GALLAHER RESIDENCE

ENTRY ADDITION

33951 DANBURG DRIVE
KIRKWOOD, CA 95646

APN: 026-163-005

OWNER:
GARY AND ELAINE GALLAHER
19 VALLEY DR.
ORINDA, CA 94563
(925) 254-3618

ARCHITECT:
ECOSENSE DESIGN
ANNE-FLORE P. DWYER
960 EMERALD BAY ROAD, UNIT 6/7
SOUTH LAKE TAHOE CA 96150
(530)220-0531

STRUCTURAL ENGINEER:
GABBART & WOODS
TAHOE PARTNERS
CODY HARRINGTON P.E
10775 PIONEER TRAIL, SUITE 214
TRUCKEE, CA 96161
(775) 901-0521

3D VIEW FROM STREET

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF AN ENTRY ADDITION TO PROVIDE AN ACCESSIBLE MEANS OF ACCESS FROM THE ROADWAY TO THE EXISTING RESIDENCE. ADDITIONALLY A LAUNDRY ROOM IS PROPOSED IN THE SPACE BENEATH THE PROPOSED ENTRY ADDITION. A BUILT-UP PARKING PAD IS PROPOSED ALONGSIDE THE ROADWAY WITH A PEDESTRIAN BRIDGE CONNECTING THE PARKING PAD AND ADDITION.

THE PROJECT ALSO PROPOSES TO ADD A ROOF EXTENSION OVER THE EXISTING REAR DECK TO SHED SNOW OVER THE EXISTING RAILING ONTO THE GROUND BELOW. ADDITIONALLY ALL EXISTING GUARD RAILS, DECKING, ROOFING AND SIDING MATERIALS ARE PROPOSED TO BE REPLACED WITH NEW FIRE RESISTANT MATERIALS, NO CHANGES TO EXISTING UTILITIES ARE BEING PROPOSED.

CONDITIONED SPACE:

EXISTING RESIDENCE MAIN LEVEL	830 SF
EXISTING RESIDENCE LOWER LEVEL	830 SF
TOTAL EXISTING RESIDENCE	**1,660 SF**
PROPOSED ADDITION ENTRY LEVEL	108 SF
PROPOSED ADDITION LOWER LEVEL	108 SF
TOTAL PROPOSED	**216 SF**
TOTAL EXISTING AND PROPOSED	**1,876 SF**

DECKS:

EXISTING DECK/WALKWAY BRIDGES:	501 SF
PROPOSED DECK/WALKWAY BRIDGES:	209 SF
TOTAL DECK/BRIDGE:	**710 SF**

PROPOSED SF NOT ON PROPERTY

PROPOSED WALKWAY BRIDGE	154 SF

BUILDING CODE NOTES

CODE REQUIREMENTS:
OCCUPANCY CLASSIFICATION: R-3 RESIDENTIAL

CONSTRUCTION TYPE: VB, NON-SPRINKLERED

APPLICABLE CODES:
THE PROJECT SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING:
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING STANDARD
AMADOR COUNTY
KMAPC DESIGN GUIDLINES

WILDLAND URBAN INTERFACE COMPLIANCE

SECTION R337 Maierials and Construction Methods for Exterior Wildfire Exposure
R337.1.4 Inspections and Certification:
All Exterior materials shall comply with C.R.C. Section R337. Contractor shall provide necessary testing data/product information to the building department as required to demonstrate compliance.
Inspection and written approval by the Fire Marshal shall be obtained prior to finalizing of the building permit.
R337.1.5 Vegetation Management Compliance:
Prior to building permit final approval, the property shall be in compliance with the Vegetation Management Requirements prescribed in the California Fire Code Section 4906 and 4907, including California
Public Resources Code 4291 or California Government Code Section 51182, which shall include, but not limited to the following:
Remove and clear away all flammable vegetation or combustible growth for 30 feet from all side of the building. Remove all tree limbs within 10 feet of chimney outlets and any dead wood from trees overhanging the building. Maintain the roof free of leaves, needles or dead vegetation.
SECTION R337.5 ROOFING
R337.5.1 General:
Roofs shall have a roofing assembly installed in accordance with it's listing and the manufacture's installation instructions.
Proposed Class A roofing assembly - Composition Shingle Roofing
R337.5.2 Roof coverings:
Proposed project does not contain a proposed space between roof covering and roof decking.
R337.5.3 Roof valleys:
Metal flashing to be incorporated at valleys. Flashing shall be no less than 0.019-inch (0.48 mm)[No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley
R337.5.4 Roof gutters:
No proposed roof gutters specified.
SECTION R337.6 VENTS
R337.6.2 Ventilation Requirements:
Non-Vented roof system is specified
SECTION R337.7 EXTERIOR COVERINGS
R337.7.2 Exterior Wall Coverings: The exterior wall covering or wall assembly shall comply with one of the following requirements -
Exterior Wall Covering product #1:
Non-combustible material — Metal Siding Material
Exterior Wall Covering product #2:
Non-combustible material — Stucco
R337.7.3.1 Extent of exterior wall covering:
Exterior wall coverings shall extend form the top of the foundation to the roof, and terminate at:
Existing 2 inch nominal solid wood blocking between open rafters at all roof overhangs
Terminate at the enclosure of enclosed eaves at new roof
R337.7.4 Exterior Wall Assemblies:
Exterior wall assemblies are covered by a wall covering that complies with R337.7.3
R337.7.5 Open Roof eaves: (except fascia and other architectural trim boards)
No proposed open roof eaves are specified.
R337.7.6 Enclosed roof eaves and roof eave soffits: (except fascia and other architectural trim boards)
Proposed enclosed eave shall comply by using:
Non-combustible material — Metal soffit Detail A/A8.1
R337.7.7 Exterior porch ceilings (except architectural trim boards)
Proposed exposed porch ceilings shall comply by using -
Non-combustible material — Metal soffit
R337.7.9-10 Underfloor protection and Underside of Appendages (except heavy timber structural columns and beams)
Proposed elevated, overhanging building areas or appendages that are not enclosed to grade shall comply by using -
Non-combustible material — Metal Grating
SECTION R337.8 EXTERIOR WINDOWS, SKYLIGHTS AND DOORS
R337.8.2.1 Exterior windows, Skylights and exterior glazed door assembly: shall compile with one of the following:
Be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of Section R308 Safety Glazing
R337.8.3 Exterior doors: shall comply with one of the following:
Solid core wood that comply with the following requirements: Stiles/rails shall be no less than 1-3/8" thick and Raised panels shall be no less than 1-1/4" thick, except for the exterior perimeter of the raised panel that may taper to a tongue no less than 3/8" thick.
R337.8.4 Garage Door Perimeter Gap:
SECTION R337.9 DECKING
R337.9.1.1 Flashing:
A minimum of a 6" metal flashing, applied vertically shall be install at all deck-to-wall intersections.
R337.9.3 Decking Surfaces:
Proposed walking surfaces (decks, porches, balconies and stairs) within 10'-0" of the proposed building shall be:
Non-combustible material — Metal Grating or PVC decking
Reference Detail: — E and F/A1.3

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND BEST TRADE PRACTICES.
2. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND/OR LOCAL CODES, LAWS AND ORDINANCES, RULES AND REGULATIONS. REFERENCES IN THE DRAWINGS & SPECIFICATIONS TO "CODE" OR TO "BUILDING CODE" NOT OTHERWISE IDENTIFIED SHALL BE IN REFERENCE TO THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE, INCLUDING ALL ADDENDA, IN EFFECT ON THE DATE OF RECEIPT OF BIDS. NOTHING IN THE DRAWINGS IS TO BE CONSTRUED AS PERMITTING WORK THAT IS CONTRARY TO THESE RULES, REGULATIONS, AND CODES. CONTRACTOR TO NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE IDENTIFIED DURING CONSTRUCTION IN ORDER TO BE RECONCILED WITH CODE REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. WRITTEN DIMENSIONS ARE TO BE USED, DO NOT SCALE PLANS. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING. NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IF DISCREPANCIES, INCONSISTENCIES OR UNANTICIPATED CONDITIONS ARE ENCOUNTERED.

ABBREVIATIONS

A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	M.B.	MACHINE BOLT	SHWR	SHOWER
A.C.	AIR CONDITIONING	FND	FOUNDATION	M.C.	MEDICINE CABINET	SLR	SEALER
A.F.F.	ABOVE FINISHED FLOOR	F.E.	FIRE EXTINGUISHER	M.D.F.	MEDIUM DENSITY FIBERBOARD	SLDR	SLIDER
ALUM.	ALUMINIUM	F.F.	FINISHED FLOOR	MH	MANHOLE	S.M.D.	SEE MECHANICAL DRAWINGS
		F.F.B.	FINISHED FLOOR BREAK	MTL	METAL	SPEC	SPECIFICATIONS
BLKG	BLOCKING	F.G.	FIXED GLASS			S.P.D.	SEE PLUMBING DRAWINGS
BLW	BELOW	F.H.	FIRE HYDRANT	(N)	NEW	S.&R.	SHELF AND ROD
BRZ	BRONZE	F.L.	FLOW LINE	N.I.C.	NOT IN CONTRACT	S.S.	SANITARY SEWER
BTN	BATTEN	F.J.	FLUSH JOINT	NO.	NUMBER	S.S.D.	SEE STRUCTURAL DRAWINGS
B.U.R.	BUILT UP ROOFING	FLR	FLOOR	N.T.S.	NOT TO SCALE	STN	STAIN
		F.O.S.	FACE OF STUD			STO	STORAGE
CAB	CABINET	F.O.W.	FACE OF WALL	O/	OVER	STRUCT	STRUCTURE / STRUCTURAL
C.A.R.	COLD AIR RETURN	FP	FIREPLACE	O.A.E.	OR APPROVED EQUAL	SUSP S.	USPENDED
C.J.	CONTROL JOINT	F.R.P.	FIBER REINFORCED PLASTIC	O.C.	ON CENTER	S.W.	SHEAR WALL
CLG	CEILING	FT	FOOT	O.D.	OUTSIDE DIAMETER		
C.M.U.	CONCRETE MASONRY UNIT	FTG	FOOTING	OH	OVERHEAD	T	TREAD
C.O.	CLEAN OUT			O.R.D.	OVERFLOW ROOF DRAIN	T.B.	TOWEL BAR
C.O.T.G.	CLEAN OUT TO GRADE	G	GAS	O.S.B.	ORIENTED STRAND BOARD	T.C.	TRASH COMPACTOR
COL	COLUMN	GLB	GLU-LAM BEAM			TEMP	TEMPERED
CONC	CONCRETE	G.S.	GYPSUM SHEATHING	P.D.F.	POWDER DRIVEN FASTENER	T.O.C.	TOP OF CURB
CONT	CONTINUOUS	G.W.B.	GYPSUM WALL BOARD	P.LAM.	PLASTIC LAMINATE	T.&G.	TONGUE AND GROOVE
CPT	CARPET			PLYWD	PLYWOOD	THK	THICK/(NESS)
C.T.	CERAMIC TILE	H.B.	HOSE BIB	PNT	PAINT	THR	THRESHOLD
C.W.	COLD WATER	HT	HEIGHT	P.T.	PRESSURE TREATED	T.O.B.	TOP OF BEAM
		HTG	HEATING			T.O.P.L	TOP OF PLATE
D.F.	DOUGLAS FIR	H.V.A.C.	HEATING / VENTILATING / AIR CONDITIONING	R	RISER	T.O.S.	TOP OF SLAB
D.L.	DEAD LOAD			R.A.	RETURN AIR	T.O.STL.	TOP OF STEEL
DN	DOWN	H.W.	HOT WATER	R/C	REINFORCED CONCRETE	T.O.W.	TOP OF WALL
DWG	DRAWING			R.D.	ROOF DRAIN		
DW	DISHWASHER	I.D.	INSIDE DIAMETER	RDWD	REDWOOD	U.O.N.	UNLESS OTHERWISE NOTED
				REV	REVISION		
(E)	EXISTING	JST	JOIST	RM	ROOM	V.BR.	VAPOR BARRIER
EA	EACH	JT	JOINT	R.O.	ROUGH OPENING	VENT	VENTILATOR / VENTILATION
E.J.	EXPANSION JOINT			R/S	REINFORCING STEEL	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
ELEC	ELECTRIC / ELECTRICAL	LAM	LAMINATED	R.W.L.	RAIN WATER LEADER	V.I.F.	VERIFY IN FIELD
E.P.	ELECTRIC PANEL	LAV	LAVATORY				
EQUIP	EQUIPMENT	L.B.	LAG BOLT	S.A.M.F.	SELF-ADHERED MEMBRANE FLASHING	W.C.	WATER CLOSET
EXT	EXTERIOR	L.L.	LIVE LOAD	S.B.	SOLID BLOCKING	WD	WOOD
		LT	LIGHT	S.B.A.	SELECTED BY ARCHITECT	W/D	WASHER / DRYER
F.A.	FIRE ALARM	L.V.L.	LAMINATED VENEER LUMBER	S.B.O.	SELECTED BY OWNER	W.H.	WATER HEATER
F.A.U.	FORCED AIR UNIT			S.D.	STORM DRAIN	WP	WATERPROOF
F.C.U.	FAN COIL UNIT			S.E.D.	SEE ELECTRICAL DRAWINGS	W.R.B.	WATER RESISTIVE BARRIER
				SHT	SHEET	WSCT	WAINSCOT
				SHLVS	SHELVES / SHELVING		

TYP. MATERIAL LEGEND

- ASPHALTIC CONCRETE PAVING (CUT)
- BATT INSULATION (SECTION)
- CONCRETE
- CONCRETE MASONRY UNIT (CUT)
- EARTH (CUT)
- FRAMING MEMBER (BLOCKING)
- FRAMING MEMBER (CONTINUOUS)
- FINISH MILLWORK (CUT)
- GYPSUM WALL BOARD OR SAND (CUT)
- METAL STEEL OR IRON (CUT)
- PLYWOOD (CUT)
- RIGID, SPRAY-IN OR BLOWN-IN INSULATION

SYMBOLS

- ANGLE
- CENTER LINE
- CHANNEL
- Ø DIAMETER
- " INCHES
- ' FEET
- d PENNY
- ⊥ PERPENDICULAR
- PROPERTY LINE
- # POUND

REFERENCE SYMBOLS

- XXX ROOM IDENTIFICATION
- X WINDOW IDENTIFICATION
- X DOOR IDENTIFICATION
- X WALL ASSEMBLY TYPE
- X ROOF OR FLOOR / CEILING ASSEMBLY TYPE
- X REVISION IDENTIFICATION

SECTION
- X / X.X SECTION IDENTIFICATION
- X.X SHEET DESIGNATION

DETAIL
- X / X.X DETAIL IDENTIFICATION
- X.X SHEET DESIGNATION

INTERIOR ELEVATION
- X / X.X / X SHEET DESIGNATION
- X ELEVATION DESIGNATION

EXTERIOR ELEVATION
- X / X.X ELEVATION IDENTIFICATION
- X.X SHEET DESIGNATION

- 1 GRID LINE
- ELEVATION
- SPOT ELEVATION
- MATCH LINE

VICINITY MAP

N

SHEET LIST

SHEET NUMBER	SHEET NAME
ARCHITECTURE	
A1.0	COVER PAGE
A1.1	SITE PLAN
A1.1A	PLOT PLAN
A1.2	SITE DETAILS & CALGREEN NOTES
A1.3	ASSEMBLIES
A2.0	MAIN FLOOR EXISTING
A2.1	LOWER LEVEL EXISTING
A2.2	MAIN FLOOR & ROOF PLAN
A2.3	LOWER LEVEL
A2.4	SCHEDULES
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	SECTIONS
A6.1	STAIR DETAILS
A8.1	EXTERIOR DETAILS
A8.2	EXTERIOR DETAILS

SHEET NUMBER	SHEET NAME
STRUCTURAL	
S1.1	STRUCTURAL GENERAL NOTES
S1.2	TYPICAL FRAMING NOTES
S1.3	GENERAL SHEARWALL SCHEDULE & DETAILS
S2.1	LOWER LEVEL FRAMING & FOUNDATION PLAN
S2.2	MAIN LEVEL FRAMING PLAN
S2.3	ROOF FRAMING PLAN
S3.1	CONCRETE FOUNDATION DETAILS
S3.2	CONCRETE FOUNDATION DETAILS
S4.1	FLOOR FRAMING DETAILS
S5.1	ROOF FRAMING DETAILS

SHEET NUMBER	SHEET NAME
MECHANICAL, PLUMBING AND ELECTRICAL	
MPE.1	MPE PLANS
MPE.2	MPE PLANS
T24.1	T24 CERTIFICATIONS
T24.2	T24 CERTIFICATIONS

LICENSED ARCHITECT
ANNE-FLORE P DWYER
NO. C35719
REN. 9/30/2025
STATE OF CALIFORNIA

ECOSENSE DESIGNS
ANNE-FLORE DWYER
ecosense.design@gmail.com
PO BOX 702
TRUCKEE CA 96160
(530)220-0531
CA LICENSE C-35719

COVER PAGE

GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

SCALE: 12" = 1'-0"

DATE: March 19, 2024

STATUS: KMAPC FINAL SUB.

REVISIONS:

A1.0

SITE PLAN NOTES:

6224 EXISTING CONTOUR

EXISTING CONTOUR TO BE MODIFIED

NEW CONTOUR

6245.25' SPOT ELEVATION

UTILITY AS NOTED

PROPERTY LINE

BUILDING SETBACK & EASEMENT LINES

DRAINAGE FLOW LINE

VEGETATION PROTECTION FENCING

EROSION CONTROL BARRIER

ELEC. UTILITY LINE

SITE PLAN NOTES:

1. TOPOGRAPHIC SURVEY:
   A. TOPOGRAPHIC AND OTHER SURVEY INFORMATION OBTAINED FROM A SURVEY PREPARED BY RO ANDERSON, DATED AUGUST 10, 2022.
   B. TREES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN, TREE LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN FIELD.
2. TOPOGRAPHY, SPOT ELEVATIONS AND TREES ON SITE PLAN WHICH AREA SHOWN OUTSIDE OF AREA OF SURVEY HAVE BEEN DEDUCED FROM EXTENSION OF SURVEY COMPONENTS AND SITE VISIT. ALL ELEVATIONS AND GRADE ARE TO BE VERIFIED AND COORDINATED IN THE FIELD. FINAL ELEVATIONS FOR ADDITION AND CONNECTION TO EXITING STRUCTURES TO BE VERIFIED AND COORDINATED IN THE FIELD.
3. EXISTING UTILITIES: CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS PRIOR TO COMMENCING WORK.
4. FOUNDATION DRAINAGE: PROVIDE FOUNDATION PERIMETER DRAINAGE.
5. GRADING/DRAINAGE: SLOPE ALL GRADES ADJACENT TO FOUNDATIONS AWAY FROM THE BUILDING A MINIMUM OF 5%. MAINTAIN THE 5% SLOPE FOR A MINIMUM DISTANCE OF 10' AWAY FROM THE STRUCTURE OR TO AN APPROVED DRAINAGE FACILITY. IF PHYSICAL OBSTRUCTION OR LOT LINES PROHIBIT THE 10'-0" DISTANCE, A 2-5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. PROVIDE 2% MINIMUM SLOPE AT ALL DRAINAGE SWALES LOCATED WITHIN 10' OF A BUILDING. SLOPE ALL IMPERVIOUS SURFACES AWAY FROM BUILDINGS AT A MINIMUM SLOPE OF 2%.
6. CONSTRUCTION MANAGEMENT PLAN:
   A. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH HOA CONSTRUCTION GUIDELINES.
   B. PROVIDE ONGOING PROTECTION OF EXISTING VEGETATION DURING ALL PHASES OF CONSTRUCTION UNTIL COMPLETION OF THE PROJECT.
   C. PARKING: COMPLY WITH REQUIREMENTS OF THE HOA.
   D. MATERIAL STORAGE/DELIVERY: ALL BUILDING MATERIALS, EQUIPMENT, AND MACHINERY, ARE TO BE DELIVERED TO AND REMAIN WITHIN THE IMPROVEMENT ENVELOPE AND THE BOUNDARIES OF THE AREA OF DISTURBANCE.
   E. DEBRIS AND WASTE REMOVAL: CLEAN UP TRASH AND DEBRIS AT THE END OF EACH DAY. REMOVE FROM THE CONSTRUCTION SITE AT LEAST ONCE A WEEK. CONSTRUCTION SITE SHALL BE KEPT NEAT AND SHALL NOT BE AN EYESORE, NUISANCE, OR DETRIMENT TO NEIGHBORING PROPERTIES.
   F. HOURS OF CONSTRUCTION: COMPLY WITH LOCAL AND COUNTY REQUIREMENTS AND RESTRICTIONS.
   G. FIRE SAFETY: CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL FIRE SAFETY REGULATIONS. PROVIDE A MINIMUM OF 1 SHOVEL AND TWO 20 LB ABC RATED DRY CHEMICAL FIRE EXTINGUISHERS MOUNTED IN PUBLIC VIEW.
   H. TEMPORARY POWER, SIGNS, SURVEY LINES, ETC. SHALL NOT BE NAILED TO TREES.
   I. PORTABLE TOILET AND DUMPSTER SHALL BE LOCATED IN A LOCATION APPROVED BY THE HOA.

