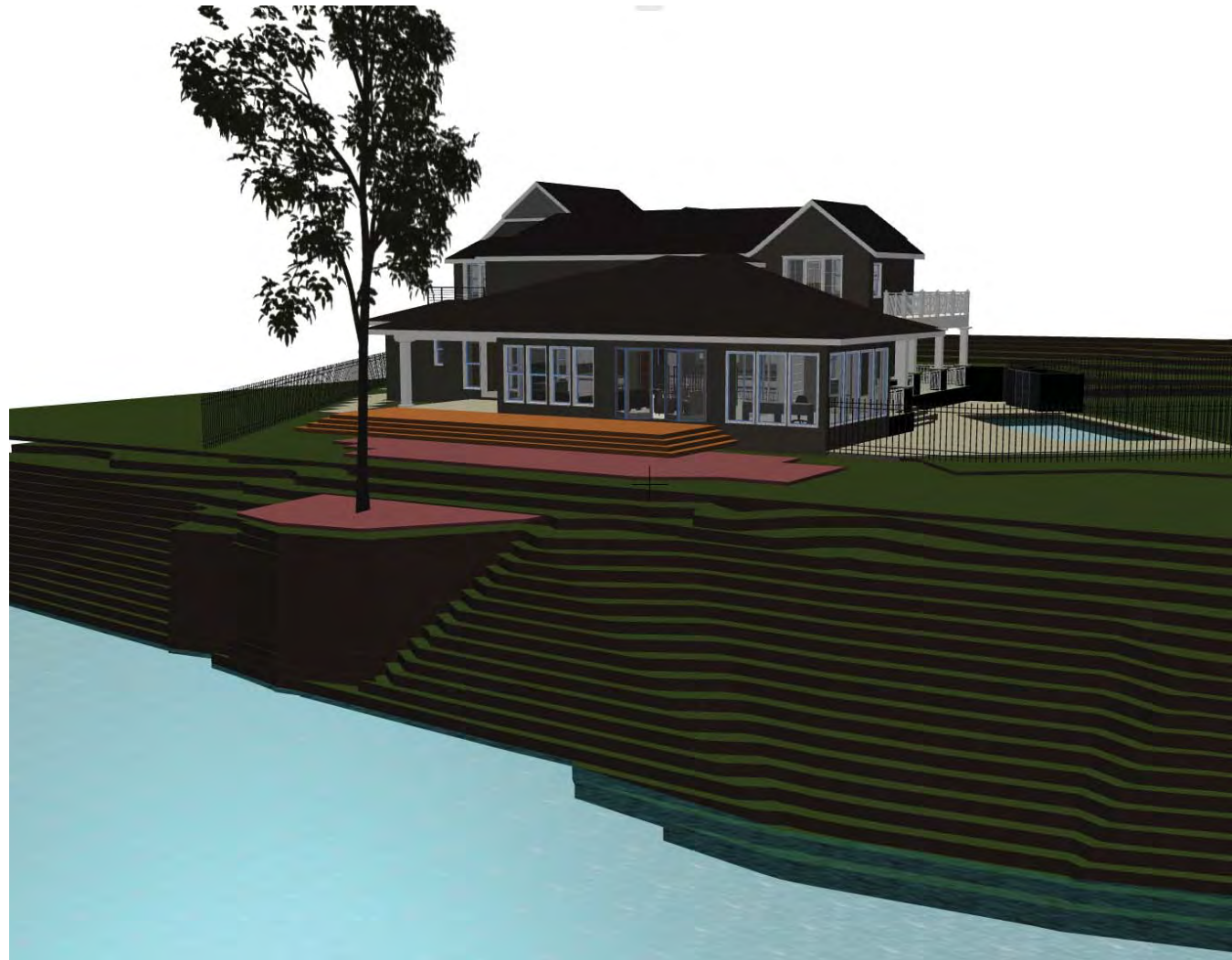
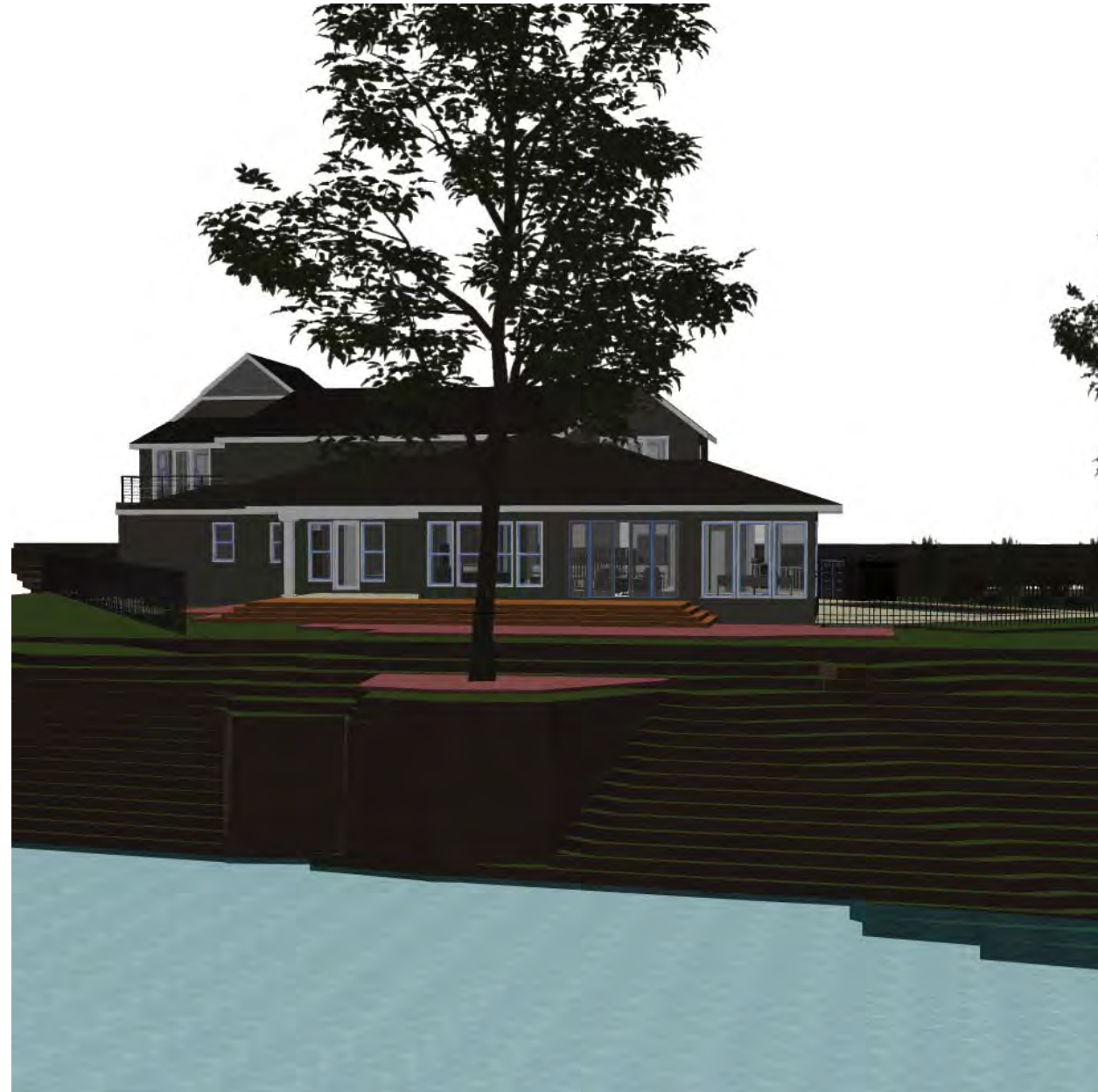
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**A3.02**

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KELLY**

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CARMICHAEL, CA 95864

SHEET CONTENT:

**Interior  
Elevations**

SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 10, 2016

REVISIONS:

