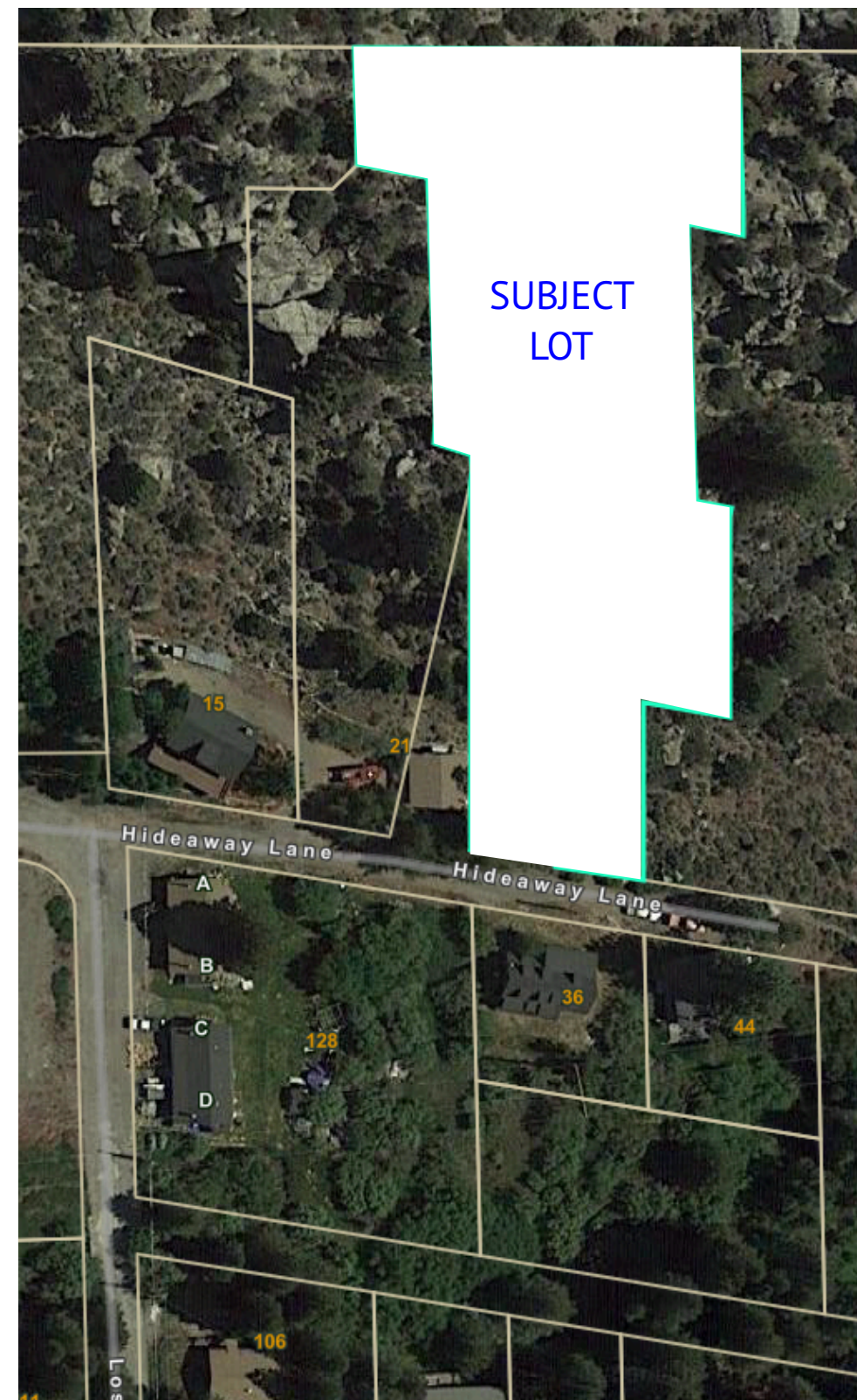


# CASTILYN RESIDENCE

ISSUES/REVISION	DATE
SCHEMATIC DES.	4/9/19
PERMIT SUBMITTAL	10/29/19
PLAN CHECK 1	12/6/19
ADDENDUM (R2)	8/6/21
DR_OVERHEAD LINE (R3)	12/10/21



**DEFENSIBLE SPACE & HAZARD REDUCTION (PER MONO COUNTY MUNICIPAL CODE, SECTION 22.150)**

**A Requirements**

- Property shall be maintained in accordance with the defensible space requirements contained in Government Code Section 51182 (unless exempted by Government Code Section 51183 or 51184) and Public Resources Code Section 4291, as applicable.
- The existence or maintenance of any of the following conditions is prohibited:
  - Tree branches within 10 feet of a chimney outlet or stovepipe outlet;
  - Dead or dying tree branches adjacent to or overhanging a building;
  - Leaves, needles, or other dead vegetative growth on the roof of any structure;
  - Flammable vegetation or other combustible growth within 30 feet of an occupied dwelling or structure that prevents the creation of a firebreak;
  - Brush, flammable vegetation, or combustible vegetation located between 30 and 100 feet of an occupied dwelling or structure that prevents the creation of a firebreak;
  - Brush or other flammable material within 10 feet of a propane tank.

**B Clearance/Treatment**

Driveways shall have a minimum width of 7 feet unobstructed horizontal clearance from the centerline of the road, for a total of 14 feet, and unobstructed vertical clearance of 15 feet. In addition to the unobstructed horizontal clearance, a driveway fuel modification area of an additional 8 feet or to the property line, whichever comes first, along each side of the driveway shall be established. The driveway fuel modification area is required from the point at which the driveway intersects the road to the driveway's intersection with the defensible space of the structure. Treatment in the driveway fuel modification area shall be implemented in accordance with the requirements for Zone 2 pursuant to 14 CCR 1299.03. The driveway fuel modification area shall also apply to turnouts and turnarounds.

