

### SQUARE FOOTAGE ANALYSIS

CONDITIONED SQUARE FOOTAGE:	
LOWER LEVEL	= 2584 SF
MAIN LEVEL	= 3660 SF
UPPER LEVEL	= 184 SF
TOTAL	= 6441 SF
UNCONDITIONED SQUARE FOOTAGE:	
GARAGE	= 1029 SF
MECH/STORAGE	= 43 SF
STORAGE	= 45 SF
TOTAL	= 1166 SF

### GENERAL NOTES

1) STAIRWAYS SERVING AN OCCUPANT LOAD LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES. CRC SECTION R301.1. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDINGS BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY. CRC SECTION R301.2. WITHIN DWELLING UNITS, THE MAXIMUM RISER HEIGHT SHALL BE 7.5" AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. CRC SECTIONS R301.4 AND R301.2.

2) GUARDRAILS AND HANDRAILS SHALL BE STRUCTURED TO WITHSTAND A 200# LATERAL LOAD.

3) HANDRAILS: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. CRC SECTION R301.1. HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A FINEST DIRECTION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.21 INCH. CRC SECTION R301.3. HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEEL POST AT A STAIR LANDING. CRC SECTION R301.1. CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1.5 INCHES. CRC SECTION 102.2. PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS AT EACH HANDRAIL SHALL EXCEED 4.5 INCHES AT OR BELOW THE HANDRAIL HEIGHT. CRC SECTION 102.2. PROVIDE CONTINUOUS HANDRAIL FOR STAIRWAY WITH 4 OR MORE RISERS AS PER R301.

4) GUARDRAILS: GUARDS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD OR ADJACENT WALKING SURFACE. WITHIN DWELLING UNITS, GUARDS WHOSE TOP RAIL ALSO SERVES AS A HANDRAIL SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM THE LEADING EDGE OF THE STAIR TREAD NOSINGS. CRC SECTION R302.2. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. THE TRIANGULAR OPENINGS FORMED BY THE RISER TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6 INCHES IN DIAMETER CANNOT PASS THROUGH THE OPENING. CRC SECTION R302.3.

5) THE HALLS AND SOFFITS OF THE ENCLOSED SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSPUM WALLBOARD. CRC SECTION R302.1.

6) MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE AS FOLLOWS: 1/2" GYPSPUM WALLBOARD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE WALL SEPARATING THE GARAGE FROM THE RESIDENCE AND 5/8" TYPE-X GYPSPUM WALLBOARD AT THE UNDERSIDE OF THE HABITABLE ROOM ABOVE THE GARAGE. CRC SECTION AND TABLE R302.6.

7) MINIMUM OPENING PROTECTION FOR DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE THE INSTALLATION OF A SELF-CLOSING TIGHT-FITTING SOLID WOOD DOOR 1-3/4" IN THICKNESS OR A SELF-CLOSING TIGHT-FITTING DOOR HAVING A PROTECTION RATINGS OF NOT LESS THAN 20 MINUTES. CRC SECTION R302.5.1.

8) APPLIANCES INSTALLED IN GARAGE SHALL BE PROTECTED FROM AUTO IMPACT.

9) PROVIDE ROOF TERMINATION FOR GAS APPLIANCE. APPLIANCE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SEE LUE MANUFACTURER'S SPECIFICATIONS FOR GAS APPLIANCE. VERIFICATION OR APPROVAL OF VENT HEIGHT AND LOCATION WITH AN INSPECTOR PRIOR TO INSTALLATION IS SUGGESTED. ALL GAS FIREPLACES SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE PER CALGREEN 2015 GREEN BUILDING CODE SECTION 4.509.

10) PROVIDE TOWN + COUNTRY TC-54 DIRECT-VENT GAS FIREPLACE IN LIVING ROOM AND MEDIA ROOM.

11) PROVIDE TOWN + COUNTRY TC36 DIRECT-VENT GAS FIREPLACE IN MASTER AND GUEST MASTER BEDROOMS.

12) PROVIDE 36" RAMMENSEN LOG KIT AT FIREPIT WITH FIREBRICK LINING AND BURER PER MANUFACTURER'S SPECIFICATIONS.

13) THE FOLLOWING SHALL BE CONSIDERED HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING: GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, whirlpools, SAUNAS, STEAM ROOMS, BATHUBS, AND SHOWERS; GLAZING IN ANY PORTION OF A BUILDING HALL ENLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET; GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN CLOSED POSITION; GLAZING ADJACENT TO STAIRWAYS AND LANDINGS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE; GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD. CRC SECTION R308.4.

