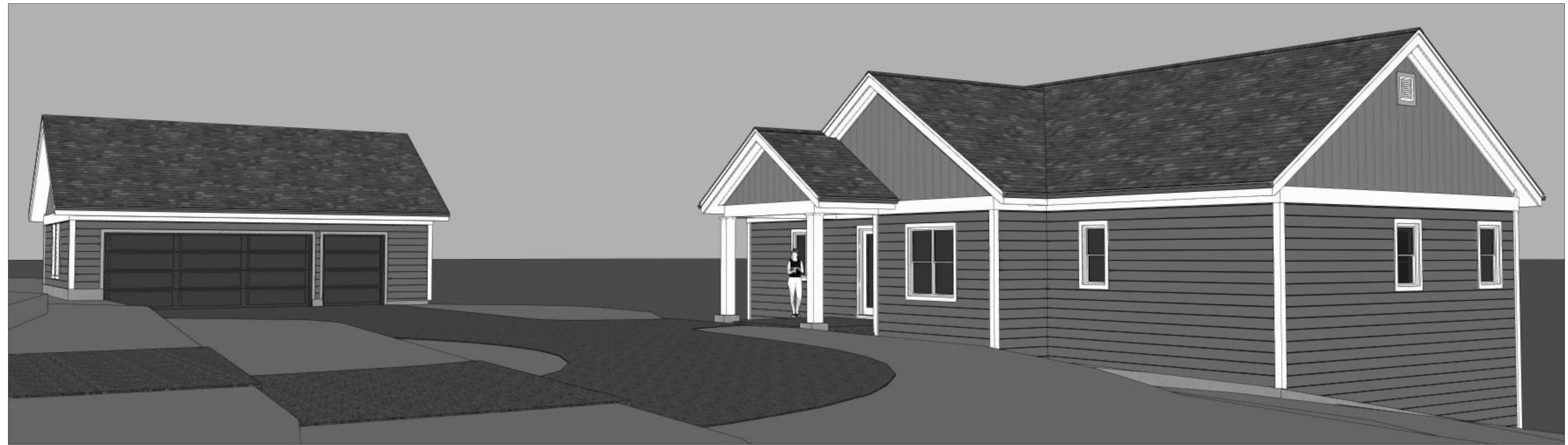


# RIVER FIRE MASTER PLAN

## THE MALAKOFF HOUSE



### AREA TABULATIONS:

TABULATIONS TO FACE OF STUD / FOUNDATION WALL

MAIN HOUSE:	APPROX. 1,556 SQ. FT.
GARAGE / UNCONDITIONED STORAGE:	APPROX. 768 SQ. FT.
RAISED DECK:	APPROX. 250 SQ. FT.
COVERED PORCH:	APPROX. 144 SQ. FT.

### ANALYSIS:

OCCUPANCY GROUP: R-3 / U SINGLE FAMILY DWELLING WITH DETACHED GARAGE

TYPE OF CONSTRUCTION: TYPE VB

ALL WORK SHALL COMPLY WITH THE 2019 EDITIONS OF THE C.B.C., C.R.C., C.M.C., C.P.C., C.E.C., C.E.C.S. (ENERGY STANDARDS), AND C.G.B.S.C. (CAL-GREEN) BUILDING STANDARDS, PROPERTY MAINTENANCE CODES, AND ALL APPLICABLE LOCAL ORDINANCES

PROJECT IS LOCATED IN A MODERATE WILDLAND-URBAN INTERFACE AREA AND MUST COMPLY WITH THE PROVISIONS OF THE CRC 2019 (URBAN WILDLAND INTERFACE BUILDING STANDARDS)

ALL REQUIRED EXTERIOR MATERIALS SHALL BE LISTED APPROVED BY 'OSFM' BUILDING MATERIALS LISTING LABEL

### DESIGN CRITERIA:

SNOW LOAD: 60 LBS/ FT.  
CLIMATE ZONE: 11  
WIND EXPOSURE: C

### DEFERRED SUBMITTALS:

#### CONSTRUCTION WASTE MANAGEMENT PLAN

PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN - RECYCLE AND/OR REUSE A MINIMUM OF 65 PERCENT OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE. ALSO SEE SHEET A0-1, A0-2, AND CAL-GRN.

#### SPRINKLER SYSTEM

SPRINKLER SYSTEM DESIGN AND ENGINEERING SHALL BE SUBMITTED FOR APPROVALS PRIOR TO INSTALLATION.

PROVIDE SPRINKLER SYSTEM IN ACCORDANCE WITH CRC AND NEVADA COUNTY REQUIREMENTS

PROVIDE LETTER FROM THE WATER SERVICE PROVIDER OR A WELL TEST REPORT INDICATING THE AVAILABLE WATER PRESSURE AT THE FIRE SPRINKLER RISER.

#### GAS PIPING DIAGRAM

DUCT WORK AND GAS LINE SIZING INSTALLED PER THE CA PLUMBING CODE TO BE FIELD VERIFIED BY THE INSPECTOR.

#### SOLAR ARRAY LAYOUT

SOLAR ROOF LAYOUT AND CALCULATIONS TO BE PROVIDED PRIOR TO PERMIT APPROVAL

### INSPECTION REQUIREMENTS:

INSPECTION IS REQUIRED FOR A SOIL FILL, COMPACTION AND GRADING. ALL FILL MATERIAL SHALL BE CLEAN AND FREE OF DEBRIS GREATER THAN 12 INCHED IN DIAMETER. (L-V 19.10 (C) ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DENSITY WITH A COMPACTION REPORT ONSITE AT TIME OF INSPECTION.

PRIOR TO ISSUANCE OF A PERMIT, THE APPLICANT SHALL COMPLETE AND SUBMIT A SPECIAL INSPECTION AND TESTING AGREEMENT FORM TO THE BUILDING DEPARTMENT FOR REVIEW FOR ANY REQUIRED SPECIAL INSPECTIONS.

### SCOPE OF WORK:

CONSTRUCTION OF SINGLE FAMILY PRIVATE DWELLING AND ALL ASSOCIATED SITE WORK, INCLUDING GARAGE, UTILITIES, PATIOS, AND DRIVEWAY.

### SITE ANALYSIS:

SEE SITE PLANS

### SHEET INDEX / PROJECT DIRECTORY:

#### COVER SHEET

#### ARCHITECTURAL PLANS:

- A0-1: GENERAL NOTES
- A0-2: NEVADA COUNTY GENERAL NOTES
- A0-3: CAL-GREEN CHECKLIST - SHEET 1
- A0-4: CAL-GREEN CHECKLIST - SHEET 2
- A0-5: WILDLAND-URBAN INTERFACE CHECKLIST
- A1-1: DWELLING FLOOR PLAN
- A1-2: GARAGE PLAN AND ELEVATIONS
- A1-3: DWELLING / GARAGE ROOF PLANS
- A2-1: DWELLING ELEVATIONS
- A3-1: DWELLING & GARAGE SECTIONS
- E1-1: DWELLING & GARAGE ELECTRICAL FLOOR PLANS

#### DESIGNERS:

THOMAS ROMAN ARCHITECTURE  
448 COLFAX AVENUE - UNIT D  
GRASS VALLEY, CA 95945  
530-205-8750

FOXLEY DESIGN  
foxleydesign.com  
foxleydesign@gmail.com  
530.559.7552

#### STRUCTURAL/ ENERGY/ GAS PIPING PLANS:

- SN1: STRUCTURAL NOTES
- S1: FOUNDATION PLANS - HOUSE AND GARAGE
- S2: FLOOR FRAMING - HOUSE
- S3: ROOF FRAMING - HOUSE AND GARAGE
- S4: SHEAR WALL PLAN - HOUSE AND GARAGE
- SD1: STRUCTURAL DETAILS

#### STRUCTURAL ENGINEER:

LINCOLN AND LONG ENGINEERING  
568 EAST MAIN STREET  
GRASS VALLEY, CA 95945

PRE-FAB TRUSS MANUFACTURER:  
HOMEWOOD LUMBER / TRUSS

< STRUCTURAL CALCULATIONS >  
< TRUSS LAYOUT / CALCULATIONS >

- T24: ENERGY CALCULATION

< ENERGY CALCULATIONS >



RIVER FIRE MASTER PLAN  
THE MALAKOFF HOUSE

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.  
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

REMARKS	DATE
PERMIT SUBMITTAL	12-21-21

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT MAY BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

FOLDER: Malakoff  
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COVER SHEET

