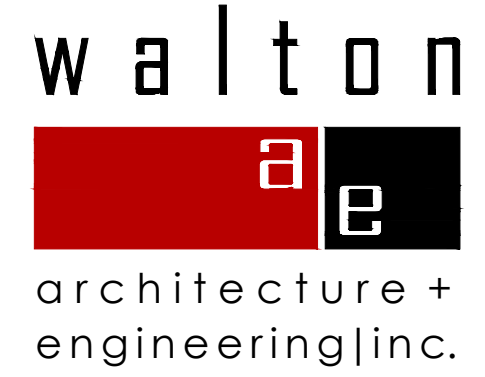


SQUARE FOOTAGE ANALYSIS

CONDITIONED SQUARE FOOTAGE	= 2,464 SF
MAIN LEVEL	= 2,680 SF
LOWER LEVEL	= 5,152 SF
TOTAL	
UNCONDITIONED SQUARE FOOTAGE:	= 101 SF
GARAGE	= 101 SF
TOTAL	

GENERAL NOTES

- STAIRWAYS SERVING AN OCCUPANT LOAD LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES. CRC SECTION R310.1. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW. ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY. CRC SECTION R311.2. WITHIN DWELLING UNITS, THE MAXIMUM RISER HEIGHT SHALL BE 7.5" AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. CRC SECTIONS R311.4.1 AND R311.4.2.
- GUARDRAILS AND HANDRAILS SHALL BE STRUCTURED TO WITHSTAND A 200# LATERAL LOAD.
 - HANDRAILS: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, SHALL BE UNIFORM NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. CRC SECTION R311.1. HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH. CRC SECTION R311.1.3. HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEEL POST AT A STAIR LANDING. CRC SECTION R311.1.2. CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1.5 INCHES. CRC SECTION R311.1.2. PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS AT EACH HANDRAIL SHALL NOT EXCEED 4.5 INCHES AT OR BELOW THE HANDRAIL HEIGHT. CRC SECTION R311.1.2. PROVIDE CONTINUOUS HANDRAIL FOR STAIRWAY WITH 4.0" MAX RISER AS PER R311.1.2.
 - GUARDRAILS: GUARDS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD OR ADJACENT WALKING SURFACE. WITHIN DWELLING UNITS, GUARDRAILS SHALL ALSO SERVE AS A HANDRAIL. SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM THE LEADING EDGE OF THE STAIR TREAD NOSING. CRC SECTION R312.2. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6 INCHES IN DIAMETER CANNOT PASS THROUGH THE OPENING. CRC SECTION R312.3.
- THE WALLS AND SOFFITS OF THE ENCLOSED SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM WALLBOARD. CRC SECTION R302.1.
- MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE AS FOLLOWS: 1/2" GYPSUM WALLBOARD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE WALL SEPARATING THE GARAGE FROM THE RESIDENCE AND 5/8" TYPE-X GYPSUM WALLBOARD AT THE UNDERSIDE OF THE HABITABLE ROOM ABOVE THE GARAGE. CRC SECTION AND TABLE R302.6.
- MINIMUM OPENING PROTECTION FOR DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE THE INSTALLATION OF A SELF-CLOSING TIGHT-FITTING SOLID WOOD DOOR 1 3/8" IN THICKNESS OR A SELF-CLOSING TIGHT-FITTING DOOR HAVING A FIRE PROTECTION RATINGS OF NOT LESS THAN 20 MINUTES. CRC SECTION R302.5.1.
- WATER HEATERS, FURNACES OR OTHER APPLIANCES INSTALLED IN A GARAGE WHICH HAVE A GLOW SPARK OR IGNITION SOURCE NEED TO BE MOUNTED 18" ABOVE THE FLOOR AND PROTECTED FROM AUTO IMPACT. CRC 507.18 AND CRC 508.1. ALL WATER HEATERS SHALL BE STRAPPED TO THE BUILDING WITH AT LEAST TWO STRAPS TO PREVENT SEISMIC MOVEMENT. ONE STRAP WITHIN THE TOP THIRD AND THE OTHER WITHIN THE BOTTOM THIRD OF THE WATER HEATER. THE LOWER STRAP SHALL NOT BE WITHIN 4" OF THE CONTROL. CRC 507.2.
- PROVIDE ROOF TERMINATION FOR GAS APPLIANCE. APPLIANCE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SEE FLUE MANUFACTURER'S SPECIFICATIONS FOR FLUE CLEARANCES. VERIFICATION OR APPROVAL OF VENT HEIGHT AND LOCATION WITH AN INSPECTOR PRIOR TO INSTALLATION IS SUGGESTED. ALL GAS FIREPLACES SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE PER CALGREEN 2015 GREEN BUILDING CODE SECTION 4.509.
- PROVIDE 60" DIRECT-VENT GAS FIREPLACE @ LIVING
- FIREFIT SHALL BE FURNISHED FOR GAS. PROVIDE 1# 60" SPACED ADJUSTABLE GAS JETS SET IN BLACK VOLCANIC STONES.
- THE FOLLOWING SHALL BE CONSIDERED HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING: GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, HIRPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS, GLAZING IN ANY PORTION OF A BUILDING HALL ENCLLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN CLOSED POSITION. GLAZING ADJACENT TO STAIRWAYS AND LANDINGS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD. CRC SECTION R308.4.
- CONTRACTOR SHALL VERIFY SAFETY GLAZING AT ALL LOCATIONS PER 2015 CBC.
- EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE. CRC SECTION R321.8.2.1.
- SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE: PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING. CRC SECTION R310.1. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. CRC SECTIONS R310.1.1 THROUGH R310.1.3. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. CRC SECTION R310.1.
- DECKING SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED WITH HEAVY TIMBER EXTERIOR FIRE-RETARDANT-TREATED WOOD OR APPROVED NONCOMBUSTIBLE MATERIALS. CRC SECTION R327.9.3.
- NOTE NOT USED
- NOTE NOT USED
- OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS PIPING, ELECTRICAL LINES, AND OTHER NECESSARY PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE AND ALSO THE CALIFORNIA RESIDENTIAL CODE CRC R19A WHERE FOAM PLASTIC INSULATION IS PROPOSED. FOR COMPLIANCE, ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN 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. CALGREEN 4.406.1.