VARIANCE AND NON-EXCLUSIVE EASEMENT NOTES:

1. AMADOR COUNTY VARIANCE FOR ROOF OVERHANG AND PEDESTRIAN ACCESS BRIDGE AT ADDITION TO EXISTING STRUCTURE ; VARIANCE IS FOR THE DEVELOPMENT OF A PEDESTRIAN BRIDGE A PORTION OF WHICH IS COVERED FOR ACCESS TO THE EXISTING SINGLE FAMILY RESIDENCE. PROPOSED PEDESTRIAN BRIDGE WILL PROVIDE AN ACCESSIBLE CONNECTION FROM THE ROADWAY TO THE RESIDENCE. THE PROPOSED PROJECT CONSISTS OF AN ENTRY ADDITION ON THE NORTH SIDE OF THE RESIDENCE TO PROVIDE AN ACCESSIBLE MEANS OF ACCESS FROM THE ROADWAY TO THE EXISTING RESIDENCE WITHOUT TRAVERSING THE STEEP DOWN GRADE OF THE SITE. A BUILT-UP PARKING PAD IS PROPOSED ALONGSIDE DANBURG DRIVE WITH A PEDESTRIAN ACCESS BRIDGE CONNECTING THE PARKING PAD TO THE ADDITION. AN ELEVATOR WITHIN THE ENTRY ADDITION PROVIDES ACCESS TO THE MAIN AND LOWER LEVEL OF THE EXISTING RESIDENCE. ADDITIONALLY A LAUNDRY ROOM IS PROPOSED IN THE SPACE BENEATH THE PROPOSED ENTRY ADDITION. DUE TO EXISTING CONDITIONS AND SITE CONSTRAINTS WE ARE REQUESTING VARIANCES TO ALLOW THE ROOF OF THE PROPOSED ADDITION TO ENCROACH INTO THE FRONT SETBACK TO CREATE A COVERED AREA AT THE PROPOSED ENTRY DOOR. THE PROPOSED ROOF WOULD ENCROACH A 5'10" TO 9'4" BEYOND THE ALLOWABLE ROOF EAVE EXTENSION INTO FRONT SETBACKS FOR A WIDTH OF 18'6. THE ROOF EXTENDS INTO FRONT SETBACK IN ORDER TO TIE INTO THE EXISTING STRUCTURE AND PROVIDE A PROTECTED ACCESSIBLE ENTRANCE POINT TO THE RESIDENCE. THE PROPOSED PEDESTRIAN ACCESS BRIDGE WOULD EXTEND FROM THIS COVERED ENTRY AREA THROUGH THE FRONT SETBACK AND INTO THE RIGHT OF WAY TO THE PROPOSED BUILT UP PARKING PAD. THE PROPOSED ENCROACHMENT OF THE WALKWAY IS 5'6" WIDE AND DOES EXTEND THE FULL 25'-0" OF THE FRONT SETBACK.

   AMADOR COUNTY VARIANCE APPROVED ON FEBRUARY 6, 2024

2. KMA VARIANCE AND NON-EXCLUSIVE EASEMENT:
   PROPOSED PEDESTRIAN BRIDGE FOR CONNECTION FROM DANBURG DRIVE TO PROPOSED ENTRY ADDITION. THIS BRIDGE IS SIMILAR TO THOSE LOCATED AT RESIDENCES ON EITHER SIDE OF THIS (E) RESIDENCE. ACCESS BY BRIDGE AT THESE SITES IS TYPICAL DUE TO STEEP TERRAIN BETWEEN ROADWAY AND RESIDENCES. VARIANCE AND NON-EXCLUSIVE EASEMENT REQUESTED FOR BRIDGE STRUCTURE, AREA OF BUILT-UP PARKING PAD ALONG DANBURG DRIVE FOR TO PROVIDE PARKING FOR 1 VEHICLE AND ACCESS TO PEDESTRIAN BRIDGE CONNECTOR.

SITE COVERAGE	
OVERALL SITE:	13,062 SF
ALLOWABLE SITE COVERAGE:	4,571 SF (35%)
EXISTING COVERAGE:	1,331 SF
PROPOSED ADDITIONAL COVERAGE:	317 SF
TOTAL COVERAGE:	**1,648 SF (12.6%)**

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF AN ENTRY ADDITION TO PROVIDE AN ACCESSIBLE MEANS OF ACCESS FROM THE ROADWAY TO THE EXISTING RESIDENCE. ADDITIONALLY A LAUNDRY ROOM IS PROPOSED IN THE SPACE BENEATH THE PROPOSED ENTRY ADDITION. A BUILT-UP PARKING PAD IS PROPOSED ALONGSIDE THE ROADWAY WITH A PEDESTRIAN BRIDGE CONNECTING THE PARKING PAD AND ADDITION.

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PROPOSED SF NOT ON PROPERTY	
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SITE PLAN

00 04 08 16 FEET

LICENSED ARCHITECT
ANNE-FLORE P DWYER
NO. C35719
REN. 9/30/2025
STATE OF CALIFORNIA

ECOSENSE DESIGNS
ANNE-FLORE DWYER
ecosense.design@gmail.com
PO BOX 702
TRUCKEE CA 96160
(530)320-0531
CA LICENSE C-35719

SITE PLAN

GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

SCALE:As indicated

DATE: March 19, 2024

STATUS: KMAPC FINAL SUB.

REVISIONS:

A1.1

SITE PLAN LEGEND:

- 6324 — EXISTING CONTOUR
- EXISTING CONTOUR TO BE MODIFIED
- NEW CONTOUR
- 6345.25' — SPOT ELEVATION
- UTILITY AS NOTED
- PROPERTY LINE
- BUILDING SETBACK & EASEMENT LINES
- DRAINAGE FLOW LINE
- VEGETATION PROTECTION FENCING
- EROSION CONTROL BARRIER
- UTILITY LINE

1) PROPOSED ENTRY ADDITION
2) PROPOSED ROOF EXTENSION
3) PROPOSED ACCESS BRIDGE
4) PROPOSED BUILT-UP PARKING PAD
5) EXISTING RESIDENCE
6) EXISTING BRIDGE AND DECK
7) EXISTING GRAVEL PATH
8) ROCKERY RETAINING WALL AROUND BUILT UP PARKING PAD
9) CONSTRUCTION STAGING AREA WITH CONSTRUCTION TOILET
10) EXISTING GAS ACCESS RAISED TO PROPOSED ASPHALT FINISH GRADE
11) SNOW STORAGE
12) AREA WITHIN FRONT SETBACK
13) AREA OF NON - EXCLUSIVE EASEMENT

SITE COVERAGE

OVERALL SITE:	13,062 SF
ALLOWABLE SITE COVERAGE:	4,571 SF (35%)
EXISTING COVERAGE:	1,331 SF
PROPOSED ADDITIONAL COVERAGE:	317 SF
TOTAL COVERAGE:	**1,648 SF (12.6%)**

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF AN ENTRY ADDITION TO PROVIDE AN ACCESSIBLE MEANS OF ACCESS FROM THE ROADWAY TO THE EXISTING RESIDENCE. ADDITIONALLY A LAUNDRY ROOM IS PROPOSED IN THE SPACE BENEATH THE PROPOSED ENTRY ADDITION. A BUILT-UP PARKING PAD IS PROPOSED ALONGSIDE THE ROADWAY WITH A PEDESTRIAN BRIDGE CONNECTING THE PARKING PAD AND ADDITION.

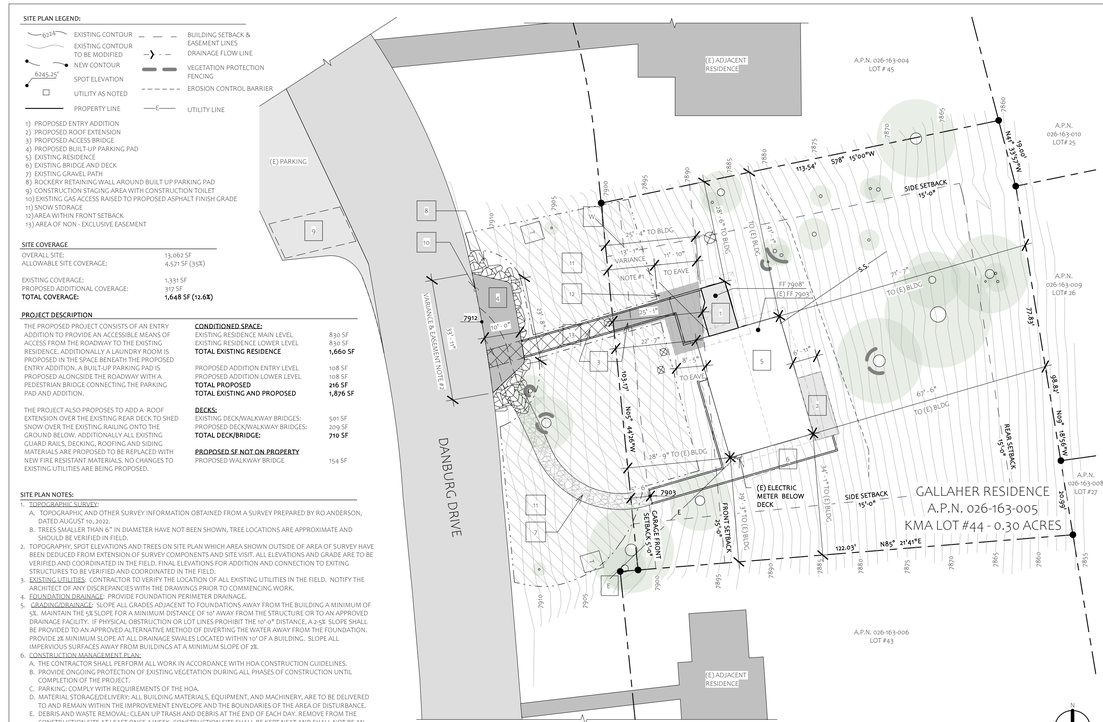
THE PROJECT ALSO PROPOSES TO ADD A ROOF EXTENSION OVER THE EXISTING REAR DECK TO SHED SNOW OVER THE EXISTING RAILING ONTO THE GROUND BELOW. ADDITIONALLY ALL EXISTING GUARD RAILS, DECKING, ROOFING AND SIDING MATERIALS ARE PROPOSED TO BE REPLACED WITH NEW FIRE RESISTANT MATERIALS. NO CHANGES TO EXISTING UTILITIES ARE BEING PROPOSED.

CONDITIONED SPACE:	
EXISTING RESIDENCE MAIN LEVEL	830 SF
EXISTING RESIDENCE LOWER LEVEL	830 SF
TOTAL EXISTING RESIDENCE	**1,660 SF**
PROPOSED ADDITION ENTRY LEVEL	108 SF
PROPOSED ADDITION LOWER LEVEL	108 SF
TOTAL PROPOSED	**216 SF**
TOTAL EXISTING AND PROPOSED	**1,876 SF**

DECKS:	
EXISTING DECK/WALKWAY BRIDGES:	501 SF
PROPOSED DECK/WALKWAY BRIDGES:	209 SF
TOTAL DECK/BRIDGE:	**710 SF**
PROPOSED SF NOT ON PROPERTY	
PROPOSED WALKWAY BRIDGE	154 SF

SITE PLAN NOTES:

1. TOPOGRAPHIC SURVEY:
   - A. TOPOGRAPHIC AND OTHER SURVEY INFORMATION OBTAINED FROM A SURVEY PREPARED BY RO ANDERSON, DATED AUGUST 10, 2022.
   - B. TREES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN, TREE LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN FIELD.
2. TOPOGRAPHY, SPOT ELEVATIONS AND TREES ON SITE PLAN WHICH AREA SHOWN OUTSIDE OF AREA OF SURVEY HAVE BEEN DEDUCED FROM EXTENSION OF SURVEY COMPONENTS AND SITE VISIT. ALL ELEVATIONS AND GRADE ARE TO BE VERIFIED AND COORDINATED IN THE FIELD. FINAL ELEVATIONS FOR ADDITION AND CONNECTION TO EXITING STRUCTURES TO BE VERIFIED AND COORDINATED IN THE FIELD.
3. EXISTING UTILITIES: CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS PRIOR TO COMMENCING WORK.
4. FOUNDATION DRAINAGE: PROVIDE FOUNDATION PERIMETER DRAINAGE.
5. GRADING/DRAINAGE: SLOPE ALL GRADES ADJACENT TO FOUNDATIONS AWAY FROM THE BUILDING A MINIMUM OF 5%. MAINTAIN THE 5% SLOPE FOR A MINIMUM DISTANCE OF 10' AWAY FROM THE STRUCTURE OR TO AN APPROVED DRAINAGE FACILITY. IF PHYSICAL OBSTRUCTION OR LOT LINES PROHIBIT THE 10'-0" DISTANCE, A 2% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. PROVIDE 2% MINIMUM SLOPE AT ALL DRAINAGE SWALES LOCATED WITHIN 10' OF A BUILDING. SLOPE ALL IMPERVIOUS SURFACES AWAY FROM BUILDINGS AT A MINIMUM SLOPE OF 2%.
6. CONSTRUCTION MANAGEMENT PLAN:
   - A. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH HOA CONSTRUCTION GUIDELINES.
   - B. PROVIDE ONGOING PROTECTION OF EXISTING VEGETATION DURING ALL PHASES OF CONSTRUCTION UNTIL COMPLETION OF THE PROJECT.
   - C. PARKING: COMPLY WITH REQUIREMENTS OF THE HOA.
   - D. MATERIAL STORAGE/DELIVERY: ALL BUILDING MATERIALS, EQUIPMENT, AND MACHINERY, ARE TO BE DELIVERED TO AND REMAIN WITHIN THE IMPROVEMENT ENVELOPE AND THE BOUNDARIES OF THE AREA OF DISTURBANCE.
   - E. DEBRIS AND WASTE REMOVAL: CLEAN UP TRASH AND DEBRIS AT THE END OF EACH DAY. REMOVE FROM THE CONSTRUCTION SITE AT LEAST ONCE A WEEK. CONSTRUCTION SITE SHALL BE KEPT NEAT AND SHALL NOT BE AN EYESORE, NUISANCE, OR DETRIMENT TO NEIGHBORING PROPERTIES.
   - F. HOURS OF CONSTRUCTION: COMPLY WITH LOCAL AND COUNTY REQUIREMENTS AND RESTRICTIONS.
   - G. FIRE SAFETY: CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL FIRE SAFETY REGULATIONS. PROVIDE A MINIMUM OF 1 SHOVEL AND TWO 20 LB ABC RATED DRY CHEMICAL FIRE EXTINGUISHERS MOUNTED IN PUBLIC VIEW.
   - H. TEMPORARY POWER, SIGNS, SURVEY LINES, ETC. SHALL NOT BE NAILED TO TREES.
   - I. PORTABLE TOILET AND DUMPSTER SHALL BE LOCATED IN A LOCATION APPROVED BY THE HOA.



1 PLOT PLAN
1" = 20'-0"

ECOSENSE DESIGNS
ARCHITECTURE & PLANNING

SHEET TITLE: PLOT PLAN

GALLAHER RESIDENCE
ENTRY ADDITION
3395 DANBURG DRIVE
WRIGHTWOOD CA 92346
APN: 026-163-005

SCALE: As indicated

DATE: MARCH 13, 2024

REFERENCE	REVISIONS

A1.1A

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES

GENERAL: REFER TO CALIFORNIA GREEN BUILDING STANDARDS CODE FOR SPECIFIC REQUIREMENTS AND ADDITIONAL INFORMATION FOR THE FOLLOWING MANDATORY MEASURES

DIV 4.1 GENERAL DESIGN & SITE

SITE DEVELOPMENT - 4.106
4.106.2 STORM WATER DRAINAGE SHALL BE MANAGED DURING CONSTRUCTION THROUGH USE OF BARRIER SYSTEMS, RETENTION BASINS AND ANY LOCAL STORM WATER MANAGEMENT REQUIREMENTS.
4.106.3 SITE GRADING OR A STORM DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING THE BUILDINGS, SEE SITE PLAN.
4.106.4 NEW CONSTRUCTION SHALL FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS IN COMPLIANCE WITH REQUIREMENTS OF CALGREEN SECTION 4.106.4.1. SEE SITE PLAN FOR LOCATION OF PROPOSED EV CHARGER(S).

DIV 4.2 ENERGY EFFICIENCY

GENERAL - 4.201:
4.201.1 LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY COMMISSIONS STANDARDS.

DIV 4.3 WATER EFFICIENCY AND CONSERVATION

4.303. INDOOR WATER USE :
4.303.1 PLUMBING FIXTURES (WATER CLOSETS & URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:
4.303.1.1 THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS. NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
4.303.1.3.1 SINGLE SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAT 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS
4.303.1.3.2 WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
4.303.1.4.1 THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
4.303.1.4.3 METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.20 GALLONS PER CYCLE.
4.303.1.4.4 THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW RATE ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.
4.303.3 PLUMBING FIXTURES & FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CPC, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CPC.

4.304. OUTDOOR WATER USE:
4.304.1 OUTDOOR WATER USE SHALL COMPLY WITH ONE OF THE FOLLOWING, WHICHEVER IS MORE STRINGENT;
1. A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE,
2. OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)

DIV 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

ENHANCED DURABILITY AND REDUCED MAINTENANCE - 4.406
4.406.1 ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING - 4.408
4.408.1 RECYCLE AND/OR SALVAGE OR REUSE A MINIMUM OF 65% OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING;
1. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN PER SECTION 4.408.2.
2. UTILIZE A WASTE MANAGEMENT COMPANY PER SECTION 4.408.3,
3. COMPLY WITH A WASTE STREAM REDUCTION ALTERNATIVE PER SECTION 4.408.4,
4. OR MEET MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE PROVIDED TO THE ENFORCING AGENCY DEMONSTRATING COMPLIANCE WITH SELECTED METHOD AND ITEMS 1 THROUGH 5 OF 4.408.2. CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND BE AVAILABLE DURING CONSTRUCTION.

BUILDING MAINTENANCE AND OPERATION - 4.410
4.410.1 PRIOR TO FINAL INSPECTION AN OPERATION AND MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING. IT SHALL INCLUDE THE FOLLOWING AS APPLICABLE TO THE SCOPE OF THE PROJECT:
1. DIRECTIONS INDICATING THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATIONS AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
   2a. EQUIPMENT AND APPLIANCES
   2b. ROOF AND YARD DRAINAGE
   2c. SPACE CONDITIONING SYSTEMS
   2d. LANDSCAPE IRRIGATION SYSTEMS
   2e. WATER REUSED SYSTEMS
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLING PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF INTERIOR RELATIVE HUMIDITY BETWEEN 30%-60% AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INFORMATION FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5' AWAY FROM THE FOUNDATION.
8. INSTRUCTIONS ON REQUIRED ROUTING MAINTENANCE MEASURES, INCLUDING BUT NOT LIMITED TO CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC...
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY AND/OR THIS CODE.
11. INFORMATION FROM DEPARTMENT OF FORESTRY AND FIRE PROTECTION ON MAINTENANCE OF DEFENSIBLE SPACE AROUND RESIDENTIAL STRUCTURES.
12. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENTS.

DIV 4.5 - ENVIRONMENTAL QUALITY

FIREPLACES - 4.503
4.503.1 ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA NSPS EMISSIONS LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOOD STOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

POLLUTANT CONTROL - 4.504
4.504.1 DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
4.504.2.1 1. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS AS SET FORTH IN TABLE 4.504.1 AND 4.504.2. SUCH PRODUCTS SHALL ALSO COMPLY WITH THE RULE 1168 PROHIBITING FROM CONTAINING CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE)
2. AEROSOL ADHESIVES SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CCR, TITLE 17, SECTION 94507.
4.504.2.2 PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS AS SET FORTH IN TABLE 4.505.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY.
4.504.2.3 AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(a)(2) AND OTHER REQUIREMENTS INCLUDING PROHIBITION ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES IN SECTIONS.
4.504.2.4 DOCUMENTATION SHALL BE AVAILABLE FOR VERIFICATION OF COMPLIANCE WITH ABOVE VOC AND TOXIC COMPOUND PROHIBITIONS. DOCUMENTATION MAY INCLUDE: MANUFACTURERS' PRODUCT PREDICATIONS, OR FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
4.504.3 CARPET, CARPET SYSTEMS AND CARPET CUSHION SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH OR ONE OF THE AGENCIES IDENTIFIED IN SECTION 4.504.3. SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.
4.504.4 WHERE RESILIENT FLOORING IS INSTALLED AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE AGENCIES AND CERTIFICATIONS IDENTIFIED IN SECTION 4.504.4.
4.504.5 HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS AS SET FORTH IN TABLE 4.504.5.
4.504.5.1 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT FORMALDEHYDE LIMITS FOR COMPOSITE WOOD PRODUCTS HAVE BEEN USED.

INTERIOR MOISTURE CONTROL - 4.505
4.505.2 A VAPOR RETARDER AND CAPILLARY BREAK SHALL BE INSTALLED AT SLAB ON GRADE FOUNDATIONS.
4.505.3 BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE THE FOLLOWING:
1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER OR BY ALTERNATE MEANS APPROVED BY ENFORCING AGENCY.
2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2' TO 4' FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO ENFORCING AGENCY.
INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACE OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES.

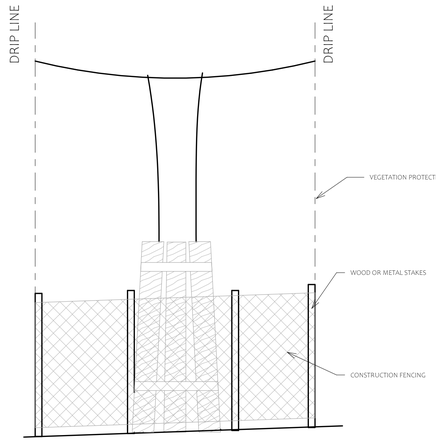
INDOOR AIR QUALITY AND EXHAUST - 4.506
4.506.1 EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
1. FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL THAT SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 % TO A MAXIMUM OF 80%. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL. (I.E. BUILT-IN)

ENVIRONMENTAL COMFORT - 4.507
4.507.2 HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
1. THE HEAT LOSS AND HEAT GAIN SHALL BE ESTABLISHED ACCORDING TO ANSI/ACCA2 MANUAL J-2016 OR EQUIVALENT; ASHRAE HANDBOOKS; OR OTHER EQUIV. DESIGN SOFTWARE OR METHODS.
2. DUCT SYSTEMS SHALL BE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D-2016 OR EQUIVALENT.
3. HEATING AND COOLING EQUIPMENT SHALL BE SELECTED ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 OR EQUIVALENT; OR OTHER EQUIV. DESIGN SOFTWARE OR METHODS.

