



# NAKOMA COMMUNITY ASSOCIATION DESIGN REVIEW COMMITTEE PROJECT APPLICATION

## PROJECT LOCATION

LOT #	4	ADDRESS	376 VILLAGE TRAIL	
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## OWNER

NAME	ALAN AND CONNIE GAZAWAY			
MAILING ADDRESS	6157 SPRINGER STREET			
CITY / STATE / ZIP	SAN JOSE	CA	95123	
EMAIL	C.GAZ@ATT.NET		PHONE	(408) 390-2446

## 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 (CONDITIONED)	3,304	SQ. FT (UNCONDITIONED)	742

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 GUIDELINES dated January 6<sup>th</sup>, 2021, concerning design and construction at Gold Mountain.

SIGNATURE

DATE

2/14/2023

DAN GALLAGHER, MANAGER, NORTH SIERRA HOMES LLC

PRINT NAME

# ABBREVIATIONS

@	AT AND ABOVE	FDN FDN&E	FOUNDATION FURNITURE, FIXTURES & EQUIPMENT	PNT PNT	PAINT
&ABV	AIR CONDITIONING	FRFE	FINISHED FLOOR ELEVATION	PP	POWER POLE
AC	ASPHALTIC CONCRETE	FG	FIXED GLASS	PROJ	PROJECT
ACT	AIR CONDITIONING	FG	FIRE HYDRANT	PROCP	PORPERTY
ACUST	ACOVE COUNTERTOP	FIN	FINISH	PSF	POUNDS PER SQUARE FOOT
ACUSTICAL	ADDITIONAL	FLR	FLOOR	PT	PRESSURE TREATED
ADA	ADDITIONAL	FLR	FLOOR	PVC	POLY VINYL CHLORIDE
ADDNL	ADDITIONAL	FD	FACES OF FIREPLACE	PVMT	PAVEMENT
ADJ	ADJACENT	FT	FOOT FEET	PUE	PUBLIC UTILITY EASEMENT
AFF	ABOVE FINISH FLOOR	FTG	FOOTING	QT	QUARRY TILE
AGG	AGGREGATE	FURN.	FURNITURE	QTY	QUANTITY
ALUM	ALUMINUM			R	RADIUS
ALT	ALTERNATE	GA	GAUGE	RCB	RESILIENT COVE BASE
APPD	APPROVED	GAL	GALLON	RD	ROOF DRAIN
APPROX	APPROXIMATE	GC	GENERAL CONTRACTOR	RDWD	REDWOOD
ARCH	ARCHITECTURAL	GFC	GROUND FAULT INTERRUPTER	REBAP	REFRIGERATOR
AVG	AVERAGE	GFI	GROUND FAULT INTERRUPTER	REF	REFRIGERATOR
		GLB	GLUE-LAM BEAM	REQD	REQUIRED
BD	BOARD	GND	GROUND	RET	RETAINING
BF	BOTH FACES	GR	GRADE	REV	REVISION
BIC	BUILT-IN CABINET	GSM	GALVANIZED SHEET METAL	RM	ROOM
BLDG	BUILDING	GYP	GYPSON WALL BOARD	RO	ROUGH OPENING
BLK	BLOCKING	HB	HOSE BIBB	RS	ROUGH-SAWN
BLK'G	BLOCKING	HC	HOLLOW CORE / HANDICAP	RW	RETAINING WALL
BLW	BELOW	HWR	HARDWARE		
BRZ	BRONZE	HORIZ	HORIZONTAL	S&S	SURFACED FOUR SIDES
BP	BOTTOM PLATE	HP	HORSE POWER	SAN	SANITARY
BS	BOTH SIDE	HT	HEIGHT	SC	SOLID CORE
BSSH	BASIN	HTR	HEATER	SCHED	SCHEDULE
BTM	BOTTOM	HTG	HEATING	SD	SOAP DISPENSER
BTU	BETTER	HVAC	HEATING/VENTILATION/AIR	SDR	STORM DRAIN
BTU	BRITISH THERMAL UNIT	COND	CONDITIONING	SECT	SECTION
BTWN	BETWEEN	HW	HOT WATER	SFT	SQUARE FOOT/FEET
BVL	BEVELED	HWH	HOT WATER HEATER	SHT	SHEET
BW	BOTH WAYS			SHLVS	SHELVES
		ID	INSIDE DIAMETER	SHWR	SHOWER
CAB	CABINET	ID	INSIDE DIAMETER	SIM	SIMILAR
CBC	CALIFORNIA BUILDING CODE	INCL	INCLUDE(D), (ING)	SL	SLIDING
