

RIVER FIRE MASTER PLAN

THE TORREY PINE HOUSE



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ANALYSIS:

OCCUPANCY GROUP: R-3 / U SINGLE FAMILY DWELLING WITH ATTACHED GARAGE

TYPE OF CONSTRUCTION: TYPE VB

ALL WORK SHALL COMPLY WITH THE 2019 EDITIONS OF THE C.B.C., C.R.C., C.M.C., C.P.C., C.E.C., C.E.C.S. (ENERGY STANDARDS), AND C.G.B.S.C. (CAL-GREEN) BUILDING STANDARDS, PROPERTY MAINTENANCE CODES, AND ALL APPLICABLE LOCAL ORDINANCES

PROJECT IS LOCATED IN A MODERATE WILDLAND-URBAN INTERFACE AREA AND MUST COMPLY WITH THE PROVISIONS OF THE CRG 2019 (URBAN WILDLAND INTERFACE BUILDING STANDARDS)

ALL REQUIRED EXTERIOR MATERIALS SHALL BE LISTED APPROVED BY 'OSFM' BUILDING MATERIALS LISTING LABEL

CONTRACTOR SHALL CONTACT THE HERS RATER RESPONSIBLE FOR CONDUCTING THE QUALITY INSULATION INSTALLATION (QII) PRIOR TO BEGINNING THE ROUGH FRAMING WHEN QII IS REQUIRED AS PART OF THE ENERGY CALCULATIONS

DESIGN CRITERIA:

SNOW LOAD: 46 LBS/ FT.
CLIMATE ZONE: 11
WIND EXPOSURE: C

AREA TABULATIONS:

TABULATIONS TO FACE OF STUD / FOUNDATION WALL

CONDITIONED FLOOR AREA: APPROX. 1,000 SQ. FT.
COVERED ENTRY: APPROX. 98 SQ. FT.

DEFERRED SUBMITTALS:

CONSTRUCTION WASTE MANAGEMENT PLAN

PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN - RECYCLE AND/OR REUSE A MINIMUM OF 65 PERCENT OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE.

ALSO SEE SHEET A0-1, A0-2, AND CAL-GRN.

SPRINKLER SYSTEM

SPRINKLER SYSTEM DESIGN AND ENGINEERING SHALL BE SUBMITTED FOR APPROVALS PRIOR TO INSTALLATION.

PROVIDE SPRINKLER SYSTEM IN ACCORDANCE WITH CRC AND NEVADA COUNTY REQUIREMENTS

PROVIDE LETTER FROM THE WATER SERVICE PROVIDER OR A WELL TEST REPORT INDICATING THE AVAILABLE WATER PRESSURE AT THE FIRE SPRINKLER RISER.

GAS PIPING DIAGRAM

DUCT WORK AND GAS LINE SIZING INSTALLED PER THE CA PLUMBING CODE TO BE FIELD VERIFIED BY THE INSPECTOR.

SOLAR ARRAY LAYOUT

SOLAR ROOF LAYOUT AND CALCULATIONS TO BE PROVIDED PRIOR TO PERMIT APPROVAL

INSPECTION REQUIREMENTS:

INSPECTION IS REQUIRED FOR A SOIL FILL, COMPACTION AND GRADING. ALL FILL MATERIAL SHALL BE CLEAN AND FREE OF DEBRIS GREATER THAN 12 INCHED IN DIAMETER. (L-V 19.10 (C) ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DENSITY WITH A COMPACTION REPORT ONSITE AT TIME OF INSPECTION.

PRIOR TO ISSUANCE OF A PERMIT, THE APPLICANT SHALL COMPLETE AND SUBMIT A SPECIAL INSPECTION AND TESTING AGREEMENT FORM TO THE BUILDING DEPARTMENT FOR REVIEW FOR ANY REQUIRED SPECIAL INSPECTIONS.

SCOPE OF WORK:

CONSTRUCTION SINGLE FAMILY RESIDENCE INCLUDING ALL ASSOCIATED SITE WORK, UTILITIES, PATIOS AND DRIVEWAY.

SITE ANALYSIS:

SEE SITE PLANS

SHEET INDEX / PROJECT DIRECTORY:

COVER SHEET

ARCHITECTURAL PLANS:

- S1-0: SITE PLAN
- A0-1: GENERAL NOTES
- A0-2: NEVADA COUNTY GENERAL NOTES
- A0-3: CAL-GREEN RESIDENTIAL CHECKLIST 1
- A0-4: CAL-GREEN RESIDENTIAL CHECKLIST 2
- A0-5: WILDLAND-URBAN INTERFACE CHECKLIST

- A1-1: FOUNDATION PLAN AND FLOOR PLAN
- A1-2: ROOF PLAN

- A2-1: ELEVATIONS
- A2-2: ELEVATIONS

- A3-1: SECTIONS / DETAILS

- E1-1: ELECTRICAL FLOOR PLAN

MECHANICAL PLANS AND ENERGY ANALYSIS:

- T24: ENERGY CALCULATIONS

< CERTIFICATE OF COMPLIANCE >

STRUCTURAL PLANS:

- SD1: GENERAL NOTES AND DETAILS
- SD1: DETAILS

< STRUCTURAL CALCULATIONS >
< TRUSS LAYOUT / CALCULATIONS >

DESIGNER:

FOXLEY DESIGN
13366 ORTON ROAD
GRASS VALLEY, CA 95945
(530) 559-7552

ENERGY DOCUMENTS:

MELAS ENGINEERING
547 UREN STREET #1
NEVADA CITY, CA 95959
PHONE: (530) 265-2492

STRUCTURAL ENGINEER:

CHRIS OLIVERA & ASSOCIATES
2201 FRANCISCO DR.
EL DORADO HILLS, CA 95762
PHONE: (916) 353-0610

PRE-FAB TRUSS MANUFACTURER:

DIAMOND LUMBER / TRUSS

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

REMARKS DATE

PERMIT SUBMITTAL

12-21-21

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT MAY BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

FOLDER Darr ADU
DRAWN BY JF
FILE AD-0

COVER SHEET

FLOOR PLAN NOTES:

TOP PLATE SPlicing: USE A MINIMUM OF 4 FT. LAP SPlice WITH (10) 16dS INTO EACH SIDE OF LAP OR USE ST6224 STRAP ACROSS PLATE BREAKS

ALL INTERIOR DOORS SHALL BE SOLID CORE WOOD DOORS UNLESS OTHERWISE NOTED

APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUILDING CODE. ANCHOR STRAPS FOR WATER HEATERS SHALL BE LOCATED WITHIN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION. LOWER ANCHOR/STRAP LOCATION TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS. (STEEL BRACES REQUIRED, NOT PLUMBERS TAPE.)

1 TEMPERED SAFETY GLASS AT DOOR

2 EGRESS WINDOW

MINIMUM NET OPENING OF 5.7 SQ. FT.
MAXIMUM HEIGHT OF CLEAR OPENING: 44"
MINIMUM OPENABLE DIMENSION OF 24" H x 20" W

3 PATIO SURFACES / LANDINGS TO BE LOCATED NOT MORE THAN 7.75' BELOW DOORS THRESHOLD. PROVIDE MINIMUM 3 FT. LANDING AT ALL EXTERIOR DOORS.

4 WASHER AND DRYER BY OWNER.

FOLDING COUNTER OVER FRONT LOADING WASHER AND DRYER. BASE CABINETS, WALL MOUNTED UPPER CABINETS. VERIFY DETAILS AND MATERIALS WITH OWNER.

5 KITCHEN CABINET DESIGN AND MATERIALS TO BE COORDINATED WITH OWNER

6 SHELF AND POLE

7 BUILT-IN FOLD-DOWN IRON BOARD. VERIFY WITH OWNER

8 FROST FREE HOSE BIBB WITH ANTI-SIPHON DEVICE -- DETERMINE FINAL LOCATION IN THE FIELD.

9 WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND HAVE A CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL NOT LESS THAN 24". WATER CLOSETS MUST BE ULTRA LOW FLUSH FIXTURES, WHICH USE NO MORE THAN 1.28 GALLONS PER FLUSH.