CHAPTER 7 INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS
QUALIFICATIONS - 702
702.1 HVAC SYSTEMS: INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

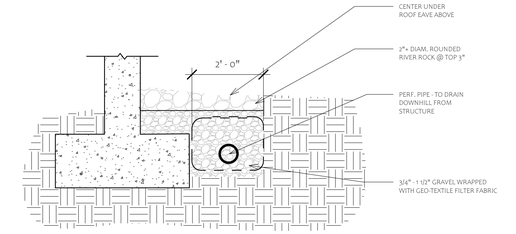
702.2 SPECIAL INSPECTORS, WHEN REQUIRED BY THE ENFORCING AGENCY SHALL BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

VERIFICATIONS - 703
703.1 VERIFICATION OF COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE.

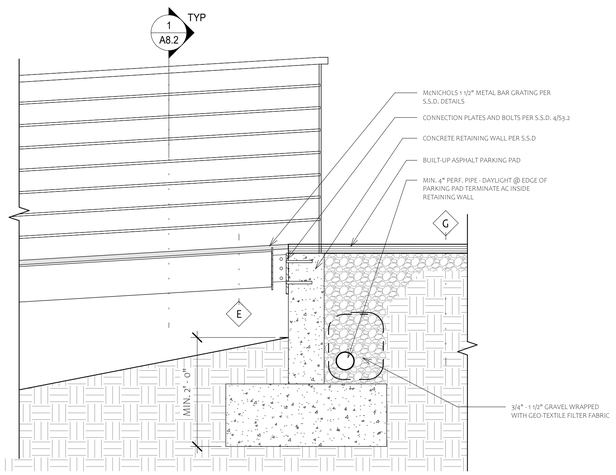


NOTES:
1. WHERE LOCATED AROUND A TREE FENCING EXTENTS SHALL ALIGN WITH TREE DRIPLINE.
2. WHERE LOCATED AT BRUSH OR SHRUBS ENCOMPASS VEGETATION IN OR NEAR AREA OF DISTURBANCE.
3. STRAP BOARDS TO TRUNK OF TREES IN OR NEAR AREA OF DISTRUBANCE FOR PROTECTION DURING DURATION OF CONSTRUCTION.

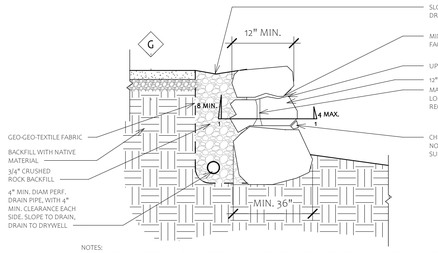
VEGETATION PROTECTION FENCING
5 1/2" = 1'-0"



DRIPLINE TRENCH
3 1/2" = 1'-0"

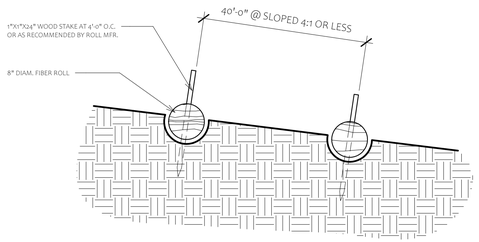


ACCESS BRIDGE CONNECTION
4 3/4" = 1'-0"



NOTES:
A. EXCAVATE A LEVEL TRENCH ALONG THE TOE OF THE SLOPE TO INSTALL BASE AGGREGATE. PLACE LARGEST ROCK IN TRENCH WITH LONGITUDINAL AXIS PERPENDICULAR TO THE SLOPE FACE.
B. ROCKS SHALL BE LAID WITH AT MIN. OF 3 POINTS OF CONTACT. (2) AT FACE AND (1) AT REAR.
C. AVOID CONTINUOUS VERTICAL AND HORIZONTAL SEAMS

ROCKERY LANDSCAPE WALL
2 1/2" = 1'-0"



NOTES:
1. INSTALL FIBER ROLL IN A TRENCH 3"-5" DEEP, LOCATE ALONG CONTOURS. RUNOFF MUST NOT BE ALLOWED RO RUN UNDER OR AROUND ROLL.
2. ADJACENT ROLLS SHALL TIGHTLY ABUT. DO NOT OVERLAP ENDS ON TOP OF EACH OTHER.
3. SECURING STAKES SHALL EITHER BE INSTALLED THROUGH MIDDLE OF ROLL OR USE DOUBLE STAKES TROUGH NETTING
4. SPACE ROLLS CLOSER TOGETHER ON STEEPER SLOPES

FIBER ROLL INSTALL - TYP.
1 1/2" = 1'-0"

BMP NOTES

BMP NOTES

1. OBSERVE AND MAINTAIN PROPER INSTALLATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THROUGH OUT THE CONSTRUCTION PROCESS.
2. STABILIZE DISTURBED AND BARE SOIL AREAS WITH VEGETATION, MULCH, WOOD CHIPS, EROSION CONTROL BLANKETS OR SIMILAR METHODS.
3. CLEAN UP AND REMOVE CONSTRUCTION DEBRIS AND SPOILS PILES.
4. REMOVE OR COVER DIRT STOCKPILES WITH PLASTIC OR TACKIFIERS AND HYDROSEEDING AND INSTALL PERMANENT MECHANICAL STABILIZATION AND DRAINAGE IMPROVEMENTS WHERE FEASIBLE SUCH AS COLLECTION OF GROUND DISTURBANCE.
5. RESTRICT PARKING AND STORAGE TO PAVED AND GRAVEL AREAS.
6. ALL GRADING AND SITEWORK TO BE COMPLETED BETWEEN MAY 1ST & OCTOBER 15TH.

LICENSED ARCHITECT
ANNE-FLORE P DWYER
NO. C35719
REN. 9/30/2025
STATE OF CALIFORNIA

ECOSENSE DESIGNS
ANNE-FLORE DWYER
ecosense.design@gmail.com
PO BOX 702
TRUCKEE CA 96160
(530)220-0531
CA LICENSE C-35719

SITE DETAILS & CALGREEN NOTES

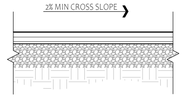
GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

SCALE:As indicated
DATE: March 19, 2024
STATUS: KMAPC FINAL SUB.
REVISIONS:

A1.2

FLOOR & ROOF ASSEMBLIES

G ASPHALT PARKING PAD

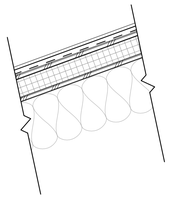


2 1/2" MIN. ASPHALT

6" MIN. CLASS 2 ROAD BASE COMPACTED TO 95% RELATIVE DESITY

PREPARED SUB-GRADE

A TYP. ROOF



CLASS A COMPOSITE SHAKE ROOF

ICE & WATER SHIELD

3/4" PLYWOOD

3" ROCKWOOL COMFORTBOARD 80, R-12.6

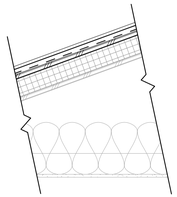
PLYWOOD, S.S.D.

WOOD RAFTERS, S.S.D.

R-32.5 FORMALDEHYDE-FREE, RECYCLED GLASS, KRAFT-FACED FIBERGLASS BATT INSULATION. *

*OMIT AT COVERED DECK AREAS

B TYP. (E) ROOF



CLASS A COMPOSITE SHAKE ROOF

ICE & WATER SHIELD

3/4" PLYWOOD

3" ROCKWOOL COMFORTBOARD 80, R-12.6

(E) PLYWOOD

(E) WOOD RAFTERS

(E) FIBERGLASS BATT INSULATION.

(E) GYPSUM CEILING

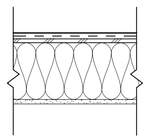
C CEILING SOFFIT

2X FRAMING

1/2" GYPSUM SHEATHING @ INTERIOR SOFFIT

* 24 GA METAL SOFFIT @ EXTERIOR SOFFIT

D TYP. INTERIOR FLOOR-R-30



FINISH FLOORING

ISOLATION MEMBRANE

PLYWOOD, S.S.D.

FLOOR JOISTS, S.S.D. - MIN. 18" ABOVE GRADE

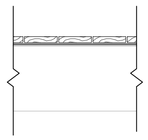
R-30 FORMALDEHYDE-FREE, RECYCLED GLASS, UN-FACED FIBERGLASS BATT INSULATION

1/2" G.W.B.*

INSTALL STEGOWRAP 15 MIL. VAPOR BARRIER OVER GROUND BELOW, TAPE TO STEM WALLS AT PERIMETER**

*OMIT OVER CRAWLSPACE
** AT CRAWLSPACE

E (E) DECK ASSEMBLY



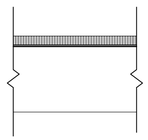
2x6 TIMBERTECH ADVANCED PVC DECKING INSTALLED PER MANUFACTURER RECOMMENDATIONS

24 GA. GALVANIZED FLASHING OVER (E) MEMBERS

(E) DECK JOISTS, S.S.D.

*OMIT WHERE NOTED ON FLOOR PLANS

F BRIDGE ASSEMBLY

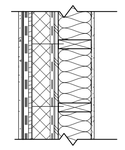


1 1/2"x3/16" McNICHOLS RECTANGULAR BAR GRATING CMW-4-150, ADA CLOSE MESH WITH 70% OPEN AREA, CARBON STEEL METAL BAR GRATING

HSS, S.S.D.

WALL ASSEMBLIES

6 TYP. EXTERIOR WALL-CONDITIONED R29.4 WITH BIOLIME



3 PLY BIOLIME SIDING PER EXTERIOR ELEVATIONS

CORROSION-FREE GLASS FIBER LATH ATTCHED WITH STRAPLES OR SCREWS

2 LAYERS TYPE D ASPHALT PAPER

1/2" OSB SHEATHING VERTICAL STRAPPING AT EACH STUD LOCATION. PROVIDE ATTACHMENT SCREWS PER NOTE #22.

2" ROCKWOOL COMFORT BOARD 80, R-8.4

WATER RESISTANT MEMBRANE

PLYWOOD, S.S.D.

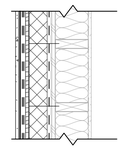
2X WOOD STUDS

R-21 FORMALDEHYDE-FREE, RECYCLED GLASS, KRAFT-FACED FIBERGLASS BATT INSULATION*

1/2" G.W.B.

*OMIT INSULATION @ UNCONDITIONED SPACE

7 TYP. (E) EXTERIOR WALL-CONDITIONED R29.4 WITH BIOLIME



3 PLY BIOLIME SIDING PER EXTERIOR ELEVATIONS

CORROSION-FREE GLASS FIBER LATH ATTCHED WITH STRAPLES OR SCREWS

2 LAYERS TYPE D ASPHALT PAPER

1/2" OSB SHEATHING VERTICAL STRAPPING AT EACH STUD LOCATION. PROVIDE ATTACHMENT SCREWS PER NOTE #22.

2" ROCKWOOL COMFORT BOARD 80, R-8.4

WATER RESISTANT MEMBRANE

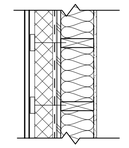
(E) PLYWOOD, S.S.D.

(E) 2X WOOD STUDS

(E) BATT INSULATION

(E) 1/2" G.W.B.

1 TYP. EXTERIOR WALL-CONDITIONED R29.4 WITH METAL PANELS



METAL SIDING PANELS PER EXTERIOR ELEVATIONS

3/8" X 2 1/2" PLYWOOD VERTICAL STRAPPING AT EACH STUD LOCATION. PROVIDE ATTACHMENT SCREWS PER NOTE #22.

2" ROCKWOOL COMFORT BOARD 80, R-8.4

WATER RESISTANT MEMBRANE

PLYWOOD, S.S.D.

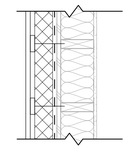
2X WOOD STUDS

R-21 FORMALDEHYDE-FREE, RECYCLED GLASS, KRAFT-FACED FIBERGLASS BATT INSULATION*

1/2" G.W.B.

*OMIT INSULATION @ UNCONDITIONED SPACE

2 TYP. (E) EXTERIOR WALL-CONDITIONED R29.4 WITH METAL PANELS



METAL SIDING PANELS PER EXTERIOR ELEVATIONS

3/8" X 2 1/2" PLYWOOD VERTICAL STRAPPING AT EACH STUD LOCATION. PROVIDE ATTACHMENT SCREWS PER NOTE #22.

2" ROCKWOOL COMFORT BOARD 80, R-8.4

WATER RESISTANT MEMBRANE

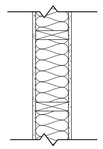
(E) PLYWOOD, S.S.D.

(E) 2X WOOD STUDS

(E) BATT INSULATION

(E) 1/2" G.W.B.

3 TYP. INTERIOR WALL



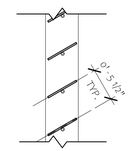
1/2" G.W.B.

R-20 FORMALDEHYDE-FREE, RECYCLED GLASS, UN-FACED BATT FIBERGLASS INSULATION

2X WOOD STUDS @ 16" O.C., S.S.D.

1/2" G.W.B.

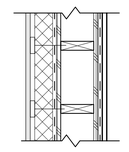
4 EXTERIOR SCREEN WALL



1/8" STEEL PLATE WITH CLEAR SEALER TO MATCH GAURDRAILS

1/2" STEEL ROD WELDED TO 1/8" STEEL SCREEN PLATES EXTEND 3/4" AT EITHER END OF SCREEN

5 TYP. DOUBLE SIDED EXTERIOR WALL-UNCONDITIONED



SIDING PER EXTERIOR ELEVATIONS

3/8" X 2 1/2" PLYWOOD VERTICAL STRAPPING AT EACH STUD LOCATION. PROVIDE ATTACHMENT SCREWS PER NOTE #22.

3" ROCKWOOL COMFORT BOARD 80*

WATER RESISTANT MEMBRANE

PLYWOOD, S.S.D.

2X WOOD STUDS

PLYWOOD, S.S.D.

WATER RESISTANT MEMBRANE

SIDING PER EXTERIOR ELEVATIONS

* ROCKWOOL TO BE ON THE EXPOSED SIDE OF ALL WALLS

LICENSED ARCHITECT
ANNE-FLORE P DWYER
NO. C35719
REN. 9/30/2025
STATE OF CALIFORNIA

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ANNE-FLORE DWYER
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PO BOX 702
TRUCKEE CA 96160
(530)220-0531
CA LICENSE C-35719

ASSEMBLIES

GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

SCALE: 1" = 1'-0"

DATE: March 19, 2024

STATUS: KMAPC FINAL SUB.

REVISIONS:

A1.3

WINDOW SCHEDULE EXISTING

Type Mark	Width	Height	Sill Height	Count	Comments
X51	5' - 7"	3' - 0"	3' - 10"	2	
X52	2' - 10"	2' - 10"	6' - 0"	1	
X53	7' - 2"	5' - 4"	1' - 1"	2	
X54	7' - 2"	3' - 6"	0' - 7"	2	
X55	3' - 9"	2' - 3"	4' - 7"	1	
X57	6' - 0"	3' - 2"	3' - 6"	4	
X58	6' - 3"	3' - 2"	3' - 8"	1	
X59	5' - 0"	3' - 0"	3' - 10"	1	

DOOR SCHEDULE EXISTING

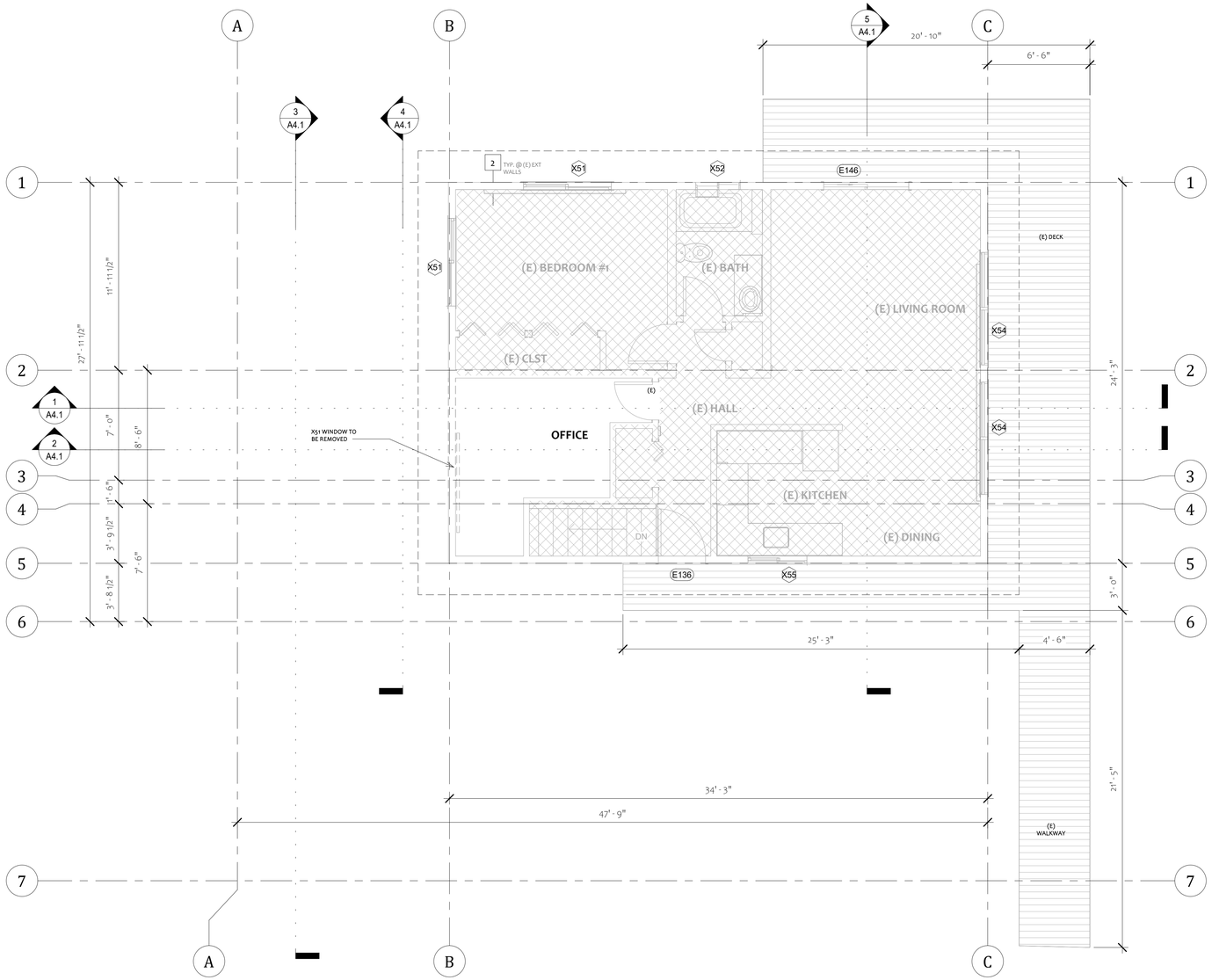
Mark	Width	Height	Operation Type	Door Elev Type	Comments
E135	2' - 5"	6' - 8"			
E136	3' - 0"	6' - 8"			
E138	2' - 6"	6' - 8"			
E139	2' - 6"	6' - 8"			
E140	2' - 0"	6' - 8"			
E141	4' - 2"	6' - 8"			
E145	4' - 2"	6' - 8"			
E146	5' - 5"	6' - 7"			
E149	2' - 11"	6' - 7"			
E150	2' - 5"	6' - 8"			
E151	4' - 8"	6' - 8"			
E152	4' - 0"	6' - 8"			
E153	1' - 11"	6' - 8"			
E154	2' - 8"	6' - 8"			
E155	2' - 8"	6' - 8"			
E156	4' - 8"	6' - 8"			
E157	2' - 6"	6' - 8"			
E158	3' - 0"	6' - 8"			
E159	5' - 7"	6' - 8"			

GENERAL NOTES: EXISTING FLOOR PLAN

1. UNLESS OTHERWISE NOTED: GRID AND DIMENSION LINES ARE ON FACE OF STUD.
2. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO BEGINNING OF CONSTRUCTION, CONTACT ARCHITECT FOR ANY DISCREPANCIES.
3. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING DURING DEMOLITION AND CONSTRUCTION AS REQUIRED
4. REMOVE INTERIOR AND EXTERIOR FINISHES, AS REQUIRED FOR PROPOSED CONSTRUCTION.
5. COORDINATE WITH ELECTRICAL AND PLUMBING CONTRACTORS PRIOR TO DEMOLITION
6. ALL MATERIALS, APPLIANCES, DOORS AND WINDOWS ARE TO BE SALVAGED, RECYCLED OR RE-USED WHERE POSSIBLE.
7. DEMOLITION FLOOR PLANS ARE DRAWN AS REFERENCE TO EXISTING CONDITIONS. REFER TO FLOOR PLAN SHEETS A2.1 AND A2.2 FOR MISSING INFORMATION

REMODEL LEGEND

- EXISTING
- NEW
- DEMOLISHED
- EXISTING AREA OUTSIDE SCOPE OF WORK



EXISTING MAIN LEVEL ADDITION

00 02 04 08 FEET

TN

LICENSED ARCHITECT
ANNE-FLORE P DWYER
NO. C35719
REN. 9/30/2025
STATE OF CALIFORNIA

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MAIN FLOOR EXISTING

GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

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

DATE: March 19, 2024

STATUS: KMAPC FINAL SUB.