CCR	CALIFORNIA CODE OF REGULATIONS	INF	INFARED	SLR	SLIP
CFC	CALIFORNIA ELECTRIC CODE	INFO	INFORMATION	SPECS	SPECIFICATIONS
CER	CERAMIC	INSP	INSPECTOR	SQ	SQUARE
CFC	CUBIC FEET	INT	INTERIOR	S&P	SHELF & POLE
CLG	CALIFORNIA FIRE CODE	INT	INTERIOR	SSD	STRUCTURAL DRAWINGS
CJ	CONTROL JOINT	JCT	JUNCTION	SST	STAINLESS STEEL
CL	CENTER LINE	JT	JOINT	STD	STANDARD
CLC	CLEAR			STL	STEEL
CMC	CALIFORNIA MECHANICAL CODE	KWH	KILOWATT-HOUR	STR	STORAGE
CMU	CONCRETE MASONRY UNIT	LAB	LABORATORY	STRUCT	STRUCTURAL
CONTR	CONTRACTOR	LAM	LAMINATED(D)	SUB	SUBSTITUTE
CO	CLEAN OUT	LAV	LAVATORY	SUSP	SUSPENDED
COL	COLUMN	LB	POUND	SW	SHEARWALL
COMP	COMPOSITION	LF	LINIAL FOOT		
COMPL	COMPLIANT	LT	LIGHT	T	TREAD
CONC	CONCRETE	LVL	LAMINATED VENEER LUMBER	TC	TOP OF
CONN	CONNECTION			TC	TRASH COMPACTOR
CONT	CONTINUOUS	M BED	MASTER BED	TEL	TELEPHONE
CONTR	CONTRACTOR	M BATH	MASTER BATH	TEMP	TEMPERED
COORD	COORDINATE	MATL	MATERIAL	T&B	TOP & BOTTOM
CPC	CALIFORNIA PLUMBING CODE	MAX	MAXIMUM	T&G	TONGUE & GROOVE
CTR	COUNTERTOP	MC	MECHANICAL CONTRACTOR	THK	THICK
CU	CUBIC	MECH	MECHANICAL	TLT	TOILET
		MED	MEDICINE, MEDICAL	TV	TELEVISION
d	PENNY (NAILS)	MFR	MANUFACTURER	TTS	TIGHT TO STRUCTURE
DBL	DOUBLE	MH	MAN HOLE	TYP	TYPICAL
DET	DETAIL	MIN	MINIMUM		
DEPT	DEPARTMENT	MIR	MIRROR	UBC	UNIFORM BUILDING CODE
DF	DOUGLAS FIR	MISC	MISCELLANEOUS	UFC	UNIFORM FIRE CODE
DIA	DIAMETER	MW	MICROWAVE	UFER	UNDER-FLOOR ELECTRICAL ROD
DIM	DIMENSION	MO	MASONRY OPENING	UG	UNDERGROUND
DIV	DIVISION	MOD	MODULE	UMC	UNIFORM MECHANICAL CODE
DN	DOWN	MTL	METAL	UNGL	UNGLAZED
DW	DISHWASHER	(N)	NEW	UNGL	UNLESS OTHERWISE NOTED
DWG	DRAWING	N/A	NOT APPLICABLE	UNFIN	UNFINISHED
		NEC	NATIONAL ELECTRIC CODE	URN	UNIFORM PLUMBING CODE
(E)	EXISTING	NIC	NOT IN CONTRACT	V	VOLT
EA	EACH	NOM	NOMINAL	VCT	VINYL COMPOSITION TILE
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	VENT	VENTILATION
ELECT	ELECTRIC/ELECTRICAL			VERT	VERTICAL
ELEV	ELEVATION	OC	ON CENTER	VIF	VERIFY IN FIELD
EMER	EMERGENCY	OD	OUTSIDE DIAMETER	VNR	VENEER
EN	EDGE NAIL	OFD	OVERFLOW DRAIN		
ENGR	ENGINEER	OH	OVERHEAD	W/	WITH
EOP	EDGE OF PAVEMENT	OPG	OPENING	WC	WATER CLOSET
EOS	EDGE OF SLAB	OPP	OPPOSITE	WIC	WALK-IN CLOSET
EQ	EQUAL	ORN	ORNAMENTAL	WD	WOOD
EQUIP	EQUIPMENT	PERF	PERFORATED	W	WASHER
EXP	EXPOSED	PEX	CROSS-LINKED POLYETHYLENE	WH	WATER HEATER
EXT	EXTERIOR	PL	PLATE	W/O	WITHOUT
EW	EACH WAY	PLAS	PLASTIC	WP	WATER PROOF
FA	FIRE ALARM	PLMB	PLUMBING	WWM	WELDED WIRE MESH
FACP	FIRE ALARM CONTROL PANEL	PLY	PLYWOOD	YD	YARD
FAU	FORCED AIR UNIT				
FD	FLOOR DRAIN				

