



COVERAGE CALCULATIONS	
TOTAL PARCEL AREA.....	0.330 A.C. 14,205 S.F.
ALLOWABLE IMPERVIOUS COVERAGE (30%).....	4,262 S.F.
PROPOSED ONSITE IMPERVIOUS COVERAGE (34.35%).....	4,975 S.F.
RESIDENCE INC. GARAGE.....	2,766 S.F.
TERRACES / SPA.....	717 S.F.
DRIVEWAY (ON-SITE).....	1,492 S.F.
TOTAL REMAINING IMPERVIOUS COVERAGE.....	-713 S.F.
PROPOSED OFFSITE IMPERVIOUS COVERAGE.....	163
DRIVEWAY (OFF-SITE).....	163
ALLOWABLE BUILDING COVERAGE.....	3,551 S.F.
PROPOSED BUILDING COVERAGE.....	3,076 S.F.
RESIDENCE INC. GARAGE.....	2,766 S.F.
COVERED PORCH / TERRACES.....	310 S.F.
TOTAL REMAINING BUILDING COVERAGE.....	475 S.F.

**SETBACK REQUIREMENTS:**  
 MINIMUM FRONT: 30'-0"  
 MINIMUM SIDES: 20'-0"  
 MINIMUM REAR: 20'-0"  
 MAXIMUM HEIGHT: 28'-0"  
 MAXIMUM IMPERVIOUS COVERAGE: 4,262 S.F.  
 MAXIMUM BUILDING COVERAGE: 3,551 S.F.

- CRC R327 - EXTERIOR WILDFIRE EXPOSURE:**
- 1.) ALL MATERIALS, SYSTEMS & METHODS OF CONSTRUCTION USED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA CODE FOR EXTERIOR WILDFIRE EXPOSURE CRC R327.
  - 2.) CRC R327, REQUIRE THAT THIS STRUCTURE, WHICH IS LOCATED IN A WILDLAND URBAN INTERFACE AREA, HAVE AT LEAST ONE PANE OF TEMPERED GLASS ON ALL EXTERIOR WINDOWS & DOORS PER CRC R327.8.
  - 3.) REFER TO COVER SHEET AD.1 FOR SPECIFIC CRC R327 REQUIREMENTS.

- MARTIS CAMP - SITE NOTES:**
- 1) FIREPIPS WILL BE PLUMBED FOR GAS AND A FIREPI KIT WILL BE INSTALLED.
  - 2) AN ASTM LISTED SAFETY COVER IS REQUIRED FOR ALL SELF-CONTAINED SPAS.
  - 3) ALL DISTURBED AREAS WILL BE REVEGETATED WITH THE MARTIS CAMP APPROVED FOREST UNDERSTORY OR UPLAND MEADOW SEED MIXTURE, WHICHEVER IS MORE APPROPRIATE, AND ALL AREAS OF EXPOSED SOIL WILL BE STABILIZED WITH PINE STRAW OR MULCH PRIOR TO REQUESTING FINAL RELEASE.
  - 4) SEWER SYSTEM:
    - A ONE-WAY CLEANOUT WITHIN 5 FEET OF WHERE THE LATERAL EXITS THE STRUCTURE FOUNDATION.
    - CLEANOUT BOXES SHALL BE SET TO GRADE.
    - LIDS SHALL HAVE SEWER OR EQUIVALENT IMPRINTED ON THE LID.
    - CLEANOUT MUST REMAIN ACCESSIBLE AND MAY NOT BE COVERED BY PERMANENT TILES, ROCK, ETC.
    - ALL SEWER FACILITIES MUST MEET TRUCKEE SANITARY DISTRICT (TSD) CODE REQUIREMENTS.
  - 5) PUMP LOTS:
    - PUMP AND HOLDING TANK SHALL BE INSTALLED IN A LOCATION SUCH AS TO BE REASONABLY ACCESSIBLE FOR INSPECTION AND MAINTENANCE.
    - PUMP SYSTEM SHALL MEET TRUCKEE SANITARY DISTRICT (TSD) CODE REQUIREMENTS AND MANUFACTURERS SPECIFICATIONS.
    - A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR AND A TSD INSPECTOR IS REQUIRED PRIOR TO START OF CONSTRUCTION TO DISCUSS PUMP SYSTEM DESIGN.
    - A PUMP UNIT WITH A SEALED LID IS REQUIRED (PLEASE SEE DETAIL FOR SPECIFICATIONS).
    - IF THE HOLDING TANK IS LOCATED OUTSIDE OF THE BUILDING FOUNDATION IT SHALL NOT BE LOCATED WITHIN 5 FEET OF ANY BUILDING USED AS A DWELING OR WITHIN 10 FEET OF ANY PROPERTY LINE.
  - 6) ANY BOULDERS NON-NATIVE TO THEIR LOCATION SHALL BE BURIED 1/3 DEEP SO AS TO APPEAR NATIVE.
  - 7) PROVIDE A COVER FOR THE BBQ HOOD FOR FINAL RELEASE.
  - 8) ALL INFILTRATION BASINS SHALL BE REVIEWED WITH MARTIS CAMP ARCHITECTURE REVIEW AT THE PRE-CONSTRUCTION MEETING FOR EXACT PLACEMENT RELATIVE TO NATIVE VEGETATION.

- TRUCKEE FIRE PROTECTION DISTRICT REQUIREMENTS:**
- 1.) DRIVEWAY WHEN BUILDING IS MORE THAN 50'-0" FROM THE ROAD: THE GRADE IS NOT TO EXCEED 16%. GRADES STEEPER THAN 16% NEED TO BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO CONSTRUCTION. DRIVEWAY SHALL BE A MINIMUM OF 10'-0" WIDE AND MAINTAIN 15'-0" OF VERTICAL CLEARANCE. THE MINIMUM CENTER LINE RADIUS ON CURVES IS 40'-0".
  - 2.) THE DRIVEWAY MUST BE ALL-WEATHER AND SUPPORT A 40,000 LB VEHICLE. MINIMUM RECOMMENDED SURFACING ON A 90% COMPACTED COIL IS 6" OF AGGREGATE BASE. ALTERNATE SURFACING DESIGNS MAY BE PERMITTED FROM AN ENGINEER OR CLASS A CONTRACTOR CERTIFYING THE DRIVEWAY WILL SUPPORT A 40,000 POUND VEHICLE AND BE ALL-WEATHER.
  - 3.) BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH.
  - 4.) DRIVEWAY DOES NOT EXCEED 300'-0". TURNAROUND NOT REQUIRED. DRIVEWAYS LESS THAN 400'-0" MAY OMIT TURNOUT WHEN SIGHT DISTANCE IS MAINTAINED. FULL SIGHT DISTANCE SHALL BE MAINTAINED AS PROPOSED ON THIS SITE PLAN.



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**MOUNTAIN RETREAT**

MARTIS CAMP HOMESITE #317  
 8348 THUNDERBIRD CIRCLE  
 TRUCKEE, CA  
 PLACER COUNTY  
 A.P.N. 106-370-004

PROJECT: NEW RESIDENCE

JOB #: 1409

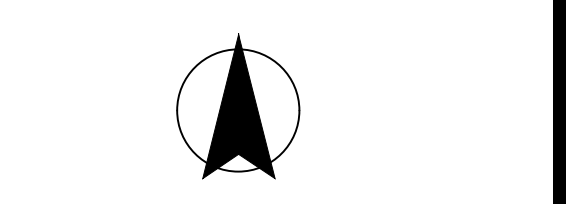
ITERATIONS:


DESCRIPTION:

**SITE PLAN / SITE ANALYSIS**

SCALE:  
 1/8" = 1'-0"

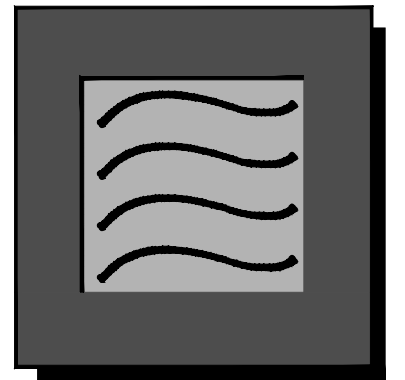
REF. NORTH:



SHEET:

**A1.1**

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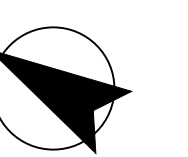
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#### DESCRIPTION:

### FLOOR PLANS

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

REF. NORTH:



SHEET:

# A2.1

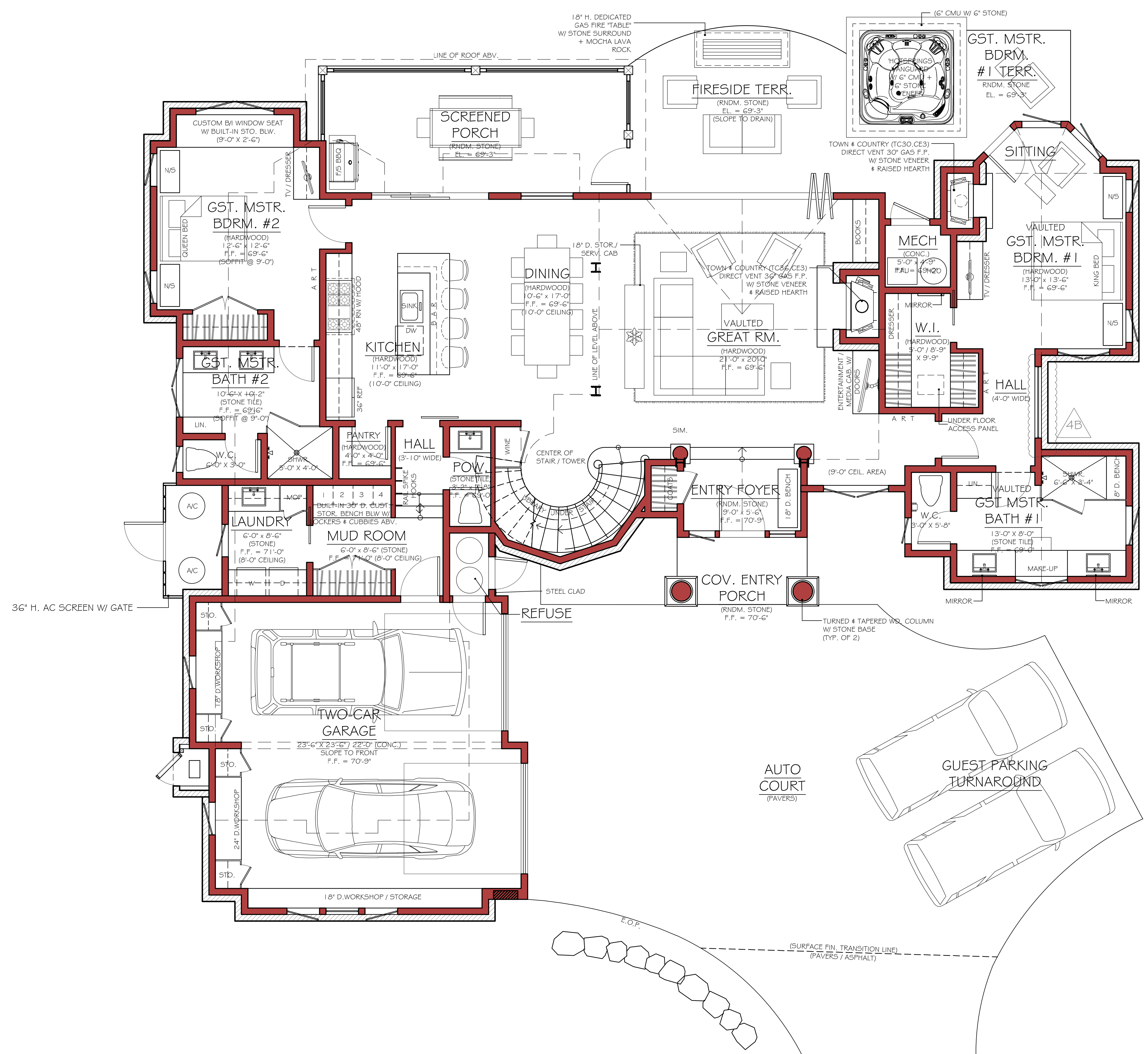
REFER TO THE COVER SHEET FOR WILDLAND URBAN INTERFACE REQUIREMENTS.

THE CONDITIONS OF APPROVAL AND THE CCARS FOR THE PROJECT SHALL BE EXPLICITLY FORBID THE INSTALLATION OF ANY NON-EPA 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 FLUE SYSTEM, UNLESS OTHERWISE AGREED TO BY THE PCAPCD AND CONSISTENT WITH THE MARTIS VALLEY AIR QUALITY ORDINANCE. SOLID FUEL BURNING APPLIANCES/ FIREPLACES ARE PROHIBITED IN MULTI-FAMILY LAND USES. THE MAXIMUM EMISSION POTENTIAL FROM EACH RESIDENCE SHALL NOT EXCEED 7.5 GRAMS PER HOUR.

\*ALL EXPOSED MECHANICAL AND PLUMBING VENTING LOCATIONS TO BE APPROVED BY ARCHITECTURE REVIEW PRIOR TO INSTALLATION AND PAINTED A COLOR THAT COMPLEMENTS THE SURROUNDING MATERIAL (ROOF/SIDING).

AN ON-SITE MOCK-UP OF ALL EXTERIOR MATERIALS MUST OCCUR FOR MARTIS CAMP APPROVAL PRIOR TO THE ORDERING OF MATERIALS.

\*NOTE - A 4" DRAINAGE / WASTE PIPE MUST BE PROVIDED AT THE POINT A FOURTH WATER CLOSET IS TO BE CONNECTED PER CPC TABLE 703.2, FOOTNOTE 4.



## MAIN LEVEL FLOOR PLAN

PROPOSED MAIN LEVEL CONDITIONED SPACE = 2,119 S.F.  
 TOTAL PROPOSED CONDITIONED SPACE = 3,250 S.F.  
 TOTAL PROPOSED UNCONDITIONED SPACE = 602 S.F.

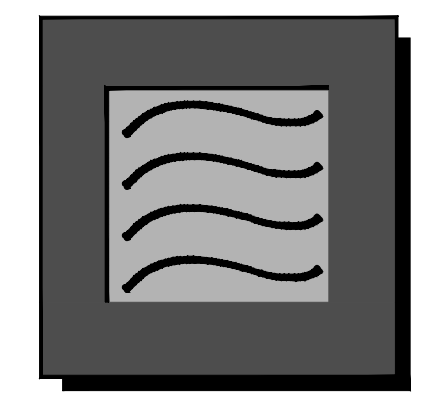
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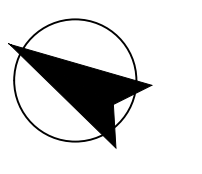
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DESCRIPTION:

FLOOR PLANS

SCALE:  
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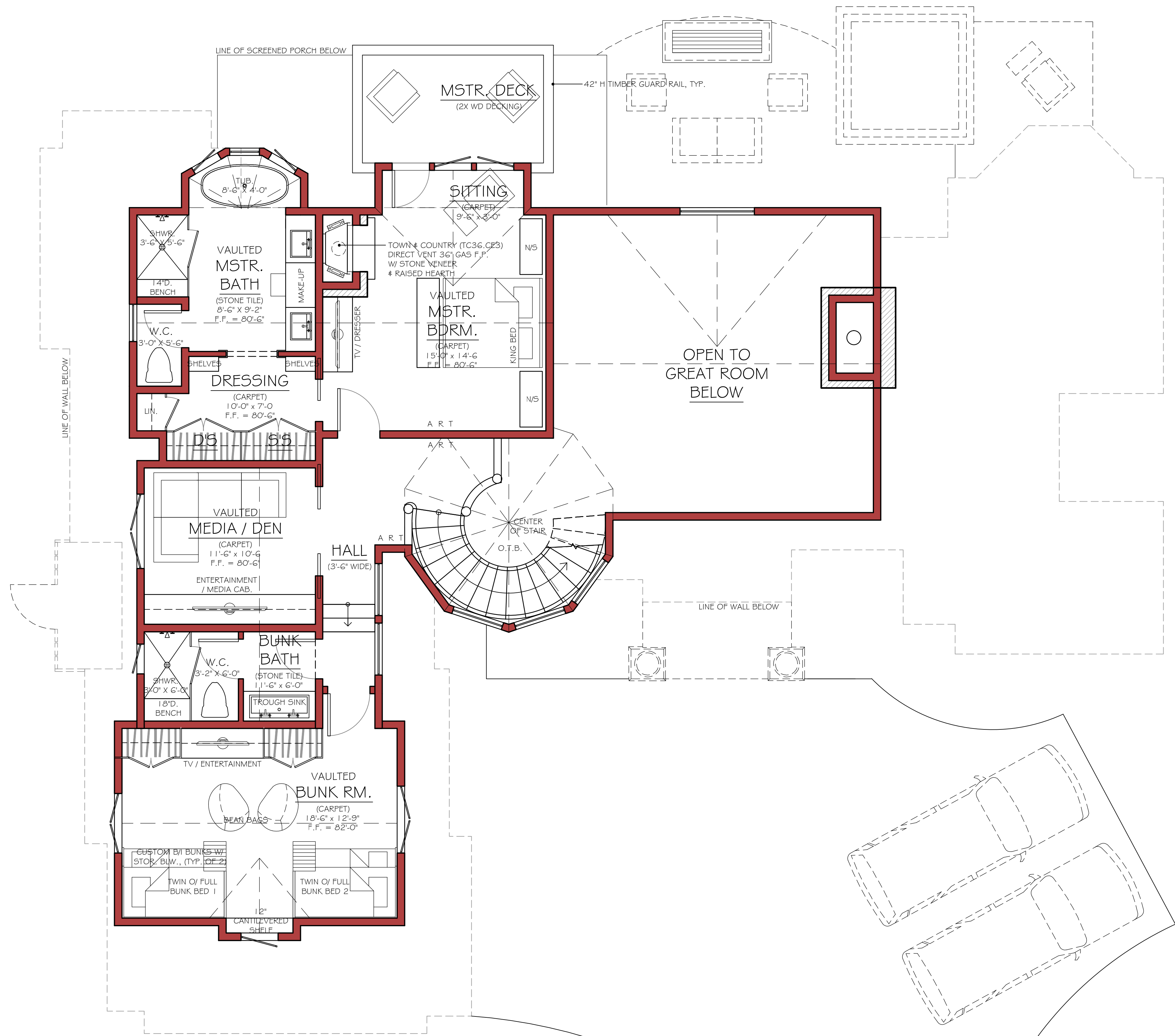
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SHEET:

A2.2

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UPPER LEVEL FLOOR PLAN

PROPOSED MAIN LEVEL CONDITIONED SPACE = 1,131 S.F.  
TOTAL PROPOSED CONDITIONED SPACE = 3,250 S.F.  
TOTAL PROPOSED UNCONDITIONED SPACE = 602 S.F.