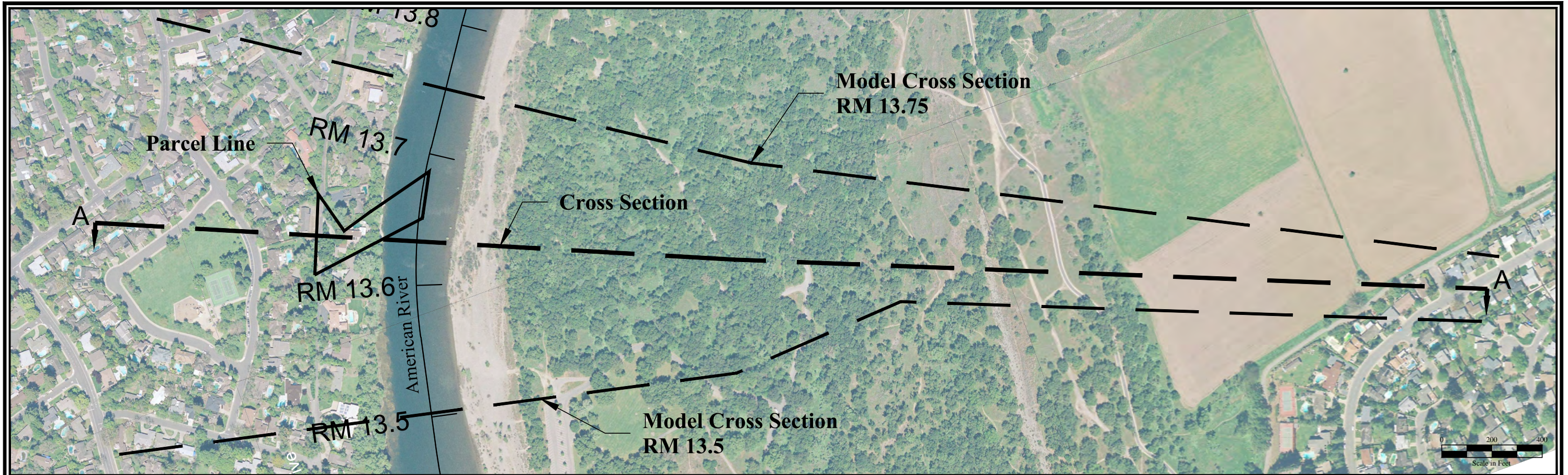
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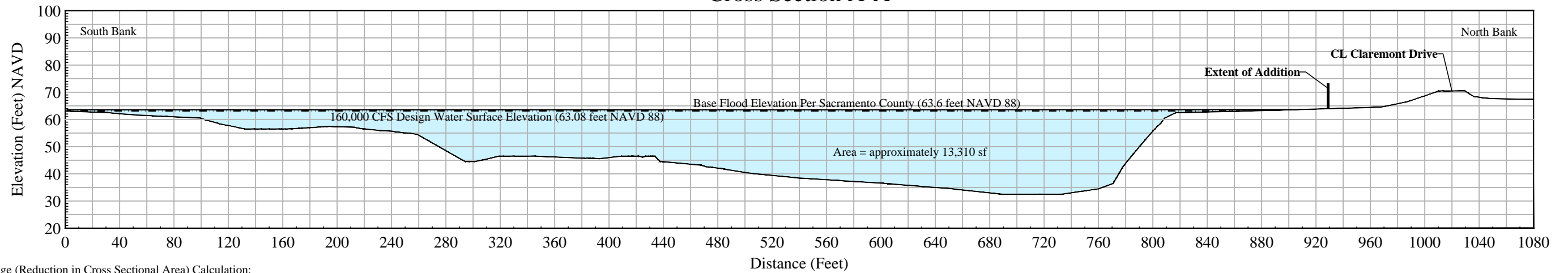
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Cross Section A-A



Blockage (Reduction in Cross Sectional Area) Calculation:

Additional Area within floodway: 37' largest cross sectional length of addition x 0.6' depth = 22.2 sf  
 Cross sectional area of floodway to design WSE\*: approximately 13,310 sf  
 Percentage of cross sectional area reduction\*\*: 0.17%

\*Current 200-year design flow for American River does not reach the proposed addition, therefore this is a conservative calculation using the BFE provided by the county and the design flow cross sectional area. Therefore this calculation is as conservative as possible.

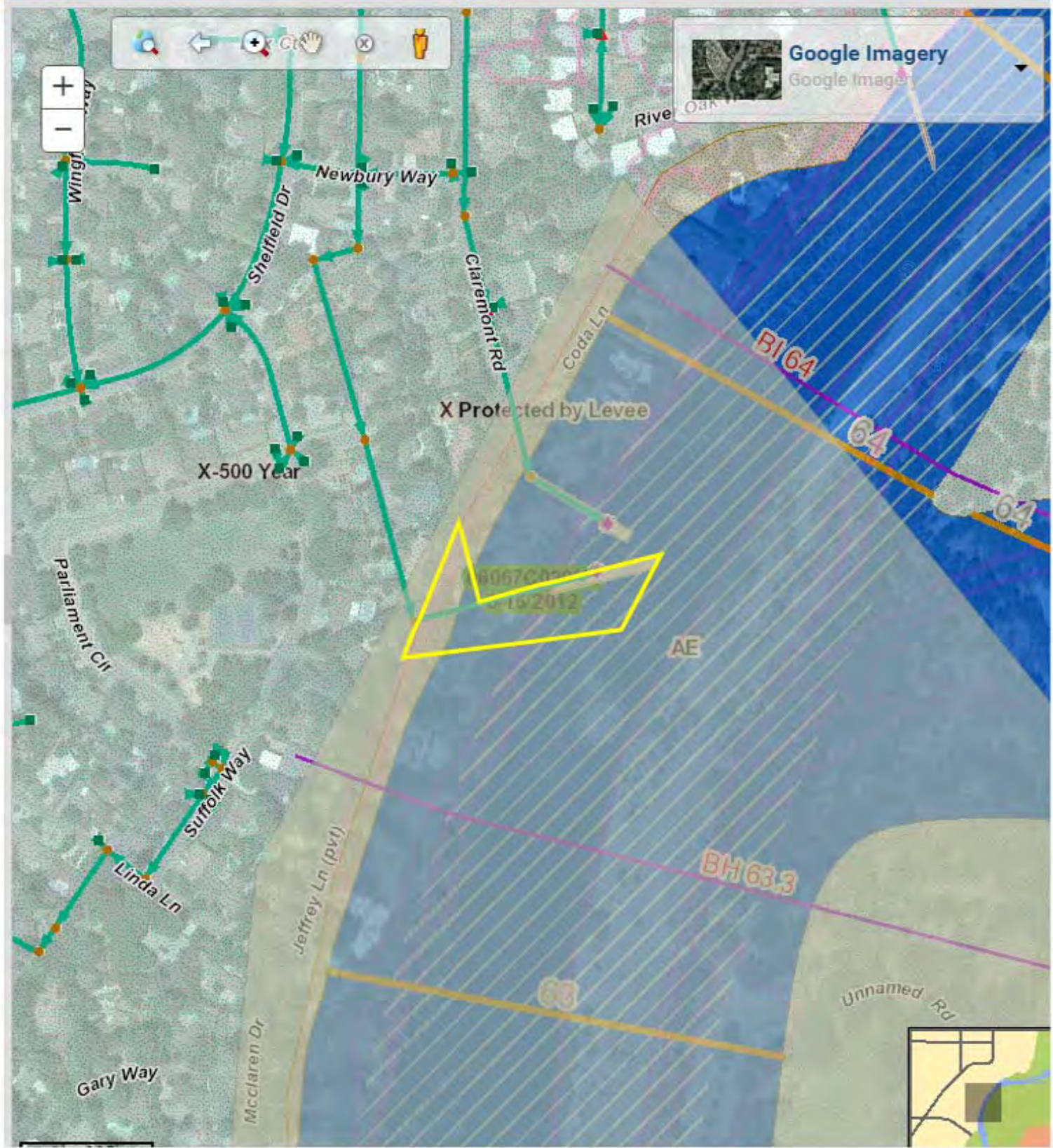
\*\*There are no significant waterside blockages and the home enlargement is located downstream of the original home, therefore there is no actual additional significant blockage proposed within the floodway and the only impact is to cross sectional storage within an approximate 25 foot distance.