# WILDLAND URBAN INTERFACE

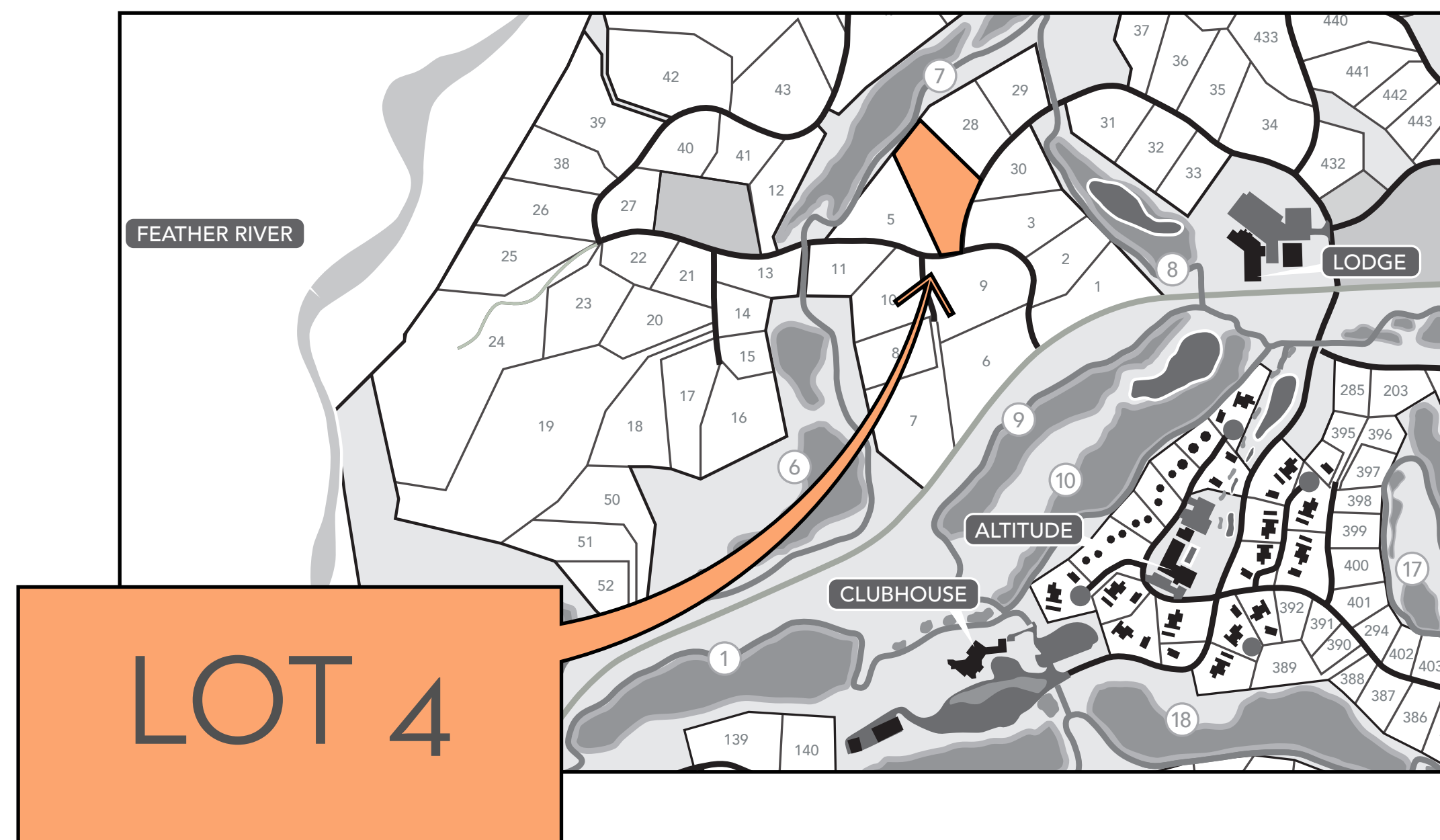
ALL MATERIALS LISTED SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 7A & CRC R327 AND ARE LISTED AND APPROVED ASSEMBLIES OR MATERIALS BY THE OFFICE OF THE STATE FIRE MARSHAL. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS, COMMONLY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