10 VANITY BASE CABINET. VERIFY DESIGN AND MATERIALS WITH OWNER.
INSTALL VANITY MIRROR OR INSET MEDICINE CABINET - COORDINATE TYPE WITH OWNER

11 ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF ONE THOUSAND TWENTY-FOUR (1024) SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THIS MEASUREMENT SHALL BE MAINTAINED TO A POINT 70" ABOVE THE SHOWER DRAIN. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MFRS INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F (49°C). THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISIONS
PROVIDE 2" RECESS ON CONCRETE SLAB TO ACCOMMODATE MUD SET SLOPED SHOWER FLOOR / BASE, MIN 1/8" SLOPE TO DRAIN

PROVIDE WALL BLOCKING / BRACING AS REQUIRED FOR INSTALLATION OF GRAB BARS

TEMPERED SAFETY GLASS AT GLAZING IN SHOWER/ TUB COMPARTMENTS LESS THAN 60" ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE.

12 ALL DISHWASHER WASTE LINES SHALL BE PROVIDED WITH AN APPROVED AIRGAP SEPARATION DEVICE.

13 DRYER SHALL BE VENTED THROUGH-ROOF OR WALL TO THE OUTSIDE AS PER MANUFACTURERS RECOMMENDATIONS
- PROVIDE BACK-DRAFT DAMPER (SCREEN NOT PERMITTED)
- CLOTHES DRYER VENT SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES AND A MINIMUM OF A 4-INCH DIAMETER
- APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN 6' IN LENGTH AND NOT CONCEALED WITHIN CONSTRUCTION ARE ALLOWED
- UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURERS SPECIFICATIONS, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO

14 EXHAUST OPENINGS TERMINATING OUTDOORS SHALL BE COVERED WITH A 1/4"-1/2" CORROSIVE CORROSION RESISTANT MESH (EXCEPT CLOTHS DRYERS).

15 PROVIDE A KITCHEN HOOD VENTED DIRECTLY TO THE OUTSIDE PROVIDING A MINIMUM OF 100 C.F.M. THE FAN MUST BE LISTED AT 3 SONE OR LESS FOR NOISE. THE RATING MUST BE BASED ON A WATER COLUMN OF 25 OR GREATER. IF THE FAN EXHAUSTS IN EXCESS OF 400 C.F.M., THE 3 SONE IS NOT REQUIRED.)

16 ATTIC ACCESS ABOVE WITH SWITCH, LIGHT AND SERVICE OUTLET.
MINIMUM 22" x 30" ATTIC ACCESS WITH LIGHT, SWITCH AND SERVICE OUTLET. PROVIDE LARGE ACCESS DOOR TO ACCOMMODATE ATTIC MOUNTED MECHANICAL EQUIPMENT. ACCESS TO BE WITHIN 20 FT. OF MECHANICAL UNIT.
ATTIC ACCESS TO BE WEATHER-STRIPPED TO PREVENT AIR LEAKAGE AND SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS.

17 TANKLESS WATER HEATER. INSTALL AND VENT PER MANUFACTURERS INSTRUCTIONS.

GAS WATER HEATER PERCENTAGE EFFICIENCY PER T-24

INSTANTANEOUS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER.

18 INSTALL MINI-SPLIT SYSTEM WITH SPECS PER T-24.

19 SIX INCH HIGH CONTRASTING HOUSE NUMBERS, DETERMINE FINAL LOCATION IN THE FIELD.

20 WALL MOUNTED FLAT SCREEN TV - PROVIDE BLOCKING AS REQUIRED FOR MOUNTING HARDWARE

21 CONNECT EXISTING WATER, GAS, SEWER AND ELECTRIC UTILITIES TO ACCESSORY DWELLING UNIT

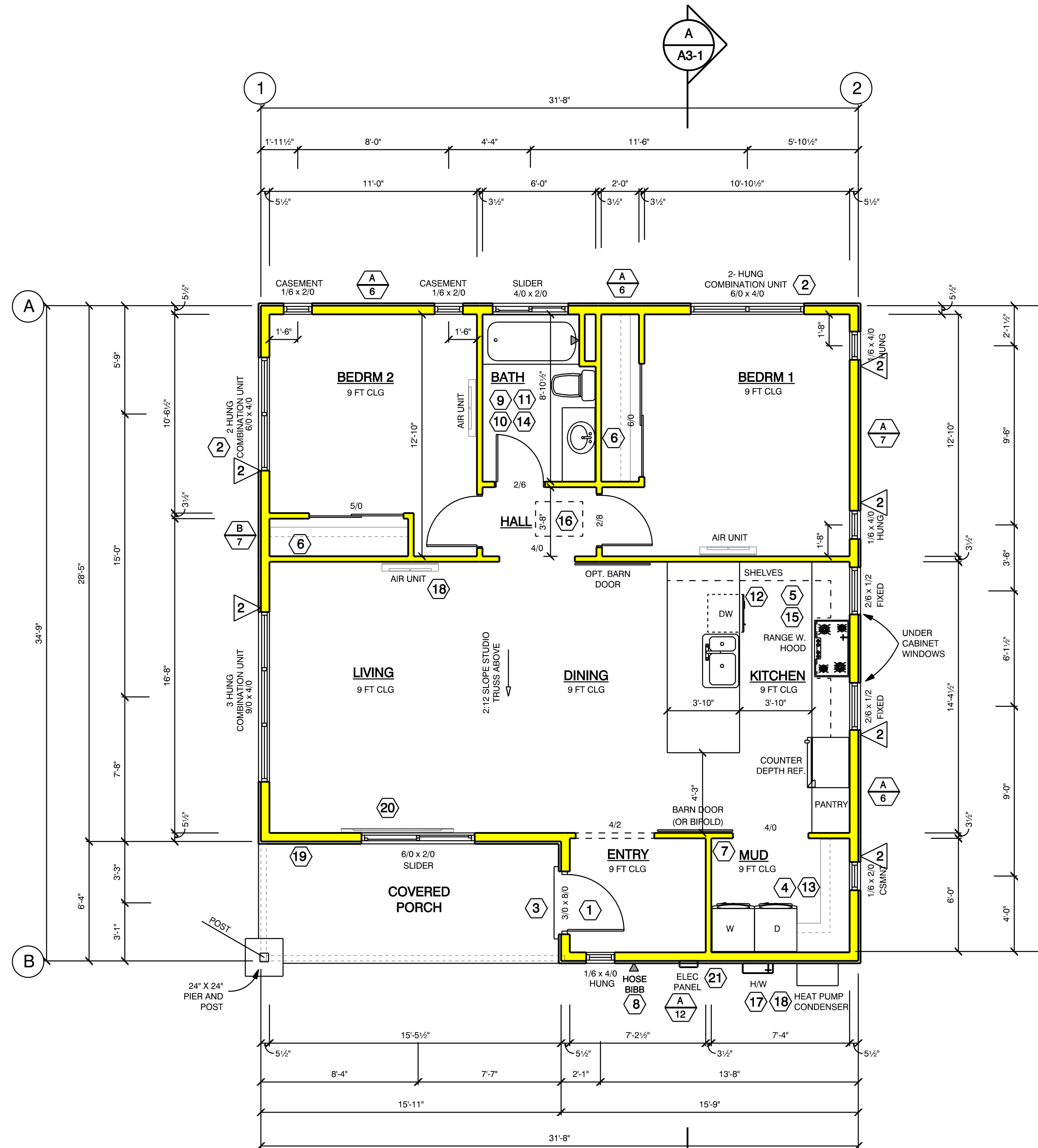
KEY: SEE DETAIL

2 HDU2 4 SD2

SHEAR WALL:

3/8" PLY OR OSB WITH 8dS @ 6" O.C.E.N., 1/2" O.C.F.N., 5/8" DIAM. AB @ 60" O.C. & 3" x 3" x 1/4" PLATE WASHERS

* THE VALUE FOR 'X' REPRESENTS THE LENGTH OF THE SHEAR WALL IN FEET



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



TOTAL SQUARE FOOTAGE: 999.6 SQ. FT.