14) CONTRACTOR SHALL VERIFY SAFETY GLAZING AT ALL LOCATIONS PER 2013 CBC.

15) EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE. CRC SECTION R321.2.1.

16) SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING. CRC SECTION R310.1. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 20 INCHES. CRC SECTIONS R310.1 THROUGH R310.1.5. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. CRC SECTION R310.1.

17) DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED WITH HEAVY TIMBER, EXTERIOR FIRE-RETARDANT-TREATED WOOD OR APPROVED NONCOMBUSTIBLE MATERIALS. CRC SECTION R321.4.3.

18) THE CONDITIONS OF APPROVAL AND THE CGRS FOR THE PROJECT SHALL EXPLICITLY FORBID THE INSTALLATION OF ANY NON-SEA PHASE 2 CERTIFIED WOOD BURNING DEVICES OR MASONRY FIREPLACES THAT DO NOT HAVE A UL APPROVED DECORATIVE GAS-BURNING APPLIANCE THAT USES EITHER A DIRECT VENT OR B VENT FUE SYSTEM UNLESS OTHERWISE AGREED TO BY THE PCAPD AND CONSISTENT WITH THE MARTIS VALLEY AIR QUALITY ORDINANCE. THE MAXIMUM EMISSION POTENTIAL FROM EACH RESIDENCE SHALL NOT EXCEED 15 GRAMS PER HOUR.

19) INTEGRATED GARBASE ROOM SHALL BE CLAD IN STONE OR METAL. SHALL NOT CONTAIN WINDOWS, SHALL UTILIZE METAL DOORS AND FRAMES WITH TEAR-ROUND DOOR KNOBS AND A SECONDARY LATCH. SHALL BE FINISHED INSIDE WITH SHEETROCK, INSIDE WEATHER-STRIPPING, AND A PAINTED FINISH, AND SHALL BE BUILT ON A CONCRETE SLAB.

20) TO BE IN COMPLIANCE WITH PLACER COUNTY'S BEAR-RESISTANT ENCLAVE PHASE 2 CERTIFIED WOOD BURNING DEVICES FOR INFORMATION: [HTTP://WWW.PLACER.CA.GOV/DEPARTMENTS/HH/ENV\\_HEALTH/TAHOE/BEARRESISTANTENCLAVES.ASPX](http://www.placer.ca.gov/DEPARTMENTS/HH/ENV_HEALTH/TAHOE/BEARRESISTANTENCLAVES.ASPX)

21) OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS PLUMBING, ELECTRICAL LINES, AND OTHER NECESSARY PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE AND ALSO THE CALIFORNIA RESIDENTIAL CODE CRC R316 WHERE FOAM PLASTIC INSULATION IS PROPOSED FOR COMPLIANCE. EXCEPTION: ANGLE SPACES AND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN PARTS AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH GEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. CALGREEN 4.406.1

22) PROVIDE RECESSED SELF-CONTAINED HOT SPRINGS GRANITE SPA WITH LISTED LOCKABLE COVER WITH WHEEL LIFTER. TOP OF SPA TO BE 6" ABOVE TOP OF DECK. PROVIDE REMOVABLE WOOD ACCESS PANEL FOR MOTOR.

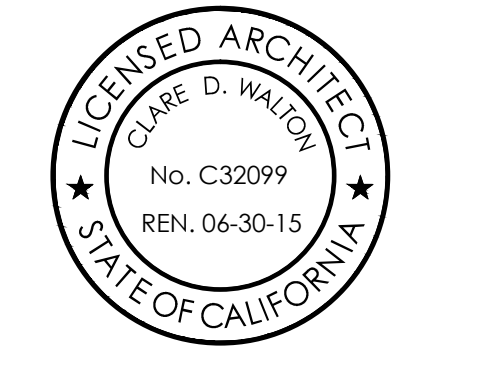
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472