# HOMESITE 4, 376 VILLAGE TRAIL



# VICINITY MAP



# PROJECT DATA

BUILDING AREA: 3,304 SF  
 GARAGE: 742 SF  
 COVERED PATIO: 1,301 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

# DESIGN TEAM

OWNER:  
 CLARANADO INVESTMENTS, LLC  
 TUCSON, AZ

DESIGNER:  
 DAN GALLAGHER  
 NORTH SIERRA HOMES  
 PO BOX 1564  
 GRAEAGLE, CA 96103  
 dan@nakomaresort.com  
 (530) 594-0920

LAND SURVEYOR:  
 STEVEN ALFRED  
 2656 CLEAR CREEK ROAD  
 QUINCY, CA 95971  
 stevenalfred@ascglobal.net  
 (530) 826-4587

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

# SHEET INDEX

A0	DATA SHEET
A1.1	SITE PLAN
A1.2	TREE REMOVAL PLAN
A2.1	FLOOR PLAN
A2.2	ROOF PLAN
A2.3	ELEVATIONS
A2.4	ELEVATIONS
A2.5	PATIO ORTHO
A2.6	GARAGE ORTHO



North Sierra Homes  
 Dan Gallagher  
 PO Box 1564  
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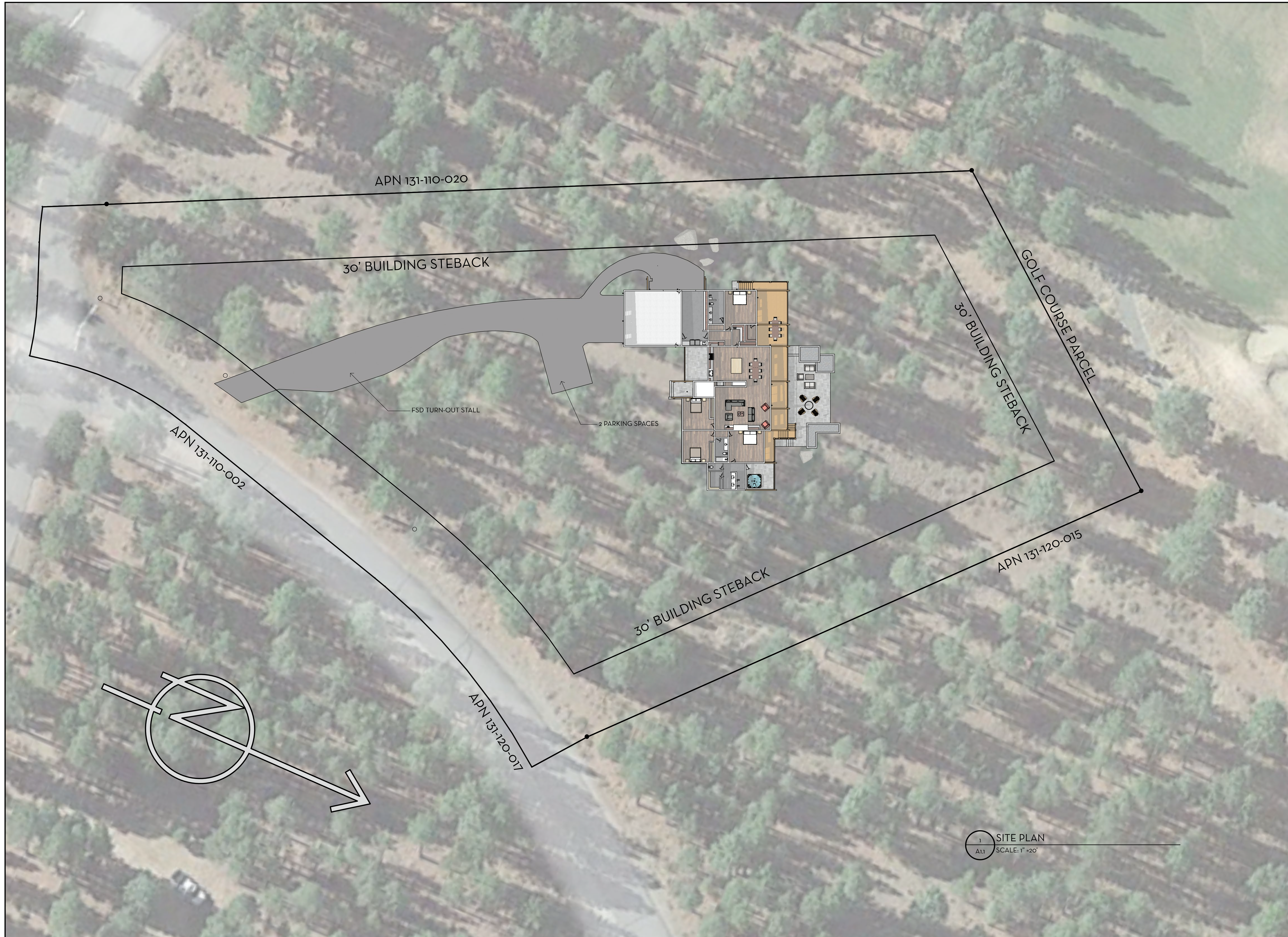
**HOMESITE 4**  
 APN 131-130-015 | 376 Village Trail, Clito, CA 96106