455 University Avenue, Suite 100  
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1870 Claremont Drive  
 Plan View and Cross Section

Figure 1



Base Flood Elevation is about 63.6' (datum NAVD88)

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 Senior Civil Engineer - Drainage | Department of Water Resources  
 827 Seventh Street, Room 301 | Sacramento, CA 95814  
 Office: (916) 874-6484 | Fax: (916) 874-3789  
 www.waterresources.saccounty.net

**NOTES TO USERS**

is for use in administering the National Flood Insurance Program; it does not identify areas subject to flooding, particularly from local sources of small size. The community map repository should be updated for possible updated or additional flood hazard information.

For more detailed information in areas where Base Flood Elevations and/or Floodways have been determined, users are encouraged to consult the Profiles and Floodway Data and/or Summary of Stillwater Elevations obtained with the Flood Insurance Study (FIS) report that accompanies the FIS. Users should be aware that BEFEs shown on the FIS represent whole-foot elevations. These BEFEs are intended for flood insurance purposes only and should not be used as the sole source of flood information. Accordingly, flood elevation data presented in the FIS should be utilized in conjunction with the FIS for purposes of flood and/or floodplain management.

Base Flood Elevations shown on this map apply only to landward of American Vertical Datum of 1988 (AVD 88). Users of this FIS should be aware that coastal flood elevations are also provided in the Summary of Elevations tables in the Flood Insurance Study report for this jurisdiction. As shown in the Summary of Stillwater Elevations tables should be used for flood and/or floodplain management purposes when they are higher than those shown on this FIS.

Profiles of the Floodways were computed at cross sections and interpolated cross sections. The Floodways were based on hydraulic considerations and to requirements of the National Flood Insurance Program. Floodway and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Areas not in Special Flood Hazard Areas may be protected by flood structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

Section used in the preparation of this map was California State Plane (NAD 83) GRS80. Differences in datum, spheroid, projection or State Plane zones used in creation of FISs for adjacent jurisdictions may result in slight positional errors in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIS.

Locations on this map are referenced to the North American Vertical Datum. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding differences between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

Information Services  
NAD83/2011  
Geographic Survey  
#2022  
49000 Highway  
College Park, Maryland 20740-5282  
301-324-3242

For current elevation description and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 753-3242, or visit its website at <http://www.ngs.noaa.gov>.

Map information shown on this FIS was provided in digital format by the Sacramento Water Resources Department. This information was derived from the orthophotos produced with 6-inch pixel resolution and a 3,300-foot accuracy from aerial photography dated March 2001.

This map may reflect more detailed and up-to-date stream channel configurations than those shown on the previous FIS for this jurisdiction. The profiles and floodways that were transferred from the previous FIS may have been updated to conform to these new stream channel configurations. As a result, the Profiles and Floodway Data tables in the Flood Insurance Study Report contain authoritative hydraulic data that may reflect stream channel decisions from what is shown on this map.

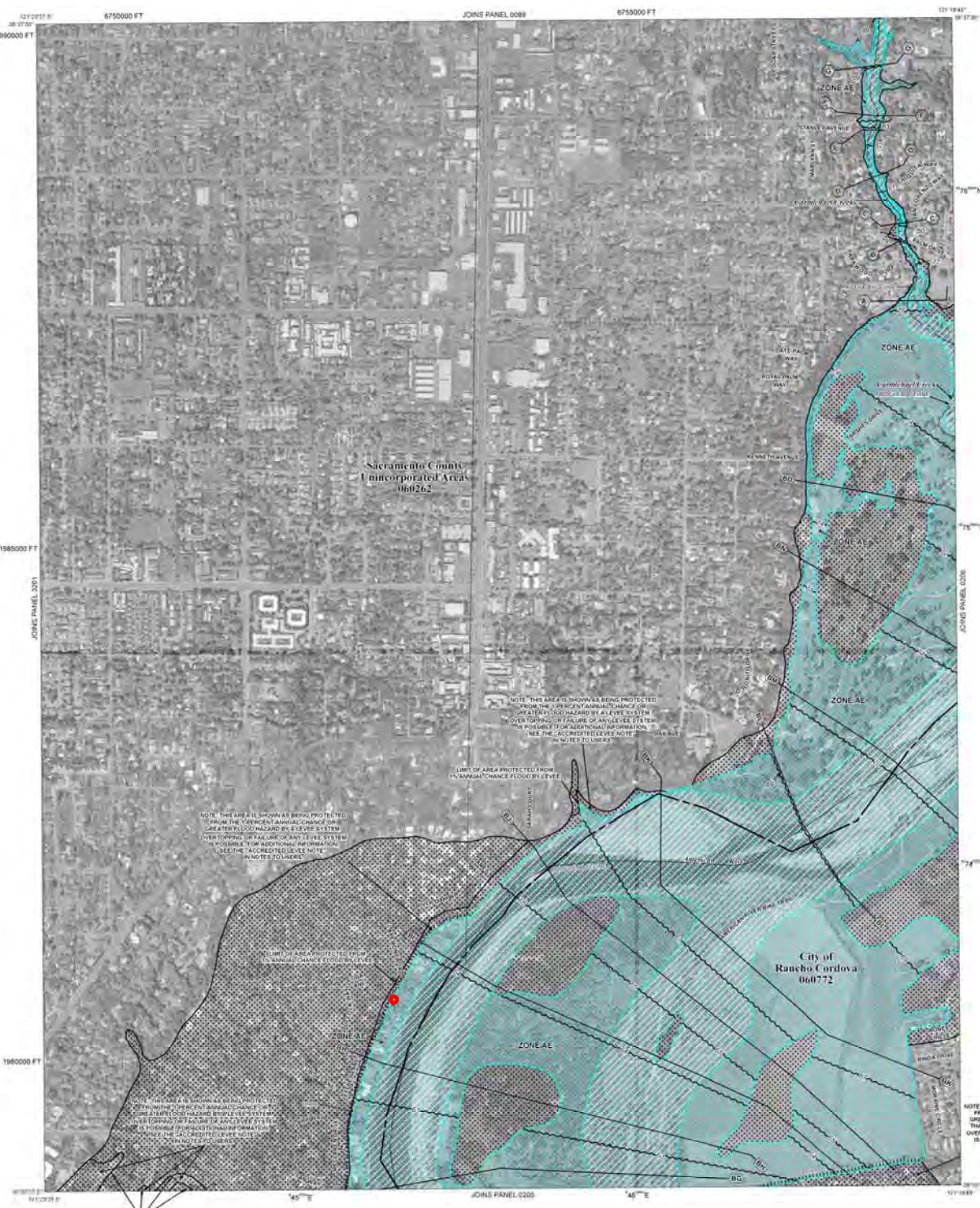
The limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may occur after this map was published, map users should contact appropriate officials to verify current corporate limitations.

Refer to the separately printed Map Index for an overview map of the Sacramento-San Joaquin River Delta showing the layout of map panels, community map repository addresses, and listing of Communities table containing National Flood Insurance Program information on available products associated with the FIS. Visit the Map Center (MSC) website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, or digital versions of this map. Many of these products can be ordered directly from the MSC website.

For more questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information e-Service (MIE) at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/mie>.

**Accredited Levee Notes to Users:** Check with your local community to obtain more information, such as the estimated level of protection provided (which may be the 1-percent-annual-chance level) and Emergency Action Plan, on the levee system shown as providing protection for areas on this map. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA website at <http://www.fema.gov/business/info/leves>.

**Provisionally Accredited Levee Notes to Users:** Check with your local community to obtain more information, such as the estimated level of protection provided (which may exceed the 1-percent-annual-chance level) and Emergency Action Plan, on the levee system shown as providing protection for areas on this map. To maintain accreditation, the levee owner or community is required to submit data and documentation necessary to comply with Section 65.10 of the National Flood Insurance Act of 1954, as amended, by January 26, 2011. If the community or owner does not provide the necessary data and documentation or if the data and documentation provided do not meet the requirements of Section 65.10 requirements, FEMA will remove the flood hazard and risk information for this area to reflect the level of protection provided by the levee system. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA website at <http://www.fema.gov/business/info/leves>.



