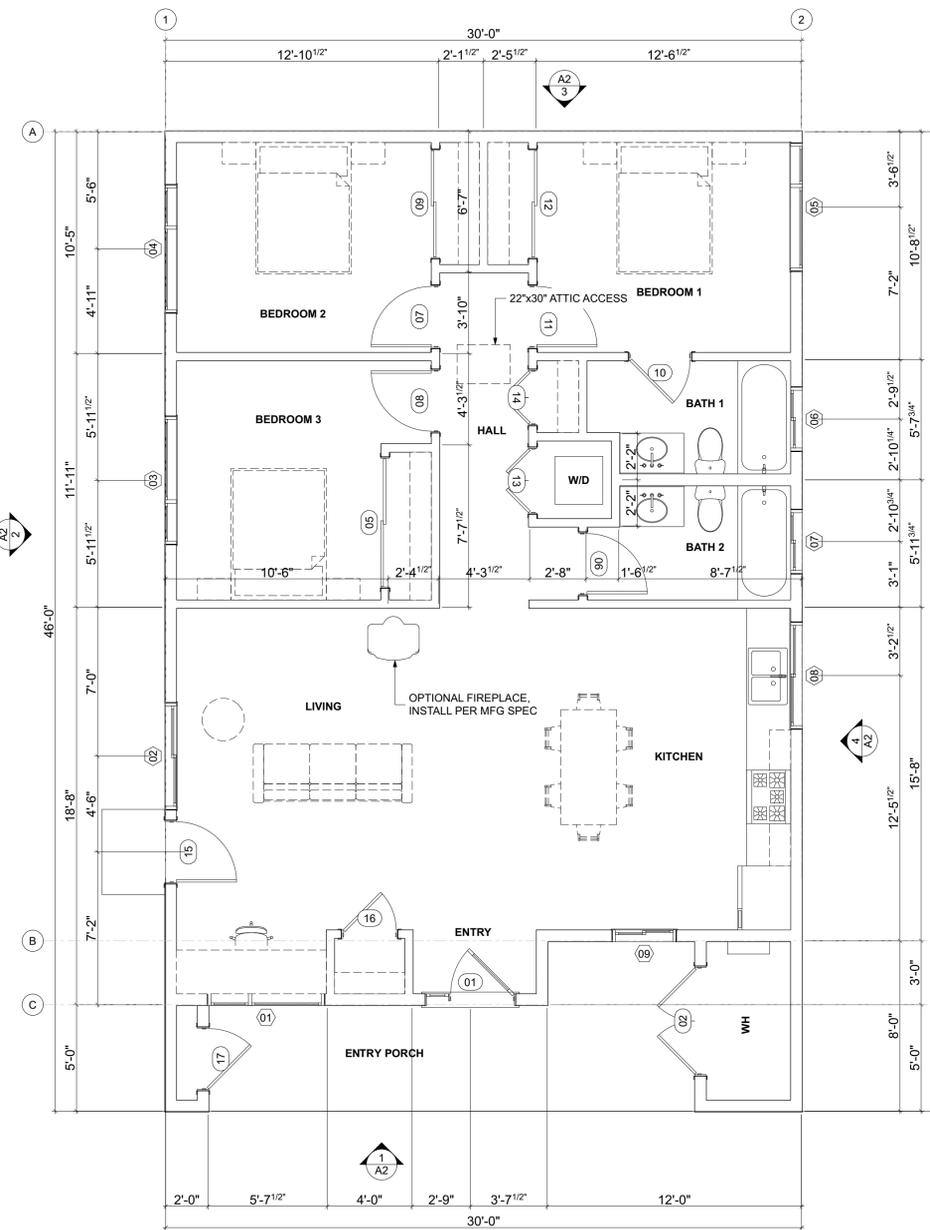


2 ROOF PLAN - NO GARAGE
SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN - NO GARAGE
SCALE: 1/4" = 1'-0"

PLAN NOTES

- ALL DIMENSIONS TO FACE OF FRAMING, U.N.O.
- ALL DOORS SHOULD BE 3/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION 4. REFER TO PLANS FOR CLARIFICATION OF DIM.
- SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS X 1 DOOR SYMBOL WINDOW SYMBOL 1 KEYNOTE ELEVATION X'-X" MARKER DETAIL DRAWING REF. ELEVATION CALLOUT T TEMPERED GLASS
- SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.
- FRAMER IS TO LAYOUT CEILING JOISTS/ROOF BEADS. CONTROL JOINTS EXPANSION EXHAUST FANS OR OTHER ELECTRICAL/ MECHANICAL FIXTURES.
- WOOD SOFFIT/CEILING, SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL. NUMBER OR TOP-QUALITY, HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED
- FLASHING AND SHEET METAL ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS. GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.
- A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURERS, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. OR APPROVED EQUAL.

B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS EXPANSION SCREEDS AND ACCESSORIES ARE TO BE GALVANIZED. PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED C. WHERE INDICATED ON THE DRAWINGS. PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 7/8" THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONSIST OF A SCRATCH (3/8" AND A TWO COAT FINISH (1/8" MIN.) COAT. PROPORTIONED AND MIXED ADS RECOMMENDED BY THE CALIFORNIA LATHING AND PLASTERING CONTRACTORS ASSOCIATION

9. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH GRAB BAR REINFORCEMENT. REINFORCEMENT SHALL BE NOMINAL 2X8 LUMBER AND SHALL BE LOCATED BETWEEN 32 INCHES AND 39.5 INCHES ABOVE THE FINISHED FLOOR. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ON THE SIDE WALL AND THE BACK WALL.

ROOF VENTING REQUIRED

ROOF NOTES
REFER TO TITLE SHEET T1 FOR ROOF AND VENT MATERIAL SPECIFICATIONS

ROOF VENTING
1 SF OF ROOF VENTING PER 150 SF OF ENCLOSED AREA OR ENCLOSED RAFTER AREA

FLOOR ENCLOSED RAFTER AREA = 1,380 SF
1,380 SF/150 SF = 9.2 SF
VENTILATION AREA REQUIRED = 9.2 SF (1,325 SQ. IN.)



YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS. THE PLANS ARE PROVIDED "AS IS" WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF TITLE, NON-INFRINGEMENT, OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITATION OF THE FOREGOING, YOU AGREE THAT IT IS YOUR RESPONSIBILITY TO ENSURE, PRIOR TO USE OF ANY PLANS, THAT SUCH PLANS ARE ACCURATE, SUITABLE FOR YOUR PURPOSES AND COMPLIANT WITH ALL APPLICABLE LAWS.

PLANS ONLY VALID WITHIN NEVADA COUNTY, PLACER COUNTY, SIERRA COUNTY, TOWN OF TRUCKEE, CITY OF GRASS VALLEY, AND CITY OF NEVADA CITY. USE OF THESE PLANS OUTSIDE THESE LISTED AREAS WITHOUT ARCHITECT/ENGINEER OF RECORD APPROVAL IS STRICTLY PROHIBITED

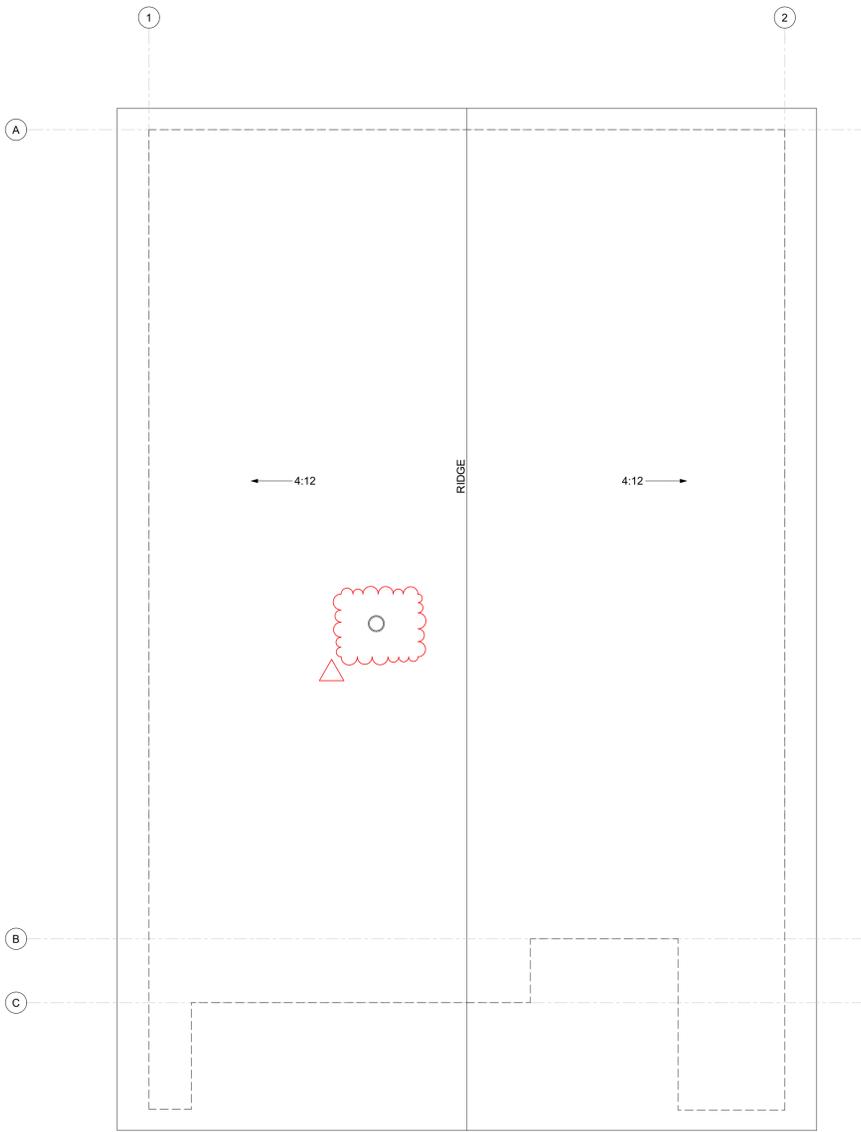
3 BEDROOM ADU (1,194 SF)

