PROJECT LOCATION

	LOT#	228	ADDRESS	958 STARTOP
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OWNER

NAME		JOAN ZAPPETTINI			
MAILING ADDRESS		2690 RED BUD LANE			
CITY / STATE / ZIP		YUBA CITY	CA	95993	
EMAIL		JOANZAPPETTINI@ATT,NET	PHONE	(916) 320-9814	

ARCHITECT / DESIGNER

NAME NORTH SIERRA HOMES LLC (DRAFTSMAN)				
MAILING ADDRESS		PO BOX 1564		
CITY / STATE / ZIP		BLAIRSDEN	CA	96103
EMAIL	DAN@NORTHSIERRA.COM		PHONE	(530) 394-0920

CONTRACTOR/BUILDER

NAME	NORTH SIERRA HOMES LLC				
MAILING ADDRESS		PO BOX 1564			
CITY / STATE / ZIP		BLAIRSDEN	CA	96103	
EMAIL	DAN@NORTHSIERRA.COM		PHONE	(530) 394-0920	

PROJECT INFORMATION

PROJECT TYPE	NEW CUSTOM HOME		
SQ. FT (CONDITIONE)	D) 2,133	SQ. FT (UNCONDITIONED)	1,345

As Applicant, either as Owner or Owner's Agent, I have read and understand the NAKOMA COMMUNITY ASSOCIATION CC&R's and the DESIGN REVIEW GUIDLEINES dated January 6th, 2021, concerning design and construction at Gold Mountain.