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOOD DAMAGE RISK**

**Item 4: 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AV, X, V, VE, and D. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

**Zone A:** No Base Flood Elevations determined.

**Zone AE:** Base Flood Elevation determined.

**Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponds); the Base Flood Elevation determined.

**Zone AD:** Flood depths of 1 to 3 feet (usually areas of ponds); the Base Flood Elevation determined. For areas of shallow basins, water depths determined.

**Zone AV:** Special Flood Hazard areas formerly protected from the 1% annual chance flood by a flood control system that was substantially destroyed. AV indicates that the former flood control system is being replaced by a new system. Areas to be protected from the 1% annual chance flood by a flood protection system under construction on the date of publication.

**Zone V:** Coastal flood zone with velocity hazard (wave action); the Base Flood Elevation determined.

**Zone VE:** Coastal flood zone with velocity hazard (wave action); the Base Flood Elevation determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream and an adjacent floodplain area that must be maintained so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**Zone X:** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with a significant area less than 1 mile wide are designated as Zone X. Areas of 1% annual chance flood.

**Zone D:** Areas determined to be outside the 0.2% annual chance floodplain; areas in other flood hazard areas are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS AND OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located outside or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS boundary
- Boundary shading, Special Flood Hazard Areas, Zone A boundary shading, Special Flood Hazard Areas of other Flood Hazard Areas, Flood depths or flood elevations.
- Limit of Moderate Wave Action
- Base Flood Elevation line and value, section in feet
- Base Flood Elevation value where uniform within zone
- Section in feet
- Drop section line
- Traverse line
- Channel, Flume, Restlock or Aqueduct
- Structure, Retained Bridge
- Floodgate
- Geographic coordinates, referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 100-year Universal Transverse Mercator grid values, UTM
- 800-foot grid values, California State Plane coordinate system, using the NAD 83 datum, Lambert Conformal Conic projection
- Best available topographic information (1:25,000 scale FIS panel)
- M 1:5
- Four Mile

**MAP REPOSITORY**

Refer to listing of Map Repositories on Map Index.

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
AUGUST 18, 2012

**EFFECTIVE DATES OF REVISIONS TO THIS PANEL**

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-438-6633.

**MAP SCALE** 1" = 500'

250 500 1000 FEET  
130 0 130 200 METERS

**NFIP** PANEL 0202H

**FIRM**  
FLOOD INSURANCE RATE MAP  
SACRAMENTO COUNTY  
CALIFORNIA  
AND INCORPORATED AREAS

PANEL 202 OF 705  
(SEE MAP INDEX FOR FIRM PANEL LIST)

CONTAINS:  
COMMUNITY: SACRAMENTO COUNTY  
UNINCORPORATED AREAS

DATE: AUGUST 18, 2012

FOR MORE INFORMATION, CONTACT YOUR COMMUNITY.

**FEDERAL EMERGENCY MANAGEMENT AGENCY**

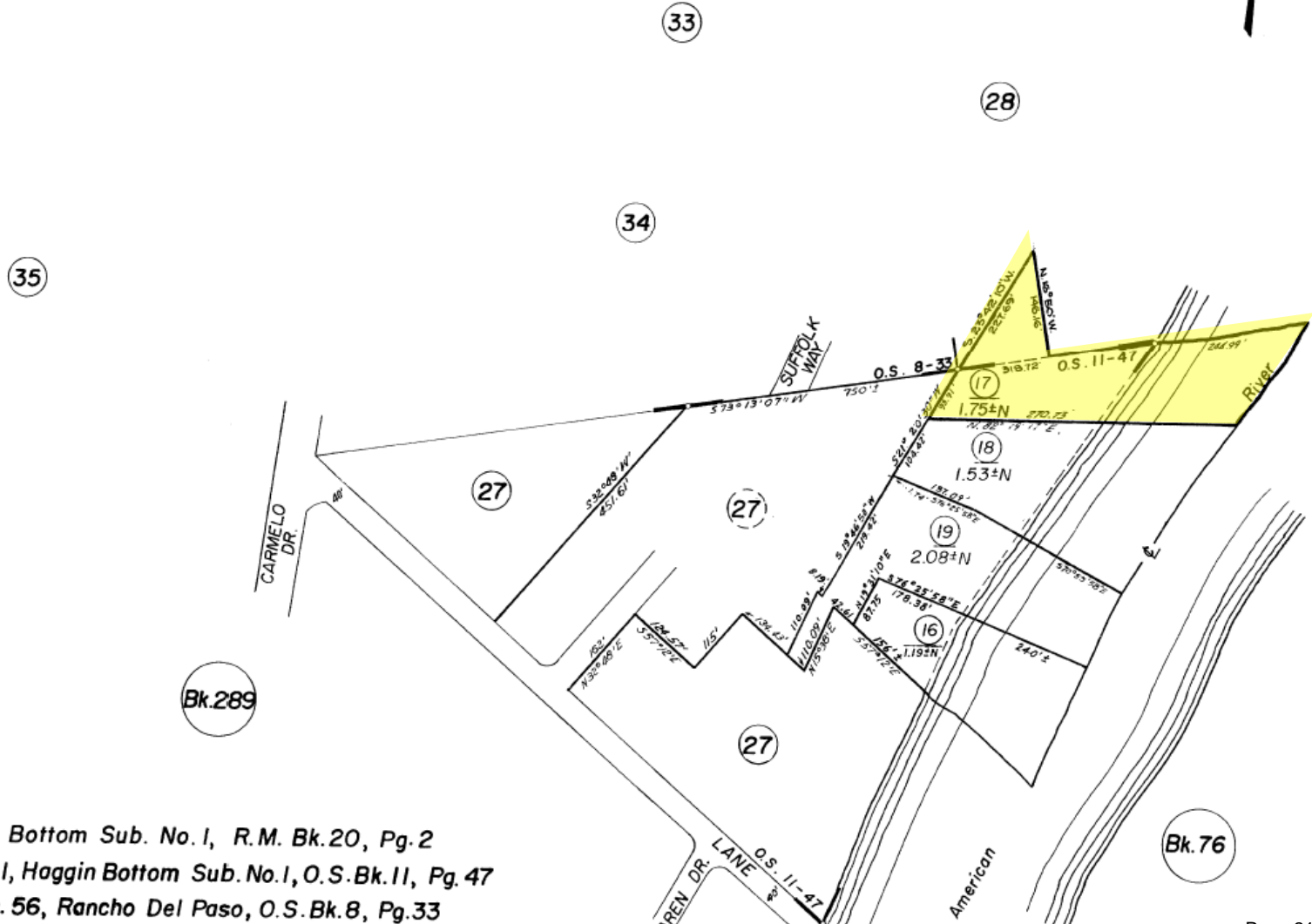
MAP NUMBER 060670  
EFFECTIVE DATE: AUGUST 18, 2012

NOTE: THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. FOR ADDITIONAL INFORMATION, SEE THE "PROVISIONALLY ACCREDITED LEVEE NOTE" IN NOTES TO USERS.

POR. SEC. 56 & 57, RANCHO DEL PASO

Tax Area Code

283-26



Haggin Bottom Sub. No. 1, R.M. Bk. 20, Pg. 2  
 Por. Lot 1, Haggin Bottom Sub. No. 1, O.S. Bk. 11, Pg. 47  
 Por. Sec. 56, Rancho Del Paso, O.S. Bk. 8, Pg. 33

## THE RECLAMATION BOARD

P. O. Box 9137, Sacramento, CA 95816



December 28, 1973

File No.: 3005.05.300  
Application No. 7081BMr. John B. Lewis  
1870 Jeffrey Lane  
Carmichael, CA 95608

Dear Mr. Lewis:

Enclosed in duplicate is Order by The Reclamation Board made at its meeting held December 14, 1973 in connection with your application for approval of plans.


CONDITION ONE

Under Condition One of the Board Order you are required to submit one copy of the Order, with acceptance endorsed thereon, to this office. A signed copy should be returned without delay even though you may not intend immediate completion of your project.

CONDITION THREE

Under Condition Three of the Board Order you are required to advise the Department of Water Resources before beginning the work covered by your application at least three days prior to the commencement of the work. We have enclosed for your convenience an addressed and stamped postcard.