Document Date:  
 February 15, 2023  
 Document Phase:  
 Permit set

PROJECT DATA

**A0.0**

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



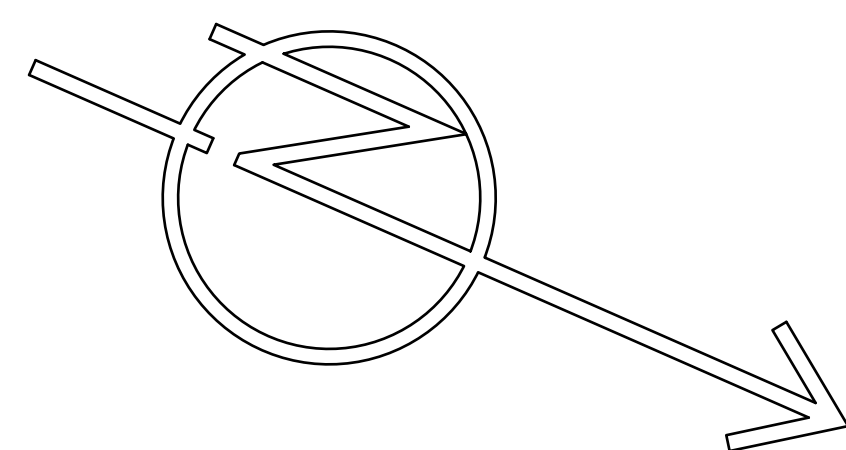
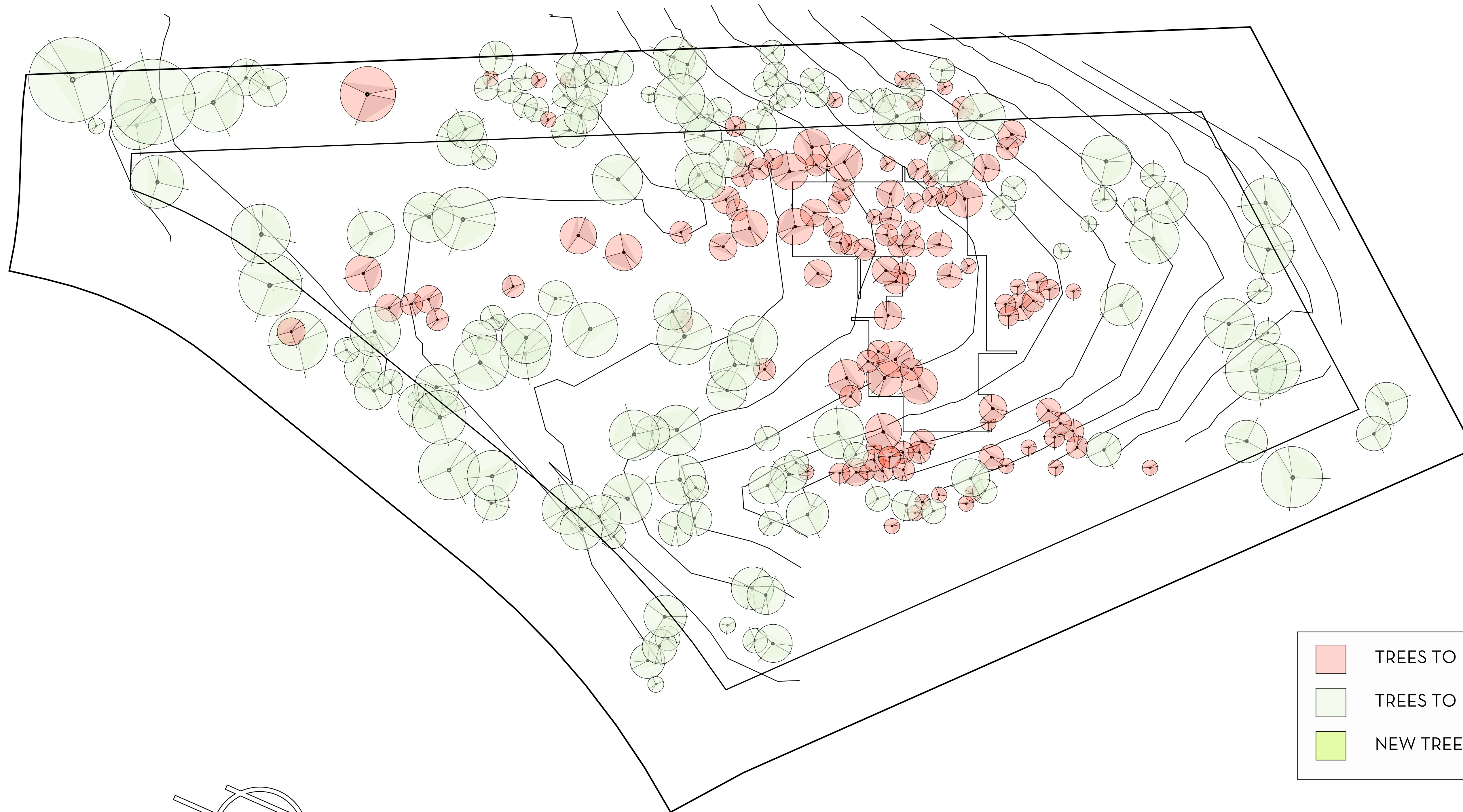