REVISIONS:

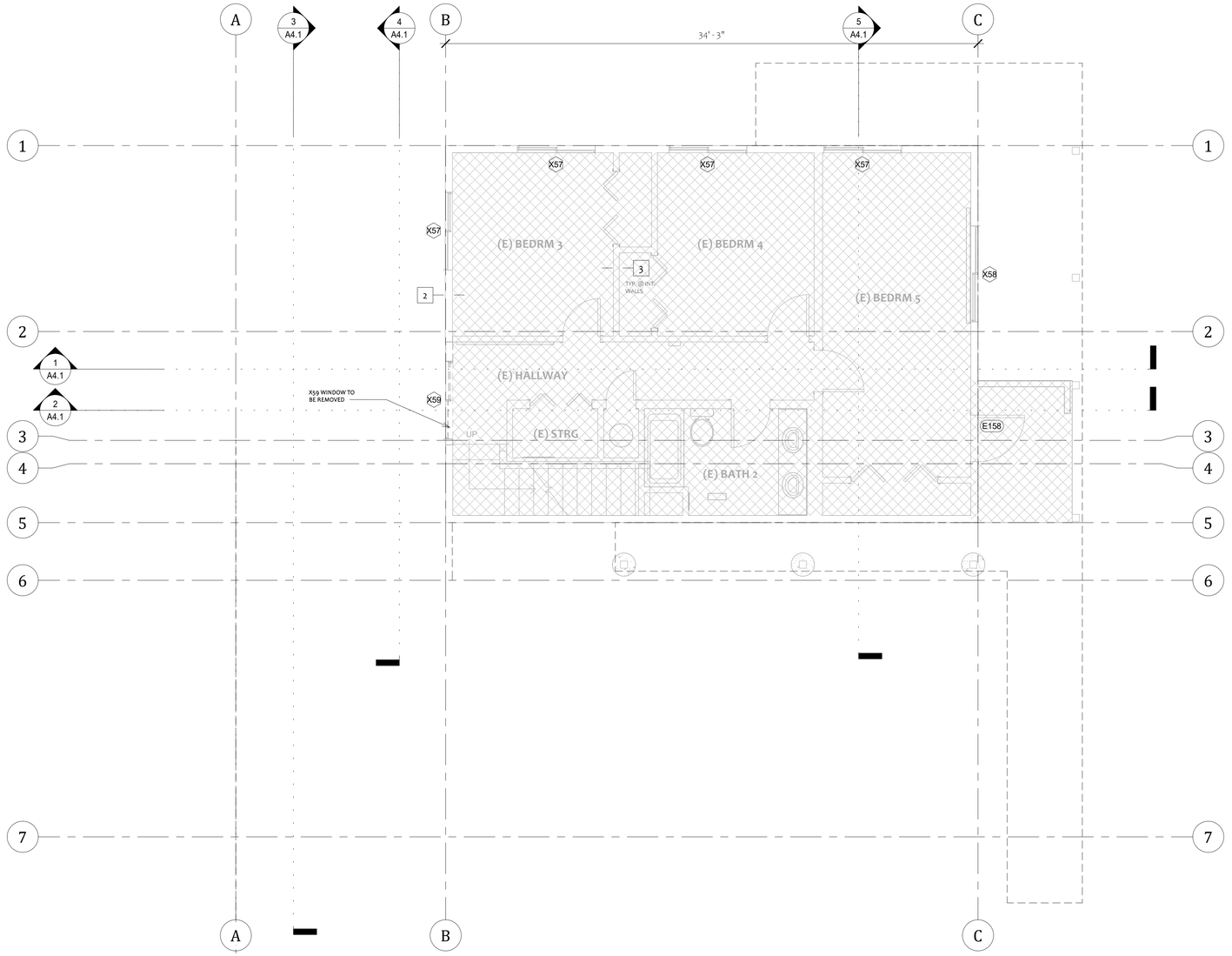
A2.0

GENERAL NOTES: EXISTING FLOOR PLAN

1. UNLESS OTHERWISE NOTED: GRID AND DIMENSION LINES ARE ON FACE OF STUD.
2. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO BEGINNING OF CONSTRUCTION, CONTACT ARCHITECT FOR ANY DISCREPANCIES.
3. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING DURING DEMOLITION AND CONSTRUCTION AS REQUIRED
4. REMOVE INTERIOR AND EXTERIOR FINISHES, AS REQUIRED FOR PROPOSED CONSTRUCTION.
5. COORDINATE WITH ELECTRICAL AND PLUMBING CONTRACTORS PRIOR TO DEMOLITION
6. ALL MATERIALS, APPLIANCES, DOORS AND WINDOWS ARE TO BE SALVAGED, RECYCLED OR RE-USED WHERE POSSIBLE.
7. DEMOLITION FLOOR PLANS ARE DRAWN AS REFERENCE TO EXISTING CONDITIONS. REFER TO FLOOR PLAN SHEETS A2.1 AND A2.2 FOR MISSING INFORMATION

REMODEL LEGEND

- EXISTING
- NEW
- DEMOLISHED
- EXISTING AREA OUTSIDE SCOPE OF WORK



EXISTIN LOWER LEVEL

00 02 04 08 FEET

LICENSED ARCHITECT
ANNE-FLORE P DWYER
NO. C35719
REN. 9/30/2025
STATE OF CALIFORNIA

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TRUCKEE CA 96160
(530)320-0531
CA LICENSE C-35719

LOWER LEVEL EXISTING

GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

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

DATE: March 19, 2024

STATUS: KMAPC FINAL SUB.

REVISIONS:

A2.1

GENERAL NOTES: FLOOR PLAN

1. UNLESS OTHERWISE NOTED: GRID AND DIMENSION LINES ARE ON FACE OF STUD. DOOR & WINDOW LOCATING DIMENSIONS ARE TO THE CENTER OF ROUGH OPENINGS. WINDOWS & DOORS WITHOUT DIMENSIONS ARE LOCATED AT THE CENTER OF THE WALL OR HAVE A 3" RETURN AT THE CORNER, U.O.N.
   THE DIMENSION BETWEEN WINDOWS AND/OR DOORS IS 4'0" MIN. (3 STUDS), U.O.N.
2. [F] INDICATES WALL ASSEMBLY TYPE, SEE TYPICAL ASSEMBLIES FOR DETAILS.
3. FIRE BLOCKING SHALL BE PROVIDED TO CUT OF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES. FIRE BLOCKING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
   A. CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED 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'-0".
   B. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   C. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND LOWER LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E81-36 REQUIREMENTS.
4. PROVIDE UNDER FLOOR VENTILATION OPENINGS THROUGH FOUNDATION WALLS. MIN. NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQ.FT. FOR EACH 150 SF OF UNDER FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED IN A CLASS 1 VAPOR RETARDER MATERIAL. WHERE A CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MIN. NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1SF FOR EACH 1500 SF OF UNDER FLOOR SPACE AREA. CRAWL SPACE VENTILATION LOUVER SHALL NOT HAVE ANY OPENINGS GREATER THAN 1/8".
5. PROVIDE LANDINGS & PORCH LIGHT AT ALL EXTERIOR DOORS. LANDINGS ARE TO BE A MIN. OF 3' DEEP X WIDTH OF DOOR. MAX. ALLOWABLE STEP DOWN AT THRESHOLD OF 7.75".
6. JOISTS, GIRDERS, STRUCTURAL BLOCKING AND SUPPORT POSTS SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE-TREATED LUMBER WHEN EXPOSED TO THE WEATHER. (CRC R317.1.3)
7. CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20'-0" REBAR OF #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. (CEC 250.52.(A)(3)). BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE AND OF AN APPROVED TYPE. (CEC 250.104)

GENERAL NOTES: ROOF PLAN

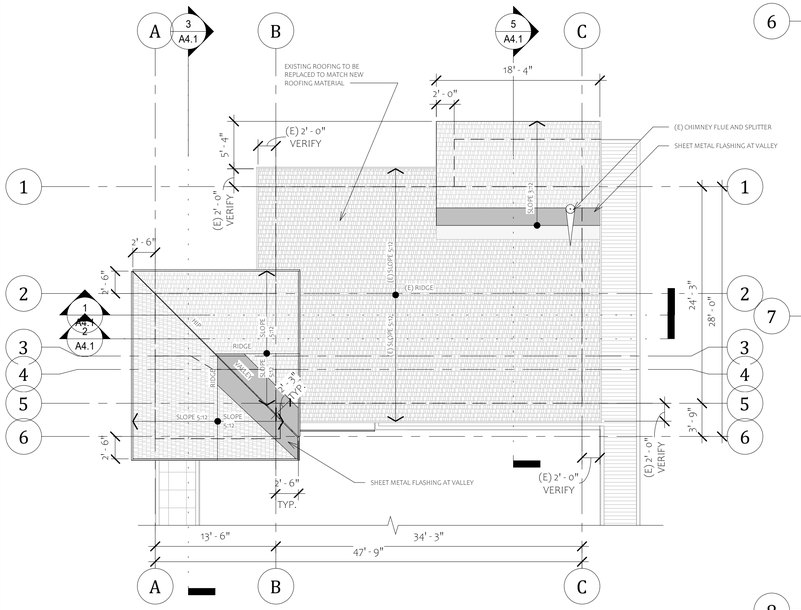
1. OVERHANG DIMENSIONS ARE FROM OUTSIDE FACE OF STUD OR STRUCTURE.
2. ALL ROOF PENETRATIONS SHALL MATCH ADJACENT ROOFING MATERIAL - SEE EXTERIOR MATERIAL LEGEND FOR FURTHER INFORMATION. W.H. & HVAC EXHAUST VENTS SHALL BE DIRECT VENT THROUGH WALL AND SHALL NOT PENETRATE THROUGH ROOF WITHOUT PRIOR REVIEW W/ ARCHITECT & DESIGN REVIEW.
3. ALL INSULATED ROOF CAVITIES ARE TO BE NON-VENTED AND COMPLY WITH C.R.C. SECTION R337. SEE ASSEMBLIES, FOR ADDITIONAL ASSEMBLY REQUIREMENTS.
4. ALL EAVE, SOFFIT, AND ATTIC VENTS LOCATED AT THE UNDERSIDE OF EAVES SHALL COMPLY WITH C.R.C. SEC R337.6, SEE WUI NOTES FOR ADDITIONAL INFORMATION.
5. ROOFING MATERIALS, SYSTEMS, AND METHODS OF CONSTRUCTION SHALL COMPLY WITH C.R.C. SEC R337.7 & R902
6. ROOFING SYSTEM SHALL BE RATED BY MANUFACTURER FOR INSTALLATION AT SLOPES INDICATED.
7. PROVIDE ICE DAM BARRIER MEMBRANES AT EAVES & VALLEYS PER SPECIFICATIONS & CODE REQUIREMENTS- REFER TO ASSEMBLY NOTES AND ROOF ASSEMBLIES FOR MORE INFORMATION. INSTALL UNDERLAYMENT AS RECOMMENDED BY ROOFING MANUFACTURER.
8. PROVIDE FIRE-RETARDANT MEMBRANE BENEATH ROOFING AS REQUIRED FOR CLASS A ROOFING ASSEMBLY REQUIREMENTS.
9. EXTEND (E) ATTIC CROSS VENTILATION AT ROOF ADDITION TO EXISTING RESIDENCE: THE MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. LOUVER OPENINGS MUST BE EQUAL TO OR LESS THAN 1/8".
10. FLUES AND HEATING APPLIANCE VENTS PROJECTING THROUGH THE ROOF SHALL BE PROTECTED FROM DAMAGE FROM SLIDING SNOW OR ICE AS FOLLOWS:
    A. NO SNOW SPLITTER IS REQUIRED WHEN ROOF PITCH IS 0:12 THROUGH 2:12.
    B. ROOF PITCHES STEEPER THAN 2:12 SHALL PROVIDE METAL FORMED SNOW SPLITTERS WITH A MINIMUM VERTICAL HEIGHT (AT APEX) OF 1/2 OF THE REQUIRED VERTICAL HEIGHT OF THE VENT EXTENSION ABOVE THE ROOF. IN NO CASE SHALL A SNOW SPLITTER MEASURING LESS THAN 8" AT THE APEX BE USED.
    C. ALL SNOW SPLITTERS SHALL BE SECURED TO THE ROOF FRAME AND SHEATHING TO WITHSTAND THE ANTICIPATED SHEAR LOADS. ALL HEATING APPLIANCE VENTS AND FLUES SHALL BE STRAPPED TO THE SNOW SPLITTER NEAR ITS APEX WITH A GALVANIZED STEEL STRAP. STEEL STRAP SHALL BE A MIN. OF 16 GA.
    EXCEPTION: FLUE AND APPLIANCE VENTS GREATER THAN FOUR INCHES IN DIAMETER WHICH PENETRATE THE ROOF WITHIN 36" OF THE RIDGE SHALL BE PERMITTED WITHOUT SNOW SPLITTERS.

REMODEL LEGEND

- EXISTING
- NEW
- DEMOLISHED
- EXISTING AREA OUTSIDE SCOPE OF WORK

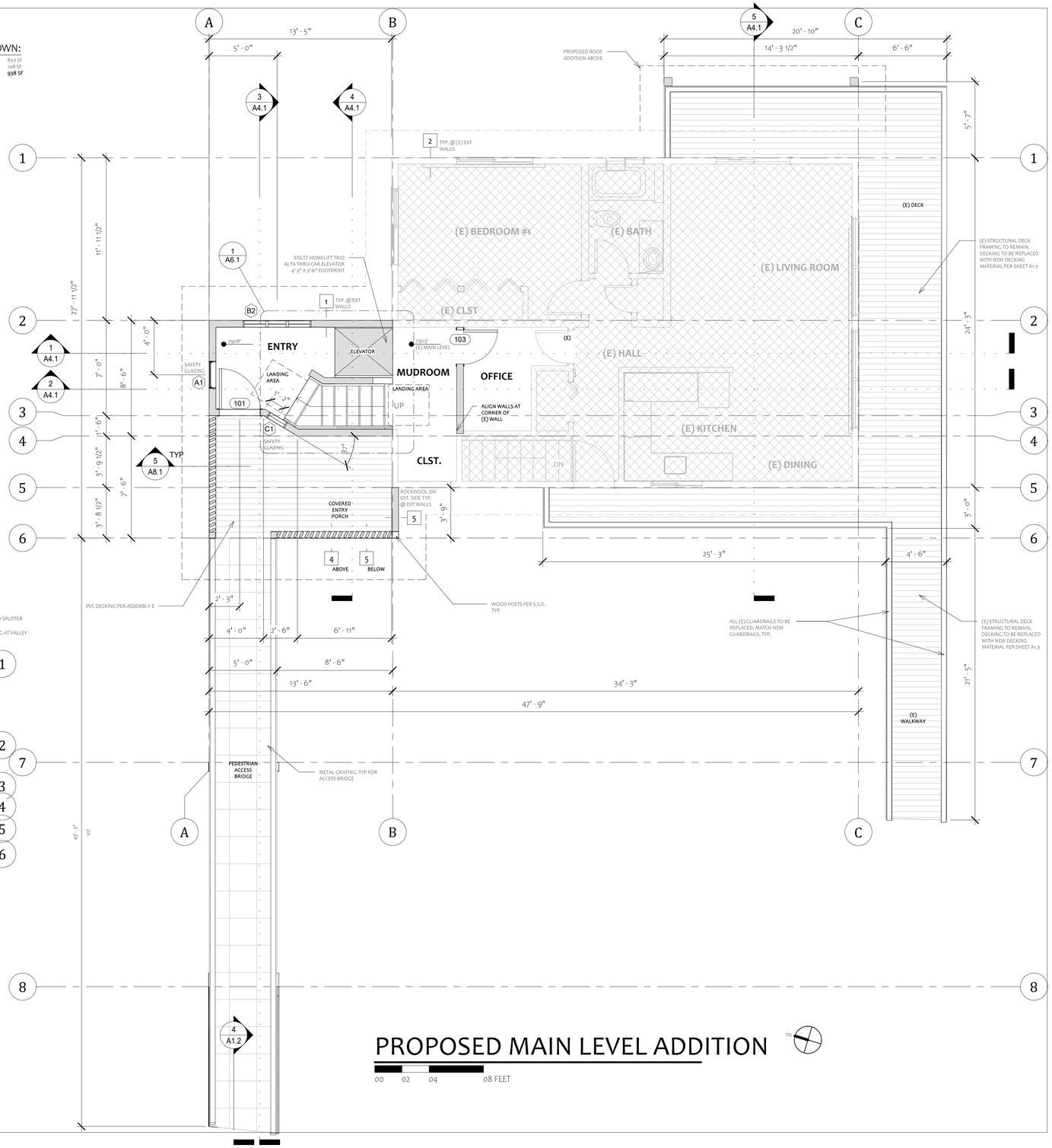
PROJECT AREA BREAKDOWN:

EXISTING CONDITIONED SPACE:	830 SF
PROPOSED CONDITIONED SPACE:	108 SF
TOTAL CONDITIONED SPACE:	**938 SF**



ROOF PLAN

00 04 08 16 FEET



PROPOSED MAIN LEVEL ADDITION

00 02 04 08 FEET

TYP

LICENSED ARCHITECT
ANNE-FLORE P DWYER
NO. C35719
REN. 9/30/2025
STATE OF CALIFORNIA

ECOSENSE DESIGNS
ANNE-FLORE DWYER
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PO BOX 702
TRUCKEE CA 96160
(530)320-0531
CA LICENSE C-35719

MAIN FLOOR & ROOF PLAN

GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

SCALE: As indicated
DATE: March 19, 2024
STATUS: KMAPC FINAL SUB.
REVISIONS:

A2.2

GENERAL NOTES: FLOOR PLAN

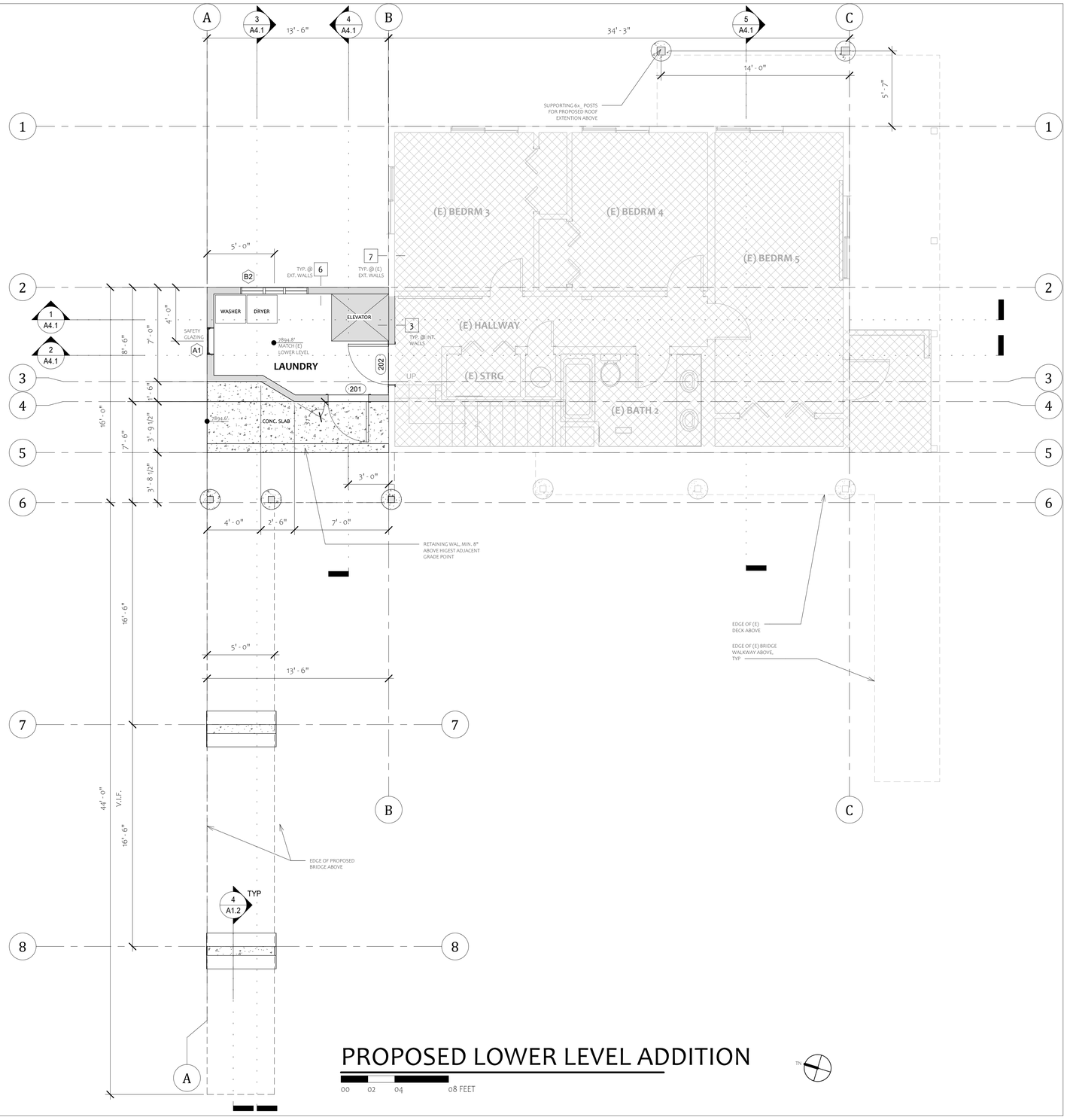
1. UNLESS OTHERWISE NOTED: GRID AND DIMENSION LINES ARE ON FACE OF STUD. DOOR & WINDOW LOCATING DIMENSIONS ARE TO THE CENTER OF ROUGH OPENINGS. WINDOWS & DOORS WITHOUT DIMENSIONS ARE LOCATED AT THE CENTER OF THE WALL OR HAVE A 3" RETURN AT THE CORNER, U.O.N.
   THE DIMENSION BETWEEN WINDOWS AND/OR DOORS IS 4 1/2" MIN. (3 STUDS), U.O.N.
2. (F) INDICATES WALL ASSEMBLY TYPE, SEE TYPICAL ASSEMBLIES FOR DETAILS.
3. FIRE BLOCKING SHALL BE PROVIDED TO CUT OF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES. FIRE BLOCKING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
   A. CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED 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'-0".
   B. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   C. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND LOWER LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM ER136 REQUIREMENTS.
4. PROVIDE UNDER FLOOR VENTILATION OPENINGS THROUGH FOUNDATION WALLS. MIN. NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQ.FT. FOR EACH 150 SF OF UNDER FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED IN A CLASS 1 VAPOR RETARDER MATERIAL. WHERE A CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MIN. NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1SF FOR EACH 1500 SF OF UNDER FLOOR SPACE AREA. CRAWL SPACE VENTILATION LOUVER SHALL NOT HAVE ANY OPENINGS GREATER THAN 1/8".
5. PROVIDE LANDING & PORCH LIGHT AT ALL EXTERIOR DOORS. LANDINGS ARE TO BE A MIN. OF 3' DEEP X WIDTH OF DOOR. MAX. ALLOWABLE STEP DOWN AT THRESHOLD OF 7.75".
6. JOISTS, GIRDERS, STRUCTURAL BLOCKING AND SUPPORT POSTS SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE-TREATED LUMBER WHEN EXPOSED TO THE WEATHER. (CRC R317.1.5)
7. CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20'-0" REBAR OF #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. (CEC 250.52(A)(3)). BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE AND OF AN APPROVED TYPE. (CEC 250.104)

PROJECT AREA BREAKDOWN

EXISTING CONDITIONED SPACE:	754 SF
PROPOSED CONDITIONED SPACE:	108 SF
TOTAL CONDITIONED SPACE:	**862 SF**

REMODEL LEGEND

- EXISTING
- NEW
- DEMOLISHED
- EXISTING AREA OUTSIDE SCOPE OF WORK



PROPOSED LOWER LEVEL ADDITION

00 02 04 08 FEET

LICENSED ARCHITECT
ANNE-FLORE P DWYER
NO. C35719
REN. 9/30/2025
STATE OF CALIFORNIA

ECOSENSE DESIGNS
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(530)220-0531
CA LICENSE C-35719

LOWER LEVEL

GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

SCALE: 1/4" = 1'-0"
DATE: March 19, 2024
STATUS: KMAPC FINAL SUB.
REVISIONS:

A2.3

DOOR SCHEDULE

Mark	Width	Height	Operation Type	Door Elev Type	Comments
101	3' - 0"	6' - 8"	SWING	A	
103	2' - 6"	6' - 8"	SWING	C	
201	3' - 0"	6' - 8"	SWING	D	
202	3' - 0"	6' - 8"	SWING	C	

WINDOW SCHEDULE

Type Mark	Width	Height	Sill Height	Count	Comments
A1	2' - 0"	4' - 0"	3' - 8"	2	SAFETY GLAZING
B2	5' - 0"	3' - 0"	3' - 8"	2	3 MULLED UNITS - SEE ELEV
C1	1' - 6"	5' - 0"	1' - 10"	1	SAFETY GLAZING

ROOM FINISH SCHEDULE

Number	Name	Floor Finish	Wall Finish	Base Finish	Ceiling Finish	Comments
(E) LOWER LEVEL						
201	LAUNDRY	TILE	G.W.B	WOOD	G.W.B.	
(E) MAIN LEVEL						
101	ENTRY	TILE	G.W.B	WOOD	G.W.B.	
102	MUDROOM	TILE	G.W.B	WOOD	G.W.B.	
103	CLST.	TILE	G.W.B	WOOD	G.W.B.	
104	OFFICE	WOOD	G.W.B	WOOD	G.W.B.	

DOOR SCHEDULE NOTES

1. CONTRACTOR TO VERIFY ROUGH OPENING SIZES & CLEARANCES FOR ALL DOORS.
2. PROVIDE WEATHERSTRIPPING AT ALL DOORS BETWEEN EXTERIOR AND CONDITIONED TO UNCONDITIONED SPACES.
3. ALL GLAZING IN DOORS SHALL BE TEMPERED DUAL PANE GLAZING.
4. VERIFY ALL HARDWARE & LOCKING REQUIREMENTS WITH THE OWNER.
5. SEE SHEET A0.1 FOR FURTHER INFORMATION REGARDING WILDLAND URBAN INTERFACE COMPLIANCE REQUIREMENTS.

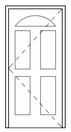
WINDOW SCHEDULE NOTES

1. CONTRACTOR TO VERIFY ROUGH OPENING SIZES PER WINDOW MANUFACTURER STANDARDS AND REQUIREMENTS.
2. EGRESS WINDOWS SHALL MEET REQUIREMENTS OF C.R.C. SEC. R310 EMERGENCY ESCAPE AND RESCUE OPENINGS.
3. TEMPERED GLAZING TO BE PROVIDED IN WINDOWS AT A MIN. OF ONE PANE IN EXTERIOR WINDOWS, FOR COMPLIANCE WITH C.R.C. R337 AND BOTH PANES AS REQUIRED BY CODE FOR SAFETY. **SEE SHEET A0.1 FOR FURTHER INFORMATION REGARDING WILDLAND URBAN INTERFACE COMPLIANCE REQUIREMENTS.**
4. **BASIS OF DESIGN: MILGARD ULTRA FIBERGLASS WINDOWS.**
   PROVIDE SPECIFIED WINDOWS OR APPROVED EQUAL TO MATCH EXISTING.

   PROVIDE DUAL PANE, INSULATED GLAZING WITH LOW-E COATING AT ALL EXTERIOR WINDOWS. WINDOWS TO COMPLY WITH C.E.C. AND PROVIDE A MIN. OF:
   U- FACTOR: .30
   SHGC: .40
   VT: PER NFRC CALC.
4. PROVIDE SHOP DRAWINGS FOR ALL WINDOWS AND DOORS TO BE PROVIDED BY WINDOW MANUFACTURER FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO FABRICATION.
5. PROVIDE REMOVABLE SCREENS AT OPERABLE WINDOWS.

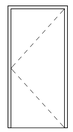
FINISH SCHEDULE NOTES:

1. SPECIFIC FINISH MATERIALS TO BE SELECTED BY OWNER.
2. VERIFY ALL FINISHES WITH OWNER, INTERIOR DESIGNER AND ARCHITECT.
3. PROVIDE 5/8" TYPE "X" G.W.B. WHERE REQUIRED BY CODE.
4. MATCH (E) WALL FINISH TYPE & PAINT FINISH.
5. SCHEDULED WOOD FINISHES TO BE PROVIDED WITH MANUFACTURER FINISH OR STAIN AND CLEAR SEALER. SEE FINISH LEGEND FOR SPECIFICATIONS.
6. CEILING HEIGHTS ARE APPROXIMATE. VERIFY ACTUAL DIMENSIONS BASED ON ASSEMBLY THICKNESS.
7. FINISH FLOORING TRANSITIONS TO OCCUR AT DOORWAYS, U.O.N.



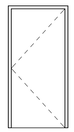
A. ENTRY DOOR

MANUFACTURE:
JELDWEN
SERIES:
SMOOTH-PROP FIBERGLASS EXTERIOR DOOR
STYLE:
TOP VIEW SUNBURST 5 LIGHT 4 PANEL
MATERIAL:
FIBERGLASS
GLAZING:
CLEAR LOW-E, TEMPERED
FINISH:
SMOOTH
COLOR:
NATURAL WOOD CLEAR STAIN



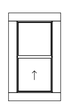
C. INTERIOR DOOR

STYLE:
MATCH (E)
MATERIAL:
WOOD
FINISH:
MATCH (E)
COLOR:
MATCH (E)

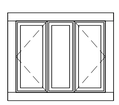


D. EXTERIOR DOOR

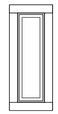
MANUFACTURE:
JELDWEN
SERIES:
SMOOTH-PROP FIBERGLASS EXTERIOR DOOR
STYLE:
FLUSH
MATERIAL:
FIBERGLASS
FINISH:
SMOOTH
COLOR:
POWDER COATED TO MATCH SIDING



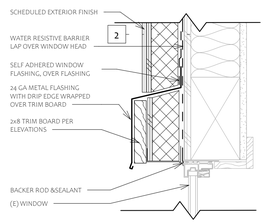
A - DOUBLE HUNG



B - CASEMENT

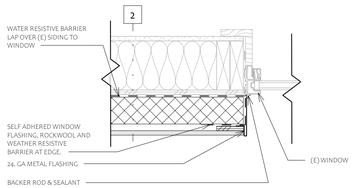


C - PICTURE



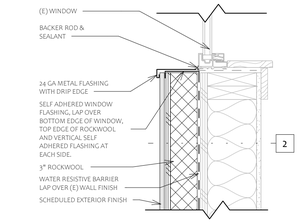
6 (E) WINDOW HEAD WITH (N) ROCKWOOL

1 1/2" = 1'-0"



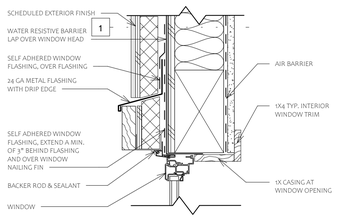
4 (E) WINDOW JAMB WITH (N) ROCKWOOL

1 1/2" = 1'-0"



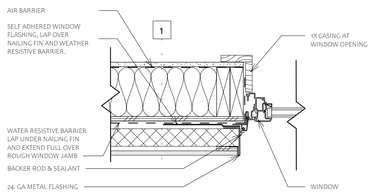
2 (E) WINDOW SILL WITH (N) ROCKWOOL

1 1/2" = 1'-0"



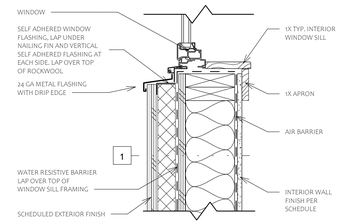
5 (N) WINDOW HEAD WITH ROCKWOOL

1 1/2" = 1'-0"



3 (N) WINDOW JAMB WITH ROCKWOOL

1 1/2" = 1'-0"



1 (N) WINDOW SILL WITH ROCKWOOL

1 1/2" = 1'-0"

LICENSED ARCHITECT
ANNE-FLORE P DWYER
NO. C35719
REN. 9/30/2025
STATE OF CALIFORNIA

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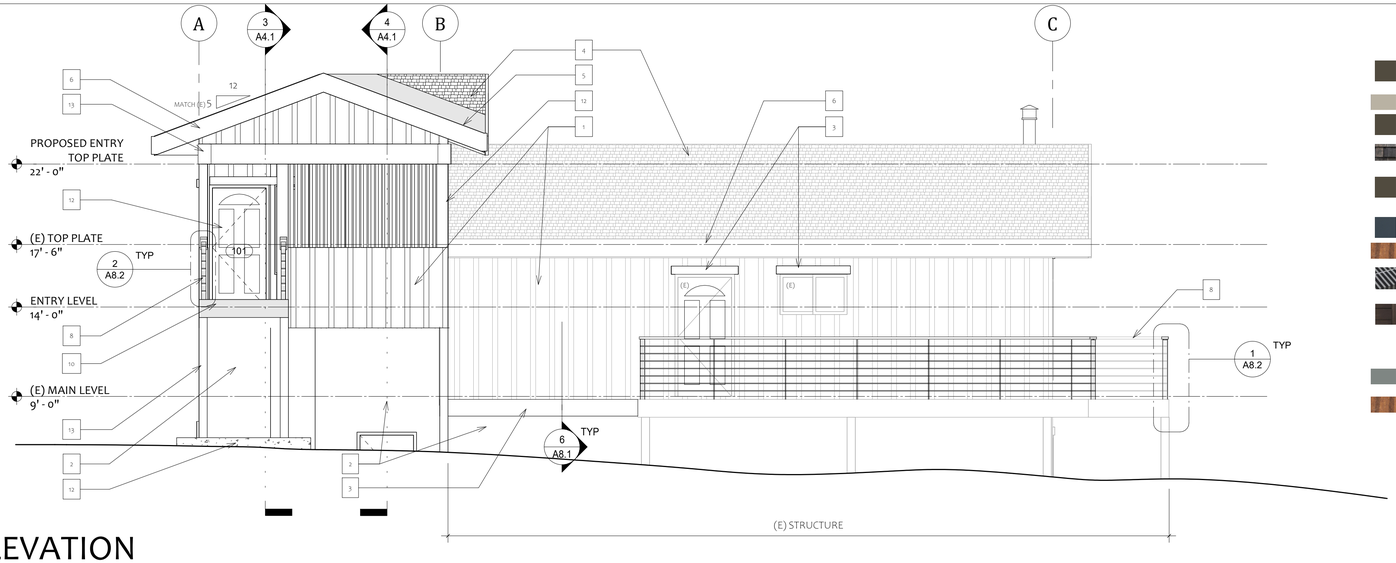
TRUCKEE CA 96160
(530)220-0531
CA LICENSE C-35719

SCHEDULES

GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

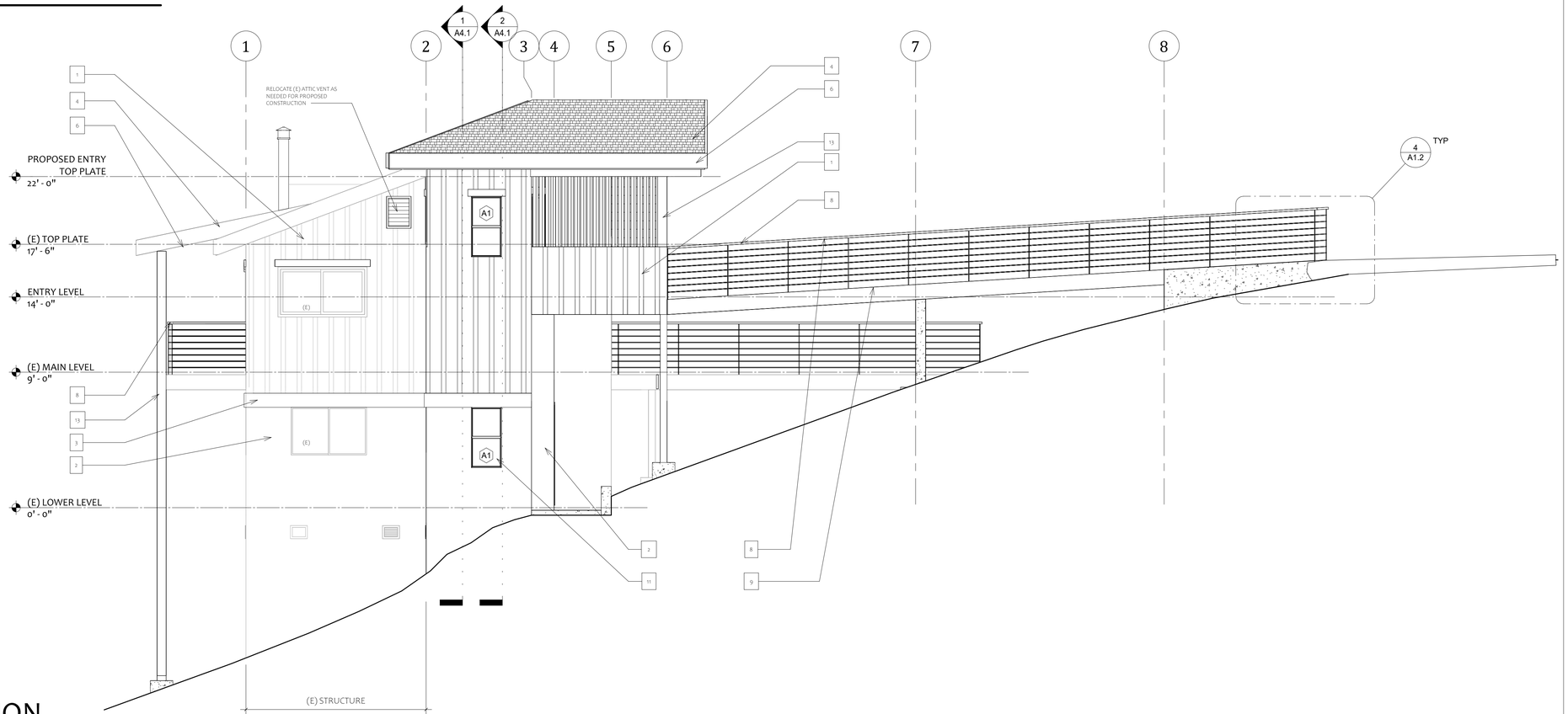
SCALE:As indicated
DATE: March 19, 2024
STATUS: KMAPC FINAL SUB.
REVISIONS:

A2.4



WEST ELEVATION

00 02 04 08 FEET



NORTH ELEVATION

00 02 04 08 FEET

EXTERIOR MATERIAL LEGEND & NOTES

1. VERTICAL METAL SIDING: WESTERN STATES METAL BOARD AND BATT BB-20.0 24 GA. METAL SIDING PANELS
   COLOR: MEDIUM BRONZE
2. STUCCO SIDING: BIOLIME STUCCO SIDING
   COLOR: CASSEL BROWN EARTH - TR0260
3. TRIM: 24 GA SHEET METAL,
   COLOR: MEDIUM BRONZE, MATCH SIDING
4. ROOF: SHAKE ROOF BY BRAVA ROOF TILE
   COLOR: CANYON GREY
5. 22 GA METAL ROOF FLASHING
   COLOR: MATCH WESTERN STATES COLOR MEDIUM BRONZE
6. FASCIA: 22 GA SHEET METAL FASCIA
   COLOR: MEDIUM BRONZE
7. SOFFITS: 24 GA SHEET METAL, WESTERN STATES T GROOVE SOFFIT PANEL
   COLOR: GUN METAL GRAY
8. DECKING GUARDRAIL: STEEL GUARDRAIL, WITH CLEAR SEALER AND 2x WOOD CAP STAINED AND SEALED, SEALED ONCE, BRONZE CEDAR
9. DECKING @ PROPOSED ACCESS BRIDGE: MENICHOLS BAR GRATING GMW-4150 CLOSED MESH, ADA CARBON STEEL METAL GRATING WITH 70% OPEN AREA
10. DECKING @ EXISTING DECK: TIMBERTECH ADVANCED PVC DECKING
    COLOR: VINTAGE COLLECTION, DARK HICKORY
11. WINDOWS: (E) WINDOWS TO REMAIN, PROPOSED WINDOWS FIBERGLASS TO MATCH (E)
12. DOORS: WOOD DOORS, EXISTING TO REMAIN AND BE PAINTED, PROPOSED ENTRY DOOR TO MATCH (E) DOOR STYLE, COLOR: PPG THUNDERBOLT PROPOSED LOWER LEVEL DOOR, PAINTED TO MATCH METAL SIDING,COLOR: MOCHA
13. EXPOSED BEAMS AND/OR GLU-LAM BEAMS OR COLUMNS: STAINED AND SEALED
    COLOR: SEALED-ONCE, BRONZE CEDAR CLEAR FINISH

EXTERIOR ELEVATION NOTES:

1. ALL EXPOSED STRUCTURAL WOOD SHALL BE DOUGLAS FIR 545, SMOOTH SAWN. PROVIDE SQUARE EDGE GLU-LAMS.
2. EXPOSED MECHANICAL AND PLUMBING VENTING LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION AND PAINTED A COLOR THAT COMPLEMENTS THE SURROUNDING MATERIAL (ROOF/SIDING).
3. VENT TERMINALS OF 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. (NEVADA COUNTY LAND-USE ORDINANCE L.V 8.9, L.V 8.10, L.V 8.11)

LICENSED ARCHITECT
ANNE-FLORE P DWYER
NO. C35719
REN. 9/30/2025
STATE OF CALIFORNIA

ECOSENSE DESIGNS
ANNE-FLORE DWYER
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(530)220-0531
CA LICENSE C-35719

EXTERIOR ELEVATIONS

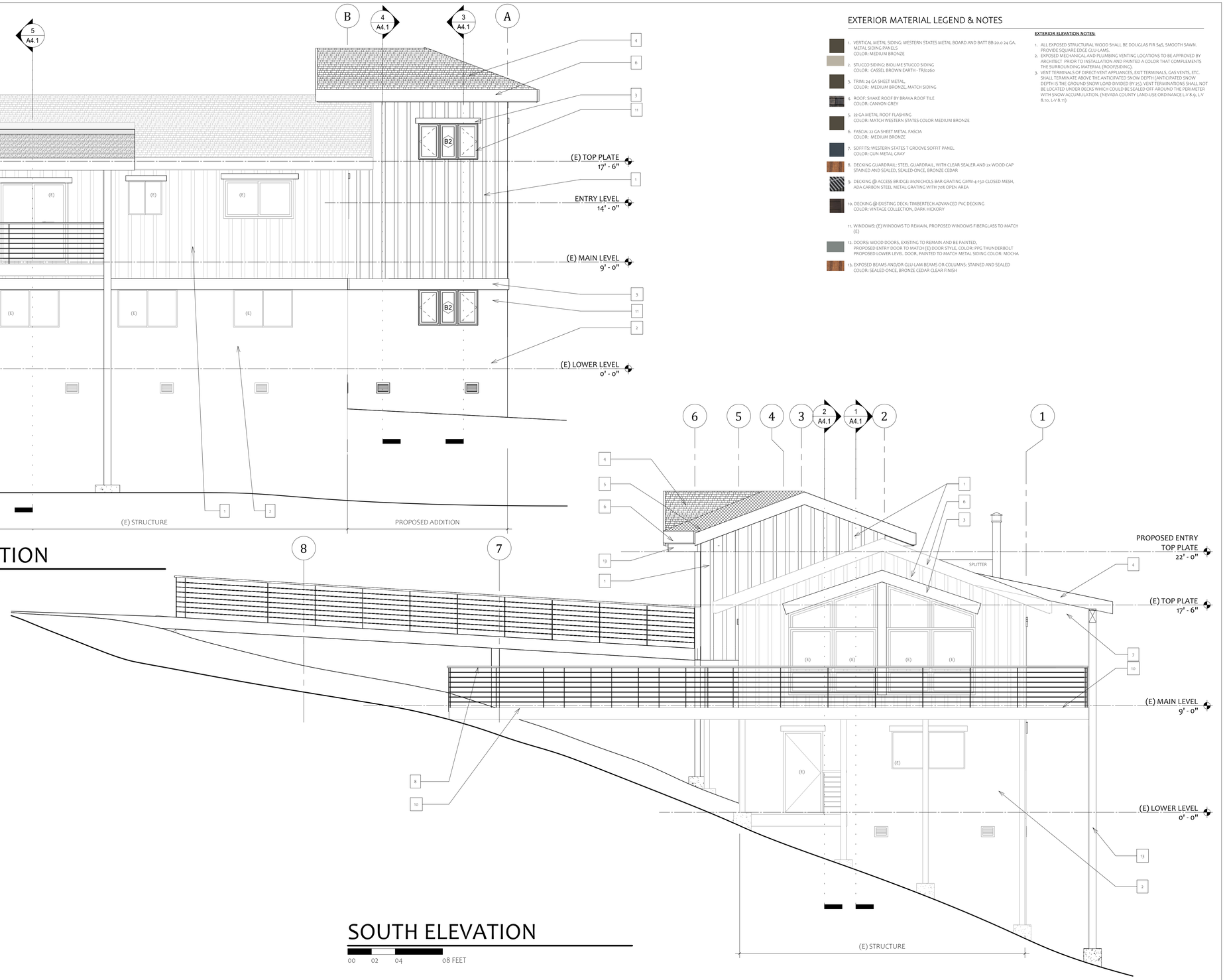
GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

