

**STAFF REPORT TO: THE AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF MARCH 14, 2017**

ITEM 2 - REQUEST FOR A VARIANCE FROM COUNTY CODE SECTION 19.24.040, "PD-R1" DISTRICT REGULATIONS WHICH REQUIRES A 25' FRONT BUILDING SETBACK TO ALLOW CONSTRUCTION OF AN ATTACHED GARAGE AND ENTRANCE WAY TO AN EXISTING RESIDENCE WITHIN APPROXIMATELY 5' OF THE FRONT PROPERTY LINE (APN 026-171-014).

APPLICANT: Frederick O. Holley & Maud Gleason Trust

SUPERVISORIAL DISTRICT III

LOCATION: 33930 Dangberg Drive about ¼ mile west of the intersection with Fremont Road, being Lot 74 of Kirkwood Meadows Unit 1, in Kirkwood.

- A. GENERAL PLAN DESIGNATION:** S-P, Special Planning
- B. PRESENT ZONING:** "PD-R1," Planned Development-Single Family Residential District
- C. DESCRIPTION:** The applicants are proposing to construct an addition to their existing residence consisting of a 634 square-foot garage and a 181 square-foot enclosed stairway connecting the garage and residence. This addition is proposed to be located within the front building setback, approximately 5 feet from the property line. The addition, as proposed, requires a variance from County Code §19.24.040, "R1" District Regulations which requires a 25-foot front setback.

D. STAFF/TAC RECOMMENDATION:

The application was reviewed by the Amador County Technical Advisory Committee on February 15, 2017, and TAC found no technical objections to the Planning Commission recommending approval to the Board of Supervisors, subject to the Board approving an abandonment of the Public Utility Easement adjacent to the front property line. The recorded subdivision map notes that, "*Easements for public utilities, light, air, snow storage, parking bays including grading slopes, drainage ditches, underground wires and conduits and all appurtenances thereto within those strips of land lying between the front lot line and the lines shown hereon and designated "Building Set Back Lines", said strips to remain open and free from buildings.*" As a result of the front building setback also being a public utility easement, the variance, if granted, is conditioned upon completing the abandonment of this easement. The abandonment process is currently being processed through the County Surveyor's Office.

The application will be reviewed by the Tri-County Technical Advisory Committee on March 10, 2017, and a report of TC-TAC's findings and/or recommendations will be presented to the Planning Commission during its March 14, 2017 meeting.

- E. CONDITIONS AND FINDINGS:** If the Planning Commission moves to recommend approval of the variance to the Board of Supervisors, the following conditions and findings are recommended for adoption:

Conditions:

1. *Prior to issuance of any building permit the applicant must complete the abandonment of the public utility easement included within the 25' front setback;*

2. *Prior to issuance of the building permit the applicant must obtain written approval from the Kirkwood Meadows Association Planning Committee for said construction;*
3. *Prior to issuance of the building permit the applicant must obtain from the Department of Transportation and Public Works an encroachment permit for the driveway, the location of which shall be such that it will not adversely impact the snow storage area adjacent to the proposed driveway.*
4. *All necessary building permits shall be obtained from the Building Department for construction of the proposed structure.*

Findings:

1. *This variance does not constitute the granting of a special privilege inconsistent with the limitations to which other lots in the vicinity with like zoning are subject;*
2. *Due to the location of the existing dwelling and the slope of the lot, the strict application of the front building setback is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classifications; and*
3. *This variance will not have a significant adverse effect on the environment and is categorically exempt according to Section 15305, Class 5 (minor setback variance not resulting in the creation of any new parcel) of the State CEQA Guidelines and a Notice of Exemption will be filed with the County Recorder.*



**PLANNING DEPARTMENT
LAND USE AGENCY**

Page 3 of 13
County Administration Center
810 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6380
Website: www.amadorgov.org
E-mail: planning@amadorgov.org

APPLICATION REFERRAL

TO:

Amador County Environmental Health Dept.	Amador County Surveying Dept.
Amador County Public Works Dept.	KMPUD
Amador County Building Dept.	Volcano Telephone Company
Amador County Counsel	

DATE: January 24, 2017

FROM: Amador County Planning Dept.

PROJECT: Request by Frederick Holley & Maud Gleason for variance from County Code Section 19.24.040 which requires a 25-foot front yard building setback, in order to allow construction of an enclosed garage within 5 feet of the front property/right-of-way line. The proposed garage would be located approximately 20 feet from the edge of pavement of Dangberg Drive.

LOCATION: 33930 Dangberg Drive, Kirkwood, CA, (Lot 74, Kirkwood Meadows Unit 1) located approximately ¼ mile west of the intersection with Fremont Road. *NOTE: This variance, if granted, will also require the abandonment of the 25' public utility easement located along the front lot line as noted on the subdivision map and an encroachment permit for that portion of the driveway proposed to be located within the road right-of-way.*

REVIEW: As part of the preliminary review process, this project is being sent to County staff and local agencies for their review and comment. The application will be reviewed by the **Tri-County Technical Advisory Committee (TCTAC)** on **Friday, February 10, 2017** at **10:00 a.m.** at the **Kirkwood Meadows Public Utilities District Community Services Building on Loop Rd. in Kirkwood, California.**

The **Amador County Technical Advisory Committee** will review the proposed project application on **Wednesday, February 15, 2017** at **2:00 p.m.** at the County Administration Center, 810 Court St., Jackson, California. If the project application is complete, conditions will be formulated along with project recommendations and findings to be forwarded to the Planning Commission for their consideration.

At this time staff anticipates the project will be Categorical Exempt from CEQA. Please forward your recommendations and/or concerns to the Planning Department as soon as possible.

cc: file

January 8, 2017

To; Amador County Planning Department

From: Frederick Holley and Maud Gleason

Re: Proposed Garage Addition, 33930 Dangberg Dr, Kirkwood, CA 95646

RECEIVED
Amador County

JAN 19 2017

PLANNING DEPARTMENT

A.P.N. 026-171-014

REQUEST FOR VARIANCE TO FRONT SETBACK

Background:

We have enjoyed the use of our summer and winter vacation home in Kirkwood for 30 years without a garage. However, now in our 60's, we find it increasingly difficult to climb the 15 foot snowbank from the road with luggage and groceries. In addition, my wife now has a longterm neuromuscular disability that makes it unsafe for her to continue doing so. When we bought the house in 1987, garages were not permitted in the subdivision. This rule was changed approximately 15 years ago, and now roughly half of the houses on our part of Dangberg have attached garages.

Front Setback:

Our survey shows the front property line of the parcel to be approximately 18 feet in from the pavement.. Between there and the house, there is barely room for an adequate-size garage, and only in the location shown, respecting the 5 foot front setback and 15 foot side setback required by KMA. However, this will require a variance from the 25 foot front setback required by Amador County. There will be no living space included with the addition, which will be unheated, with no plumbing.

Other pertinent details:

- (1) The design has preliminary approval from the KMA Planning Committee, granted at the Sept 24, 2016 meeting. We expect final approval at the Feb 25, 2017 meeting. No design changes have been made since preliminary approval, and no variances to KMA Planning rules were requested.
- (2) As noted above, approximately half of the houses in the neighborhood now have garages, and all are built in the 25 foot front setback, as suggested by KMA, to reduce the amount of snow removal that would be required by a longer driveway. Our design will be consistent and harmonious with the neighborhood.

Thank you.



Frederick Holley
Maud Gleason

JAN 19 2017

PLANNING DEPARTMENT

ENVIRONMENTAL INFORMATION FORM

To be completed by applicant; use additional sheets as necessary.
Attach plans, diagrams, etc. as appropriate.

GENERAL INFORMATION

Project Name: Garage Addition, 33930 Dangleburg Dr, Kirkwood CA 95640

Date Filed: Jan 11 2017 File No. _____

Applicant/ Developer: Frederick Holley Landowner: same

Address: [REDACTED] Address: _____

Phone No. [REDACTED] 38 Phone No. _____

Assessor Parcel Number(s) 026-171-014

Existing Zoning District _____

Existing General Plan _____

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies KMA Planning & Kirkwood PUD (in progress)
Amador County Survey Dept - abandonment of of unused utility easement,
Amador County Planning - final setback variance request

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

PLANNING DEPARTMENT

ADDITIONAL INFORMATION: Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO

- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a relationship to a larger project or series of projects?

ENVIRONMENTAL SETTING

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date Jan 8 2017

[Signature]
(Signature)

For _____

JAN 19 2017

January 8, 2017

PLANNING DEPARTMENT

ENVIRONMENTAL INFORMATION

Proposed Garage Addition, 33930 Dangberg Dr, Kirkwood CA 95646 APN 026-171-014

(1) Approx 1/4 acre

(2) existing 1600 sq ft single family residence, proposed 600 sq ft 2 car garage with attached stairwell to house

(3) single story, with attached enclosed stairwell

(4) 2 car garage, with potential 2 parking spaces in driveway if needed

(5, 6) no plumbing

(7) sent by pdf

(8) June -Sept 2017

(9 - 15) N/A

(16) Front setback variance requested through Amador County Planning

(24) Existing slope is between 10 - 20 % on this part of the lot. Garage will be excavated into the slope with engineered slab and retaining walls. Water will drain to the road, as it does currently.

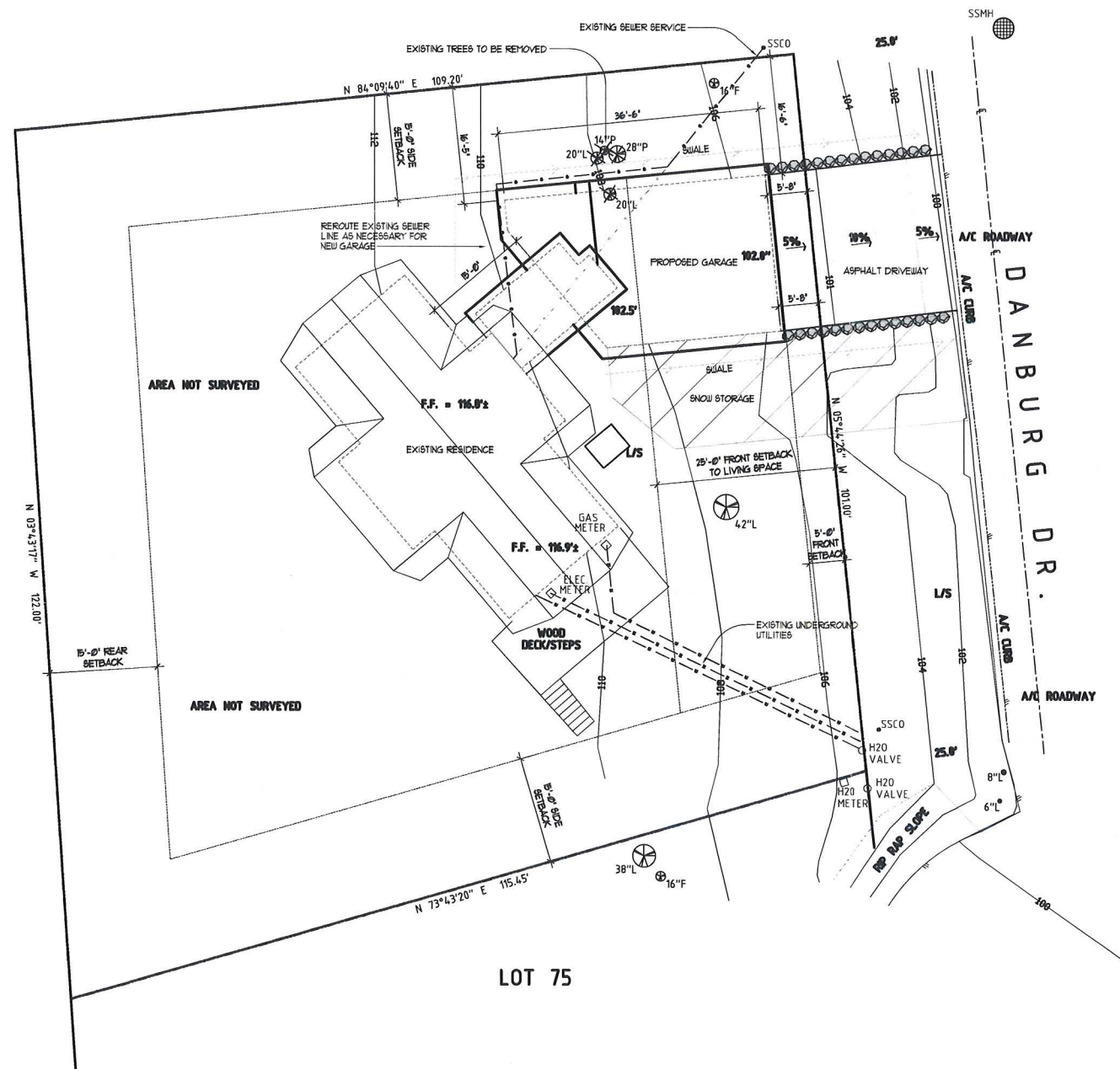
(29) Project site is a developed lot in KMA subdivision 1. The lot has a natural slope in this mountain area, and the lot, as the subdivision in general, has only native plants and trees. These will be preserved as much as possible, and restored if needed, as required by the HOA.

(30) The subdivision is residential, with tight architectural and environmental controls, as imposed and monitored by the HOA (Kirkwood Meadows Assn.) The current and propose structures comply with all KMA requirements.

(31) None.



PARCEL G



PARCEL G

LOT 75

SITE PLAN

APN. 026-171-014

KIRKWOOD MEADOWS

UNIT 1

LOT # 74

ACREAGE 12,389 SQ. FT.

ZONING KMA

SETBACKS: FRONT - 25'
SIDES - 15'
REAR - 15'

FLOOD ZONE: X-UNSHADED

PHYSICAL ADDRESS: 33930 DANBURG DRIVE
KIRKWOOD, CA 95646

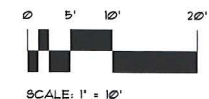
PROPOSED 181 SQ. FT. RESIDENCE ADDITION
WITH 634 SQ. FT. GARAGE ADDITION
FOR FRED HOLLEY.

THIS IS NOT A SURVEY. THIS SITE PLAN WAS PREPARED BASED UPON TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR OF RECORD SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THIS PLAN, BUILDING CONCEPTS, INC. SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF ALL WORK.

PRELIMINARY
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DATE: 09/13/2010

SITE PLAN

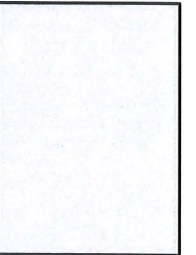
SCALE: 1" = 10'-0"



SCALE: 1" = 10'



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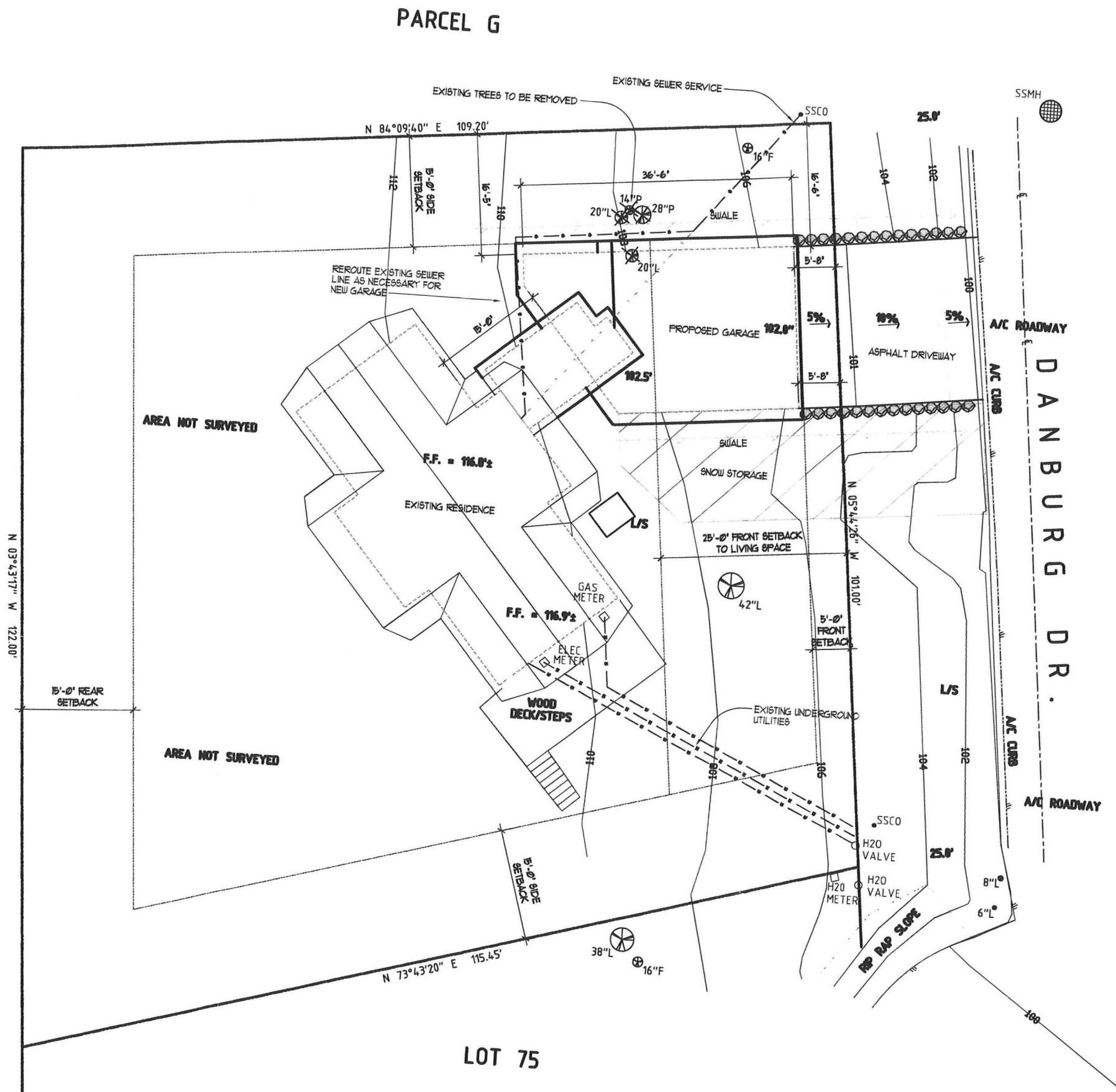
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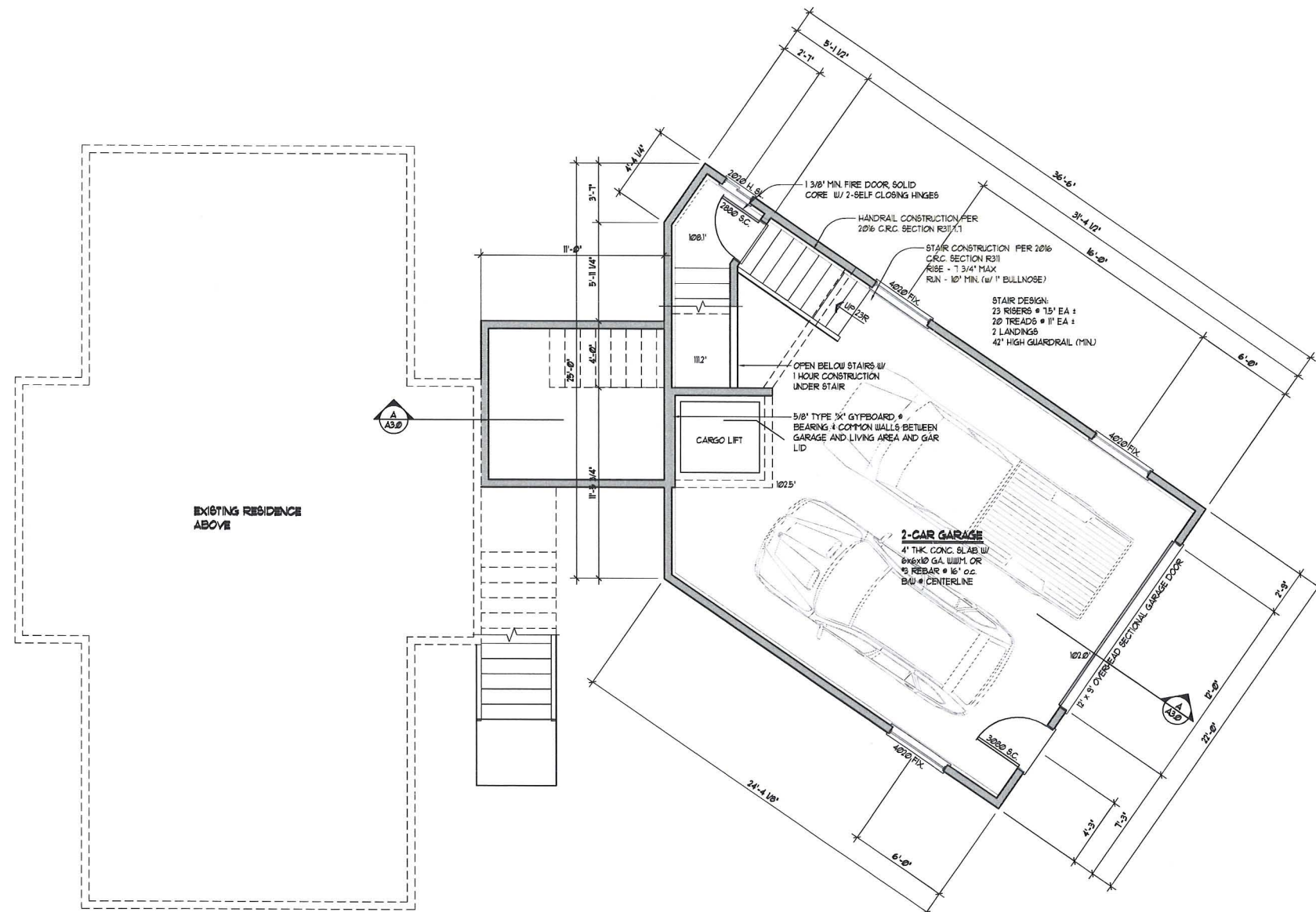
DATE: AUGUST 12, 2016
JOB#: 16190
FILE: 16190C.D
SCALE: 1" = 10'-0"
DRAWN BY: BDH

HOLLEY GARAGE
33930 DANBURG DRIVE
AMADOR COUNTY, CALIFORNIA
APN: # 026-171-014

SHEET







NOTES:

PROVIDE MINIMUM 36" x 24" DEEP CLEARANCE IN FRONT OF ALL WATER CLOSETS, PER 20% CRC SECTION R407.6

BUILDING WATER PRESSURE REGULATORS, PTR VALVES AND EXPANSION TANKS SHALL CONFORM TO 20% CRC SECTION 608.

MEDICINE CABINETS
14-1/2" x 24" - SHALL BE PLACED AT 48" AND 12" FROM FN.FL. AND 3" FROM WALL

SAFETY GLAZING MUST BE USED IN ALL HAZARDOUS AREAS PER 20% CRC SECTION R308

ALL NEW GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION.