740 north lake blvd
 tahoe city ca 96145
 p 530.583.3690
 f 530.583.4690

**Brazil Street
 Lot 227**

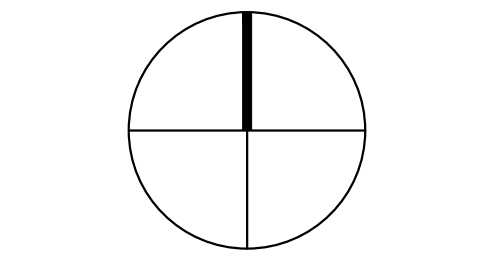
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Plan North

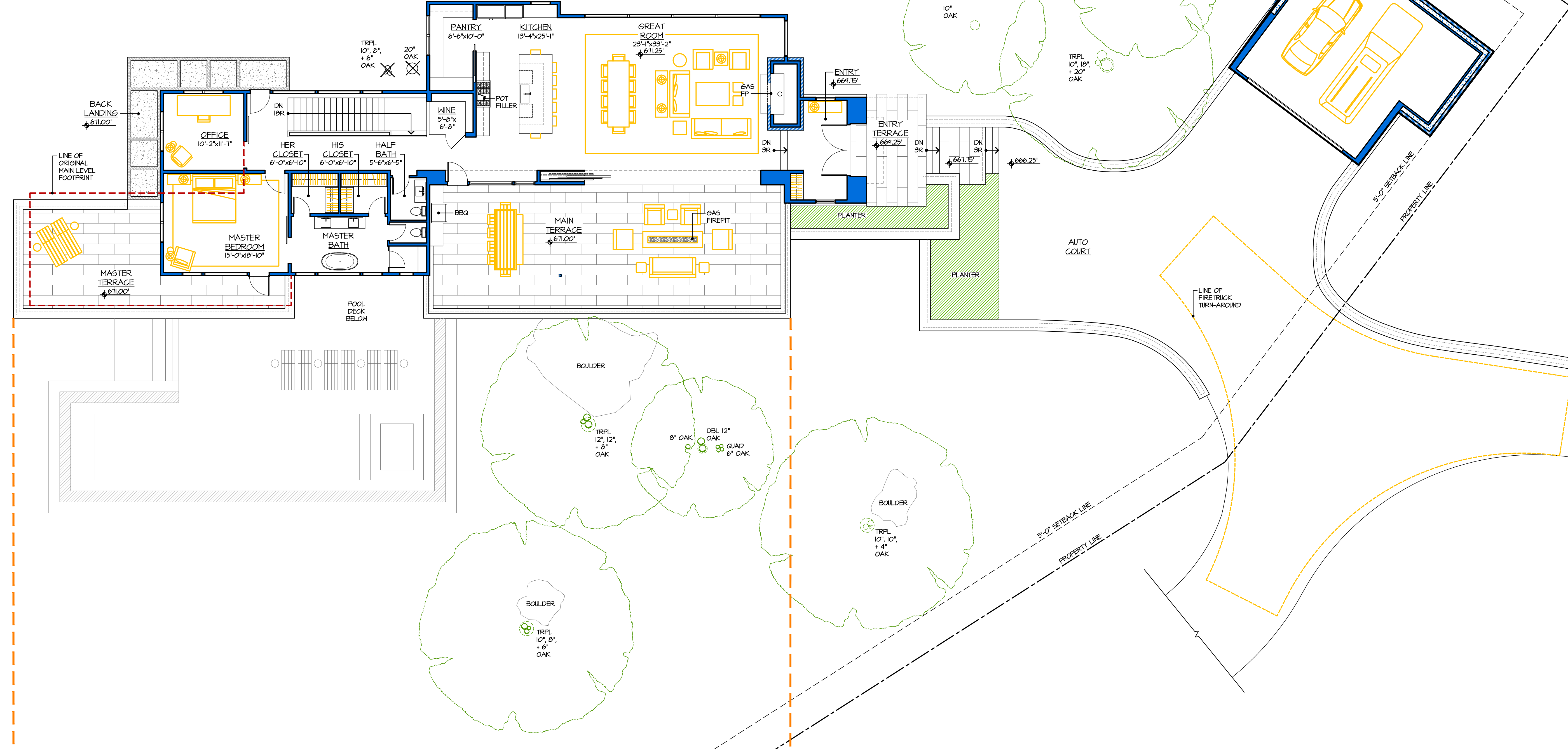


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