



RUSSELL DAVIDSON
ARCHITECTURE + DESIGN



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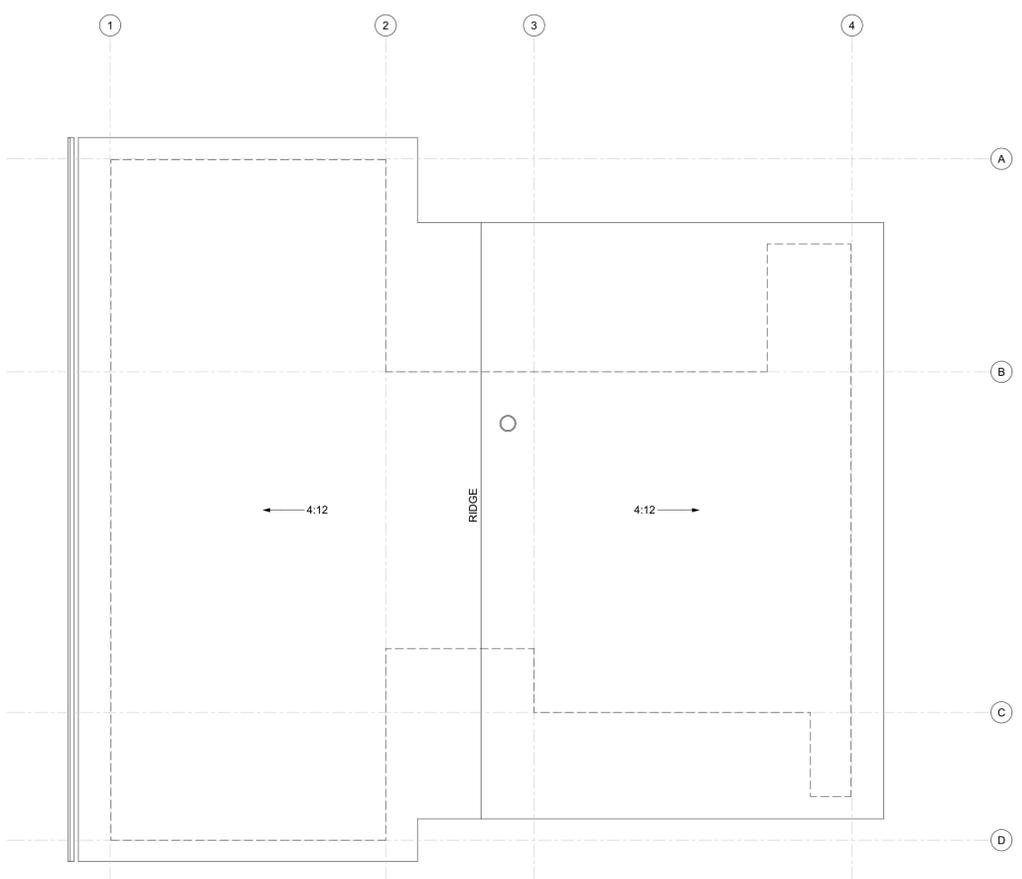
PLANS ONLY VALID WITHIN NEVADA COUNTY, PLACER COUNTY, SIERRA COUNTY, TOWN OF TRUCKEE, CITY OF GRASS VALLEY, AND CITY OF NEVADA CITY. USE OF THESE PLANS OUTSIDE THESE LISTED AREAS WITHOUT ARCHITECT/ENGINEER OF RECORD APPROVAL IS STRICTLY PROHIBITED