SIGNATURE

DATE

12/20/2023

DAN GALLAGHER, MANAGER, NORTH SIERRA HOMES LLC

PRINT NAME

ABBREVIATIONS

@ & ABV AC AC ACT ACOUST ADA ADDN'L ADJ AFF AGG ALUM ALT APPD APPROX ARCH	AT AND ABOVE ASPHALTIC CONCRETE AIR CONDITIONING ABOVE COUNTERTOP ACOUSTICAL AMERICANS WITH DISABILITIES ACT ADDITIONAL ADJACENT ABOVE FINISH FLOOR AGGREGATE ALUMINUM ALTERNATE APPROVED APPROXIMATE ARCHITECTURAL	FDN FF&E FFE FG FH FIN FLR FO FP FT FTG FURN. GA GAL GALV GC	FOUNDATION FURNITURE, FIXTURES & EQUIPMENT FINISHED FLOOR ELEVATION FIXED GLASS FIRE HYDRANT FINISH FLOOR FACE OF FIREPLACE FOOT, FEET FOOTING FURNITURE GAUGE GALLON GALVANIZED GENERAL CONTRACTOR	PNT PP PROJ PROP PSF PT PVC PVMT PUE QT QTY R RCB RD RDWD	PAINT POWER POLE PROJECT PORPERTY POUNDS PER SQUARE FOOT PRESSURE TREATED POLY VINYL CHLORIDE PAVEMENT PUBLIC UTILITY EASEMENT QUARRY TILE QUANTITY RADIUS RESILIENT COVE BASE ROOF DRAIN REDWOOD
ARCH AVG BD BF BFF BIC BLK'G BLW'BRZ BP BS BSM BTWN BTWN BTWN BVL BCABC CCC CCC CCC CCC CCC CCC	ARCHITECTURAL AVERAGE BOARD BOTH FACES BELOW FINISH FLOOR BUILT-IN CABINET BUILDING BLOCK BLOCKING BELOW BRONZE BOTTOM PLATE BOTH SIDE BASEMENT BOTTOM BETTER BRITISH THERMAL UNIT BETWEEN BEVELED BOTH WAYS CABINET CALIFORNIA BUILDING CODE CALIFORNIA ELECTRIC CODE CALIFORNIA FIRE CODE CELIING CONTROL JOINT CENTER LINE CLOSET CLEAR CALIFORNIA MECHANICAL CODE CONCRETE MASONRY UNIT COUNTER CLEAN OUT COLUMN COMPOSITION COMPLIANT CONCRETE CONNECTION CONTRACTOR COORDINATE CALIFORNIA PLUMBING CODE COUNTERTOP CUBIC PENNY (NAILS) DOUBLE DETAIL DEPARTMENT DOUGLAS FIR DIAMETER DIMENSION DIVISION	GC G G G G G G G G G G G G G G G G G G	GENERAL CONTRACTOR GROUND FAULT INTERRUPTER GLUE-LAM BEAM GROUND GRADE GALVANIZED SHEET METAL GYPSUM WALL BOARD HOSE BIBB HOLLOW CORE / HANDICAP HARDWARE HORIZONTAL HORSE POWER HEIGHT HEATER HEATING HEATING/VENTILATION/AIR CONDITIONING HOT WATER HOT WATER HOT WATER HEATER INSIDE DIAMETER INSIDE DIAMETER INSIDE DIAMETER INCLUDE(D), (ING) INFRARED INFORMATION INSPECTOR INSULATION INTERIOR JUNCTION JOINT KILOWATT-HOUR LABORATORY LAMINATE(D) LAVATORY POUND LINEAL FOOT LIGHT LAMINATED VENEER LUMBER MASTER BED MASTER BED MASTER BATH MATERIAL MAXIMUM MECHANICAL CONTRACTOR MECHANICAL MIDECINE, MEDICAL MANUFACTURER MAN HOLE MINIMUM MIRROR MISCELLANEOUS