Sincerely yours,



Howard J. Sullivan  
Assistant Secretary  
Reclamation Board

HJS:  
Enclosure

cc: U. S. Army Corps of Engineers

SRB

ORDER OF THE RECLAMATION BOARD  
3005.05.300

Item 4

Application No. 7001-B

The application of Mr. John B. Lewis  
1870 Jeffrey Lane  
Carmichael, CA 95608

for approval of plans to landscape the right bank levee berm,  
around the house on the American River.  
Section 56, T. 9 N., R. 6 E., M.D.D.&M.,  
Sacramento County. (Levee Mile 0.2,  
Maintenance Area No. 11)

having been set for hearing on the 14th day of December, 1973, and said application

having been heard on said day: NOW THEREFORE, IT IS

ORDERED, That said application and said plans be, and the same are hereby approved,  
and permission to proceed with the work in accordance therewith is hereby granted, sub-  
ject to the following conditions:

GENERAL CONDITIONS

ONE: That this order, with its terms, conditions, and reservations, shall be null and void and ineffective for any purpose whatsoever until applicant, or the duly authorized agent thereof, shall accept in writing and return this Order to the Reclamation Board not later than 60 days after the date the Board heard and approved said application and plans; and agrees to all the terms, conditions, and restrictions hereof, which said acceptance and agreement shall be endorsed upon a copy of this order, in the form provided therefor, which form is hereby made a part of the substance hereof;

TWO: That this approval of plans does not carry with it permission to construct any works on lands owned by the Sacramento and San Joaquin Drainage District, nor on any other lands whatsoever.

THREE: That the work hereunder shall be accomplished under the direction and supervision of the State Department of Water Resources, and applicants shall conform to all requirements of said Department; and applicant shall notify said Department of Water Resources, P.O. Box 388, Sacramento, phone 445-8458, at least three days prior to commencement of the contemplated work.

FOUR: That applicant shall pay any and all reasonable expenses which the Reclamation Board or the Department of Water Resources shall find it necessary to incur for the purpose of assuring the board or the Department that this order is being and has been complied with by applicant and that the work is performed in conformity with the plans herein approved.

FIVE: That applicant shall at the applicant's sole cost and expense, remove, alter, relocate or reconstruct all or any part of the work herein approved immediately upon the order of the Reclamation Board so to do, and in the manner prescribed thereby, should said work or any portion thereof not conform to the provisions of this order, or should said work or any portion thereof be injurious to or damage any works necessary to any plan of flood control of the Reclamation Board or the Legislature or should it interfere with the successful execution, functioning or operation of any such plan of flood control, or should such removal, alteration, relocation or reconstruction be necessary under or in conjunction with any present or future flood control plans for the area in which the work herein approved is to be accomplished, and in case applicant delays acting upon any such order of the Reclamation Board, the Board may proceed to perform the required work and the cost thereof shall be paid by applicant.

SIX: That the maintenance of the landscaped area shall conform to standards contained in the "Guide for Vegetation on Project Levees", adopted by The Reclamation Board on December 1, 1967, and revised September 5, 1969.

SEVEN: That no further landscaping or encroachments within the project works, not covered by this application, shall be permitted without prior approval of The Reclamation Board.

STATE OF CALIFORNIA }  
COUNTY OF SACRAMENTO } ss.  
Office of the Reclamation Board }

I **HOWARD J. SULLIVAN** do hereby certify that the above and foregoing is a true and correct copy of an Order made by said Board at the above indicated meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Reclamation Board, this **21st** day of **December**, 19 **73**.



*Howard J. Sullivan*  
**HOWARD J. SULLIVAN**  
Assistant Secretary  
Reclamation Board

The undersigned and heretofore named applicant, or the applicant's duly authorized agent, hereby accepts the above and foregoing Order subject to all the terms thereof, agrees to abide by the same, and on the applicant's behalf and on behalf of the applicant's successors, agents and assigns, waives all claims arising, directly or indirectly, out of or in any manner based upon any act, order, regulation, or requirement of the Reclamation Board, the Sacramento and San Joaquin Drainage District, the local district or other maintaining agency, the Department of Water Resources, or the United States of America, the officials, agents or employees thereof, done pursuant to the terms and provisions of the above and foregoing Order, and does for the applicant, the applicant's successors, agents and assigns, agree to hold and save harmless the said Reclamation Board, the Sacramento and San Joaquin Drainage District, the local district or other maintaining agency, the Department of Water Resources, the United States of America and the officials, agents or employees thereof, from any and all claims, damages or liability due to or arising out of this application or any activity in connection therewith.

IN WITNESS WHEREOF, the said applicant, or the applicant's duly authorized agent, has executed this certificate, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_, California.

..... Signature ..... Title  
..... Signature ..... Title





**DEPARTMENT OF THE ARMY**  
**SACRAMENTO DISTRICT, CORPS OF ENGINEERS**  
 650 CAPITOL MALL  
 SACRAMENTO, CALIFORNIA 95814

20 November 1973

REPLY TO **SPKCO-O (7081B)**  
 ATTENTION OF

The Reclamation Board  
 State of California  
 1416 - 9th Street, Room 335  
 Sacramento, California 95814

Gentlemen:

Reference is made to your letter dated 12 November 1973, inclosing copy of application submitted by John B. Lewis (Reclamation Board No. 7081B), for approval of plans. These plans cover landscaping on and near the American River right bank levee. The location of this proposed work is 1870 Jeffrey Lane in Section 56, T. 9N., R. 6E., M.D.B.&M., County of Sacramento.

The District Engineer has no objection to approval of this application by your Board provided approval is subject to the condition:

That the proposed landscaping shall conform to the guide for vegetation on project levees adopted by your Board 1 December 1976.

Sincerely,

**B. C. MCKINSEY**  
 Chief, Construction-Operations  
 Division

Copy furnished:  
 DWR, ATTN: John Wright

DWR  
Item 4

DEPARTMENT OF WATER RESOURCES

P. O. BOX 388  
SACRAMENTO  
95802



The work and staff of the Reclamation Board have been transferred to the Department of Water Resources. The Reclamation Board retains its statutory functions and authorities. Policy matters should be referred directly to the Reclamation Board at 1416 - 9th Street Room 1335, Sacramento, CA. 95814

August 27, 1973

File No.: 3005.05.000  
Application No. 7081-A

Mr. and Mrs. John B. Lewis  
1870 Jeffrey Lane  
Carmichael, CA 95608

Dear Mr. and Mrs. Lewis:

Enclosed in duplicate is Order by The Reclamation Board, made at its meeting held August 17, 1973, in connection with your application for approval of plans.

CONDITION ONE

Under Condition One of the Board Order you are required to submit one copy of the Order, with acceptance endorsed thereon, to this office. A signed copy should be returned without delay even though you may not intend immediate completion of your project.

CONDITION THREE

Under Condition Three of the Board Order you are required to advise the Department of Water Resources before beginning the work covered by your application at least three days prior to the commencement of the work. We have enclosed for your convenience an addressed and stamped postcard.

Also enclosed is an inspector's card which is to be posted in a conspicuous place at the work site. The Department of Water Resources' Inspector will check off each item as it is completed and accepted.

Sincerely yours,

Howard J. Sullivan  
Assistant Secretary  
Reclamation Board

HJS:  
Enclosure

cc: U. S. Army Corps of Engineers

SRB-308A  
12/69

# ORDER OF THE RECLAMATION BOARD

3005.05.000

Item 4

Application No. 7081-A

The application of **Mr. and Mrs. John B. Lewis**  
**1870 Jeffrey Lane**  
**Carmichael, CA 95608**

for approval of plans **to add a septic tank and leach lines to dwelling on the right bank of the American River. Section 56, T. 9 N., R. 6 E., M.D.B.&M., Sacramento County. (Levee Mile 0.2, Maintenance Area No. 11)**

having been set for hearing on the 17th day of August, 1973, and said application

having been heard on said day: NOW THEREFORE, IT IS

ORDERED, That said application and said plans be, and the same are hereby approved, and permission to proceed with the work in accordance therewith is hereby granted, subject to the following conditions:

## GENERAL CONDITIONS

ONE: That this order, with its terms, conditions, and reservations, shall be null and void and ineffective for any purpose whatsoever until applicant, or the duly authorized agent thereof, shall accept in writing and return this Order to the Reclamation Board not later than 60 days after the date the Board heard and approved said application and plans; and agrees to all the terms, conditions, and restrictions hereof, which said acceptance and agreement shall be endorsed upon a copy of this order, in the form provided therefor, which form is hereby made a part of the substance hereof;

TWO: That this approval of plans does not carry with it permission to construct any works on lands owned by the Sacramento and San Joaquin Drainage District, nor on any other lands whatsoever.