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FOLDER	Darr ADU
DRAWN BY	JF
FILE	A1-1

FLOOR PLAN
A1-1

FOUNDATION NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, CURRENT EDITION.

ALL HOLD-DOWNS AND ANCHOR BOLTS AT SHEARWALLS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.

CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 2500 PSI IN 28 DAYS.

CONTRACTOR TO VERIFY ALL DIMENSIONS. REPORT ANY DISCREPANCIES BEFORE BUILDING.

FOUNDATION WALLS TO EXTEND AT LEAST 6 INCHES ABOVE THE FINISHED GRADE.

MINIMUM 4x6 POST WHERE GIRDER JOISTS OCCUR.

EXTEND SILL BOLTS 7" MINIMUM INTO FOUNDATION, 6'-0" O.C. MAXIMUM SPACING, UNLESS NOTED OTHERWISE, AND MINIMUM OF 2 BOLTS PER SILL BOARD. A BOLT SHALL BE LOCATED NOT LESS THAN 12 INCHES FROM ENDS OF EACH PLATE.

HOLD DOWN DEVICES MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION

U.F.E.R. ELECTRICAL GROUNDING, 20 LINEAR FT. #4 REBAR ENCASED IN 2" CONCRETE AT FOOTING WALL.

ALL FOOTINGS SHALL EXTEND THE REQUIRED DEPTH INTO UNDISTURBED EARTH.

ALL ISOLATED FOOTINGS TO BE 8" DEEP MINIMUM WITH #4s AT 12" O.C. EACH WAY.

4" CONCRETE SLAB-ON-GRADE:

MINIMUM 4" CONCRETE FLOOR SLAB MADE WITH A MINIMUM OF 2500 PSI (28-DAY COMPRESSIVE STRENGTH) CONCRETE. A 3000 PSI CONCRETE MIX IS RECOMMENDED FOR TOUGHNESS OF SLAB, BUT IT IS NOT REQUIRED.

REINFORCE WITH #3 REBAR AT 24" O.C. PLACED IN CENTER OF SLAB (2" FROM TOP OF SLAB). INCLUDE FIBERMESH REINFORCING (1.5 LBS./CU. YRDS).

SLAB SHALL BEAR ON 4" OF CRUSHED GRAVEL OR SAND. USE A LAYER OF 10-MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS NOT LESS THAN 6 IN. BETWEEN THE BASE COURSE OR SUB GRADE AND THE CONCRETE FLOOR SLAB PER 2016 CRC SECTION R506.2.3 (DWELLING AND GARAGE SLABS) AND A "CAPILLARY BREAK". CGBSC 4.505.2.1. THE SUBGRADE SHALL BE UNDISTURBED NATIVE SOIL OR NON-ORGANIC FILL COMPACTED TO 90% OF MAXIMUM DENSITY BASED ON ASTM-1557.

USE CRACK CONTROL JOINTS IN SLAB IN 10 FT. SQUARE GRIDS, BY TROWELING A 1 INCH JOINT INTO TOP OF SLAB. USE FULL ISOLATION JOINTS AT PIER BLOCK OF ISOLATED FOOTINGS AND WHERE SLAB MEETS CONCRETE STEM WALLS. USE FLEXIBLE FILLER IN ISOLATION JOINTS.

CONNECTORS FOR PRESSURE-TREATED OR FIRE-RETARDANT TREATED WOOD TO BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.

FOUNDATION PLATES / SILLS SHALL BE PRESSURE TREATED WOOD OR FDN REDWOOD AND SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 3/8 INCH NOMINAL DIA. BOLTS EMBEDDED AT LEAST 7 IN. INTO CONCRETE AND SPACED NOT MORE THAN 6 FT. APART OR AS OTHERWISE NOTED. BOLTS TO BE LOCATED WITHIN 12 INCHES OF EACH END OF EACH SILL PIECE.

MINIMUM 6 INCH VERTICAL DISTANCE FROM FINISHED GRADE TO WOOD FRAMING.

MINIMUM 2% GRADE SLOPE AWAY FROM FOUNDATION

DOWNSPOUTS TO 3" ROUND FLEXIBLE DRAIN PIPE. RUN TO DAYLIGHT / DISSIPATORS. COORDINATE WITH GRADE AND FIELD CONDITIONS.

PROVIDE SEPARATE FOUNDATION DRAIN OF 4" ROUND FLEXIBLE PERFORATED DRAIN PIPE. RUN TO DAYLIGHT / DISSIPATORS. COORDINATE WITH GRADE AND FIELD CONDITIONS.

LUMBER NOTES

BEAMS AND POSTS: DF #1 OR BETTER

RAFTERS AND JOISTS: DF #2 OR BETTER

GLU-LAM BEAMS: 24F-V4

MUDSILLS: PRESSURE TREATED

PLATES AND MISC. MEMBERS: DF#2 OR BETTER

EXTERIOR HOUSE WALLS TO BE 2x6 STUDS AT 16" O.C.

INTERIOR HOUSE WALLS TO BE 2x4 STUDS AT 16" O.C.

NOTE: ALL POST TO BEAM OR GIRDER CONNECTIONS TO BE POSITIVE

TRUSS PLAN NOTES

DO NOT CUT ANY LOAD BEARING TRUSS

BRACE ROOF FRAMING TO BEARING PARTITIONS ONLY

FINAL ROOF / TRUSS LAYOUT SHALL BE AS PER FINAL TRUSS ENGINEERING

TRUSSES / ROOF FRAMING SHALL BE PRE-ENGINEERED AND PRE-FABRICATED. SUPPLIER TO SUBMIT ALL CALCULATIONS AND DETAILS TO THE BUILDING DEPARTMENT, CONTRACTOR AND ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION

SIMPSON H1 TYPE AT EACH TRUSS TO WALL CONNECTION

ATTIC VENTILATION

ATTIC SHALL BE PROVIDED WITH A MINIMUM NET FREE VENTILATING AREA NOT LESS THAN A1/150 OF THE AREA OF THE SPACE VENTILATED FOR ALL ENCLOSED ATTICS OR RAFTER SPACES.

THIS MINIMUM CAN BE DECREASED TO 1/300 IF EITHER AT LEAST 40% AND NOT MORE THAN 50% OF THE EAVE VENTILATION IS LOCATED IN THE LOWER 1/3 OF THE ATTIC SPACE

FOR ALL ENCLOSED ATTICS SPACES, VENTILATION SHALL BE PROVIDED WITH FULLY COVERED METAL WIRE MESH, VENTS, OR OTHER MATERIALS THAT HAVE A MINIMUM 1/16 INCH AND MAXIMUM 1/8 INCH OPENINGS. NON-COMBUSTIBLE AND CORROSION RESISTANT. ALL OTHER VENTS IN EAVES SHALL BE LISTED/ APPROVED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS.

ROOFING:

CLASS "A" FIBERGLASS ASPHALT ROOF SHINGLES TO BE SELECTED BY OWNER. INSTALL OVER 30# FELT.

INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

"LEAF-GUARD" TYPE PREFINISHED METAL GUTTERS AND DOWNSPOUTS.

GUTTER SHALL BE "WINGLESS" TYPE MOUNT - MOUNT TO FASCIA

DOWNSPOUTS SHALL BE CONNECTED TO UNDERGROUND PLASTIC DRAINPIPES, SLOPED TO DAYLIGHT.

USE MIN. 1/2" APA 32/16 PLYWOOD. NAIL PLYWOOD WITH 8d'S AT 6" O.C. AT PLYWOOD EDGES, TO BEARING WALL BLOCKING AND TO END TRUSS AT END WALLS. USE 9d'S AT 12" O.C. FIELD. USE H1 OR ASS CLIPS FOR TRUSS TO BEARING WALL CONNECTION.