MICROWAVE MASONRY OPENING	REBAR REINF REF REG'D RET REV RM RO RS RW S4S SAN SC SCHED SDR SECT SF SHT SHLVS SHWR SIL SLR SPECS SQ S&P SS SSD SST STD STL STOR STRUCT STRUCT SUB SUSP SW T.O. TC. TEL TEMP T&B T&B T&G THIT TV TTS TYP UBC UFC UFER	REINFORCING BAR REINFORCE(D), (ING) REFRIGIERATOR REQUIRED RETAINING REVISION ROOM ROUGH OPENING ROUGH-SAWN RETAINING WALL SURFACED FOUR SIDES SANITARY SOLID CORE SCHEDULE SOAP DISPENSER STORM DRAIN SECTION SQUARE FOOT/FEET SHELVES SHOWER SIMILAR SLIDING SEALER SPECIFICATIONS SQUARE SHELF & POLE SANITARY SEWER SEE STRUCTURAL DRAWINGS STAINLESS STEEL STANDARD STEEL STORAGE
DN DW DWG (E) EA EJ ELECT ELEV EMER ENGR EOP EOS EQ EQUIP EXP EXT EW	DOWN DISHWASHER DRAWING EXISTING EACH EXPANSION JOINT ELECTRIC/ELECTRICAL ELEVATION EMERGENCY EDGE NAIL ENGINEER EDGE OF PAVEMENT EDGE OF SLAB EQUAL EQUIPMENT EXPOSED EXTERIOR EACH WAY FIRE ALARM FIRE ALARM FIRE ALARM CONTROL PANEL FORCED AIR UNIT FLOOR DRAIN	MOD MTL (N) N/A NEC NIC NOM NTS OC OD OFD OH OPG OPP ORN PERF PEX PL PLAS PLMB PLY	MODULE METAL NEW NOT APPLICABLE NATIONAL ELECTRIC CODE NOT IN CONTRACT NOMINAL NOT TO SCALE ON CENTER OUTSIDE DIAMETER OVERFLOW DRAIN OVERHEAD OPENING OPPOSITE ORNAMENTAL PERFORATED CROSS-LINKED POLYETHYLENE PLATE PLASTIC PLUMBING PLYWOOD	UNGL UON UNFIN UPN V VCT VENT VERT VIF VNR W/ WC WIC WD W WH W/O WP	UNIFORM MECHANICAL CODE UNGLAZED UNLESS OTHERWISE NOTED UNFINISHED UNIFORM PLUMBING CODE VOLT VINYL COMPOSITION TILE VENTILATION VERTICAL VERIFY IN FIELD VENEER WITH WATER CLOSET WALK-IN CLOSET WALK-IN CLOSET WOOD WASHER WATER HEATER WITHOUT WATER PROOF WELDED WIRE MESH

WILDLAND URBAN INTERFACE

ALL MATERIALS LISTED SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 7A & CRC R327 AND ARE LISTED AND APPROVED ASSEMBLIES OR MATERIALS BY THE OFFICE OF THE STATE FIRE MARSHAL. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS, COMMONLY CALLED "DEFENSIBLE SPACE", PRESCRIBED IN CALIFORNIA PUBLIC RESOURCES CODE 4291

METAL ROOFING: CLASS A MECHANICALLY SEAMED

COMPOSITION SHINGLE ROOFING: 50 YEAR CLASS A

MODIFIED BITUMEN ROOFING: CLASS A, APP TORCH DOWN MULTI-PLY MODIFIED BITUMEN ROOFING

HORIZONTAL SIDING

MIN. 1X8 WESTERN RED CEDAR W/ 1/4" SQ. EDGE REVEAL SHIP LAP, AN ADDITIONAL FACE NAIL SHALL BE INSTALLED 1" FROM SHIPLAP EDGE.