OWNER: _____
ADDRESS: _____
APN: _____

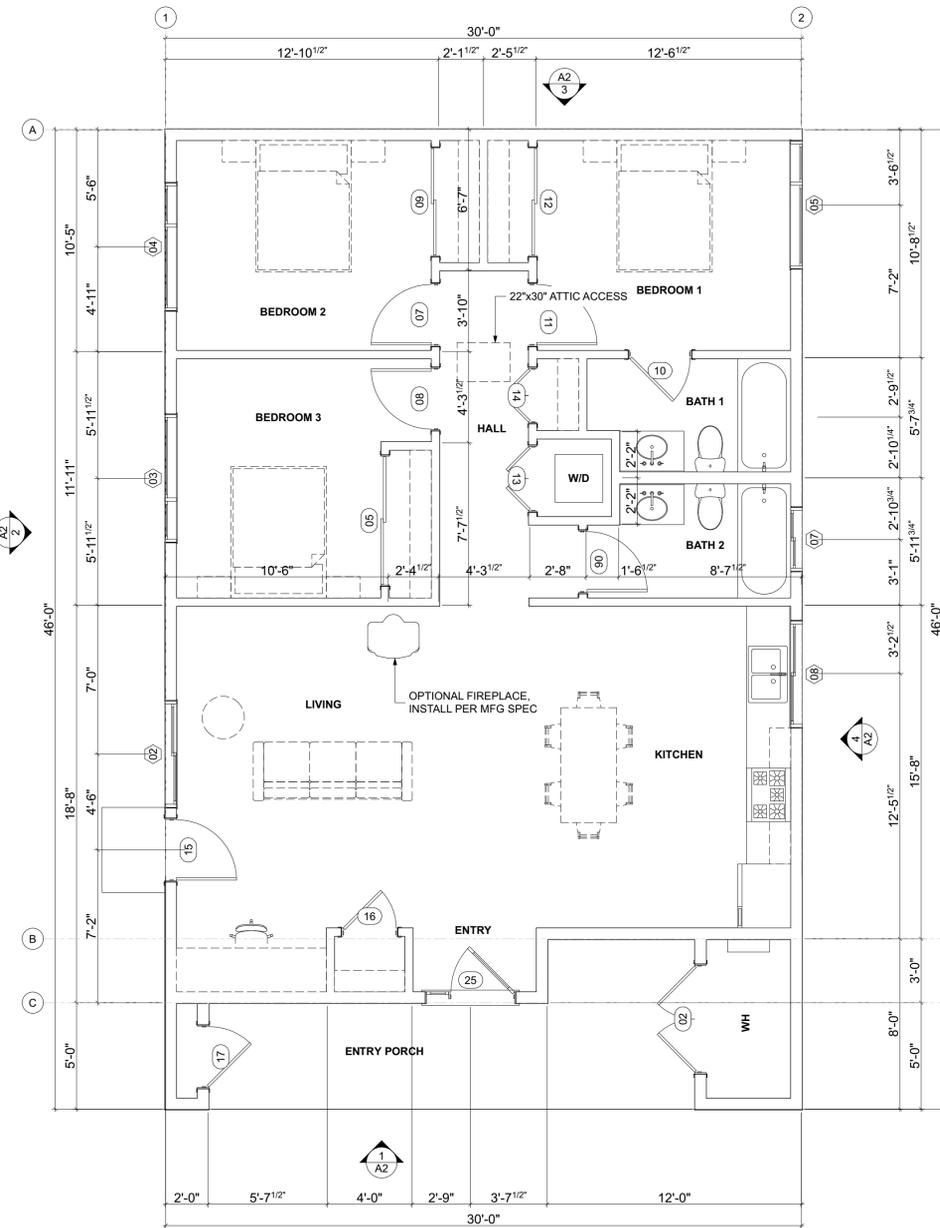
ID	NAME	DATE
	SUBMITTAL	3/10/23

FLOOR PLAN

A1.0



2 ROOF PLAN - NO GARAGE
SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN - NO GARAGE 490
SCALE: 1/4" = 1'-0"

NOTES (ABOVE 4,000' ELEV.)

- DIRECT-VENT APPLIANCES, EXIT TERMINALS, GAS VENTS, ETC. SHALL TERMINATE ABOVE THE ANTICIPATED SNOW DEPTH (ANTICIPATED SNOW DEPTH IS THE GROUND SNOW LOAD DIVIDED BY 25). VENT TERMINATIONS SHALL NOT BE LOCATED UNDER DECKS WHICH COULD BE SEALED OFF AROUND THE PERIMETER WITH SNOW ACCUMULATION.
- ABOVE 4,000 FEET ELEVATION ABOVE SEA LEVEL ALL DIRECT VENT APPLIANCES, EXIT TERMINALS, GAS VENTS, ETC TERMINATION SHALL BE PROTECTED FROM CLOSURE AND SLIDING SNOW AND ICE BY THE USE OF FORMED METAL CRICKETS. THE METAL CRICKETS SHALL HAVE A MINIMUM VERTICAL HEIGHT (AT THE APEX) AT LEAST ONE-HALF OF THE REQUIRED VERTICAL HEIGHT OF THE VENT EXTENSION ABOVE THE ROOF. IN NO CASE SHALL THE CRICKET MEASURE LESS THAN 8 INCHES AT THE APEX. THE CRICKET AND FLASHING SHALL BE SECURED TO THE ROOF FRAMING AND SHEATHING TO WITHSTAND THE SHEAR LOADS ANTICIPATED. COMBINED FLASHING AND CRICKET UNITS MAY BE USED. VENT PIPES SHALL EXTEND THROUGH THEIR FLASHINGS AND BE TIGHTLY SEALED AT THE POINT OF PENETRATION SO AS TO PREVENT THE RETURN OF SEWER GASES INTO THE STRUCTURE. ALL APPLIANCE VENTS, FLUES AND CHIMNEYS SHALL BE STRAPPED TO THE CRICKET NEAR ITS APEX WITH A GALVANIZED STEEL STRAP WITH A MINIMUM THICKNESS OF 16 GAUGE.
EXCEPTION: VENT TERMINATIONS WHICH ARE MADE WITHIN 36 INCHES OF THE RIDGE OR ON ROOFS HAVING A PITCH OF 2 IN 12 OR FLATTER SHALL NOT BE REQUIRED TO HAVE CRICKETS.
- AN "ICE DAM" OR "ICE GUARD" IS REQUIRED ON THE ROOFS OF HEATED BUILDINGS CONSTRUCTED AT ELEVATIONS ABOVE 4,000 FEET ABOVE SEA LEVEL. ALL ROOFS, REGARDLESS OF COVERING, WITH A PITCH OF LESS THAN 8 IN 12 SHALL BE PROTECTED AGAINST LEAKAGE (CAUSED BY ICE AND SNOW) BY EITHER: (1) A BASE SHEET OF FELT SOLID CEMENTED TO THE ROOF SHEATHING WITH AN APPROVED CEMENTING MATERIAL, OR (2) AN APPROVED MANUFACTURED MEMBRANE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. APPLICATION SHALL EXTEND FROM THE ROOF EAVE EDGE UP THE ROOF TO A LINE FIVE (5) FEET HORIZONTALLY INSIDE THE EXTERIOR WALL LINE OF THE HEATED BUILDING AND UP 30 INCHES ALONG EACH SIDE OF A VALLEY. WHERE THERE EXISTS BOTH CONDITIONED SPACE AND UNCONDITIONED SPACE, THE REQUIRED COVERING SHALL ALSO EXTEND HORIZONTALLY TO A POINT AT LEAST FIVE (5) FEET ONTO THE UNCONDITIONED SPACE. THIS "ICE DAM"/"ICE GUARD" SHALL BE IN ADDITION TO ANY UNDERLAYMENT OTHERWISE REQUIRED.

PLAN NOTES

- ALL DIMENSIONS TO FACE OF FRAMING, U.N.O.
- ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION 4. REFER TO PLANS FOR CLARIFICATION OF DIM.
- SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS X 1 DOOR SYMBOL WINDOW SYMBOL 1 KEYNOTE ELEVATION 'X'-X' MARKER DETAIL DRAWING REF. ELEVATION CALLOUT T TEMPERED GLASS
- SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.

ROOF VENTING REQUIRED

- ABOVE 4,000 FEET ELEVATION ABOVE SEA LEVEL THE BUILDING WATER SERVICE LINE SHALL BE EQUIPPED WITH A "STOP AND DRAIN" VALVE LOCATED WHERE THE LINE DAYLIGHTS OUT OF THE GROUND WITHIN THE BUILDING FOOTPRINT. THE DRAIN PORT OF THE VALVE SHALL BE PROTECTED FROM BLOCKAGE BY THE USE OF A SLEEVE OR BOX OVER THE VALVE. THE VALVE SHALL BE PROTECTED FROM FREEZING WITH INSULATION MATERIAL AND FITTED WITH A HANDLE THAT IS READILY ACCESSIBLE.
- ABOVE 4,000 FEET ELEVATION ABOVE SEA LEVEL WATER SUPPLY YARD PIPING SHALL BE PROTECTED FROM FREEZING BY A MINIMUM OF 36 INCHES OF EARTH COVERING AND SHALL BE EXTENDED TO WITHIN THE BUILDING FOOTPRINT BEFORE DAYLIGHTING OUT OF THE GROUND.

ROOF NOTES

- REFER TO TITLE SHEET T1 FOR ROOF AND VENT MATERIAL SPECIFICATIONS
- ROOF VENTING**
- 1 SF OF ROOF VENTING PER 150 SF OF ENCLOSED AREA OR ENCLOSED RAFTER AREA
- FLOOR ENCLOSED RAFTER AREA = 1,380 SF
- 1,380 SF/150 SF = 9.2 SF
- VENTILATION AREA REQUIRED = 9.2 SF (1,325 SQ. IN.)



YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS. THE PLANS ARE PROVIDED "AS IS" WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF TITLE, NON-INFRINGEMENT, OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITATION OF THE FOREGOING, YOU AGREE THAT IT IS YOUR RESPONSIBILITY TO ENSURE, PRIOR TO USE OF ANY PLANS, THAT SUCH PLANS ARE ACCURATE, SUITABLE FOR YOUR PURPOSES AND COMPLIANT WITH ALL APPLICABLE LAWS.

