

MEETING OF THE DESIGN REVIEW COMMITTEE

WEDNESDAY, AUGUST 16, 2023

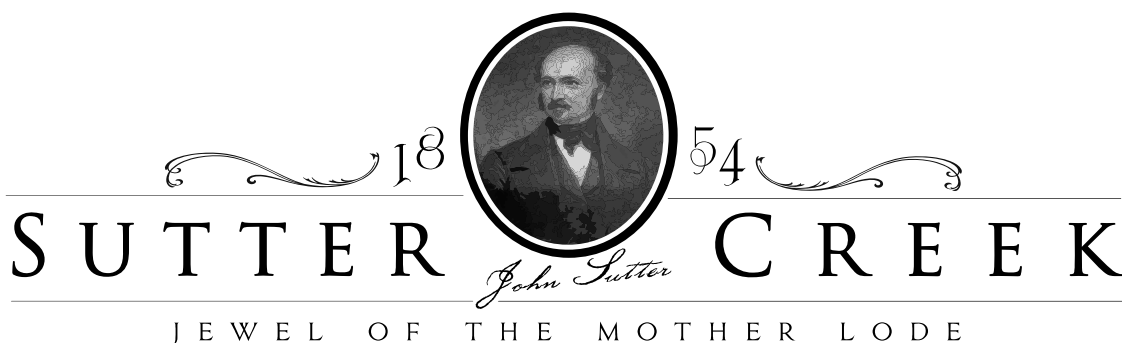
1:30 P.M.

City Hall Conference Room

18 Main Street

Sutter Creek, CA 95685

- 1. CALL TO ORDER AND ESTABLISH A QUORUM FOR REGULAR MEETING-12:00 P.M**
- 2. PLEDGE OF ALLEGIANCE TO THE FLAG**
- 3. PUBLIC FORUM** – *Any person may address the Committee regarding matters not on the agenda and within their purview.*
- 4. CONSENT AGENDA** – *Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Committee or the Public.*
 - * A. Approval of Design Review Committee Minutes of July 5, 2023.
- 5. DESIGN CLEARANCE APPLICATIONS:**
 - * A. 287 Ursula Dr. Room Addition; Applicant: Yardley
RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.
- 6. ADJOURNMENT**
 - * *Attachments*



MINUTES OF THE DESIGN REVIEW COMMITTEE
July 5, 2023

Committee Members:

Susan Peters
Mike O'Neill
Sandi Baracco
Sharyn Brown
John Otto

Staff:

Karen Darrow

1. **CALL TO ORDER AND ESTABLISH A QUORUM FOR THE SPECIAL MEETING-1:30 P.M**
Chairperson Peters called the meeting to order.
The Clerk took roll call.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
Chairperson Peters led the pledge.
3. **PUBLIC FORUM- None.**
4. **CONSENT AGENDA** – *Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Committee or the Public.*
 - A. Approval of Design Review Committee Minutes of June 5, 2023.

M/S Baracco/O'Neill to Approve the Design Review Committee Minutes of June 5, 2023.

AYES: Baracco, Brown, O'Neill, Otto and Peters
NOES: None
ABSTAIN: None
ABSENT: None
MOTION CARRIED

5. **DESIGN CLEARANCE APPLICATIONS**
 - A. 40 Hanford St. – Exterior Paint; Applicant: Redkey
RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.

M/S O'Neill/Brown to Approve Design Clearance for 40 Hanford Street for the following colors, as presented: Flint, Chantilly, and Agave.

AYES: Baracco, Brown, O'Neill, Otto, and Peters
NOES: None
ABSTAIN: None
ABSENT: None

B. 90 Boston Alley. – Remodel; Applicant: Wilson

RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.

M/S Otto/O'Neill to Approve Design Clearance for 90 Boston Alley, as presented, with the entry stairs as depicted in the sketch.

AYES: Baracco, Brown, O'Neill, Otto and Peters

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIED

6. ADJOURNMENT

The meeting was adjourned at 2:08 p.m.

Karen Darrow, City Clerk

Date Approved:

Susan Peters, Chairperson

City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
209-267-5647
www.cityofsuttercreek.org

RECEIVED

AUG -9 2023

Submit completed application and three (3) sets of plans at:
City Hall, 18 Main St., Sutter Creek

PERMIT # City of Sutter Creek

DATE RECEIVED: _____

APPLICATION FOR PERMIT

Page 1 of 2

Project Applicant:Robert & Lori Yardley

Project Address:

287 Ursula Dr. Sutter Creek, Ca 95685

APN:

040-216-016Is this located in the Historic District? Yes ☐ No ☒

If yes, please see checklist for Design Review.

Property Owner:

Name:

Robert & Lori Yardley

Phone:

209-267-1243

Email:

yardley.v@comcast.net

Mailing Address:

287 Ursula Dr.

City:

Sutter Creek

State:

ca

Zip:

95685Is this person the project contact? If not, please specify who the contact person is. Yes

Name:

Email:

Mailing Address:

Licensed Contractor:None at this time

Name:

Phone:

Email:

Mailing Address:

City:

State:

Zip:

State License # & Class:

City Business License #:

Exp. Date:

PROJECT INFORMATION

Project Type:New Construction: ☐Commercial ☐Addition: ☒Residential ☒Tenant Improvement: ☐Alteration: ☐Demolition: ☐

Other: _____

Fire Sprinkler?

Yes ☐No ☒

Area Determination:

1st Floor: 504 sf2nd Floor: na sfTotal: 504 sfGarage: na sfPatio/Porch: na sfDeck/Balcony: 221 sf

Job Description:

Demo existing deck / add room, entry & deck

The applicant shall provide an estimated permit value at time of application.

Permit valuations shall include total value of work, including materials and labor.

Valuations shall be based on FAIR MARKET VALUE for labor and materials, even if performing the work yourself.

Final building permit valuation shall be set by the building official.

VALUATION: \$ 200,000

APPLICATION FOR PERMIT

Page 2 of 2

Applicant is:(circle one)

Property Owner

Contractor

Architect/Engineer

Other:

By my signature, I certify to each of the following statements: I have read this application and the information I have provided is correct. I agree to comply with all applicable City and County ordinances, rules, regulations, and State laws relating to building construction and purposes with any and all conditions of this permit. I authorize representatives of the City of Sutter Creek to enter the above-mentioned property for inspection purposes.

Signature:

Robert D. Yarbey

Print Name:

Robert D. Yarbey

Date:

8-9-2023

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. I have secured permission from the property owner to obtain this permit.

Date _____ Contractor _____ License Class _____ License No. _____

OWNER BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, (commencing with Section 7000), of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for Workers' Compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain Workers' Compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My Workers' Compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that if I should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date _____ Applicant _____

WARNING: Failure to secure Workers' Compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest and attorney's fees.

DEPOSIT PERMITS

Deposit applications may have a refund or additional fees due after the Final Inspection. Fees must be paid before the Certificate of Occupancy can be issued. Balances less than \$5.00 will not be refunded. I hereby acknowledge that any remaining deposit will be returned to:

Name _____ Address _____

City _____ State _____ Zip _____ Phone _____

Signature of Owner ☐ Contractor ☐ Agent ☐ _____ Date _____

CERTIFICATE OF OCCUPANCY

☐ Pick up at City of Sutter Creek 18 Main St.

☐ Mail to listed person and address:

Name _____ Phone _____

Address _____ City _____ State _____ Zip _____

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which the permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

HAZARDOUS MATERIALS DECLARATION

1) Does/will your business handle store or transport hazardous materials? Yes ☐ No ☐

2) Is/will your business be located within 1,000 feet of a school (Grades K-12)? Yes ☐ No ☐

City of Sutter Creek
Design Review Application
For Residential Projects Outside the Historic Districts

Please complete the "Existing & Proposed" Columns to all applicable requirements. Please submit your plans in print ready.pdf to be printed as 11 x 17.
Please show: ALL elevations, site plan, spot grades, and include elevations at the corners of buildings and also include any existing historic features. This application has first sentence of each requirement. See Design Standards for full descriptions.

DATE: AUG - 9 2023 Project Address: 287 Ursula Dr.
TO: DESIGN REVIEW COMMITTEE
FROM: City of Sutter Creek REVIEWED and SUBMITTED BY: _____

#	Design Standard Reference	Design Criteria Requirements:					Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
1	Zoning	R1 <input checked="" type="checkbox"/>	R2 <input type="checkbox"/>	R3 <input type="checkbox"/>	R4 <input type="checkbox"/>	R1	R1			
2	District:									
3	Lot Size:	N/A								
4	Set Back requirements:									
5	Front	25'	20'	15'	10'					
6	Side	5'	5'	5'	5'					
7	Rear	15'	10'	10'	10'					
8	Max Lot coverage	50%	75%	75%	75%					
9	2.2 Site Design	All applications for projects subject to these Design Standards shall include information clearly demonstrating compliance with each of the applicable design standards that follow:								
10	2.2.1 Adjacent Development									
11	(a)	The land use and site organization of neighboring properties;					Yes	Yes		
12	(b)	The Architectural character, style, and scale of neighboring structures;					Yes	Yes		

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#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
13		(c) The existing natural features (i.e., mature trees, landforms, etc.);	<i>N/A</i>			
14		(d) Opportunities to preserve ridgelines and/or enhance views;	<i>N/A</i>			
15		(e) Privacy and solar access of the site and neighboring properties;	<i>N/A</i>			
16		(f) Links to adjacent development using sidewalks or pathways and shared access driveways and parking; and	<i>N/A</i>			
17		(g) Use of construction and/or restoration materials in a manner that is consistent with the texture, color, geometry, and visual relationship of historic building materials.	<i>Yes</i>	<i>Yes</i>		
18	2.2.2 Building and Parking Locations					
19	(a) General placement.	Buildings should generally be oriented parallel to streets and placed as close to the street as established setbacks permit.	<i>Yes</i>	<i>Yes</i>		
20	(b) Pedestrian or vehicular orientation.	The orientation of buildings shall respond to the pedestrian or vehicular nature of the street.	<i>Yes</i>	<i>Yes</i>		
21	(c) Protection of views and natural features.	Buildings should be sited to preserve and enhance significant views, vegetation, existing landforms, and natural features.	<i>Yes</i>	<i>Yes</i>		

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#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
22	(d) Consideration of views in project design.	Visually Sensitive Areas (VSAs), scenic views and the natural environment surrounding the project site shall be considered early during the conceptual design stage of a project.	na			
23	(f) Corner building.	The primary mass of the building should not be placed at an angle to the corner.	na			
24	(g) Projects with multiple structures.	Multiple buildings in a single project should create a positive functional relationship with one another.	na			
25	(h) Open space areas.	Open space areas shall be accessible from the majority of structures and shall be landscaped and oriented to take advantage of sun or shade as appropriate.	na			
26	(i) Pedestrian walkways.	Projects shall connect the on-site pedestrian circulation system to the off-site public sidewalk at intervals of at least one connection for each 200 lineal feet (or fraction thereof).	na			
27	(j) Off-site views, solar access.	Building placement should optimize off-site views to ridgelines, hillsides, mountains, open space, or watercourses whenever possible.	na			
28	(k) Buildings on slopes.	Buildings constructed on hillsides should step to follow the natural terrain whenever possible.	Yes	Yes		

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#	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
29	(1)	Parking facilities					
30		1)	The visual impact of parking lots shall be minimized by locating such facilities in a portion of the site least visible from the street and by providing adequate screening and parking lot landscaping.	ye			
31		2)	Parking areas should be located to the rear of buildings or should be screened so that they do not dominate the streetscape.	ye			
32		3)	When parking occurs on sloping terrain, consider stepping the parking areas to follow the terrain rather than allowing the lot surface to extend significantly above or below natural grade.	ye			
33		4)	Enclosed parking structures should be designed with screening and landscaping to minimize their visual impact.	na			
34	2.2.3	Landscaping					
35		(a)	Landscaped areas shall be planned as an integral part of the overall project and not simply located in "left-over" areas of the site.	yes	yes		
36		(b)	Landscaping shall be used to help define outdoor spaces, soften a structure's appearance, and where feasible to screen parking, loading, storage, trash enclosures, and equipment areas.	yes	yes		