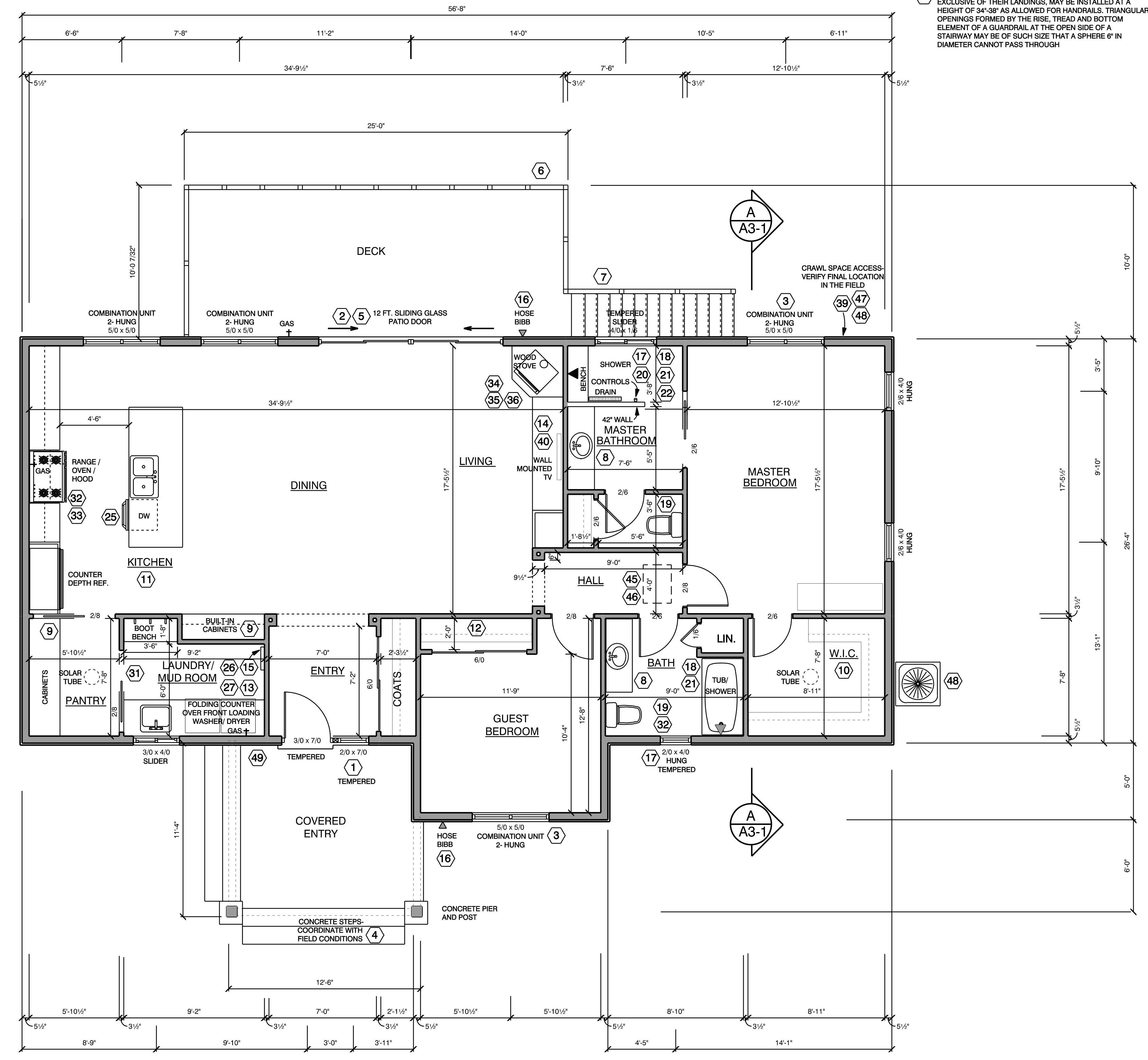
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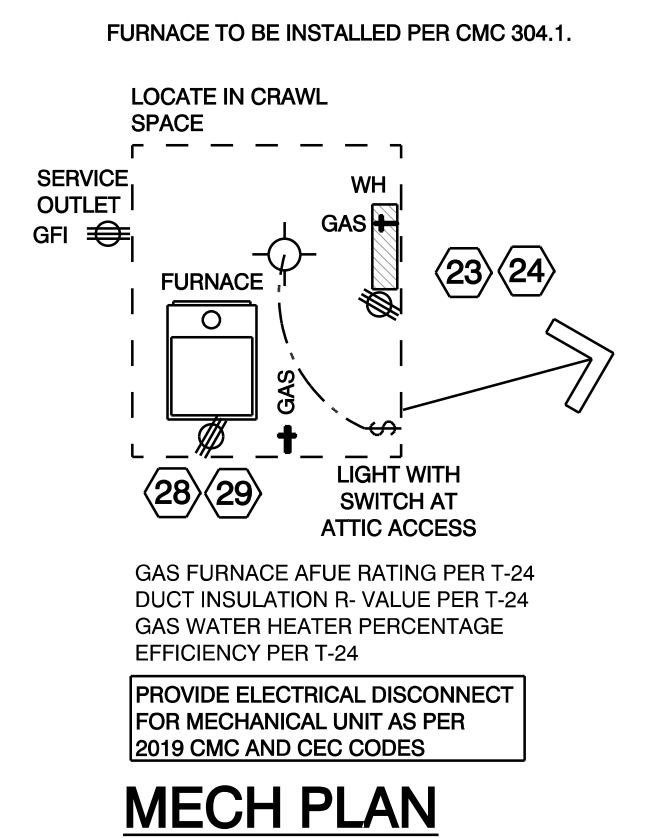
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**FLOOR PLAN NOTES:**

- TOP PLATE SPLICING: USE A MINIMUM OF 4 FT. LAP SPACE WITH 10" BOLTS INTO EACH SIDE OF LAP OR USE STRAP ACROSS PLATE BREAKS.
- ALL INTERIOR DOORS SHALL BE SOLID CORE WOOD DOORS UNLESS OTHERWISE NOTED.
- APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUILDING CODE. ANCHOR STRAPS FOR WATER HEATERS SHALL BE LOCATED WITHIN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION. LOWER ANCHOR/STRAP LOCATION TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS. (STEEL BRACES REQUIRED, NOT PLUMBERS' TAP).
- 1 TEMPERED SAFETY GLASS AT DOOR AND WINDOWS OR SIDELIGHTS ADJACENT TO DOOR.
- 2 SLIDING GLASS PATIO DOORS WITH TEMPERED SAFETY GLASS
- 3 EGRESS WINDOW  
 MINIMUM NET OPENING OF 5.7 SQ. FT.  
 MAXIMUM HEIGHT OF CLEAR OPENING: 44"  
 MINIMUM OPENABLE DIMENSION OF 24" H x 20" W
- 4 ENTRY STEPS AS NEEDED: STEP SIZES AND LAYOUT TO BE DETERMINED IN FIELD. STEP TREADS TO BE A MINIMUM OF 10" DEEP. STEP RISERS TO BE A MAXIMUM OF 7.75"
- 5 PATIO SURFACES / LANDINGS TO BE LOCATED NOT MORE THAN 7.75" BELOW DOORS THRESHOLD. PROVIDE MINIMUM 3 FT. LANDINGS AT ALL EXTERIOR DOORS.
- 6 TOP OF DECK GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS SPACED SO A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
- 7 THE TOP OF GUARDRAILS FOR STAIRWAYS, EXCLUSIVE OF TIER LANDINGS, MAY BE INSTALLED AT A HEIGHT OF 34" AS ALLOWED FOR HANDRAILS. TRIANGULAR OPENINGS FORMED BY THE RISE, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH.
- 8 VANITY BASE CABINET. VERIFY DESIGN AND MATERIALS WITH OWNER.
- 9 PAINT GRADE PANTRY CABINETS AND SHELVING DESIGN AND MATERIALS TO BE COORDINATED WITH OWNER
- 10 PAINT GRADE CLOSET SHELVING SYSTEM DESIGN AND MATERIALS TO BE COORDINATED WITH OWNER
- 11 KITCHEN CABINET DESIGN AND MATERIALS TO BE COORDINATED WITH OWNER
- 12 SHELF AND POLE
- 13 FOLDING COUNTER OVER FRONT LOADING WASHER AND DRYER. BASE CABINETS, LAUNDRY SINK, WALL MOUNTED UPPER CABINETS. VERIFY DETAILS AND MATERIALS WITH OWNER.
- 14 BUILT-IN MEDIA CENTER
- 15 BUILT-IN FOLD-DOWN IRON BOARD.
- 16 FROST FREE HOSE BIBB WITH ANTI-SIPHON DEVICE -- DETERMINE FINAL LOCATION IN THE FIELD.
- 17 TEMPERED SAFETY GLASS AT GLAZING IN SHOWER/TUB/SAUNA COMPARTMENTS LESS THAN 60" ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE.
- 18 PROVIDE WALL BLOCKING / BRACING AS REQUIRED FOR INSTALLATION OF GRAB BARS
- 19 WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND HAVE A CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL NOT LESS THAN 24" SECTION 904 OF THE CBC. WATER CLOSETS MUST BE ULTRA LOW FLUSH FIXTURES, WHICH USE NO MORE THAN 1.28 GALLONS PER FLUSH.
- 20 TILE SHOWER ENCLOSURE
- 21 ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF ONE THOUSAND TWENTY FOUR (1024) SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THIS MEASUREMENT SHALL BE MAINTAINED TO A POINT 10" ABOVE THE SHOWER DRAIN. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MFR'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F (49°C). THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SATISFACTORY CONTROL FOR MEETING THIS PROVISIONS.
- 22 MINIMUM SHOWER RECEPTACLE SLOPE IS 1/8" PER FOOT
- 23 TANKLESS WATER HEATER. INSTALL AND VENT PER MANUFACTURER'S INSTRUCTIONS.
- 24 INSTANTANEOUS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE WATER HEATER. AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER.
- 25 ALL DISHWASHER WASTE LINES SHALL BE PROVIDED WITH AN APPROVED AIRGAP SEPARATION DEVICE.
- 26 WASHER AND DRYER BY OWNER
- 27 DRYER SHALL BE VENTED THROUGH ROOF OR WALL TO THE OUTSIDE AS PER MANUFACTURER'S RECOMMENDATIONS  
 - PROVIDE BACK-DRAFT DAMPER (SCREEN NOT PERMITTED)  
 - CLOTHES DRYER VENT SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES AND A MINIMUM OF A 4-INCH DIAMETER  
 - APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN 8' IN LENGTH AND NOT CONCEALED WITHIN CONSTRUCTION ARE ALLOWED  
 - UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S SPECIFICATIONS, DOMESTIC DRYER MOISTURE EXHAUST SYSTEMS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING TWO 90 DEGREE ELBOWS. ONE FOOT SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO
- 28 MIN. 30" x 30" CLEAR MAINT. SPACE AT HWH AND FURNACE - VERIFY ROOM DIMENSIONS W/ EQUIPMENT
- 29 GAS FURNACE AFUE RATING PER T-24  
 DUCT INSULATION R-VALUE PER T-24  
 GAS WATER HEATER PERCENTAGE EFFICIENCY PER T-24
- 30 A/C COND. UNIT ON CONCRETE PAD - CONCRETE PAD SHALL BE MINIMUM 3" THICK - VERIFY FINAL LOCATION IN FIELD  
 A/C COND. SEER RATING PER T-24
- 31 PROVIDE COMBUSTION AIR WITH HIGH AND LOW LOUVERED VENTS (100 SQ. IN. MIN.) IN DOOR TO PROVIDE MAKEUP AIR REQUIREMENTS FOR THE DRYER.
- 32 EXHAUST OPENINGS TERMINATING OUTDOORS SHALL BE COVERED WITH A 1/4" X 1/2" CORROSION RESISTANT MESH (EXCEPT CLOTHES DRYERS).
- 33 PROVIDE A KITCHEN HOOD VENTED DIRECTLY TO THE OUTSIDE PROVIDING A MINIMUM OF 100 C.F.M. PER THE CMC AND ENERGY CODE. THE FAN MUST BE LISTED AT 3 BONE OR LESS FOR NOISE. THE RATING MUST BE BASED ON A WATER COLUMN OF 25" OR GREATER. (IF THE FAN EXHAUSTS IN EXCESS OF 400 C.F.M., THE 3 BONE IS NOT REQUIRED.)
- 34 U.L. LISTED WOOD BURNING FIRE-BOX. INSTALL UNIT AND VENT AS PER LISTING. MFR'S INSTRUCTIONS AND ALL APPLICABLE CODES. ALL SOLID FUEL BURNING APPLIANCES MUST BE E.P.A. PHASE II CERTIFIED AND MEET CALIF. ENERGY REQUIREMENTS.
- 35 RAISED TILE HEARTH - DIMENSIONS PER MFR.
- 36 REFER TO MANUFACTURER'S SPECIFICATIONS FOR HEARTH REQUIREMENTS. IF NO SPECIFICATIONS PROVIDED BY THE MANUFACTURER, HEARTHS SHALL EXTEND AT LEAST 16" FROM THE FRONT OF AND AT LEAST 8" BEYOND EACH SIDE OF THE FIREBOX. WHERE THE FIREBOX OPENING IS 8 SQUARE FEET OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20" IN FRONT AND AT LEAST 12" BEYOND EACH SIDE.
- 37 UNDER FLOOR AREA WITH STORAGE, FUEL-FIRED OR ELECTRIC-POWERED EQUIPMENT WITH LESS THAN 2X10 SOLID JOISTS SHALL BE PROTECTED ON THE UNDERSIDE BY HALF-INCH SHEETROCK OR A SPRINKLER SYSTEM
- 38 IF ATTIC HAS A VERTICAL HEIGHT OF MORE THAN 30", PROVIDE A READILY ACCESSIBLE ACCESS OPENING NOT LESS THAN 22" X 30" FOR EMERGENCY ENTRY TO ATTIC. MINIMUM 30" UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING. VERIFY FINAL LOCATION IN THE FIELD.  
 ATTIC ACCESS TO BE WEATHER-STRIPPED TO PREVENT AIR LEAKAGE.
- 39 CRAWL SPACE ACCESS TO BE 30" x 30". MINIMUM OF 30" x 20" REQUIRED WITH MECHANICAL EQUIPMENT LOCATED IN THE CRAWL SPACE.
- 40 WALL MOUNTED FLAT SCREEN TV - PROVIDE BLOCKING AS REQUIRED FOR MOUNTING HARDWARE
- 41 IF ATTIC HAS A VERTICAL HEIGHT OF MORE THAN 30", PROVIDE A READILY ACCESSIBLE ACCESS OPENING NOT LESS THAN 22" X 30" FOR EMERGENCY ENTRY TO ATTIC. MINIMUM 30" UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.
- 42 ATTIC ACCESS TO BE WEATHER-STRIPPED TO PREVENT AIR LEAKAGE.
- 43 ATTIC ACCESS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS.
- 44 GAS FURNACE AFUE RATING PER T-24  
 DUCT INSULATION R-VALUE PER T-24  
 GAS WATER HEATER PERCENTAGE EFFICIENCY PER T-24  
 AIR CONDITIONER SEER RATING PER T-24
- 45 UNDER FLOOR AREA WITH STORAGE, FUEL-FIRED OR ELECTRIC-POWERED EQUIPMENT WITH LESS THAN 2X10 SOLID JOISTS SHALL BE PROTECTED ON THE UNDERSIDE BY HALF-INCH SHEETROCK OR A SPRINKLER SYSTEM.
- 46 SIX INCH HIGH CONTRASTING HOUSE NUMBERS, DETERMINE FINAL LOCATION IN THE FIELD.