2 BEDROOM ADU (746 SF)

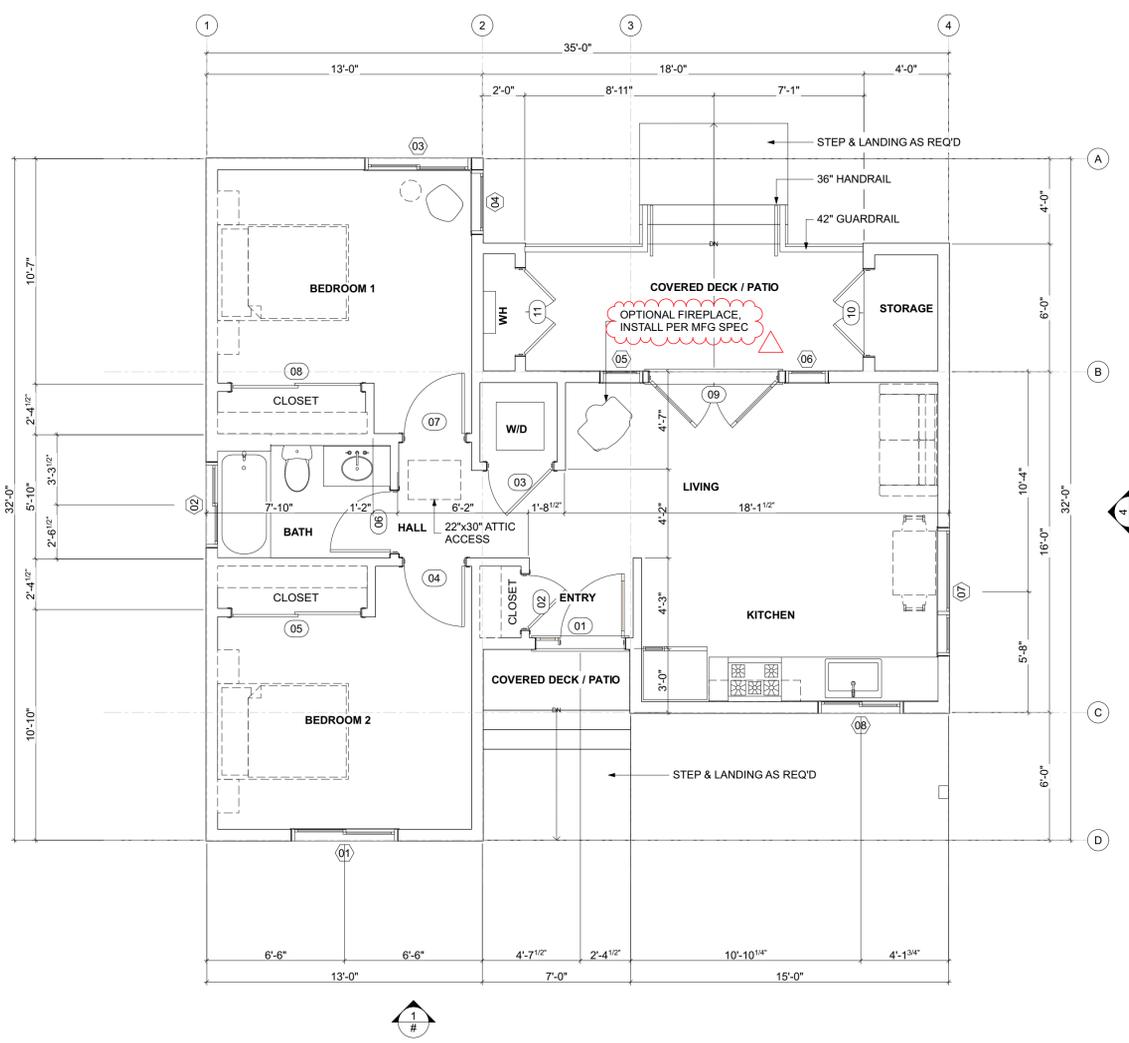
OWNER: _____
ADDRESS: _____
APN: _____

FLOOR PLAN

A1.0



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



1 1ST FLOOR PLAN
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.
- ABOVE 4,000 FEET ELEVATION ABOVE SEA LEVEL, WHEN STRUCTURAL CONDITIONS NECESSITATE INSTALLATION OF WATER PIPING IN EXTERIOR WALLS OR ABOVE CEILINGS OF BUILDINGS, THE PIPES SHALL BE INSTALLED TO THE INSIDE EDGE OF THE WALL OR CEILING FRAMING AND INSULATED, ON THE UNHEATED SIDE OF THE PIPES, WITH AT LEAST R-19 INSULATION OR EQUIVALENT. ABOVE 4,000 FEET ELEVATION ABOVE SEA LEVEL ALL COLD WATER PIPING SHALL BE GRADED BACK TO THE WATER SERVICE. HOT WATER LINES SHALL BE SLOPED TO A BLEEDER VALVE OR VALVES THAT ARE READILY ACCESSIBLE. GRAVITY DRAINS OR OTHER APPROVED DEVICES MAY BE USED TO SATISFY THIS REQUIREMENT. NO PART OF SUCH WATER LINES SHALL BE TRAPPED.
- 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.