THREE: That the work hereunder shall be accomplished under the direction and supervision of the State Department of Water Resources, and applicants shall conform to all requirements of said Department; and applicant shall notify said Department of Water Resources, P.O. Box 388, Sacramento, phone 445-8458, at least three days prior to commencement of the contemplated work.

FOUR: That applicant shall pay any and all reasonable expenses which the Reclamation Board or the Department of Water Resources shall find it necessary to incur for the purpose of assuring the board or the Department that this order is being and has been complied with by applicant and that the work is performed in conformity with the plans herein approved.

FIVE: That applicant shall at the applicant's sole cost and expense, remove, alter, relocate or reconstruct all or any part of the work herein approved immediately upon the order of the Reclamation Board so to do, and in the manner prescribed thereby; should said work or any portion thereof not conform to the provisions of this order, or should said work or any portion thereof be injurious to or damage any works necessary to any plan of flood control of the Reclamation Board or the Legislature or should it interfere with the successful execution, functioning or operation of any such plan of flood control, or should such removal, alteration, relocation or reconstruction be necessary under or in conjunction with any present or future flood control plans for the area in which the work herein approved is to be accomplished, and in case applicant delays acting upon any such order of the Reclamation Board, the Board may proceed to perform the required work and the cost thereof shall be paid by applicant.

SIX: That no landscaping shall be permitted on the levee section unless a specific application is approved by The Reclamation Board for this purpose.

SEVEN: That no construction of any nature shall be done within 30 feet of the top of the riverbank or within 10 feet of the waterward toe of the levee.

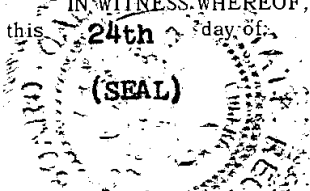
EIGHT: That the applicant is aware and understands that flows of up to 152,000 cfs may be released from Folsom Dam and may cause injury to the land and appurtenances described in this application.

NINE: That the applicant shall maintain the project works within the utilized area in the manner required and as requested by the authorized representative of the Department of Water Resources or any other agency responsible for maintenance.

STATE OF CALIFORNIA  
COUNTY OF SACRAMENTO } ss.  
Office of the Reclamation Board

I **HOWARD J. SULLIVAN** do hereby certify that the above and foregoing is a true and correct copy of an Order made by said Board at the above indicated meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Reclamation Board, this **24th** day of **August**, 19**73**.



(SEAL)

*Howard J. Sullivan*  
**HOWARD J. SULLIVAN**  
Assistant Secretary  
Reclamation Board

The undersigned and heretofore named applicant, or the applicant's duly authorized agent, hereby accepts the above and foregoing Order subject to all the terms thereof, agrees to abide by the same, and on the applicant's behalf and on behalf of the applicant's successors, agents and assigns, waives all claims arising, directly or indirectly, out of, or in any manner based upon any act, order, regulation, or requirement of the Reclamation Board, the Sacramento and San Joaquin Drainage District, the local district or other maintaining agency, the Department of Water Resources, or the United States of America, the officials, agents or employees thereof, done pursuant to the terms and provisions of the above and foregoing Order, and does for the applicant, the applicant's successors, agents and assigns, agree to hold and save harmless the said Reclamation Board, the Sacramento and San Joaquin Drainage District, the local district or other maintaining agency, the Department of Water Resources, the United States of America and the officials, agents or employees thereof, from any and all claims, damages or liability due to or arising out of this application or any activity in connection therewith.

IN WITNESS WHEREOF, the said applicant, or the applicant's duly authorized agent, has executed this certificate, this ..... day of ....., 19....., at ....., California.

..... Signature ..... Title  
..... Signature ..... Title

7081



DEPARTMENT OF THE ARMY  
SACRAMENTO DISTRICT CORPS OF ENGINEERS  
650 CAPITOL MALL  
SACRAMENTO, CALIFORNIA 95814

SPK00-0 (7081A)

19 September 1972

The Reclamation Board  
State of California  
1416 - 9th Street, Room 1335  
Sacramento, California 95814

Gentlemen:

Reference is made to your letter dated 14 September 1972, requesting our comments on a proposed amendment by John B. Lewis (Reclamation Board Order No. 7081), for additional work. This amendment covers installation of a septic tank with leach lines in the north overflow area of the American River. The location of this proposed work is at levee mile 0.2, Maintenance Area No. 11, Carmichael, California, in the County of Sacramento.

The District Engineer has no objection to approval of this amendment by your Board provided approval is subject to the following conditions:

- a. That the proposed septic tank shall be located at least 10 feet from the project levee toe.
- b. That the leach lines from the proposed septic tanks shall be installed at least 30 feet from the project levee toe.

It is suggested that the applicant be advised that the proposed facility should be constructed and so physically situated as to meet all State and local water quality requirements.

Sincerely yours,

E. C. MCKINSEY  
Chief, Construction-Operations  
Division

Copy furnished:  
DWR, ATTN: John Wright

DWR

Item 4 7081

DEPARTMENT OF WATER RESOURCES

P. O. BOX 388  
SACRAMENTO  
95802



The work and staff of the Reclamation Board have been transferred to the Department of Water Resources. The Reclamation Board retains its statutory functions and authorities. Policy matters should be referred directly to the Reclamation Board at 1416 - 9th Street Room 1335, Sacramento, CA. 95814

AUG 20 1970

File No.: 3005.05.000  
Application No. 7081

Mr. John B. Lewis  
451 Walhaggin Drive  
Sacramento, California

Dear Mr. Lewis:

Enclosed in duplicate, is Order by The Reclamation Board, made at its meeting held August 14, 1970 in connection with your application for approval of plans.

CONDITION ONE

Under Condition One of the Board Order you are required to submit one copy of the order, with acceptance endorsed thereon, to this office. A signed copy should be returned even though you may not intend immediate completion of your project without delay.

CONDITION THREE

Under Condition Three of the Board Order you are required to advise the Department of Water Resources before beginning the work covered by your application at least three days prior to the commencement of the work. We have enclosed for your convenience an addressed and stamped postcard.

Sincerely yours,

Howard J. Sullivan  
Assistant Secretary  
Reclamation Board

HJS: dm  
Enclosures

cc: U. S. Army Corps of Engineers

# ORDER OF THE RECLAMATION BOARD

Item 4

3005.05.000

Application No. 7081

The application of **John B. Lewis**  
**451 Walhaggin Drive**  
**Sacramento, California**

for approval of plans

to construct a one-story dwelling on the right bank of American River, 1/2 mile upstream from Arden Way. Section 96, Del Paso Grant, T. 9 N., R. 6 E., N.D.B. 221, Sacramento County. (Levee Mile 0.2, Maintenance Area No. 11)

having been set for hearing on the 14th day of August, 1970, and said application

having been heard on said day: NOW THEREFORE, IT IS

ORDERED, That said application and said plans be, and the same are hereby approved, and permission to proceed with the work in accordance therewith is hereby granted, subject to the following conditions:

## GENERAL CONDITIONS

ONE: That this order, with its terms, conditions, and reservations, shall be null and void and ineffective for any purpose whatsoever until applicant, or the duly authorized agent thereof, shall accept in writing and return this Order to the Reclamation Board not later than 60 days after the date the Board heard and approved said application and plans; and agrees to all the terms, conditions, and restrictions hereof, which said acceptance and agreement shall be endorsed upon a copy of this order, in the form provided therefor, which form is hereby made a part of the substance hereof;

TWO: That this approval of plans does not carry with it permission to construct any works on lands owned by the Sacramento and San Joaquin Drainage District, nor on any other lands whatsoever.