**CONTRACTOR'S NOTE:**  
 PROVIDE ELECTRIC AND GAS HOOK-UP FOR: RANGE, WATER HEATER AND BBQ. (VERIFY EXACT LOCATIONS WITH OWNER)



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

**ANALYSIS**

MAIN HOUSE : APPROX. 1,556 SQ. FT.  
 GARAGE : APPROX. 768 SQ. FT.  
 RAISED DECK : APPROX. 250 SQ. FT.  
 COVERED PORCH : APPROX. 144 SQ. FT.

**CRAWL SPACE VENTILATION ANALYSIS**

CRAWL SPACE AREA = APPROX. 1,556 SQ. FT.

MIN. VENTILATION AREA = 1,556 / 150  
 = 10.4 SQ. FT. = 1494 SQ. IN.

**FOUNDATION WALL VENTS:**  
 WALL VENTS TO MASCO CT 660CMB0 FOUNDATION VENTS  
 NET FREE VENTILATION AREA OF 100 SQ. IN. PER VENT

PROVIDE MINIMUM 15 FOUNDATION VENTS - VERIFY FINAL LOCATIONS IN FIELD.

= APPROX. 1,500 SQ. IN. N.F.V.A.

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FILE	A1-3

**EXTERIOR FINISHES**

**HORIZONTAL SIDING:**  
HARDIE-PLANK (OR EQUAL) HORIZONTAL SIDING - PAINTED. INSTALL OVER TYVEK OR SIMILAR WATER RESISTIVE BARRIER PER CRC R703.2.

**BOARD AND BATT SIDING:**  
HARDIE-PLANK (OR EQUAL) BOARD AND BATT PATTERN SIDING - PAINTED. INSTALL OVER TYVEK OR SIMILAR WATER RESISTIVE BARRIER PER CRC R703.2.

**TRIMS, FRIEZE BOARD AND BELLY BAND:** 5/4 CHOICETRIM (OR EQUAL) TRIMS.

**EXTERIOR WINDOW AND DOOR TRIMS:**  
- TRADITIONAL EXTERIOR WINDOW AND DOOR TRIMS, WITH SLOPING SILL (WITH DRIP), AND APRON.  
- FLASHING TO LAP WINDOW AND DOOR TRIMS AT HEAD.  
- PRIME AND PAINT

**EAVES:** EXPOSED EAVE WITH VENTED FRIEZE BLOCK. PRIME AND PAINT ALL SURFACES.

**FASCIA:** 5/4 CHOICETRIM (OR EQUAL) FASCIA.

**PRIME / PAINT ALL EXTERIOR MATERIALS:**  
- BID TO ASSUME TWO BASE COLORS WITH SEPARATE TRIM COLOR.  
- COLORS AS APPROVED BY OWNER.  
- COLORS TO MATCH COLORS OF EXISTING STRUCTURES.

**WINDOWS AND DOORS**

**WINDOWS:** HIGH QUALITY VINYL WINDOWS WITH DUAL PANE / LOW-E GLAZING. PROVIDE GRID PATTERNS AS INDICATED - SEE PLANS AND ELEVATIONS. COLOR TO BE SELECTED BY OWNER.

**GARAGE DOORS:** TO BE INSULATED METAL WITH SIMULATED PANEL LOOK. EACH GARAGE DOOR TO BE PROVIDED WITH AUTOMATIC GARAGE DOOR OPENER.

**GARAGE MAN-DOOR:** SHALL BE WOOD OR COMPOSITE WITH TEMPERED GLAZING.

**DOOR HARDWARE:** TO BE SELECTED BY OWNER. ASSUME HIGH QUALITY LEVER TYPE DOOR HARDWARE WITH RUSTIC FINISH.

**ROOF**

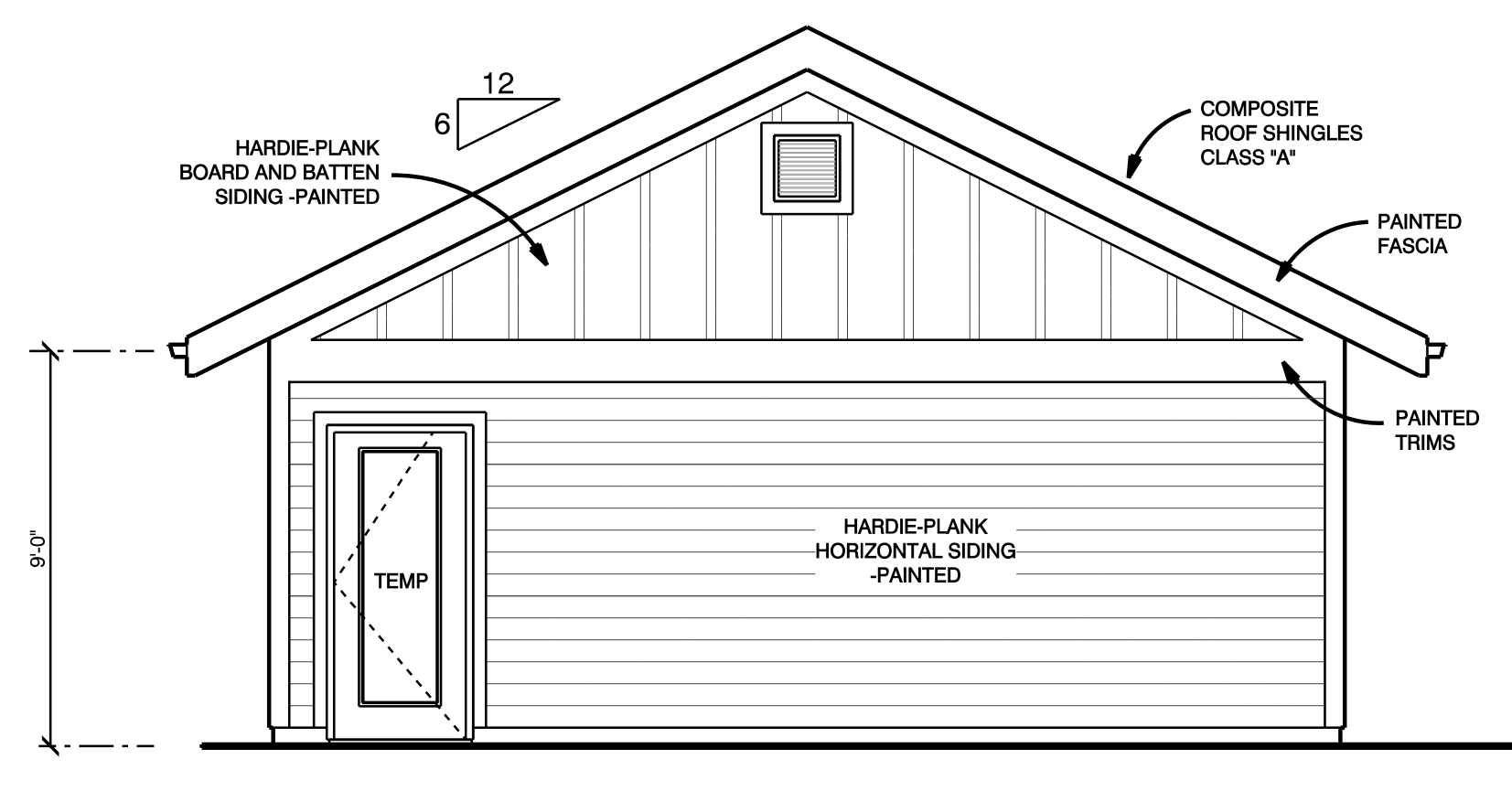
ROOF TO BE "CLASS A" FIBERGLASS COMPOSITION ROOF SHINGLES. MANUFACTURER AND COLOR TO BE SELECTED BY OWNER. INSTALL OVER 30# FELT UNDERLAYMENT PER CRC R606.1.1. STANDARD PREFINISHED METAL GUTTERS AND DOWNSPOUTS. DOWNSPOUTS SHALL BE CONNECTED TO UNDERGROUND PLASTIC DRAINPIPES, SLOPED TO DAYLIGHT.  
\*SUN TUNNEL\* SOLAR TUBES AS INDICATED