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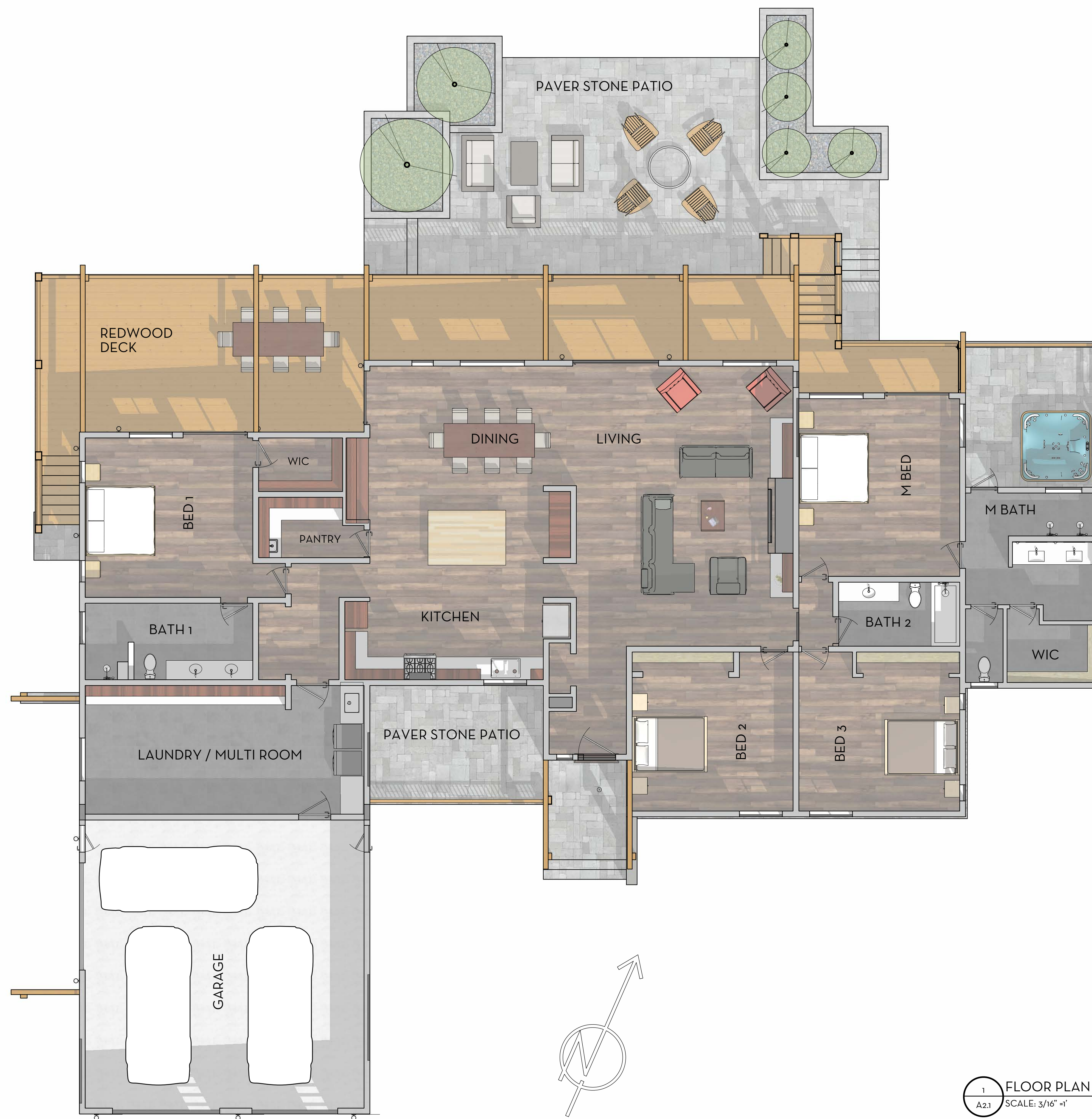
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February 13, 2023  
Document Phase:  
Permit set