FRAMING NOTES:

ALL HEADERS AND BEAMS SHALL BE DF#2 UNLESS NOTED OTHERWISE

AT GABLE END WALLS EXTEND SHEAR WALL TYPE AND NAILING TO ROOF SHEATHING

DOUBLE STUDS USED AT HOLD DOWNS SHOULD BE NAILED TOGETHER WITH 16d AT 6" O.C. STAGGERED

DESIGN NOTES

TYPICAL OVERHANG = 1'-6" UNLESS OTHERWISE NOTED

TYPICAL PLATE HEIGHT = 9'-0" UNLESS OTHERWISE NOTED

LOW PITCH ROOF AREAS

AT ALL ROOF AREAS LESS THAN 3:12 PITCH

PROVIDE HIGH AND LOW TEMPERATURE RATED MODIFIED RUBBERIZED ASPHALT PEEL AND STICK SYNTHETIC ROOFING UNDERLAYMENT

TITANIUM PSU-30 OR APPROVED EQUAL, 30 YR. LIMITED WARRANTY

WATER-TIGHT ASPHALT-TO-ASPHALT SYSTEM

CLASS A FIRE ASTM E108

ALL TEMPERATURE PERFORMANCE -40 DEG. TO 240 DEG.

ATTIC VENTILATION ANALYSIS

ROOF AREA = APPROX. 1,300 SQ. FT. INCLUDING EAVES AND COVERED PORCH

MIN. VENTILATION AREA = 1,300 / 300 = 4.33 SQ. FT. REQUIRED = 624 SQ. IN. REQUIRED

EAVE / SOFFIT VENTILATION:

BRANDGUARD EAVE VENT UE2011-H 3.5" X 22" - NET FREE AREA = 22 SQ. IN. EACH X 15 BAYS (DISTRIBUTE EVENLY) = 330 SQ. IN. PROVIDED

PROVIDE EAVE VENTS AT 15 TRUSS BAYS (DISTRIBUTE EVENLY)

CONTIN. RIDGE VENT:

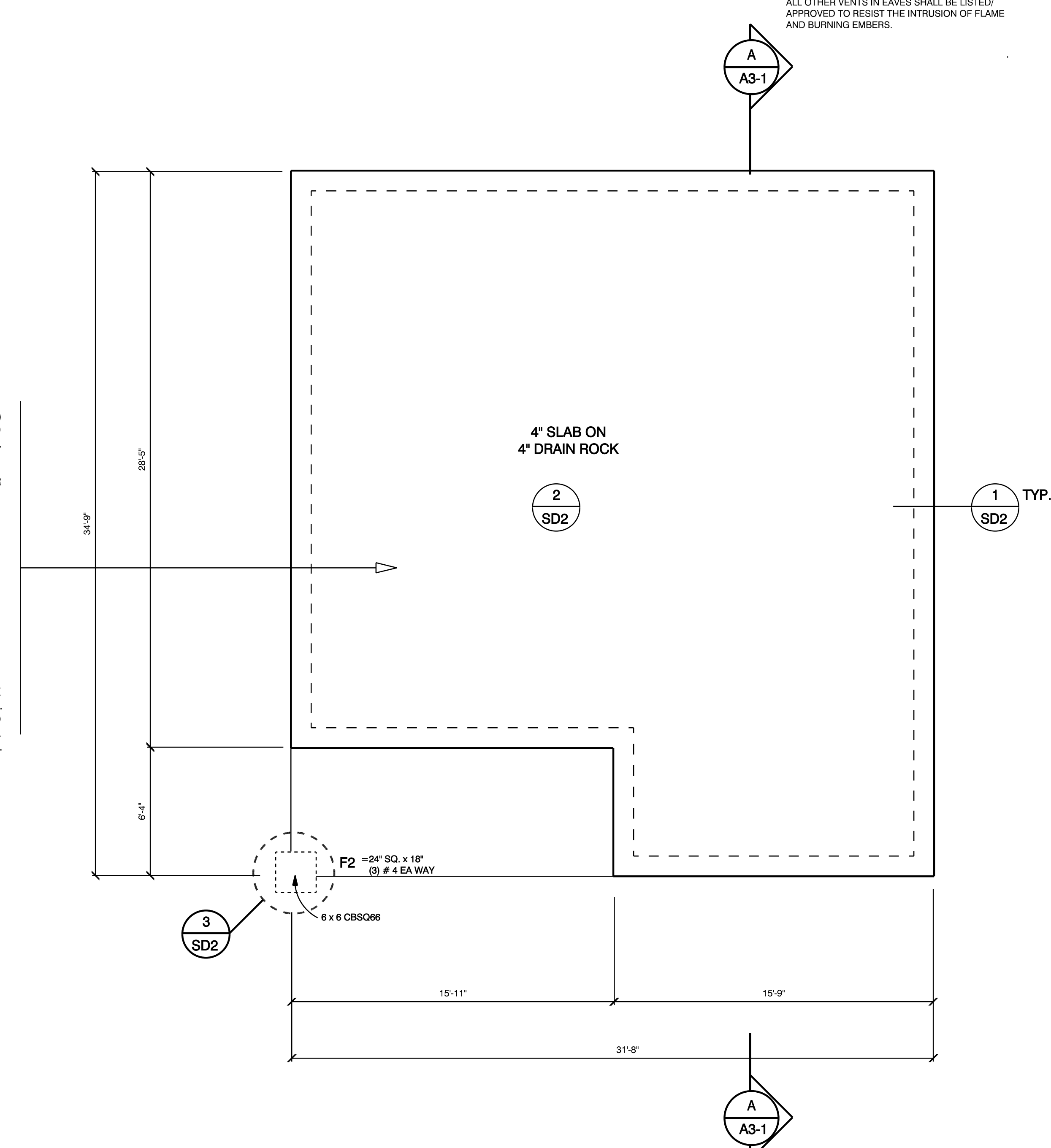
BRANDGUARD RIDGE VENT (NARROW) MODEL 00037 CONTIN. 9" WIDE RIDGE VENT - NET FREE AREA = 17.2 SQ. IN. / LIN. FT. X 18.25 LIN. FT. = 312 SQ. IN. PROVIDED

PROVIDE 18.25 LINEAR FEET OF RIDGE VENT

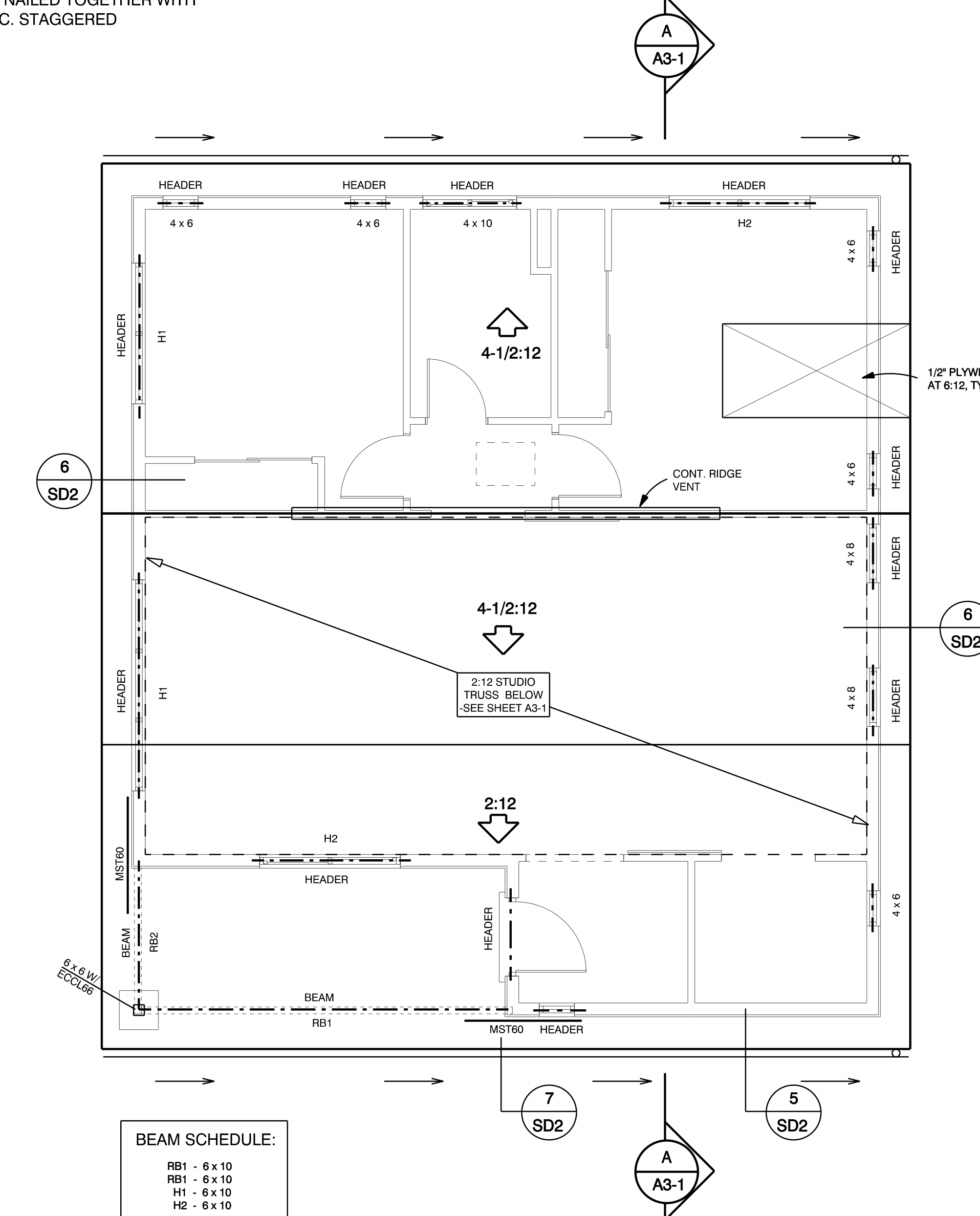
ROOF VENTILATION - TOTAL:

EAVE VENTS = 330 SQ. IN. RIDGE VENT = 312 SQ. IN.

TOTAL VENT AREA = 642 SQ. IN.



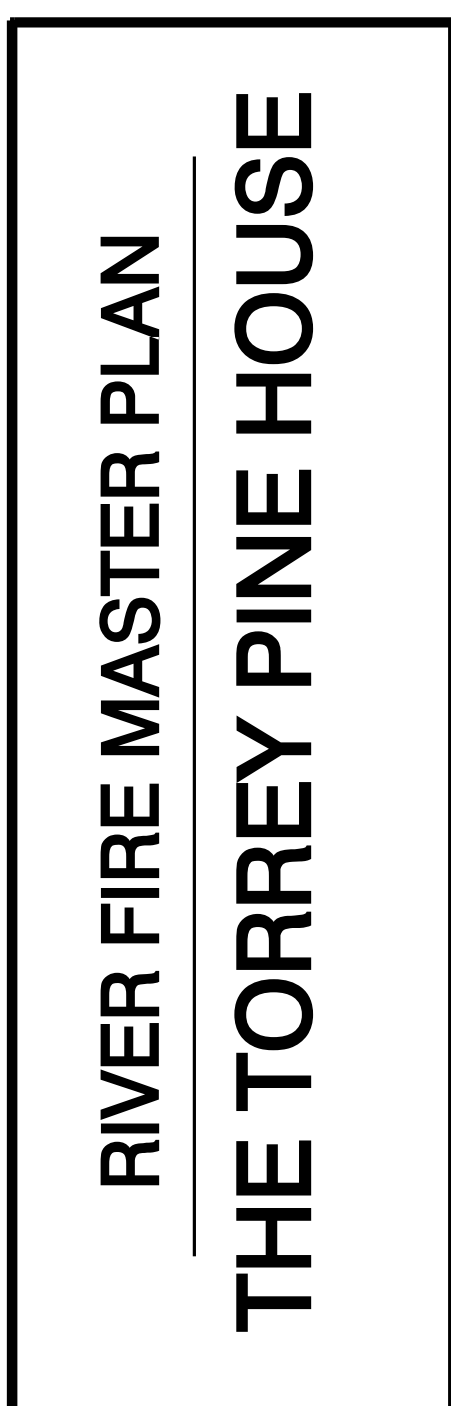
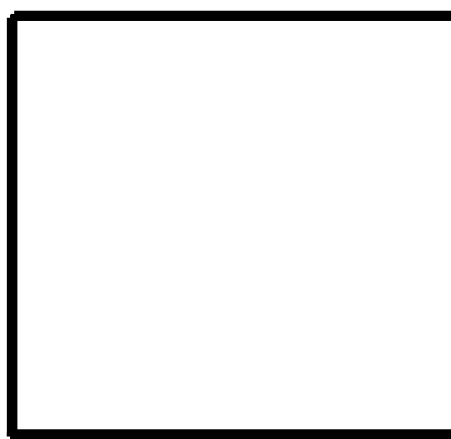
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



BEAM SCHEDULE:

RB1	- 6 x 10
RB2	- 6 x 10
H1	- 6 x 10
H2	- 6 x 10

ROOF PLAN
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EXTERIOR FINISHES

BOARD AND BATT SIDING:
 -WOOD SHEATHING WITH DIMENSION BATTS.
 -PRIME AND PAINT TO MATCH EXISTING STRUCTURES.
 -INSTALL OVER TYVEK BUILDING WRAP.

HORIZONTAL SIDING:
 -WOOD LAP HORIZONTAL SIDING TO MATCH EXISTING STRUCTURES
 -PRIME AND PAINT TO MATCH EXISTING STRUCTURES.
 -INSTALL OVER TYVEK BUILDING WRAP.

TRIMS:
 -2x TRIMS.
 -PRIME AND PAINT TO MATCH EXISTING STRUCTURES.
 -INSTALL OVER TYVEK BUILDING WRAP.

EXTERIOR WINDOW AND DOOR TRIMS:
 -TRADITIONAL EXTERIOR WINDOW AND DOOR TRIMS,
 WITH SLOPING SILL (WITH DRIP), AND APRON.
 -FLASHING TO LAP WINDOW AND DOOR TRIMS AT HEAD.
 -PRIME AND PAINT TO MATCH EXISTING STRUCTURES.

FACIA: 5/4 CHOICETRIM (OR EQUAL) FASCIA.

POSTS:
 -EXTERIOR POST TO BE CASED / TRIMMED WITH
 5/4 CHOICE TRIM (OR EQUAL).
 -PIER TO BE STAINED BRICK AND CONCRETE
 -PRIME AND PAINT TO MATCH EXISTING STRUCTURES.
 EAVES / SOFFITS AT COVERED PORCHES:
 -EXPOSED EAVE WITH VENTED FRIEZE BLOCK.
 -T1-11 (4" GROOVE) SHEATHING AS HORIZONTAL SOFFIT /
 CEILING. (OR SMOOTH HARDIE SOFFIT)
 -PRIME AND PAINT TO MATCH EXISTING STRUCTURES.

PRIME / PAINT ALL EXTERIOR MATERIALS:
 -BID TO ASSUME TWO BASE COLORS WITH SEPARATE TRIM
 COLOR.
 -COLORS AS APPROVED BY OWNER.
 -COLORS TO MATCH COLORS OF EXISTING STRUCTURES.

WINDOWS AND DOORS

EXTERIOR WINDOWS SHALL BE DOUBLE-PANED FIBERGLASS OR
 SIMILAR.

LOW-E GLAZING.

COLOR TO BE SELECTED BY OWNER.

FRONT DOOR ALLOWANCE: \$2,500.00

DOOR HARDWARE TO BE SELECTED BY OWNER, ASSUME HIGH
 QUALITY LEVER TYPE DOOR HARDWARE WITH FINISH TO BE
 SELECTED BY OWNER.

ROOF

ROOF TO BE "CLASS A" FIBERGLASS COMPOSITION ROOF
 SHINGLES. MANUFACTURER AND COLOR TO BE SELECTED
 BY OWNER. INSTALL OVER 30# ROOFING FELT.

STANDARD PREFINISHED METAL GUTTERS AND DOWNSPOUTS.

DOWNSPOUTS SHALL BE CONNECTED TO UNDERGROUND
 PLASTIC DRAINPIPES, SLOPED TO DAYLIGHT.