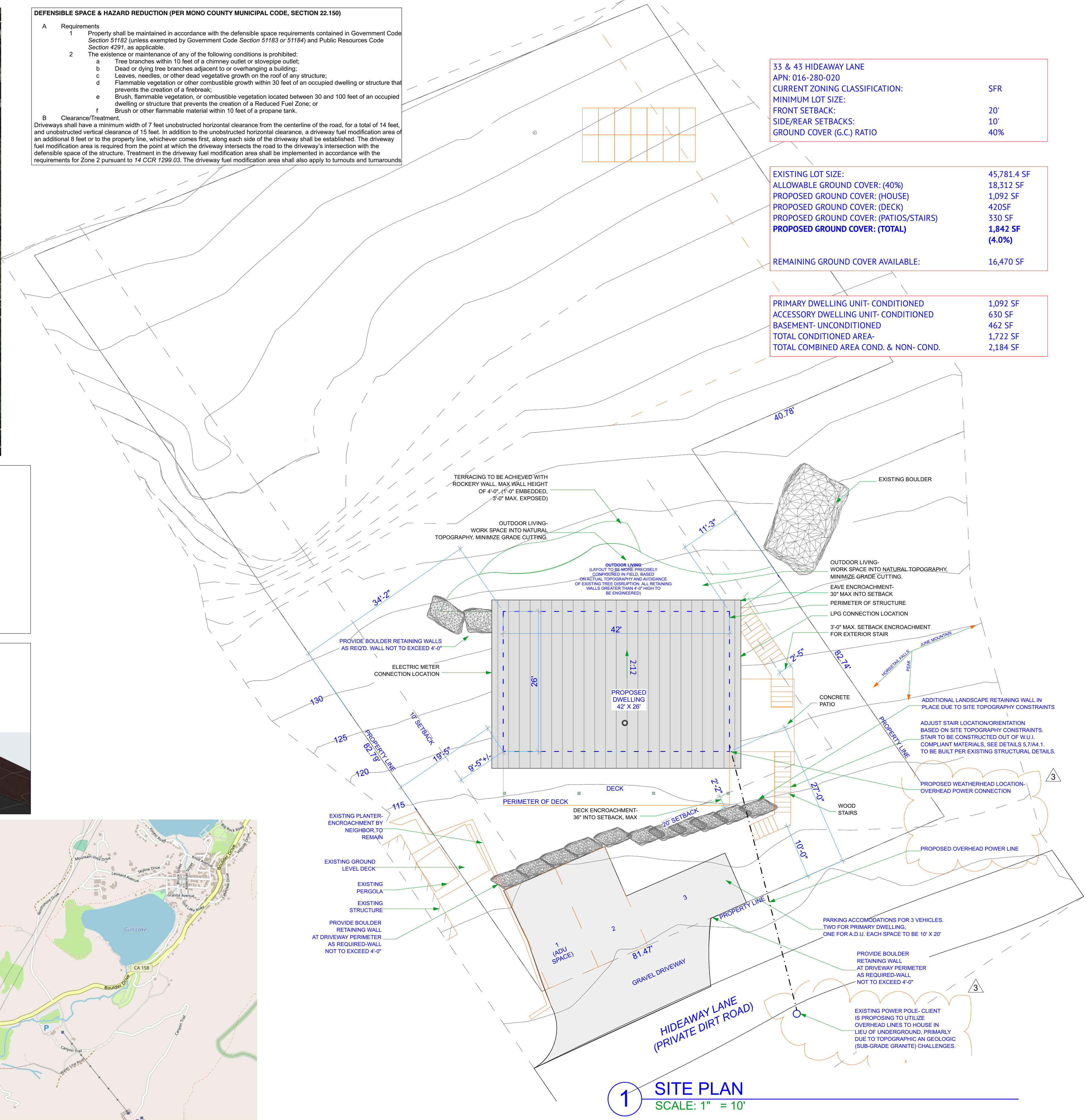
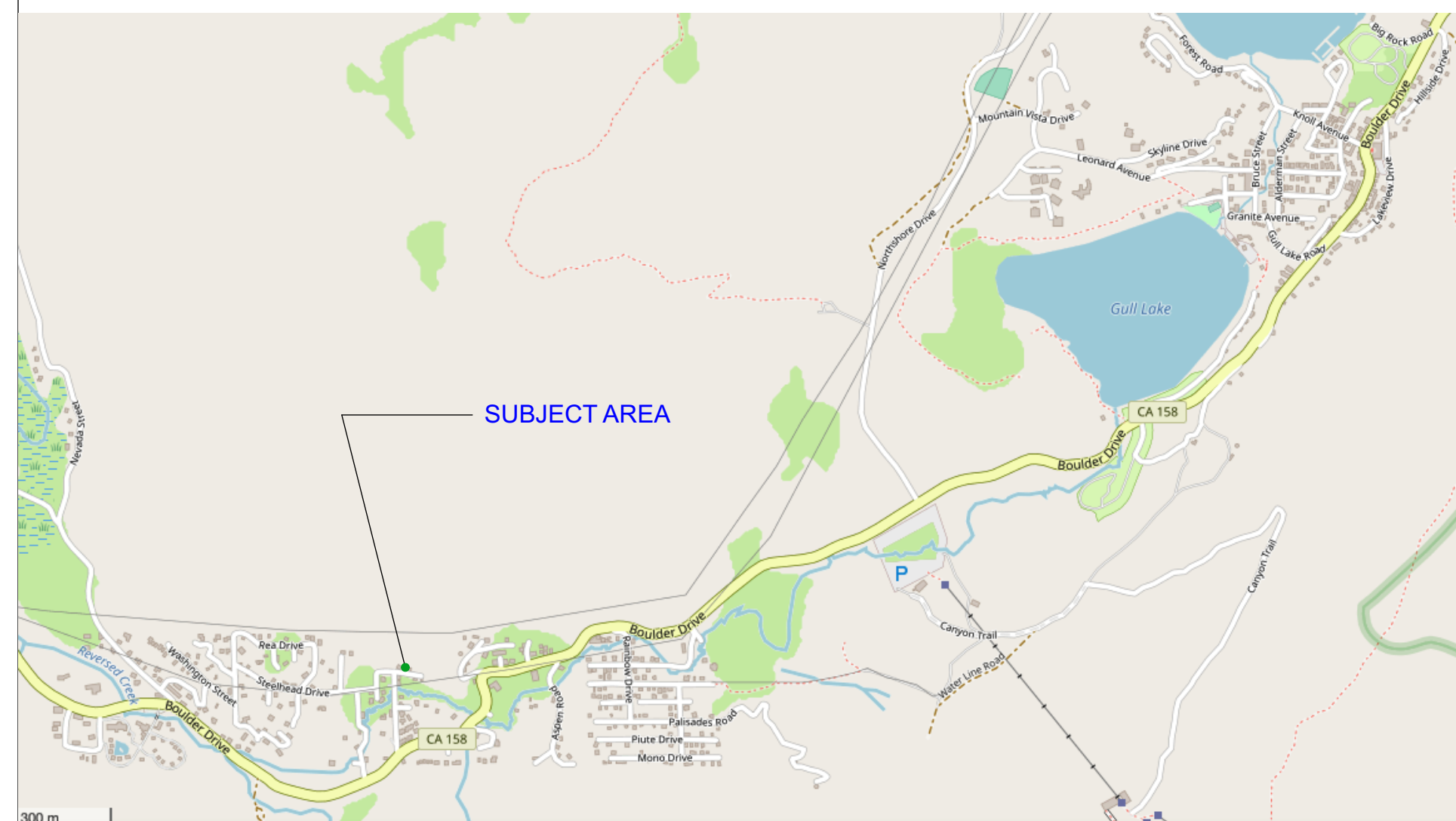
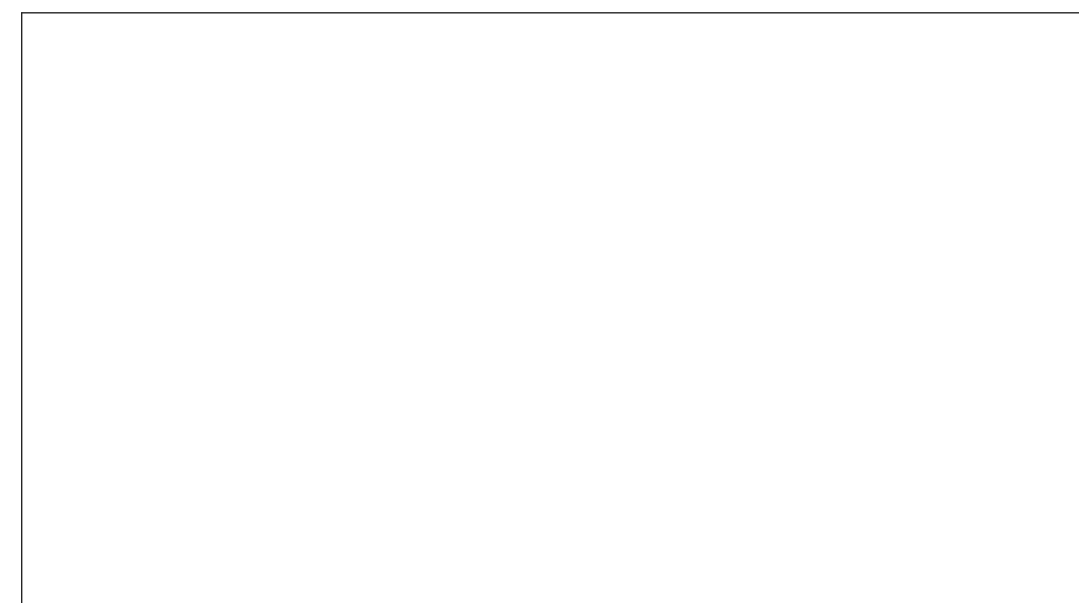
## DRAWING LIST

COVER	SITE PLAN, LOCUS MAP
CA1	GREEN CODE
CA2	TITLE 24
CA3	RESIDENTIAL MANDATORY MEASURES
A1.0	FOUNDATION & ROOF PLANS
A1.1	FOUNDATION, BASEMENT & ROOF PLANS
A1.2	UPPER FLOOR PLAN & SCHEDULES
A2.1	SOUTH & NORTH ELEVATIONS
A2.2	EAST & WEST ELEVATIONS, & SECTION A
A3.1	SECTIONS
A4.1	DETAILS
A4.2	DETAILS
E1.1	ELECTRICAL PLANS
S1.0	FOUNDATION PLAN
S1.1	MAIN STRUCTURAL FLOOR PLAN
S2.0	UPPER FLOOR FRAMING PLAN
S2.1	UPPER STRUCTURAL FLOOR PLAN
S2.2	ROOF FRAMING PLAN PLAN
S3.0	STRUCTURAL NOTES
S3.1	STRUCTURAL DETAILS
S3.2	STRUCTURAL DETAILS
S3.3	STRUCTURAL DETAILS

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**CASTILYN RESIDENCE**  
33 & 43 HIDEAWAY LANE  
JUNE LAKE, CA 93529



**SCOPE OF WORK**  
NEW CONSTRUCTION OF A SINGLE FAMILY DWELLING W/ PLANNED FUTURE ACCESSORY DWELLING UNIT

**CODE COMPLIANCE**  
CODE COMPLIANCE- 2016 CRC/ 2015 IRC  
2016 CBC/ 2015 IBC  
2016 CPC/ 2015 UPC  
2016 CMC/ 2015 UMC  
2016 CEC/ 2014 NEC  
2016 CA ENERGY CODE  
2016 CA GREEN CODE

**FIRE SPRINKLERS REQUIRED:** DEFERRED PLAN SUBMITTAL BY CONTRACTOR. WET SYSTEM.

**CONSTRUCTION** TYPE V, NON RATED  
**OCCUPANCY TYPE** R-3  
**LAND USE DESIGNATION** SFR  
**ZONING** N/A  
**APN:** 016-280-020  
**JURISDICTION** MONO COUNTY BLDG. DIV. (760)965-3630

**ENGINEER:** BUILDING CONCEPTS, INC. PATRICK CLARK 1478 4TH STREET MINDEN, NV 89423 775-782-8886

**OWNER:** TERRY CASTILYN 1318 HAYES STREET SAN FRANCISCO, CA 94117 415.516.1030 TCASTILYN@GMAIL.COM

**APPLICANT:** MIKE BRITTON BRITTON ARCHITECTURE P.O. BOX 7749 MAMMOTH LAKES, CA 93546 760.709.6567 MIKE@BRITTONARCHITECTURE.COM