SHINGLE SIDING

CEDAR VALLEY "CALIFORNIA STACK" 1-COURSE SHINGLE SIDING PANEL 4 - 1/4" OR GREATER EXPOSURE INSTALLED OVER 7/16" MIN. OSB

WINDOWS MTL. CLAD WOOD WINDOWS IN COMPLIANCE W/ CBC CH. 7A

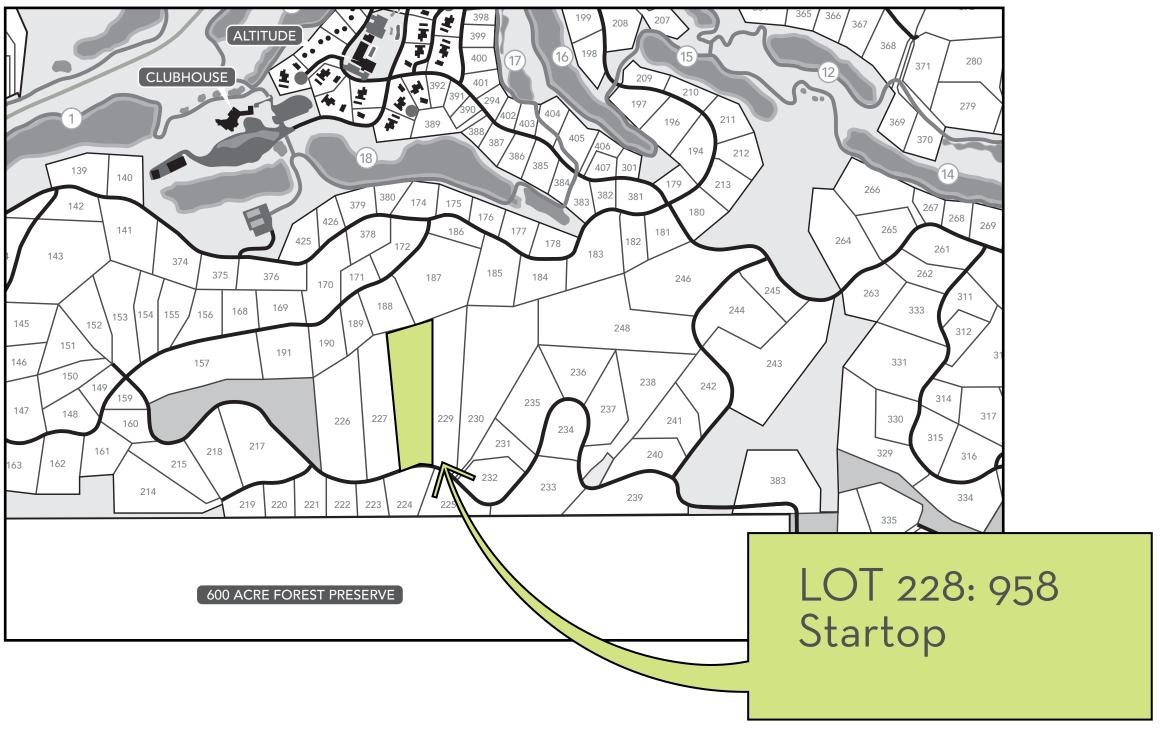
DOORS SOLID WOOD OR MTL. CLAD WOOD IN COMPLIANCE W/ CBC CH. 7A

FLOOR PROJECTIONS AND SOFFITS 1X8 T&G CEDAR DECKING INSTALLED O/ 5/8" EXT. RATED GYP SHEATHING OR SIM. MATERIAL IN

COMPLIANCE W/ CBC CH. 7A.

EXPOSED TIMBER FRAMED SOFFITS MINIMUM 6X8 EXPOSED RAFTERS W/ 2X8 T&G DECKING

VICINITY MAP



GENERAL NOTES

1. THIS PROJECT SHALL COMPLY WITH 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA ENERGY CODE (CENC) & CALIFORNIA GREEN BUILDING CODE (CALGREEN). THESE DRAWINGS ARE PREPARED FOR USE BY A PROPERLY LICENSED AND CERTIFIED CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODE AND ORDINANCE REQUIREMENTS SET FORTH BY ALL AUTHORITIES HAVING JURISDICTION. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS, AND THE CONTRACT DOCUMENTS.

2. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES, THEIR STAFF AND SUBCONTRACTORS WITH REGULATIONS AND REQUIREMENTS OF NAKOMA COMMUNITY ASSOCIATION AND THE DESIGN REVIEW COMMITTEE (DRC).

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.

4. ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS, NOTIFY SUPERVISING CONTRACTOR, GC, AND/OR THE DESIGNER AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.

5. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE. UNLESS A WRITTEN DECISION FROM THE DESIGNER HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.

6. ALL CONTRACTORS SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER AND NAKOMA COMMUNITY DESIGN REVIEW.

7. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IM MEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.

8. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

9. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS/HER WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY OTHER PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

10. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE DESIGNER. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH REVIEWED SHOP DRAWINGS AND SAMPLES.

11. PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION.

12. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY LOSSES, DAMAGES, OR CLAIMS RELATING TO THE ACTUAL, POTENTIAL, OR THREATENED PRESENCE OF ANY FUNGI,MOLDS, SPORES, OR MYCOTOXINS OF ANY KIND, INCLUDING BUT NOT LIMITED TO ANY CLAIMS IN ANY WAY INVOLVING ASBESTOS OR ANY MATERIALS CONTAINING ASBESTOS IN WHATEVER FORM OR QUANTITY, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.

13. THE CONTRACTOR SHALL PROVIDE AN APPROVED SUB-SLAB/CRAWLSPACE RADON MITIGATION SYSTEM. REFER TO DRAWING FOR TYPICAL INSTALLATION DETAIL.

14. PER CRC R313.2, AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ SECT. R313.3 OR NFPA 13D - THE FIRE SPRINKLERS PLAN IS A DEFERRED SUBMITTAL AND WILL BE REVIEWED AND APPROVED BY THE LOCAL FIRE DISTRICT.

15. NO SMOKING, VAPING, OR USE OF E-CIGARETTES OF ANY MATERIAL (TOBACCO, CANNABIS, ANYTHING ELSE) IS ALLOWED ON THE SITE AT ANYTIME.

PROJECT DATA

BUILDING AREA: LIVING AREA:

LIVING AREA: 2,133 SF

GARAGE: 1,345 SF

COVERED PATIO: 1,200 SF

OPEN PATIO: 0 SF

CONSTRUCTION SUMMARY:

CONSTRUCTION TYPE: V-B, SPRINKLERED OCCUPANCY GROUP: S-3

JURISDICTION:
PLUMAS COUNTY BUILDING DEPARTMENT
520 MAIN STREET
QUINCY, CA 95971
(530) 283-7011

SHEET INDEX

AO DATA SHEET
A 1.1 SITE PLAN
A2.1 FLOOR PLAN
A2.2 ROOF PLAN
A2.3 ELEVATIONS
A2.4 ORTHO

DESIGN TEAM

DESIGNER: DAN GALLAGHER NORTH SIERRA HOMES PO BOX 1564 GRAEAGLE, CA 96103 dan@northsierra.com (530) 394-0920

LAND SURVEYOR: STEVEN ALFRED 2656 CLEAR CREEK ROAD QUINCY, CA 95971 stevenalfred@sbcglobal.net

STRUCTURAL & CIVIL ENGINEER: ZACHARY ENFINEERING

T-24 ENGINEER: BENDER ENGINEERING

GEOTECHNICAL ENGINEER: RICHARD D. SHORT & ASSOCIATES PO BOX 591 GRAEAGLE, CA 96103 dshort@rdsgeotech.com (530) 836-7338

RESIDENTIAL CODE ANALYSIS SUMMARY

ITEM	NAKOMA 180
SCOPE OF WORK USES & OCCUPANCY CLASSIFICATIONS	NEW CONSTRUCTION R-3 / U
OCCUPANCY FACTOR	200
OCCUPANCY LOAD	9
DESIGN ROOF SNOW LOAD	80
FIRE SPRINKLER REQUIRED	YES
WUI REQUIRED	YES
FIRE SAFE DRIVEWAY REQUIRED	YES
DEFERRED SUBMITTALS (FOR BUILDING DEPT.)	FIRE SPRINKLER PLANS
SPECIAL INSPECTIONS REQUIRED	NO
STRUCTIURAL OBSERVATION REQUIRED	NO

NORTH SIERRA HOMES

North Sierra Homes
Dan Gallagher
PO Box 1564
Blairsden, CA 96103
Mobile: (530) 394-0920
dan@nakomaresort.com

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Document Date:
December 20, 2023

Document Phase:
Permit set

PROJECT

40.0



SITE PLAN NOTES

1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE PLACER COUNTY SPECIFICATIONS DATED AUGUST, 2005. ALL REFERENCES TO STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS SHALL REFER TO THE MAY 2006 EDITION OF THE STANDARD SPECIFICATIONS. ATTENTION IS ALSO DIRECTED TO THE STANDARD PLATES CONTAINED IN THE PLACER COUNTY LAND DEVELOPMENT MANUAL AND THE CURRENT EDITION OF THE CALTRANS STANDARD PLANS INCLUDED IN THESE DRAWINGS WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE TO HAVE AVAILABLE A CURRENT SET OF PLACER COUNTY GENERAL SPECIFICATIONS WITH PLATES, CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS.