City of Sutter Creek
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#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
37		(c) The use of on-site pedestrian amenities (e.g., benches, shelters, drinking fountains, lighting, and trash receptacles) is encouraged.	na			
38	2.2.4	Solar Exposure, Collectors and Skylights				
39		(a) Building placement and landscaping should accommodate solar designs wherever possible.	yes	yes		
40		(b) New developments and structures should be oriented to maximize solar access opportunities to the greatest extent feasible.	yes	yes		
41		(c) Roof-mounted solar collectors should be placed in the most inconspicuous location without reducing the operating efficiency of the	na			
42		(d) Roof-mounted collectors should be installed at the same angle as or as close as possible to the pitch of the roof.	na			
43		(e) Appurtenant equipment, particularly plumbing and related fixtures, should be installed in the attic or screened from public view.	yes	yes		
44		(f) Exterior surfaces of solar collectors and related equipment should have a matte finish and should be color coordinated to harmonize with roof materials and other dominant colors of the structure wherever feasible.	na			

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#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
45		(g) Skylights and solar panels should be installed as unobtrusively as possible.	na			
46	2.2.5	Exterior Lighting				
47		(a) Exterior lighting shall be designed to be compatible with the Architectural and landscape design of the project.	Yes	Yes		
48		(b) An appropriate hierarchy of lighting fixture types and intensity shall be considered when designing the lighting for the various elements of a project (i.e., building entrances, site entrances, walkways, parking areas, landscaping, monuments, signage, and other areas of the site).	Yes	Yes		
49		(c) The use of exterior lighting to accent a building's architecture is encouraged.	Yes	Yes		
50		(d) To achieve the desired lighting level for parking and pedestrian areas, the use of shorter, low intensity fixtures is encouraged over the use of tall fixtures that illuminate large areas.	na			
51	2.2.6	Screening				
52		(a) Screening is a technique used to protect and separate uses and site functions from one another for the purpose of decreasing adverse noise, wind, or visual impacts and to provide privacy.	na			

City of Sutter Creek
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#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
53	(b)	The method of screening shall be compatible with adjacent structures in terms of overall design, materials, and color.	<i>na</i>			
54	(c)	Where screening is required at the ground level, a combination of elements should be considered including solid masonry walls, wood fences, berms, and landscaping.	<i>na</i>			
55	2.2.7	Refuse, Storage and Equipment Areas				
56	a.	Refuse containers, service areas, loading docks, and similar facilities shall be located in areas out of view from the general public.	<i>na</i>			
57	b.	Trash bins shall be fully enclosed within a structure that is compatible with the structure it is associated with.	<i>na</i>			
58	c.	Trash storage areas that are visible from the upper stories of adjacent structures should, where feasible, have an opaque or semi-opaque horizontal cover or screen to mitigate unsightly views.	<i>na</i>			
59	d.	Screening facilities shall be of adequate size for their intended purpose without dominating the site, blocking sight distances, or creating unnecessary barriers.	<i>na</i>			

City of Sutter Creek
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#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
60	e.	Utility equipment (e.g., electric and gas meters, electrical panels, backflow prevention devices, junction boxes, and public utility equipment) shall be located in a utility room within the structure, in enclosed utility cabinets, in an appropriately screened area at the rear of the structure, or in the most inconspicuous location available that still provides for efficient access, operation and maintenance.	<i>Y</i>			
61	f.	Mechanical equipment (e.g., compressors, air conditioners, pumps, heating and ventilating equipment, generators, satellite dishes, pool equipment, communications equipment) and other mechanical equipment for the building shall be concealed from view of public streets and neighboring properties whenever possible.	<i>Y</i>			
62	g.	Mechanical equipment should not be located on the roof of a structure unless the equipment can be hidden by building elements that are an integral part of the building's design.	<i>Y</i>			

City of Sutter Creek
Design Review Application
For Residential Projects Outside the Historic Districts

#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
63	2.2.8 Fence and Wall Design	The design of fences and walls should harmonize with the site and with the buildings in both scale and materials.	na			
64	2.3.1 Architectural Style	Review the Design Standards. Describe how the project meets each requirement.				
65	a.	Desirable character elements. New projects should incorporate as many as possible of the following "character-defining elements" of the historic buildings of Sutter Creek into new designs: See 1-7 in the Design Standards.	na			
66	c.	Multi-tenant structures. Multi-tenant structures should emphasize the individuality of units by variations in rooflines and wall planes.	na			
67	d.	Residential compatibility. New buildings along the edge of a commercial district should step down to a height and scale similar to the abutting residential structures.	na			
68	2.3.2 Façade					
69	a.	Façade design. Building façades shall be designed to provide visual interest and relief.	na			
70	b.	Façade elements. Building façade elements (e.g., windows, doors, and eaves) should be in proportion with and relate to one another.	na			

City of Sutter Creek
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For Residential Projects Outside the Historic Districts

#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
71		c. Wall features. Wall design features should not be overly decorative; however, blank side and end walls should be avoided.	Yes	Yes		
72		d. Balconies and porches. Balconies and porches, like other wall features, should be simply designed and are encouraged where appropriate	Yes	Yes		
73		e. Awnings and Canopies. Awnings and canopies				
74	2.3.3	Fenestration				
75		a. Windows. Windows and doors should be of a simple, uncluttered design.	Yes	Yes		
76		b. Decorative windows. Decorative windows should be used in limited quantities.	Yes	Yes		
77		c. Doors. Doors should be located in a manner that complements the design of the building while serving their intended function.	Yes	Yes		
78	2.3.4	Roofs and Rooflines				
79		a. Roof materials should be selected to be	Yes	Yes		
80	2.3.5	Equipment Screening				
81		a. Roof equipment should be used judiciously and should be screened from public view wherever feasible.	uh			
82		b. Roof penetrations (e.g., plumbing and exhaust vents) should be grouped together or otherwise arranged or located to minimize their visual impact.	Yes	Yes		

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#	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
83	2.3.6	Parapets					
84		a.	Parapet walls should be treated as an integral part of the structure's design.	Yes			
85	2.3.7	Entries					
86		a.	Entries should be protected from the elements and should create a focal point for the building.	Yes	Yes		
87		b.	Wall recesses, roof overhangs, canopies, arches, signs, and similar architectural features should be integral elements of the building's design, calling attention to the importance of the entry.	Yes	Yes		
88	2.3.8	Additions to Existing Structures					
89		a.	Building additions shall follow the same general scale, proportion, massing, and detailing as the original structure and should not be in stark contrast to the original.	Yes	Yes		
90		b.	The design of a new addition shall incorporate the main characteristics of the existing structure.	Yes	Yes		
91	2.3.9	Building Materials					
92		a.	Artificial or decorative façade treatments, where one or more unrelated materials appear to be simply applied to the surface of a building rather than an integral part of its design, shall be avoided.	Yes	Yes		
93		b.	The composition of materials should avoid creating the impression of thinness and artificiality.	Yes	Yes		

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#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
94		c. Natural building materials (e.g., wood, stone, and brick) that blend with the natural surroundings are encouraged.	Yes	Yes		
95	2.3.10 Colors					
96		a. Colors should be compatible with existing colors of the surrounding area but need not duplicate existing colors.	Yes	Yes		
97		b. Accent colors should be used carefully.	Yes	Yes		
98		c. The transition between base and accent colors should relate to changes in building materials or the change of building surface planes.	Yes	Yes		
99		d. Accent colors on wall surfaces can enliven buildings.				
100		e. Exterior wall colors should harmonize with the site and surrounding buildings.	Yes	Yes		

OTHER COMMENTS:

GENERAL NOTES

THIS PROJECT TO COMPLY WITH THE FOLLOWING CODES:

2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, AND THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, STATE AND LOCAL CODES AND/OR ORDINANCES.

- WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.58 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS. WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE OF NOT LESS THAN 33 INCHES IN WIDTH AND HAVE A CLEAR SPACE IN FRONT OF WATER CLOSET CLOSED STOOL TO BE NOT LESS THAN 24 INCHES. ALL EGRESS WINDOWS TO HAVE A MIN. 20" CLEAR WIDTH & MIN. 24" CLEAR HEIGHT WITH A MIN. 5.7 SQUARE FOOT OF OPENING & A MAX. FINISHED SILL HEIGHT OF 44".
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO BUILDING (i.e., DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS).
- ALL EGRESS WINDOWS TO HAVE A MIN. 20" CLEAR WIDTH & MIN. 24" CLEAR HEIGHT WITH A MIN. 5.7 SQUARE FOOT OF OPENING & A MAX. FINISHED OPENING HEIGHT OF 44".
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.
- ALL FACTORY-MADE FLEXIBLE AIR DUCTS TO BE INSTALLED ACCORDING TO THEIR INSTALLATION INSTRUCTIONS AND STANDARDS SET BY CODE AND TO USE UL 1818 TAPE.
- MCHEMRY AND ASSOCIATES L.L.C. WILL NOT BE OBSERVING CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
- ALL SHOWERS SHALL BE FINISHED WITH A SMOOTH, HARD NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 3 INCHES ABOVE DRAIN INLET.
- WHEN GYPSUM BOARD IS USED AS A BASE FOR TILE OR WALL PANELS AT SHOWERS, WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED ON CEILING FRAMING SPACED MORE THAN 12 INCHES ON CENTER.
- ALL SHOWERS AND OR TUB/SHOWER COMBINATIONS TO HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. THE WATER TEMPERATURE MAXIMUM IS A SETTING OF 120°F (49°C).
- ALL HOT WATER SUPPLY PIPING 3/4" OR GREATER SHALL BE INSULATED AS PER CEC SECTION 150.0 (J11).
- ALL HOT WATER SUPPLY PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES SHALL BE INSULATED AS PER CEC SECTION 150.0 (J12.4).

CONTACTS

STRUCTURAL ENGINEER

DON BLESSEN

1215 BRADFORD LANE
NIPOMO, CA. 93444
916-812-3594

TITLE 24 ENERGY CALCULATIONS

RESOM ENERGY ENGINEERING

CONTACT: MELINDA WOLLYNY
PHONE: 916-373-1393
3160 SUISUN BAY ROAD
WEST SACRAMENTO CA. 95601

ENERGY REQUIREMENTS

Floor insulation -	R-19
Wall insulation -	R-21 (2x6 framing)
Attic Insulation -	R-38 above the ceiling
Radiant Barrier -	NO
Cool Roof Required -	NO
Window Values -	U-0.30, SHGC-0.23
Water Heater -	Existing
Furnace -	Existing
Air Conditioner -	Existing
Duct Insulation -	R-6.0
IAQ Exhaust Fan Required	NO
Whole House Fan Required	NO
PV Solar System -	NO

HERS Field Verifications

Duct Seal and Leakage -	YES
Proper Refrigerant Charge -	YES
SEER/EER Verification -	NO
Cooling Coil Air Flow (350 CFM/Ton) -	NO
Cooling Fan Power (0.45 W/CFM) -	YES
IAQ Fan CFM -	NO
Kitchen Hood (HVI listed) -	NO
Quality Insulation Installation -	NO
Whole House Fan Airflow -	NO