**GABLE END**

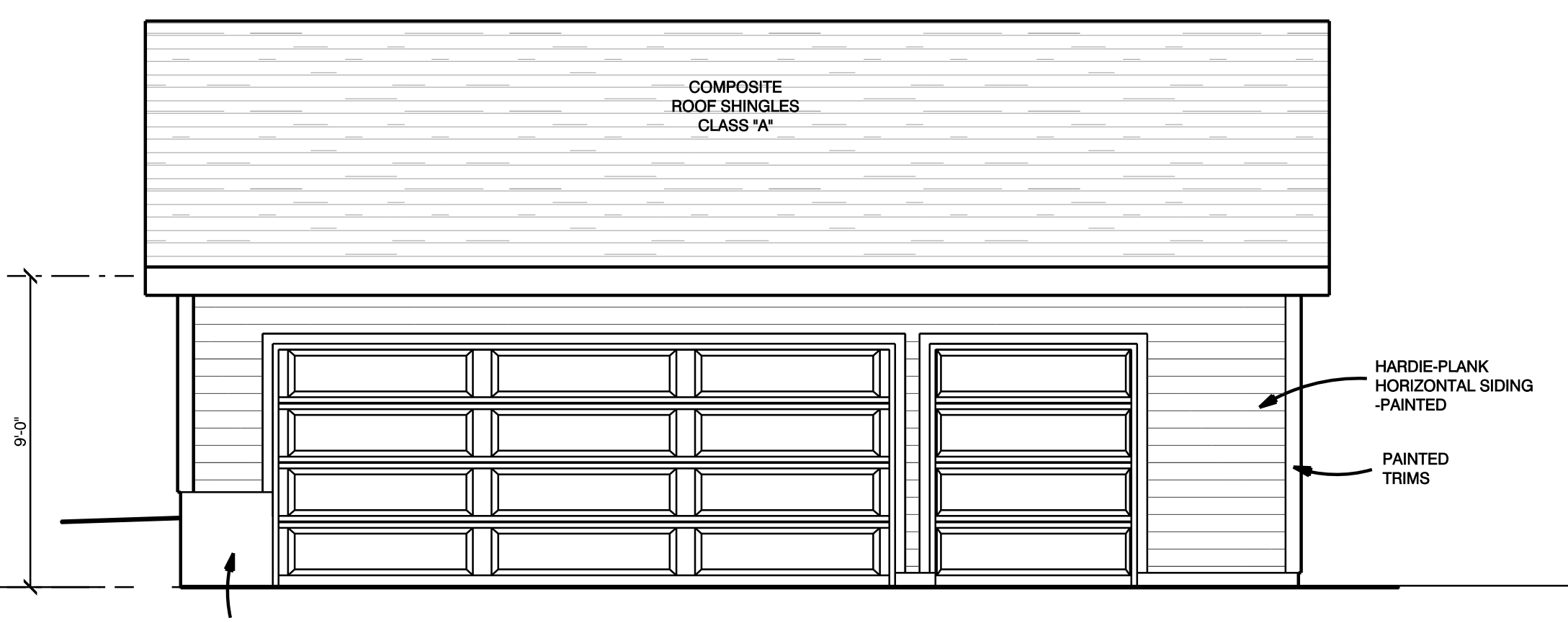
NOTE: SIDING AT GABLE ENDS SHALL BE EITHER NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL, OR ONE LAYER OF 5/8" TYPE X EXTERIOR RATED GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING, OR AN ASSEMBLY APPROVED BY OSFM B.M.L.



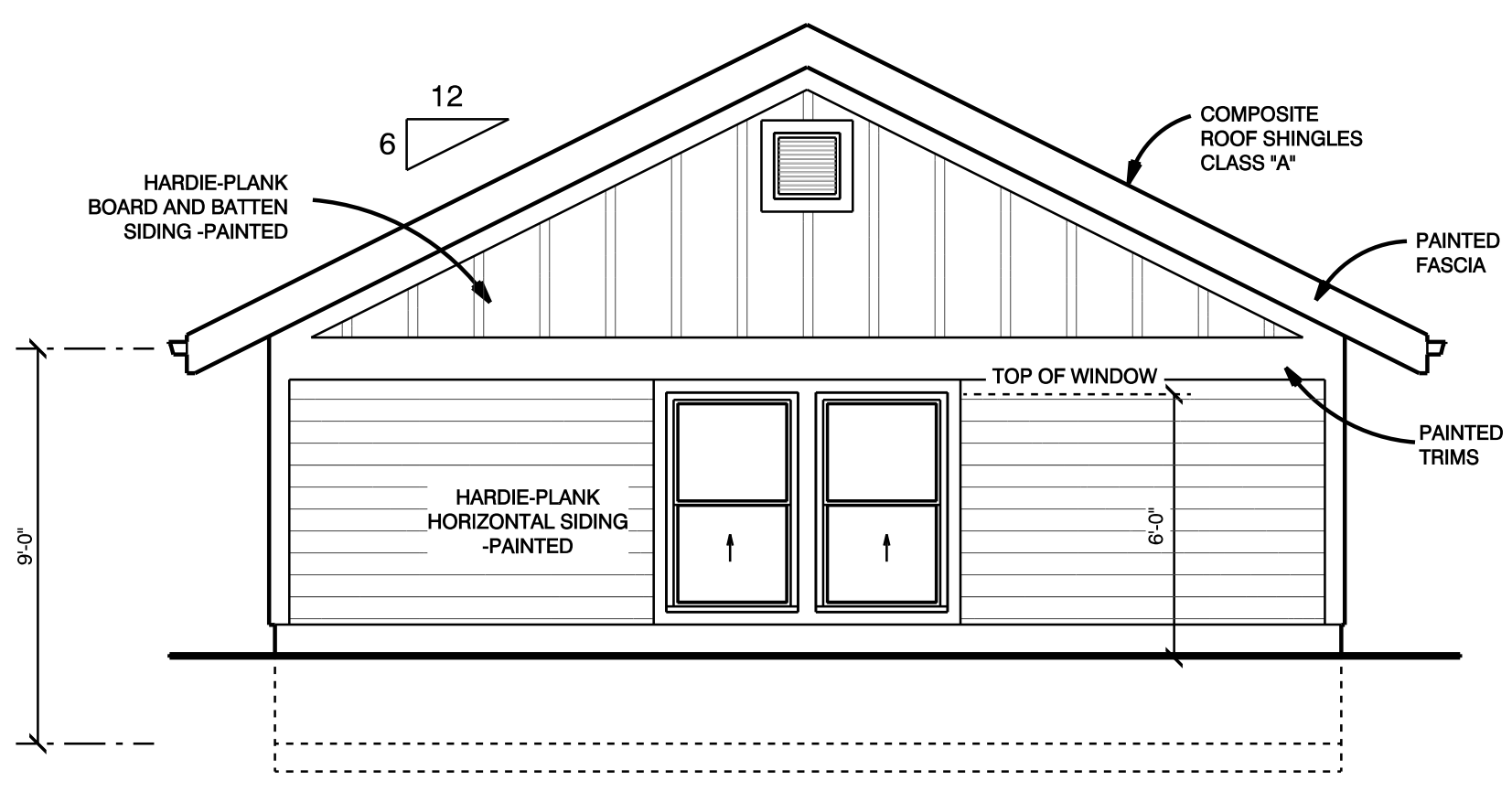
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



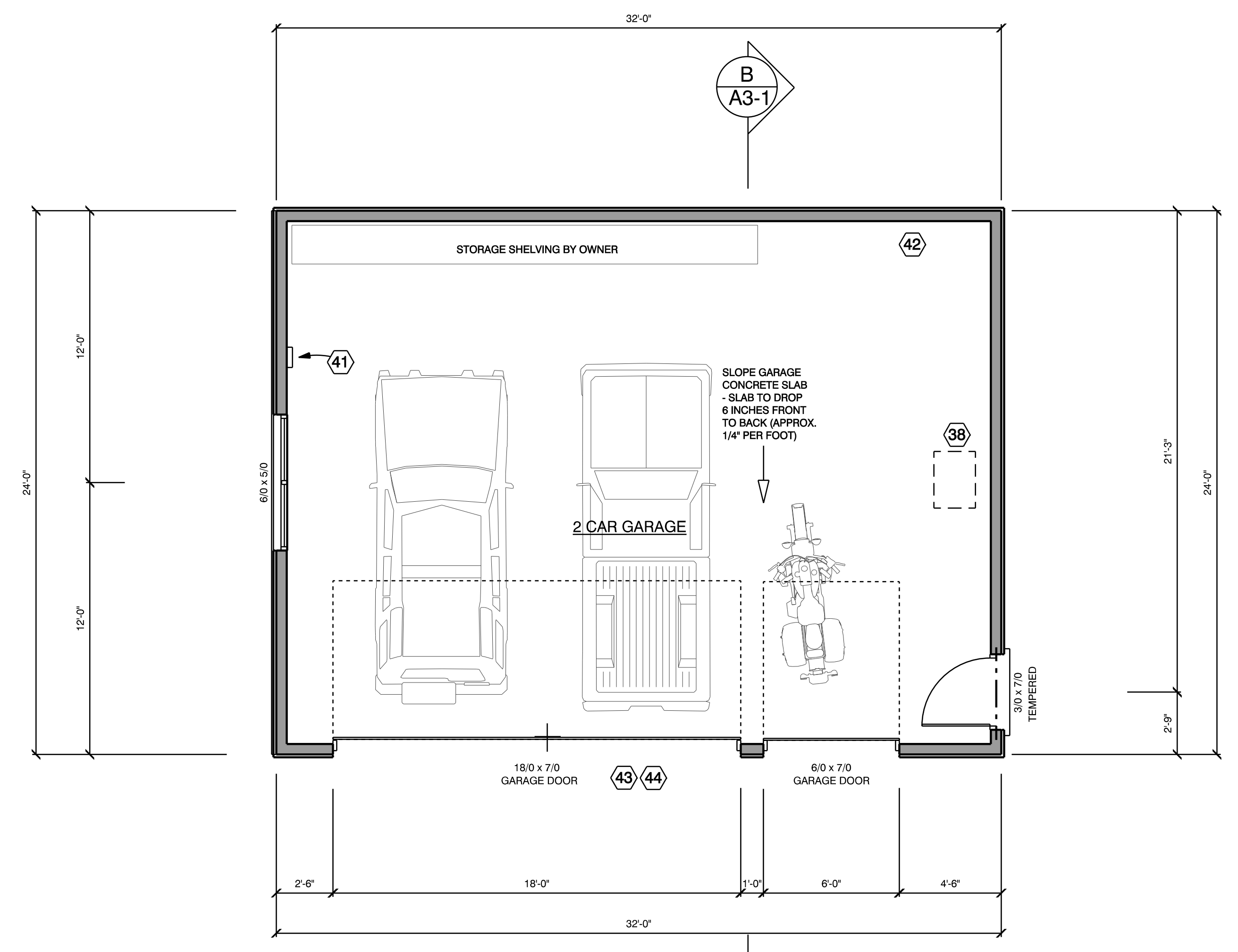
**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



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



**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



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

**ROOF**

CLASS 'A' FIBERGLASS ASPHALT ROOF SHINGLES TO BE SELECTED BY OWNER. INSTALL OVER 30# FELT PER CRC RRS 1.1.

INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

'LEAF-GUARD' TYPE PREFINISHED METAL GUTTERS AND DOWNSPOUTS. DOWNSPOUTS SHALL BE CONNECTED TO UNDERGROUND PLASTIC DRAINPIPES, SLOPED TO DAYLIGHT.

**ROOF SHEATHING**

USE MIN. 1/2" APA 32/16 PLYWOOD. NAIL PLYWOOD WITH 8#S AT 6" O.C. AT PLYWOOD EDGES. TO BEARING WALL BLOCKING AND TO END TRUSS AT END WALLS. USE 8#S AT 12" O.C. FIELD. USE H1 OR A35 CLIPS FOR TRUSS TO BEARING WALL CONNECTION.