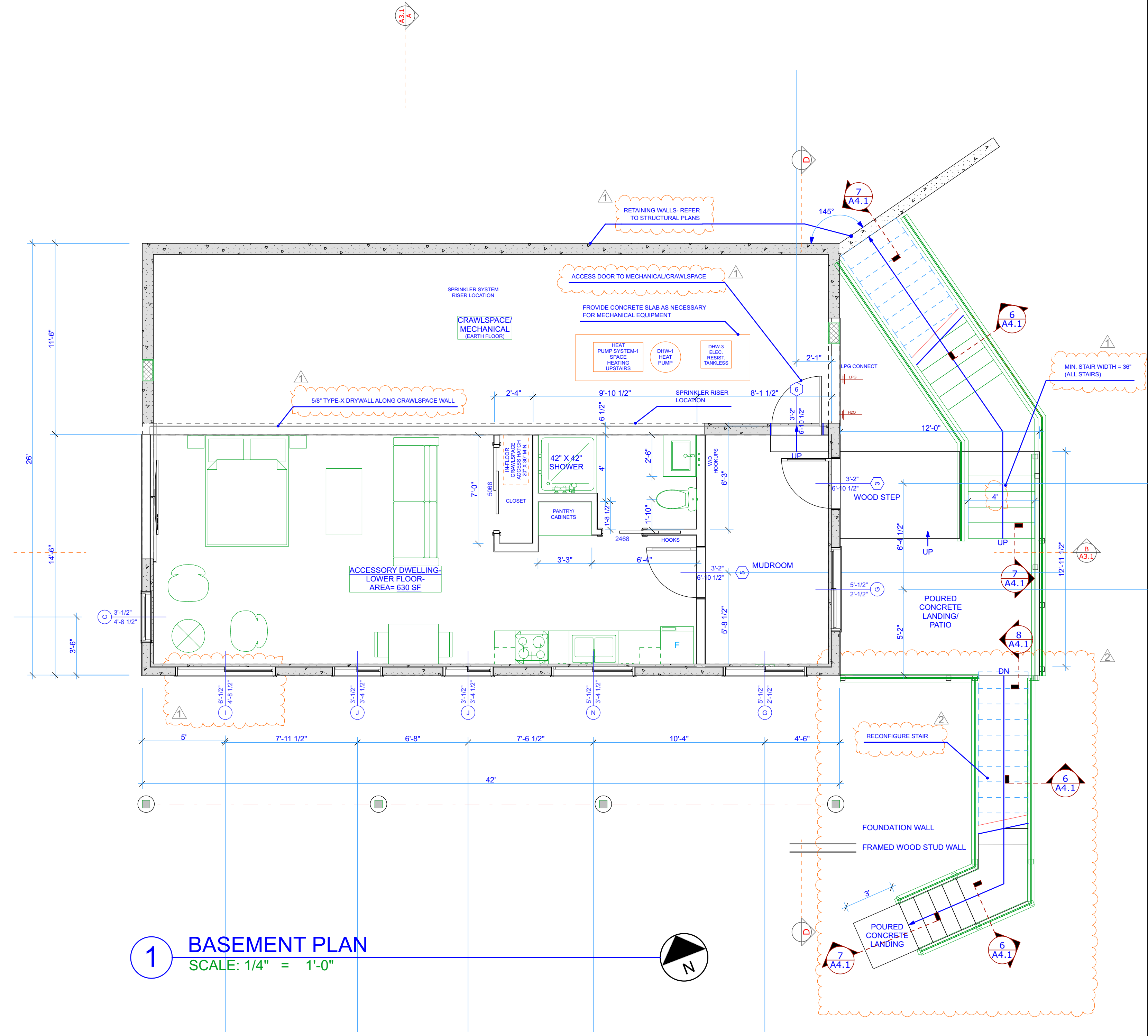
Project No: 02-19  
Designed by: MB  
Drawn by: MB  
Checked by: MB

**COVER**  
Contents: Cover Sheet

**GENERAL NOTES:**

- All work shall conform to the 2016 California Building Codes, based on the 2016 International Building Code, 2016 California Plumbing Code, 2016 California Mechanical Code, and the 2016 National Electrical Code.
- Provide 22" x 30" attic access for attic areas that have a vertical height of 30" or more over an area on not less than 30 sq. ft., located in a hallway or other readily accessible location. CRC R807.1.
- Use 1-layer 5/8" type "X" Gyp. Bd. @ Garage walls & Ceiling. All joints to be taped and sealed, paint finish. Provides for occupancy separation as installed per 2016 CBC requirements.
- All interior walls to be 2 X 4, U.N.O.
- All exterior walls to be 2 X 6, U.N.O.
- All dimensions on plans override actual scale, contractor to contact Architect prior to any changes or deviations from plan.
- Any new wood construction or framing required per plan shall meet or exceed any requirements of 2016 CBC, 2012 International Code.
- Any doors that have glazing are required to be tempered glass.
- Any windows or glazing with in 2'-0" from end of door swing to be tempered.
- All egress windows may exceed the following dimensions: Clear openable area of 5.7 sq. ft. Clear width of 20" min. and a Clear Height of 24" min. Not to exceed 44" above finished floor per CBC section 1026/ CBC, R-310.
- All LPG appliances to be directly vented to roof or exterior termination addressing all requirements per Mfr. specifications.
- Provide LPG Sensor/Alarm at lowest point of floor area and provide @ subfloor, wire to audible alarm system. Lpg detectors to be hard wired to primary power source and must be equipped with battery back up, as well as commonly wired to other detectors so as to sound alarm system that is audible in all areas of the dwelling.
- FAU, Existing
- Water Heater, Existing
- Garages shall be separated from dwelling units and its attic area with a minimum of 5/8" Type -x gypsum board applied to the garage side CRC Table R302.6
- All new glazing shall be installed with labels which shall remain in place for inspection.
- Provide all required LPG drains, venting per Mfr. @ Mechanical appliances, to allow protection for equipment at their specific locations and brought to exterior via Class B vent for exhaust or PVC for liquid.
- Cement, fiber-cement, fiber-mat reinforced cement, glass mat gypsum or fiber-reinforced gypsum backers shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas CRC R702.4.2
- The residence shall have address numbers placed in a position that is plainly legible from the street or road fronting the property. Numbers shall contrast with background, be Arabic or alphabetical letters and a minimum of 4" high with a minimum stroke of 1/2" CRC R315.1.
- Gas and Carbon Monoxide detectors need to be verified/installed throughout the residence per CRC R314.3, etc. Liquid Propane Gas sensors need to be located in the lowest point of the residence and lowest point of any under floor crawl space and connected to an audible alarm within the living areas) Carbon monoxide detectors (or combo smoke/monoxide detectors) are needed within 20' of combustion appliances including, Natural gas, Propane, woodstoves, etc. in close proximity to the bedrooms. Carbon monoxide alarms to be "listed" as complying with UL 2034 and UL 2075. CRC R315.3
- All exterior Glue Laminated Beams to be protected from elements with roof cover and treated with a minimum of Semi-Transparent oil based stain.
- All exterior mounted vents for Bathroom fans, Kitchen hoods, clothes dryer, to be protected with a metal back draft damper that is fit into the wall mounted Gl., ICC approved protected appropriate device. The vent termination should be water tight and painted to match exterior.
- Where valley flashing is installed, the flashing shall not be less than .019-inch, 26 gage galvanized sheet or match color of drip edge metal corrosion-resistant metal installed over not less than one layer of minimum 72 pound mineral- surfaced non-perforated cap sheet complying with ASTM D 3909, at least 36" wide running the full length of the valley.
- Site information provided by owner.
- All wood exposed to weather shall be of preservative-treated per CRC R317.1. Further, connectors for pressure treated or fire retardant treated wood are hot-dipped zinc coated galvanized steel, stainless steel, silicon bronze or copper. Coating types shall be per manufacturer recommendations or as a minimum can be mechanically deposited zinc-coated galvanized steel. CRC R317.3
- All adhesives, sealants, caulking, paints and coatings shall not exceed the limits specified in CGBSC Sections 4.504.2.1.
- At the time of final inspection, an Operation and Maintenance manual shall be provided to the building occupant or owner describing CGBSC Section 4.410.
- At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all ducts and other air related distribution component methods shall be covered with tape, plastic, sheet metal or other methods appropriate to reduce the amount of dust or debris which may collect in the system.
- All egress windows must exceed the following dimensions: Clear openable area of 5.7 Sq. Ft., clear openable width of 20" and clear openable height of 24". Not to exceed 44" above finish floor.
- All exterior windows and exterior doors to be dual glazed with owner approved color. Windows are to be of a wood, aluminum or fiberglass thermally broken manufactured frame. All exterior doors to be dual pane tempered glass. Refer to plans to verify windows that are to be tempered. 42 AFUE, minimum.
- Provide fire blocking in concealed spaces vertically and horizontally in accordance with CRC R302.11.
- Contractors responsible for the construction of a wind or seismic force resisting system/component listed in the "Statement of Special Inspectors" shall submit a written statement of responsibility to the Town of Mammoth Lakes inspectors and the owner prior to the commencement of work on such system/component per CBC Section 1704.4.
- Bath tub and shower floors and walls above bath tubs with showers and shower compartments shall be finished with a non-absorbant surface to a height of 6' above the floor. CRC R307.2
- Sleeping Rooms shall have at least one operable emergency escape and rescue opening. Such opening shall open directly into a public way, yard or court that opens to a public way. CRC R310.1
  - Emergency escape and rescue openings shall have a net clear opening of 5.7 sf. Exception: Minimum clear opening for grade floor openings shall be 5.0 sf.
  - Minimum net clear opening height dimension shall be 24"
  - Minimum net clear opening width dimension shall be 20"
  - Emergency escape and rescue opening shall have a sill height not more than 44" above the floor. CRC R310.0
  - Minimum horizontal area of a window well shall be 9.0 sf with a minimum horizontal dimension of 36" and shall be fully open. CRC R310.2
- Each pane of safety glazing installed in hazardous locations shall be identified (acid etched, sandblasted, ceramic fired, etc) by a manufacturer's designation, the manufacturer or installer and the safety glazing standard which it complies. Multi-pane assemblies shall be identified per CRC R308.1.
- Provide a floor or landing on each side of every exterior door. Landing shall have a width not less than the width of the door and be a minimum of 36" in length. CRC R311.3
  - The landing at required out-swinging door shall not be more than 1 1/2" lower than the threshold.
  - The landing at in-swinging doors and doors other than required egress shall not be more than 7 3/4" below the top of the threshold.
- Enclosed accessible space under stairs shall have walls, under stair surface and soffits protected by 1/2" gypsum board. CRC R307.2
- Every dwelling unit shall be provided with heating facilities capable of maintaining 68 degree minimum at a point 3' above the floor and 2' from exterior walls in all habitable rooms. CRC R303.9
- Fire blocking shall be provided in accordance with CRC Section R302.11 at the following locations:
  - In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels.
  - In concealed spaces of stud walls and partitions, including furred spaces, at 10 foot intervals along the length of the wall.
  - At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
  - In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the wall under the stairs is unfinished.
- All habitable rooms shall have an aggregate glazing area of not less than 8% of the floor area of the room. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. The minimum openable area to the outdoors shall be 4% of the floor area being ventilated. CRC R303.1
  - The glazed area need not be openable where the opening is not required for emergency egress and mechanical ventilation capable of producing 0.35 air changes per hour in the room is installed or a whole house mechanical system is installed capable of supplying outdoor ventilation air of 15 cfm per occupant computed based on two occupants for the first bedroom and one occupant for each additional bedroom.
  - Glazed areas need not be installed in rooms where exception (a) above is satisfied and artificial light is provided capable of producing 6 footcandles over the area of the room at a height of 30" above the floor level.
  - Use of sunrooms and patio covers shall be permitted for natural ventilation if in excess of 40% of the exterior sunroom or patio walls are open or enclosed only by insect screening.
- For the purposes of determining light and ventilation, any room shall be considered as a portion of an adjoining room when at least 50% of the area of the common wall is open and unobstructed and provides an opening of not less than 10% of the floor area of the interior room but not less than 25 sf. CRC R303.2
  - Exception: Openings required for light and ventilation shall be permitted into sunrooms and patio covers provided there is an openable area between the adjoining room and the sunroom or patio cover not less than 10% of the floor area of the interior room but not less than 20 sf. The minimum openable area to the outdoors shall be based on the total floor area being ventilated.
- Provide smoke and carbon monoxide alarms at the following locations: CRC R314.3 & CRC R315.1
  - Outside each separate sleeping area in the immediate vicinity of bedrooms.
  - In each room used for sleeping purposes.
  - In each story, including basements and habitable attics. In split level units without an intervening door between adjacent levels, a smoke alarm installed on the upper level shall suffice provided that the lower level is less than one full story below the upper level.
  - Alarms shall be interconnected such that the actuation of one alarm activates all alarms.
  - Alarms shall receive their primary power from the building wiring with battery backup.
  - Approved combined smoke alarms and carbon dioxide alarms shall be acceptable.
  - Smoke alarms shall be replaced after 10 years from date of manufacture marked on the unit, or if the date of manufacture cannot be determined.
- Field cutting ends, notches and drilled holes in preservative-treated wood shall be treated in the field in accordance with AWPA M4.