Required

- DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR TO DETAILS FOR SIMILAR CONSTRUCTION SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
- NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER IN ADVANCE OR SHOWN ON THESE DRAWINGS.
- TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- WHERE THESE GENERAL NOTES AND TYPICAL DETAILS ARE IN CONFLICT WITH ANY SPECIFICATIONS, THESE NOTES SHALL GOVERN.
- PROVIDE OPENINGS, CURBS, FRAMING AND/OR SUPPORTS FOR ITEMS INDICATED ON ANY OF THESE DRAWINGS INCLUDED IN THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR OR OWNER IS RESPONSIBLE FOR THE INSTALLATION AND SHALL PROVIDE PROPER FUNCTION OF ALL COSMETIC TREATMENTS AND FINISHES - INCLUDING, BUT NOT LIMITED TO, TILE, STUCCO, GYPSUM BOARD, PAINT, ETC. WHERE STANDARD SPECIFICATIONS CALL FOR CONSTRUCTION MORE STRINGENT THAN SHOWN ON THESE PLANS, THE CONTRACTOR OR OWNER SHALL ADJUST THE CONSTRUCTION ACCORDINGLY.
- CONTRACTOR SHALL READ AND BE FAMILIAR WITH ALL FACETS OF THE PLANS AND SPECIFICATIONS AND SHALL REQUEST CLARIFICATION AS REQUIRED BEFORE COMMENCING CONSTRUCTION. IF THESE PLANS ARE NOT EXECUTED BY A CONTRACTOR LICENSED IN CALIFORNIA AND WHO IS INTIMATELY FAMILIAR WITH THIS TYPE OF CONSTRUCTION, MCHEMRY AND ASSOCIATES L.L.C. WILL NOT BE LIABLE FOR FOR THIS PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONSTRUCTION WHICH IS IN DEVIATION FROM THESE PLANS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS AND SHALL OBTAIN APPROVAL BEFORE CONTINUING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE CORRECT INSTALLATION OF ALL MANUFACTURED PRODUCTS, INCLUDING BUT NOT LIMITED TO OSB, HARDIE BD, PARALLAMS AND MICRO-LAMS. ALL INSTALLATIONS SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL PLUMBING PENETRATIONS, INCLUDING CENTRAL VACUUM THROUGH FIRE RATED WALLS, SHALL BE METALLIC EXTENDING A MINIMUM FROM WALL (INCLUDING TRAP WHERE APPLICABLE) AND SHALL BE SEALED SO THAT NO GASES CANNOT PASS THROUGH.
- PROVIDE FIRESTOPS AT PENETRATIONS & CONCEALED SPACES.
- ALL ROSE BIRS TO BE EQUIPPED WITH ANTI-SIPHON VALVES.
- MIN. 4" BUILDING DRAIN AFTER 3 RD. TOILET.
- ALL FRAMING TO BE FIRE BLOCKED.
- ALL PLUMBING WALLS TO BE 2X6.
- ALL TRADES TO PROVIDE BACKING AS REQUIRED.
- DUCTS PENETRATING SEPERATION WALL SHALL BE CONSTRUCTED OF NOT LESS THAN 30 GA. GALVANIZED STEEL AND BE CONTIGUOUS WITHOUT OPENINGS OR NON-METALLIC CONNECTIONS.
- PROVIDE R-13 INSULATION AT ALL BATHROOM WALLS.
- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO FIELD INSPECTOR AT TIME OF INSPECTION.
- VENTING SYSTEMS SHALL BE SO DESIGNED AND CONSTRUCTED AS TO DEVELOPE A POSITIVE FLOW ADEQUATE TO CONVEY ALL PRODUCTS OF COMBUSTION TO THE OUTSIDE ATMOSPHERE.
- ALL PLUMBING VENTS THROUGH ROOF SHALL BE COMBINED TO A MINIMUM NO. OF ROOF PENETRATIONS.
- WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RE-SUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.
- ALL CONSTRUCTION OR WORK SHALL BE SUBJECTED TO INSPECTION BY A CITY OF SUTTER CREEK BUILDING OFFICIAL (OR REPRESENTATIVE) AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED. APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OTHER ORDINANCES OF THE JURISDICTION. INSPECTIONS PRESUMED TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID. IT SHALL BE THE DUTY OF THE PERMIT APPLICANT TO CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. NEITHER THE BUILDING OFFICIAL, NOR THE JURISDICTION SHALL BE LIABLE FOR EXPENSE ENTAILED IN REMOVAL OR REPLACEMENT OF ANY MATERIAL REQUIRED TO ALLOW INSPECTION.
- FOOTING AND FOUNDATION INSPECTIONS SHALL BE MADE AFTER EXCAVATIONS FOR FOOTINGS ARE COMPLETE AND ANY REQUIRED REINFORCING STEEL IS IN PLACE. FOR CONCRETE FOUNDATIONS, ANY REQUIRED FORMS SHALL BE IN PLACE PRIOR TO INSPECTION. MATERIALS FOR THE FOUNDATION SHALL BE ON THE JOB, EXCEPT WHERE CONCRETE IS READY-MIXED IN ACCORDANCE WITH ASTM C 94, THE CONCRETE NEED NOT BE ON THE JOB.
- CONCRETE SLAB INSPECTIONS SHALL BE MADE AFTER IN-SLAB REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, CONDUIT, PIPING ACCESSORIES AND OTHER ANCILLARY EQUIPMENT ITEMS ARE IN PLACE, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR SHEATHING IS INSTALLED, INCLUDING THE SUBFLOOR.
- FRAMING INSPECTIONS SHALL BE MADE AFTER THE ROOF DECK OR SHEATHING, ALL FRAMING, FIREBLOCKING AND BRACING ARE IN PLACE AND PIPES, CHIMNEYS AND VENTS TO BE CONCEALED ARE COMPLETE AND THE ROUGH ELECTRICAL, PLUMBING, HEATING WIRS, PIPES AND DUCTS ARE APPROVED.
- LATH AND GYPSUM BOARD INSPECTIONS SHALL BE MADE AFTER LATHING AND GYPSUM BOARD, EXTERIOR AND INTERIOR IS IN PLACE, BUT NOT BEFORE ANY PLASTERING IS APPLIED OR GYPSUM BOARD JOINTS AND FASTENERS ARE TAPED AND FINISHED.
- PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTANCE-RATED ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED.
- ENERGY EFFICIENCY INSPECTIONS SHALL BE MADE TO DETERMINE COMPLIANCE WITH 2019 CHAPTER 13 AND SHALL INCLUDE, BUT ARE NOT LIMITED TO, INSPECTIONS FOR: ENVELOPE INSULATION R- VAL, PENETRATION U- VAL, BUT SYSTEM R- VAL, AND HVAC AND WATER HEATING EQUIPMENT EFFICIENCY.
- IN ADDITION TO THE INSPECTIONS SPECIFIED ABOVE, THE CITY OF SUTTER CREEK BUILDING OFFICIAL IS AUTHORIZED TO MAKE OR REQUIRE OTHER INSPECTIONS OF ANY CONSTRUCTION WORK TO ASCERTAIN COMPLIANCE WITH THE PROVISIONS OF THIS CODE AND OTHER LAWS THAT ARE ENFORCED BY THE DEPARTMENT OF BUILDING SAFETY.
- THE FINAL INSPECTION SHALL BE MADE AFTER ALL WORK REQUIRED BY THE BUILDING PERMIT IS COMPLETED.
- IT SHALL BE THE DUTY OF THE HOLDER OF THE BUILDING PERMIT OR THEIR DUTY AUTHORIZED AGENT TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. IT SHALL BE THE DUTY OF THE PERMIT HOLDER TO PROVIDE ACCESS TO AND MEANS FOR INSPECTIONS OF SUCH WORK THAT ARE REQUIRED BY THIS CODE.
- WORK SHALL NOT BE DONE BEYOND THE POINT INDICATED IN EACH SUCCESSIVE INSPECTION WITHOUT FIRST OBTAINING THE APPROVAL OF THE BUILDING OFFICIAL. THE BUILDING OFFICIAL, UPON NOTIFICATION, SHALL MAKE THE REQUESTED INSPECTIONS AND SHALL EITHER INDICATE THE PORTION OF THE CONSTRUCTION THAT IS SATISFACTORY AS COMPLETED, OR NOTIFY THE PERMIT HOLDER OR THEIR DUTY AUTHORIZED AGENT WHENIN THE SAME FAILS TO COMPLY WITH THIS CODE. ANY PORTIONS THAT DO NOT COMPLY SHALL BE CORRECTED AND SUCH PORTIONS SHALL NOT BE COVERED OR CONCEALED UNTIL AUTHORIZED BY THE BUILDING OFFICIAL.
- AT COMPLETION OF TRUSS FABRICATION, THE TRUSS MANUFACTURER SHALL SUBMIT A CERTIFICATE OF COMPLIANCE STATING THAT WORK WAS PERFORMED IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS. THIS CERTIFICATION SHALL BE PRESENTED TO THE CITY OF SUTTER CREEK BUILDING INSPECTOR AT TIME OF PRODUCT DELIVERY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH APPLICABLE SAFETY REGULATIONS.

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T24	TITLE 24 ENERGY HOUSE
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CAL-1	CALGREEN ENERGY REQUIREMENTS
CAL-2	MANDATORY MEASURES
CAL-3	MANDATORY MEASURES SUMMARY

SCOPE OF WORK

- REMOVE EXISTING ENTRY PORCH
- ADD STUDIO AND ENTRY PORCH AS PER PLANS
- RELOCATE ENTRY DOOR AS PER PLANS

ALL EXTERIOR MATERIALS AND COLORS TO MATCH EXISTING CONSTRUCTION.

STATS

EXISTING	2353 SQ.FT.
PROPOSED ADDITION AREA	504 SQ.FT.
PROPOSED TOTAL	2857 SQ.FT.
EXISTING COVERED DECK TO BE REMOVED	280 SQ.FT.
PROPOSED COVED DECK	221 SQ.FT.

DATE: 10-29-22
SCALE: NOTED
JOB. NO. 22-366
DRAWN BY: M.W.M.

PROJECT REVISIONS

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UG - 9 2023

City of Sutter Creek

MR. & MRS. DOUG YARDLEY

287 URSULA DR.
SUTTER CREEK, CA. 95685

A.P.N. 040-216-016

HOUSE ADDITION FOR:

SCOPE OF WORK

- REMOVE EXISTING ENTRY PORCH
- ADD STUDIO AND ENTRY PORCH AS PER PLANS
- RELOCATE ENTRY DOOR AS PER PLANS

ALL EXTERIOR MATERIALS AND COLORS TO MATCH EXISTING CONSTRUCTION.