2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DUST CONTROL PER SECTION 10 OF CALTRANS STANDARD SPECIFICATIONS.

3. INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF SIGNIFICANT EROSION AND SILTATION ENTERING THE STORM DRAIN SYSTEM, NATURAL DRAINAGE COURSES AND/OR INTRUDING UPON ADJACENT ROADWAYS AND PROPERTIES.

4. ASPHALT CONCRETE SHALL BE TYPE A, 34" MAXIMUM MEDIUM GRADING WITH AR8000. ALL ASPHALT CONCRETE PLACED (OVERLAY OR NEW ROADWAY) SHALL BE MATCHED TO GRADE WITH AN AGGREGATE BASE SHOULDER. THIS SHOULDER BACKING SHALL BE A MINIMUM OF 1'-0" WIDE OR MATCH THE PROJECT PLANS, WHICHEVER IS GREATER

5. THE UPPER 6" OF AGGREGATE BASE SHALL BE CLASS II, 34" MAXIMUM GRADING. WHERE BASE THICKNESS EXCEEDS 6', THE DEPTH BELOW 6" MAY BE CLASS II, 1/2" MAXIMUM GRADING.

6. SEE GEOTECHNICAL REPORT FOR ANY AND ALL REQUIREMENTS THAT EXCEED AND OR ARE NOT SHOWN ON THESE PLANS.



NORTH SIERRA HOMES

North Sierra Homes Dan Gallagher PO Box 1564 Blairsden, CA 96103 Mobile: (530) 394-0920 dan@nakomaresort.com

HOMESIIE 228
APN 131-220-016 | 958 Starton Portola CA

Document Date:
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SITE PLAN

A1.1



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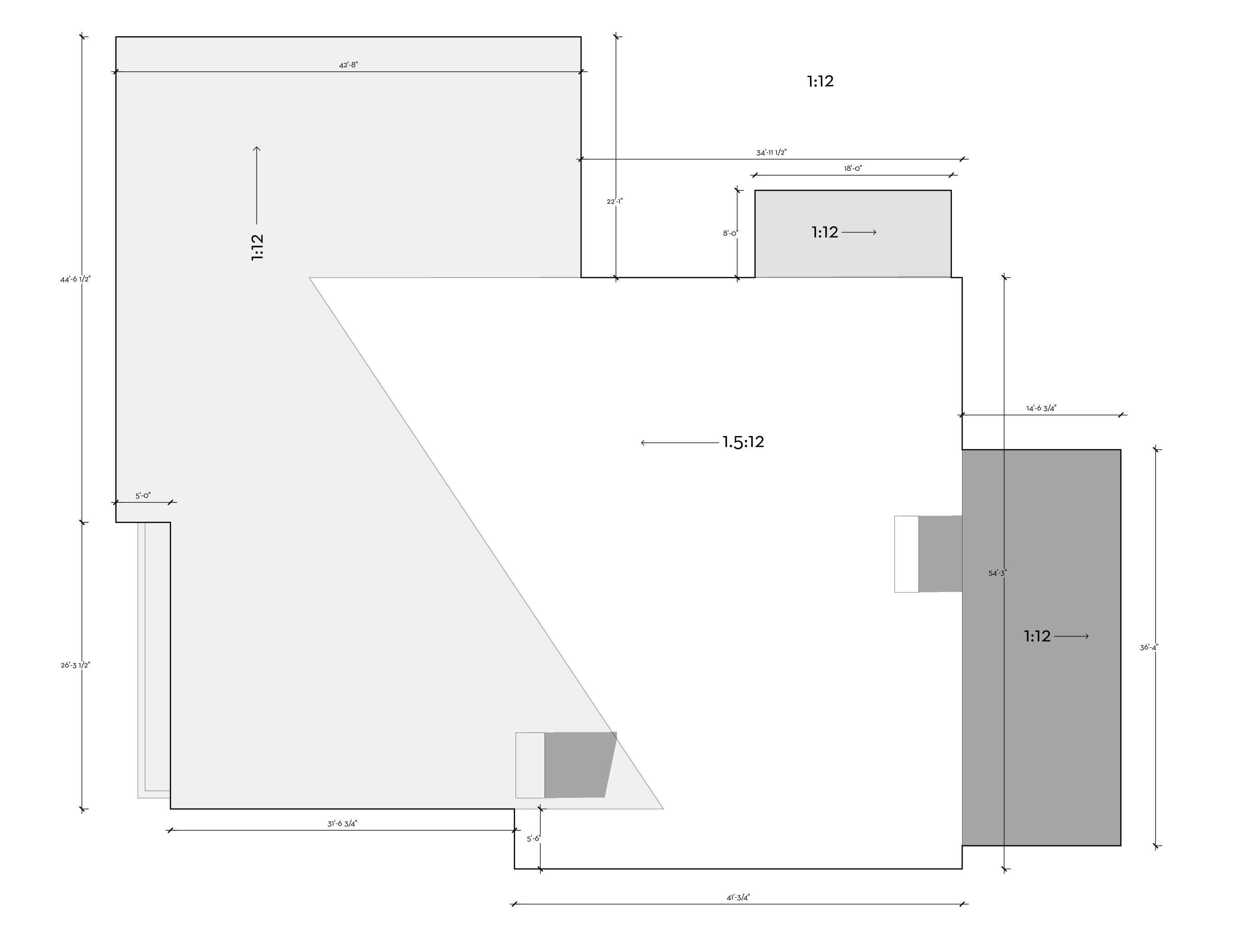
HOMESIIE 228