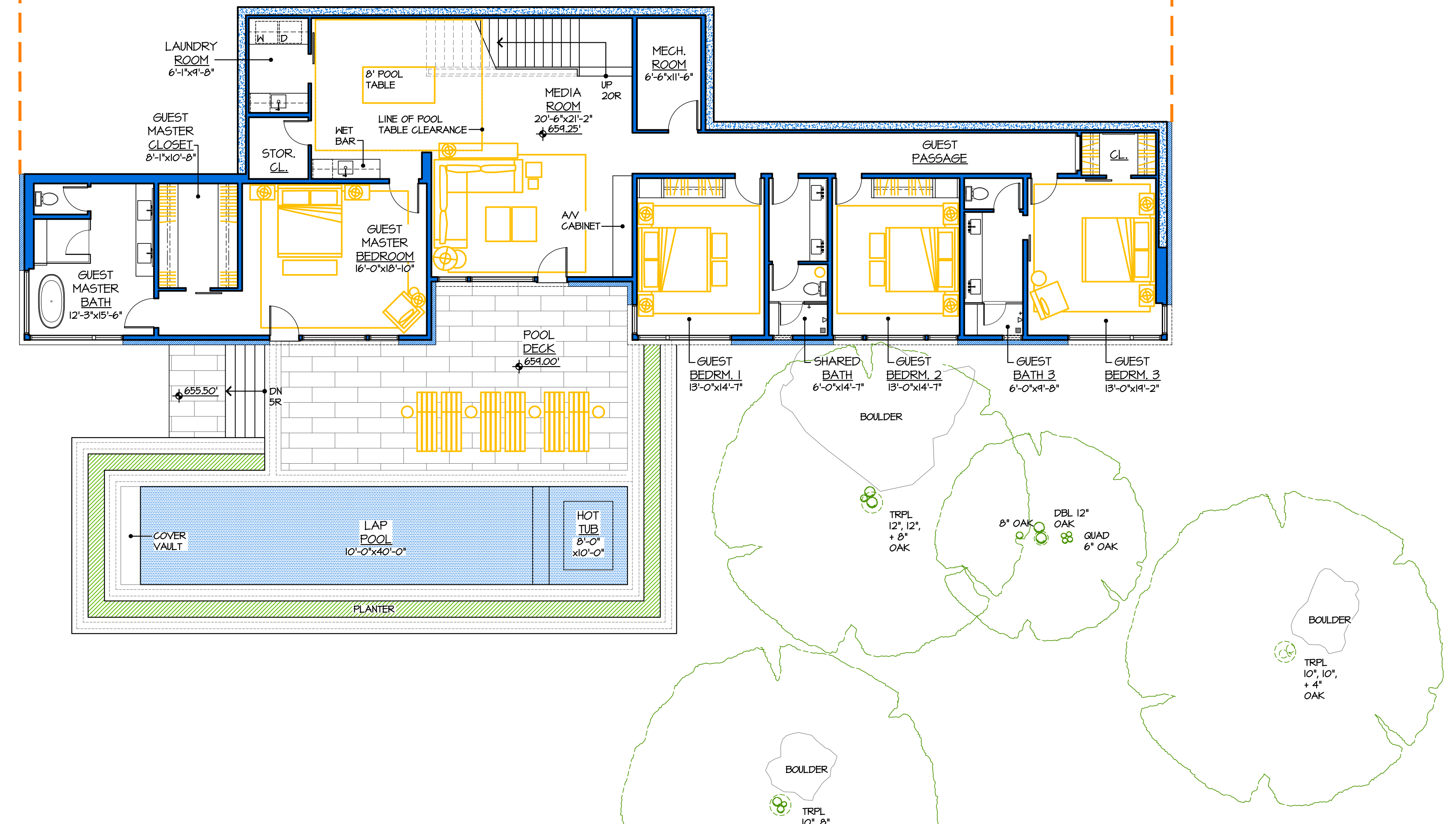
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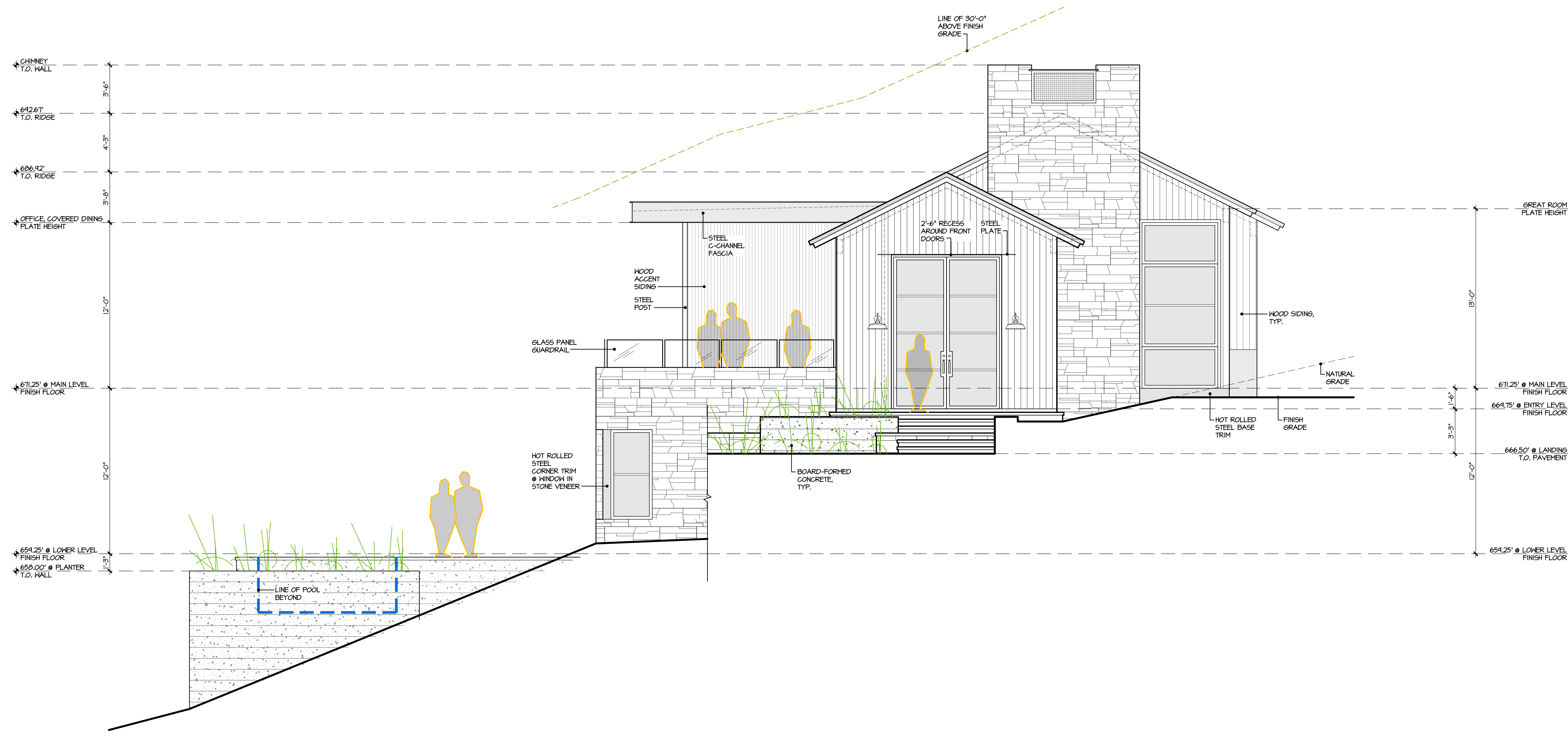
a 2.1

1 MAIN LEVEL FLOOR PLAN



2 LOWER LEVEL FLOOR PLAN





1 EAST ELEVATION
HOUSE VIEW

EXTERIOR FINISH LEGEND

- FASCIA: PAINTED METAL
COLOR: BLACK
- ROOFS (6/12 SLOPE): DOUBLE-LOCK STANDING SEAM PAINTED METAL
COLOR: BLACK
- ROOFS (1/4:12 SLOPE): TORCH-DOWN WITH DECORATIVE PEBBLE BALLAST
COLOR: BLACK
- HOOD SIDING: WESTERN RED CEDAR, STK, RESAWN, 1x8 SHIPLAP
STAIN: CHARCOAL
- HOOD SIDING ACCENT: WESTERN RED CEDAR, STK, RESAWN, 1x3 SHIPLAP
STAIN: CHARCOAL
- HINDONS: ALUMINUM CLAD EXTERIOR, WOOD INTERIOR
COLOR: BLACK
- STRUCTURAL MEMBERS: STEEL
COLOR: CLEAR
- SCOFFITS: DOUGLAS FIR GRADE-D, RESAWN, 1x4 T&G
STAIN: GINGER
- STONE VENEER: SQUARE RUBBLE LEDGESTONE
- EXPOSED FOUNDATION WALLS: BOARD-FORMED CONCRETE
COLOR: NATURAL