THREE: That the work hereunder shall be accomplished under the direction and supervision of the State Department of Water Resources, and applicants shall conform to all requirements of said Department; and applicant shall notify said Department of Water Resources, P.O. Box 388, Sacramento, phone 445-8458, at least three days prior to commencement of the contemplated work.

FOUR: That applicant shall pay any and all reasonable expenses which the Reclamation Board or the Department of Water Resources shall find it necessary to incur for the purpose of assuring the board or the Department that this order is being and has been complied with by applicant and that the work is performed in conformity with the plans herein approved.

FIVE: That applicant shall at the applicant's sole cost and expense, remove, alter, relocate or reconstruct all or any part of the work herein approved immediately upon the order of the Reclamation Board so to do, and in the manner prescribed thereby, should said work or any portion thereof not conform to the provisions of this order, or should said work or any portion thereof be injurious to or damage any works necessary to any plan of flood control of the Reclamation Board or the Legislature or should it interfere with the successful execution, functioning or operation of any such plan of flood control, or should such removal, alteration, relocation or reconstruction be necessary under or in conjunction with any present or future flood control plans for the area in which the work herein approved is to be accomplished, and in case applicant delays acting upon any such order of the Reclamation Board, the Board may proceed to perform the required work and the cost thereof shall be paid by applicant.

SIX: That the applicant shall submit an application with proper plans indicating the location and method of installing any proposed utility lines.

SEVEN: That no landscaping shall be permitted on the levee section unless a specific application is approved by The Reclamation Board for this purpose.

EIGHT: That no construction of any nature shall be done within 30 feet of the top of the riverbank or within 10 feet of the waterward toe of the levee.

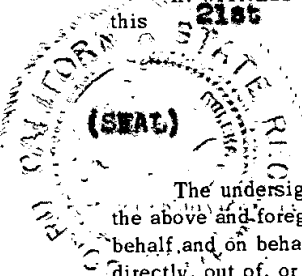
NINE: That the applicant is aware and understands that flows of up to 152,000 cfs may be released from Folsom Dam and may cause injury to the land and appurtenances described in this application.

TEN: That the applicant shall maintain the project works within the utilized area in the manner required and as requested by the authorized representative of the Department of Water Resources or any other agency responsible for maintenance.

STATE OF CALIFORNIA }  
COUNTY OF SACRAMENTO } ss.  
Office of the Reclamation Board }

I **HOWARD J. SULLIVAN** do hereby certify that the above and foregoing is a true and correct copy of an Order made by said Board at the above indicated meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Reclamation Board, this **21st** day of **August**, 19 **70**



*Howard J. Sullivan*  
**HOWARD J. SULLIVAN**  
Assistant Secretary  
Reclamation Board

The undersigned and heretofore named applicant, or the applicant's duly authorized agent, hereby accepts the above and foregoing Order subject to all the terms thereof, agrees to abide by the same, and on the applicant's behalf and on behalf of the applicant's successors, agents and assigns, waives all claims arising, directly or indirectly, out of, or in any manner based upon any act, order, regulation, or requirement of the Reclamation Board, the Sacramento and San Joaquin Drainage District, the local district or other maintaining agency, the Department of Water Resources, or the United States of America; the officials, agents or employees thereof, done pursuant to the terms and provisions of the above and foregoing Order, and does for the applicant, the applicant's successors, agents and assigns, agree to hold and save harmless the said Reclamation Board, the Sacramento and San Joaquin Drainage District, the local district or other maintaining agency, the Department of Water Resources, the United States of America and the officials, agents or employees thereof, from any and all claims, damages or liability due to or arising out of this application or any activity in connection therewith.

IN WITNESS WHEREOF, the said applicant, or the applicant's duly authorized agent, has executed this certificate, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_, California.

\_\_\_\_\_  
Signature Title  
\_\_\_\_\_  
Signature Title





DEPARTMENT OF THE ARMY  
SACRAMENTO DISTRICT, CORPS OF ENGINEERS  
650 CAPITOL MALL  
SACRAMENTO, CALIFORNIA 95814

SPKCO-O (7081)

29 July 1970

The Reclamation Board  
State of California  
1416 - 9th Street, Room 1335  
Sacramento, California 95814

Gentlemen:

Reference is made to your letter dated 17 June 1970, inclosing copy of application submitted by John B. Lewis (Reclamation Board No. 7081), for approval of plans. These plans cover the construction of a one-story dwelling in the right bank overflow area of the American River. The location of this proposed work is about 0.05 mile downstream from Claremont Drive, Carmichael, in Section 56, Del Paso Grant, County of Sacramento.

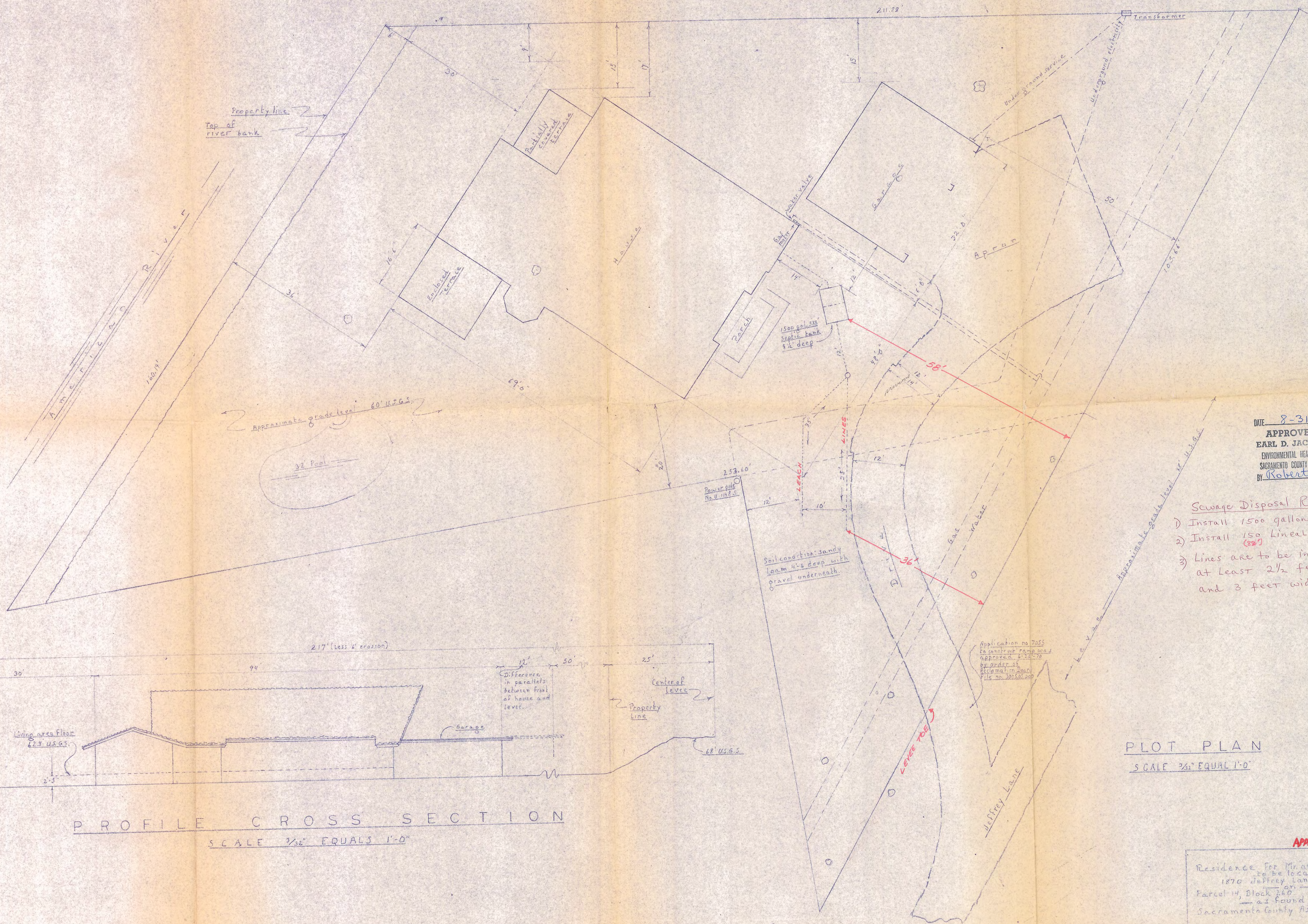
The District Engineer has no objection to approval of this application by your Board provided approval is subject to the following conditions:

- a. That the floor of the proposed dwelling shall be constructed to at least elevation 64.5, USGS datum, which is 2 feet above flood plane at 115,000 CFS.
- b. That no construction shall be done within 30 feet of the top of the riverbank or within 10 feet of the waterward toe of the project levee.