SCALE:As indicated
DATE: March 19, 2024
STATUS: KMAPC FINAL SUB.
REVISIONS:

A3.1

EAST ELEVATION

00 02 04 08 FEET



SOUTH ELEVATION

00 02 04 08 FEET

EXTERIOR MATERIAL LEGEND & NOTES

1. VERTICAL METAL SIDING: WESTERN STATES METAL BOARD AND BATT BB 20.0 24 GA. METAL SIDING PANELS
   COLOR: MEDIUM BRONZE
2. STUCCO SIDING: BIOLIME STUCCO SIDING
   COLOR: CASSEL BROWN EARTH - TR7026O
3. TRIM: 24 GA SHEET METAL.
   COLOR: MEDIUM BRONZE, MATCH SIDING
4. ROOF: SHAKE ROOF BY BRAVA ROOF TILE
   COLOR: CANYON GREY
5. 22 GA METAL ROOF FLASHING
   COLOR: MATCH WESTERN STATES COLOR MEDIUM BRONZE
6. FASCIA: 22 GA SHEET METAL FASCIA
   COLOR: MEDIUM BRONZE
7. SOFFITS: WESTERN STATES T GROOVE SOFFIT PANEL
   COLOR: GUN METAL GRAY
8. DECKING GUARDRAIL: STEEL GUARDRAIL, WITH CLEAR SEALER AND 2x WOOD CAP STAINED AND SEALED; SEALED-ONCE, BRONZE CEDAR
9. DECKING @ ACCESS BRIDGE: McNICHOLS BAR GRATING GMW-4-150 CLOSED MESH, ADA CARBON STEEL METAL GRATING WITH 70% OPEN AREA
10. DECKING @ EXISTING DECK: TIMBERTECH ADVANCED PVC DECKING
    COLOR: VINTAGE COLLECTION, DARK HICKORY
11. WINDOWS: (E) WINDOWS TO REMAIN, PROPOSED WINDOWS FIBERGLASS TO MATCH (E)
12. DOORS: WOOD DOORS, EXISTING TO REMAIN AND BE PAINTED,
    PROPOSED ENTRY DOOR TO MATCH (E) DOOR STYLE, COLOR: PPG THUNDERBOLT
    PROPOSED LOWER LEVEL DOOR, PAINTED TO MATCH METAL SIDING COLOR: MOCHA
13. EXPOSED BEAMS AND/OR GLU-LAM BEAMS OR COLUMNS: STAINED AND SEALED
    COLOR: SEALED-ONCE, BRONZE CEDAR CLEAR FINISH

EXTERIOR ELEVATION NOTES:

1. ALL EXPOSED STRUCTURAL WOOD SHALL BE DOUGLAS FIR S4S, SMOOTH SAWN. PROVIDE SQUARE EDGE GLU-LAMS.
2. EXPOSED MECHANICAL AND PLUMBING VENTING LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION AND PAINTED A COLOR THAT COMPLEMENTS THE SURROUNDING MATERIAL (ROOF/SIDING).
3. VENT TERMINALS OF 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. (NEVADA COUNTY LAND-USE ORDINANCE L-V-8.9, L-V 8.10, L-V 8.11)

LICENSED ARCHITECT
ANNE-FLORE P DWYER
NO. C35719
REN. 9/30/2025
STATE OF CALIFORNIA

ECOSENSE DESIGNS
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EXTERIOR ELEVATIONS

GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

SCALE:As indicated
DATE: March 19, 2024
STATUS: KMAPC FINAL SUB.
REVISIONS:

A3.2

BUILDING SECTION NOTES:

1. FLOOR ELEVATIONS SHOWN ARE TOP OF SLAB OR SUBFLOOR. CONTRACTOR SHALL VERIFY ELEVATIONS OF FINISH FLOOR AND COORDINATE LEVELS OF ADJACENT FLOOR FINISHES.

2. MAINTAIN MIN . 8" SEPARATION OF WOOD MEMBERS TO GRADE. TYP.

3. SLOPE ALL GRADES AWAY FROM STRUCTURE @ 5% MIN., TYPICAL.

4. ALL EXTERIOR FOOTINGS SHALL EXTEND BELOW FROST DEPTH, 24" MIN. BELOW FINISH GRADE TO BOTTOM OF FOOTING. ALL INTERIOR FOOTINGS SHALL EXTEND A MIN. OF 12" BELOW FINISH GRADE U.O.N. - S.S.D.

5. PROVIDE PERIMETER DRAINAGE AS SHOWN ON A1.1.

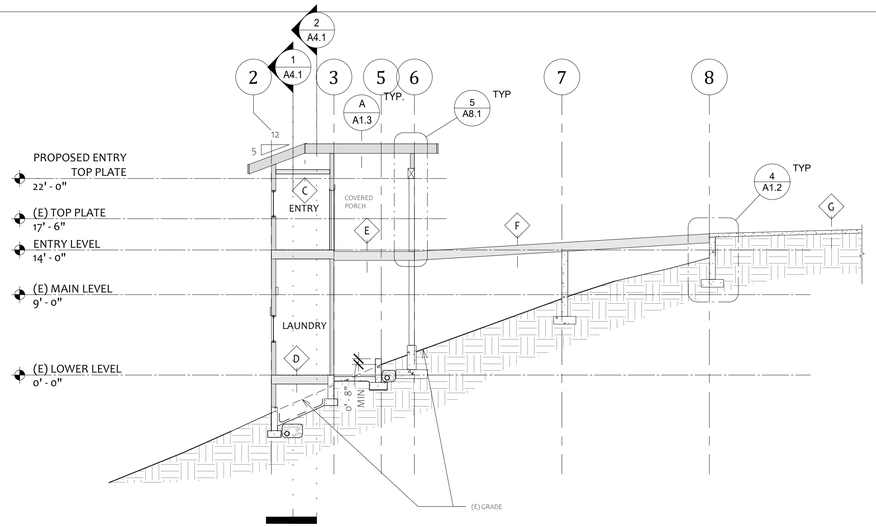
6. VERIFY CLEARANCE REQUIREMENTS FOR MECHANICAL EQUIPMENT, INCLUDING DUCTS AND NOTIFY ARCHITECT IF ADDITIONAL SPACE IS NEEDED.

7. FIRE BLOCKING SHALL BE PROVIDED TO CUT OF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
   A. CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
      -VERTICALLY AT THE CEILING AND FLOOR LEVELS
      -HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0".
   B. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
   D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND LOWER LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E814 REQUIREMENTS.
   E. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES.

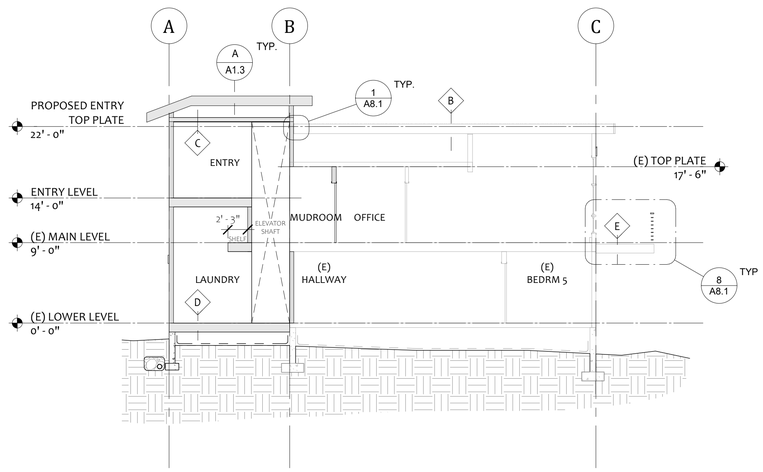
8. DRAFTSTOPPING TO BE PROVIDED PER C.R.C. 302.12 WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY. DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
   A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
   B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

9. PROVIDE 30"X30" ACCESS PANEL FOR CONCELAED ATTIC SPACE WITH MORE THAN 30" OF HEADROOM.

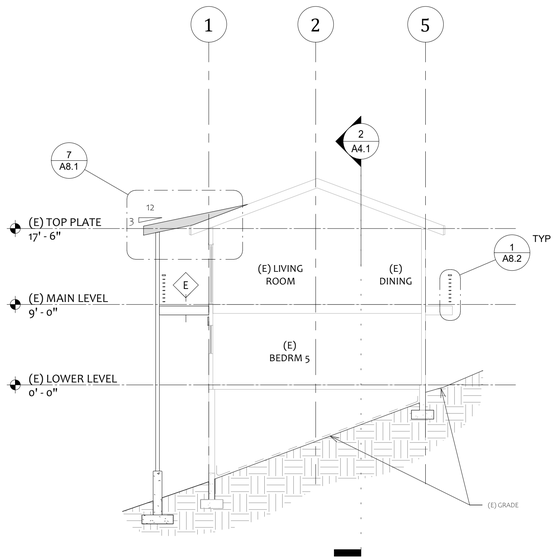
10. ◇ INDICATED ROOF & FLOOR TYPES, SEE ASSEMBLY DETAILS FOR FURTHER INFORMATION.



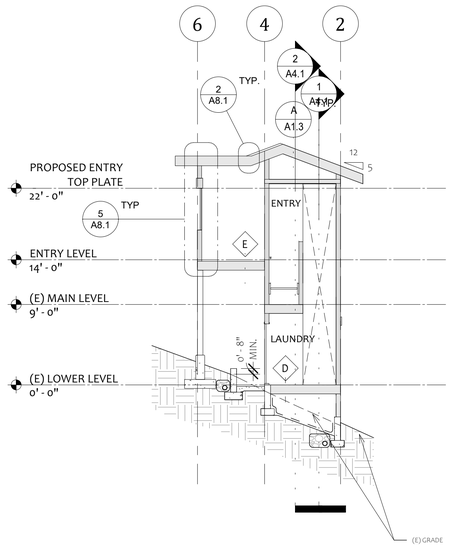
3 SECTION 3
1/8" = 1'-0"



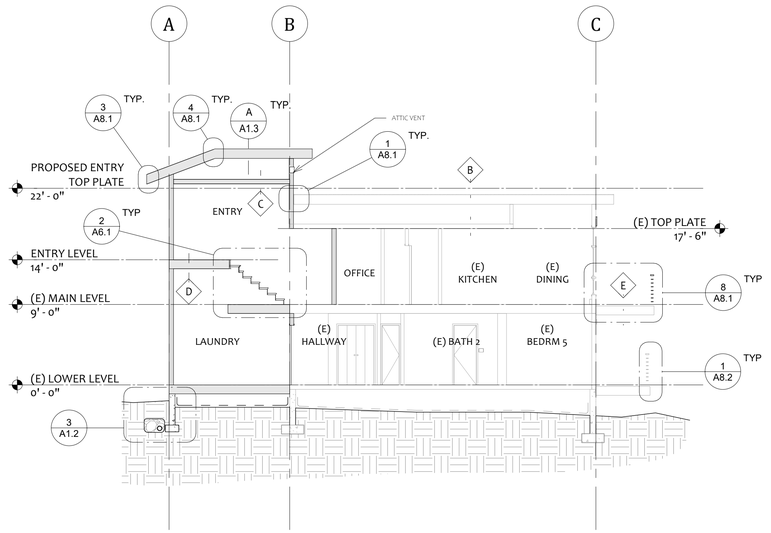
1 SECTION 1
1/8" = 1'-0"



5 SECTION 5
1/8" = 1'-0"



4 SECTION 4
1/8" = 1'-0"



2 SECTION 2
1/8" = 1'-0"

LICENSED ARCHITECT
ANNE-FLORE P DWYER
NO. C35719
REN. 9/30/2025
STATE OF CALIFORNIA

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SECTIONS

GALLAHER RESIDENCE
ENTRY ADDITION

33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

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

DATE: March 19, 2024

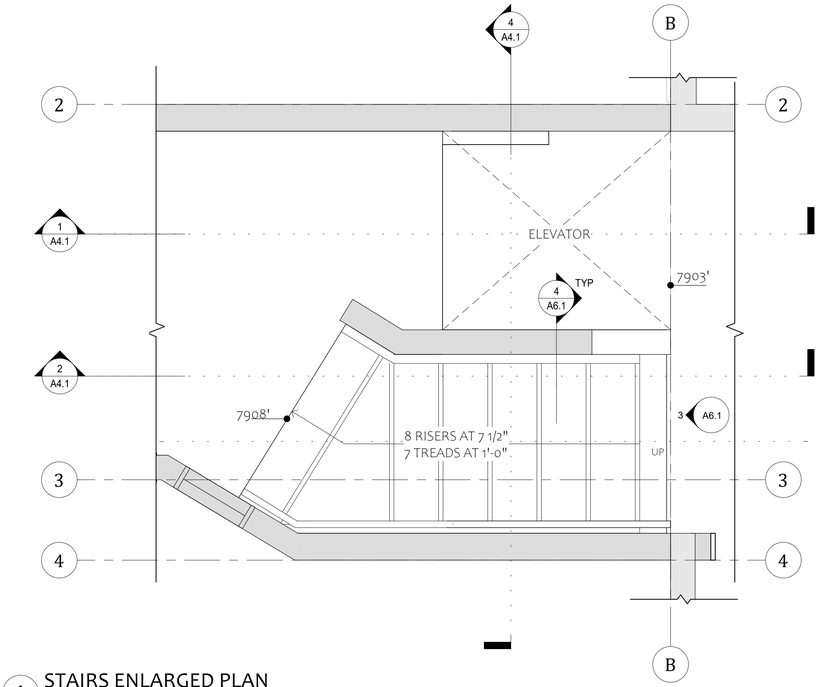
STATUS: KMAPC FINAL SUB.

REVISIONS:

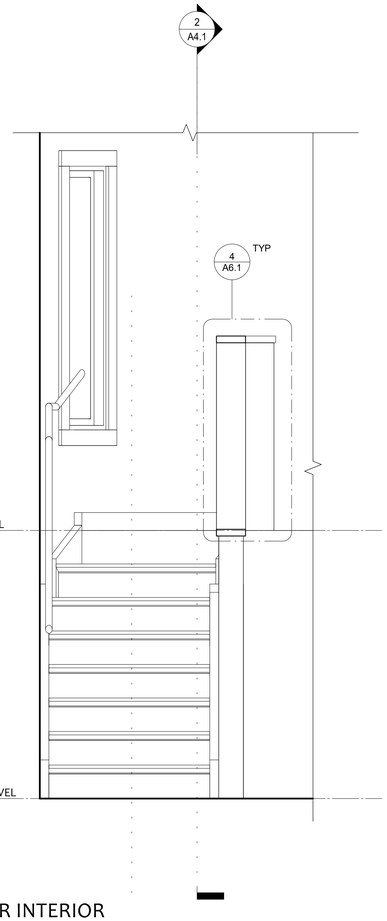
A4.1

GENERAL NOTES: STAIR DETAILS

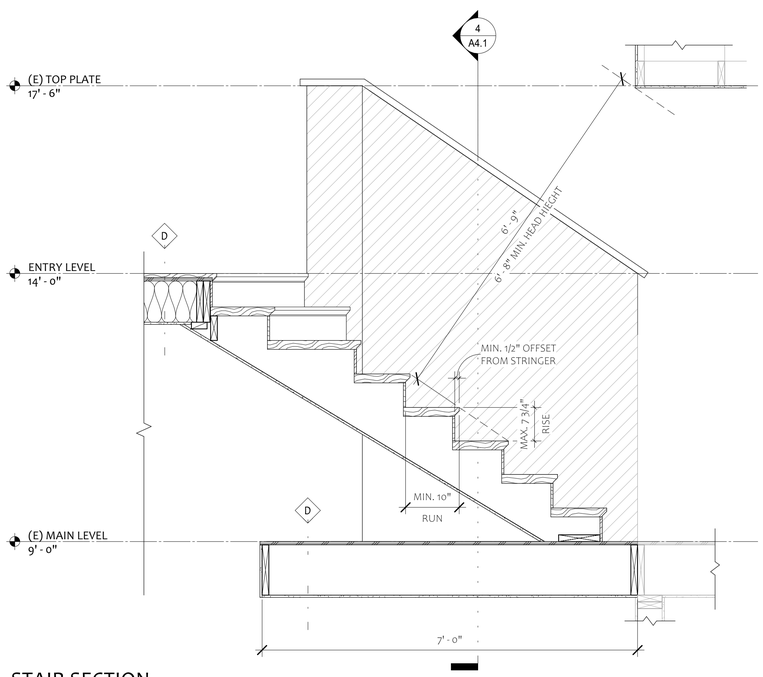
1. STAIRS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   - A. RISE TO BE A MAXIMUM OF 7.75"
   - B. TREADS SHALL BE 10" MINIMUM
   - C. HEADROOM SHALL BE 6'-8" MINIMUM
   - D. STAIR WIDTH SHALL BE 36" MINIMUM, AND PROVIDE 31.5" CLEAR WIDTH BETWEEN HANDRAIL ON ONE SIDE AND 27" MIN. CLEAR WIDTH WITH HANDRAILS ON TWO SIDES.
   - E. VARIATION BETWEEN RISERS HEIGHTS SHALL NOT EXCEED 3/8" MAX.
   - F. A NOSING NOT LESS THEN .75" BUT NO MORE THAN 1.25" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11".
   - G. THE LEADING EDGE OF TREADS SHALL PROJECT NOT MORE THAN 1.25" BEYOND THE TREAD BELOW.
   - H. OPEN RISERS ARE PERMITTED, PROVIDED THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE.
   - I. STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE A HANDRAIL ON NOT LESS THAN ONE SIDE. HANDRAIL SHALL BE LOCATED AT A CONSISTENT ELEVATION AT 34"-38" ABOVE THE TREAD NOSING.
   - J. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAM. OF 1.25"-2". NON CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF 4"-6.25" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 2.25". SEE R311.7.8.3 ITEM #3 FOR TYPE II HANDRAILS WITH A PERIMETER OVER 6.25".
   - K. A MIN. OF 1.5" CLEARANCE SHALL BE MAINTAINED FROM HANDRAIL TO THE WALL OR OTHER SURFACES.
   - L. HANDRAILS SHALL BE RETURNED, TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. (CRC R311.7.8.2).
   - M. HANDRAILS TO HAVE A CONTINUOUS ELEVATION OF 34"-38" ABOVE SLOPED PLANE ADJOINING THE TREAD NOSING



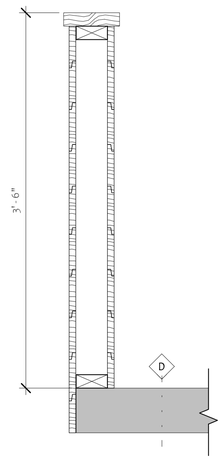
1 STAIRS ENLARGED PLAN
3/4" = 1'-0"



3 STAIR INTERIOR ELEVATION
3/4" = 1'-0"



2 STAIR SECTION
3/4" = 1'-0"



4 INTERIOR GUARDRAIL
1 1/2" = 1'-0"

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STAIR DETAILS

GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

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DATE: March 19, 2024
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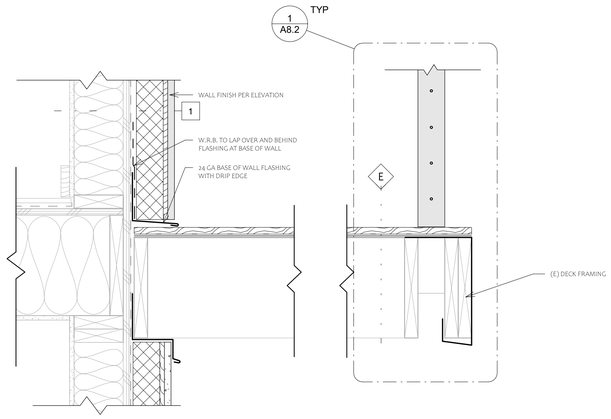
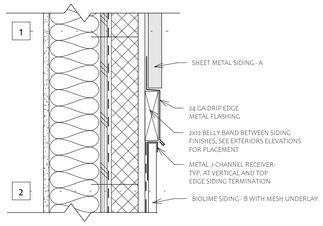
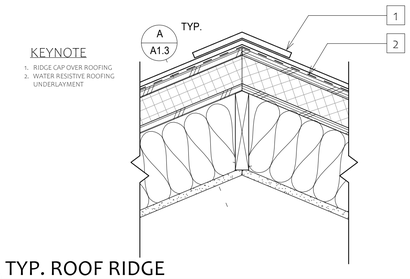
A6.1