SITE PLAN

# A1.1



1 TREE REMOVAL PLAN  
A1.2 SCALE: 1" = 20'



1 FLOOR PLAN  
 A2.1 SCALE: 3/16" = 1'

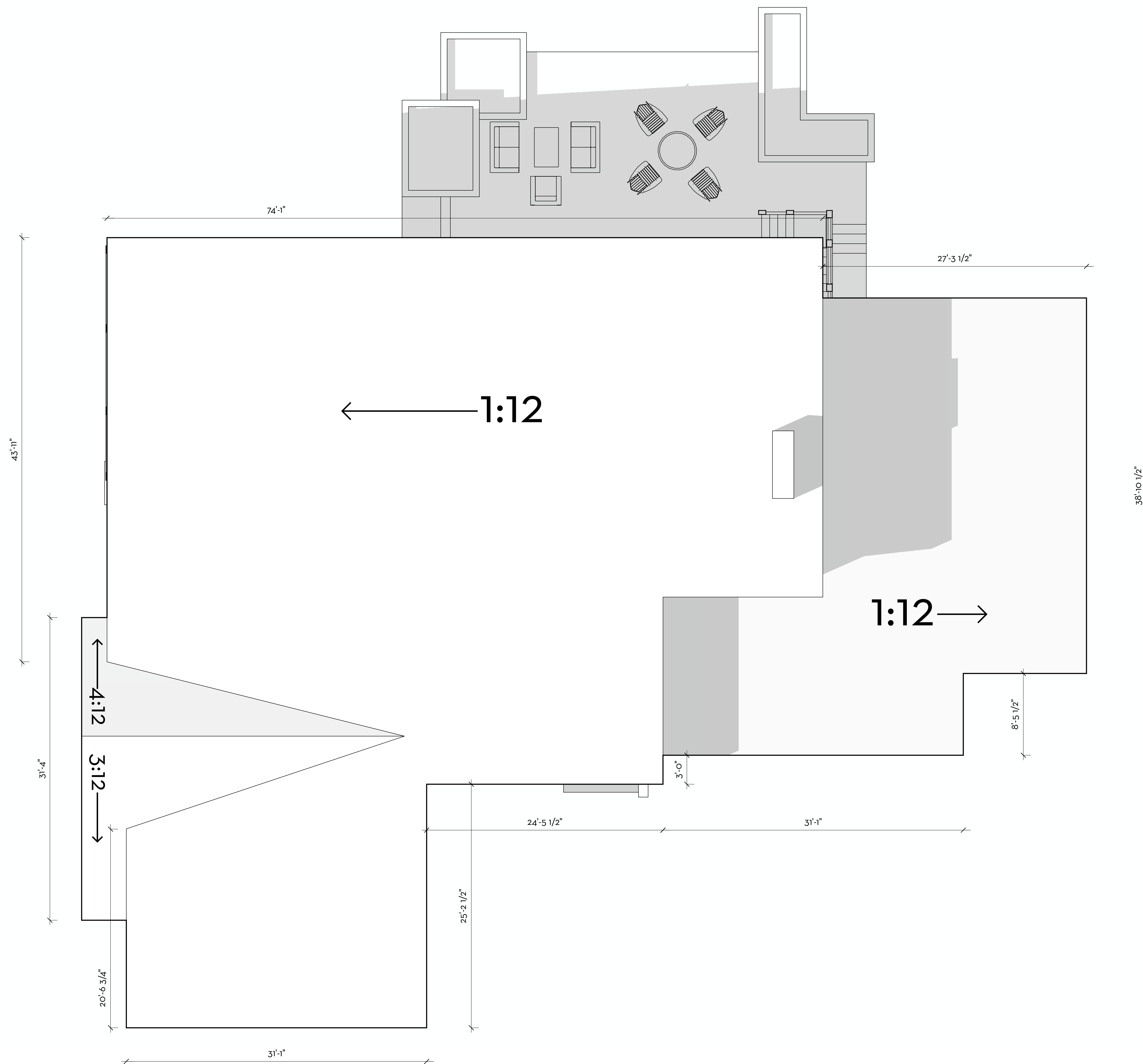
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FLOOR PLAN