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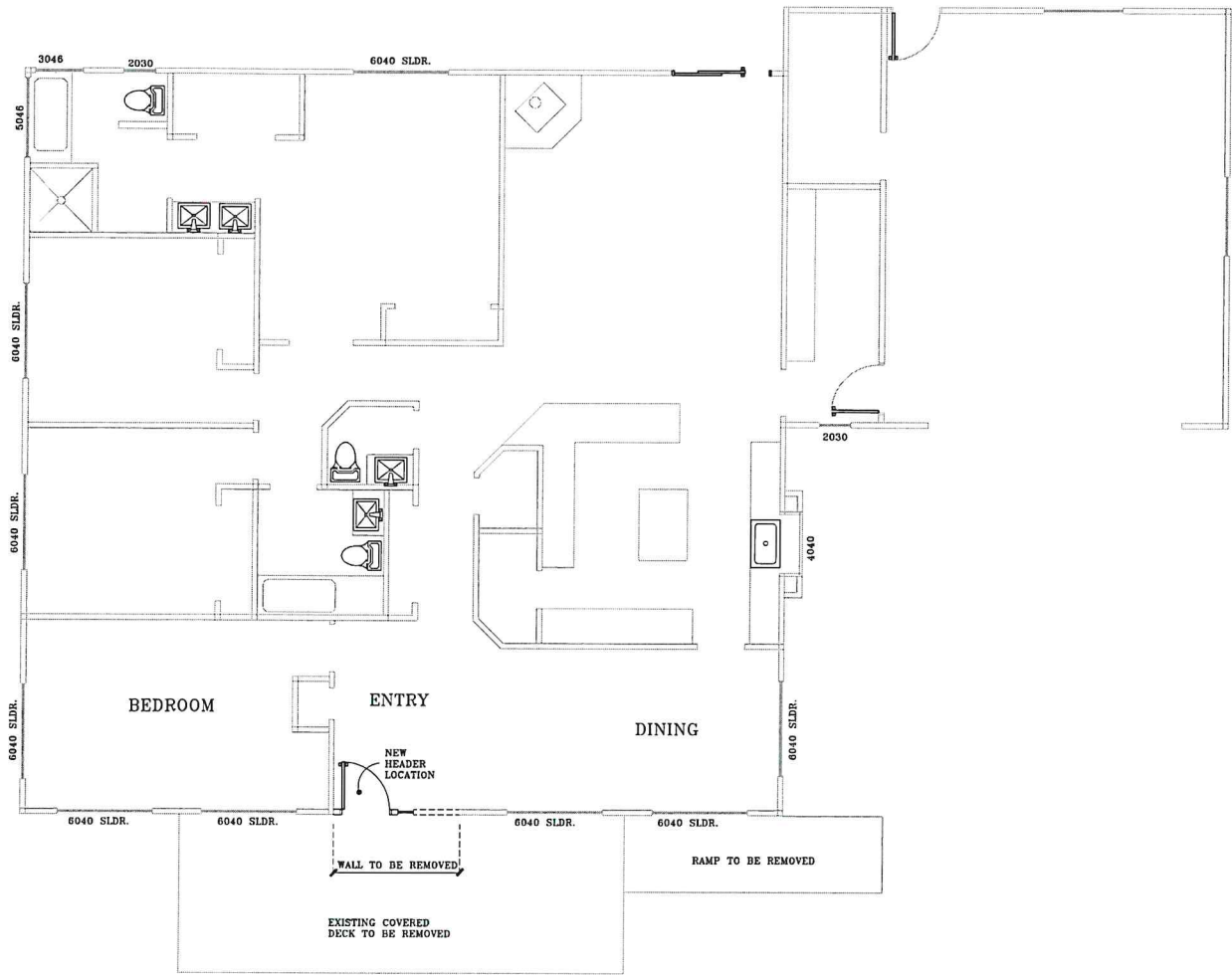
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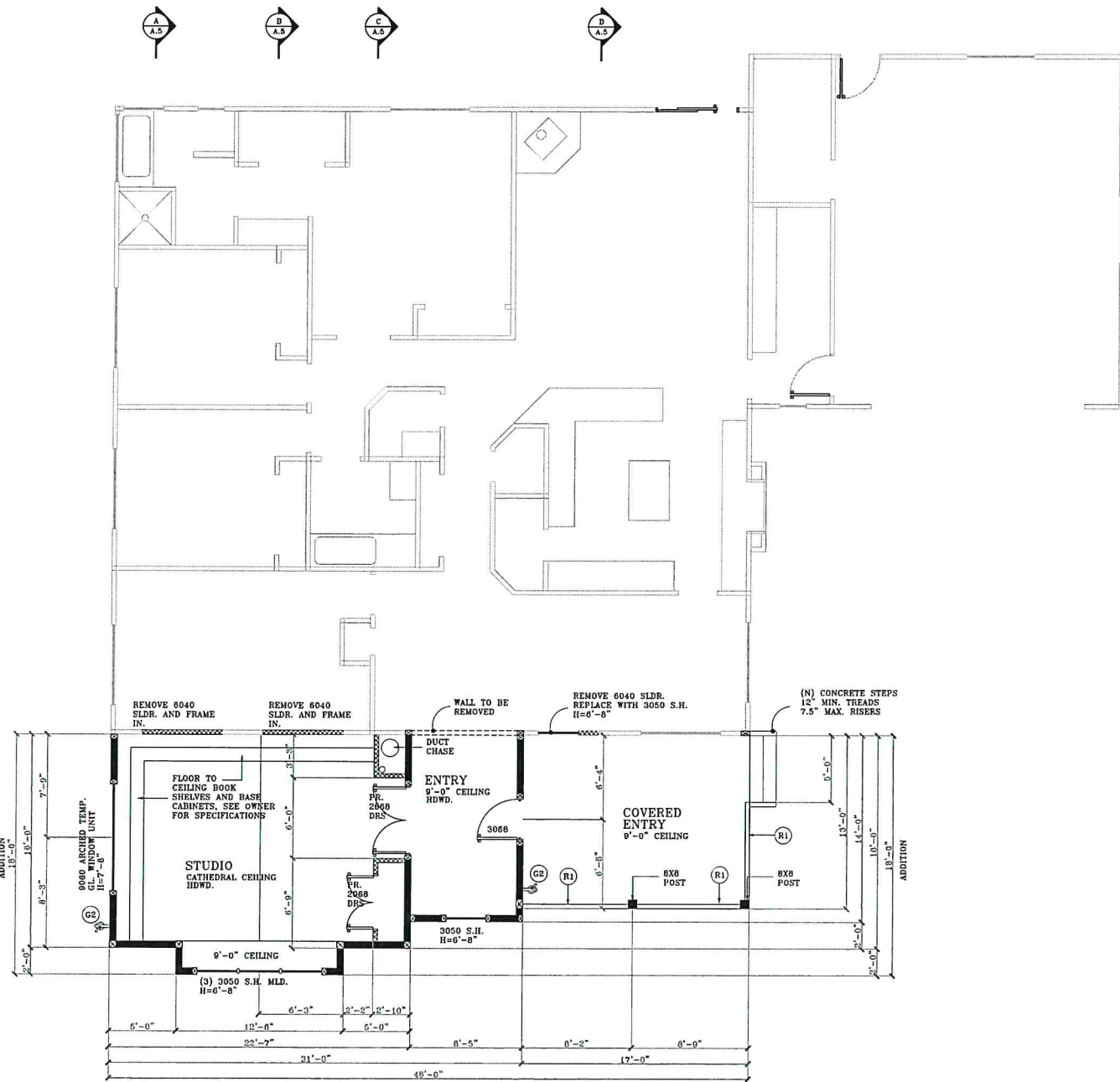
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EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0"



PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"

WALL SCHEDULE	
	= EXISTING WALL
	= WALL TO BE REMOVED
	= 2X4 WALL AS PER STRUCTURAL ENGINEERING NOTES
	= 2X6 WALL AS PER STRUCTURAL ENGINEERING NOTES

(R1)	PRE MANUFACTURED 442" IRON RAILING WITH INTERMITTENT RAILS SPACED AS TO NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH. RAILING TO BE INSTALLED AS PER MFG'S SPECIFICATIONS AND RAILING POSTS TO BE ATTACHED TO DECK/FLOOR AS PER MFG'S SPECIFICATIONS.
	GUARD RAILING REQUIREMENTS:
	• MINIMUM 42" HIGH GUARDRAIL AT ALL OPEN SIDED WALKING SURFACES GREATER THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY.
	• GUARDRAILS SHALL NOT HAVE OPENINGS FROM WALKING SURFACE TO THE REQUIRED GUARDRAIL HEIGHT WHICH ALLOW THE PASSAGE OF A 4" IN DIAMETER.
	• GUARDRAILS SHALL BE DESIGNED TO RESIST A 200-POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
	GLASS USED AS A HANDRAIL ASSEMBLY OR A GUARD SHALL BE CONSTRUCTED OF TEMPERED GLASS. THE MINIMUM NOMINAL THICKNESS SHALL BE 1/4".
(G2)	HOSE BIB & LAWN SPRINKLER SYSTEMS TO BE PROVIDED W/ AN ANTI-SIPHON EACH FLOW PREVENTION DEVICE.

DATE:	10-29-22
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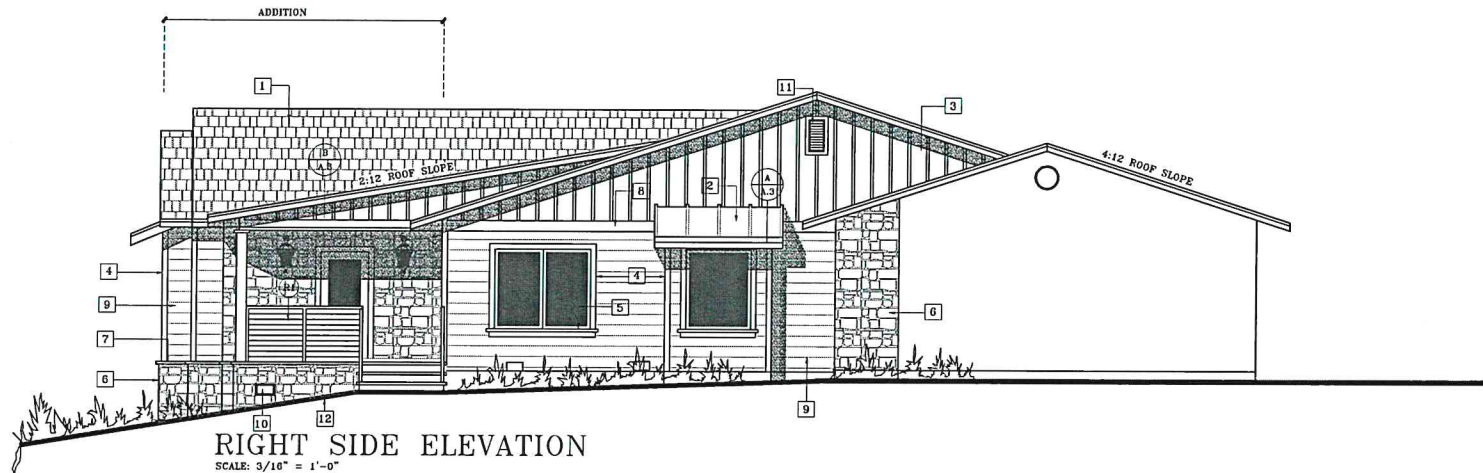
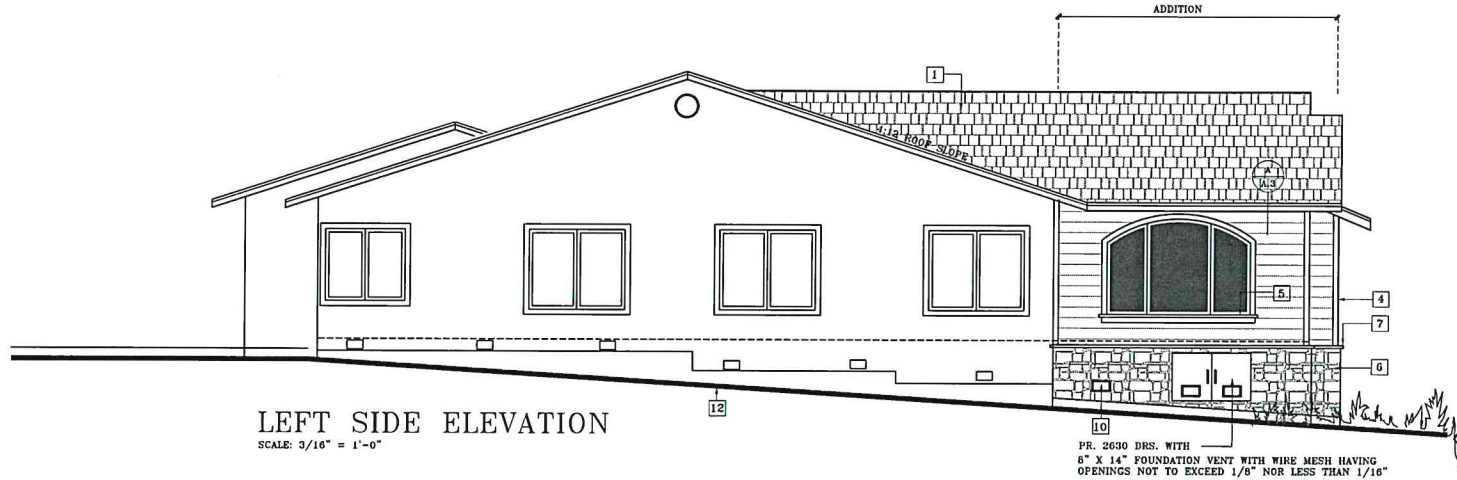
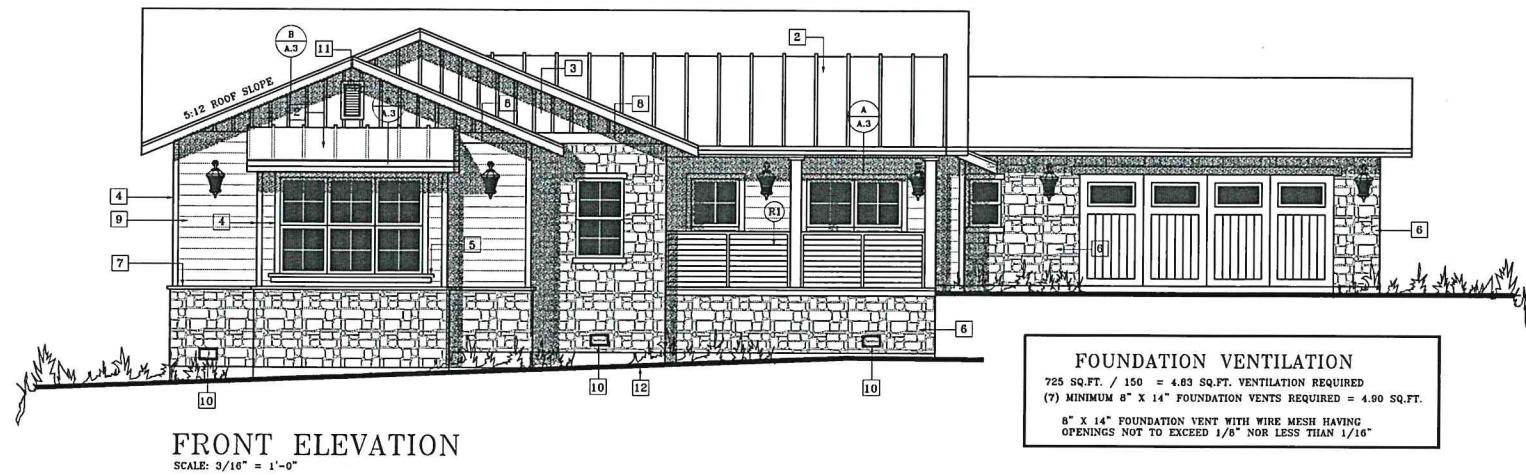
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M.W.M.
10-31-22