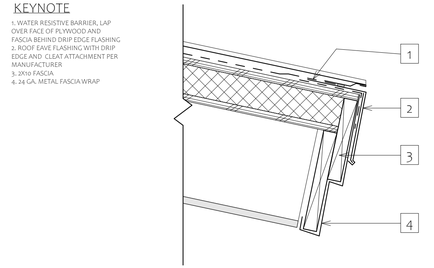
8 TYP. DECKING @ (E) DECK
1 1/2" = 1'-0"



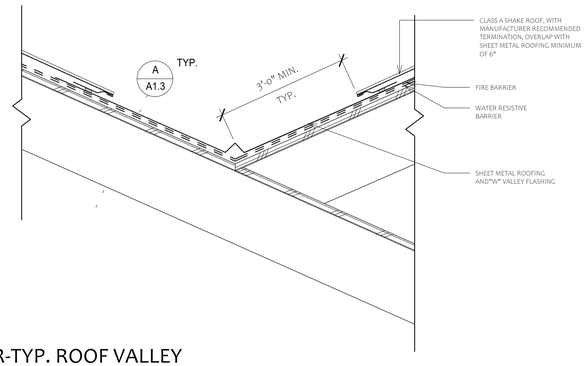
METAL SIDING
TRANSITION DETAIL
6 1 1/2" = 1'-0"



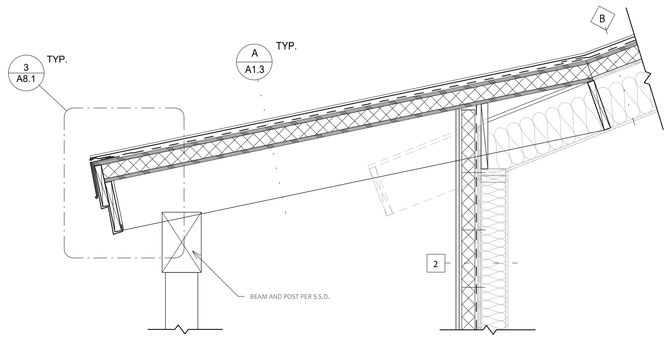
4 TYP. ROOF RIDGE
1 1/2" = 1'-0"



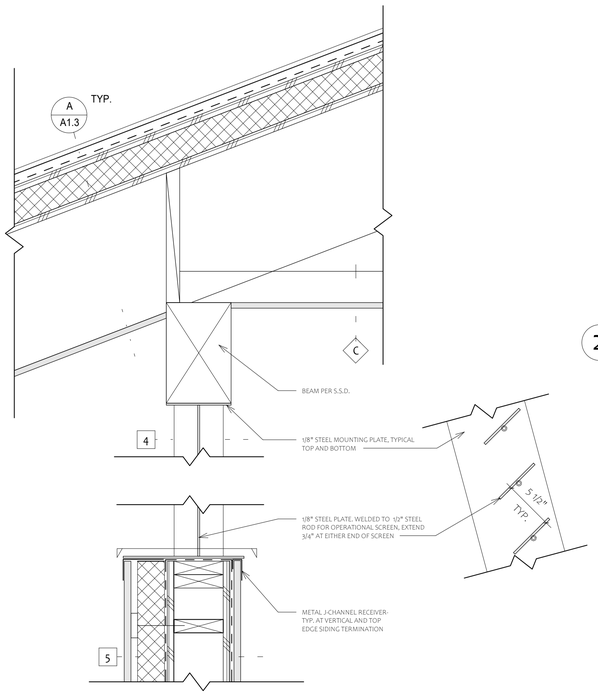
3 TYP. ROOF EAVE
1 1/2" = 1'-0"



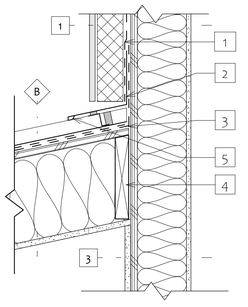
2 R-TYP. ROOF VALLEY
1 1/2" = 1'-0"



SECTION AT ROOF
EXTENSION
7 3/4" = 1'-0"



5 SCREEN WALL
1 1/2" = 1'-0"



1 TYP. ROOF TO WALL
1 1/2" = 1'-0"

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EXTERIOR DETAILS

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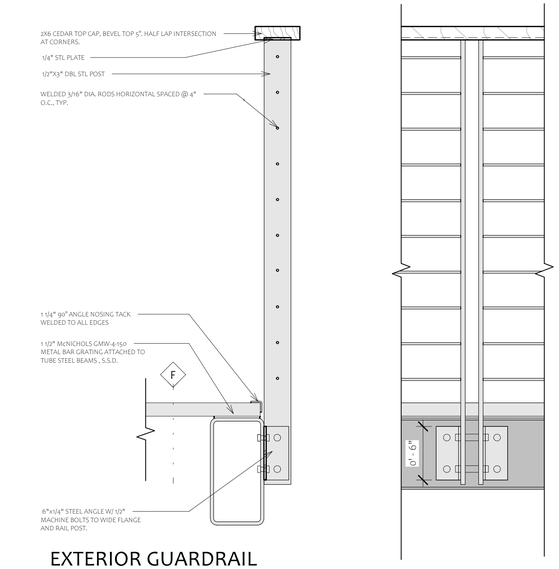
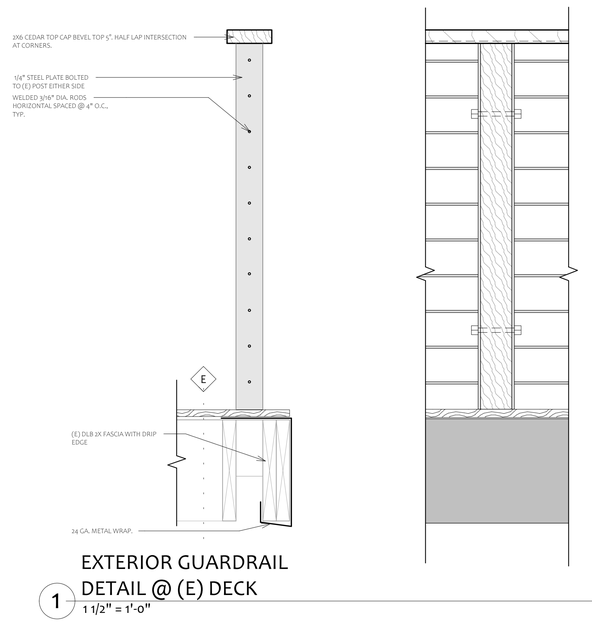


EXTERIOR GUARDRAIL
DETAIL @ BRIDGE

2 1 1/2" = 1'-0"



EXTERIOR GUARDRAIL
DETAIL @ (E) DECK

1 1 1/2" = 1'-0"

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REVISIONS:

A8.2

MECHANICAL, PLUMBING AND ELECTRICAL NOTE

GENERAL

1. CONTRACTOR SHALL DESIGN AND PROVIDE HEATING, COOLING, VENTILATION, PLUMBING AND ELECTRICAL SYSTEMS AS INDICATED AND AS REQUIRED TO MEET CALIFORNIA TITLE 24 REQUIREMENTS. REFER TO MP&E PLANS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION ABOUT SCOPE OF WORK TO BE DESIGNED AND INSTALLED.
2. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE IDENTIFIED IN NOTES BELOW.
3. MECHANICAL, PLUMBING AND ELECTRICAL LAYOUT DRAWINGS ARE SCHEMATIC. VERIFY ALL LAYOUTS IN THE FIELD WITH THE OWNER & ARCHITECT. CONTRACTOR SHALL SCHEDULE A WALK-THROUGH WHEN THE STRUCTURE IS SUBSTANTIALLY FRAMED WITH OWNER AND ARCHITECT. ALL PROPOSED EQUIPMENT LOCATIONS AND ROUTING TO BE APPROVED PRIOR TO INSTALLATION.
4. NO SOFFITS TO BE ADDED FOR ELECTRICAL, MECHANICAL AND/OR PLUMBING UNLESS IDENTIFIED ON DRAWINGS. IF ADDITIONAL SOFFITS ARE REQUIRED REVIEW PROPOSED ROUTING AND LOCATIONS WITH ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH WORK.
5. PROVIDE ACCESS AND WORKING CLEARANCES FOR SERVICE, INSPECTION AND REPLACEMENT OF APPLIANCES AND EQUIPMENT AS REQUIRED MY CODES AND MANUFACTURER.

FIRE SPRINKLER SYSTEM

1. NO FIRE SPRINKLER PROPOSED. NOT REQUIRED FOR ADDITIONS AND ALTERATIONS PER R313.2, EXCEPT. 1.

MECHANICAL

1. CHANGES TO EXISTING MECHANICAL SYSTEMS TO BE DESIGNED, SELECTED AND INSTALLED IN COMPLIANCE WITH CAL-GREEN REQUIREMENTS. SEE CAL-GREEN NOTES FOR ADDITIONAL INFORMATION.
2. CHANGES TO EXISTING HVAC EQUIPMENT AND SYSTEMS TO COMPLY WITH ALL PROVISIONS OF THE C.M.C. INCLUDING REQUIREMENTS REFERENCED BELOW.
3. PROVIDE COMBUSTION AIR TO MECHANICAL ROOMS, AND EQUIPMENT AS REQUIRED BY **C.M.C. 701** AND MANUFACTURER RECOMMENDATIONS.
4. PROVIDE OPENINGS TO CONNECT INDOOR SPACES FOR COMBUSTION AIR WHERE REQUIRED. EACH OPENING SHALL HAVE A GREE AREA OF NOT LESS THAN 1 SQ INCH PER 1000 BTUH OF THE TOTAL INPUT RATING OF APPLIANCES IN THE SPACE, BUT NOT LESS THAN 100 SQ INCHES. ONE OPENING SHALL COMMENCE WITHIN 12" OF THE TOP OF THE ENCLOSURE, AND ONE OPENING SHALL COMMENCE WITHIN 12" OF THE BOTTOM OF THE ENCLOSURE. THE DIMENSION OF AIR OPENINGS SHALL NOT BE LESS THAN 3". THE VOLUMES OF SPACES IN DIFFERENT STORIES SHALL BE CONSIDERED AD COMMUNICATION SPACES WHERE SUCH SPACES ARE CONNECTED BY ONE OR MORE OPENINGS IN DOORS OR FLOORS HAVING A TOTAL FREE AREA OF NOT LESS THAN 2 SQ. INCHES PER 1000 BTU/H OF TOTAL INPUT RATING OF APPLIANCES.
5. EXCEPT AS PERMITTED IN C.M.C. SECTION 802.2.1-802.2.8, ALL APPLIANCES SHALL BE CONNECTED TO VENTING SYSTEMS PER **CMC 802.2**.
6. VENTILATION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED TO CONVEY FLUE AND VENT GASES TO THE OUTDOORS AND SELECTED PER **CMC 802.3 & 802.4.**
7. GAS VENTS SHALL TERMINATE IN ACCORDANCE WITH **CMC 802.6.** THEY SHALL TERMINATE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
   1. GAS VENTS THAT ARE 12" OR LESS IN SIZE AND LOCATED NOT LESS THAN 8'-0" FROM A VERTICAL WALL, OR SIM., SHALL TERMINATE ABOVE THE ROOF IN ACCORDANCE WITH CMC FIGURE 802.6.1 AND TABLE 802.6.1.
   2. GAS VENTS THAT ARE OVER 12" IN SIZE OR ARE LOCATED LESS THAN 8'-0" FROM A VERTICAL WALL OR SIM. SHALL TERMINATE NOT LESS THAN 2'-0" ABOVE THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND NOT LESS THAN 2'-0" ABOVE A PORTION OF A BUILDING, WITHIN 10'-0" HORIZONTALLY.
   3. A GAS VENT TERMINATING THROUGH AN EXTERIOR WALL SHALL NOT TERMINATED ADJACENT TO THE WALL OR BELOW EAVES OR PARAPETS EXCEPT AS PROVIDED IN **CMC SECTION 802.2.6 AND 802.3.3-802.3.3.5.**
8. MECHANICAL DRAFT VENTING SYSTEM OF OTHER THAN DIRECT-VENT TYPE SHALL TERMINATE NOT LESS THAN 4'-0", 4'-0" HORIZONTALLY FROM, OR 1'-0" ABOVE A DOOR, OPERABLE WINDOW, OR GRAVITY AIR INLET INTO A BUILDING. THE BOTTOM OF THE VENT TERMINAL SHALL BE LOCATED NOT LESS THAN 12" ABOVE ANTICIPATED SNOW DEPTH.
9. VENT TERMINATION OF A DIRECT-VENT APPLIANCE WITH AN INPUT OF 1000 BTUH OR LESS SHALL BE LOCATED AT LEAST 6" FROM ANY AIR OPENING INTO A BUILDING, AN APPLIANCE WITH AN INPUT OVER 10000 BTU/H BUT NOT OVER 50000 BTUH SHALL BE INSTALLED WITH A 9" VENT TERMINATION CLEARANCE, AND AN APPLIANCE EXCEEDING 50000 BTUH SHALL HAVE AT LEAST A 12" VENT TERMINATION CLEARANCE. THE BOTTOM OF THE AIR INTAKE AND VENT TERMINATION SHALL BE LOCATED A MIN. OF 12" ABOVE ANTICIPATED SNOW DEPTH.
10. EXHAUST VENTS SHALL BE PROVIDED WITH BACK-DRAFT DAMPERS.
11. PROVIDE MECHANICAL WHOLE BUILDING VENTILATION IN ACCORDANCE WITH SECTION 4 OF ASHRAE STANDARD 62.2 ; VENTILATION RATE SHALL BE 1 CFM PER EVERY 100 S.F. OF CONDITIONED FLOOR AREA (CFA) PLUS 7.5 CFM PER OCCUPANT PLUS 1 OR 1 OCCUPANT PER BEDROOM PLUS 1. A LOCAL EXHAUST FAN CAN BE USE TO MEET THIS REQUIREMENT. LOCAL FAN MUST OPERATE AT 1 SONE OR LESS AT .25 IN. W.C. AND MUST VENT DIRECTLY TO THE OUTSIDE. CHAPTER 4 OF THE RESIDENTIAL COMPLIANCE MANUAL. AIRFLOW SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE APPENDIX RA3.7.
   1. WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS THAT CLOSE WHEN FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2.
12. BATHROOM EXHAUST FANS SHALL BE RATED AT 50 CFM MIN AND 1 SONE MAX.
13. RESIDENTIAL HVAC SYSTEMS BOTH EXISTING AND NEW, AND PARTS THEREOF SHALL BE INSPECTED IN ACCORDANCE WITH ACCA 4QM. THE OWNER OR OWNER'S DESIGNATED AGENT SHALL BE RESPONSIBLE FOR MAINTENANCE OF MECHANICAL SYSTEMS AND EQUIPMENT. TO DETERMINE COMPLIANCE WITH THIS SUBSECTION, THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO CAUSE AN HVAC TO BE REINSPECTED.

PLUMBING

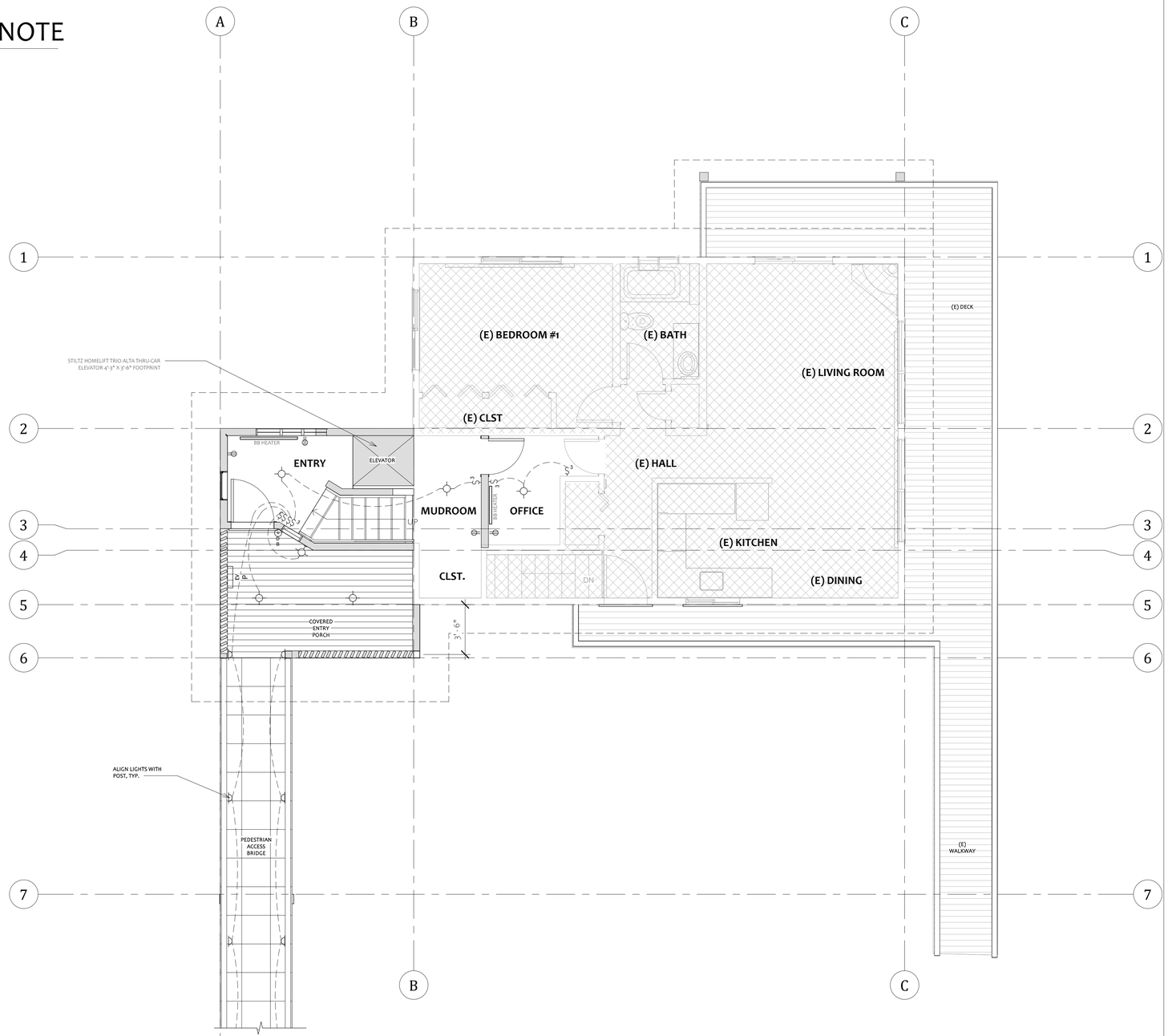
1. ALL PLUMBING FIXTURES ARE TO BE SELECTED BY OWNER UNLESS OTHERWISE NOTED. FIXTURES SHALL BE COMPLIANT WITH ALL STATE AND LOCAL CODES AND REGULATIONS.
2. MAXIMUM FLOW RATES OF FIXTURES AND FITTINGS SHALL COMPLY WITH CAL-GREEN REQUIREMENTS. SEE CAL-GREEN NOTES FOR ADDITIONAL INFORMATION.
3. ALL WATER SUPPLY PIPING SHALL BE PROTECTED FROM FREEZING BY A MIN. 36" OF EARTH COVERING. WHEN CONDITIONS REQUIRE INSTALLATION OF WATER PIPING IN EXTERIOR WALLS OR ABOVE CEILINGS, THE PIPES SHALL BE INSTALLED TO THE INSIDE FACE OF FRAMING AND INSULATED ON THE UNHEATED SIDE OF THE PIPES WITH INSULATION EQUIVALENT TO THE R VALUE REQUIRED FOR THE WALL OR CEILING. PLUMB SINKS ON EXTERIOR WALLS FROM FLOOR BELOW. WATER PIPING SHALL NOT BE INSTALLED OR CONCEALED IN UNHEATED WALLS, CEILINGS AND ATTICS.
4. SECURE ALL EQUIPMENT PER **CMC 303.4 & CPC SECTION 507.2** ANCHOR STRAPS FOR WATER HEATER/STORAGE TANKS SHALL BE LOCATED WITHIN THE UPPER AND LOWER 1/3 OF THE VERTICAL DIMENSION. LOWER STRAP SHALL MAINTAIN A MINIMUM DISTANCE OF 4" ABV CONTROLS.
5. PROVIDE HOT WATER RECIRCULATING SYSTEM WITH AN TIMER SYSTEM. ALL SECTIONS OF PIPE TO BE INSULATED FOR ENTIRE LENGTH. USE 1" THICK, R-4 INSULATION FOR PIPES 2" DIA AND LESS, AND 1-1/2" THICK INSULATION OF PIPES GREAT THAN 2" DIA.
6. 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 MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120°F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THESE PROVISIONS. THE DEVICE(S) USED SHALL BE ASSE 1016 COMPLIANT AND SHALL BE INSTALLED AT ALL APPLICABLE FIXTURES.
7. ALL EXISTING NON-COMPLIANT PLUMBING FIXTURES WITHIN EXISTING RESIDENCE ARE TO BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES COMPLYING WITH CALGREEN REQUIREMENTS PER SENATE BILL 407.