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 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 SCREWS 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
- 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.
- 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 = 988 SF
988 SF/150 SF = 6.6 SF
VENTILATION AREA REQUIRED = 6.6 SF (948 SQ. IN.)



RUSSELL DAVIDSON ARCHITECTURE + DESIGN

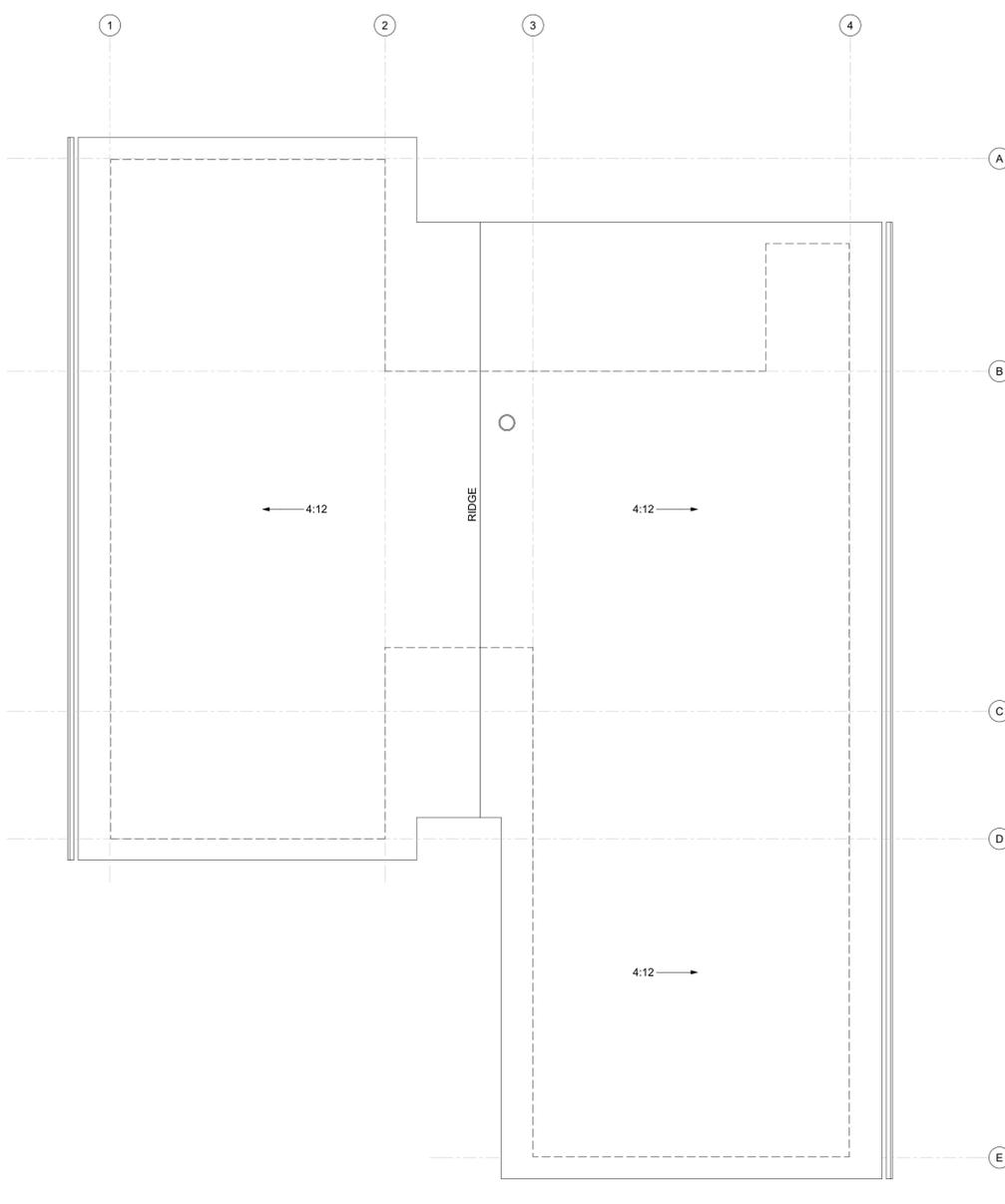