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EXTERIOR ELEVATION NOTES:

- CLASS "A" COMPOSITION ROOFING
TO BE INSTALLED AS PER
MFG'S SPECIFICATIONS.
PROVIDE TYPE 30 FELT
UNDERLAYMET AS PER
CRC TABLES R905.1.1(1) R905.1.2.(2).
- CUSTOM-BLT MATAL, TGFU.R20409 OR EQUAL
STANDING SEAM STEEL ROOFING
TO BE INSTALLED AS PER
MFG'S SPECIFICATIONS & APPROVED FASTENERS
INSTALL OVER (2) LAYERS TYPE 30 FELT
UNDERLAYMET AS PER
CRC TABLES 15-B-1, 15-D-1.
CLASS A FIRE RATING
IMPACT 4 RESISTANCE
ICC-ES ESR-2048
800-423-6587
WWW.ICC-ES.ORG
- 1X4 "HARDIE BD." BATTENS AT 16" O.C. OVER
"HARDIE BD." CEDAR MILL PANELS (OR EQUAL).
INSTALL AS PER MFG'S SPECIFICATIONS.
- 2X4 SPRUCE TRIM
- 2X4 SPRUCE FLAT OVER 2X4 SPRUCE
WINDOW SILL, SLOPE TOP FOR DRAINAGE
- THINSET STONE VENEER TO BE INSTALLED AS
PER MFG'S SPECIFICATIONS.
- PRECAST STONE VENEER CAP, PROVIDE FLASHING
AND WATERPROOFING AS REQUIRED.
- 2X6 SPRUCE TRIM
- "HARDIE" BD. LAP SIDING, MATCH EXISTING
- 6" X 14" FOUNDATION VENT WITH WIRE MESH HAVING
OPENINGS NOT TO EXCEED 1/8" NOR LESS THAN 1/16"
- 12" X 24" CABLE END VENT WITH WIRE MESH HAVING
OPENINGS NOT TO EXCEED 1/8" NOR LESS THAN 1/16"
- FINISHED GRADE
- PRE MANUFACTURED +42" IRON RAILING WITH
INTERMITTENT RAILS SPACED AS TO NOT ALLOW A 4"
DIA. SPHERE TO PASS THROUGH.
RAILING TO BE INSTALLED AS PER MFG'S
SPECIFICATIONS AND RAILING POSTS TO BE ATTACHED
TO DECK/FLOOR AS PER MFG'S SPECIFICATIONS.
GUARD RAILING REQUIREMENTS:
• MINIMUM 42" HIGH GUARDRAIL AT ALL OPEN
SIDED WALKING SURFACES GREATER THAN 30" ABOVE
THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN
36" HORIZONTALLY.
• GUARDRAILS SHALL NOT HAVE OPENINGS FROM
WALKING SURFACE TO THE REQUIRED GUARDRAIL
HEIGHT WHICH ALLOW THE PASSAGE OF A 4"
IN DIAMETER.
• GUARDRAILS SHALL BE DESIGNED TO RESIST A
200-POUND CONCENTRATED LOAD APPLIED IN
ANY DIRECTION AT ANY POINT ALONG THE TOP.
GLASS USED AS A HANDRAIL ASSEMBLY OR A GUARD
SHALL BE CONSTRUCTED OF TEMPERED GLASS.
THE MINIMUM NOMINAL THICKNESS SHALL BE 1/4".

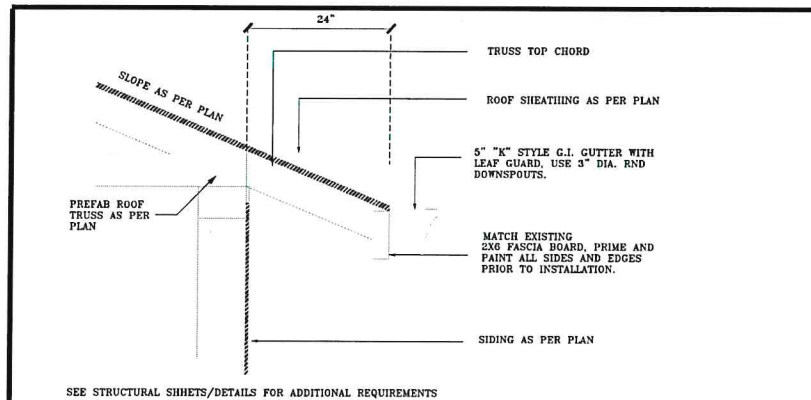
GENERAL NOTES

- ALL FLASHING, SHEET METAL, VENT STACKS AND PIPES
SHALL BE PAINTED TO MATCH ADJACENT BUILDING
SURFACE.
VENT STACKS NOT TO EXTEND ABOVE THE RIDGE LINE.
GROUP VENTS TO BE LEAST VISIBLE FROM VIEW.
- SHEAR PLY: COVER ALL EXTERIOR WALLS WITH 3/8" ORIENTED STRAND BOARD (OSB)
WITH 8 d's AT 6" O/C ALL EDGES, 8 d's AT 12" O/C ALL FIELD CONTACTS-UNLESS
OTHERWISE NOTED ON PLANS. PLYWOOD SHALL RUN CONTINUOUS FROM TOP PLATE
TO SOLE PLATE WITH ALL EDGES BLOCKED

BUILDING WRAP

ENTIRE BUILDING TO BE WRAPPED WITH INDUSTRY STANDARD BUILDING WRAP
INSTALL AS PER MFG'S SPECIFICATIONS.
THE AIR-RETARDING WRAP MUST BE INSTALLED PER THE MANUFACTURER'S
SPECIFICATIONS. IN PARTICULAR, IT MUST MEET THE FOLLOWING INSTALLATION REQUIREMENTS:
1. THE AIR-RETARDING WRAP MUST BE APPLIED CONTINUOUSLY
2. ALL TEARS OR BREAKS MUST BE REPAIRED WITH THE MANUFACTURER APPROVED TAPE.
3. ALL HORIZONTAL SEAMS MUST BE LAPPED IN A SINGLE-LINE MANNER AND TAPED
4. ALL VERTICAL SEAMS MUST BE LAPPED
5. ALL WINDOWS AND PENETRATIONS MUST BE TAPED OR CAULKED
6. THE AIR-RETARDING WRAP MUST BE TAPED OR OTHERWISE SEALED AT THE SLAB JUNCTION.

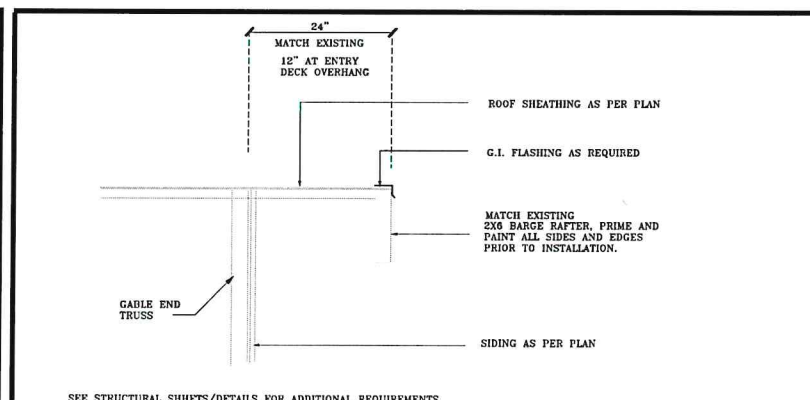
PROVIDE G.I. FLASHING AS REQUIRED
AT ALL HORIZONTAL TRIM AND PANEL
SIDING HORIZONTAL SPLICES.



DETAIL

SEE STRUCTURAL DETAILS FOR ADDITIONAL REQUIREMENTS

A



DETAIL

SEE STRUCTURAL DETAILS FOR ADDITIONAL REQUIREMENTS

B

DATE: 10-29-22
SCALE: NOTED
JOB. NO. 22-366
DRAWN BY: M.W.M.

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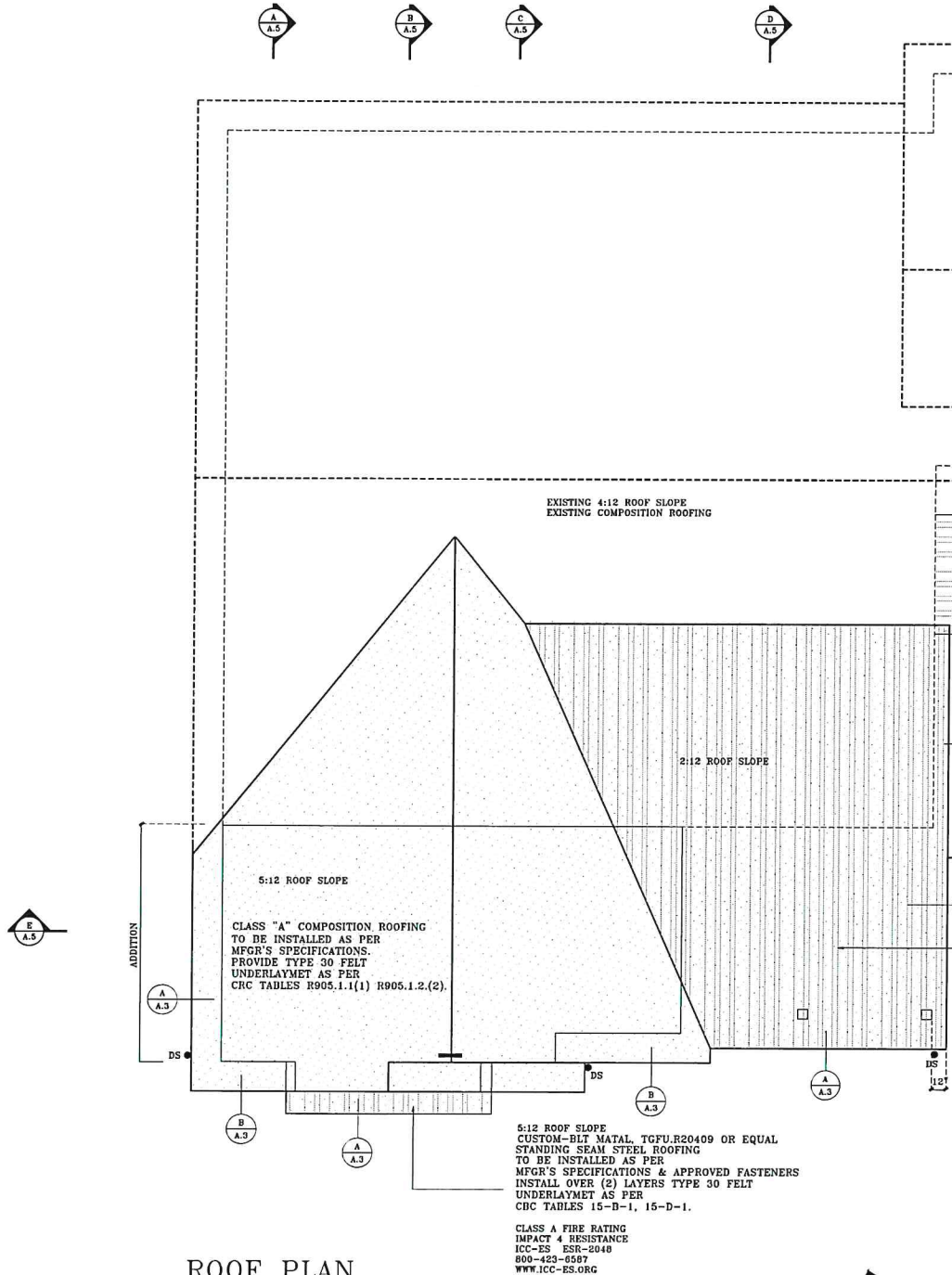
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SHEET:

A.3

OF: 5



ROOF PLAN

SCALE: 3/16" = 1'-0"

ALL DOWNSPOUTS TO BE CONNECTED TO THE LANDSCAPE DRAINAGE SYSTEM AND LOCATIONS ADJUSTED AS NEEDED TO AVOID DOORS/WINDOWS AS NEEDED.