**FLASHING:**

METAL FLASHING TO BE INCORPORATED IN VALLEYS. IT SHALL NOT BE LESS THAN NO. 26 GAUGE GALVANIZED SHEET CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

**FRAMING NOTES:**

ALL HEADERS AND BEAMS SHALL BE DF#2 UNLESS NOTED OTHERWISE

AT GABLE END WALLS EXTEND SHEAR WALL TYPE AND NAILING TO ROOF SHEATHING

AT CALIFORNIA FRAMED AREAS, FULL ROOF SHEATHING IS REQUIRED AT LOWER ROOF

DOUBLE STUDS USED AT HOLD DOWNS SHOULD BE NAILED TOGETHER WITH 16d AT 6" O.C. STAGGERED

**ATTIC VENTILATION**

ATTIC SHALL BE PROVIDED WITH A MINIMUM NET FREE VENTILATING AREA NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED FOR ALL ENCLOSED ATTICS OR BATTED SPACES.

THIS MINIMUM CAN BE DECREASED TO 1/200 IF EITHER 1. AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATION IS AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS OR 2. A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

FOR ALL ENCLOSED ATTICS SPACES, VENTILATION SHALL BE PROVIDED WITH FULLY COVERED METAL WIRE MESH VENTS, OR OTHER MATERIALS THAT HAVE A MINIMUM 1/16 INCH AND MAXIMUM 1/8 INCH OPENINGS, NON-COMBUSTIBLE AND CORROSION RESISTANT. ALL OTHER VENTS IN EAVES SHALL BE LISTED APPROVED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS.

**HOUSE ATTIC VENTILATION ANALYSIS**

HOUSE ROOF AREA = APPROX. 2,018 SQ. FT. INCLUDING EAVES AND COVERED PORCH

MIN. VENTILATION AREA = 2,018 / 300 = 6.73 SQ. FT. REQUIRED = 969 SQ. IN. REQUIRED

**EAVE VENTILATION:**

SMARTVENT  
9 SQ. IN. NFA PER FOOT x 54 FT. = 486 SQ. IN. PROVIDED

PROVIDE 54 FEET OF SMART VENT  
27 FEET EACH SIDE OF ROOF

**CONTIN. RIDGE VENT:**

BRANDGUARD RIDGE VENT (NARROW) MODEL 00037  
CONTIN. 9" WIDE RIDGE VENT - NET FREE AREA = 17.2 SQ. IN. / LIN. FT.  
x 28.2 LIN. FT. = 486 SQ. IN. PROVIDED

**ROOF VENTILATION - TOTAL:**

EAVE VENTS = 486 SQ. IN.  
RIDGE VENT = 486 SQ. IN.  
TOTAL VENT AREA = 971 SQ. IN.

**GARAGE ATTIC VENTILATION ANALYSIS**

GARAGE ROOF AREA = APPROX. 960 SQ. FT. INCLUDING EAVES AND COVERED PORCH

MIN. VENTILATION AREA = 960 / 300 = 3.2 SQ. FT. REQUIRED = 462 SQ. IN. REQUIRED

**EAVE VENTILATION:**

SMARTVENT  
1.75" HOLES AT 9" O.C. = 2.4 SQ. IN. EACH  
9 SQ. IN. NFA PER FOOT (x 75 TOTAL) = 1.8 SQ. IN. EA.  
DRILL 6 x 1.75" HOLE HOLES AT 9" O.C. AT SMART VENT  
x 22 BAYS (11 EACH SIDE OF ROOF) = 238 SQ. IN. PROVIDED

PROVIDE 6 EAVE VENTS / BORE HOLES PER BAY  
AT 22 TRUSS BAYS (11 EACH SIDE OF ROOF)

**CONTIN. RIDGE VENT:**

BRANDGUARD RIDGE VENT (NARROW) MODEL 00037  
CONTIN. 9" WIDE RIDGE VENT - NET FREE AREA = 17.2 SQ. IN. / LIN. FT.  
x 13.5 LIN. FT. = 232.2 SQ. IN. PROVIDED

**ROOF VENTILATION - TOTAL:**

EAVE VENTS = 238 SQ. IN.  
RIDGE VENT = 232 SQ. IN.  
TOTAL VENT AREA = 470 SQ. IN.

**DESIGN NOTES**

TYPICAL PLATE HEIGHT = 9'-0" UNLESS OTHERWISE NOTED

ADJUST HEEL HEIGHT AT TRUSSES AS REQUIRED SUCH THAT FASCIA ALIGN - UNLESS OTHERWISE NOTED

TYPICAL OVERHANG = 24" TYPICAL / 12" AT GABLE ENDS

**TRUSS PLAN NOTES**

DO NOT CUT ANY LOAD BEARING TRUSS

BRACE ROOF FRAMING TO BEARING PARTITIONS ONLY

FINAL ROOF / TRUSS LAYOUT SHALL BE AS PER FINAL TRUSS ENGINEERING

TRUSSES / ROOF FRAMING SHALL BE PRE-ENGINEERED AND PRE-FABRICATED. SUPPLIER TO SUBMIT ALL CALCULATIONS AND DETAILS TO THE BUILDING DEPARTMENT, CONTRACTOR AND ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION

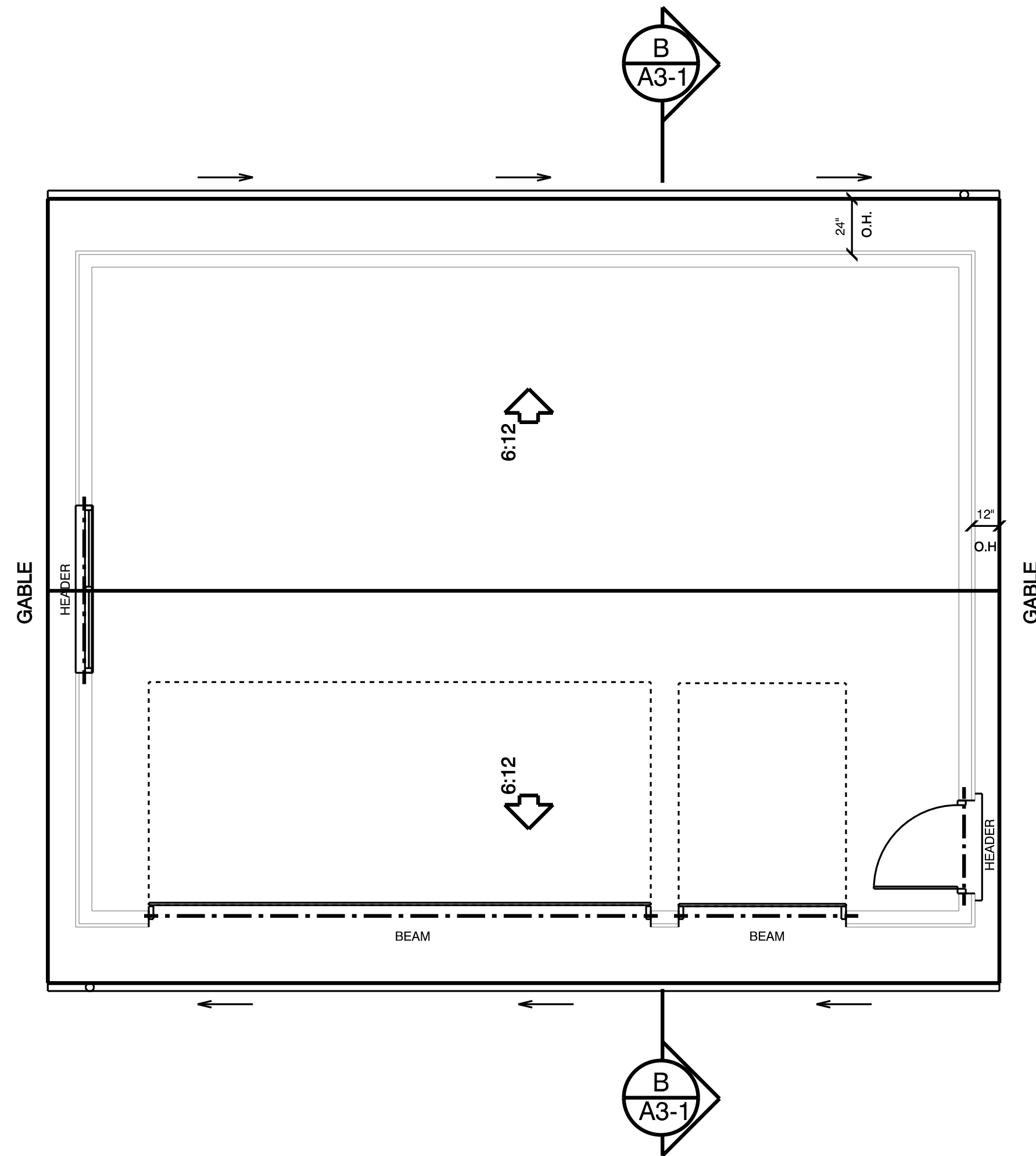
SIMPSON H1 TYPE AT EACH TRUSS TO WALL CONNECTION

**PHOTO VOLTAIC NOTES**

PV ARRAYS OCCUPYING LESS THAN 66% OF ROOF AREA REQUIRE 18" SETBACK ON BOTH SIDES OF THE RIDGE.