ELECTRICAL

1. CONTRACTOR SHALL VERIFY POWER REQUIREMENTS FOR MECHANICAL & PLUMBING EQUIPMENT.
2. CONTRACTOR SHALL VERIFY OWNER REQUIREMENTS FOR AUDIO/MDEO, TV/SATELLITE, COMPUTER, TELEPHONE, & SECURITY SYSTEMS. INSTALL STRUCTURED WIRING SYSTEM TO MEET REQUIREMENTS.
3. INTERIOR LIGHTING: PERMANENTLY INSTALLED LUMINAIRES PROVIDING INDOOR LIGHTING SHALL COMPLY WITH ALL PROVISIONS OF **CEC 150.0(K)** ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY LEDS, IN ACCORDANCE WITH **CEC TABLE 150.0-A.**
4. LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT ("IC-RATED") SO THAT INSULATION CAN BE PLACED OVER THEM, HAVE A LABEL CERTIFYING THAT THE LUMINAIRE IS AIRTIGHT WITH AN AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS, BE SEALED WITH A GASKET OR CAULK BETWEEN LUMINAIRE HOUSING AN CEILING, ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING, SHALL NOT CONTAIN SCREW-BASED SOCKETS, SHALL CONTAIN LIGHT SOURCES THAT COMPLY WITH REFERENCES JOINT APPENDIX JA8, AND ARE MARKED "JA8-2016-E" **(CEC 150.0(K)1iC).**
5. ALL ELECTRICAL FIXTURES ARE TO BE SELECTED BY OWNER UNLESS OTHERWISE NOTED.
6. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8. EXCEPTIONS: LUMINAIRES IN CLOSETS LESS THAN 70 SF. OR HALLWAYS.
7. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING.
8. LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.
9. NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR WHERE INSTALLED TO COMPLY WITH **CEC 150.0(K)**
10. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER OR VACANCY SENSOR REQUIREMENTS IF COMPLIANT WITH **CEC 150(K)2/G+H.**
11. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
12. ALL UNDER-CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LUMINAIRES **(CEC 150.0(K)2iL).**
13. PROVIDE MIN CODE REQUIRED WORKING AREA AT ELECTRICAL PANELS PER **CEC ARTICLE 110-26A.**
14. SURFACE MOUNTED FIXTURES IN CLOSETS SHALL MEET THE TYPE & LOCATION REQUIREMENTS OF **CEC 410.16.**
15. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER(S), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, OR ANY OTHER MEANS DESCRIBED IN **CEC 210.12.(A)1-6.** ALSO SEE ALLOWABLE EXCEPTION.
16. PROVIDE A DEDICATED 120V 20 AMPERE CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. **CEC 210-11(C)(3).**
17. PROVIDE RECEPTACLE OUTLETS 12" O.C. MAX. IN WALLS AT 6' MAX. FROM THE WALL END. WALLS LONGER THAN 2'-0" SHALL HAVE A RECEPTACLE, PER **CEC 210-52(A)(1).**
18. PROVIDE G.F.C.I. PROTECTION FOR RECEPTACLES LOCATED AT ALL BATHROOMS; WITHIN 6' OF THE EDGE OF A SINK, BATHTUB, OR SHOWER STALL; PER **CEC 210.8.**
19. ALL CEILING MOUNTED OUTLET BOXES SHALL BE LISTED FOR SUPPORT OF CEILING FANS. OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT FOR CEILING (PADDLE) FANS SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 32 KG (70 LBS) PER **CEC 314.27(D)**
20. ALL RECEPTACLES OUTLETS THAT ARE 125-VOLT, 15- AND 2-AMP SHALL BE LISTED TAMPER RESISTANT, **PER CEC 406.12,** EXCEPT AS FOLLOWS:
   1. RECEPTACLE IS LOCATED MORE THAN 5.5 FEET ABOVE THE FINISH FLOOR
   2. RECEPTACLE IS PART OF A LUMINAIRE OR APPLIANCE.
   3. A SINGLE RECEPTACLE FOR ONE APPLIANCE, A DUPLEX RECEPTACLE FOR TWO APPLIANCES LOCATED WITHIN A DEDICATED APPLIANCE SPACE. THIS EXCEPTION IS ONLY FOR APPLIANCES THAT ARE NOT EASILY MOVED FROM ONE PLACE TO ANOTHER.
21. CARBON MONOXIDE ALARMS SHALL BE PROVIDED AS FOLLOWS:
   1. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
   2. ON EVERY LEVEL OF DWELLING UNITS INCLUDING BASEMENTS.
22. SMOKE ALARMS SHALL BE INSTALLED AS FOLLOWS:
   1. IN EACH ROOM USED FOR SLEEPING PURPOSES.
   2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
   3. ON EACH STORY INCLUDING BASEMENTS.
   4. SHALL NOT BE INSTALLED WITHIN 2'-0" HORIZONTALLY OF COOKING APPLIANCES AND NO CLOSER THAN 3' TO MECHANICAL REGISTERS, CEILING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER.
23. AT NEW CONSTRUCTION SMOKE & CARBON MONOXIDE (CO) DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP AND EMIT A SIGNAL WHEN THE BATTERY IS LOW. WIRING FOR SMOKE & CARBON MONOXIDE (CO) ALARMS SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION, I.E.: SMOKE DETECTORS SHALL NOT BE INTERCONNECTED WITH ALARM SYSTEM. SMOKE AND CARBON MONOXIDE (CO) ALARMS SHALL BE INTERCONNECTED SO THAT ALL ALARMS SHALL BE ACTIVATED SIMULTANEOUSLY. CARBON MONOXIDE (CO) ALARMS SHALL COMPLY WITH REQUIREMENTS OF **CRC 314 & CRC R315.3.** CARBON MONOXIDE & SMOKE ALARMS MAY BE BATTERY OPERATED AT ALTERATIONS AND ADDITIONS.
24. ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE RATED FOR THE APPLICATION. **(CEC 410.10)**

MPE LEGEND

- 120V DUPLEX RECEPTACLE
- 240V RECEPTACLE
- 120V WEATHER PROOF DUPLEX RECEPTACLE (WP / GFI)
- SMOKE & CARBON MONOXIDE DETECTOR (SD / CO)
- DOOR BELL (DB)
- SINGLE POLE SWITCH (S)
- 3 WAY SWITCH (S^3)
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- ELECTRICAL SERVICE MAIN & DISCONNECT
- ELECTRIC VEHICLE CHARGER (EV / P)
- EXHAUST FAN
- WALL MOUNT EXHAUST FAN
- EXHAUST DIRECTION
- GAS METER
- HOSE BIB (HB)
- PATHWAY LIGHT



PROPOSED MAIN LEVEL ADDITION

00 02 04 08 FEET

LICENSED ARCHITECT
ANNE-FLORE P DWYER
NO. C35719
REN. 9/30/2025
STATE OF CALIFORNIA

ECOSENSE DESIGNS
ANNE-FLORE DWYER
ecosense.design@gmail.com
PO BOX 702
TRUCKEE CA 96160
(530)220-0531
CA LICENSE C-35719

MPE PLANS

GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

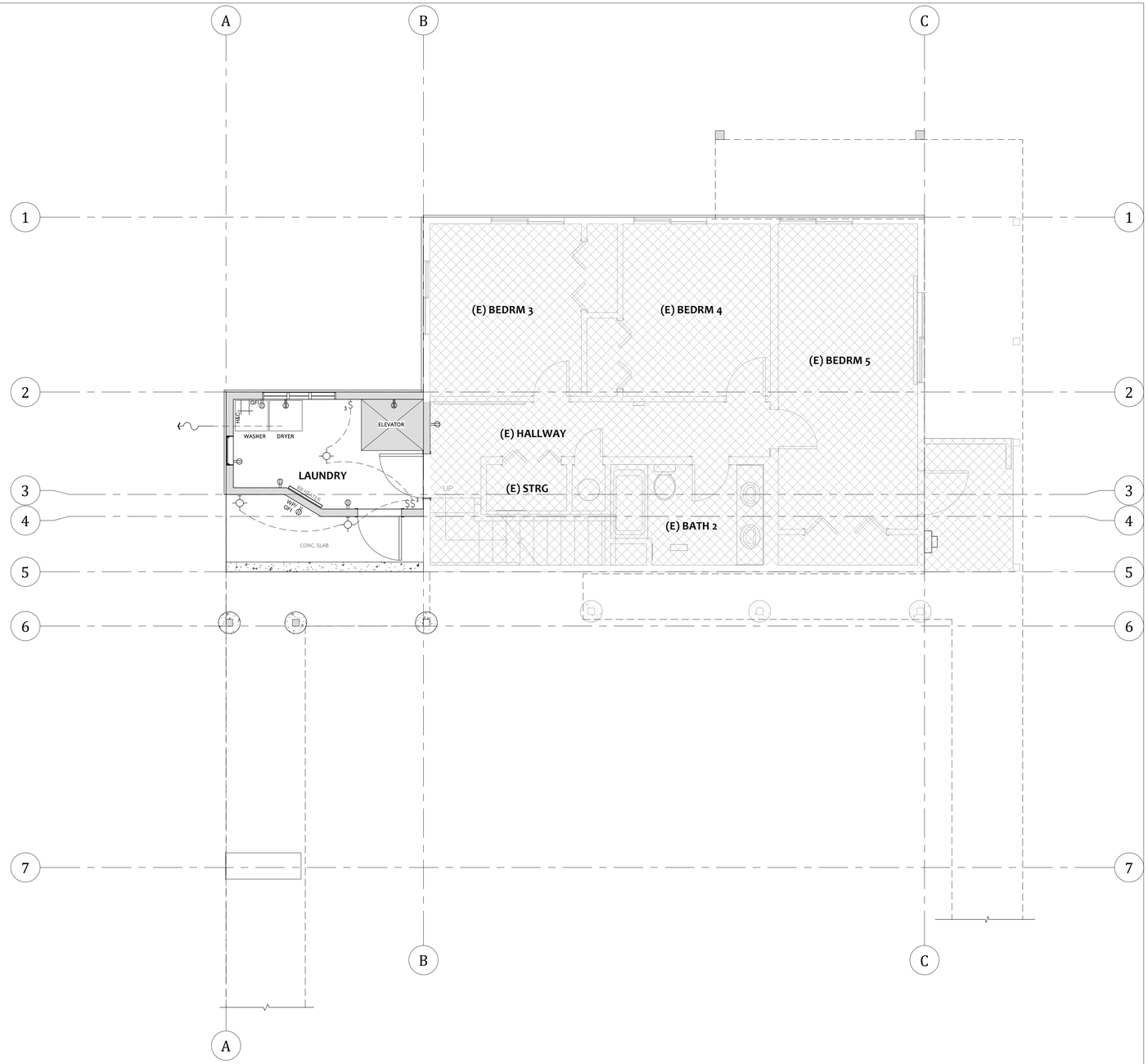
SCALE: As indicated

DATE: March 19, 2024

STATUS: KMAPC FINAL SUB.

REVISIONS:

MPE.1



PROPOSED LOWER LEVEL ADDITION

00 02 04 08 FEET

MPE LEGEND

- 120V DUPLEX RECEPTACLE
- 240V RECEPTACLE
- 120V WEATHER PROOF DUPLEX RECEPTACLE
- SMOKE & CARBON MONOXIDE DETECTOR
- DOOR BELL
- SINGLE POLE SWITCH
- 3 WAY SWITCH
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- ELECTRICAL SERVICE MAIN & DISCONNECT
- ELECTRIC VEHICLE CHARGER
- EXHAUST FAN
- WALL MOUNT EXHAUST FAN
- EXHAUST DIRECTION
- GAS METER
- HOSE BIB
- HOT & COLD WATER
- PATHWAY LIGHT

LICENSED ARCHITECT
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MPE PLANS

GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

SCALE: 1/4" = 1'-0"
DATE: March 19, 2024
STATUS: KMAPC FINAL SUB.
REVISIONS:

MPE.2

GENERAL INFORMATION					
01	Project Name	33951 Danburg Residence			
02	Run Title	Title 24 Analysis			
03	Project location	33951 Danburg Dr			
04	City	Kirkwood	05	Standards Version	2022
06	Zip code	95646	07	Software Version	CBECC-Res 2022.3.0
08	Climate Zone	16	09	Front Orientation (deg/ Cardinal)	250
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft^2)	216	15	Number of Stories	2
16	Existing Cond. Floor Area (ft^2)	1660	17	Fenestration Average U-factor	0.45
18	Total Cond. Floor Area (ft^2)	1876	19	Glazing Percentage (%)	16.54%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Propane	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	Building does not require field testing or HERS verification
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	265.2	0	189.27	0	75.93
Space Cooling	0	12.09	0	13.31	0	-1.22
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	49.13	0	49.12	0	0.01
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	**0**	**326.42**	**0**	**251.7**	**0**	**74.72**
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	7.75	0	7.75		
Appl. & Cooking	0	28.03	0	28.06		
Plug Loads	0	36.78	0	36.78		
Outdoor Lighting	0	1.83	0	1.83		
TOTAL COMPLIANCE	**0**	**400.81**	**0**	**326.12**		

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	41.59	34.48	7.11	17.1
Net EUI[2]	41.59	34.48	7.11	17.1

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Floor has high level of insulation
• No cooling system included

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
33951 Danburg Residence	1876	1	4	2	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
House	Conditioned	el heating ex	1660	8.6	DHW ex	Existing Unchanged
Addition	Conditioned	el heating ex	216	10.8	DHW ex	New

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Ex Wall F	House	Wall alt	250	Front	565	28.46	90	none	Altered	No
Ex Wall L	House	Wall alt	340	Left	259	32.3	90	none	Altered	No
Ex Wall B	House	Wall alt	70	Back	565	107.35	90	none	Altered	No
Ex Wall R	House	Wall alt	160	Right	259	88.61	90	none	Altered	No
Add Wall F	Addition	Wall new 2x6	250	Front	237	40.1	90	none	New	n/a
Add Wall L	Addition	Wall new 2x6	340	Left	151	16	90	none	New	n/a
Add Wall B	Addition	Wall new 2x6	70	Back	288	30	90	none	New	n/a
Add Wall 30	Addition	Wall new 2x6	280	n/a	60	7.5	90	none	New	n/a
Interior WallToAdd	House>>Addition	Wall Int alt	n/a	n/a	140	0	n/a		New	n/a
Interior WallToAttic-ex	House>>Attic ex	Wall Int alt	n/a	n/a	43	0	n/a		Existing	No
Interior WallToAttic-n	Addition>>Attic ex	Wall Int new	n/a	n/a	43	0	n/a		New	n/a
Ceiling ex	House	Ceiling attic ex	n/a	n/a	496	n/a	n/a		Existing	No
Floor Over Crawlspace ex	House	Floor crawl alt	n/a	n/a	830	n/a	n/a		Altered	No
Floor Over Crawlspace n	Addition	Floor crawl new	n/a	n/a	108	n/a	n/a		New	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Cathedral-exF	House	Ceiling cath alt	250	Front	180	0	5	0.1	0.85	No	Altered	No	

OPAQUE SURFACES - CATHEDRAL CEILINGS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Cathedral-exB	House	Ceiling cath alt	70	Back	180	0	5	0.1	0.85	No	Altered	No	
Cathedral-n-L	Addition	Ceiling cath new	340	Left	28	0	5	0.1	0.85	No	New	n/a	
Cathedral-n-B	Addition	Ceiling cath new	70	Back	89	0	5	0.1	0.85	No	New	n/a	

ATTIC									
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic ex	Roof ex	Ventilated	5	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING																
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
X55-Wind-ex	Window	Ex Wall F	Front	250	3.8	2.2	1	8.36	1.28	Table 110.6-A	0.8	Table 110.6-B	Bug Screen	Existing	No
E136-GlDoor-ex	Window	Ex Wall F	Front	250	3	6.7	1	20.1	1.25	Table 110.6-A	0.8	Table 110.6-B	Bug Screen	Existing	No
X57-Wind-ex	Window	Ex Wall L	Left	340	5	3.1	1	15.5	1.28	Table 110.6-A	0.8	Table 110.6-B	Bug Screen	Existing	No
X51-Wind-ex	Window	Ex Wall L	Left	340	5.6	3	1	16.8	1.28	Table 110.6-A	0.8	Table 110.6-B	Bug Screen	Existing	No

FENESTRATION / GLAZING																
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
X57-Wind-ex-2	Window	Ex Wall B	Back	70	5	3.1	1	15.5	1.28	Table 110.6-A	0.8	Table 110.6-B	Bug Screen	Existing	No
X57-Wind-ex-3	Window	Ex Wall B	Back	70	5	3.1	1	15.5	1.28	Table 110.6-A	0.8	Table 110.6-B	Bug Screen	Existing	No
X57-Wind-ex-4	Window	Ex Wall B	Back	70	5	3.1	1	15.5	1.28	Table 110.6-A	0.8	Table 110.6-B	Bug Screen	Existing	No
X51-Wind-ex-2	Window	Ex Wall B	Back	70	5.6	3	1	16.8	1.28	Table 110.6-A	0.8	Table 110.6-B	Bug Screen	Existing	No
X52-Wind-ex	Window	Ex Wall B	Back	70	2.9	2.9	1	8.41	1.28	Table 110.6-A	0.8	Table 110.6-B	Bug Screen	Existing	No
E146-GlDoor-ex	Window	Ex Wall B	Back	70	5.4	6.6	1	35.64	1.25	Table 110.6-A	0.8	Table 110.6-B	Bug Screen	Existing	No
X58-Wind-ex	Window	Ex Wall R	Right	160	6.1	3.1	1	18.91	1.28	Table 110.6-A	0.8	Table 110.6-B	Bug Screen	Existing	No
X54-Wind-ex	Window	Ex Wall R	Right	160	7.1	3.5	1	24.85	1.28	Table 110.6-A	0.8	Table 110.6-B	Bug Screen	Existing	No
X54-Wind-ex-2	Window	Ex Wall R	Right	160	7.1	3.5	1	24.85	1.28	Table 110.6-A	0.8	Table 110.6-B	Bug Screen	Existing	No
101-GlDoor-n	Window	Add Wall F	Front	250	3	6.7	1	20.1	0.45	NFRC	0.67	NFRC	Bug Screen	New	NA
A1-Wind-n	Window	Add Wall L	Left	340	2	4	1	8	0.45	NFRC	0.67	NFRC	Bug Screen	New	NA
A1-Wind-n-2	Window	Add Wall L	Left	340	2	4	1	8	0.45	NFRC	0.67	NFRC	Bug Screen	New	NA
B2-Wind-n	Window	Add Wall B	Back	70	5	3	1	15	0.45	NFRC	0.67	NFRC	Bug Screen	New	NA

LICENSED ARCHITECT
ANNE-FLORE P DWYER
NO. C35719
REN. 9/30/2025
STATE OF CALIFORNIA

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ANNE-FLORE DWYER
ecosense.design@gmail.com
PO BOX 702
TRUCKEE CA 96160
(530)320-0531
CA LICENSE C-35719

T24 CERTIFICATIONS

GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-163-005

SCALE: 12" = 1'-0"

DATE: March 19, 2024

STATUS: KMAPC FINAL SUB.

REVISIONS:

T24.1

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
B2-Wind-n-2	Window	Add Wall B	Back	70	5	3	1	15	0.45	NFRC	0.67	NFRC	Bug Screen	New	NA
C1-Wind-n	Window	Add Wall 30		280	1.5	5	1	7.5	0.45	NFRC	0.67	NFRC	Bug Screen	New	NA

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft^2)	U-factor	Status	Verified Existing Condition
Entry-ex	Ex Wall R	20	0.5	Existing	No
Entry-n	Add Wall F	20	0.5	New	n/a

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Wall new 2x6	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / 12.6	0.034	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Sheathing / Insulation: R-12.6 Sheathing Exterior Finish: All Other Siding
Wall alt	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / 12.6	0.034	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Sheathing / Insulation: R-12.6 Sheathing Exterior Finish: All Other Siding

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Ceiling cath new	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-45	None / 12.6	0.019	Roofing: 10 PSF (RoofTileAirGap) Tile Gap: present Above Deck Insulation: R-12.6 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-45 / 2x10 Inside Finish: Gypsum Board
Ceiling cath alt	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 24 in. O. C.	R-11	None / 12.6	0.038	Roofing: 10 PSF (RoofTileAirGap) Tile Gap: present Above Deck Insulation: R-12.6 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-11 / 2x10 Inside Finish: Gypsum Board
Wall Int new	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
Wall Int alt	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.063	Inside Finish: Gypsum Board Cavity / Frame: R-19 / 2x6 Sheathing / Insulation: Wood Siding/sheathing/decking Other Side Finish: Gypsum Board
Roof ex	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O. C.	R-0	None / None	0.4	Roofing: 10 PSF (RoofTileAirGap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Top Chrd

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Floor crawl new	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O. C.	R-30	None / None	0.033	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12
Floor crawl alt	Floors Over Crawlspace	Wood Framed Floor	2x10 @ 16 in. O. C.	R-30	None / None	0.034	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10
Ceiling attic ex	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O. C.	R-0	None / None	0.481	Cavity / Frame: no insul. / 2x4 Btm Chrd Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW ex	Domestic Hot Water (DHW)	Standard	EI Storage	1	n/a	None	n/a	EI Storage (1)	Existing	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
EI Storage	Electric Resistance	Small Storage	1	50	EF	0.94	kW	12	0	70	n/a	Conditioned	Existing	No

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW ex- 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
el heating ex	Heating and cooling system other	Ex Furnace	1	NoCool	1	n/a	n/a	n/a	Existing	No	

HVAC - HEATING UNIT TYPES

01	02	03	04	05
Name	System Type	Number of Units	Heating Efficiency	Heating Unit Brand
Ex Furnace	Electric	1	HSPF -	n/a

HERS RATER VERIFICATION OF EXISTING CONDITIONS

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Igor Pichko	Documentation Author Signature: Igor Pichko
Company: Energy Consult LLC	Signature Date: 12/13/2023
Address: 1252 W 22nd St Unit #2	CEA/ HERS Certification Identification (If applicable): R19-14-30005
City/State/Zip: San Pedro, CA 90731	Phone: 4242477658

CABEC California Association of Building Energy Consultants CERTIFIED ENERGY ANALYST

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Anne-Flore Dwyer	Responsible Designer Signature: Anne-Flore Dwyer
Company: Ecosense Designs	Date Signed: 12/17/2023
Address: 13406 Donner Pass Rd	License:
City/State/Zip: Truckee, CA 96161	Phone: 5302200531

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

LICENSED ARCHITECT ANNE-FLORE P DWYER NO. C35719 REN. 9/30/2025 STATE OF CALIFORNIA

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T24 CERTIFICATIONS

GALLAHER RESIDENCE
ENTRY ADDITION
33951 DANBURG DRIVE
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APN: 026-163-005

SCALE: 12" = 1'-0"

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