ALL VALLEY FLASHING SHALL NOT BE 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 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3099 RUNNING THE FULL LENGTH OF THE VALLEY.

ATTIC VENTILATION REQUIREMENTS

VENTING SHOWN IS MINIMUM REQUIRED
CALCULATIONS BASED ON 725 SQ.FT. OF ATTIC AREA ADDITION

PROVIDE ROOF / ATTIC VENTILATION. THE NET FREE VENTILATING AREA SHALL BE LESS THAN 1/150 OF THE AREA OF SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, WHERE THE LOCATION OF A WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW RIDGE OR HIGHEST POINT OF SPACE SHALL BE PERMITTED.

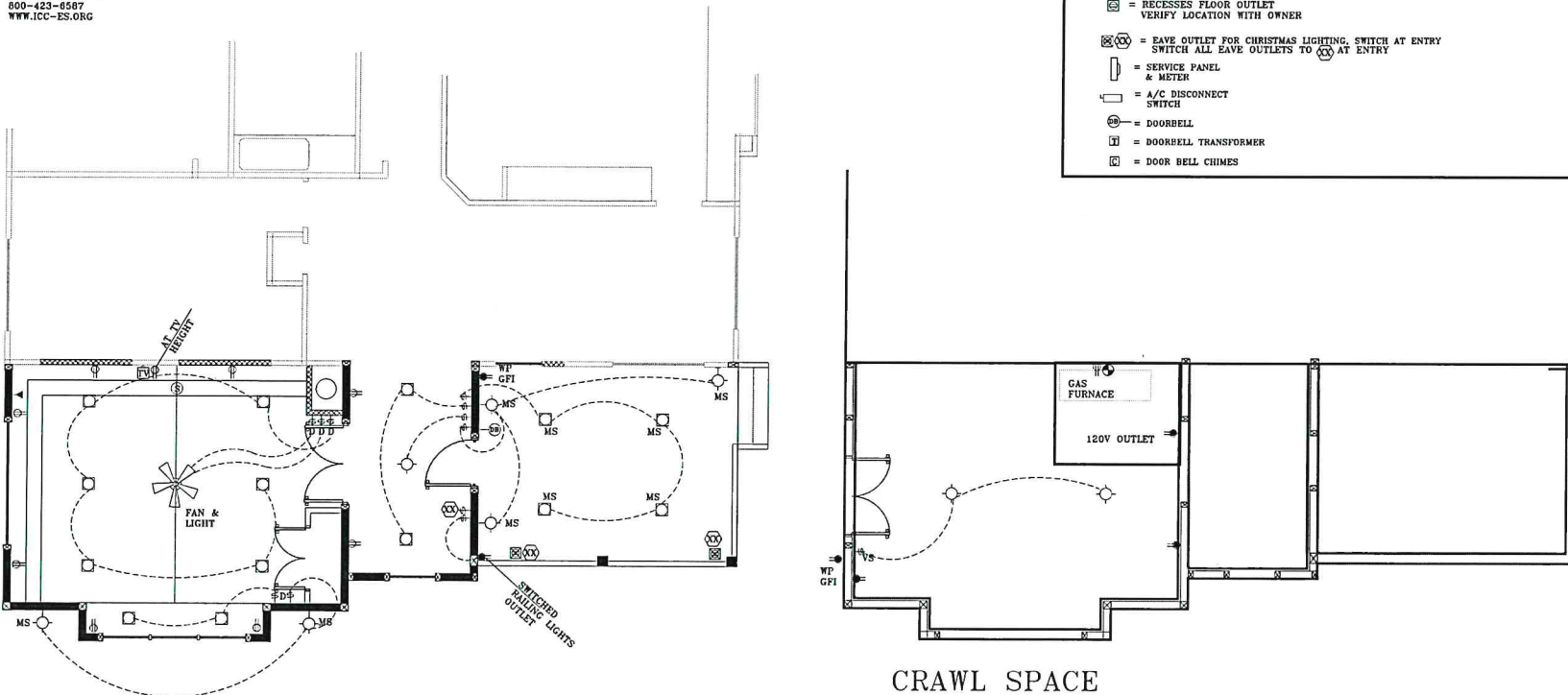
12" X 24" GABLE END VENT WITH WIRE MESH HAVING OPENINGS NOT TO EXCEED 1/8" NOR LESS THAN 1/16" NFA = 230 SQ.INCHES / 1.6 SQ.FT.

3.5" X 14" EAVE VENT EVERY 3RD. TRUSS BAY WITH WIRE MESH HAVING OPENINGS NOT TO EXCEED 1/8" NOR LESS THAN 1/16" NFA = 39 SQ.INCHES / .27 SQ.FT.

AREA "A"
725 SQ.FT. / 300 = 2.4 SQ.FT.
2.4 X 40% = .97 SQ.FT. MIN. VENTILATION WITH IN 36" VERTICAL OF THE HIGHEST POINT OF THE RIDGE.
2.4 X 50% = 1.2 SQ.FT. MAXIMUM VENTILATION BEYOND 36" VERT. OF THE HIGHEST POINT OF THE RIDGE.

(1) 12" X 24" GABLE VENTR VENTS WITH IN 36" VERT. OF RIDGE = 1.6 SQ.FT.
(4) 3.5" X 14" EAVE VENTS = 1.0 SQ.FT.

TOTAL = 2.6 SQ.FT. DESIGNED VENTILATION AREA



ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

- ALL RECEPTACLES AND DEVICES IN THE HABITAT PORTION OF A DWELLING UNIT, EXCEPT BATHROOMS, SHALL BE PROTECTED BY A LISTED AND READILY ACCESSIBLE AFCI.
- TWO OR MORE SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN ARE LIMITED TO SUPPLYING WALL AND THE COUNTER SPACE OUTLETS INCLUDING THE REFRIGERATOR (NOTE THEY CANNOT SERVE THE DINING ROOM, OUTSIDE PLUGS, RANGE HOOD, DISPOSAL, DISHWASHER OR MICROWAVES).
- BOND METALLIC GAS PIPE AND WATER PIPE TO THE SERVICE GROUND.
- ALL 120-VOLT, SINGLE PHASE, 15- & 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUN ROOMS, REC ROOMS, CLOSETS, LAUNDRY AREAS, HALLWAYS AND SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CBC 210.12
- AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS ADJACENT TO EACH BASIN. PROVIDE G.F.C.I. PROTECTION TO ALL BATHROOM COUNTERTOP OUTLETS .
- A SWITCH IN A WET LOCATION SUCH AS THE EXTERIOR OF A DWELLING SHALL BE ENCLOSED IN A WEATHERPROOF ENCLOSURE.
- LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SUCH AS TUB, SHOWER ENCLOSURES AND DWELLING EXTERIORS, SHALL BE INSTALLED SO THAT WATER CANNOT ENTER OR ACCUE IN THE WIRING, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES, FIXTURES, CEILING FANS INSTALLED IN SUCH WET LOCATIONS SHALL BE LABELED, "SUITABLE FOR WET LOCATIONS"
- LAUNDRY OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS IN ALL ROOMS OF THE DWELLING UNIT ALL 125-VOLT, 15-AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
- PROVIDE PROVISIONS FOR THE REQUIRED INTERSYSTEM BONDING ELECTRODE FOR CONNECTING AT LEAST THREE GROUNDING OR BONDING CONDUCTORS REQUIRED FOR COMMUNICATIONS SYSTEMS SHALL BE INSTALLED EXTERNALLY AT THE SERVICE PANEL.
- ALL LUMINAIRES IN THE GARAGE, LAUNDRY ROOMS, UTILITY ROOMS, STORAGE ROOMS AND CLOSETS GREATER THAN 70 SQUARE FEET MUST BE HIGH EFFICACY AND HAVE A VACANCY SENSOR.
- LAUNDRY RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- ARCH-FAULT CIRCUITS-INTERRUPTER PROTECTION REQUIRED IN ALL ROOMS EXCEPT KITCHENS, BATHS AND GARAGES
- MINIMUM #4 BARE COPPER CONDUCTOR FOR "GROUNDING ELECTRODE CONDUCTOR" 20'-0"-0" OF #4 BARE COPPER IN BOTTOM OF CONCRETE FOOTING WITH AT LEAST 2" OF ENCASED CONCRETE "CONCRETE ENCASED ELECTRODE" BONDING CONDUCTOR: AT LEAST #4 COPPER BONDED TO INTERIOR WATER PIPING AND GAS PIPING.
- PROVIDE A DEDICATED 20 AMP. CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS WHICH SHALL NOT HAVE LIGHTING EXHAUST FANS,OR OTHER OUTLETS ON IT.
- COOK TOP/RANGE HOOD TO BE VENTED TO EXTERIOR AIR. PROVIDE MINIMUM 100 CFM WITH VARIABLE SPEED ADJUSTMENT.
- ALL OUTLETS WITHIN 6'-0" OF SINKS TO BE G.F.I.
- ALL RECESSED INCANDESCENT FIXTURES SHALL HAVE THERMAL PROTECTION AND BE SO IDENTIFIED.
- CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS AND COOKING UNITS.
- THE TWO SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS (THEY CANNOT SERVE THE DINING ROOM, OUTSIDE PLUGS, RANGE HOOD DISPOSALS, DISHWASHERS OR MICROWAVES- ONLY THE REQUIRED COUNTERTOP / WALL OUTLETS INCLUDING THE REFRIGERATOR.
- A DEDICATED 20 AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS ect....
- OUTLETS THAT PROVIDE POWER FOR A SPA, HOT TUB OR HYDRO-MESSAGE BATHTUB SHALL BE GROUNDED-FAULT CIRCUIT INTERRUPTER PROTECTED. ELECTRICAL LIGHTING AND OUTLETS IN AREA OF SPAS & HOT TUBS SHALL COMPLY WITH CURRENT CODES AND ORDINANCES.

ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-1

ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB, EXCEPT HALLWAYS AND CLOSETS OVER 70 SQ.FT. SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS. (THIS APPLIES TO ALL GU-24 LEDS AND RECESSED LUMINAIRES.) CEEES 150.0 (k)2K

IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR. 150 (k) 2

OUTDOOR LIGHTING:
ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING:
CONTROLLED BY PHOTOCELL AND MOTION SENSOR, FOTO CONTROL AND AUTOMATIC ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM. 150(k)3

LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING PER 150.0(k)1C:

LISTED FOR ZERO CLEARANCE INSULATION, LABELLED THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS, SEALED WITH A GASKET OR CAULK, ALLOW REPLACEMENT AND MAINTENANCE TO BE READILY ACCESSIBLE FROM BELOW THE CEILING WITHOUT CUTTING HOLES IN THE CEILING, SHALL NOT CONTAIN SCREW BASED SOCKETS, AND SHALL CONTAIN LIGHT SOURCES THAT COMPLY WITH JAB.