Sincerely yours,

O. H. HART  
Chief, Construction-Operations  
Division

Copy furnished:  
DWR, ATTN: John Wright



DATE: 8-31-72  
 APPROVED BY  
 EARL D. JACK, CHIEF  
 ENVIRONMENTAL HEALTH PROGRAM  
 SACRAMENTO COUNTY HEALTH DEPT.  
 BY: Robert Cochran, R.S.  
 (YW)

- Sewage Disposal Requirements**
- 1) Install 1500 gallon Tank
  - 2) Install 150 Linear Feet of Leach Line
  - 3) Lines are to be installed at least 2 1/2 feet deep and 3 feet wide, 15 feet apart.

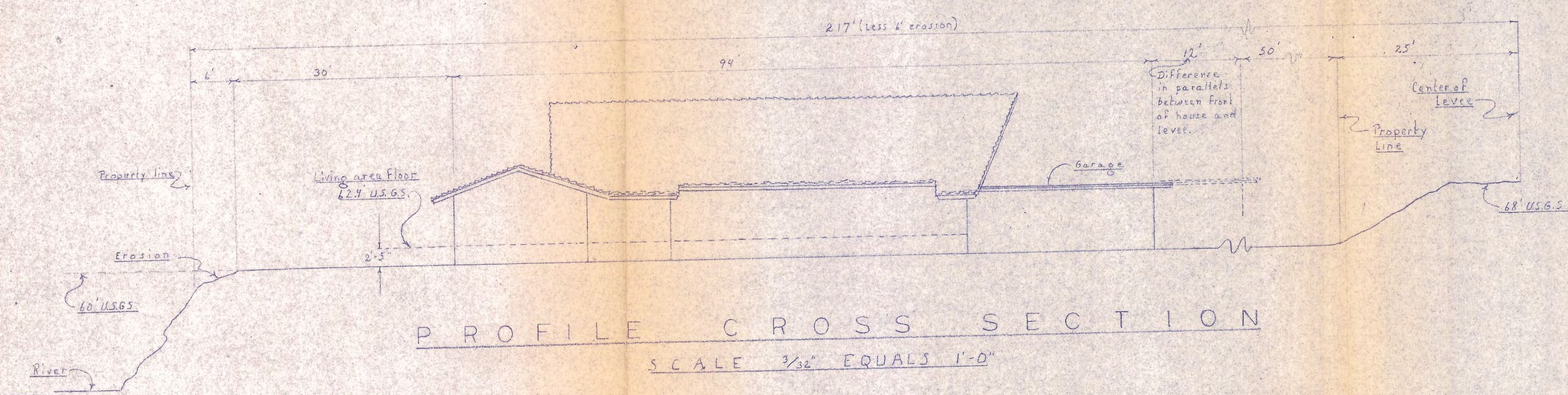
Application no 7055  
 To construct pump and  
 sewerage system  
 by order of  
 Resolution No. 100  
 File no. 100-600-000

**PLOT PLAN**  
 SCALE 3/32" EQUALS 1'-0"

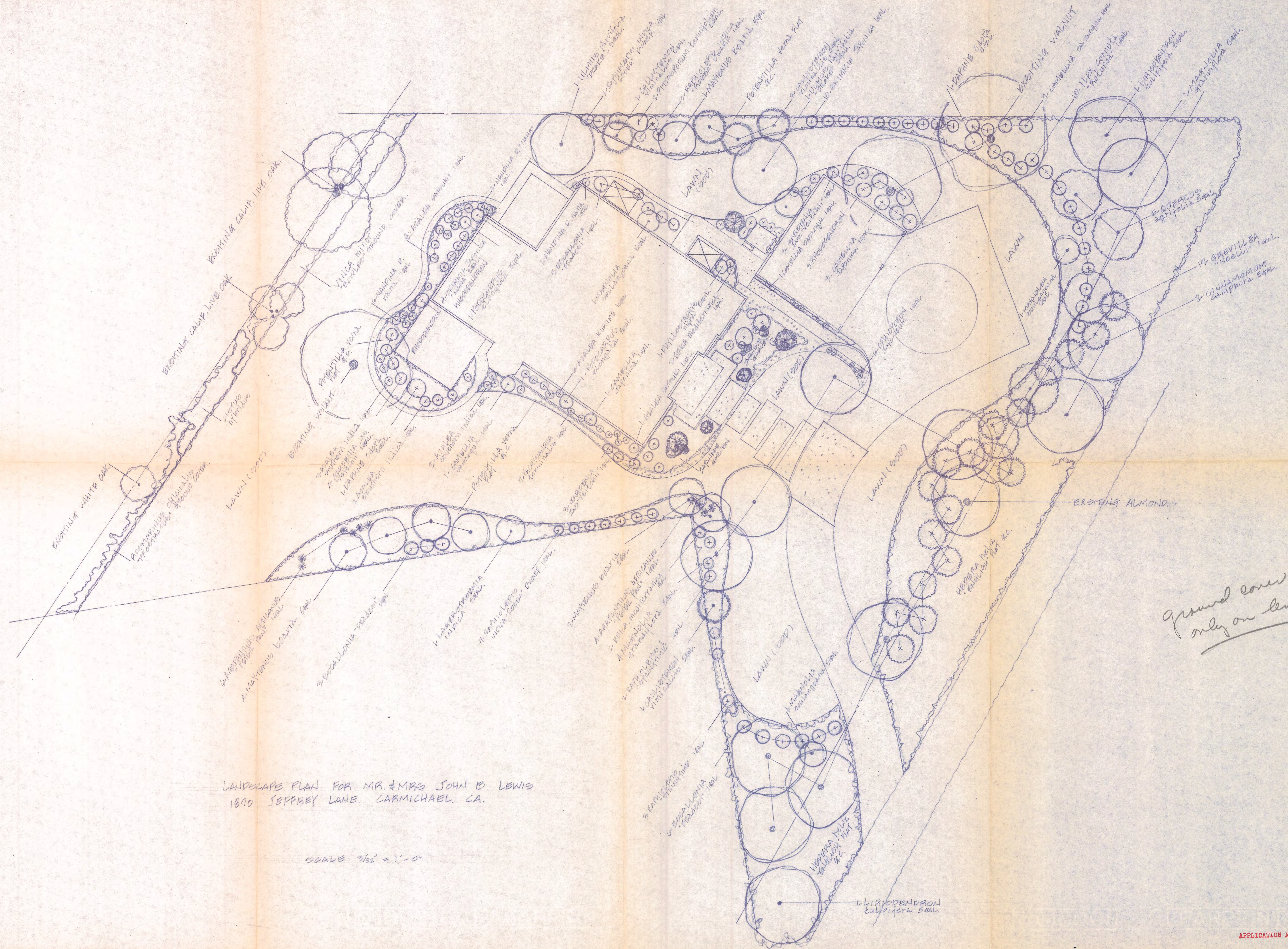
Sheet 9  
 of 10

APP. # 7081-A

Residence for Mr. and Mrs. John B. Lewis  
 to be located at  
 1870 Jeffrey Lane, Carmichael  
 Parcel 14, Block 240  
 as found in  
 Sacramento County Assessor's Book 283



**PROFILE CROSS SECTION**  
 SCALE 3/32" EQUALS 1'-0"



LANDSCAPE PLAN FOR MR. & MRS. JOHN B. LEWIS  
 1870 JEFFREY LANE, CARMICHAEL, CA.

SCALE 3/32" = 1'-0"

Ground cover only on level