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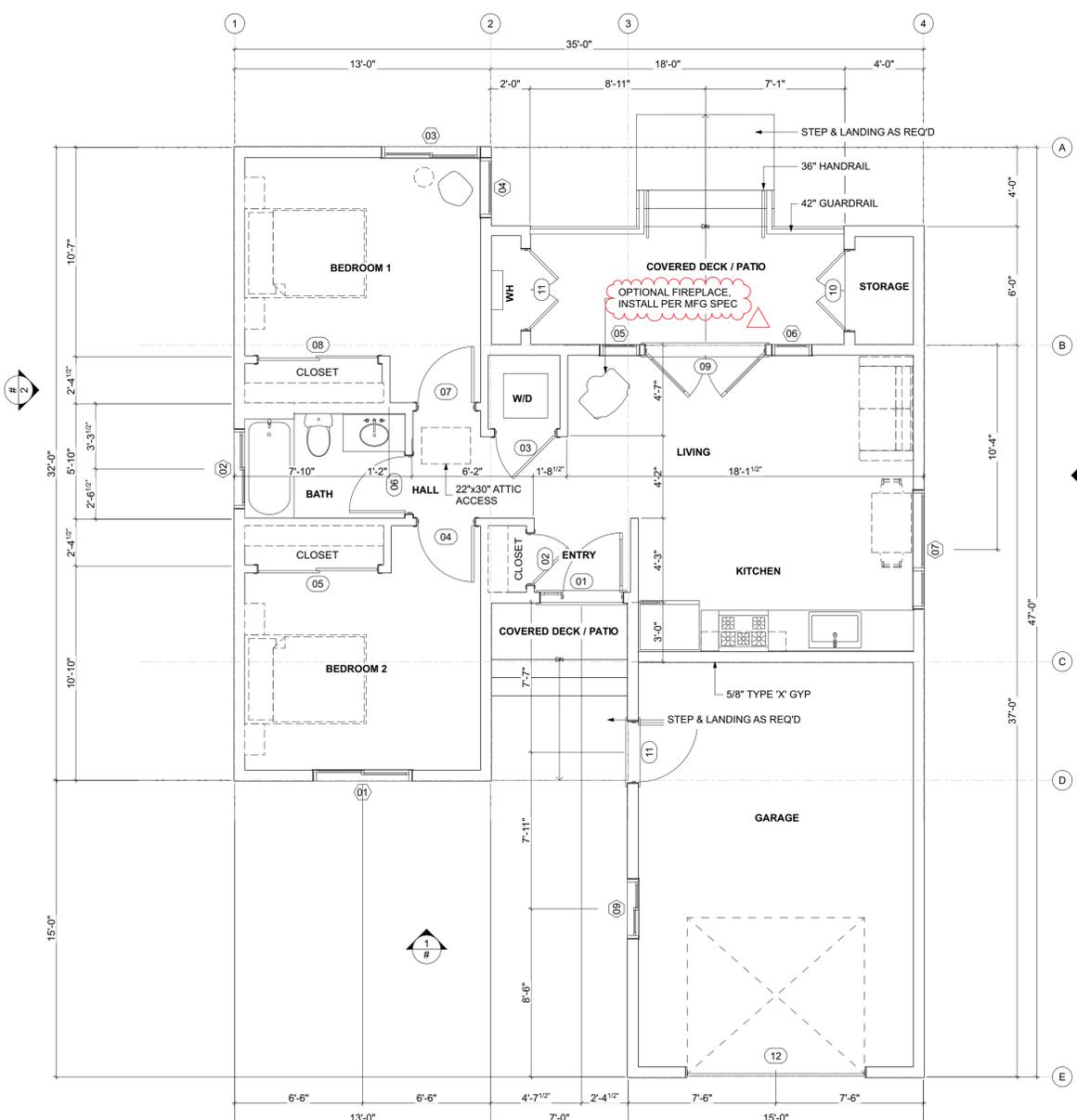
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2 BEDROOM ADU (746 SF)

OWNER: ADDRESS: APN:



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



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

NOTES (ABOVE 4,000' ELEV.)

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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 = 988 SF 988 SF/150 SF = 6.6 SF VENTILATION AREA REQUIRED = 6.6 SF (948 SQ. IN.)