GABLE END

NOTE: SIDING AT GABLE ENDS SHALL BE EITHER NON-
 COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL,
 OR ONE LAYER OF 5/8" TYPE X EXTERIOR RATED GYPSUM
 SHEATHING APPLIED BEHIND AN EXTERIOR COVERING, OR
 AN ASSEMBLY APPROVED BY CSFM BML.

TRIMS

EXTERIOR WINDOW AND DOOR TRIMS: 5/4 CHOICETRIM (OR EQUAL) TRIMS.
 FLASHING TO LAP WINDOW AND DOOR TRIMS AT HEAD.

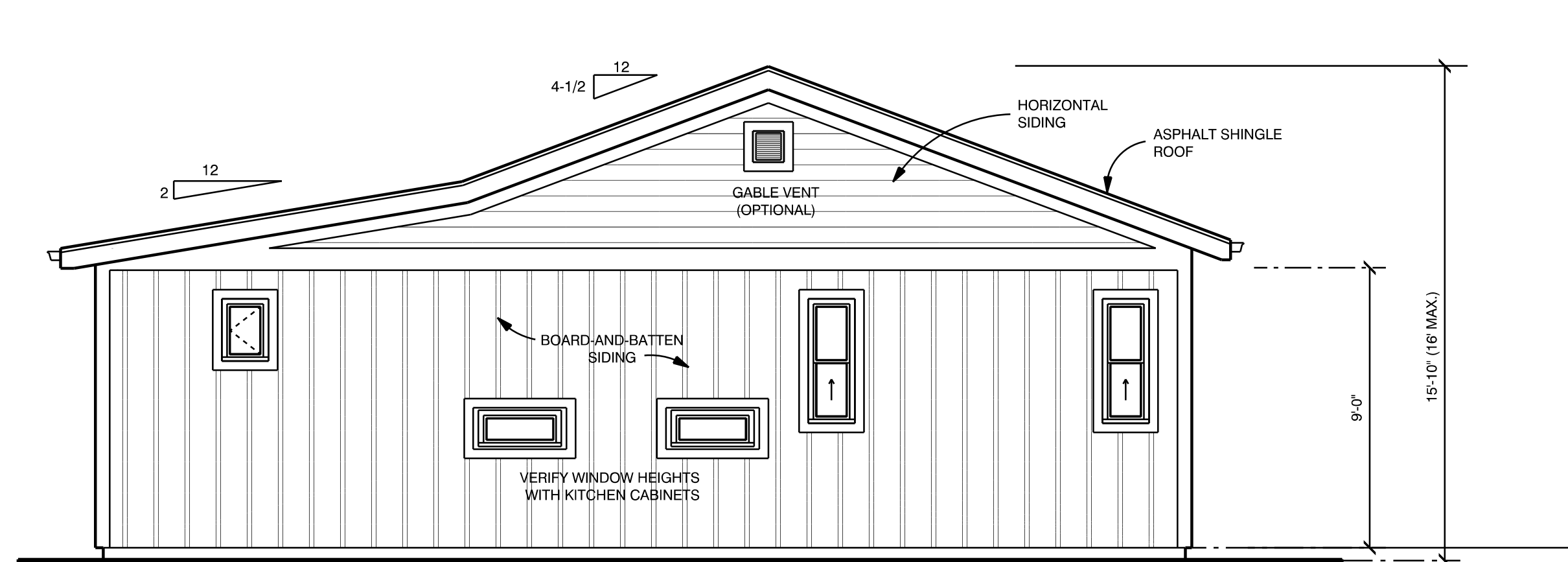
FACIA: 5/4 CHOICETRIM (OR EQUAL) FASCIA.

FRIEZE BOARD (AS INDICATED): 5/4 CHOICETRIM (OR EQUAL) TRIMS.

POSTS: SYNTHETIC DECORATIVE COLUMN SURROUNDS OVER WOOD POSTS
 - TO BE SELECTED BY OWNER

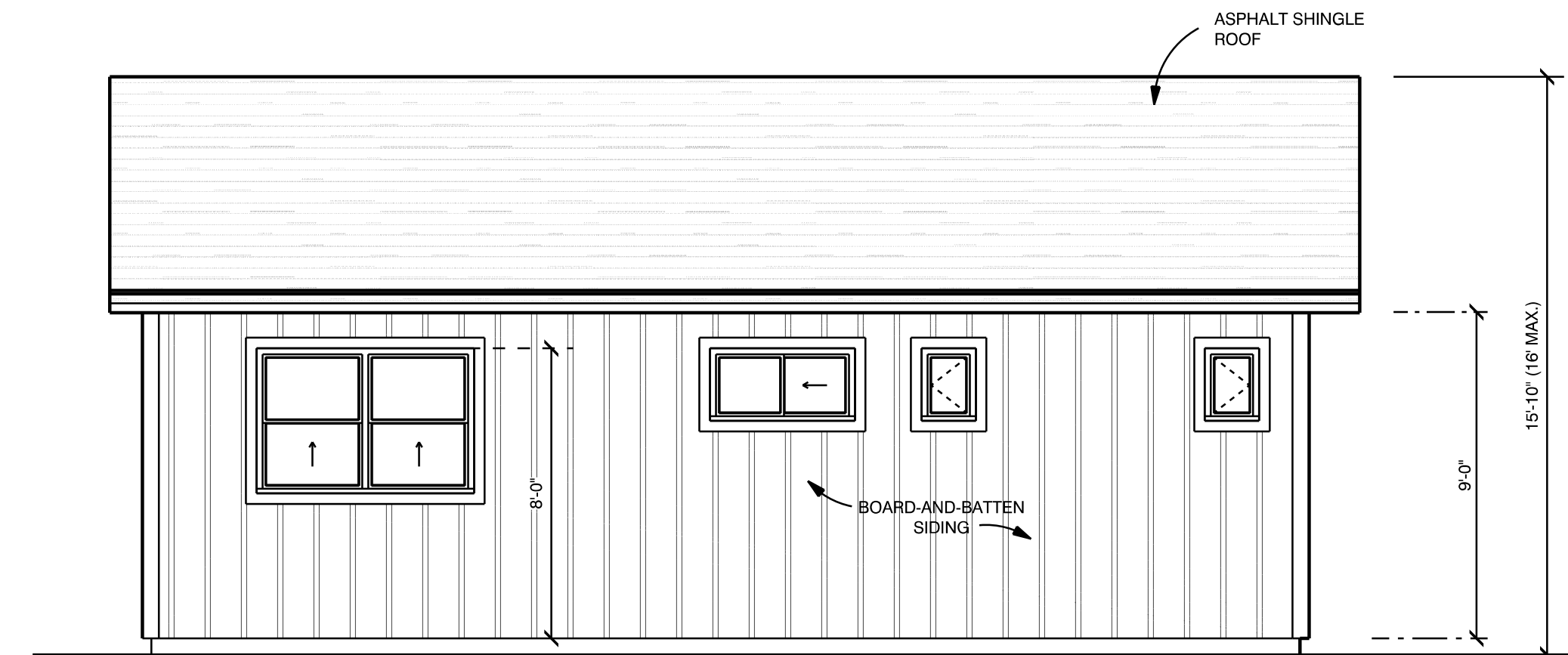
PATIO MATERIALS TO BE DETERMINED BY OWNER. FOR BIDDING
 PURPOSES, CONTRACTOR MAY ASSUME HIGH-QUALITY STAMPED
 CONCRETE PATIO.

DECORATIVE CRAFTSMAN STYLE BRACKETETS AS INDICATED.