- Where top or sole plate are cut for pipes, a metal tie minimum 0.058 inches thick and 1 1/2" wide shall be fastened across the opening with (6) 16d nails minimum each side.
- Hold down hardware must be secured in place prior to foundation inspection.
- Water piping materials within a building shall be in accordance with Section 604.1 of the California Plumbing Code. Pex, CPVC and other plastic water piping systems shall be installed in accordance with the requirements of Section 604 of the CPC, installation standards of appendix I of the CPC and manufacturers recommended installation standards. CPVC water piping requires a Certification of Compliance as specified in Section 604.4.1 of the CPC prior to permit issuance.
- Interior finish hardware, fasteners, fastener spacing, coating thickness, number of coats, etc. shall comply with the requirements of CRC R702.
- Where propane is being used in a structure with a basement, in the event of a propane leak, the structure shall be automatically ventilated using inlet openings where the bottom shall be not more than 6 inches above the floor and, 1) A mechanical ventilation system with a rate of air circulation of at least 1 cubic foot/square foot of basement floor area, 2) Outlets shall discharge at least 5 feet from any opening into the structure or any other structure, 3) Each opening shall have a minimum size of 50 square inches, and the total of all openings shall be at least 1 square inch/square foot of floor area, 4) Shall be initiated by a propane detector which automatically turns the system on when the detector activates.
- Ducts in private garages and ducts penetrating walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall have no openings into the garage. CRC302.5.2.
- Enclosed accessible space under stair requires 1-layer of 1/2" gypsum board on enclosed side. CRC302.7
- All domestic hot water piping systems shall be insulated per 2016 Energy Code, Sec 150 (i), Chapter 7.
- Provide a Type I clothes dryer exhaust duct (min. 4" dia. and 0.016" thick rigid metal) to the outside of the building and equipped with a back draft damper. Exhaust duct length is limited to 14' with 2 elbows. cmc504.2, 504.4.2.1, 504.4.
- Under-floor clean-out shall be located not exceeding 5' from an access door, door trap, or crawl hole. CPC707.9
- Applications for which no permit is issued within 180 days following the date of application shall automatically expire. CRC R105.3.2
- Every permit issued shall become invalid unless work authorized is commenced within 180 days after it's issuance or if the work authorized is suspended or abandoned for a period of 180 days. A successful inspection must be obtained within 180 days. CRC R105.5
- All domestic hot water piping shall be insulated per 2016 energy code, Section 150 (i), Chapter 7
- A shower or tub equipped with a showerhead shall have a minimum 6'-8" ceiling height above a minimum area of 30' x 30" at the showerhead. CRC R305.1, Exception 2.
- Shower floors and walls above bathtubs with installed shower head shall be finished with a nonabsorbant surface to a height not less than 6" above the floor. CRC R307.2
- Roof covering to comply with CRC R902, R905
- Under-floor ventilation opening size and locations equal to 1/150 of under-floor area or 1/1500 of under-floor area if ground surface is covered with a Class I vapor retarder material. One ventilation opening shall be within 3 ft of each corner of the building. Openings shall have 1/4" max. corrosion resistant mesh covering. CRC R408.1, R408.2. Unvented under-floor space shall comply with CRC R408.3
- Condensate lines from mechanical equipment shall discharge to a plumbing fixture or storm drain by means of an indirect waste pipe. Condensate lines shall not terminate in landscape or yard areas. (309.1 CMC)
- All domestic hot water piping shall be insulated per 2016 Energy Code, Sec. 150.00 (i), Chapter 7
- An approved backwater valve is required for drainage piping serving fixtures located below the elevation of the next upstream manhole cover. Fixtures above such elevation shall not discharge through the backwater valve. Cleanouts for drains that pass through the backwater valve shall be clearly identified with a permanent label stating "backwater valve downstream."
- Provide ventilation of new underfloor space to comply with the following: Provide 1 sq ft ventilation per 150 sq ft of underfloor area or 1/1500 of underfloor area if ground surface is covered with a Class I vapor retarder material. One ventilation opening shall be within 3' of each corner of the building. Openings shall have 1/4" max. corrosion resistant metal mesh covering. CRC R408.1, R408.2. Underfloor access shall comply with R408.4.
- Chimney shall extend at least 2' higher than any portion of the building within 10', but shall not be less than 3' above the highest point where the chimney passes through the roof. CRC R1003.9



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

ISSUES/REVISION	DATE
SCHEMATIC DES.	4/9/19
PERMIT SUBMITTAL	10/29/19
PLAN CHECK 1	12/6/19
ADDENDUM (R2)	8/6/21
DR_OVERHEAD LINE (R3)	12/10/21

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**CASTILYN RESIDENCE**  
33 & 43 HIDEAWAY LANE  
JUNE LAKE, CA 93529