PLANS ONLY VALID WITHIN NEVADA COUNTY, PLACER COUNTY, SIERRA COUNTY, TOWN OF TRUCKEE, CITY OF GRASS VALLEY, AND CITY OF NEVADA CITY. USE OF THESE PLANS OUTSIDE THESE LISTED AREAS WITHOUT ARCHITECT/ENGINEER OF RECORD APPROVAL IS STRICTLY PROHIBITED

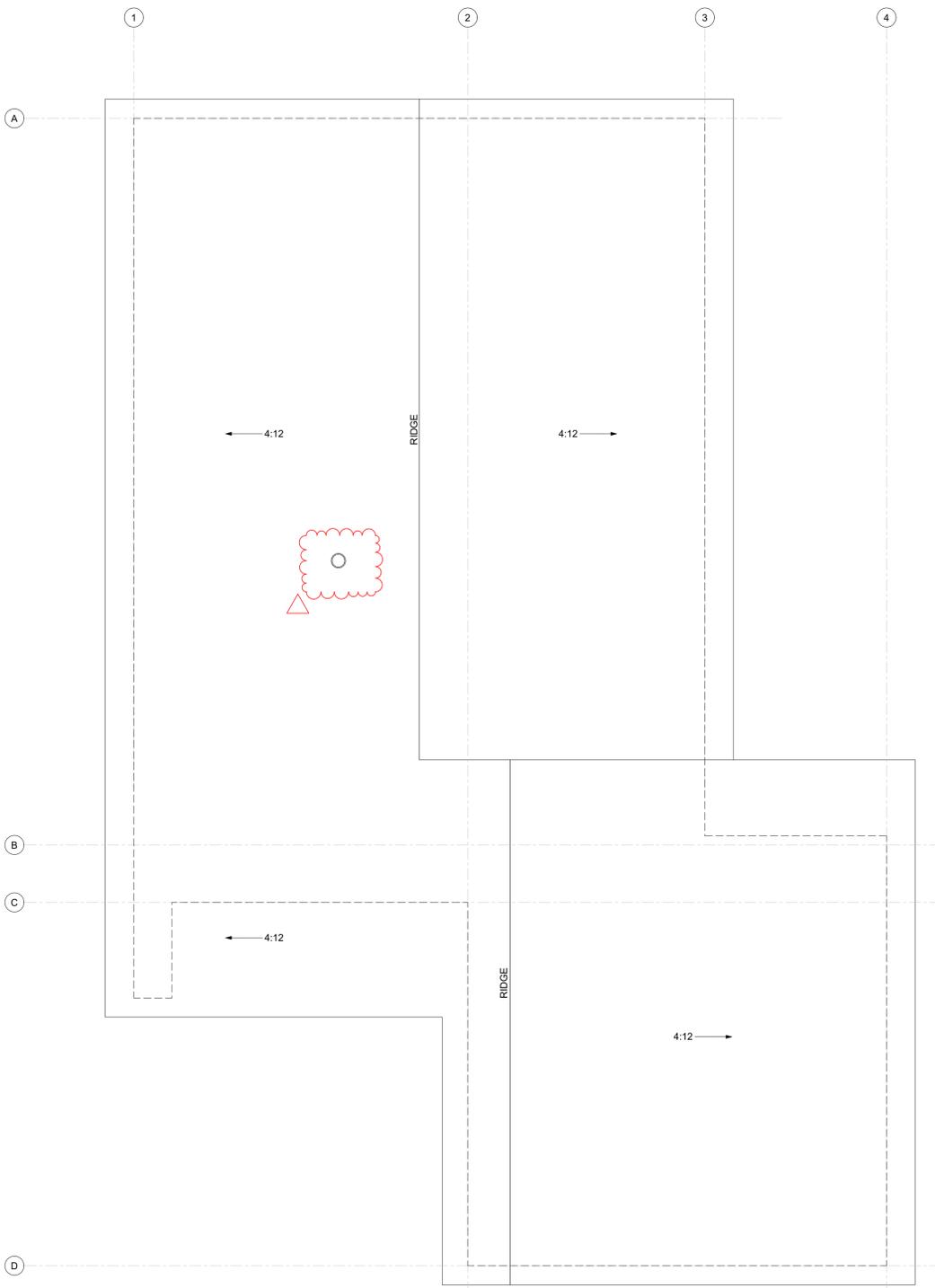
3 BEDROOM ADU (1,194 SF)

OWNER: _____
ADDRESS: _____
APN: _____

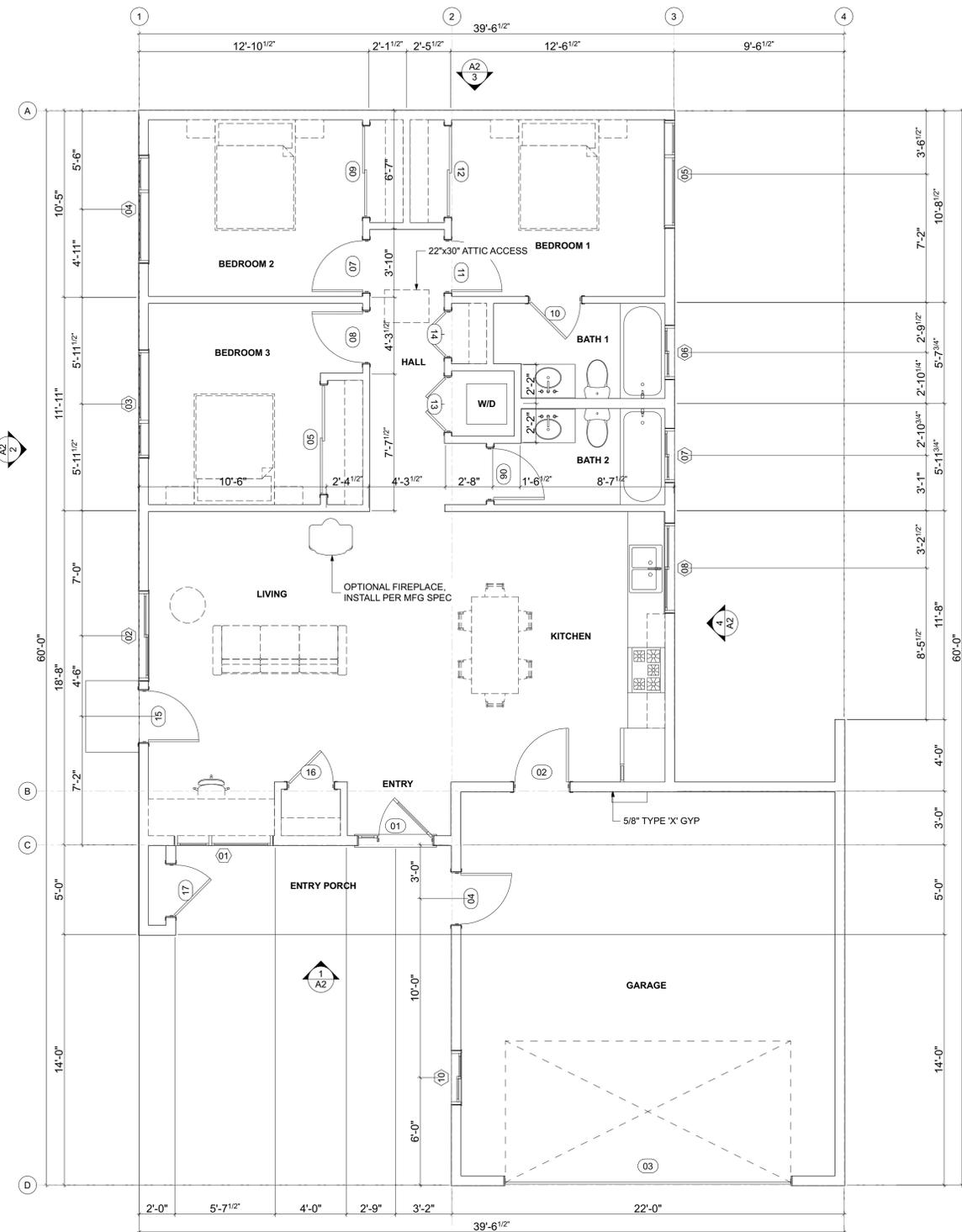
ID	NAME	DATE
	SUBMITTAL	3/10/23

FLOOR PLAN (490LB)

A1.1



2 ROOF PLAN - GARAGE
SCALE: 1/4" = 1'-0"



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

PLAN NOTES

- ALL DIMENSIONS TO FACE OF FRAMING, U.N.O.
- ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION 4. REFER TO PLANS FOR CLARIFICATION OF DIM.
- SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS X 1 DOOR SYMBOL WINDOW SYMBOL 1 KEYNOTE ELEVATION X'-X" MARKER DETAIL DRAWING REF. ELEVATION CALLOUT T TEMPERED GLASS
- SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.
- FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/ MECHANICAL FIXTURES.
- WOOD SOFFIT/CEILING, SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL. NUMBER OR TOP-QUALITY, HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED
- FLASHING AND SHEET METAL ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.
- A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURERS, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. OR APPROVED EQUAL.
- ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS EXPANSION SCREDS AND ACCESSORIES ARE TO BE GALVANIZED. PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED C. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 7/8" THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONSIST OF A SCRATCH (3/8" AND A TWO COAT FINISH (1/8" MIN.) COAT. PROPORTIONED AND MIXED ADS RECOMMENDED BY THE CALIFORNIA LATHING AND PLASTERING CONTRACTORS ASSOCIATION
- AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH GRAB BAR REINFORCEMENT. REINFORCEMENT SHALL BE NOMINAL 2X8 LUMBER AND SHALL BE LOCATED BETWEEN 32 INCHES AND 39.5 INCHES ABOVE THE FINISHED FLOOR. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ON THE SIDE WALL AND THE BACK WALL.

SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. BATH TUB AND COMBINATION BATH TUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATH TUB AND THE BACK WALL. BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATH TUB RIM. INFORMATION IDENTIFYING THE LOCATION OF THE REINFORCEMENT SHALL BE PLACED IN THE OPERATIONS AND MAINTENANCE MANUAL. (CRC R327.1.1)

ROOF VENTING REQUIRED

ROOF NOTES
REFER TO TITLE SHEET T1 FOR ROOF AND VENT MATERIAL SPECIFICATIONS

ROOF VENTING
1 SF OF ROOF VENTING PER 150 SF OF ENCLOSED AREA OR ENCLOSED RAFTER AREA

FLOOR ENCLOSED RAFTER AREA = 1,380 SF
1,380 SF/150 SF = 9.2 SF
VENTILATION AREA REQUIRED = 9.2 SF (1,325 SQ. IN.)



YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS. THE PLANS ARE PROVIDED "AS IS" WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF TITLE, NON-INFRINGEMENT, OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITATION OF THE FOREGOING, YOU AGREE THAT IT IS YOUR RESPONSIBILITY TO ENSURE, PRIOR TO USE OF ANY PLANS, THAT SUCH PLANS ARE ACCURATE, SUITABLE FOR YOUR PURPOSES AND COMPLIANT WITH ALL APPLICABLE LAWS.

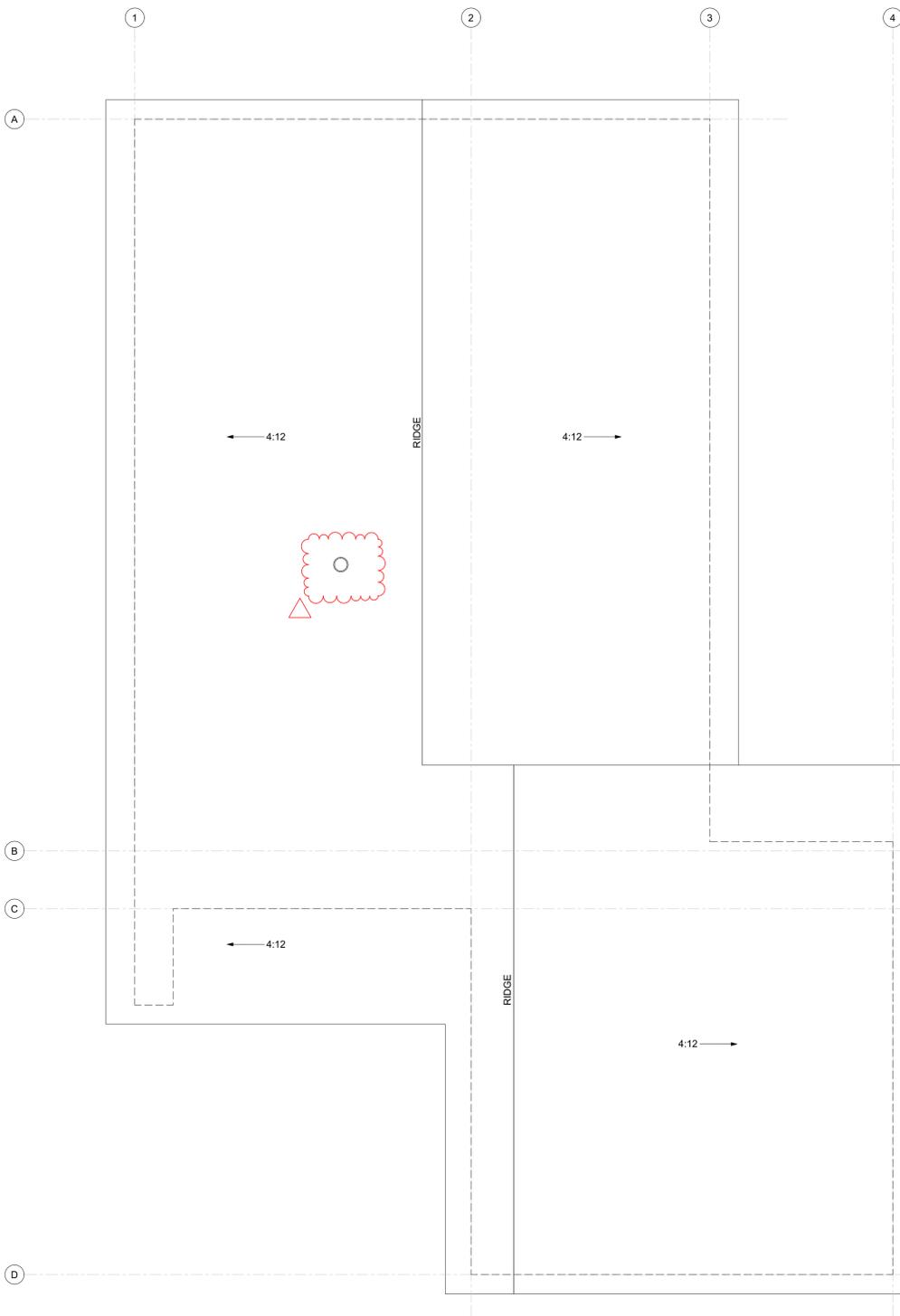
PLANS ONLY VALID WITHIN NEVADA COUNTY, PLACER COUNTY, SIERRA COUNTY, TOWN OF TRUCKEE, CITY OF GRASS VALLEY, AND CITY OF NEVADA CITY. USE OF THESE PLANS OUTSIDE THESE LISTED AREAS WITHOUT ARCHITECT/ENGINEER OF RECORD APPROVAL IS STRICTLY PROHIBITED

3 BEDROOM ADU (1,194 SF)

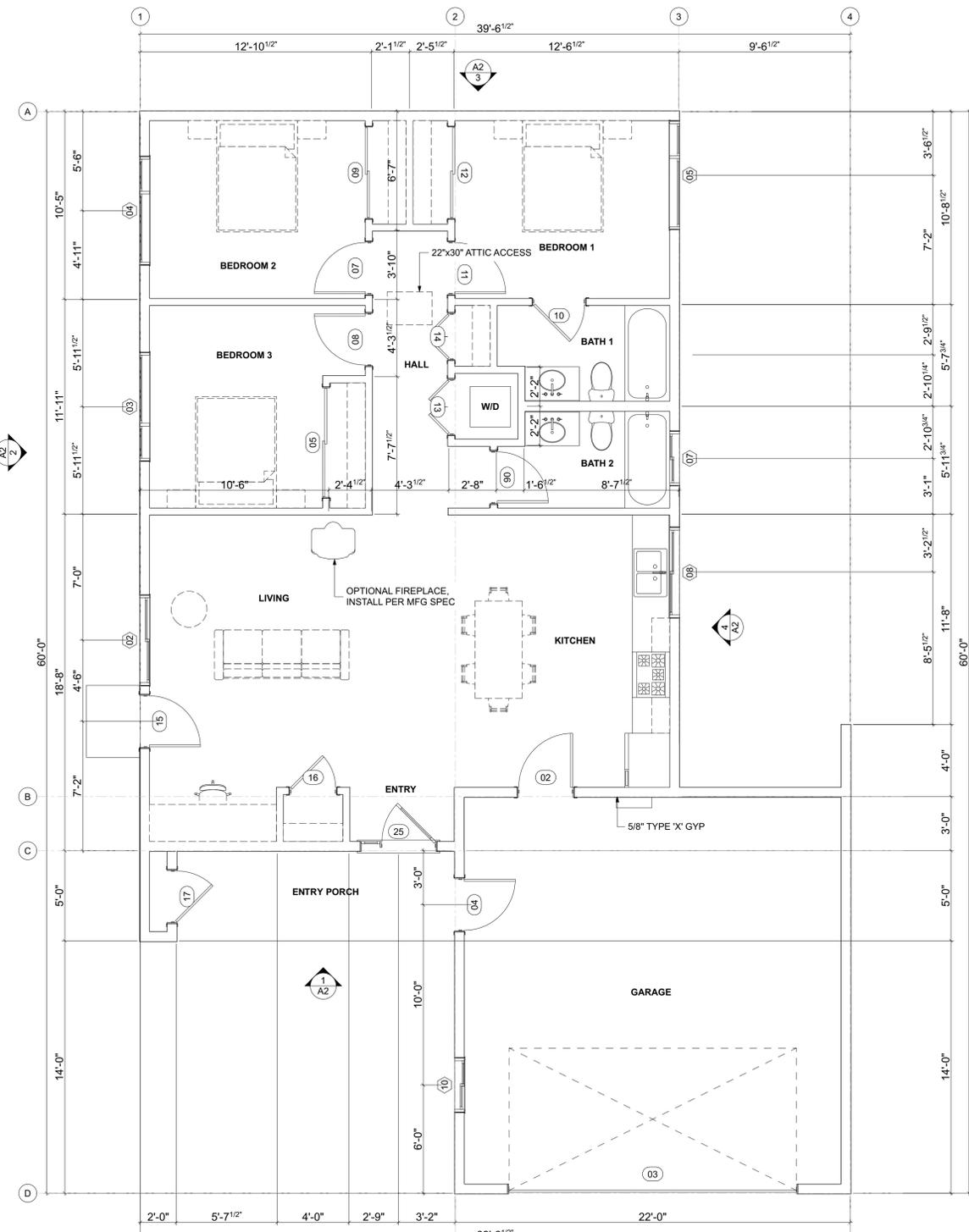
OWNER: _____
ADDRESS: _____
APN: _____

ID	NAME	DATE
	SUBMITTAL	3/10/23

FLOOR PLAN - GARAGE



2 ROOF PLAN - GARAGE
SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN - GARAGE 490
SCALE: 1/4" = 1'-0"

NOTES (ABOVE 4,000' ELEV.)