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> 1st FLOOR PLAN



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HOMESITE 228
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ROOF PLAN

42.2

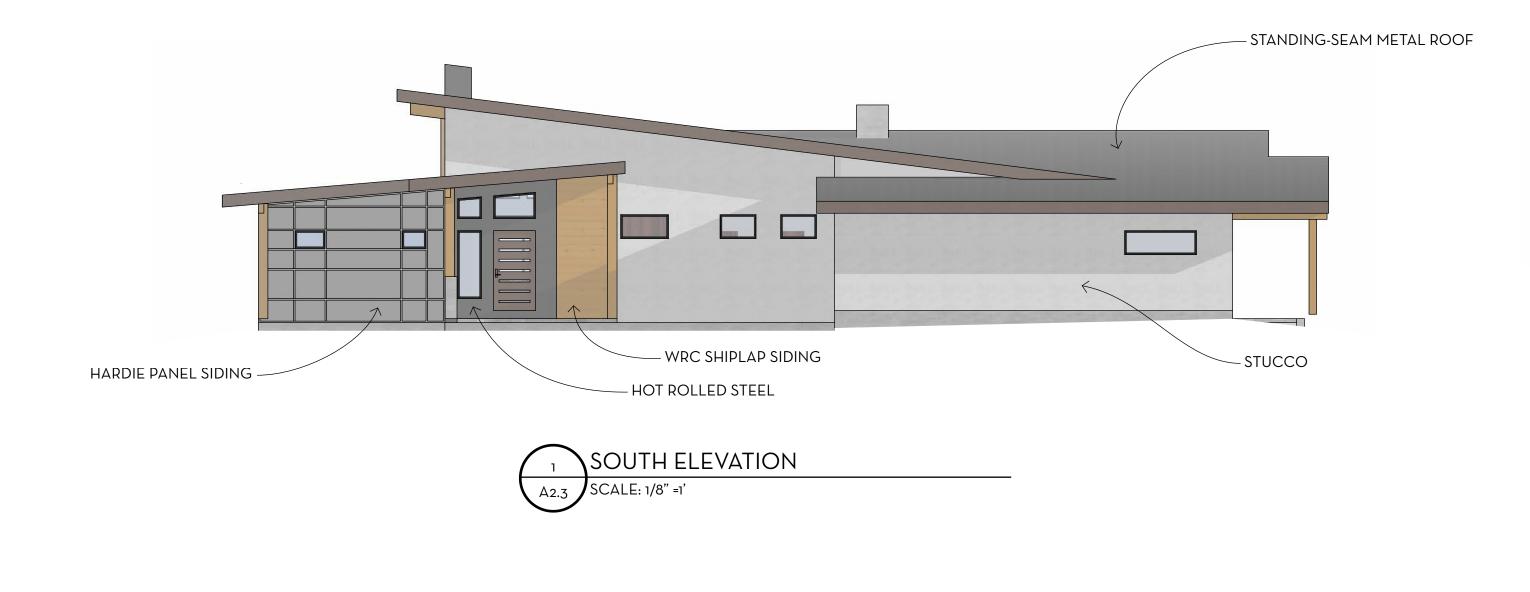
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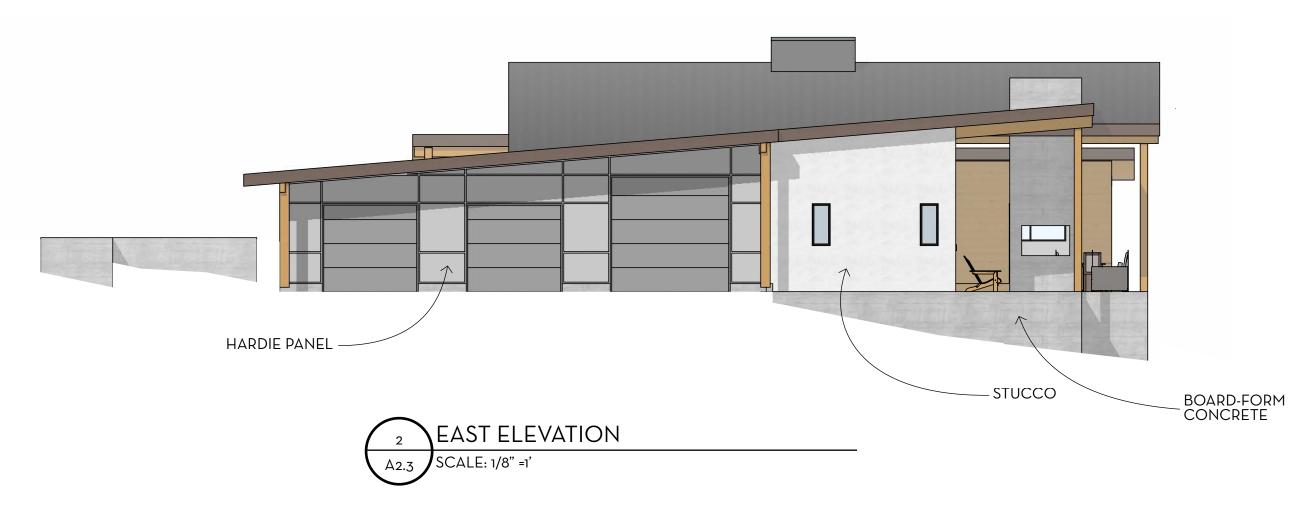
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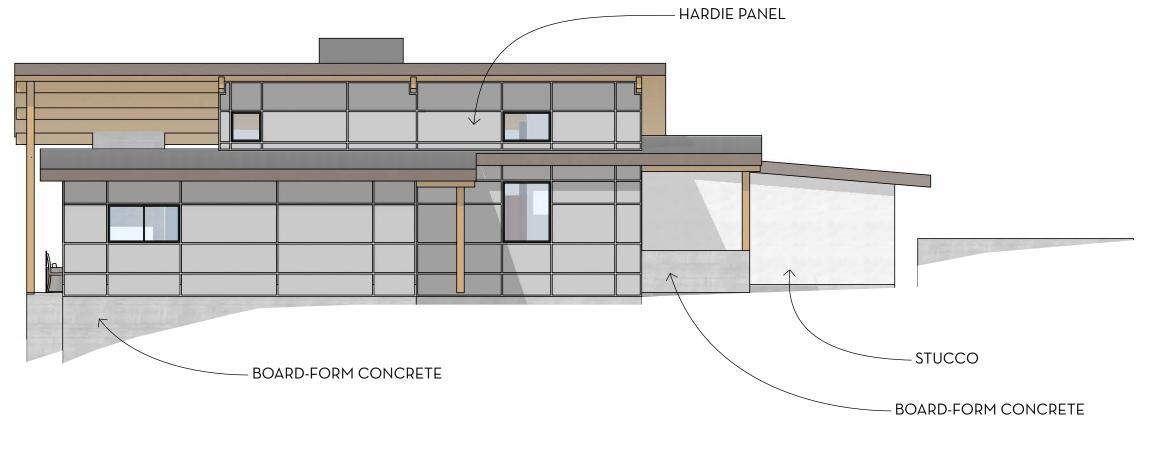
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ELEVATIONS