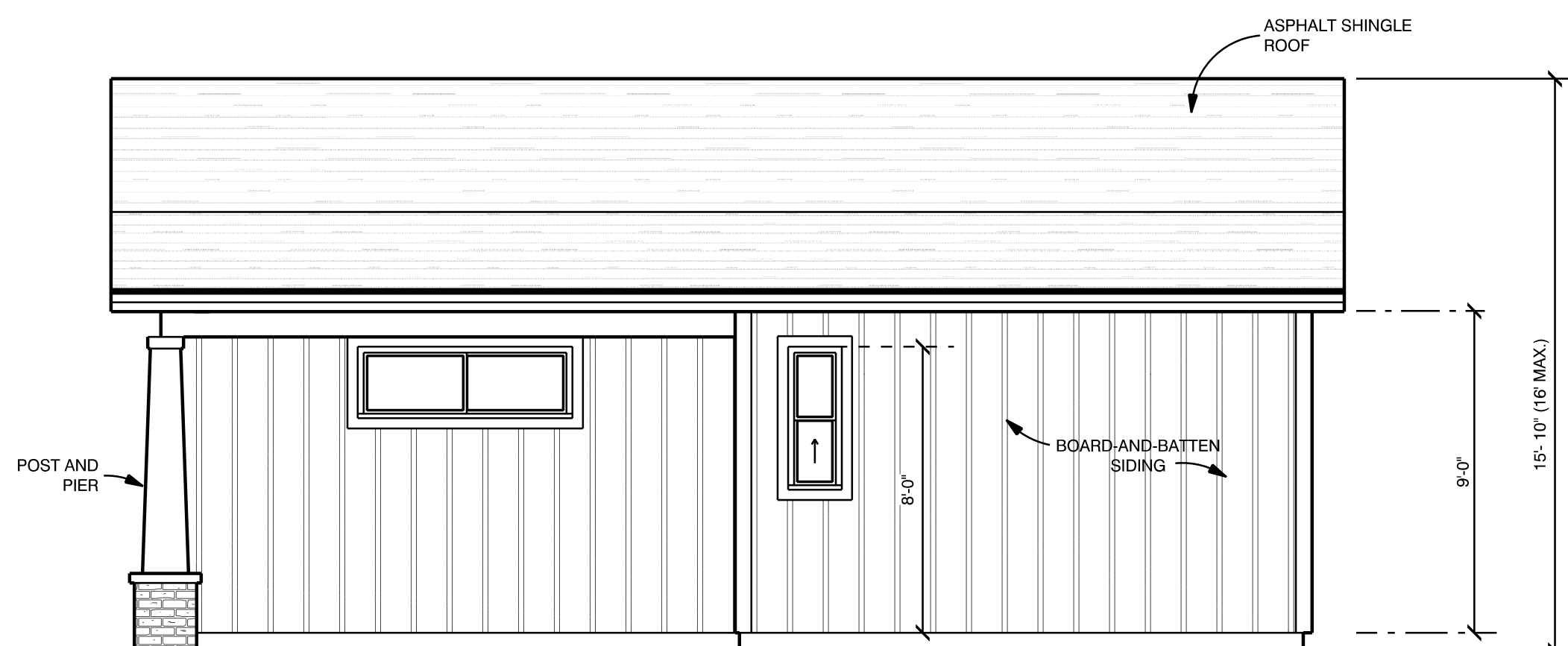
REAR ELEVATION

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



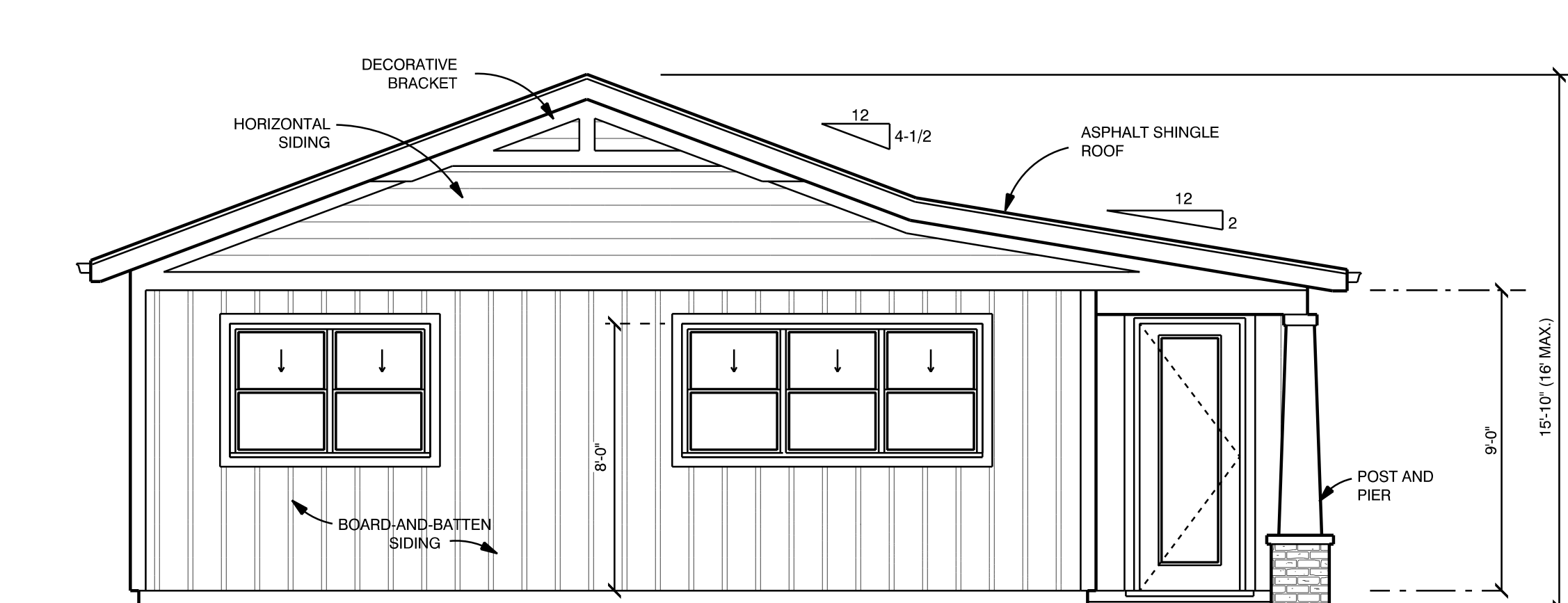
SIDE ELEVATION

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



APPROACH ELEVATION

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



FRONT ELEVATION

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



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RIVER FIRE MASTER PLAN
THE TORREY PINE HOUSE

WRITTEN DIMENSIONS ON THESE
 DOCUMENTS SHALL HAVE
 PRECEDENCE OVER SCALED
 DIMENSIONS.

CONTRACTORS SHALL VERIFY AND
 BE RESPONSIBLE FOR ALL
 DIMENSIONS AND CONDITIONS ON
 THE JOB.

REMARKS DATE

PERMIT SUBMITTAL
 12-21-21

ALL FIELD CHANGES TO APPROVED
 SET OF PLANS SHALL BE FIRST
 APPROVED BY THE BUILDING
 DEPARTMENT. FAILURE
 TO PROVIDE CHANGES TO THE
 BUILDING DEPARTMENT MAY BE
 CAUSE FOR THE DEPARTMENT TO
 ISSUE A STOP WORK NOTICE.

FOLDER Darr ADU
 DRAWN BY JF
 FILE A2-1

ELEVATIONS

A2-1

EXTERIOR WILDFIRE EXPOSURE NOTES

MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT CRC
 - SEE ALSO SHEET A0-4

ROOFING

ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF CRC. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ROOF COVERINGS: WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBER. BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF NO. 72 ASTM CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.

ROOF VALLEYS: WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

ROOF GUTTERS: ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

ROOF EAVES AND SOFFITS SHALL BE NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL OR ONE LAYER 5/8" TYPE X EXTERIOR-RATED GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE EAVE OR SOFFIT. (EXCEPTION: GABLE EAVE NOT REQUIRED TO BE PROTECTED)

OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A NON-COMBUSTIBLE MESH SCREEN WITH MAX 1/8" OPENINGS

ATTIC VENTILATION

EAVE OR CORNICE VENTS: VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES UNLESS THEY RESIST THE INTRUSION OF FLAMES AND BURNING EMBERS INTO THE ATTIC.