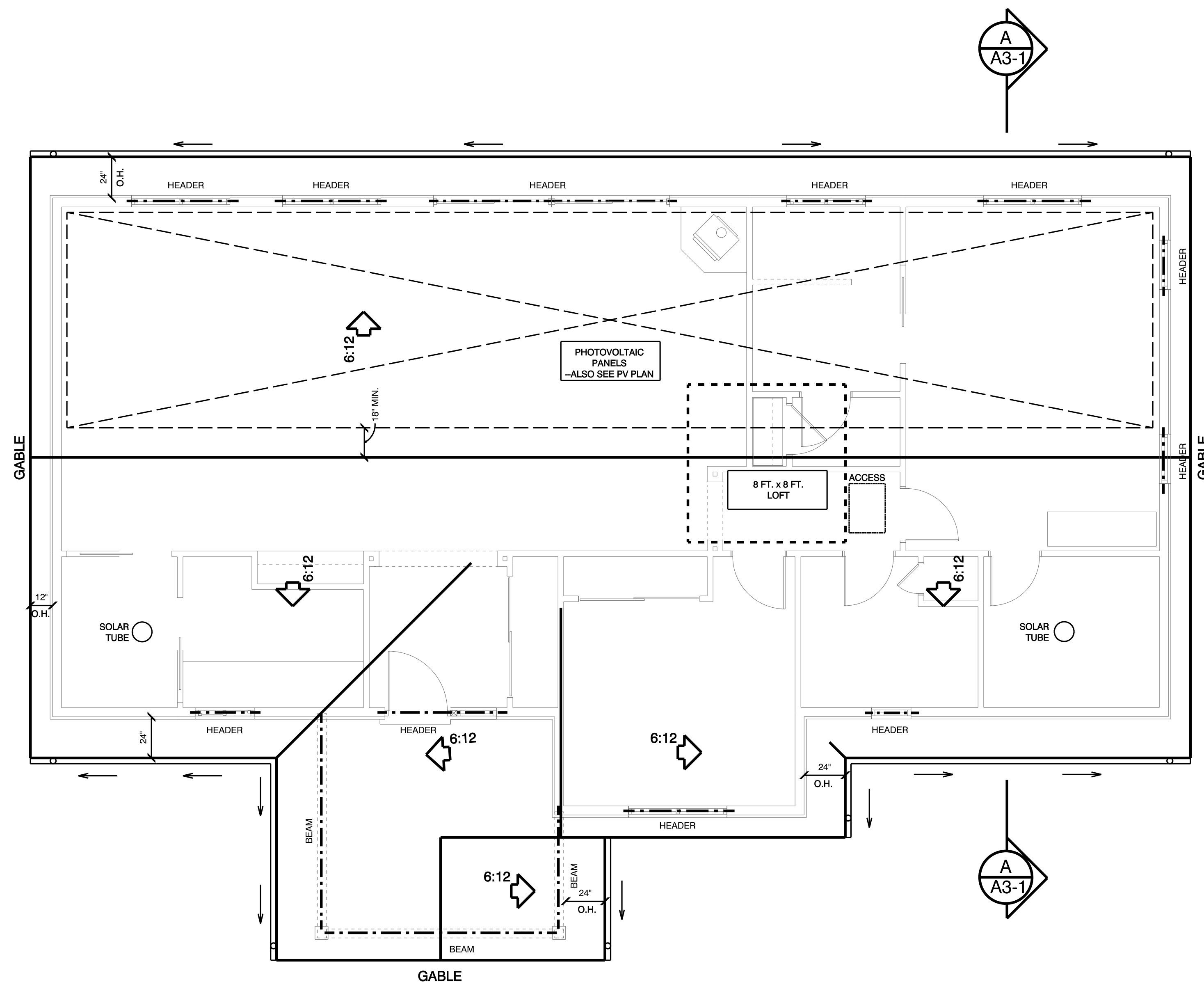
**TRUSS AND ENGINEERING NOTE**

LOADING / ENGINEERING SHALL ASSUME ROOF MOUNTED SOLAR PANELS



**GARAGE ROOF PLAN**

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



**ROOF PLAN**

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



RIVER FIRE MASTER PLAN  
**THE MALAKOFF HOUSE**

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.  
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

REMARKS	DATE
PERMIT SUBMITTAL	12-21-21

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT MAY BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

FOLDER	Malakoff
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FILE	A1-2

DWELLING & GARAGE ROOF PLANS  
**A1-3**

**EXTERIOR FINISHES**

**HORIZONTAL SIDING:**  
 HARDIE-PLANK (OR EQUAL) HORIZONTAL SIDING - PAINTED.  
 INSTALL OVER TYVEK WRAP OR SIMILAR WATER RESISTIVE BARRIER PER CRC R703.2.

**BOARD AND BATT SIDING:**  
 HARDIE-PLANK (OR EQUAL) BOARD AND BATT PATTERN SIDING - PAINTED. INSTALL OVER TYVEK WRAP OR SIMILAR WATER RESISTIVE BARRIER PER CRC R703.2.

**TRIMS, FRIEZE BOARD AND BELLY BAND:** 5/4 CHOICETRIM (OR EQUAL) TRIMS.

**PIERS AND POSTS AS INDICATED.**

**EXTERIOR WINDOW AND DOOR TRIMS:**  
 - TRADITIONAL EXTERIOR WINDOW AND DOOR TRIMS, WITH SLOPING SILL, (WITH DRIP), AND APRON.  
 - FLASHING TO LAP WINDOW AND DOOR TRIMS AT HEAD.  
 - PRIME AND PAINT

**FASCIA:** 5/4 CHOICETRIM (OR EQUAL) FASCIA.

**POSTS:**  
 FRONT EXTERIOR POSTS TO BE CASED / TRIMMED 5/4 CHOICE-TRIM (OR EQUAL).  
 - PRIME AND PAINT TO MATCH EXISTING STRUCTURES.

**EAVES:** EXPOSED EAVE WITH VENTED FRIEZE BLOCK. PRIME AND PAINT ALL SURFACES.

**EAVES / SOFFITS AT COVERED PORCHES:**  
 EXPOSED EAVE WITH VENTED FRIEZE BLOCK.  
 - 1-1/16" GROOVED SHEATHING AS HORIZONTAL SOFFIT / CEILING.  
 - PRIME AND PAINT TO MATCH EXISTING STRUCTURES.

**PRIME / PAINT ALL EXTERIOR MATERIALS:**  
 - BID TO ASSUME TWO BASE COLORS WITH SEPARATE TRIM COLOR.  
 - COLORS AS APPROVED BY OWNER.  
 - COLORS TO MATCH COLORS OF EXISTING STRUCTURES.

**DECKS AND EXTERIOR STAIRS:** CHOICEDECK OR EVERGRAN DECKING, OR APPROVED EQUAL.

**VIEW RAILINGS:** HORIZ. CABLES AT 4" O.C. MAX. - SYSTEM / TO BE SELECTED BY OWNER.

**FLUE**

FACTORY-BUILT FLUE SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ITS LISTINGS AND THE MANUFACTURERS INSTRUCTIONS AS SPECIFIED IN THE MECHANICAL CODE

FLUE SHALL EXTEND AT LEAST 2 FT. ABOVE THE HIGHEST ELEVATION OF ANY PORTION OF THE BUILDING WITHIN 10 FT. OF THE FLUE

**GABLE END**

NOTE: SIDING AT GABLE ENDS SHALL BE EITHER NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL, OR ONE LAYER OF 5/8" TYPE X EXTERIOR RATED GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING, OR AN ASSEMBLY APPROVED BY OSFM BML.

**ROOF**

ROOF TO BE "CLASS A" FIBERGLASS COMPOSITION ROOF SHINGLES. MANUFACTURER AND COLOR TO BE SELECTED BY OWNER. INSTALL OVER 30# FELT UNDERLAYMENT PER CRC R905.1.1.

STANDARD PREFINISHED METAL GUTTERS AND DOWNSPOUTS.

DOWNSPOUTS SHALL BE CONNECTED TO UNDERGROUND PLASTIC DRAINPIPES, SLOPED TO DAYLIGHT.

\*SUN TUNNEL\* SOLAR TUBES AS INDICATED

**WINDOWS AND DOORS**

**WINDOWS:** HIGH QUALITY VINYL WINDOWS WITH DUAL PANE / LOW-E GLAZING. PROVIDE GRID PATTERNS AS INDICATED - SEE PLANS AND ELEVATIONS. COLOR TO BE SELECTED BY OWNER.

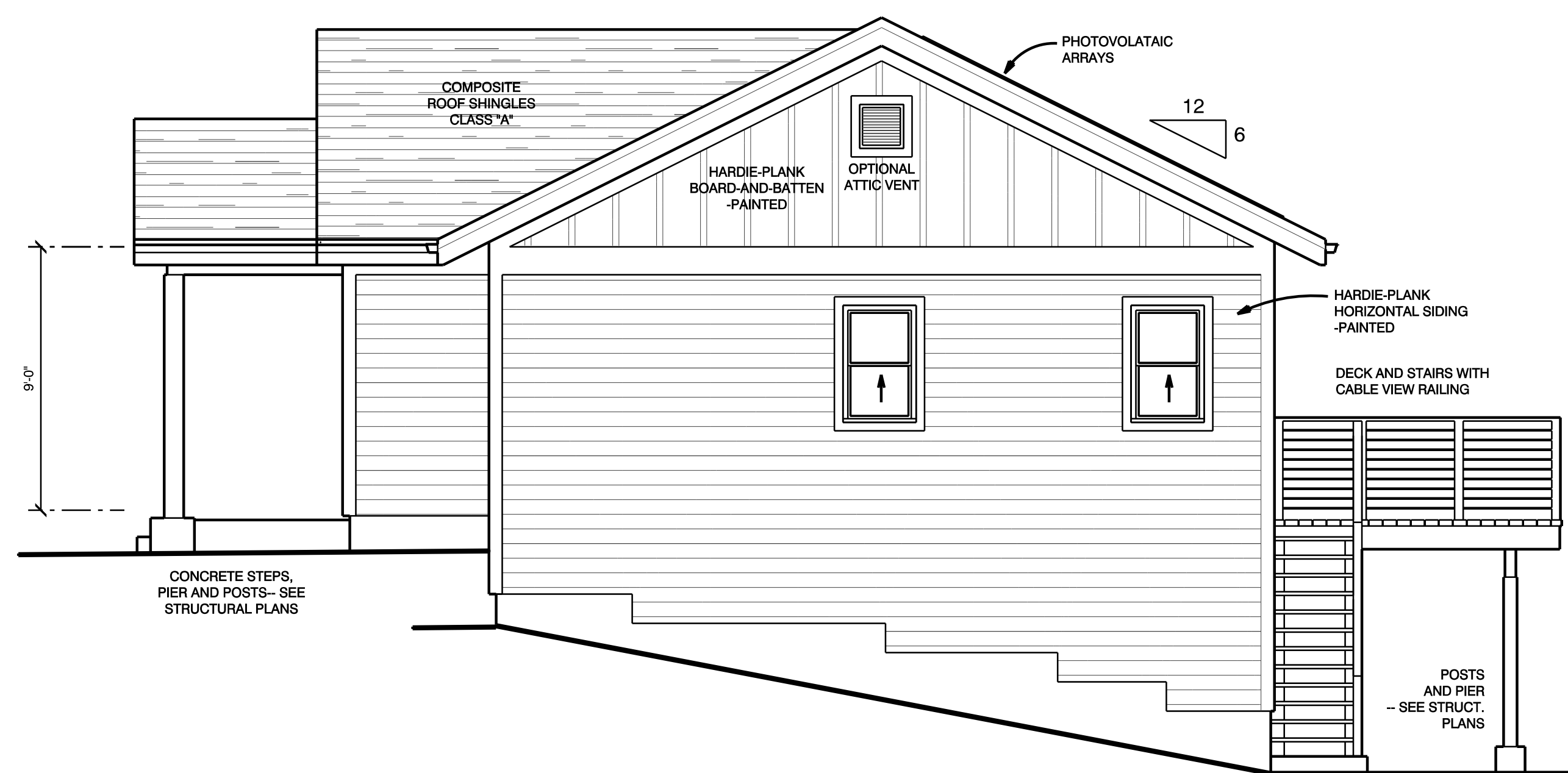
**GARAGE DOORS:** TO BE INSULATED METAL WITH SIMULATED PANEL LOOK. EACH GARAGE DOOR TO BE PROVIDED WITH AUTOMATIC GARAGE DOOR OPENER.