Project No:	02-19
Designed by:	MB
Drawn by:	MB
Checked by:	MB

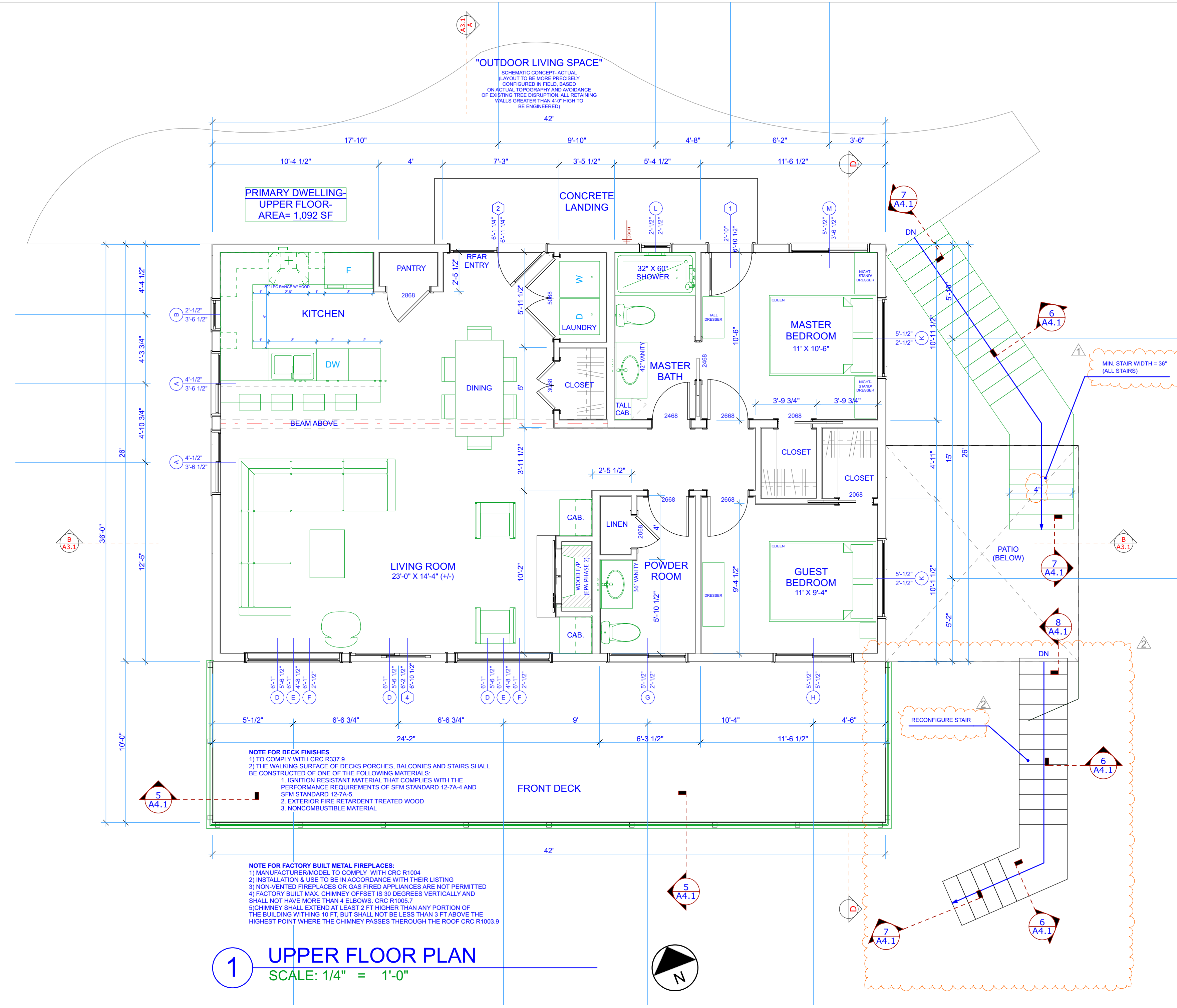
**A1.1**  
Contents: BASEMENT PLAN - (A.D.U.)

ISSUES/REVISION	DATE
SCHEMATIC DES.	4/9/19
PERMIT SUBMITTAL	10/29/19
PLAN CHECK 1	12/6/19
ADDENDUM (R2)	8/6/21
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**CASTILYN RESIDENCE**  
33 & 43 HIDEAWAY LANE  
JUNE LAKE, CA 93529



WINDOW SCHEDULE							
ID	QUANTITY	MANUFACTURER	UNIT SIZE	Wallhole Dimensions	REMARKS	SHGC	U-FACTOR
A	2	MILGARD	4'x3'-6"	4'-1/2"x3'-6 1/2"	ULTRA SERIES, HORIZONTAL SLIDING, BLACK INTERIOR, BLACK EXTERIOR	.25 MAX	.50 MAX
B	1	MILGARD	2'x3'-6"	2'-1/2"x3'-6 1/2"	ULTRA SERIES, CASEMENT, BLACK INTERIOR, BLACK EXTERIOR	.25 MAX	.50 MAX
C	1	MILGARD	3'x4'-8"	3'-1/2"x4'-8 1/2"	ULTRA SERIES, FIXED, BLACK INTERIOR, BLACK EXTERIOR	.25 MAX	.50 MAX
D	3	MILGARD	6'x5'-6"	6'-1"x5'-6 1/2"	ULTRA SERIES, FIXED, BLACK INTERIOR, BLACK EXTERIOR	.25 MAX	.50 MAX
E	2	MILGARD	6'x4'-8"	6'-1"x4'-8 1/2"	ULTRA SERIES, FIXED, BLACK INTERIOR, BLACK EXTERIOR	.25 MAX	.50 MAX
F	2	MILGARD	6'x2'	6'-1"x2'-1/2"	ULTRA SERIES, HORIZONTAL SLIDING, BLACK INTERIOR, BLACK EXTERIOR	.25 MAX	.50 MAX
G	3	MILGARD	5'x2'	5'-1/2"x2'-1/2"	ULTRA SERIES, HORIZONTAL SLIDING, BLACK INTERIOR, BLACK EXTERIOR	.25 MAX	.50 MAX
H	1	MILGARD	5'x5'	5'-1/2"x5'-1/2"	ULTRA SERIES, HORIZONTAL SLIDING, BLACK INTERIOR, BLACK EXTERIOR	.25 MAX	.50 MAX
I	1	MILGARD	6'x4'-8"	6'-1/2"x4'-8 1/2"	ULTRA SERIES, HORIZONTAL SLIDING, BLACK INTERIOR, BLACK EXTERIOR	.25 MAX	.50 MAX
J	2	MILGARD	3'x3'-4"	3'-1/2"x3'-4 1/2"	ULTRA SERIES, HORIZONTAL SLIDING, BLACK INTERIOR, BLACK EXTERIOR	.25 MAX	.50 MAX
K	2	MILGARD	5'x2'	5'-1/2"x2'-1/2"	ULTRA SERIES, AWNING, BLACK INTERIOR, BLACK EXTERIOR	.25 MAX	.50 MAX
L	1	MILGARD	2'x2'	2'-1/2"x2'-1/2"	ULTRA SERIES, AWNING, BLACK INTERIOR, BLACK EXTERIOR	.25 MAX	.50 MAX
M	1	MILGARD	5'x3'-6"	5'-1/2"x3'-6 1/2"	ULTRA SERIES, HORIZONTAL SLIDING, BLACK INTERIOR, BLACK EXTERIOR	.25 MAX	.50 MAX
N	1	MILGARD	5'x3'-4"	5'-1/2"x3'-4 1/2"	ULTRA SERIES, HORIZONTAL SLIDING, BLACK INTERIOR, BLACK EXTERIOR	.25 MAX	.50 MAX

EXTERIOR DOOR SCHEDULE						
ID	QUANTITY	MANUFACTURER	ROUGH OPENING	REMARKS	SHGC	U-FACTOR
1	1	BY OWNER	2'-8"x6'-8"	SINGLE /FULL PANEL GLAZED INSWING DOOR. ROUGH OPENING BY SELECTED MANUFACTURER. TEMPERED.	.25 MAX	.32 MAX
2	1	BY OWNER	3'x6'-8"	SINGLE FULL PANEL GLAZED INSWING FRENCH DOORS WITH SIDELIGHT, R.O. BY SELECTED MANUFACTURER. TEMPERED.	.25 MAX	.32 MAX
3	1	BY OWNER	3'x6'-8"	HALF PANEL GLAZED INSWING DOOR. ROUGH OPENING BY SELECTED MANUFACTURER. TEMPERED.	.25 MAX	.32 MAX
4	1	BY OWNER	6'x6'-8"	FULL PANEL GLAZED SLIDING PATIO DOOR. ROUGH OPENING BY SELECTED MANUFACTURER. TEMPERED.	.25 MAX	.32 MAX
5	1	BY OWNER	3'x6'-8"	HALF PANEL GLAZED INSWING DOOR. ROUGH OPENING BY SELECTED MANUFACTURER. TEMPERED.	.25 MAX	.32 MAX
6	1	BY OWNER	3'x6'-8"	SOLID CORE. ROUGH OPENING BY SELECTED MANUFACTURER. TEMPERED.	.25 MAX	.32 MAX

**EXTERIOR DOOR NOTES:**  
-STILES & RAILS NOT LESS THAN 1 3/8" THICK AND RAISED PANELS NOT LESS THAN 1 1/4" THICK EXCEPT THE INTERIOR PERIMETER MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK. OR:  
-NON COMBUSTIBLE OR IGNITION RESISTANT MATERIAL, OR  
-HAVE A FIRE RESISTANT RATING OF AT LEAST 20 MINUTES, OR  
-CONFORM TO SFM STANDARD 12-7A-1  
-ALL DOOR GLAZING TO BE TEMPERED

**WINDOW NOTES:**  
-ALL UNITS TO INCLUDE CAPILLARY TUBES.  
-ALL UNITS TO EXCLUDE THE USE OF GAS FILLS DUE TO ELEVATION.  
-GLAZING ON ALL UNITS TO BE LOW E3 WITH TEMPERED EXTERIOR PANES TO MEET WUI CODE.  
-SCREENS TO BE INCLUDED ON ALL UNITS.  
-EXTERIOR FINISH TO BE FIBERGLASS COMPOSITE  
-INTERIOR FINISH TO BE FIBERGLASS COMPOSITE