- DIRECT-VENT APPLIANCES, EXIT TERMINALS, GAS VENTS, ETC. SHALL TERMINATE ABOVE THE ANTICIPATED SNOW DEPTH (ANTICIPATED SNOW DEPTH IS THE GROUND SNOW LOAD DIVIDED BY 25). VENT TERMINATIONS SHALL NOT BE LOCATED UNDER DECKS WHICH COULD BE SEALED OFF AROUND THE PERIMETER WITH SNOW ACCUMULATION.
- ABOVE 4,000 FEET ELEVATION ABOVE SEA LEVEL ALL DIRECT VENT APPLIANCES, EXIT TERMINALS, GAS VENTS, ETC TERMINATION SHALL BE PROTECTED FROM CLOSURE AND SLIDING SNOW AND ICE BY THE USE OF FORMED METAL CRICKETS. THE METAL CRICKETS SHALL HAVE A MINIMUM VERTICAL HEIGHT (AT THE APEX) AT LEAST ONE-HALF OF THE REQUIRED VERTICAL HEIGHT OF THE VENT EXTENSION ABOVE THE ROOF. IN NO CASE SHALL THE CRICKET MEASURE LESS THAN 8 INCHES AT THE APEX. THE CRICKET AND FLASHING SHALL BE SECURED TO THE ROOF FRAMING AND SHEATHING TO WITHSTAND THE SHEAR LOADS ANTICIPATED. COMBINED FLASHING AND CRICKET UNITS MAY BE USED. VENT PIPES SHALL EXTEND THROUGH THEIR FLASHINGS AND BE TIGHTLY SEALED AT THE POINT OF PENETRATION SO AS TO PREVENT THE RETURN OF SEWER GASES INTO THE STRUCTURE. ALL APPLIANCE VENTS, FLUES AND CHIMNEYS SHALL BE STRAPPED TO THE CRICKET NEAR ITS APEX WITH A GALVANIZED STEEL STRAP WITH A MINIMUM THICKNESS OF 16 GAUGE. EXCEPTION: VENT TERMINATIONS WHICH ARE MADE WITHIN 36 INCHES OF THE RIDGE OR ON ROOFS HAVING A PITCH OF 2 IN 12 OR FLATTER SHALL NOT BE REQUIRED TO HAVE CRICKETS.
- AN "ICE DAM" OR "ICE GUARD" IS REQUIRED ON THE ROOFS OF HEATED BUILDINGS CONSTRUCTED AT ELEVATIONS ABOVE 4,000 FEET ABOVE SEA LEVEL. ALL ROOFS, REGARDLESS OF COVERING, WITH A PITCH OF LESS THAN 8 IN 12 SHALL BE PROTECTED AGAINST LEAKAGE (CAUSED BY ICE AND SNOW) BY EITHER: (1) A BASE SHEET OF FELT SOLID CEMENTED TO THE ROOF SHEATHING WITH AN APPROVED CEMENTING MATERIAL, OR (2) AN APPROVED MANUFACTURED MEMBRANE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. APPLICATION SHALL EXTEND FROM THE ROOF EAVE EDGE UP THE ROOF TO A LINE FIVE (5) FEET HORIZONTALLY INSIDE THE EXTERIOR WALL LINE OF THE HEATED BUILDING AND UP 30 INCHES ALONG EACH SIDE OF A VALLEY. WHERE THERE EXISTS BOTH CONDITIONED SPACE AND UNCONDITIONED SPACE, THE REQUIRED COVERING SHALL ALSO EXTEND HORIZONTALLY TO A POINT AT LEAST FIVE (5) FEET ONTO THE UNCONDITIONED SPACE. THIS "ICE DAM"/"ICE GUARD" SHALL BE IN ADDITION TO ANY UNDERLAYMENT OTHERWISE REQUIRED.

PLAN NOTES

- ALL DIMENSIONS TO FACE OF FRAMING, U.N.O.
- ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION 4. REFER TO PLANS FOR CLARIFICATION OF DIM.
- SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS X 1 DOOR SYMBOL MARKER DETAIL DRAWING REF. ELEVATION CALLOUT T TEMPERED GLASS
- SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.

PLAN NOTES

- FRAMER IS TO LAYOUT CEILING JOISTS/ROOF BEADS, CONTROL JOINTS, EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.
- WOOD SOFFIT/CEILING, SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL, NUMBER OR TOP-QUALITY, HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED
- FLASHING AND SHEET METAL ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.
- MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURES, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. OR APPROVED EQUAL.

ROOF VENTING REQUIRED

SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. BATH TUB AND COMBINATION BATH TUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATH TUB AND THE BACK WALL. BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATH TUB RIM. INFORMATION IDENTIFYING THE LOCATION OF THE REINFORCEMENT SHALL BE PLACED IN THE OPERATIONS AND MAINTENANCE MANUAL. (CRC R327.1.1)

ROOF NOTES

REFER TO TITLE SHEET T1 FOR ROOF AND VENT MATERIAL SPECIFICATIONS

ROOF VENTING

1 SF OF ROOF VENTING PER 150 SF OF ENCLOSED AREA OR ENCLOSED RAFTER AREA

FLOOR ENCLOSED RAFTER AREA = 1,380 SF

1,380 SF/150 SF = 9.2 SF

VENTILATION AREA REQUIRED = 9.2 SF (1,325 SQ. IN.)

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS. THE PLANS ARE PROVIDED "AS IS" WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF TITLE, NON-INFRINGEMENT, OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITATION OF THE FOREGOING, YOU AGREE THAT IT IS YOUR RESPONSIBILITY TO ENSURE, PRIOR TO USE OF ANY PLANS, THAT SUCH PLANS ARE ACCURATE, SUITABLE FOR YOUR PURPOSES AND COMPLIANT WITH ALL APPLICABLE LAWS.

PLANS ONLY VALID WITHIN NEVADA COUNTY, PLACER COUNTY, SIERRA COUNTY, TOWN OF TRUCKEE, CITY OF GRASS VALLEY, AND CITY OF NEVADA CITY. USE OF THESE PLANS OUTSIDE THESE LISTED AREAS WITHOUT ARCHITECT/ENGINEER OF RECORD APPROVAL IS STRICTLY PROHIBITED

3 BEDROOM ADU (1,194 SF)

OWNER: _____
ADDRESS: _____
APN: _____

ID	NAME	DATE
	SUBMITTAL	3/10/23

FLOOR PLAN - GARAGE (490LB)

A1.2



RUSSELL DAVIDSON ARCHITECTURE + DESIGN

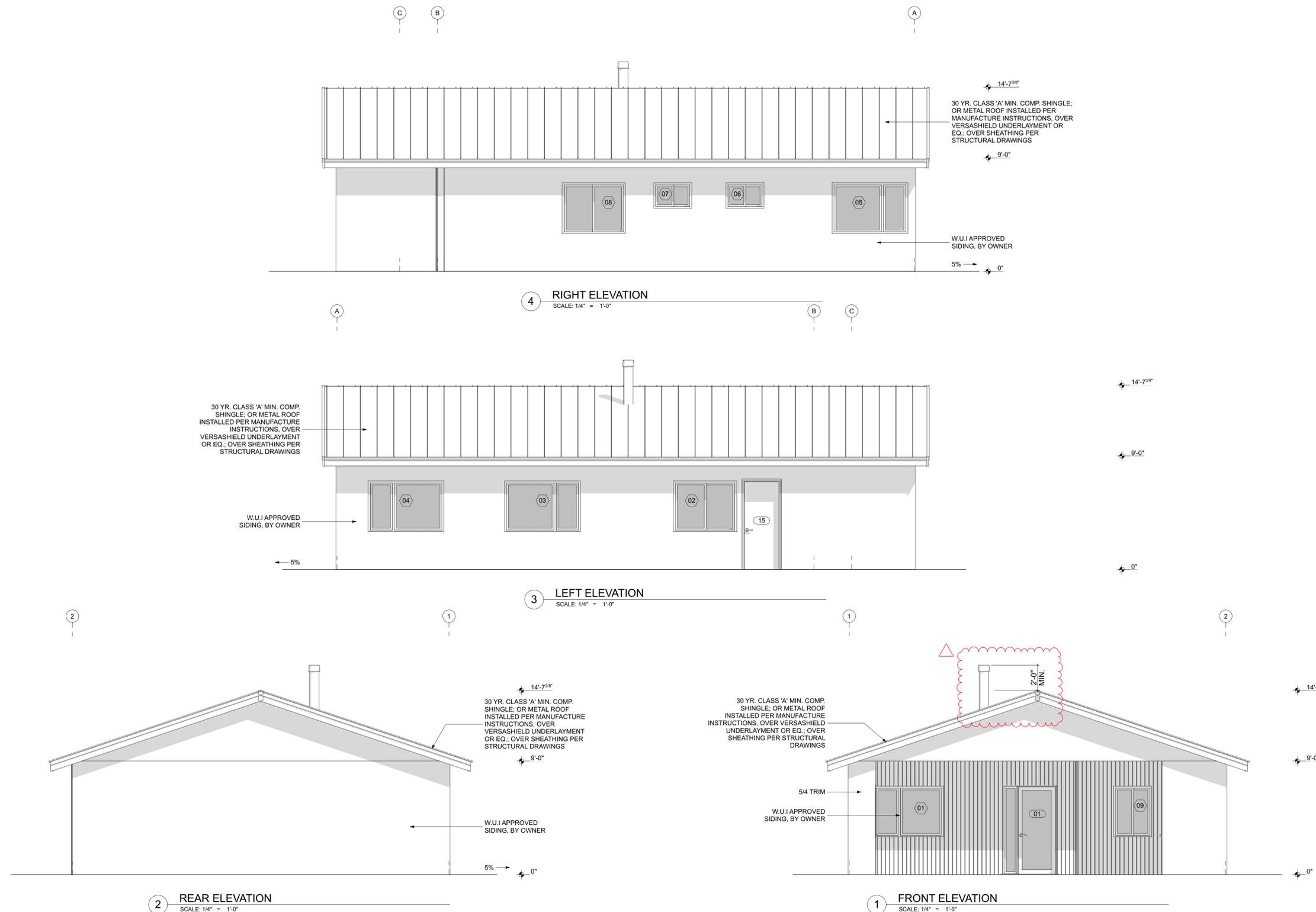


YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS. THE PLANS ARE PROVIDED "AS IS" WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF TITLE, NON-INFRINGEMENT, OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITATION OF THE FOREGOING, YOU AGREE THAT IT IS YOUR RESPONSIBILITY TO ENSURE, PRIOR TO USE OF ANY PLANS, THAT SUCH PLANS ARE ACCURATE, SUITABLE FOR YOUR PURPOSES AND COMPLIANT WITH ALL APPLICABLE LAWS.