FRONT DOOR ALLOWANCE: \$2,500.00

**SLIDING GLASS DOORS:** TO BE WOOD WITH PRE-FINISHED METAL CLADDING (OR COMPOSITE) WITH TEMPERED GLAZING.

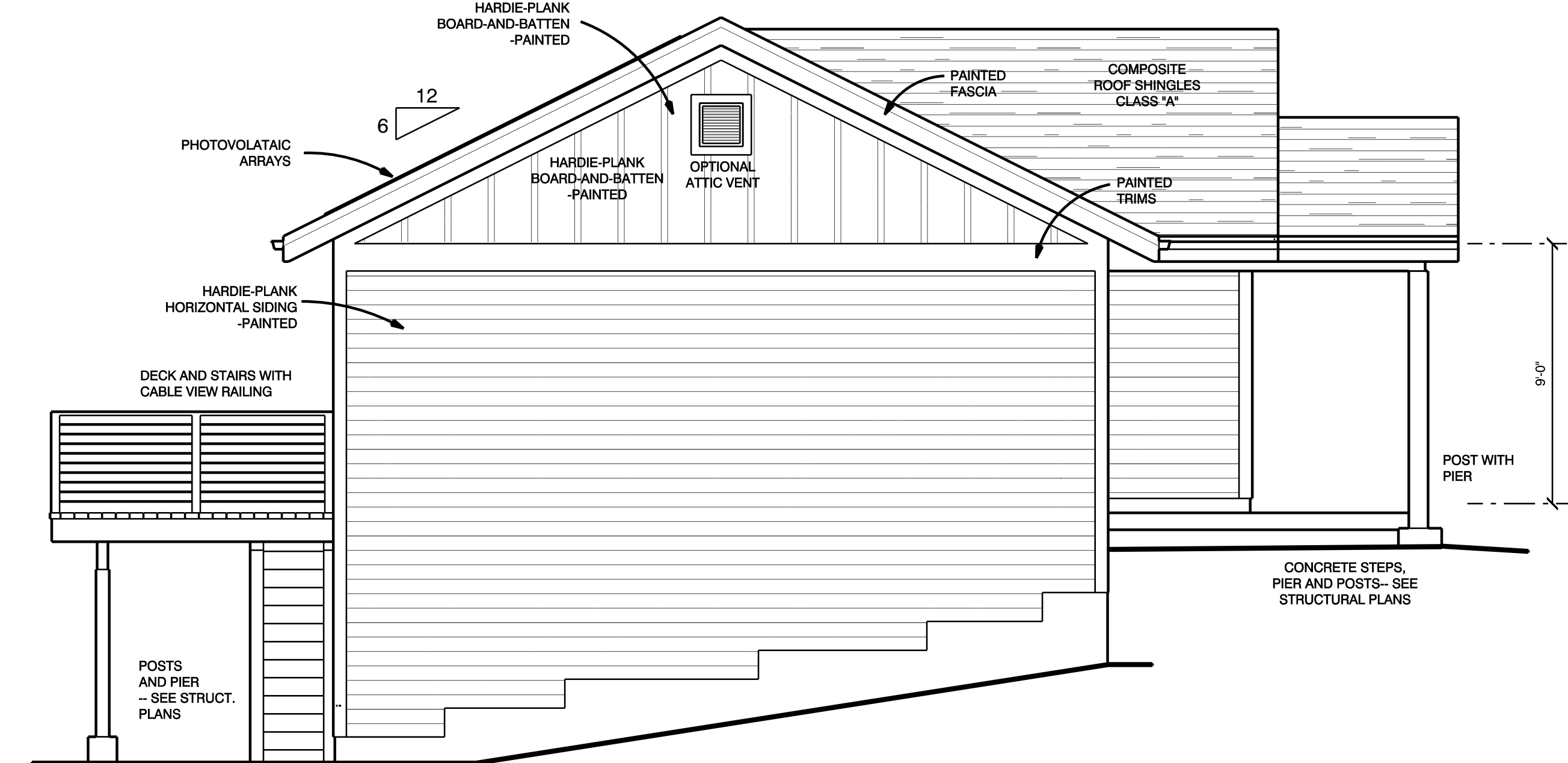
**GARAGE MAN-DOOR:** SHALL BE WOOD OR COMPOSITE WITH TEMPERED GLAZING.

**DOOR HARDWARE:** TO BE SELECTED BY OWNER. ASSUME HIGH QUALITY LEVER TYPE DOOR HARDWARE WITH RUSTIC FINISH.



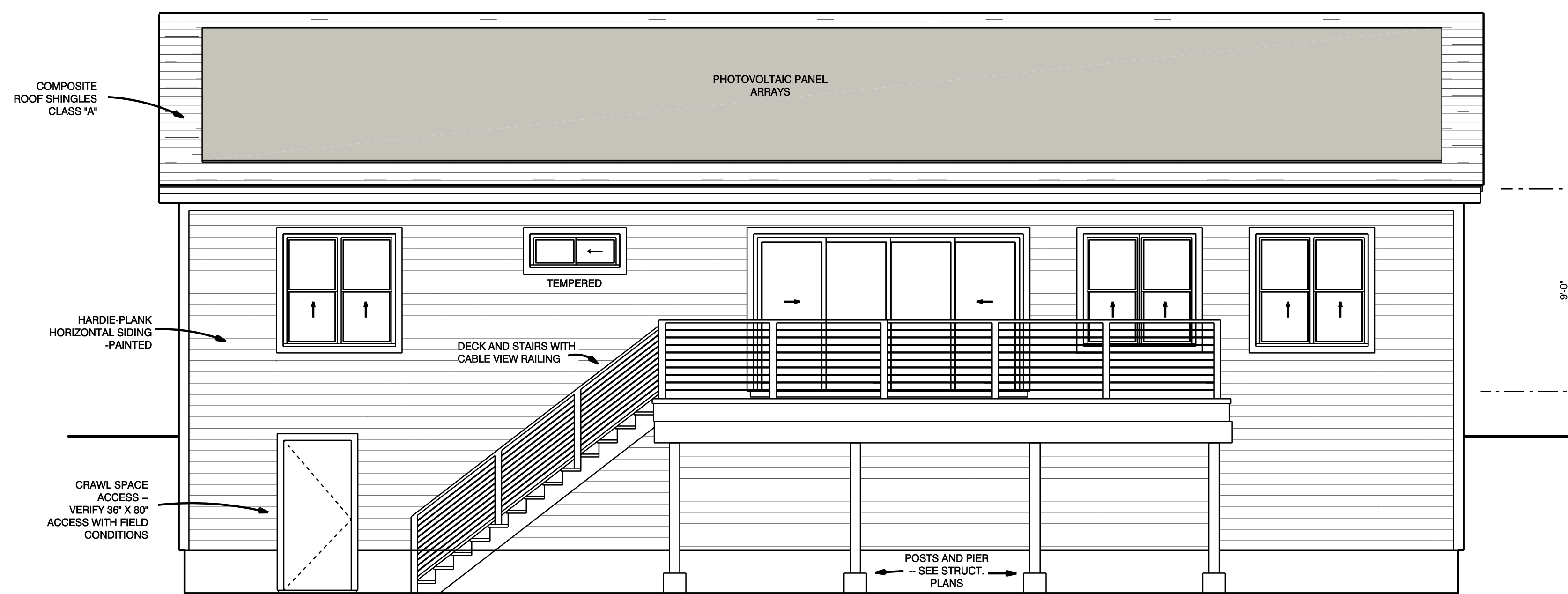
**SIDE ELEVATION**

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



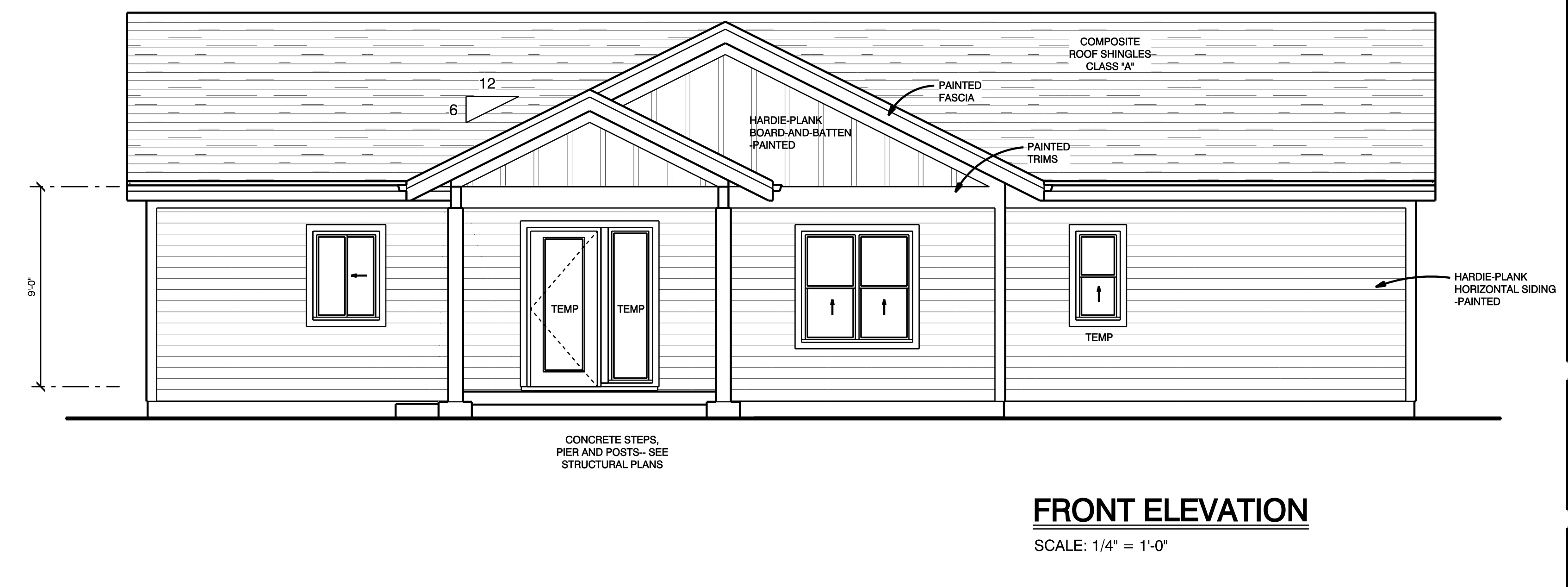
**SIDE ELEVATION**

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



**REAR ELEVATION**

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



**FRONT ELEVATION**

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

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 CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