Project No: 02-19  
Designed by: MB  
Drawn by: MB  
Checked by: MB

**A1.2**  
Contents: UPPER FLOOR PLAN

**WILD LAND URBAN INTERFACE NOTES (W.U.I.):**

- THIS PROJECT SHALL CONFORM WITH THE WILDLAND URBAN INTERFACE STANDARDS IN THE HIGH HAZARD ZONE AND MUST MEET THE REQUIRED FIRE PROTECTION MEASURES OF THE CRC SECTION R337. ALL GAVE PROTECTION, UNDERFLOOR AND ATTIC VENTS, EXTERIOR WALL MATERIALS, DECKS/DECKING AND UNDERFLOOR PROJECTIONS, ETC SHALL BE IN ACCORDANCE WITH STANDARD SFM-12-7A-1.
- CONSTRUCTION TO BE COMPLETED FOLLOWING FIRE & LIFE SAFETY GUIDELINES IN ACCORDANCE WITH CHAPTER 14, 3103 CALIFORNIA FIRE CODE.
- AN APPROVED SPARK ARRESTOR WILL BE REQUIRED FOR ALL FIREPLACES, BARBECUES, OR OTHER HEATERS IN WHICH SOLID OR LIQUID FUELS ARE USED.
- BUILDING ADDRESS MUST BE ON A CONTRASTING BACKGROUND, 4" IN SIZE, AND BE READILY VISIBLE AND LEGIBLE FROM THE ROAD SERVING THE STRUCTURE.
- ALL EXTERIOR WOOD PRODUCTS MUST COMPLY WITH THE CONSTRUCTION MATERIALS CERTIFIED BY THE STATE FIRE MARSHAL'S OFFICE AND IDENTIFIED IN THE "WUI PRODUCTS HANDBOOK" AND INSTALLED IN COMPLIANCE WITH CHAPTER 7A OF THE 2016 CALIFORNIA BUILDING CODE.
- DEFENSIBLE SPACE: MAINTAIN 30' RADIUS FROM BUILDING PER WILDLAND URBAN INTERFACE FIRE RESTRICTIVE CONSTRUCTION REQUIREMENTS.
- ROOFS AND ROOF EDGES: CBC 705A.1 / CRC R337.5. A NONCOMBUSTIBLE (TILE OR METAL) OR CLASS 'A' ROOFING ASSEMBLY IS REQUIRED IN SRA- VERY HIGH FIRE HAZARD SEVERITY ZONES. ALL OTHER AREAS REQUIRE A CLASS 'B' MINIMUM ROOFING ASSEMBLY, INCLUDING LRA, SRA- MODERATE OR SRA-HIGH AREAS, WHERE THE ROOF PROFILES ALLOWS A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECKING. THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS; BE FIRESTOPPED WITH APPROVED MATERIALS, OR HAVE ONE LAYER OF NO. 72 GAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING. WHERE PROVIDED, VALLEY FLASHING MUST NOT BE LESS THAN 26 GAUGE GALVANIZED SHEET METAL OVER A 36" WIDE NO. 72 ASTM GAP SHEET.
- EXTERIOR WALLS/SIDING: CBC 707A.3 / CRC R337.8. NONCOMBUSTIBLE (TILE OR METAL) OR CLASS 'A' ROOFING ASSEMBLY IS REQUIRED IN SRA- VERY HIGH FIRE HAZARD SEVERITY ZONES. ALL OTHER AREAS REQUIRE A CLASS 'B' MINIMUM ROOFING ASSEMBLY, INCLUDING LRA, SRA- MODERATE OR SRA-HIGH AREAS, WHERE THE ROOF PROFILES ALLOWS A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECKING. THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS; BE FIRESTOPPED WITH APPROVED MATERIALS, OR HAVE ONE LAYER OF NO. 72 GAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING. WHERE PROVIDED, VALLEY FLASHING MUST NOT BE LESS THAN 26 GAUGE GALVANIZED SHEET METAL OVER A 36" WIDE NO. 72 ASTM GAP SHEET.
- EAVES AND PORCH CEILINGS: CBC 707A.4, A.6 / CRC 337.7.4, R337.7.6. THE EXPOSED ROOF UNDER EAVES AND UNDERSIDE OF PORCH CEILINGS SHALL BE NONCOMBUSTIBLE, LISTED IGNITION RESISTANT MATERIALS, OR 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERED ROOF DECKING. SOLID WOOD RAFTERS OR SOLID WOOD JOISTS ON THE EXPOSED UNDERSIDE OF ROOF EAVES HAVING A MINIMUM 2" NOMINAL DIMENSION MAY BE UNPROTECTED.
- BUILDING TO BE EQUIPPED WITH A RESIDENTIAL FIRE PROTECTION SPRINKLER SYSTEM (DEFERRED SUBMITTAL ITEM)
- BUILDING TO COMPLY WITH THE ADDITIONAL CODE SECTION R337 WHERE APPLICABLE
  - ROOFING CLASS A (SEC. R337.5 AND R902)
  - VENTS- R337.6
  - EXTERIOR WALL COVERINGS NON COMBUSTIBLE- R337.7
  - EXTERIOR GLAZING (DOORS & WINDOWS)- R337.8
  - EXTERIOR PORCH CEILINGS- R337.7.6
  - EXPOSED UNDERSIDE OF FLOOR PROJECTIONS- R337.7.7
  - UNDER FLOOR PROTECTION- R337.7.8
  - DECKING- R337.8
  - ACCESSORY STRUCTURES- R337.10

**GENERAL NOTES:**

**GUARDRAILS**

- PROVIDE GUARDS AT SECOND FLOOR OPEN AREAS TO BELOW, WHICH ARE MORE THAN 30" ABOVE THE FLOOR BELOW. CRC 312.7
- A MINIMUM HEIGHT OF 42" WITH INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. CRC 312.2
- PROVIDE GUARD CONSTRUCTION DETAILS CAPABLE OF RESISTING A 200 LB. LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL. CRC R301.5

**STAIRS AND HANDRAILS**

- MAXIMUM RISE IS 7 3/4". MINIMUM RUN (TREAD) IS 10 INCHES. CRC 311.7.4
- A HANDRAIL ON ONE SIDE IS REQUIRED AT STAIRWAYS WITH FOUR OR MORE RISERS. CRC 311.7.7
- HEIGHT OF HANDRAIL IS 34-38 INCHES ABOVE NOSING. CRC R311.7.8.1
- HANDRAIL EXTENDS CONTINUOUSLY FROM TOP TO BOTTOM RISER AND TERMINATES AT NEWEL POSTS OR RETURNS TO WALL. CRC 311.7.8.2
- PROVIDE 1 1/2" SPACE BETWEEN THE WALL AND HANDRAIL. CRC 311.7.7.2
- HANDRAILS HAVE A 1 1/4" TO 2" GRIPABLE CROSS SECTION WITH NO SHARP CORNERS. CRC R311.7.8.3
- NOSING PROJECTION SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS EXCEPT WHERE THE TREAD DEPTH IS 11" MINIMUM. NOSING PROJECTION SHALL BE 3/4" MIN. & 1 1/4" MAX. WITH 9/16" MAX. RADIUS. CRC R311.7.5.3
- OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30" VERTICALLY TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. CRC R311.7.5.1
- STAIRS REQUIRE A MINIMUM HEADROOM OF 6'-8". CRC R311.7.2
- A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 147" BETWEEN FLOOR LEVELS OR LANDINGS. CRC R311.7.2
- ENCLOSED ACCESSIBLE SPACE UNDER STAIR REQUIRES 1 LAYER OF 1/2" GYPSUM BOARD ON ENCLOSED SIDE. CRC R302.7
- HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND HANDRAILS. CRC R311.7.8.2
- HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY. CRC R311.7.1

**GLAZING**

THE FOLLOWING GLAZING SHALL BE TEMPERED

- ALL GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR AND WITHIN 60" HORIZONTALLY FROM FIXTURE'S WATER EDGE
- ALL GLAZING WHERE THE NEAREST EXPOSED EDGE OF GLASS IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR.
- ALL GLAZING WITHIN 36" OF THE WALKING SURFACE OF STAIRWAY AND LANDINGS AND ANY GLAZING LESS THAN 36" ABOVE THE WALKING SURFACE WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY.

**CALIFORNIA GREEN BUILDING CODE REQUIREMENTS:**

- PROVIDE PLUMBING FIXTURES & FIXTURE FITTINGS THAT WILL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN THE BUILDING BY AT LEAST 20%. SEE GREEN CODE SHEET.
- PROVIDE A WASTE MANAGEMENT PLAN TO REDUCE CONSTRUCTION WASTE BY AT LEAST 50%. EITHER PROVIDE A JOB SPECIFIC PROPOSAL IN ACCORDANCE WITH SECTION 4.408 OR PROVIDE A WASTE MANAGEMENT PLAN DOCUMENT PROVIDED BY THE COUNTY WITH THE PLAN SUBMITTAL.
- ALL FINISH MATERIALS, SUCH AS ADHESIVES, SEALANTS, CAULKS, PAINTS AEROSOL PAINTS, COATINGS, CARPET SYSTEMS, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL CONFORM TO THE VOC LIMITS SET FORTH IN SECTIONS 4.504.2-4.504.5 AND TABLES 4.504.1, 4.504.5. SEE GREEN CODE SHEET.

VERIFICATION: DOCUMENTATION OF COMPLIANCE WITH 2013 GREEN BUILDING MEASURES SHALL INCLUDE, BUT IS NOT LIMITED TO:  
 A. MANUFACTURER'S PRODUCT SPECIFICATION.  
 B. FIELD VERIFICATION OF ON SITE PRODUCT CONTAINERS.

CARPET SYSTEMS: ALL NEW CARPET SHALL MEET THE TESTING & PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:  
 A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.  
 B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs.  
 C. NSF/ANSI 140 AT THE GOLD LEVEL.  
 D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD

RESILIENT FLOORING SYSTEMS: WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFIC) FLOORSCORE PROGRAM.