PLANS ONLY VALID WITHIN NEVADA COUNTY, PLACER COUNTY, SIERRA COUNTY, TOWN OF TRUCKEE, CITY OF GRASS VALLEY, AND CITY OF NEVADA CITY. USE OF THESE PLANS OUTSIDE THESE LISTED AREAS WITHOUT ARCHITECT/ENGINEER OF RECORD APPROVAL IS STRICTLY PROHIBITED

3 BEDROOM ADU (1,194 SF)

OWNER: _____ ADDRESS: _____ APN: _____



GENERAL NOTES

- IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.
 - FIRE-STOPPING WITH APPROVED MATERIALS
 - ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
 - OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
- EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
- ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
- SKYLIGHTS SHALL BE TEMPERED GLASS.
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
 - THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
 - THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
- THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)
- EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC)
 - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL
 - IGNITION-RESISTANT MATERIAL
- PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)
- DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS, 6X6 POSTS)
- DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING):
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1-4)
- EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS
 - WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
 - DOOR OVERLAPS ONTO JAMBS AND HEADERS
 - GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
- PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
- FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS

BUILDING ELEVATIONS

A2.0



RUSSELL DAVIDSON ARCHITECTURE + DESIGN



YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS. THE PLANS ARE PROVIDED "AS IS" WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF TITLE, NON-INFRINGEMENT, OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITATION OF THE FOREGOING, YOU AGREE THAT IT IS YOUR RESPONSIBILITY TO ENSURE, PRIOR TO USE OF ANY PLANS, THAT SUCH PLANS ARE ACCURATE, SUITABLE FOR YOUR PURPOSES AND COMPLIANT WITH ALL APPLICABLE LAWS.

PLANS ONLY VALID WITHIN NEVADA COUNTY, PLACER COUNTY, SIERRA COUNTY, TOWN OF TRUCKEE, CITY OF GRASS VALLEY, AND CITY OF NEVADA CITY. USE OF THESE PLANS OUTSIDE THESE LISTED AREAS WITHOUT ARCHITECT/ENGINEER OF RECORD APPROVAL IS STRICTLY PROHIBITED

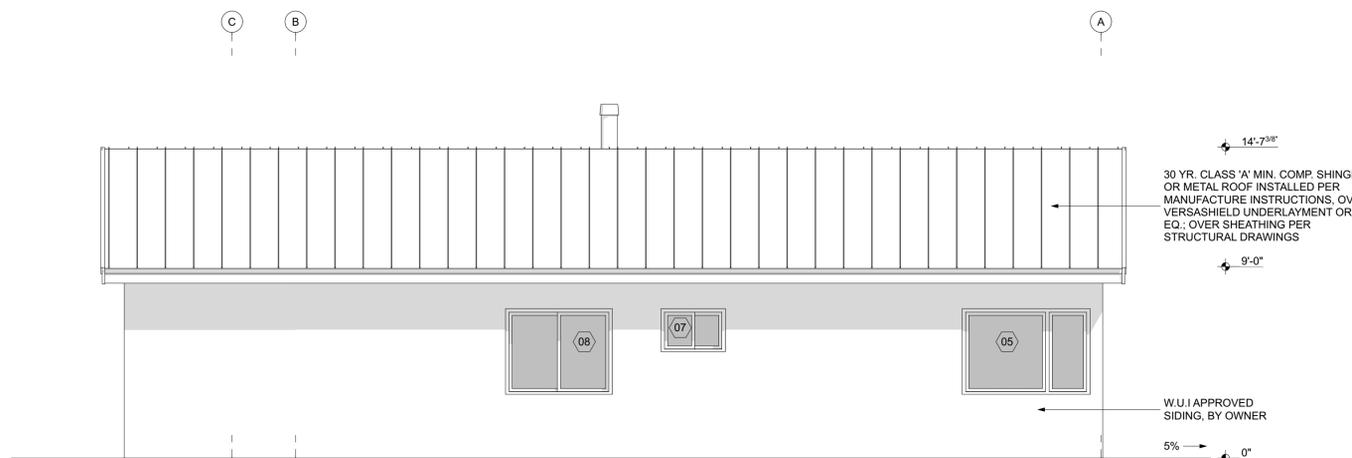
3 BEDROOM ADU (1,194 SF)

OWNER: _____ ADDRESS: _____ APN: _____

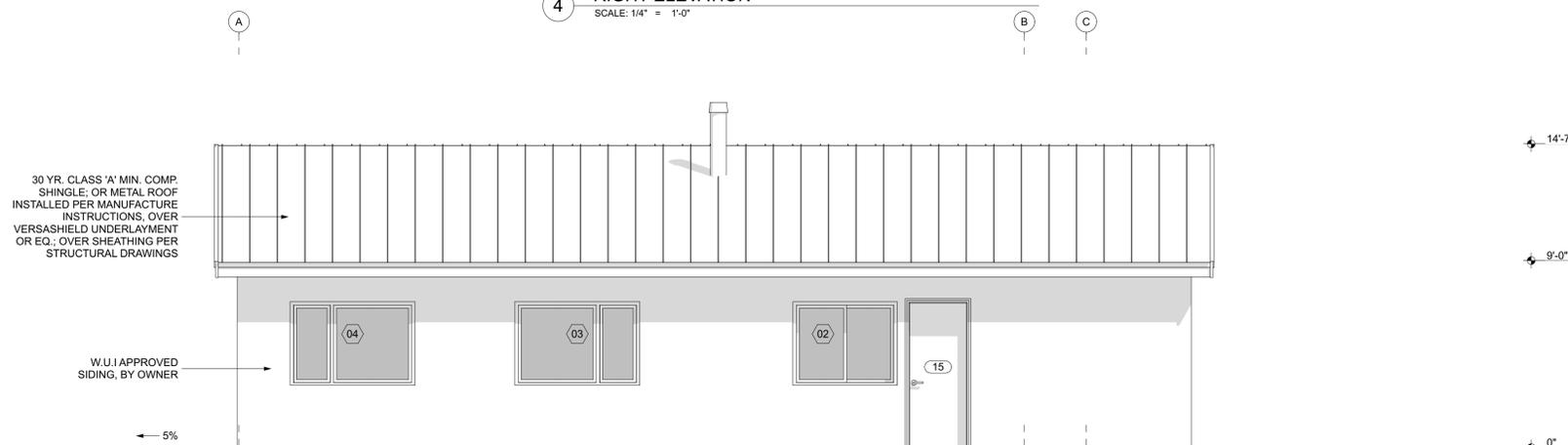
ID	NAME	DATE
	SUBMITTAL	3/10/23

BUILDING ELEVATIONS (490LB)

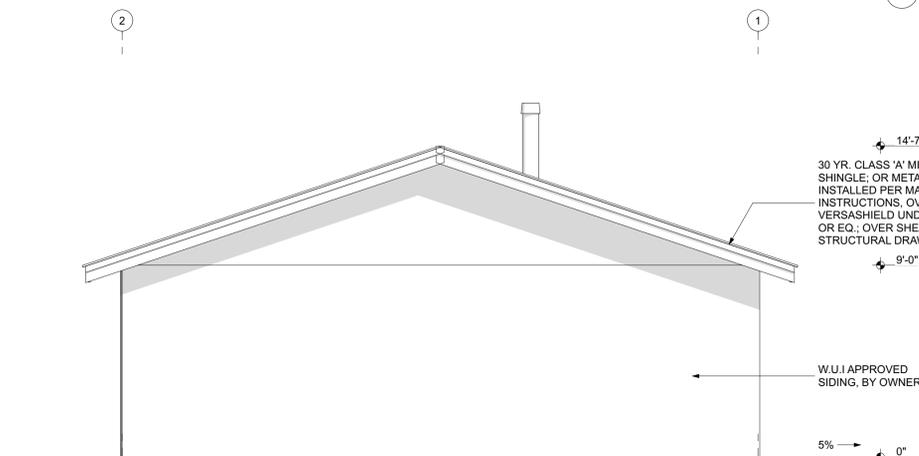
A2.1



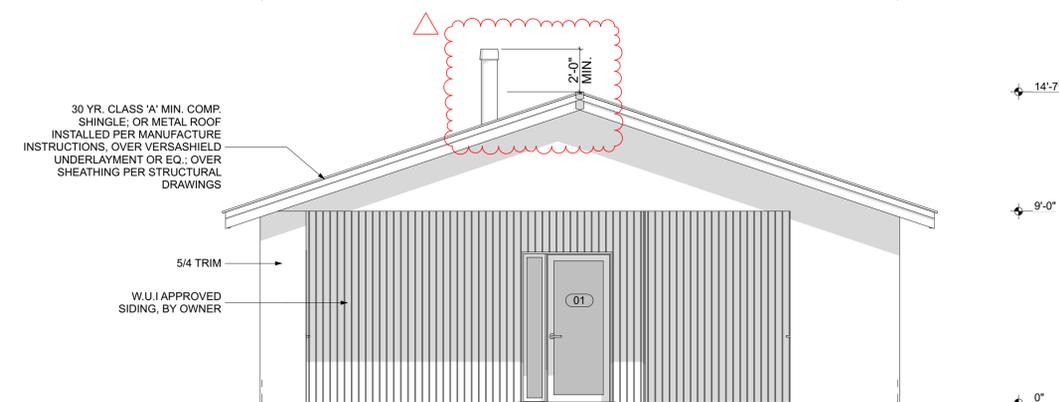
4 RIGHT ELEVATION SCALE: 1/4" = 1'-0"



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



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



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

GENERAL NOTES

- IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.
 - FIRE-STOPPING WITH APPROVED MATERIALS
 - ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
 - OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
- EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 22 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
- ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
- SKYLIGHTS SHALL BE TEMPERED GLASS.
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
 - THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
 - THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
- THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)
- EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC)
 - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDIED, OR AN UNDERLAYMENT OF OTHER IGNITION RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL
 - IGNITION-RESISTANT MATERIAL
- PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED TREATED WOOD
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)
- DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS, 6X6 POSTS)
- DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING):
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1-4)
- EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS
 - WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
 - DOOR OVERLAPS ONTO JAMBS AND HEADERS
 - GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
- PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
- FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS



RUSSELL DAVIDSON ARCHITECTURE + DESIGN



YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS. THE PLANS ARE PROVIDED "AS IS" WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF TITLE, NON-INFRINGEMENT, OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITATION OF THE FOREGOING, YOU AGREE THAT IT IS YOUR RESPONSIBILITY TO ENSURE, PRIOR TO USE OF ANY PLANS, THAT SUCH PLANS ARE ACCURATE, SUITABLE FOR YOUR PURPOSES AND COMPLIANT WITH ALL APPLICABLE LAWS.