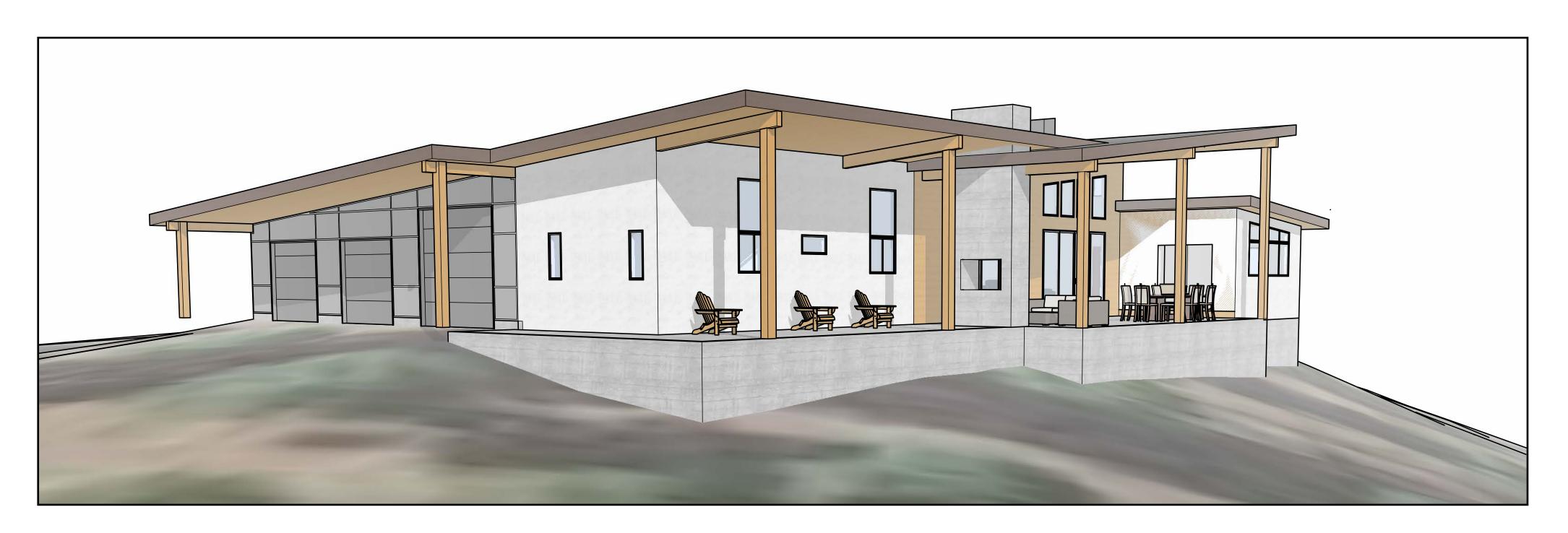


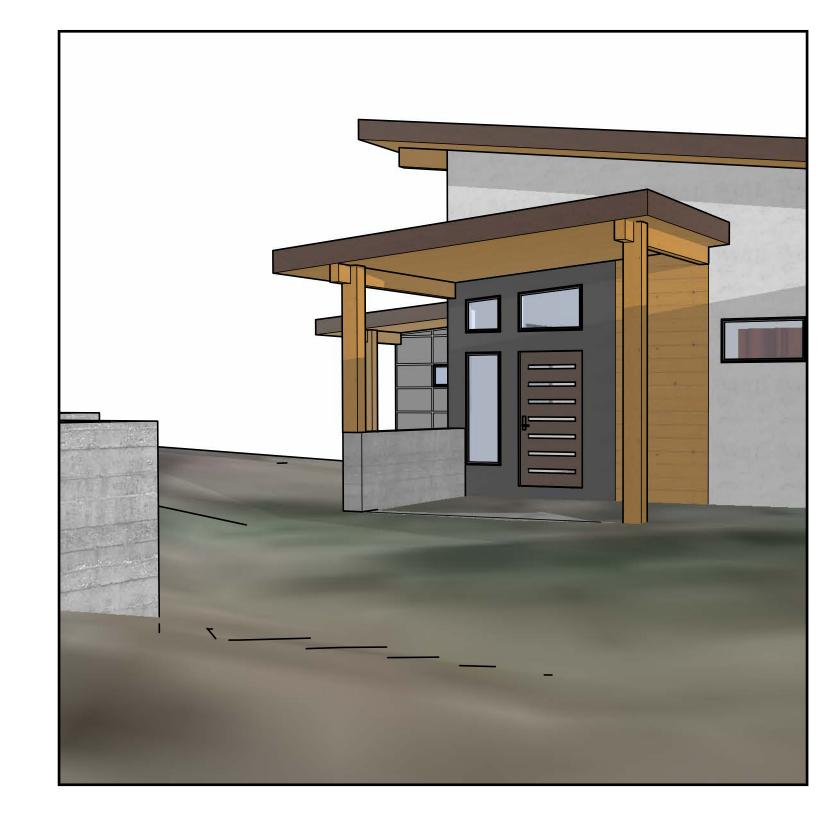














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ORTHO

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EXTERIOR FINISHES