SMOKE/CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN AN INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

DETECTORS TO BE LOCATED WITHIN 3'-0" HORIZONTALLY FROM THE DOOR OF ANY BATHROOM WITH A SHOWER.
THE INTERCONNECTED SMOKE ALARMS IN THE DWELLING SHALL BE CONNECTED TO THE FIRE SPRINKLER FLOW SWITCH.

- ALL LUMINAIRES IN THE GARAGE, LAUNDRY ROOMS, UTILITY ROOMS, STORAGE ROOMS AND CLOSETS GREATER THAN 70 SQUARE FEET MUST BE HIGH EFFICACY AND HAVE A VACANCY SENSOR.
- LAUNDRY RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- ARCH-FAULT CIRCUITS-INTERRUPTER PROTECTION REQUIRED IN ALL ROOMS EXCEPT BATHS AND GARAGES

□ = 4" OR 6" LED RECESSED LIGHT FIXTURE VERIFY WITH OWNER
◻ = 4" AUTOMATIC ASTRONOMICAL TIME CLOCK CONTROLLED REC. LED EAVE LIGHT

↗ = DIMMER SWITCH / VERIFY FIXTURE LOADING.

→ MS = MOTION SENSOR AND PHOTO CELL

→ UC = OCCUPANCY SENSOR & SWITCH

→ VS = VACANCY SENSOR & SWITCH

WPS = SWITCHES LOCATED IN WET LOCATIONS (EXTERIOR OF DWELLING) SHALL BE ENCLOSED IN A WEATHERPROOF ENCLOSURE.

WP = WATER PROOF FIXTURE - LUMINAIRES (FIXTURES) INSTALLED IN A WET OR DAMP LOCATIONS (TUB,SHOWER COMPARTMENT AND EXTERIOR OF DWELLING) SHALL BE INSTALLED SO THAT WATER CANNOT ENTER OR ACCURATE IN THE WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES (FIXTURES,EXTERIOR CEILING FANS) INSTALLED IN WET LOCATION SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS"

✱ = PADDLE FAN & LIGHT FIXTURE SUPPORTING JUNCTION BOX. WITH APPROVED FAN

☼ = SURFACE MOUNT. LIGHT FIXTURE

☼ = WALL MOUNT FIXTURE

○ = MINI RECESSED LIGHT FIXTURE

○ = LOW VOLTAGE TREAD LIGHTING

○ = 110 V DUPLEX OUTLET

● = G.F.C.I. OUTLET

⊕ = 220 V OUTLET

⊕ = 1/2 HOT 110 V OUTLET

⊕ = T.V. OUTLET/CAT 5 OR EQUAL

⊕ = TELEPHONE OUTLET/RECESSED CHARGING STATION

⊕ = RECESSES FLOOR OUTLET VERIFY LOCATION WITH OWNER

⊕ = EAVE OUTLET FOR CHRISTMAS LIGHTING. SWITCH AT ENTRY

⊕ = SWITCH ALL EAVE OUTLETS TO ⊕ AT ENTRY

⊕ = SERVICE PANEL & METER

⊕ = A/C DISCONNECT SWITCH

⊕ = DOORBELL

⊕ = DOORBELL TRANSFORMER

⊕ = DOOR BELL CHIMES

DATE: 10-29-22
SCALE: NOTED
JOB. NO. 22-366
DRAWN BY: M.W.M.

PROJECT REVISIONS

REV.

REV.

REV.

HOUSE ADDITION FOR:
MR. & MRS. DOUG YARDLEY
287 URSULA DR.
SUTTER CREEK, CA. 95685

A.P.N. 040-216-016

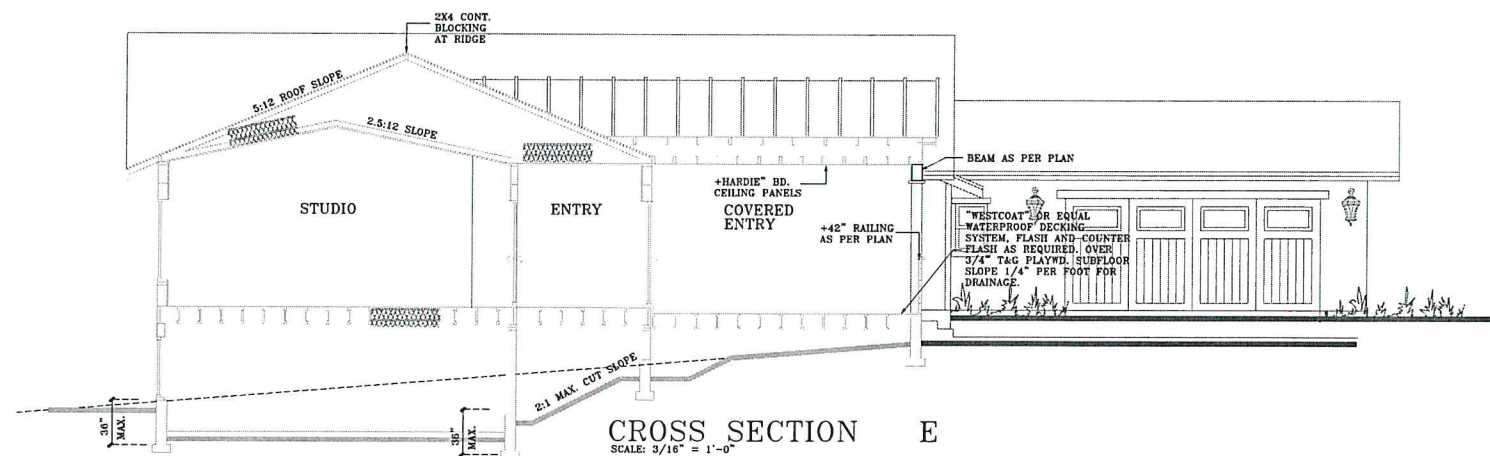
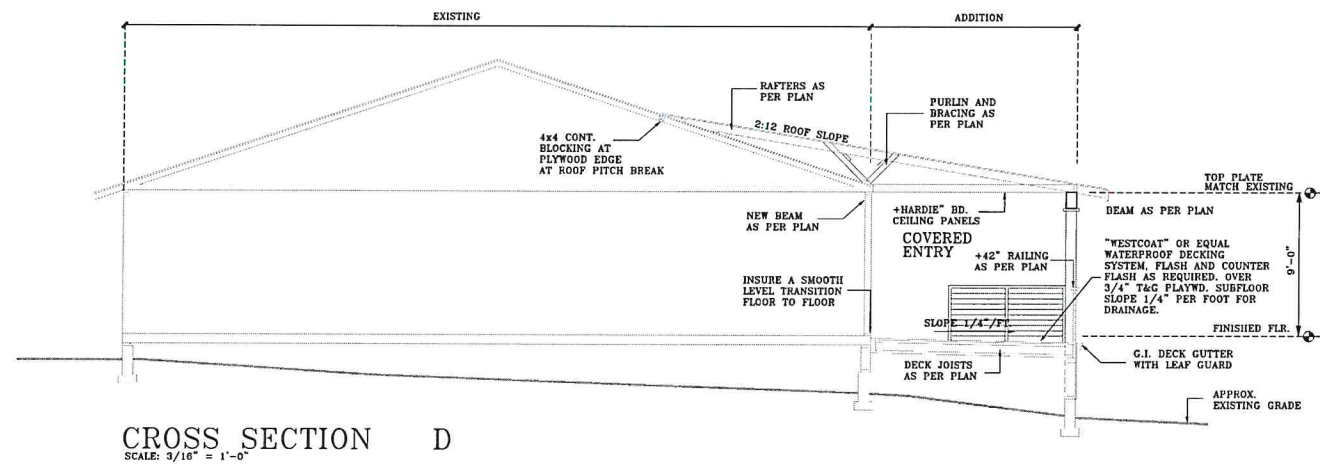
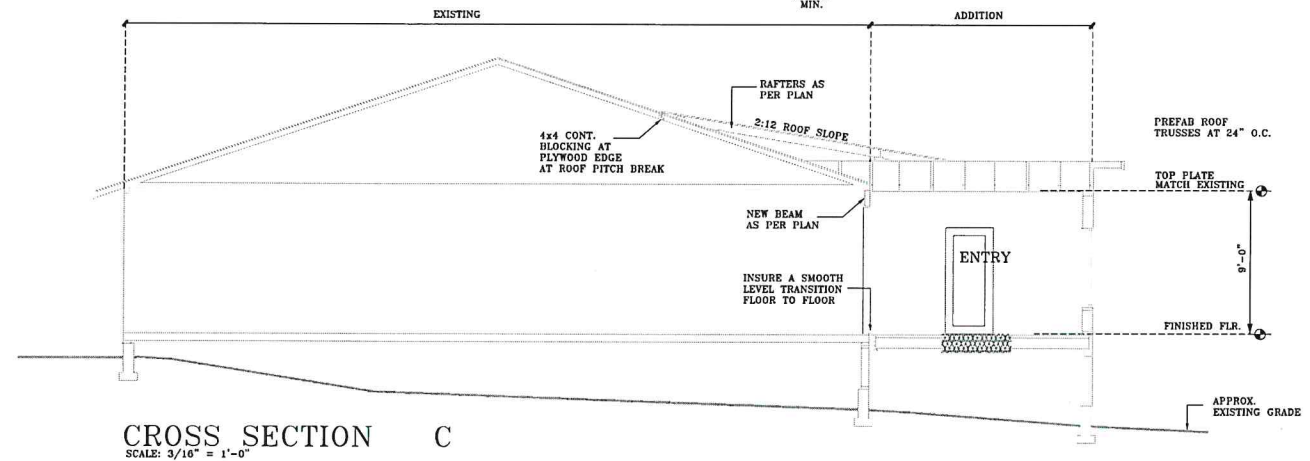
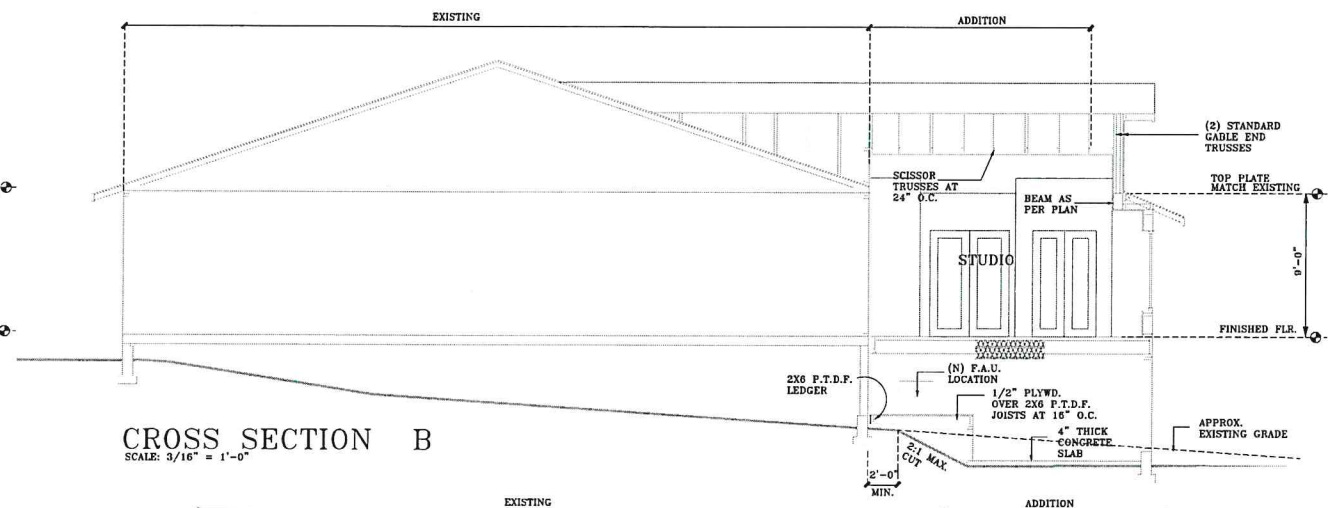
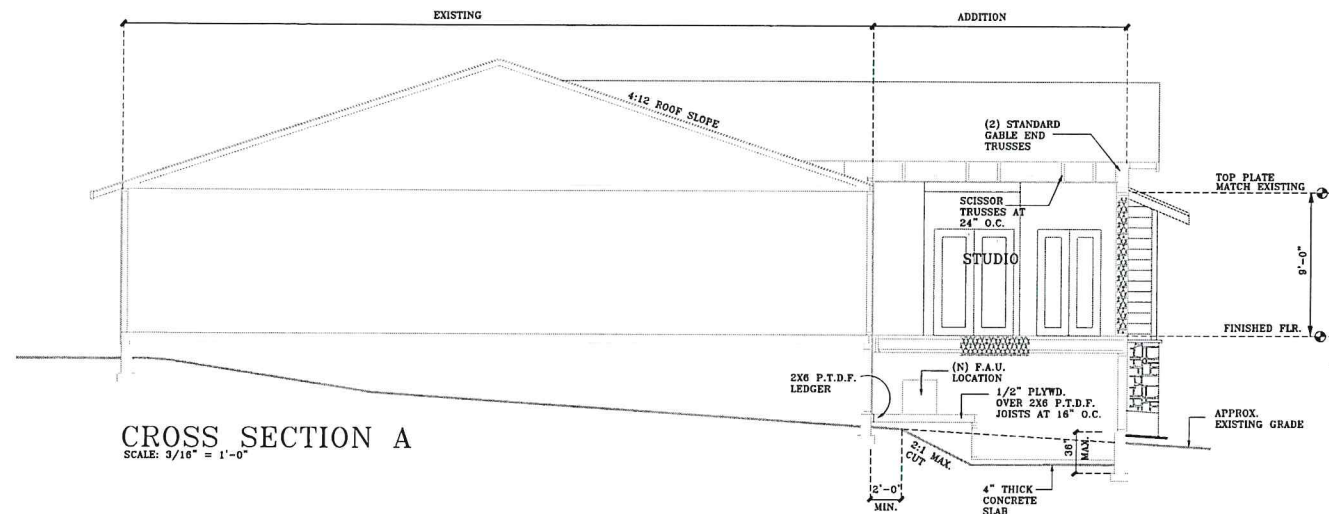
11/4/22
10-31-22