PLANS ONLY VALID WITHIN NEVADA COUNTY, PLACER COUNTY, SIERRA COUNTY, TOWN OF TRUCKEE, CITY OF GRASS VALLEY, AND CITY OF NEVADA CITY. USE OF THESE PLANS OUTSIDE THESE LISTED AREAS WITHOUT ARCHITECT/ENGINEER OF RECORD APPROVAL IS STRICTLY PROHIBITED

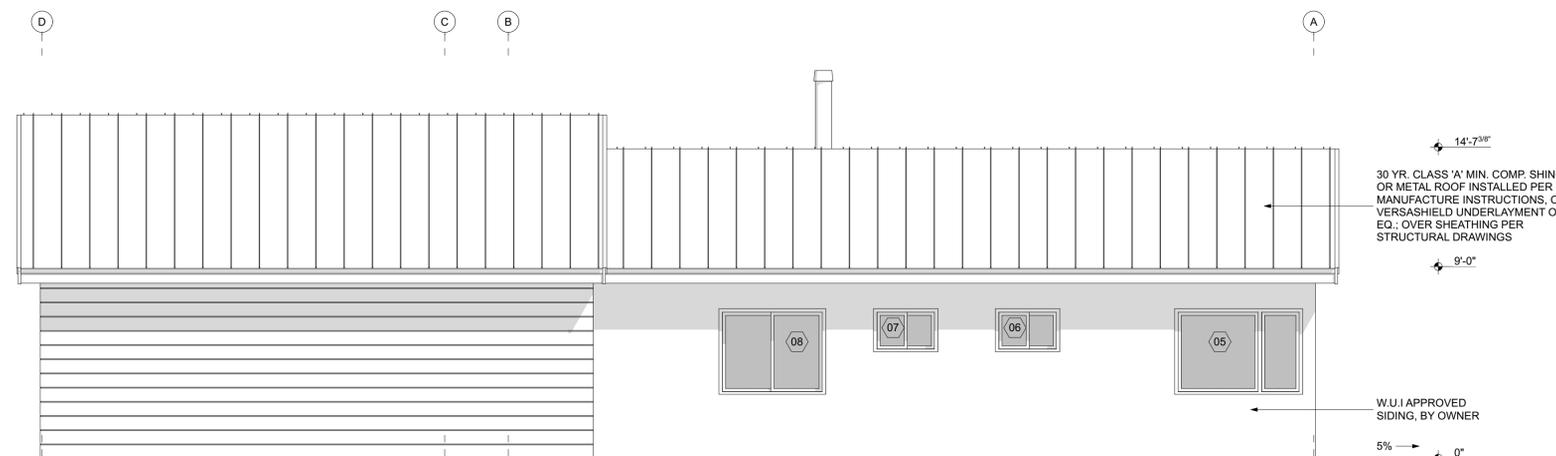
3 BEDROOM ADU (1,194 SF)

OWNER: ADDRESS: APN:

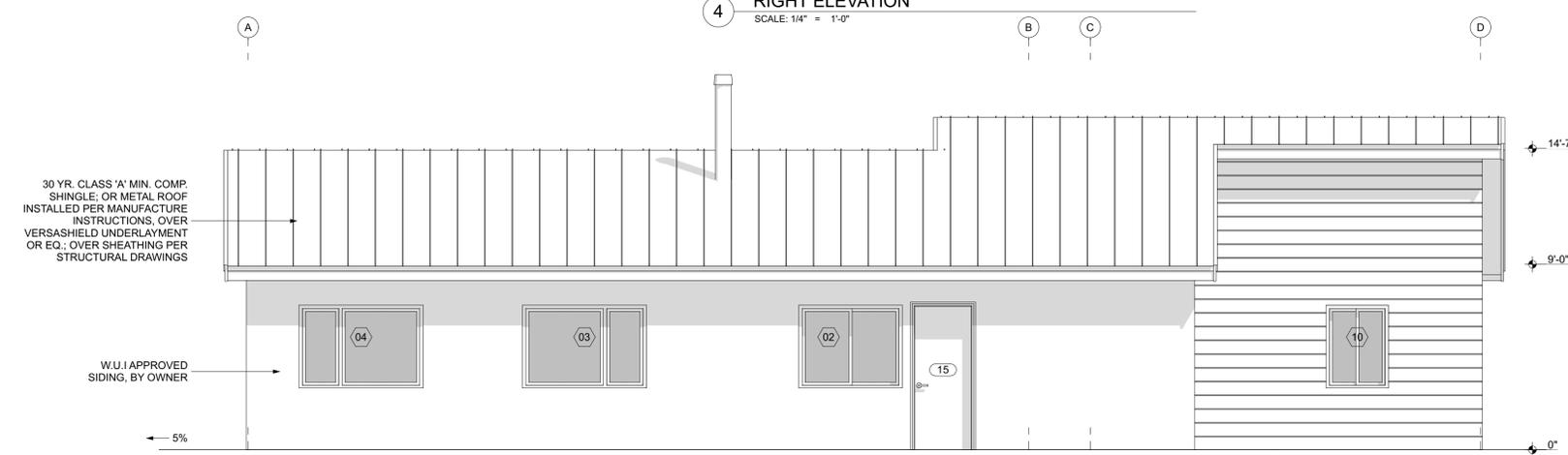
ID	NAME	DATE
	SUBMITTAL	3/10/23

BUILDING ELEVATIONS - GARAGE

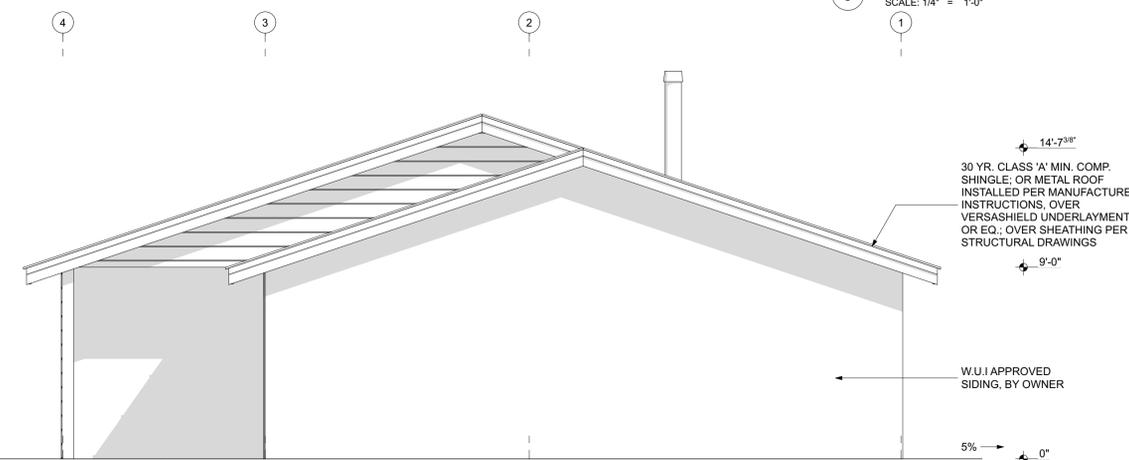
A2.2



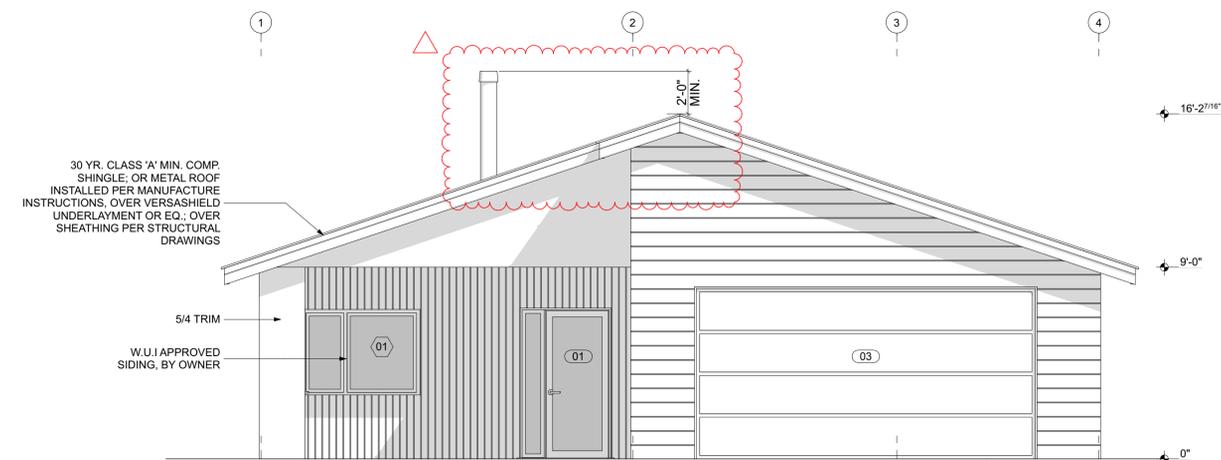
4 RIGHT ELEVATION SCALE: 1/4" = 1'-0"



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



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



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

GENERAL NOTES

- IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.
 - FIRE-STOPPING WITH APPROVED MATERIALS
 - ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
 - OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
- EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
- ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
- SKYLIGHTS SHALL BE TEMPERED GLASS.
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
 - THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
 - THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
- EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC)
 - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL
 - IGNITION-RESISTANT MATERIAL
- THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)
- PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)
- DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS, 6X6 POSTS)
- DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING):
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1-4)
- EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS
 - WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
 - DOOR OVERLAPS ONTO JAMBS AND HEADERS
 - GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
- PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
- FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS



RUSSELL DAVIDSON ARCHITECTURE + DESIGN



YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS. THE PLANS ARE PROVIDED "AS IS" WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF TITLE, NON-INFRINGEMENT, OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITATION OF THE FOREGOING, YOU AGREE THAT IT IS YOUR RESPONSIBILITY TO ENSURE, PRIOR TO USE OF ANY PLANS, THAT SUCH PLANS ARE ACCURATE, SUITABLE FOR YOUR PURPOSES AND COMPLIANT WITH ALL APPLICABLE LAWS.