IF VENTED ROOF SYSTEM IS PROPOSED, THEN THE PROPOSED EAVE/ CORNICE VENT SHALL BE LISTED BY SFM OR APPROVED BY THE BUILDING OFFICIAL OR

VENTS MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE SHALL BE NONCUMBUSTIBLE, CORROSION RESISTANT WITH OPENINGS A MIN. 1/16-INCH AND DO NOT EXCEED 1/8-INCH THE EXTERIOR WALL COVERING AND EAVE WHICH ARE OF NON-COMBUSTIBLE MATERIAL, OR IGNITION RESISTANT MATERIAL OR ATTIC BEING VENTILATED IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.

EXTERIOR WALLS

EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 127A-1.

EXTERIOR WALL COVERINGS: EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2' NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

EXTERIOR GLAZING SHALL HAVE A MINIMUM OF ONE-TEMPERED PANE, GLASS BLOCK, HAVE A FIRE RESISTIVE RATING OF 20 MINUTES OR BE TESTED TO MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

EXTERIOR DOOR ASSEMBLIES: EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20-MINUTES WHEN TESTED ACCORDING TO ASTM E 2074. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS ARE NOT REQUIRED TO COMPLY WITH THIS CHAPTER.

GARAGE DOORS SHALL HAVE A MINIMUM GAP AT BOTTOM, TOP AND SIDES OF DOORS OF 1/8"

DECKING FLOORS AND UNDERFLOOR PROTECTION

DECKING SURFACES: DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10' OF THE PRIMARY STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. SHALL BE CONSTRUCTED OF IGNITION-RESISTANT MATERIALS AND PASS THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-4.
2. SHALL BE CONSTRUCTED WITH HEAVY TIMBER, EXTERIOR FIRE-RETARDANT-TREATED WOOD OR APPROVED NONCOMBUSTIBLE MATERIALS.
3. THE USE OF PAINTS, COATINGS, STAINS, OR OTHER SURFACE TREATMENTS ARE NOT AN APPROVED METHOD OF PROTECTION.

UNDERFLOOR AND APPENDAGE PROTECTION

UNDERSIDE OF APPENDAGES AND FLOOR PROJECTIONS: THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE.

UNENCLOSED UNDERFLOOR PROTECTION: BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS ENCLOSED TO THE GRADE THE SAME AS EXTERIOR WALL REQUIREMENTS. (EXCEPTION) THE COMPLETE ENCLOSURE OF UNDER FLOOR AREAS MAY BE OMITTED WHERE THE UNDERSIDE OF ALL EXPOSED FLOORS, EXPOSED STRUCTURAL COLUMNS, BEAMS AND SUPPORTING WALLS ARE PROTECTED AS REQUIRED WITH EXTERIOR IGNITION-RESISTANT MATERIAL CONSTRUCTION OR BE HEAVY TIMBER.

EXTERIOR PORCH CEILINGS SHALL BE NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X EXTERIOR-RATED GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE PORCH CEILING OR AN ASSEMBLY APPROVED BY THE OSFM BML.

DEFENSIBLE SPACE

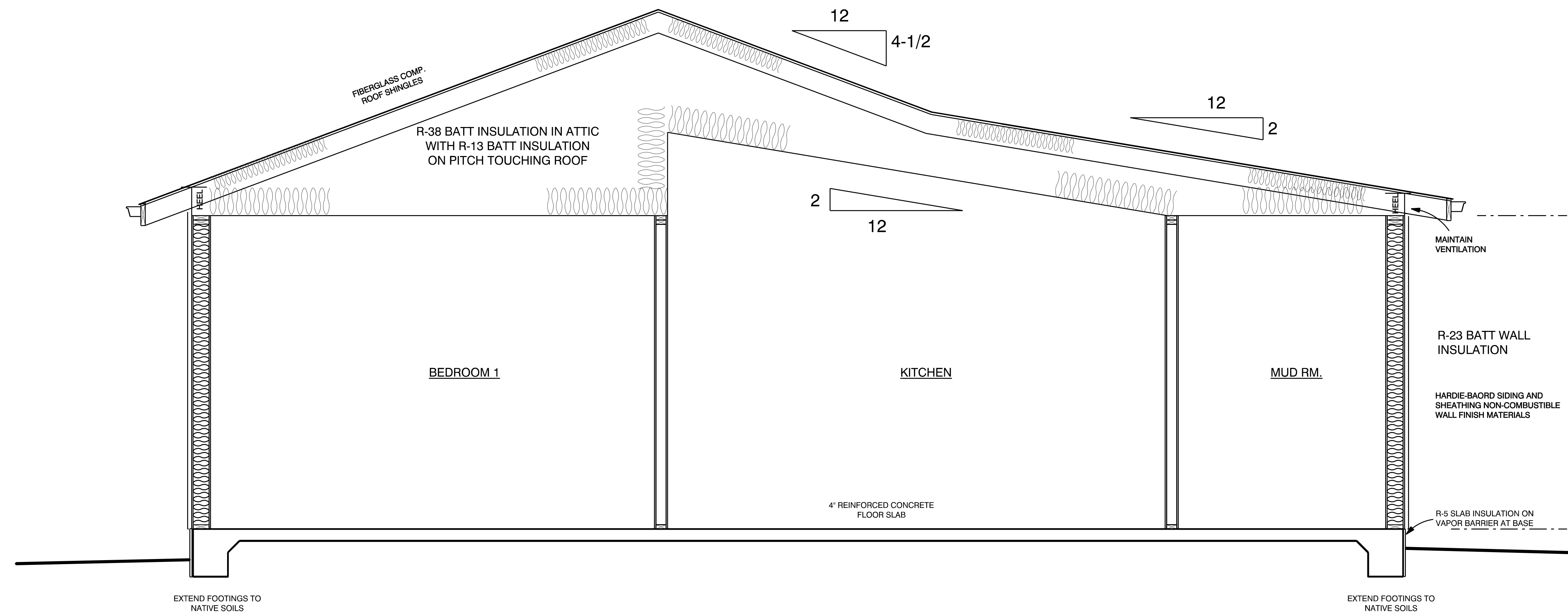
PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182.

ACCEPTABLE METHODS OF COMPLIANCE INSPECTION AND DOCUMENTATION SHALL BE DETERMINED BY THE ENFORCING AGENCY AND MAY INCLUDE ANY OF THE FOLLOWING:

1. LOCAL, STATE OR FEDERAL FIRE AUTHORITY OR DESIGNEE AUTHORIZED TO ENFORCE VEGETATION MANAGEMENT REQUIREMENTS
2. ENFORCING AGENCY
3. THIRD-PARTY INSPECTION AND CERTIFICATION AUTHORIZED TO ENFORCE VEGETATION MANAGEMENT REQUIREMENTS
4. PROPERTY OWNER CERTIFICATION AUTHORIZED BY THE ENFORCING AGENCY

CONTRACTOR SHALL PROVIDE AND MAINTAIN DEFENSIBLE SPACE AND FIRE BREAK PER WILDLAND-URBAN INTERFACE REQUIREMENTS AND REQUIREMENTS OF LOCAL FIRE AUTHORITY.

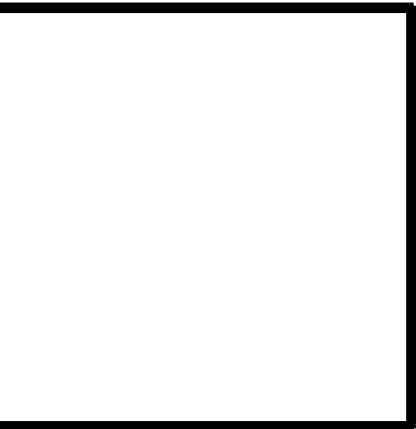
CONTRACTOR SHALL REMOVE AND CLEAR AWAY ALL FLAMMABLE VEGETATION OR COMBUSTIBLE GROWTH FOR 30 FEET FROM EACH SIDE OF BUILDING.



SECTION A

SCALE: 1/2"=1'-0"

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RIVER FIRE MASTER PLAN THE TORREY PINE HOUSE

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REMARKS	DATE
PERMIT SUBMITTAL	12-21-21

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FOLDER	Darr ADU
DRAWN BY	JF
FILE	A3-1

SECTION A3-1