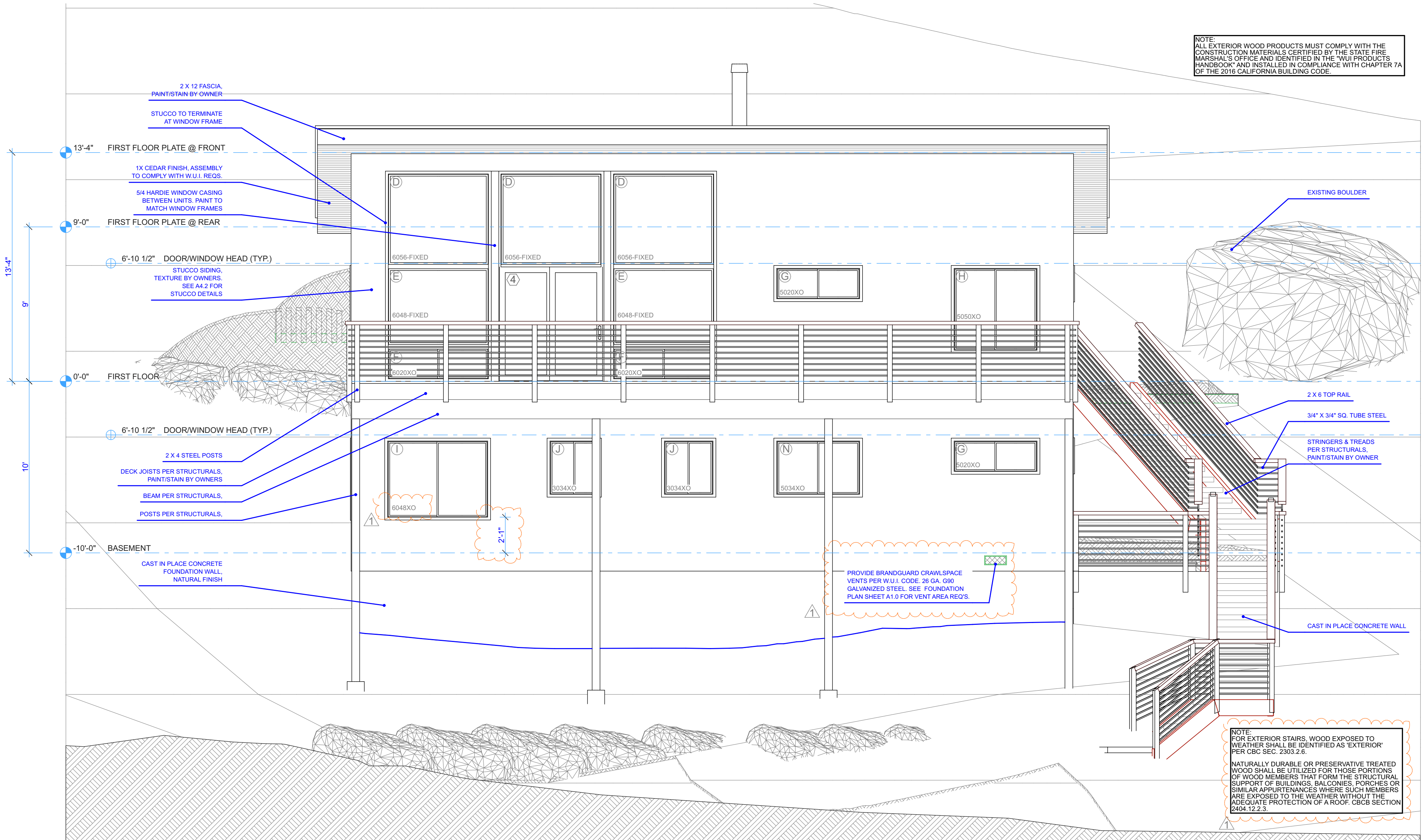
COMPOSITE WOOD PRODUCTS: HARDWOOD PLYWOOD, PARTICLE BOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD BY AND BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.2.

DOCUMENTATION: VERIFICATION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:  
 A. PRODUCT CERTIFICATIONS AND SPECIFICATIONS  
 B. CHAIN OF CUSTODY CERTIFICATIONS  
 C. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY

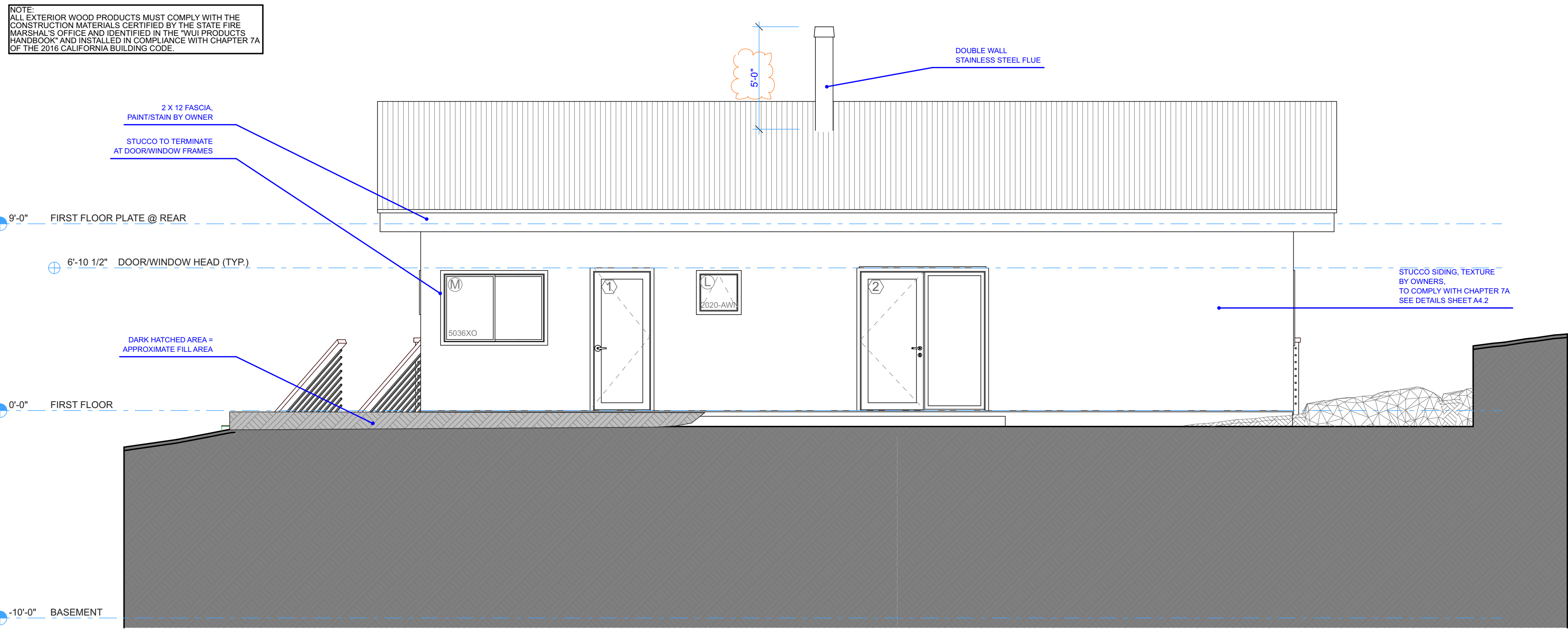
4. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISK, WEB-BASED REFERENCE OR OTHER ACCEPTABLE MEDIA SHALL BE PLACED IN THE BUILDING CONTAINING THE FOLLOWING:  
 A. DIRECTIONS TO THE OWNER THAT THE MANUAL SHALL REMAIN IN THE BUILDING FOR THE LIFE OF THE STRUCTURE.  
 B. OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT AND APPLIANCES, INCLUDING WATER SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT, ROOF AND YARD DRAINAGE, GUTTERS AND DOWNSPOUTS, SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSORS AND AIR FILTERS, LANDSCAPE IRRIGATION SYSTEMS, WATER REUSE SYSTEMS.  
 C. INFORMATION FROM UTILITY

- EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, PER CGBC 4.506.1.
- MOISTURE CONTENT OF BUILDING MATERIALS USED IN ENCLOSED WALL AND FLOOR FRAMING IS CHECKED BEFORE AND CANNOT EXCEED 19%. CGBC 4.505.3
- PARTICLE BOARD, MDF, AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS. CGBC 4.504.5
- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. CGBC 4.504.2.4.
- NEWLY CONSTRUCTED ONE AND TWO FAMILY DWELLINGS WITH ATTACHED GARAGES SHALL COMPLY WITH ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE REQUIREMENTS IN ACCORDANCE WITH 2016 CALGREEN SECTION 4.1 (CRC309.8)
- THE SERVICE PANEL OR SUBPANEL FOR THE EV CHARGING CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION SHALL BE PERMANENTLY MARKED AS "EV CAPABLE".

NOTE:  
 ALL EXTERIOR WOOD PRODUCTS MUST COMPLY WITH THE CONSTRUCTION MATERIALS CERTIFIED BY THE STATE FIRE MARSHAL'S OFFICE AND IDENTIFIED IN THE "WUI PRODUCTS HANDBOOK" AND INSTALLED IN COMPLIANCE WITH CHAPTER 7A OF THE 2016 CALIFORNIA BUILDING CODE.



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



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

ISSUES/REVISION	DATE
SCHEMATIC DES.	4/9/19
PERMIT SUBMITTAL	10/29/19
PLAN CHECK 1	12/6/19
ADDENDUM (R2)	8/6/21
DR_OVERHEAD LINE (R3)	12/10/21

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**CASTILYN RESIDENCE**  
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 JUNE LAKE, CA 93529

Project No:	02-19
Designed by:	MB
Drawn by:	MB
Checked by:	MB

**A2.1**  
 Contents: SOUTH & NORTH

ISSUES/REVISION	DATE
SCHEMATIC DES.	4/9/19
PERMIT SUBMITTAL	10/29/19
PLAN CHECK 1	12/6/19
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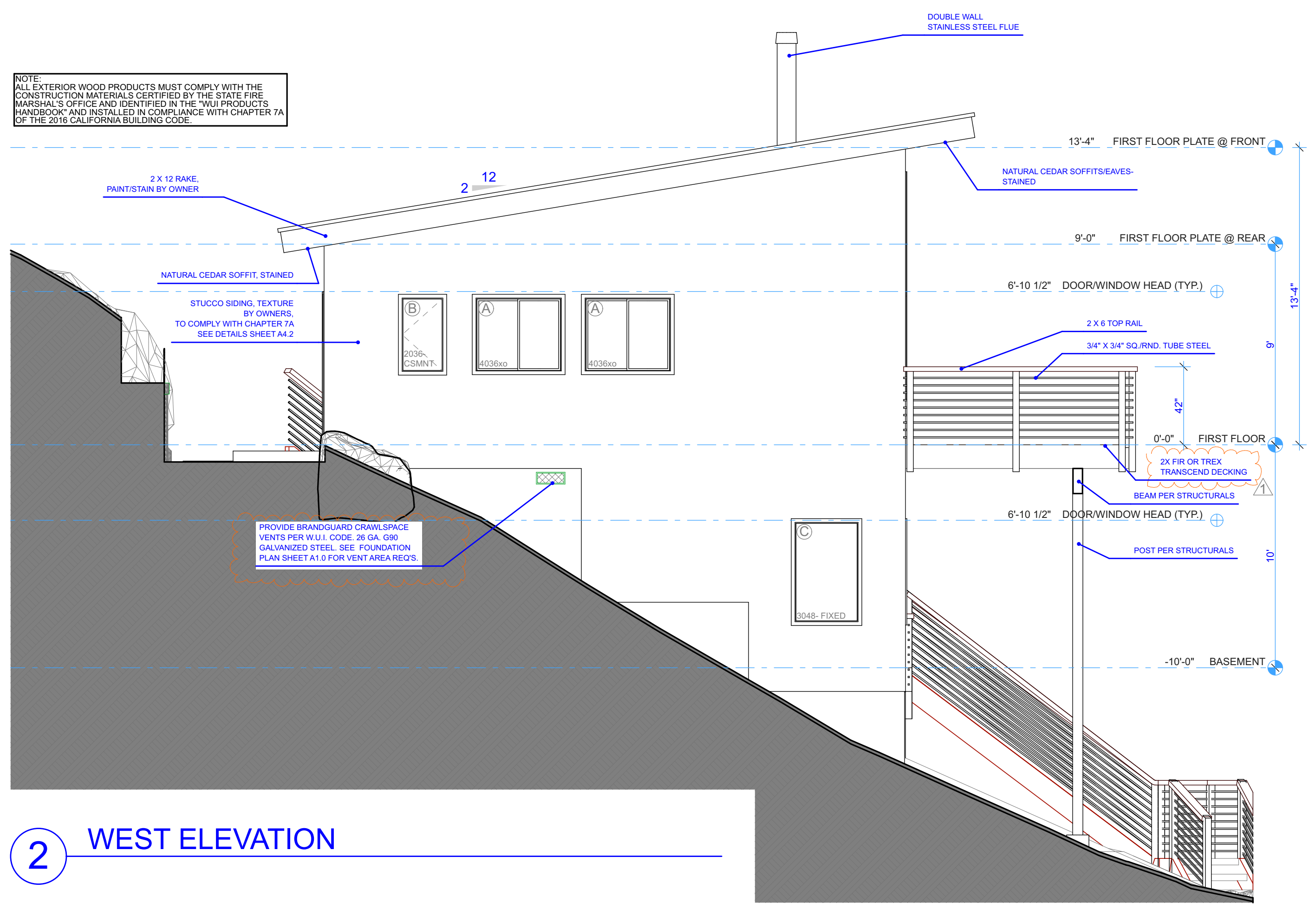
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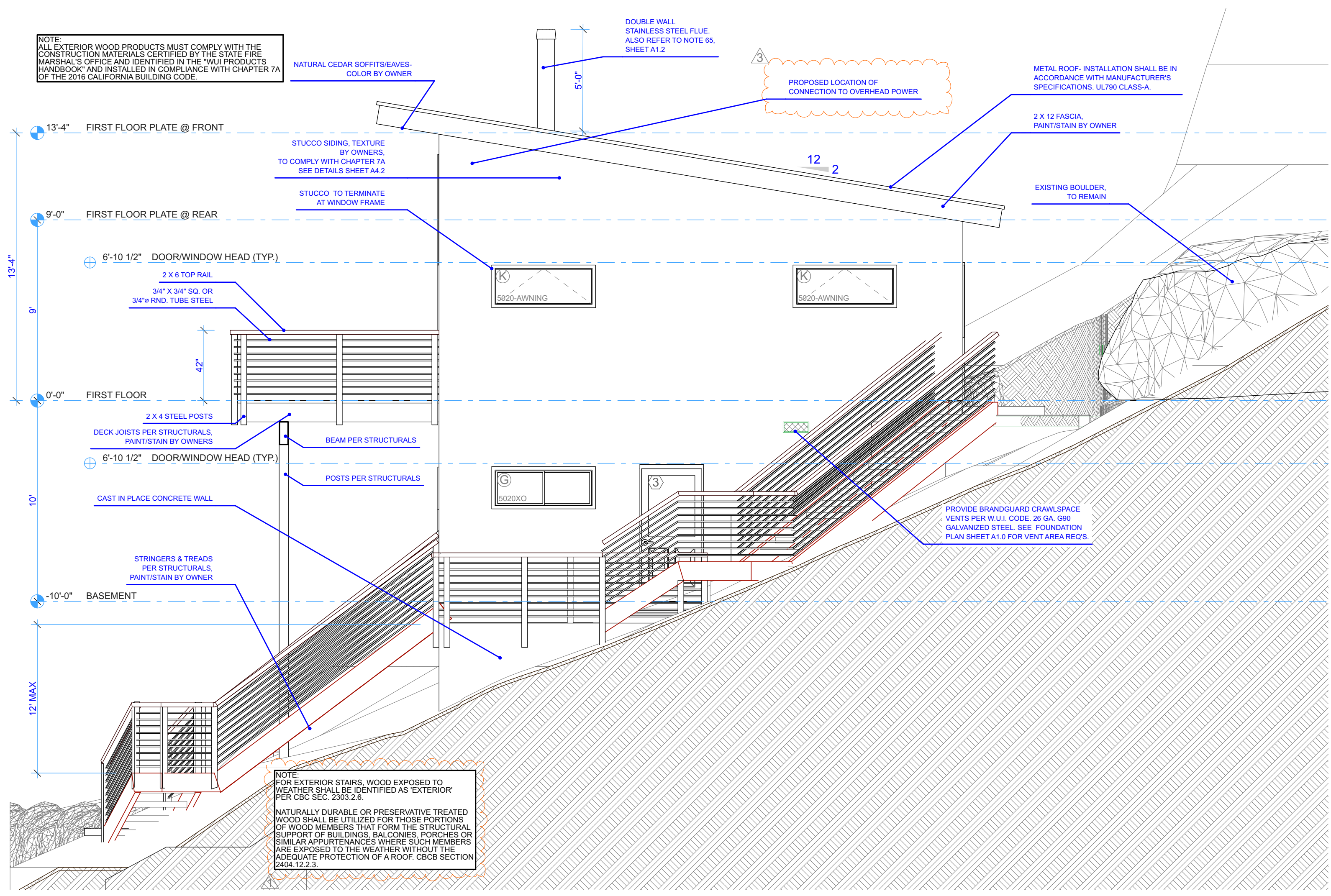
**A2.2**  
 Contents: WEST & EAST

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**2 WEST ELEVATION**

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  - EXTERIOR WALLS/SIDING: CBC 707A.3 / CRC R337.8  
 NONCOMBUSTIBLE, LISTED IGNITION RESISTANT MATERIALS, HEAVY TIMBER, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, EXTERIOR PORTION OF 1-HOUR ASSEMBLY OR LOG WALL CONSTRUCTION IS ALLOWED. THE OSFM WEBSITE LISTS MANY TYPES OF EXTERIOR WALL COVERINGS THAT ARE APPROVED. NOTE: IGNITION RESISTANT MATERIALS ARE THOSE TESTED BY A FACILITY RECOGNIZED BY THE SFM OR ICC-EVALUATION SERVICE TO HAVE A FLAME SPREAD RATING NOT OVER 25, AND COMPLY WITH ACCELERATED WEATHERING TESTS.
  - EAVES AND PORCH CEILINGS: CBC 707A.4 A.6 / CRC 337.7.4 / R337.7.6  
 THE EXPOSED ROOFDECK UNDER UNENCLOSED EAVES AND UNDERSIDE OF PORCH CEILINGS SHALL BE NONCOMBUSTIBLE, LISTED IGNITION RESISTANT MATERIALS, OR 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING. SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF ROOF EAVES HAVING A MINIMUM 2" NOMINAL DIMENSION MAY BE UNPROTECTED.
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