PLANS ONLY VALID WITHIN NEVADA COUNTY, PLACER COUNTY, SIERRA COUNTY, TOWN OF TRUCKEE, CITY OF GRASS VALLEY, AND CITY OF NEVADA CITY. USE OF THESE PLANS OUTSIDE THESE LISTED AREAS WITHOUT ARCHITECT/ENGINEER OF RECORD APPROVAL IS STRICTLY PROHIBITED

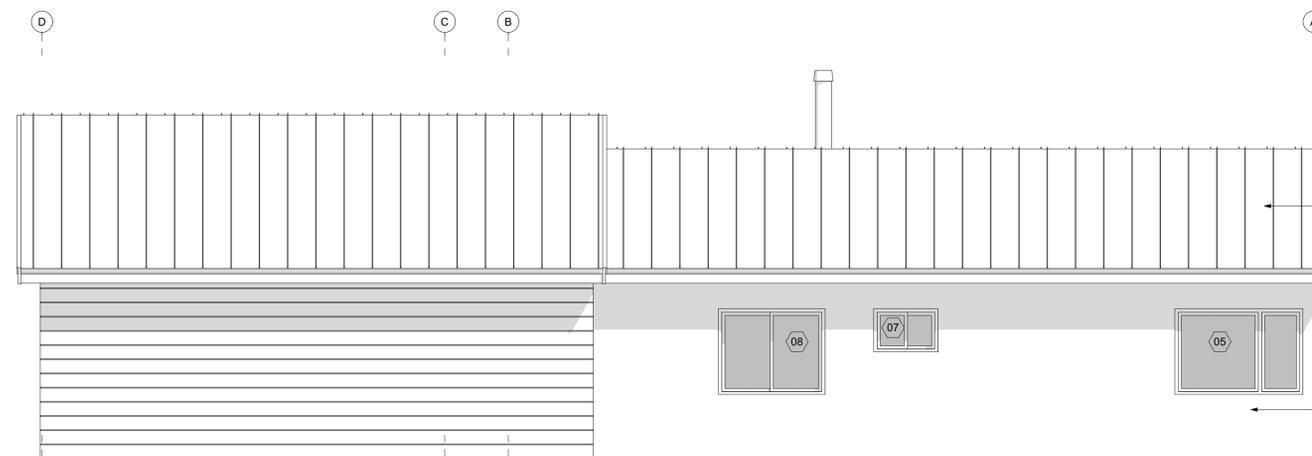
3 BEDROOM ADU (1,194 SF)

OWNER: ADDRESS: APN:

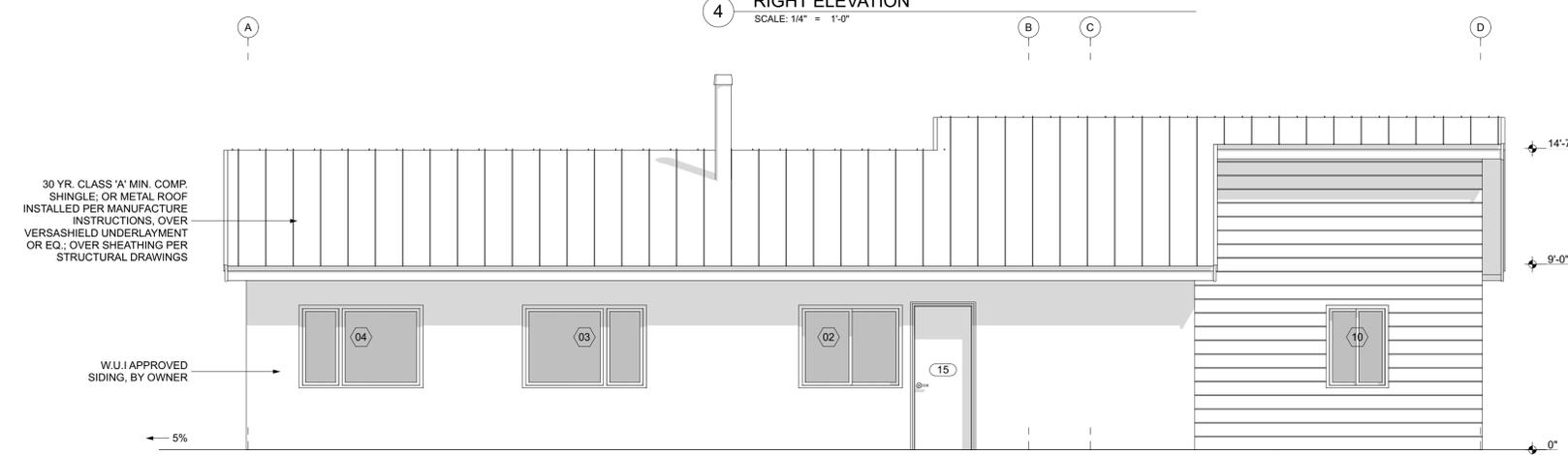
ID	NAME	DATE
	SUBMITTAL	3/10/23

BUILDING ELEVATIONS - GARAGE (490LB)

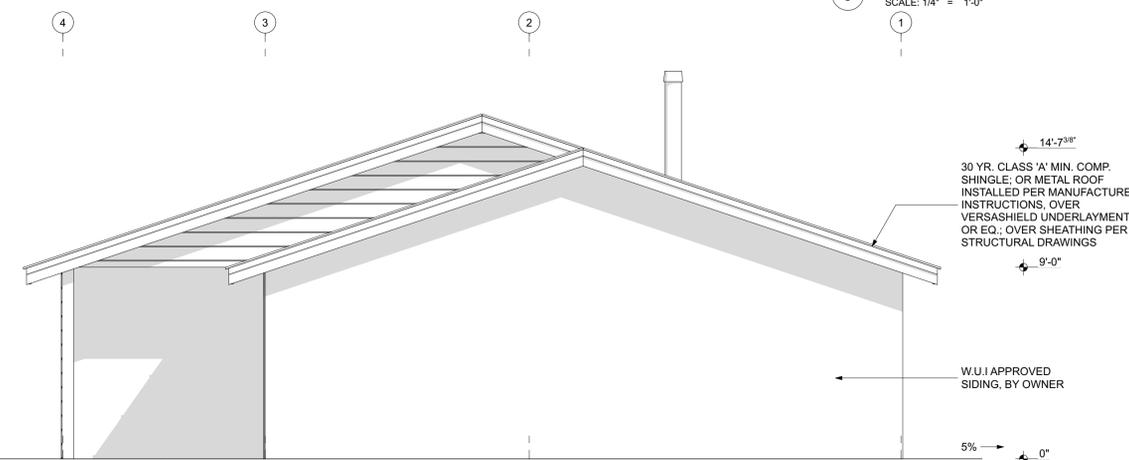
A2.3



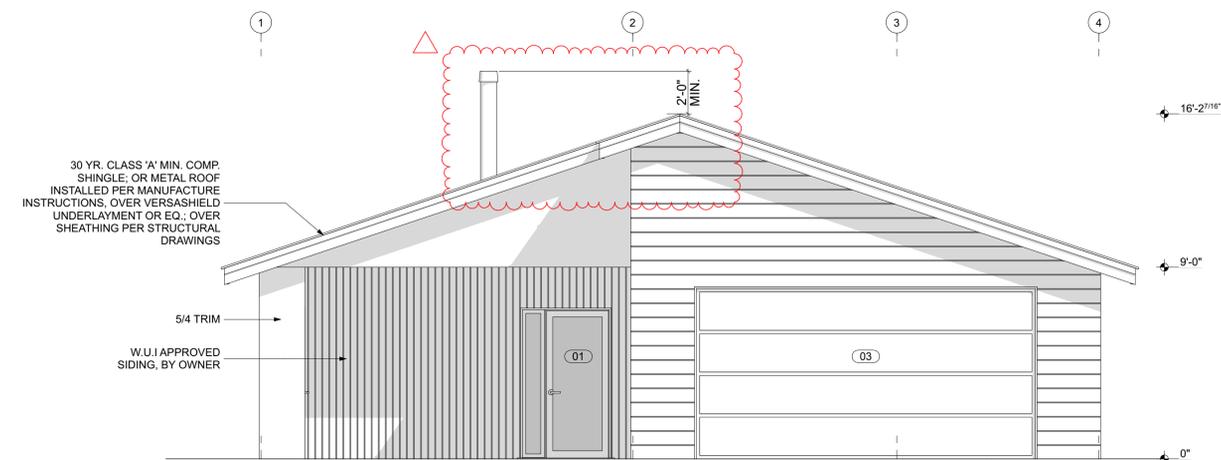
4 RIGHT ELEVATION SCALE: 1/4" = 1'-0"



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



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



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

GENERAL NOTES

- IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.
 - FIRE-STOPPING WITH APPROVED MATERIALS
 - ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
 - OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
- EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 3/8-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
- ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
- SKYLIGHTS SHALL BE TEMPERED GLASS.
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
 - THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
 - THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
- EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC)
 - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL
 - IGNITION-RESISTANT MATERIAL
- THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)
- PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)
- DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS, 6X6 POSTS)
- DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING):
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1-4)
- EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS
 - WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
 - DOOR OVERLAPS ONTO JAMBS AND HEADERS
 - GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
- PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
- FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS