

LANDRY DRIVE
(UNDER CONSTRUCTION)

TOE OF SLOPE

N75°24'27"E 100.00'

TOP OF BANK

SANITARY SEWER

JOINT UTILITY TRENCH

GAS METER & ENCLOSURE
PER SOUTHWEST GAS
REQUIREMENTS

CONSTRUCTION
ACTIVITY ZONE FENCING,
FENCING SHALL BE A
MAXIMUM OF 6'-0"
FROM CONSTRUCTION
ACTIVITY (TYP.)

DEDICATED GAS FIREKIT
CERAMIC GAS LOG KIT
SHALL BE INSTALLED TO
MEET THE CONDITIONS
OF APPROVAL & COARS
FOR MARTIS CAMP

ROCK

50' BSBL

AREA OF PREVIOUS SITE
DISTURBANCE, TYP.

$\Delta=28^{\circ}26'03"$
 $R=270.00'$
 $L=133.99'$

EDGE OF (P) PA

CHAPTER 7A - WILDLAND URBAN INTERFACE CODE:

- 1.) ALL MATERIALS, SYSTEMS & METHODS OF CONSTRUCTION USED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH CHAPTER 7A (WILDLAND URBAN INTERFACE) OF THE CALIFORNIA BUILDING CODE.
- 2.) CALIFORNIA BUILDING CODE, CHAPTER 7A, REQUIRES THAT THIS STRUCTURE, WHICH IS LOCATED IN A WILDLAND URBAN INTERFACE AREA, HAVE AT LEAST ONE PANE OF TEMPERED GLASS ON ALL EXTERIOR WINDOWS PER CBC SECTION 708A.2.
- 3.) REFER TO COVER SHEET A0.0 FOR SPECIFIC CHAPTER 7A REQUIREMENTS.

MARTIS CAMP - SITE NOTES:

- 1.) FIREKITS WILL BE PLUMBED FOR GAS AND A FIREKIT 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 FINE 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.) ANY BOULDERS NON-NATIVE TO THEIR LOCATION SHALL BE BURIED 1/3 DEEP 50 AS TO APPEAR NATIVE.
- 6.) PROVIDE A COVER FOR THE BBQ HOOD FOR FINAL RELEASE.
- 7.) ALL INFILTRATION BASINS SHALL BE REVIEWED WITH MARTIS CAMP ARCHITECTURE REVIEW AT THE PRE-CONSTRUCTION MEETING FOR EXACT PLACEMENT RELATIVE TO NATIVE VEGETATION.

COVERAGE CALCULATIONS

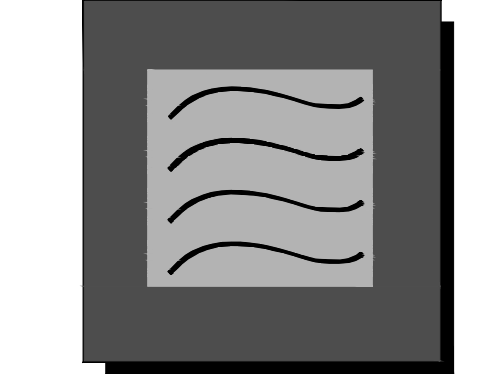
TOTAL PARCEL AREA.....	1,240 A.C.
ALLOWABLE IMPERVIOUS COVERAGE (30%).....	372,000 S.F.
PROPOSED ONSITE IMPERVIOUS COVERAGE (17.03%).....	211,177 S.F.
RESIDENCE INC. GARAGE.....	3,659 S.F.
TERRACES / STAIRS.....	1,867 S.F.
DRIVEWAY (ON-SITE).....	3,940 S.F.
TOTAL REMAINING IMPERVIOUS COVERAGE.....	6,711 S.F.
PROPOSED OFFSITE IMPERVIOUS COVERAGE.....	0 S.F.
DRIVEWAY (OFF-SITE).....	0 S.F.
ALLOWABLE BUILDING COVERAGE.....	13,500 S.F.
PROPOSED BUILDING COVERAGE.....	4,437 S.F.
RESIDENCE INC. GARAGE.....	3,659 S.F.
COVERED TERRACES.....	778 S.F.
TOTAL REMAINING BUILDING COVERAGE.....	9,063 S.F.

SETBACK REQUIREMENTS:

MINIMUM FRONT: 50'-0"
MINIMUM SIDES: 50'-0"
MINIMUM REAR: 50'-0"
MAXIMUM HEIGHT: 35'-0"
MAXIMUM BUILDING COVERAGE: 13,500 S.F.
MAXIMUM IMPERVIOUS COVERAGE: 16,177 S.F.

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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MARTIS CAMP
FAMILY RETREAT

MOORE
RESIDENCE

HOMESITE #503
VILLANDRY DRIVE
TRUCKEE, CA
PLACER COUNTY
A.P.N. 106-310-007

PROJECT: NEW RESIDENCE

CLIENT: THE MOORE FAMILY

JOB #: 1211

ITERATIONS:

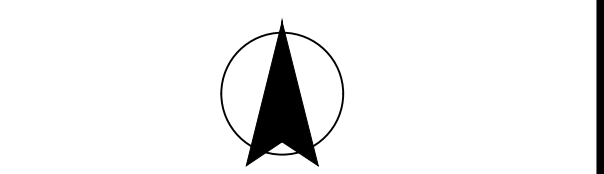
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09-20-12	MC CONCEPTUAL SUBMITTAL
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11-20-13	MC CHANGE REQ. #1
11-22-13	MC CHANGE REQUEST
05-06-14	MC CHANGE REQUEST
12-23-14	MC CR - FINAL RELEASE

DESCRIPTION:

SITE PLAN

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

REF. NORTH:



SHEET:

A1.1

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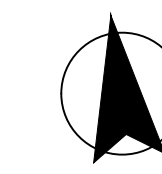
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DESCRIPTION:

MAIN LEVEL
FLOOR PLAN

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

REF. NORTH:

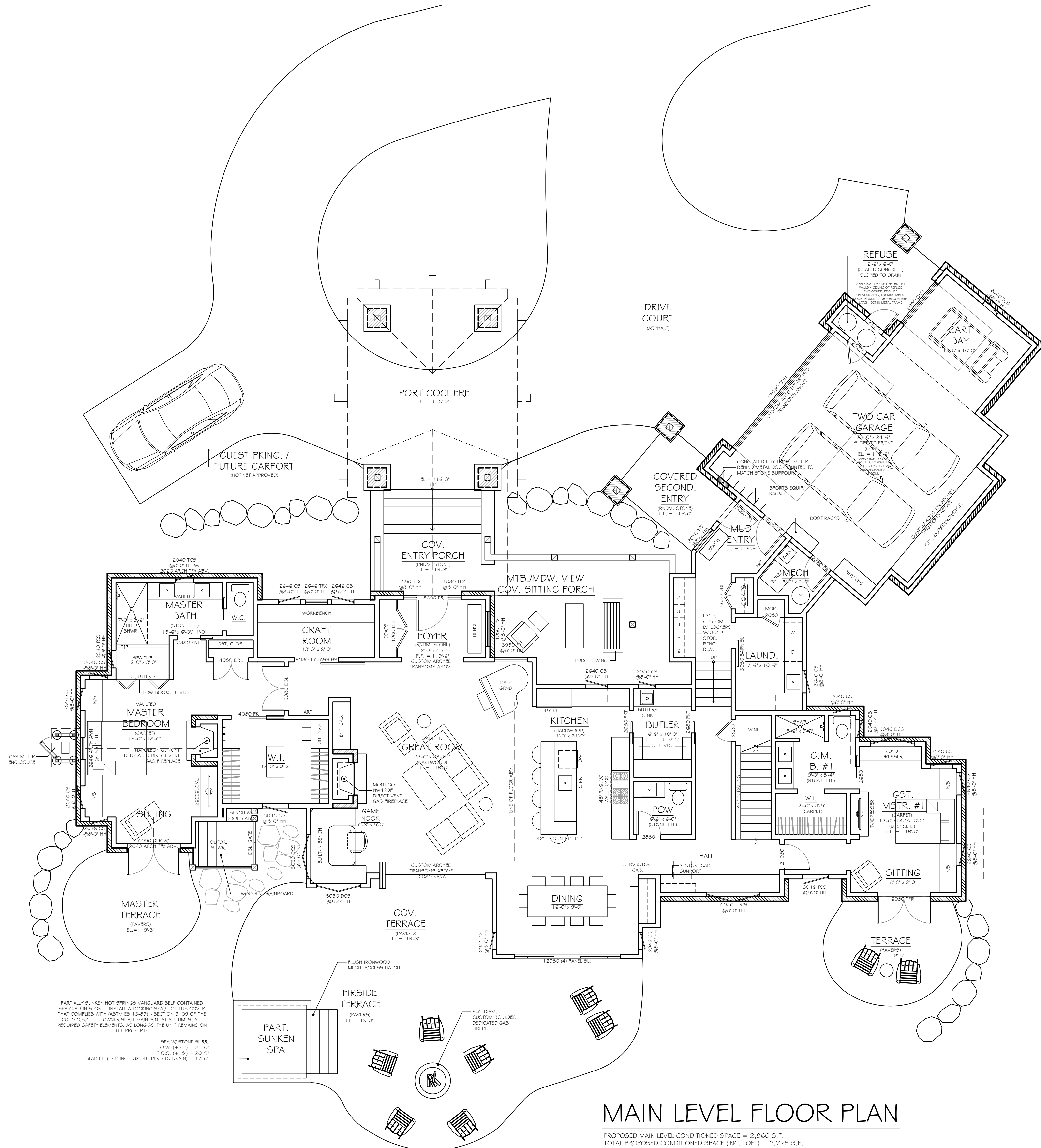


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A2.1

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PRELIMINARY NOT FOR CONSTRUCTION



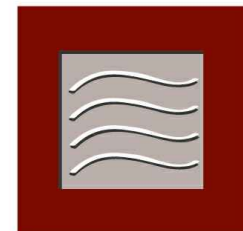
MAIN LEVEL FLOOR PLAN

PROPOSED MAIN LEVEL CONDITIONED SPACE = 2,260 S.F.
TOTAL PROPOSED CONDITIONED SPACE (INC. LOFT) = 3,775 S.F.

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 PCARCD 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.

NOTES:

- PER C.M.C. SECTION 802.6.2.4, DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF GAS VENTS, EXCEPT WHERE SUCH SHROUDS ARE LISTED FOR USE WITH THE SPECIFIC GAS VENTING SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS. CONTRACTOR SHALL COORDINATE WITH THE INSTALLATION CONTRACTOR AND MANUFACTURER PRIOR TO MATERIAL PURCHASE AND CONSTRUCTION, THAT THE CHIMNEY STACK MEETS THE REQUIREMENTS PROVIDED BY THE GAS VENT STACK MANUFACTURER TO COMPLY WITH THE REQUIREMENTS SET FORTH UNDER THIS SPECIFIC SECTION.
- ATTICS WILL BE NON-VENTED. ALL ATTIC VOIDS TO RECEIVE SPFRAY APPLIED, EXPANDING FOAM INSULATION WITH MOISTURE VAPOR BARRIER PRIMER APPLIED TO THE INTERIOR SIDE OF THE INSULATION.
- ALL MATERIALS, SYSTEMS AND METHODS OF CONSTRUCTION USED SHALL BE IN ACCORDANCE WITH SECTION R327 OF THE CALIFORNIA RESIDENTIAL CODE. REFER TO COVER SHEET AO.O FOR SPECIFIC WILDLAND URBAN INTERFACE REQUIREMENTS.
- FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURSED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
a) VERTICALLY AT THE CEILING AND FLOOR LEVELS
b) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.



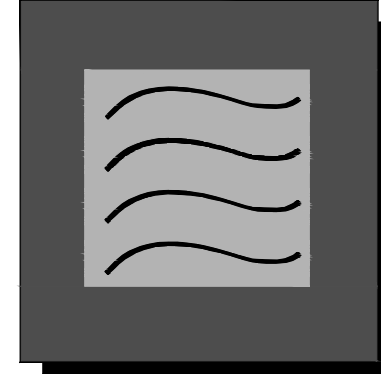
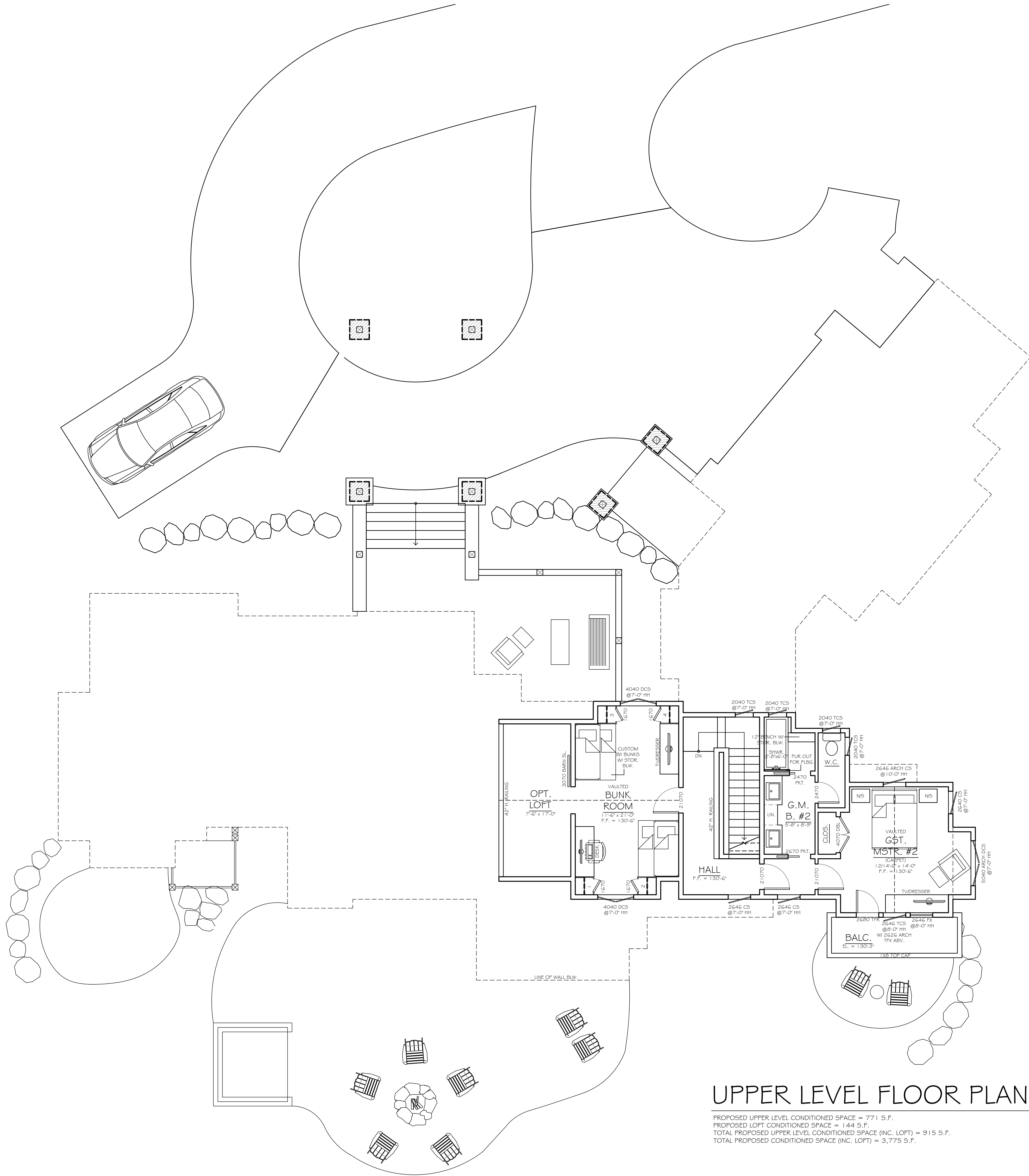
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UPPER LEVEL
FLOOR PLAN

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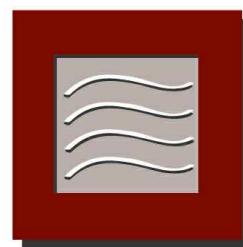
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