2 SOUTH ELEVATION
HOUSE VIEW

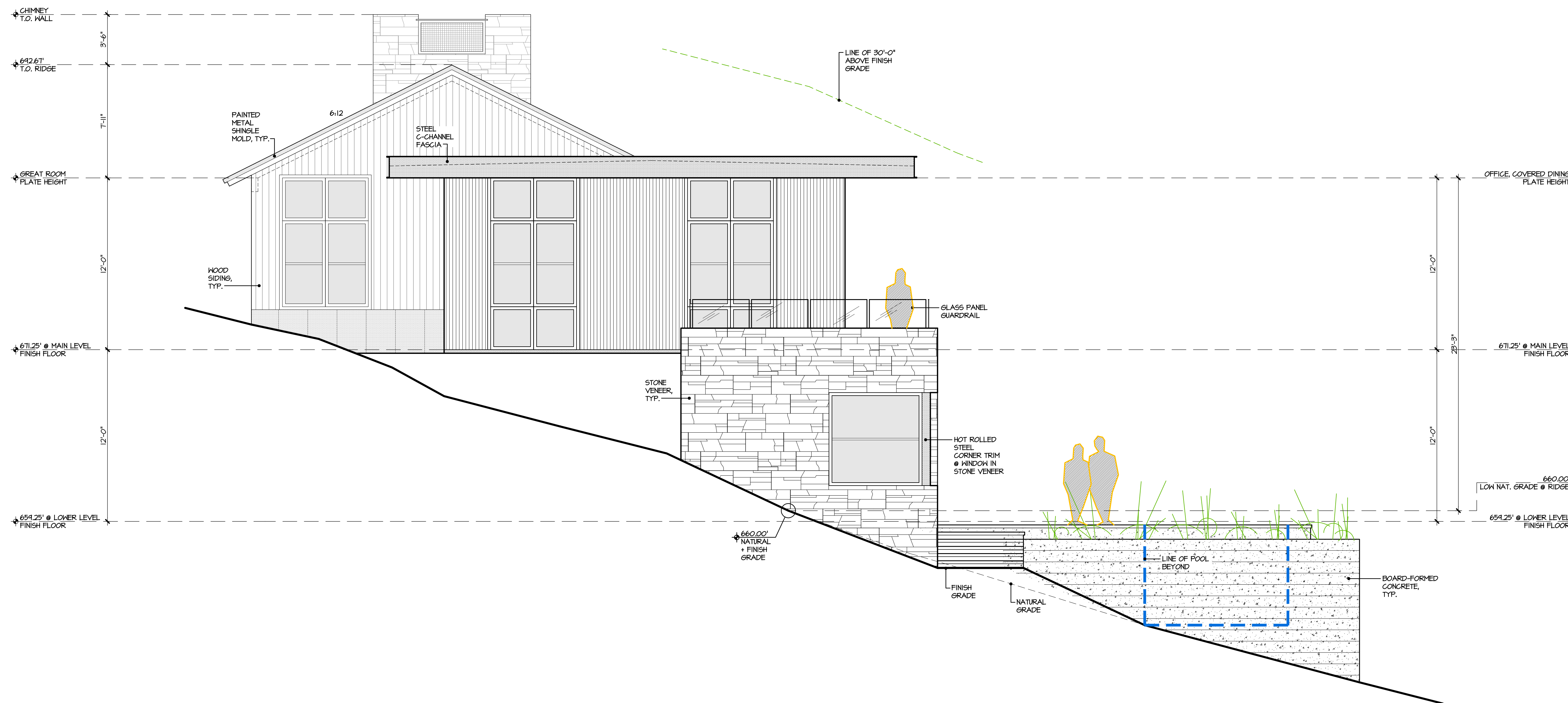
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Exterior Elevations

Drawing Number



3 WEST ELEVATION
 HOUSE VIEW

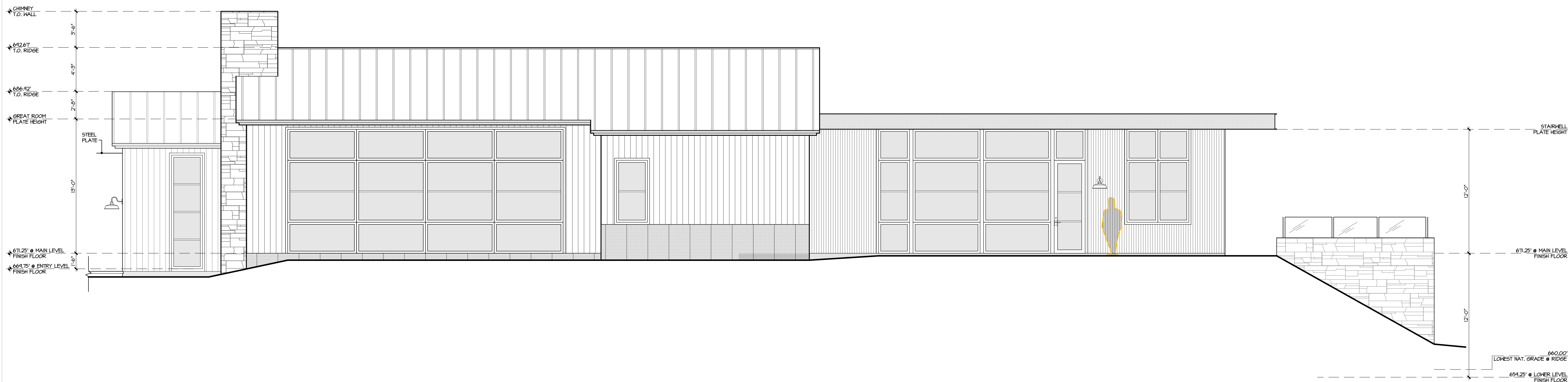
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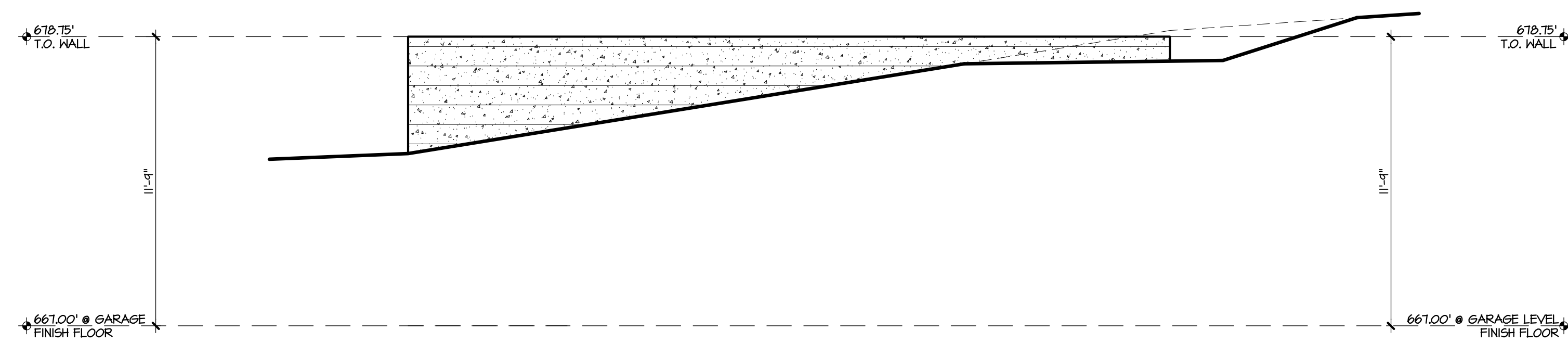
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Drawing Title
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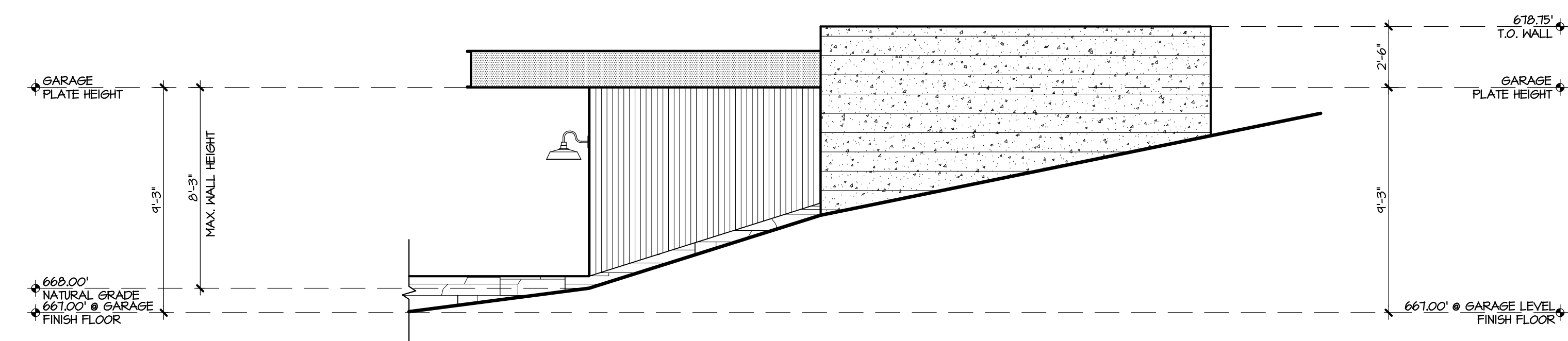
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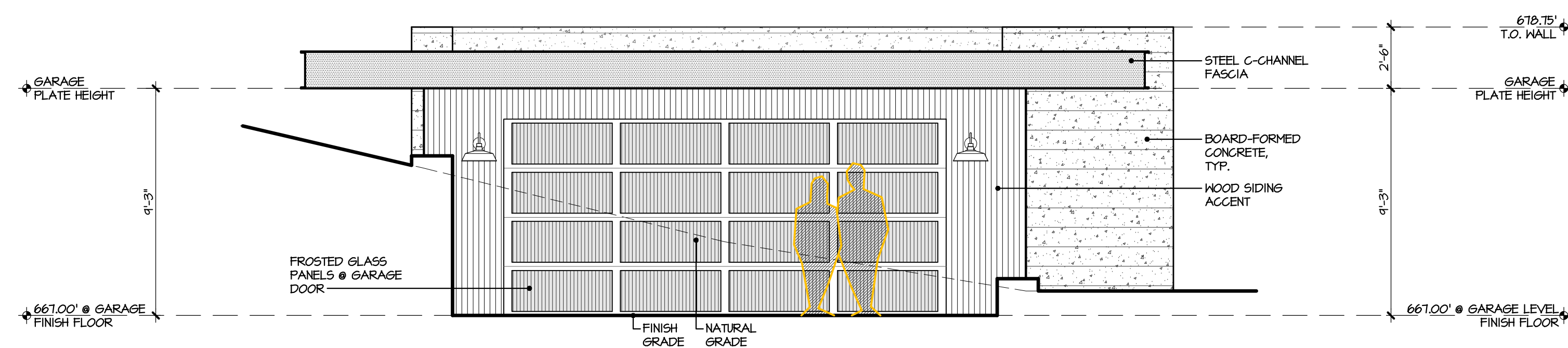
4 NORTH ELEVATION
 HOUSE VIEW