REMARKS	DATE
PERMIT SUBMITTAL	12-21-21

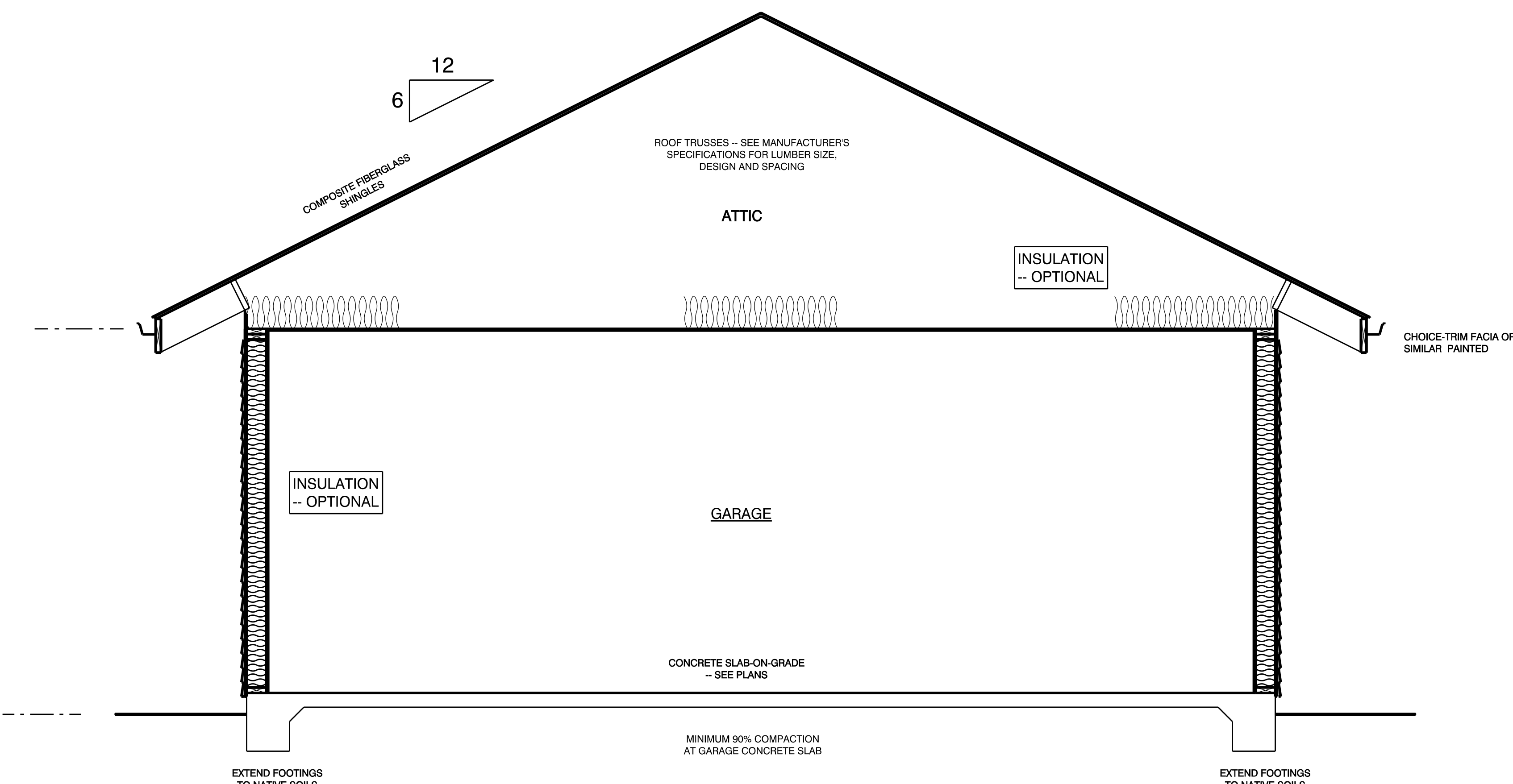
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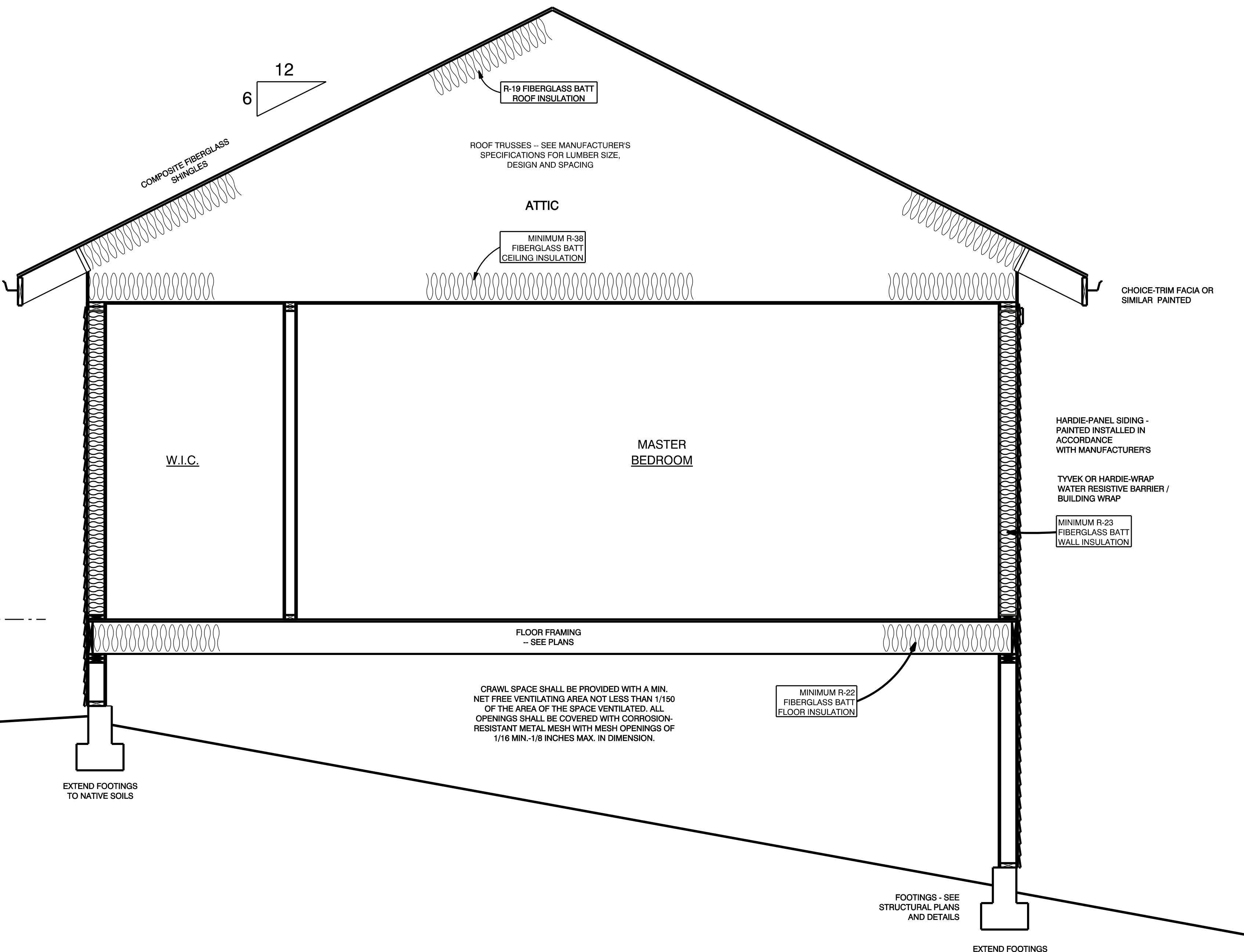
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FILE	A3-1



**GARAGE SECTION B**  
SCALE: 1/2" = 1'-0"



**DWELLING SECTION A**  
SCALE: 1/2" = 1'-0"

**EXTERIOR WILDFIRE EXPOSURE NOTES**

MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT CRC

**ROOFING**

ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF CRC. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ROOF COVERINGS: WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBER. BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF NO. 72 ASTM CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.

ROOF VALLEYS: WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 60:90:90 (NO. 28 GALVANIZED SHEET GAGE) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 3/8" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

ROOF GUTTERS: ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

ROOF EAVES AND SOFFITS SHALL BE NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL OR ONE LAYER 5/8" TYPE X EXTERIOR-RATED GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE EAVE OR SOFFIT. (EXCEPTION: GABLE EAVE NOT REQUIRED TO BE PROTECTED)

**ATTIC VENTILATION**

EAVE OR CORNICE VENTS: VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES.

VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS:

1. THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16TH INCH (1.6 MM) AND SHALL NOT EXCEED 1/8TH INCH (3.2MM).
2. THE MATERIALS USED SHALL BE NONCOMBUSTIBLE.
- EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAY BE OF COMBUSTIBLE MATERIALS.
3. THE MATERIALS USED SHALL BE CORROSION RESISTANT.

**EXTERIOR WALLS**

EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-71.1.

EXTERIOR WALL COVERINGS: EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

EXTERIOR GLAZING SHALL HAVE A MINIMUM OF ONE-TEMPERED PANE, GLASS BLOCK, HAVE A FIRE RESISTIVE RATING OF 20 MINUTES OR BE TESTED TO MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-71.2.

EXTERIOR DOOR ASSEMBLIES: EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-71.1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20-MINUTES WHEN TESTED ACCORDING TO ASTM E 2074. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS ARE NOT REQUIRED TO COMPLY WITH THIS CHAPTER.

**DECKING FLOORS AND UNDERFLOOR PROTECTION**

DECKING SURFACES: DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10' OF THE PRIMARY STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. SHALL BE CONSTRUCTED OF IGNITION-RESISTANT MATERIALS AND PASS THE PERFORMANCE REQUIREMENTS OF SFM 12-71.4.
2. SHALL BE CONSTRUCTED WITH HEAVY TIMBER, EXTERIOR FIRE-RETARDANT TREATED WOOD OR APPROVED NONCOMBUSTIBLE MATERIALS.
3. THE USE OF PAINTS, COATINGS, STAINS, OR OTHER SURFACE TREATMENTS ARE NOT AN APPROVED METHOD OF PROTECTION.

**UNDERFLOOR AND APPENDAGE PROTECTION**

UNDERSIDE OF APPENDAGES AND FLOOR PROJECTIONS: THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE.

UNENCLOSED UNDERFLOOR PROTECTION: BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS ENCLOSED TO THE GRADE THE SAME AS EXTERIOR WALL REQUIREMENTS. (EXCEPTION) THE COMPLETE ENCLOSURE OF UNDER FLOOR AREAS MAY BE OMITTED WHERE THE UNDERSIDE OF ALL EXPOSED FLOORS, EXPOSED STRUCTURAL COLUMNS, BEAMS AND SUPPORTING WALLS ARE PROTECTED AS REQUIRED WITH EXTERIOR IGNITION-RESISTANT MATERIAL CONSTRUCTION OR HEAVY TIMBER.

**DEFENSIBLE SPACE**

PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182.

ACCEPTABLE METHODS OF COMPLIANCE INSPECTION AND DOCUMENTATION SHALL BE DETERMINED BY THE ENFORCING AGENCY AND MAY INCLUDE ANY OF THE FOLLOWING:

1. LOCAL, STATE OR FEDERAL FIRE AUTHORITY OR DESIGNEE AUTHORIZED TO ENFORCE VEGETATION MANAGEMENT REQUIREMENTS
2. ENFORCING AGENCY
3. THIRD-PARTY INSPECTION AND CERTIFICATION AUTHORIZED TO ENFORCE VEGETATION MANAGEMENT REQUIREMENTS
4. PROPERTY OWNER CERTIFICATION AUTHORIZED BY THE ENFORCING AGENCY

CONTRACTOR SHALL PROVIDE AND MAINTAIN DEFENSIBLE SPACE AND FIRE BREAK PER WILD AND URBAN INTERFACE REQUIREMENTS AND REQUIREMENTS OF LOCAL FIRE AUTHORITY.

CONTRACTOR SHALL REMOVE AND CLEAR AWAY ALL FLAMMABLE VEGETATION OR COMBUSTIBLE GROWTH FOR 30 FEET FROM EACH SIDE OF BUILDING.