FLOOR PLAN - GARAGE

Table with columns: ID, NAME, DATE. Row 1: SUBMITTAL, 3/10/23

A1.1



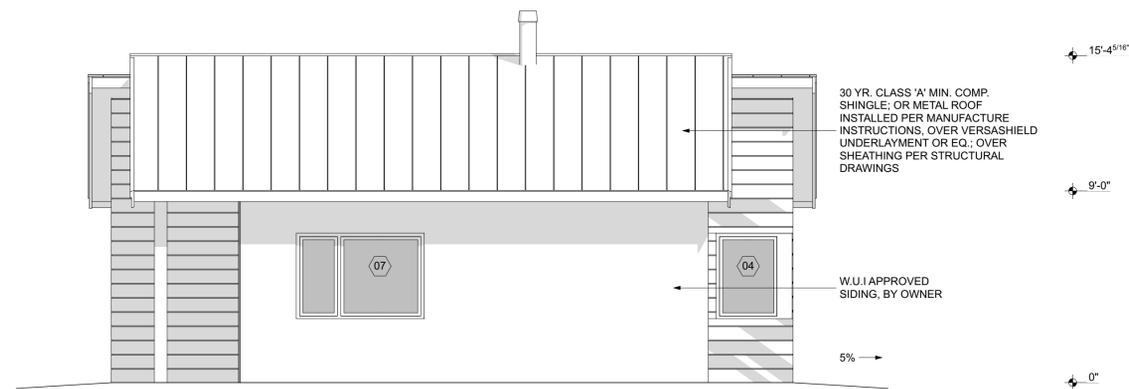
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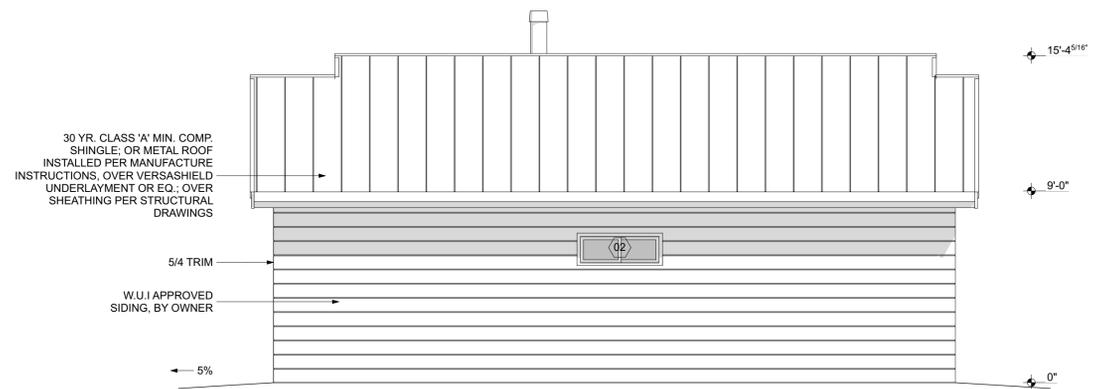
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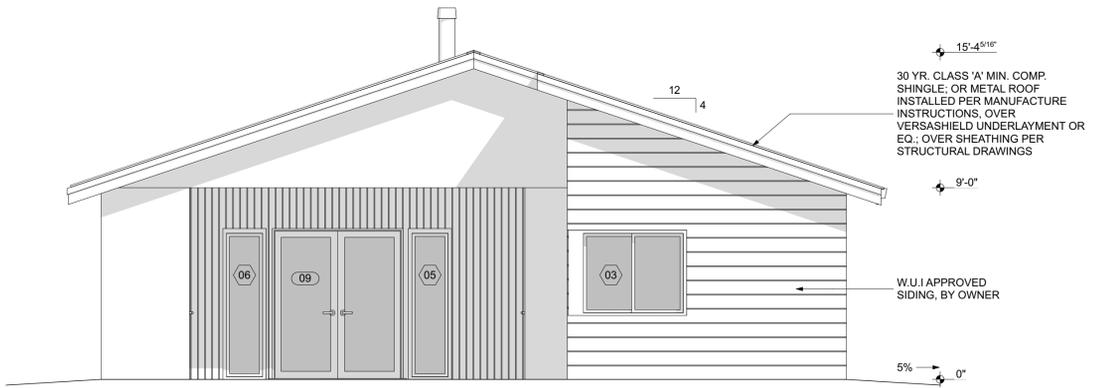
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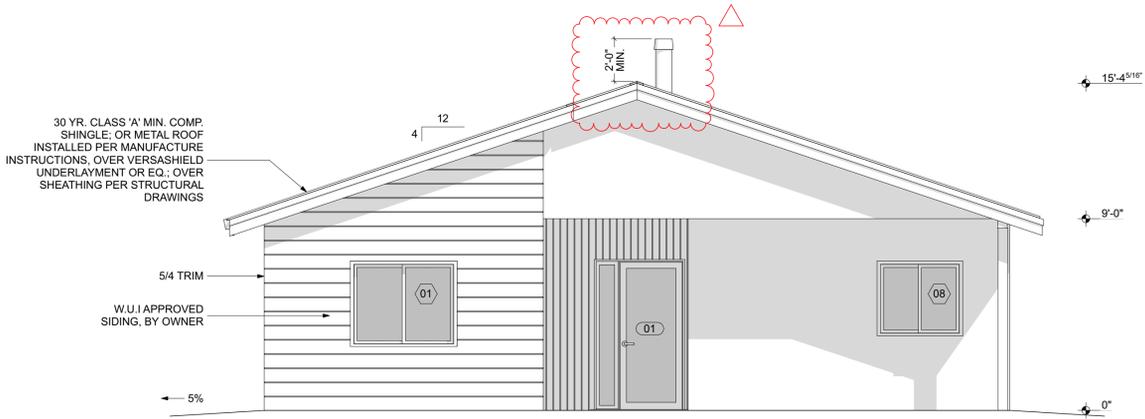
4 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