Maris Camp  
 Homesite 472

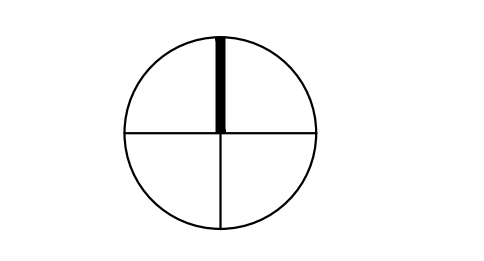
Maris Camp  
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 Homesite 472  
 9500 Dunsuir Way  
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Plan Check - 04.25.14
Revision to Bid Set - 05.13.14
Final Submittal - 05.20.14
Final Re-Submittal - 06.02.14
Plan Check Re-Submittal - 06.02.14
Job Number
567-Homesite 472
Issue Date
17 June 2014
Subject
For Construction

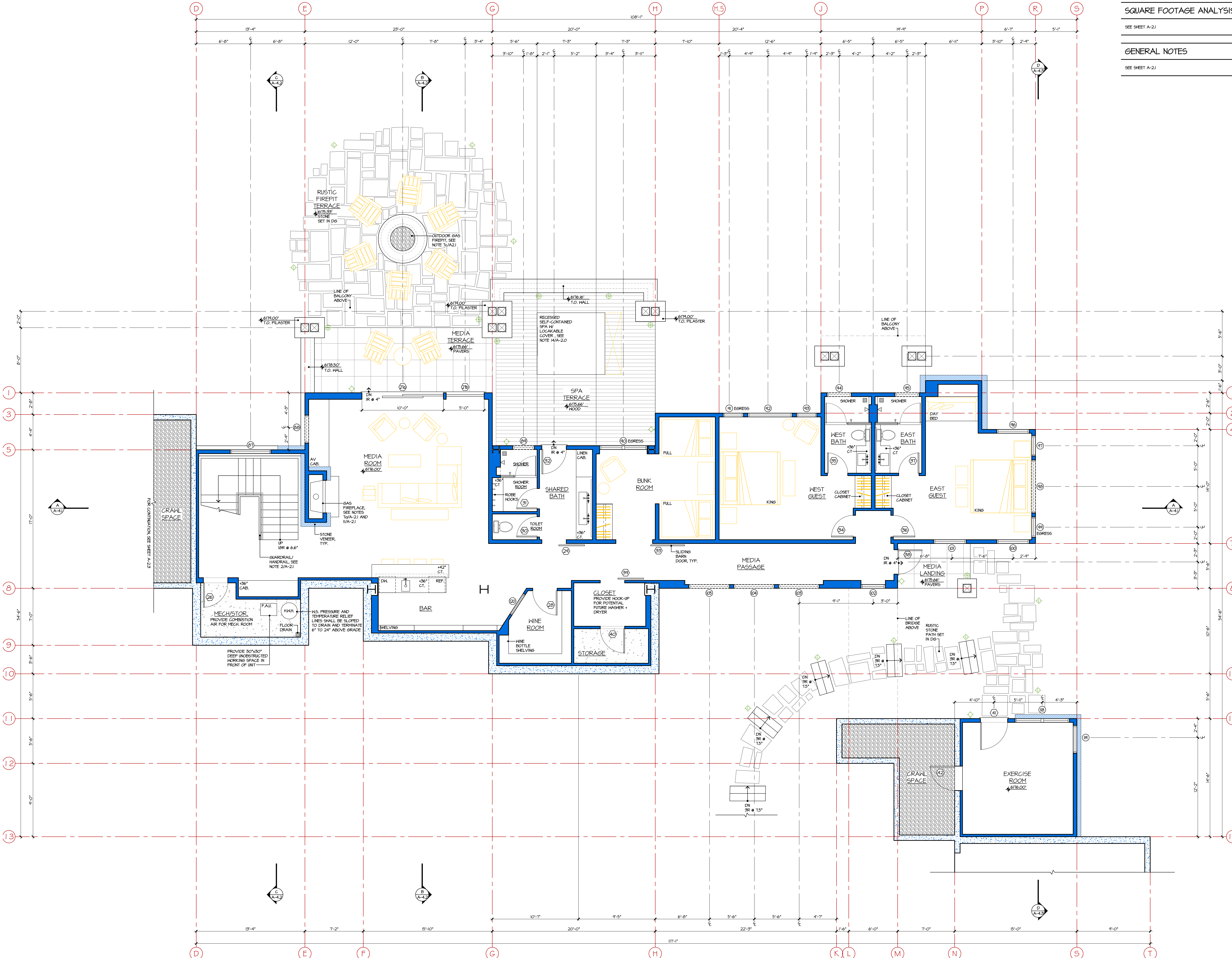
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Drawing Title  
 Key Plan

Scale: 1/8" = 1'-0"  
 Drawing Number

a 2.1

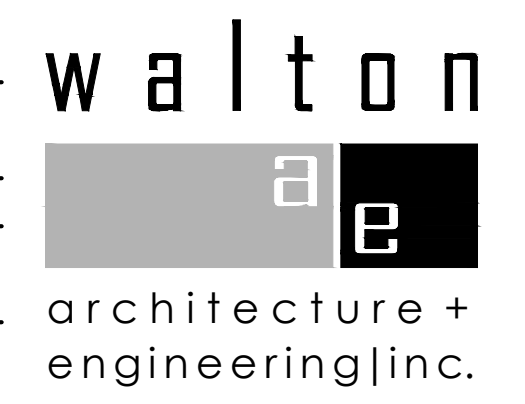


**SQUARE FOOTAGE ANALYSIS**

SEE SHEET A-2.1

**GENERAL NOTES**

SEE SHEET A-2.1

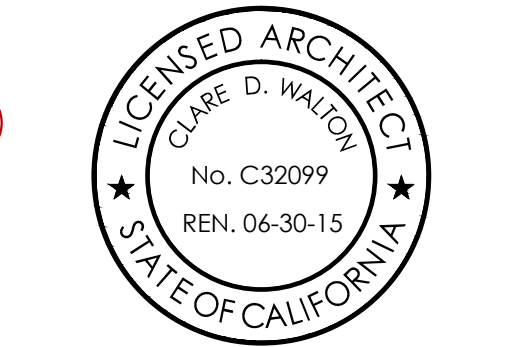


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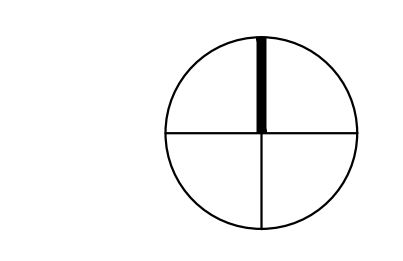


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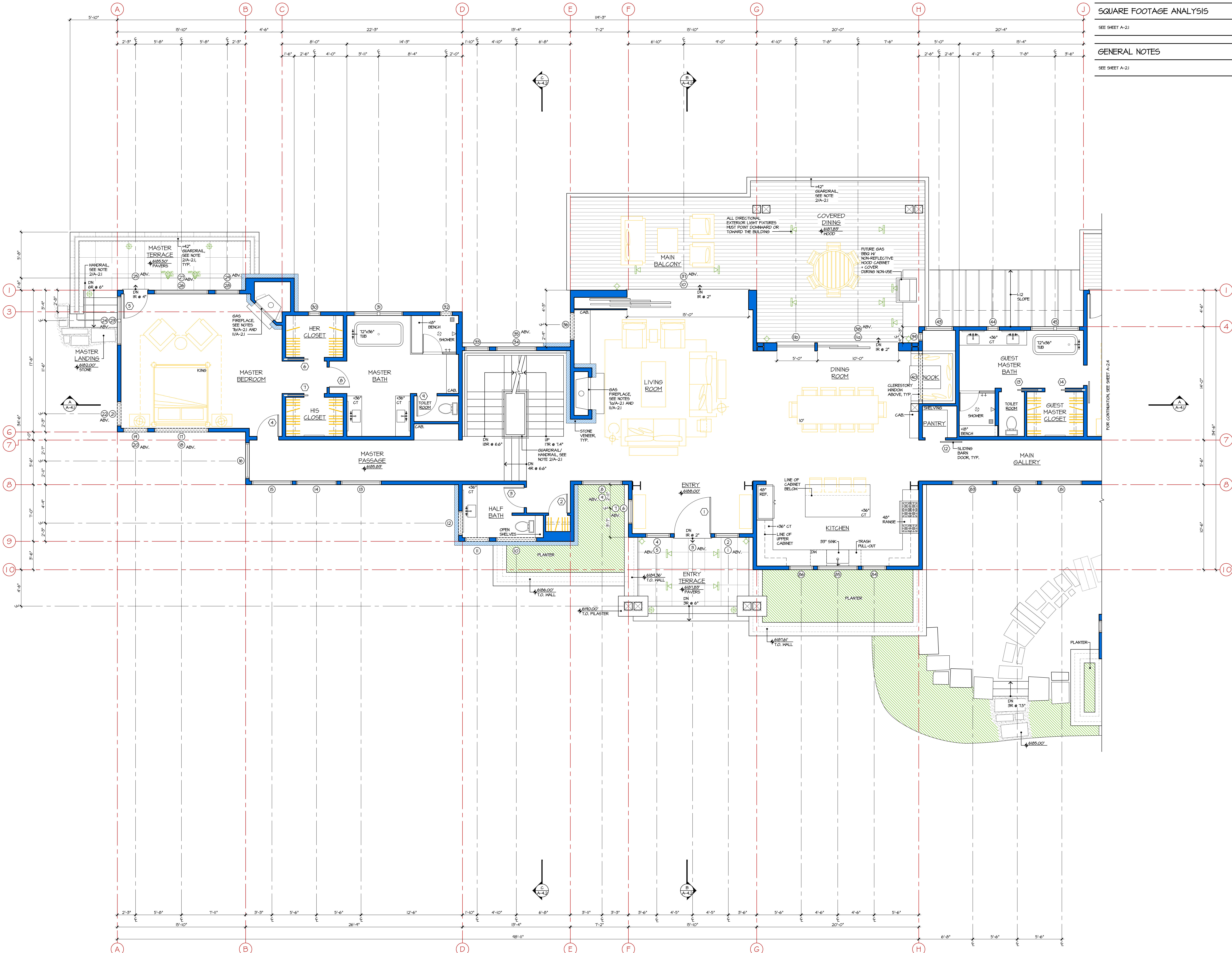
**Plan North**