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SHEET:

A.4

OF: 5



DATE: 10-29-22
SCALE: NOTED
JOB. NO. 22-366
DRAWN BY: M.W.M.

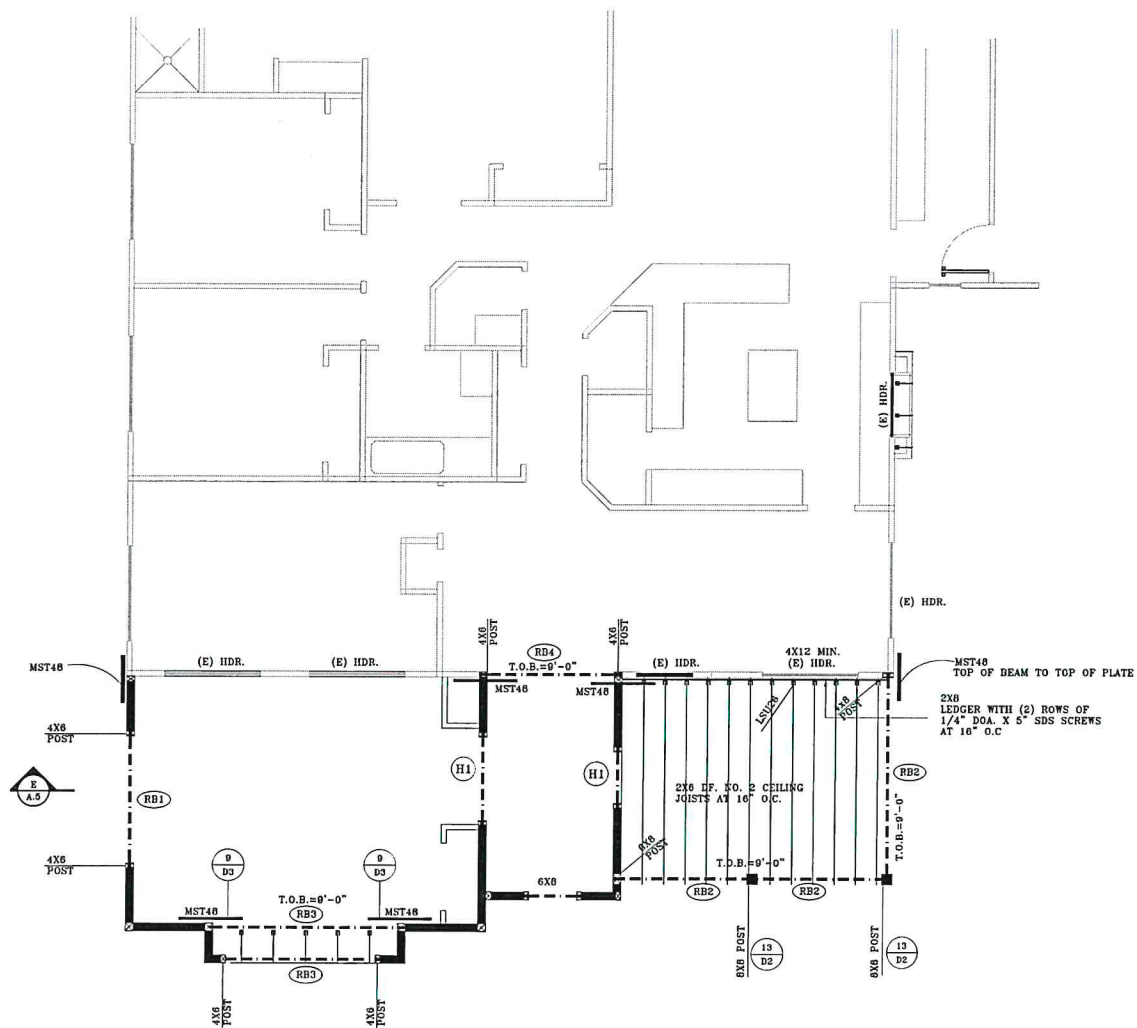
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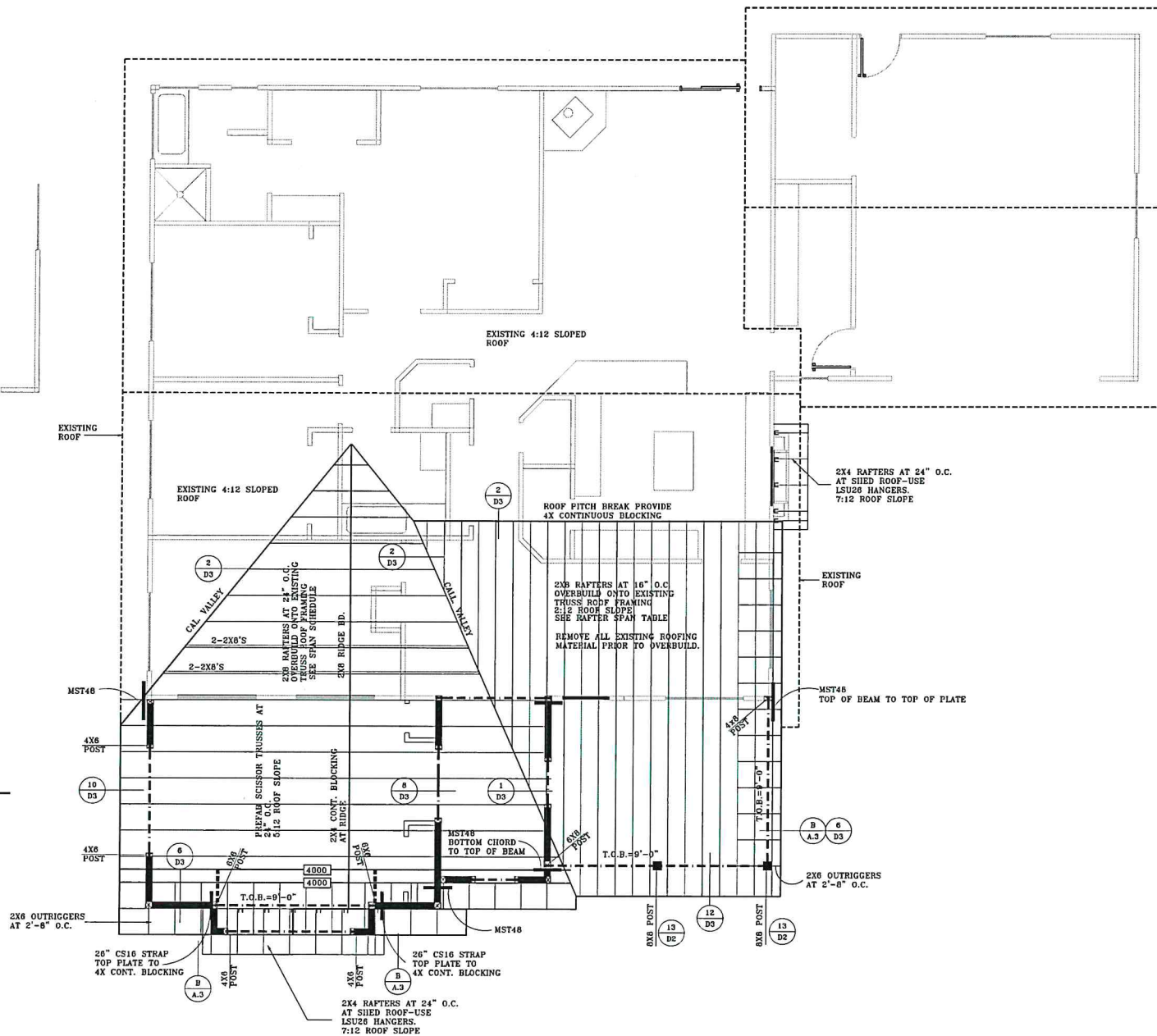
SHEET:
A.5
OF: 5



CEILING FRAMING PLAN

SCALE: 3/16" = 1'-0"

BEAM SCHEDULE				
MICROLAM BEAM IS EQUAL TO 1.0E AND IS A PRODUCT OF LVL BY WEYERHAEUSER				
LVL MICROLAM = 1.0E				
F _b = 2,900 PSI A PRODUCT OF LVL TRUSS JOIST A WEYERHAEUSER BUSINESS.				
F _v = 2.0E PARRALLAM (OR EQUAL)				
BEAM	B.O.B.	T.O.B.	DESCRIPTION	HANGER (AS SHOWN ON PLANS)
RB1	AS PER PLAN	5'-11/4" X 11'-7/8" LVL		
RB2		9'-0"	8" X 12" DF. NO. 2	
RB3	AS PER PLAN	5'-11/4" X 11'-7/8" LVL		
RB4		9'-0"	3-1/2" X 11'-7/8" LVL	
H1	AS PER PLAN	6X10 DF. NO. 1 MIN.		



ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"

PREFAB ROOF TRUSSES AT 24" O/C.
TRUSS MFR. TO SPECIFY AND SUPPLY ALL TRUSS HANGERS.
TRUSS MFR. TO SUPPLY ALL TRUSS BAY SHEAR BLOCKING PANELS

SPAN TABLE (D.F. NO. 2 OR BETTER)	
MEMBER	MAX. ALLOW. SPAN
2X6 RAFTERS AT 24" O/C	8'-0"
2X6 RAFTERS AT 24" O/C	10'-0"
2X6 RAFTERS AT 16" O/C	9'-6"
2X6 RAFTERS AT 16" O/C	13'-0"

DATE: 10-29-22
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SHEET:
S.2
OF: 2