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

GENERAL NOTES

- 1. IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING...
2. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL...
3. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
4. SKYLIGHTS SHALL BE TEMPERED GLASS.
5. ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
6. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS...
7. EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
8. PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
9. DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
10. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE...
11. PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
12. FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:

BUILDING ELEVATIONS

A2.0

Table with 3 columns: ID, NAME, DATE. Row 1: SUBMITTAL, 3/10/23

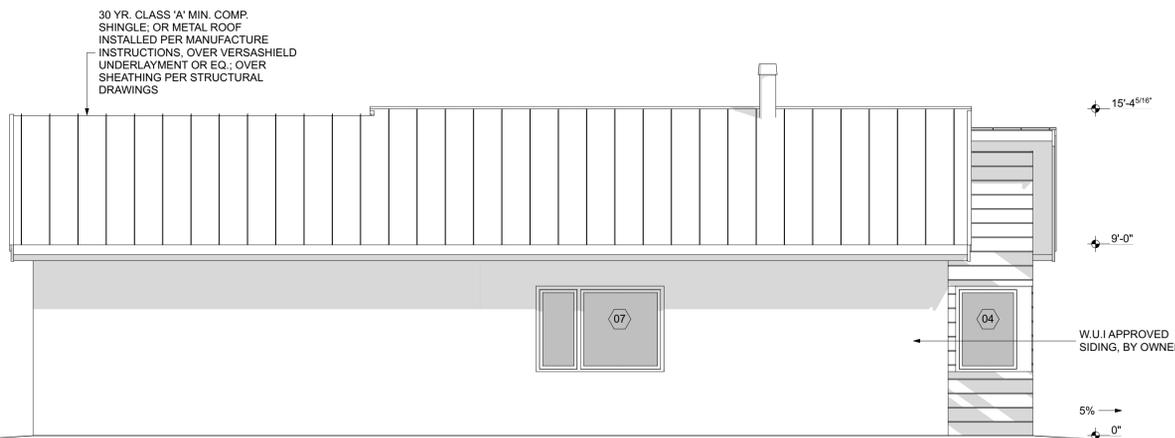


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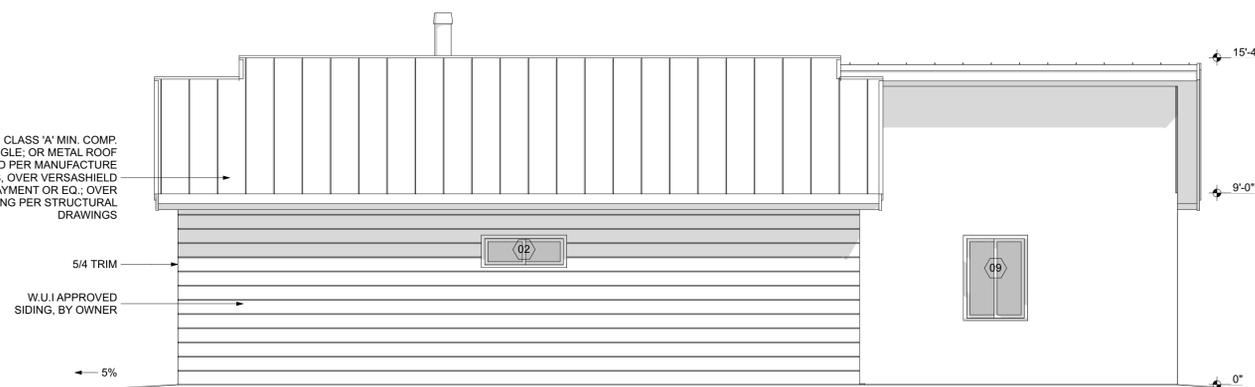


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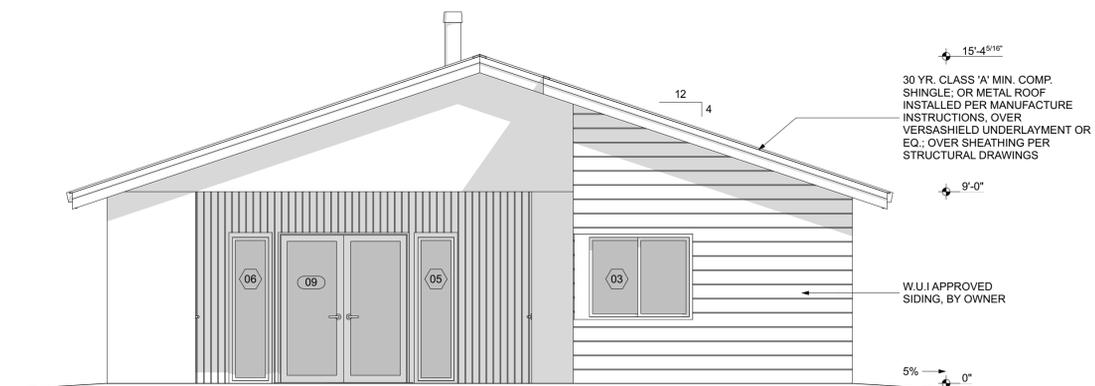
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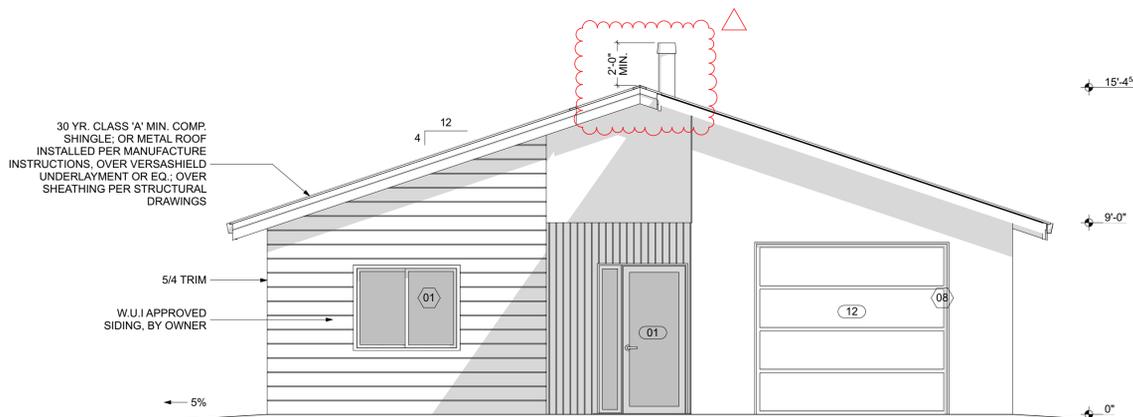
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2 BEDROOM ADU (746 SF)

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BUILDING ELEVATIONS - GARAGE

A2.1