Drawing Title  
**Lower Level  
 Floor Plan**

Scale: 1/4" = 1'-0"  
 Drawing Number

**a 2.2**

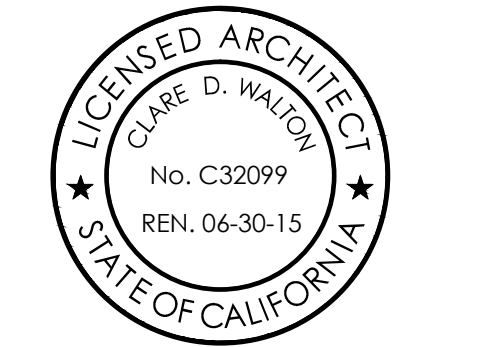


**SQUARE FOOTAGE ANALYSIS**

SEE SHEET A-2J

**GENERAL NOTES**

SEE SHEET A-2J

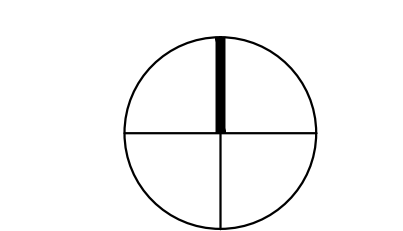


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Job Number  
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 Subject  
 For Construction

**Plan North**



Drawing Title  
 Main Level  
 Master Wing  
 Floor Plan

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

Drawing Number

SQUARE FOOTAGE ANALYSIS

SEE SHEET A-2J

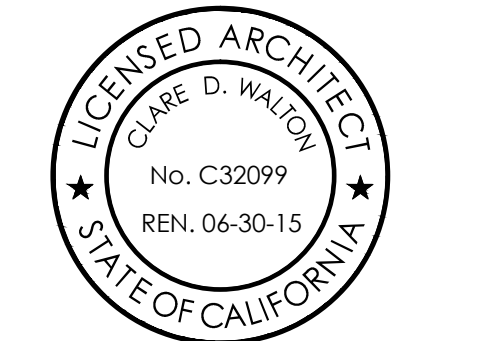
GENERAL NOTES

SEE SHEET A-2J

472

Martis Camp  
Homesite 472

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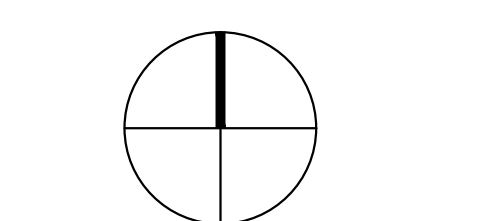


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Job Number  
567-Homesite 472  
Issue Date  
17 June 2014  
Subject  
For Construction

Plan North



Drawing Title  
Main Level  
Garage Wing  
+ Upper Level  
Floor Plans

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

Drawing Number

a 2.4