PROVIDE AT LEAST 1 EMERGENCY EGRESS WINDOW IN ALL ROOMS USED FOR SLEEPING WHICH MEET ALL THE FOLLOWING DIMENSIONS:
MIN. 5.7 SQ. FT. OF TOTAL OPEN AREA
MIN. 5.0 SQ. FT. OF TOTAL OPEN AREA (GRADE FLOOR OPENINGS)
MIN. CLEAR OPENING HEIGHT OF 24"
MIN. CLEAR OPENING WIDTH OF 20"
MAX. SILL HEIGHT FROM FF. OF 44"

PROVIDE LIGHT AND VENTILATION PER THE 20% CRC SECTION R303.

PROVIDE ATTIC ACCESS OPENING A MIN. OF 22 INCHES BY 30 INCHES AND LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A MINIMUM OF 30 INCHES UNOBSTRUCTED HEADROOM IN THE ATTIC SHALL BE PROVIDED AT OR ABOVE THE OPENING. PER 20% CRC SECTION R801.

ALL LUMBER SHALL BE DOUGLAS FIR NO. 2 (DPF) GRADE OR BETTER UNLESS NOTED OTHERWISE.

MEASUREMENTS ARE TO STUD FACE UNLESS NOTED OTHERWISE.

JOINTS & PENETRATIONS SHALL BE CAULKED & SEALED - PROVIDE WEATHER STRIPPING AROUND DOORS AND WINDOWS

ALL SOLDER & FLUXES SHALL BE MANUFACTURED TO APPROVED STANDARDS. SOLDER & FLUXES WITH A LEAD CONTENT WHICH EXCEEDS TWO-TENTHS (20%) OF ONE PERCENT (1%) ARE PROHIBITED IN PIPING SYSTEMS USED TO CONVEY POTABLE WATER.

OCCUPANCY SEPARATIONS SHALL BE OF SUCH FORM AS MAY BE REQUIRED TO AFFORD A COMPLETE SEPARATION BETWEEN THE VARIOUS OCCUPANCIES OF THE BUILDING.

BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS & SIMILAR SURFACES EXPOSED TO THE WEATHER & SEALED UNDERNEATH SHALL BE WATERPROOFED & SLOPED A MINIMUM OF 1/4" UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) FOR DRAINAGE. PER 20% CRC SECTION R311.

PROVIDE LANDINGS w/ A MIN. CLEARANCE OF 36" INCHES IN THE DIRECTION OF TRAVEL. PER THE 20% CRC SECTION R313

WINDOW FALL PROTECTION:
WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R302.1 & R302.2.

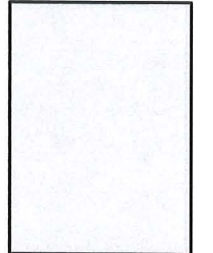
WINDOW SILLS IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.

EXCEPTIONS:

- WINDOWS THAT WILL NOT ALLOW A 4" SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
- OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
- WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R302.2.



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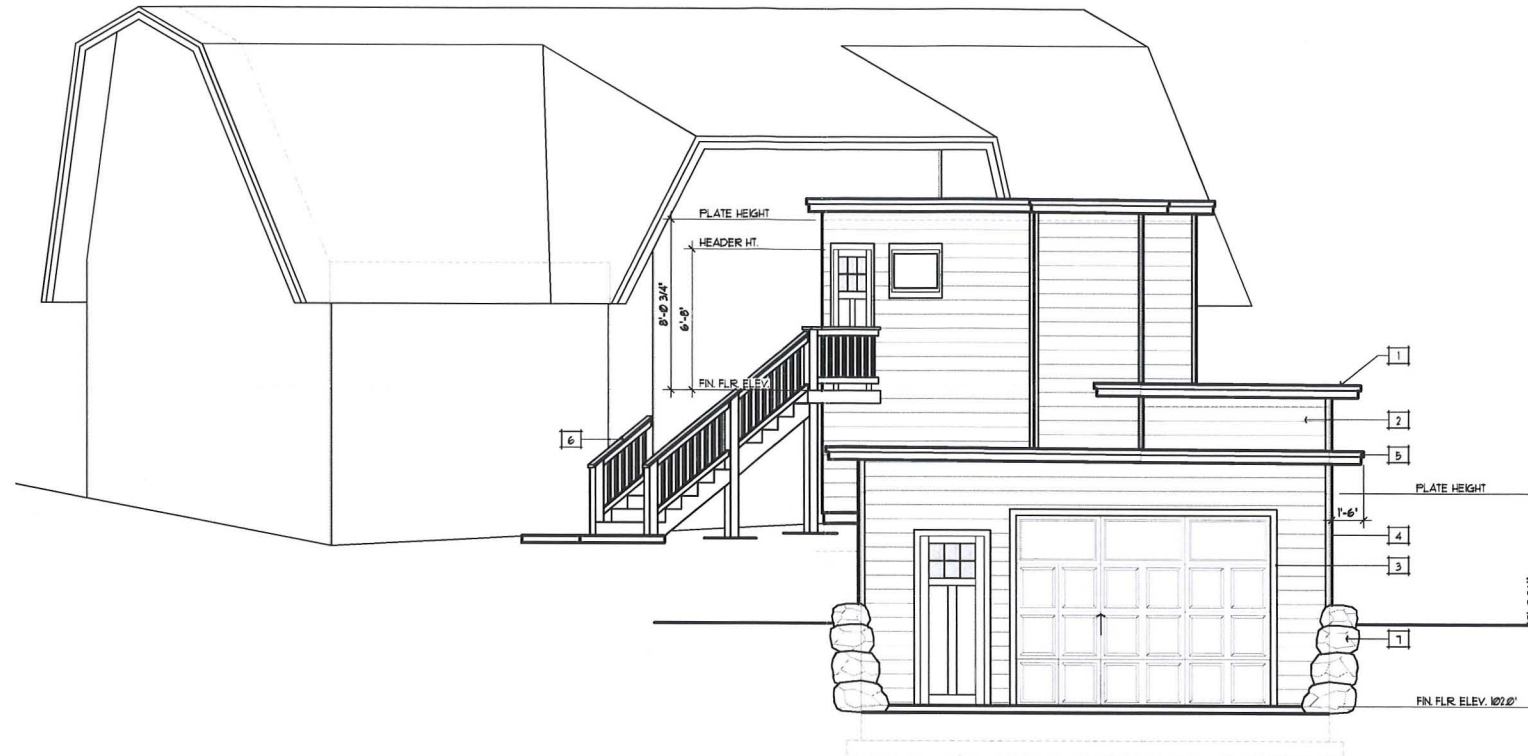
DATE: AUGUST 12, 2016
JOB# 16190
FILE 1630ALP
SCALE: 1/4" = 1'-0"
DRAWN BY: BDH

HOLLEY GARAGE
33930 DANGBURG DRIVE
AMADOR COUNTY, CALIFORNIA
APN: # 026-171-014

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LOWER FLOOR PLAN
1716 SQ. FT. - EXISTING RESIDENCE
114 SQ. FT. - PROPOSED ADDITION
1950 SQ. FT. - TOTAL LIVING AREA
634 SQ. FT. - PROPOSED GARAGE
SCALE: 1/4" = 1'-0"





FRONT VIEW

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

DRAINAGE
 PROVIDE DRAINAGE AWAY FROM BUILDING AT A MINIMUM OF 6' FALL PER 10'. PER 2010 CRC SECTION CH. 4, SECTIONS R403.3.3 AND R401.3. DRAINS OR SLOALES MAY BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE IF THE 5% SLOPE IS NOT POSSIBLE, PER CRC SECTION R401.3.

NOTE
 ALL METAL'S AND FLASHING SHALL BE PAINTED TO MATCH ADJACENT SURFACES.

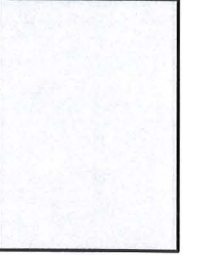
EXTERIOR MATERIAL LEGEND:

1. COMPOSITION ROOFING PER 2013 CRC R321.5. INSTALLED PER MANUFACTURER'S SPECS.
2. 1/2" CEDAR LAP SIDING or P111 OR OSB SHEATHING (TO MATCH EXISTING)
3. 1/2" WINDOW AND DOOR TRIM (TO MATCH EXISTING)
4. 1/2" EDGE TRIM (TO MATCH EXISTING)
5. 2x8 FASCIA WITH 1/2" SHINGLE MOLD (TO MATCH EXISTING)
6. 42" HIGH GUARDRAIL (MIN) PER 2013 C.R.C. SECTION R32
7. ROCKERY RETAINING WALL (SEE SITE PLAN)

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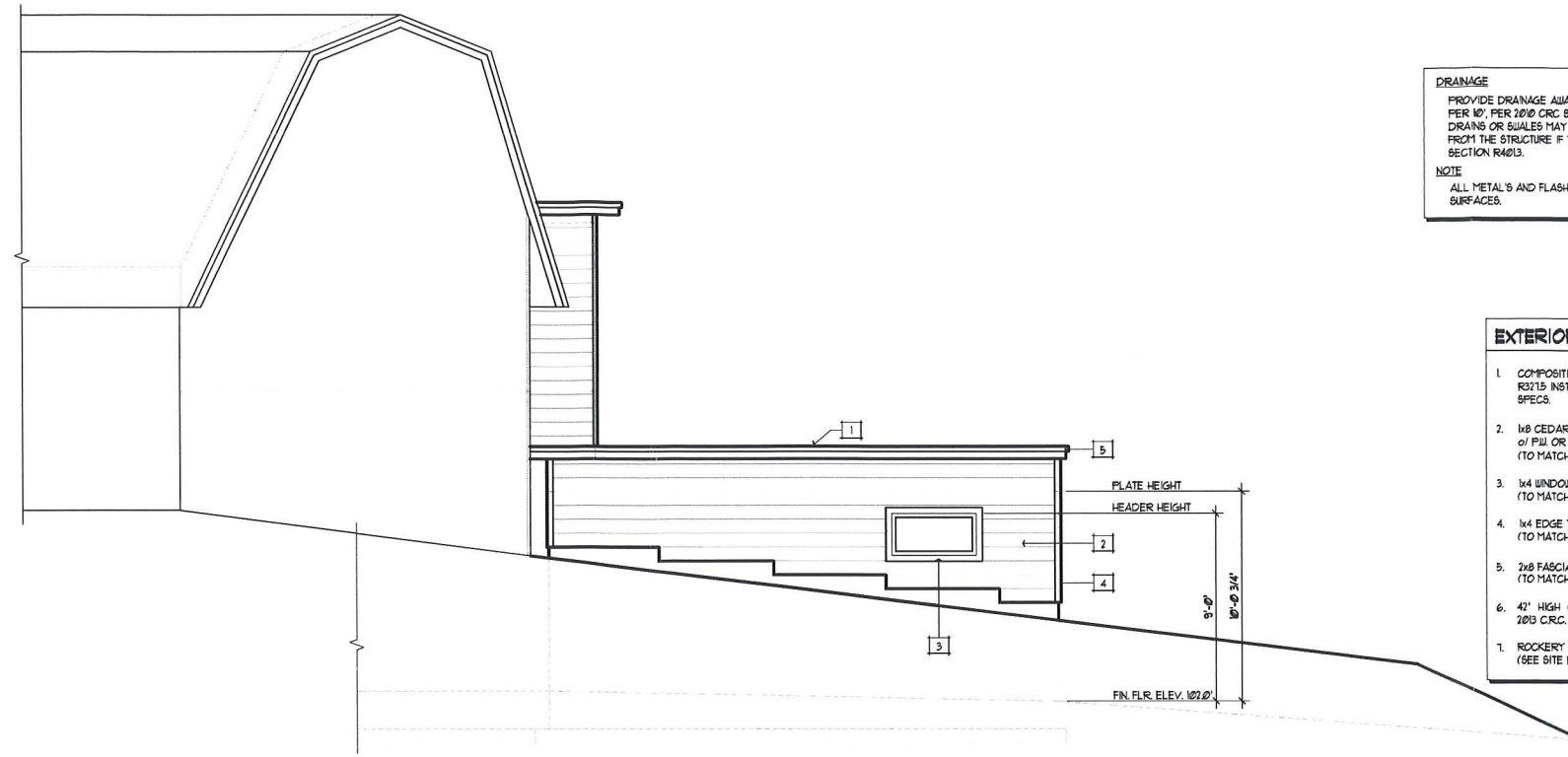
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DATE: AUGUST 12, 2016
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 FILE: 16190A2.D
 SCALE: 1/4" = 1'-0"
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 APN: # 026-171-014

SHEET

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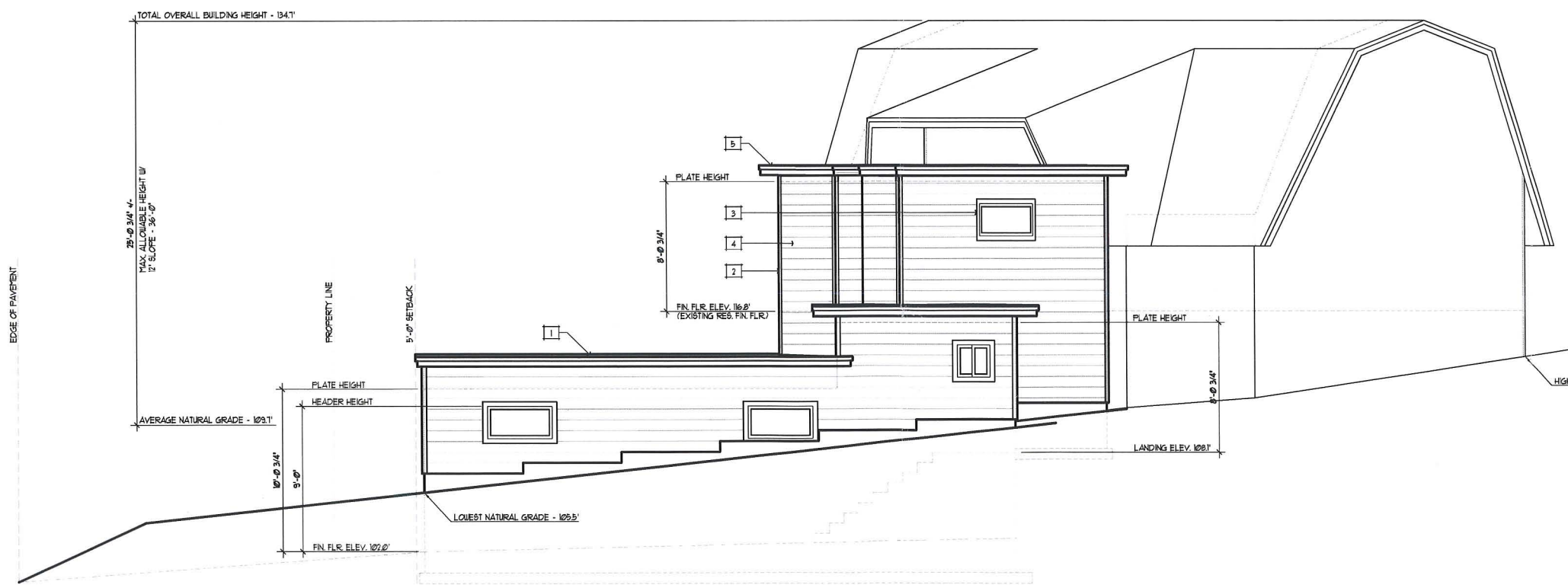


DRAINAGE
 PROVIDE DRAINAGE AWAY FROM BUILDING AT A MINIMUM OF 6" FALL PER 10', PER 2010 CRC SECTION CH. 4, SECTIONS R40333 AND R4013. DRAIN OR SWALES MAY BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE IF THE 5% SLOPE IS NOT POSSIBLE, PER CRC SECTION R4013.

NOTE
 ALL METALS AND FLASHING SHALL BE PAINTED TO MATCH ADJACENT SURFACES.

- EXTERIOR MATERIAL LEGEND:**
1. COMPOSITION ROOFING PER 2013 CRC R0215 INSTALLED PER MANUFACTURER'S SPECS.
 2. 1x8 CEDAR LAP SIDING or PVL OR OSB SHEATHING (TO MATCH EXISTING)
 3. 1/4" WINDOW AND DOOR TRIM (TO MATCH EXISTING)
 4. 1/4" EDGE TRIM (TO MATCH EXISTING)
 5. 2x6 FASCIA WITH 1/2" SHINGLE MOLD (TO MATCH EXISTING)
 6. 42" HIGH GUARDRAIL (MIN) PER 2013 CRC SECTION R52
 7. ROCKERY RETAINING WALL (SEE SITE PLAN)

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



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



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DATE: AUGUST 12, 2016
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 FILE: 16120(2)
 SCALE: 1/4" = 1'-0"
 DRAWN BY: BCH

HOLLEY GARAGE
 33930 DANGBURG DRIVE
 AMADOR COUNTY, CALIFORNIA
 APN: # 026-171-014

SHEET

A2.1



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- KEYNOTES:**
1. COMPOSITION SHINGLES PER 2013 CRC R3215 INSTALLED PER MANUFACTURER'S SPECS.
 2. 1/8 CEDAR LAP SIDING or P11 OR O.S.B. SHEATHING SEE SHEAR CALLOUTS SHEET 53.0
 3. 1/4 WINDOW AND DOOR TRIM (SEE ELEVATIONS)
 4. 1/4 EDGE TRIM (SEE ELEVATIONS)
 5. 2x8 FASCIA WITH 1/2 TRIM SHINGLE MOLD
 6. ROOF VENTILATION PER 2013 CBC SECTION 1503.5.4 (2032)
 7. 42" HIGH GUARDRAIL (MIN) PER 2013 CBC SECTION R302
 8. TEMPERED WINDOWS SEE OWNER FOR WINDOW MANUFACTURER - VERIFY ANY LOW E WINDOW LOCATIONS SEE FLOOR PLAN FOR SIZES
 9. CLOSED SOFFIT WITH 1/2 TAG SOFFITING OVER 5/8" TYPE X EXTERIOR RATED GYP. BOARD

2013 CRC R321 WILDLAND URBAN INTERFACE CODE (I.W.U.I.C.)

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

2013 CRC R321 WILDLAND-URBAN INTERFACE CODE (I.W.U.I.C.)

ALL EXTERIOR MATERIALS TO COMPLY WITH THE WILDLAND-URBAN INTERFACE BUILDING STANDARDS 2013 CRC R321, REQUIREMENTS FOR THE DEFENSIBLE SPACE OF THE PROJECT TO BE PER CFC 4306 AND IN ACCORDANCE WITH CFC 429.

EXTERIOR WALL FIRE EXPOSURE (CRC 2013 R321)

ROOFING: (CRC 2013 R3215)

- ROOF SHALL COMPLY WITH R3215 AND CRC 2013 R302.
- WHERE THE ROOFING PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF SHEATHING, THE ROOFING SHALL BE INSTALLED PER CRC 2013 R3215.2.
- ROOF VALLEYS SHALL COMPLY WITH CRC 2013 R3215.3. VALLEY FLASHING SHALL BE 26 GA. GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL. THE METAL VALLEY FLASHING SHALL HAVE A 36 INCH WIDE UNDERLAYMENT DIRECTLY UNDER IT CONSISTING OF ONE SHEET OF 1/2" ASTH CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY IN ADDITION TO THE UNDERLAYMENT ALREADY REQUIRED.
- NOTE: USE NO. 22 GALVANIZED SHEET GAUGE, ANODIZED, IN HIGH SNOW LOAD APPLICATIONS.
- ROOF GUTTERS SHALL COMPLY WITH CRC 2013 R3215.4. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.

EAVES: (CRC 2013 R321.4)

- EAVES AND SOFFITS SHALL BE PROTECTED ON THE EXPOSED UNDERSIDE BY IGNITION RESISTANT MATERIALS OR BY MATERIALS APPROVED FOR A MINIMUM OF 1-HOUR RATED CONSTRUCTION, 2x NOMINAL LUMBER, 1x NOMINAL FIRE RETARDANT LUMBER, OR 1/4" FIRE RETARDANT PLYWOOD.
- FASCIAS ARE REQUIRED AND SHALL BE IGNITION RESISTANT, 1-HOUR RATED, OR OF 2x NOMINAL DIMENSIONAL LUMBER.

VENTS: (CRC 2013 SEC. R321.6)

- ALL ROOF VENTILATION OPENINGS SHALL BE IN ACCORDANCE WITH 2013 CRC R321.6. SEE ROOF VENTING CALCULATIONS.
- ROOF AND ATTIC VENTS MUST BE CORROSION RESISTANT AND MADE OF NONCOMBUSTIBLE MATERIAL WITH 1/8 INCH MESH (MAX.).
- EAVE AND CORNICE VENTS CAN ONLY BE USED IF THEY ARE APPROVED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS PER 2013 CRC R321.6.2.

EXTERIOR COVERING: (CRC 2013 R321.1)

- EXTERIOR WALL COVERINGS, OPEN ROOF EAVES, ENCLOSED ROOF EAVES, EXTERIOR PORCH CEILING, FLOOR PROJECTIONS, EXPOSED UNDERFLOOR AREAS SHALL COMPLY WITH CRC 2013 R321.1.

EXTERIOR WINDOWS AND DOORS: (CRC 2013 R321.8)

- EXTERIOR WINDOWS, GLAZED DOOR ASSEMBLIES AND EXTERIOR DOORS SHALL COMPLY WITH CRC 2013 R321.8.
- ALL WINDOWS AND GLAZING IN DOORS TO BE MULTIPANE GLAZING, WITH AT LEAST ONE PANE TEMPERED PER 2013 CRC R321.8.2), HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MIN. PER NFPA 251, OR TESTED AND APPROVED PER 991 STANDARD I2-1A-2.

DECKING: (CRC 2013 R321.9)

- THE WALKING SURFACE MATERIAL (DECKING) SHALL COMPLY WITH CRC 2013 R321.9.
- IGNITION-RESISTANT MATERIAL THAT COMPLES WITH THE PERFORMANCE REQUIREMENTS OF BOTH 991 STANDARD I2-1A-4 AND 991 STANDARD I2-1A-5.
- EXTERIOR FIRE RETARDANT TREATED WOOD.
- NONCOMBUSTIBLE MATERIAL.
- ANY MATERIAL THAT COMPLES WITH THE PERFORMANCE REQUIREMENTS OF 991 STANDARD I2-1A-A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO FIRE/NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.

PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION
 DATE: 09/13/2010

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REVISIONS

DATE: AUGUST 12, 2016
 JOB#: 16190
 FILE: 16190A22
 SCALE: 1/4" = 1'-0"
 DRAWN BY: BDH

HOLLEY GARAGE
 33930 DANGBURG DRIVE
 AMADOR COUNTY, CALIFORNIA
 APN: # 026-171-014

SHEET

A22