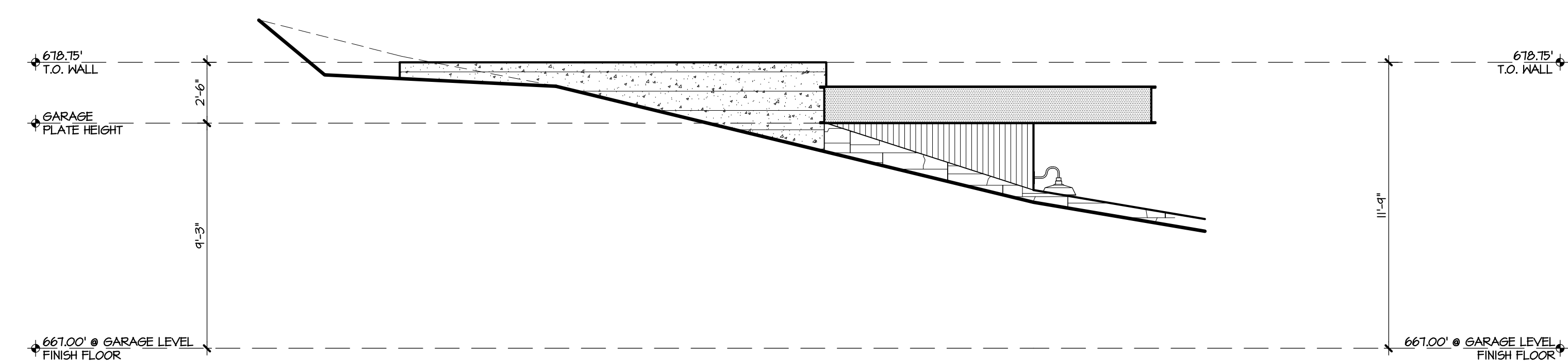
1 NORTH ELEVATION
GARAGE VIEW



3 EAST ELEVATION
GARAGE VIEW



2 SOUTH ELEVATION
GARAGE VIEW



4 WEST ELEVATION
GARAGE VIEW

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Drawing Title
Exterior Elevations

Drawing Number

a 3.3