# A2.1

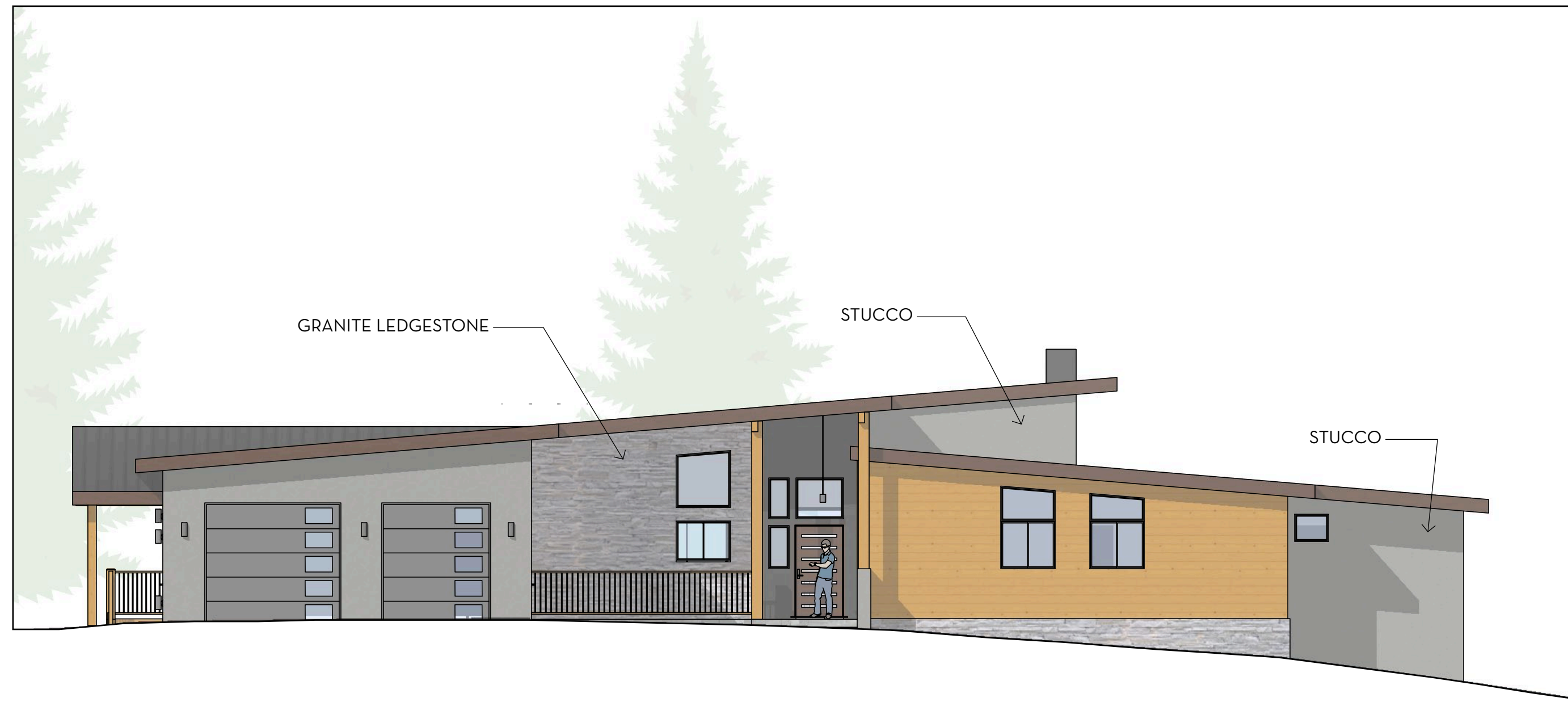


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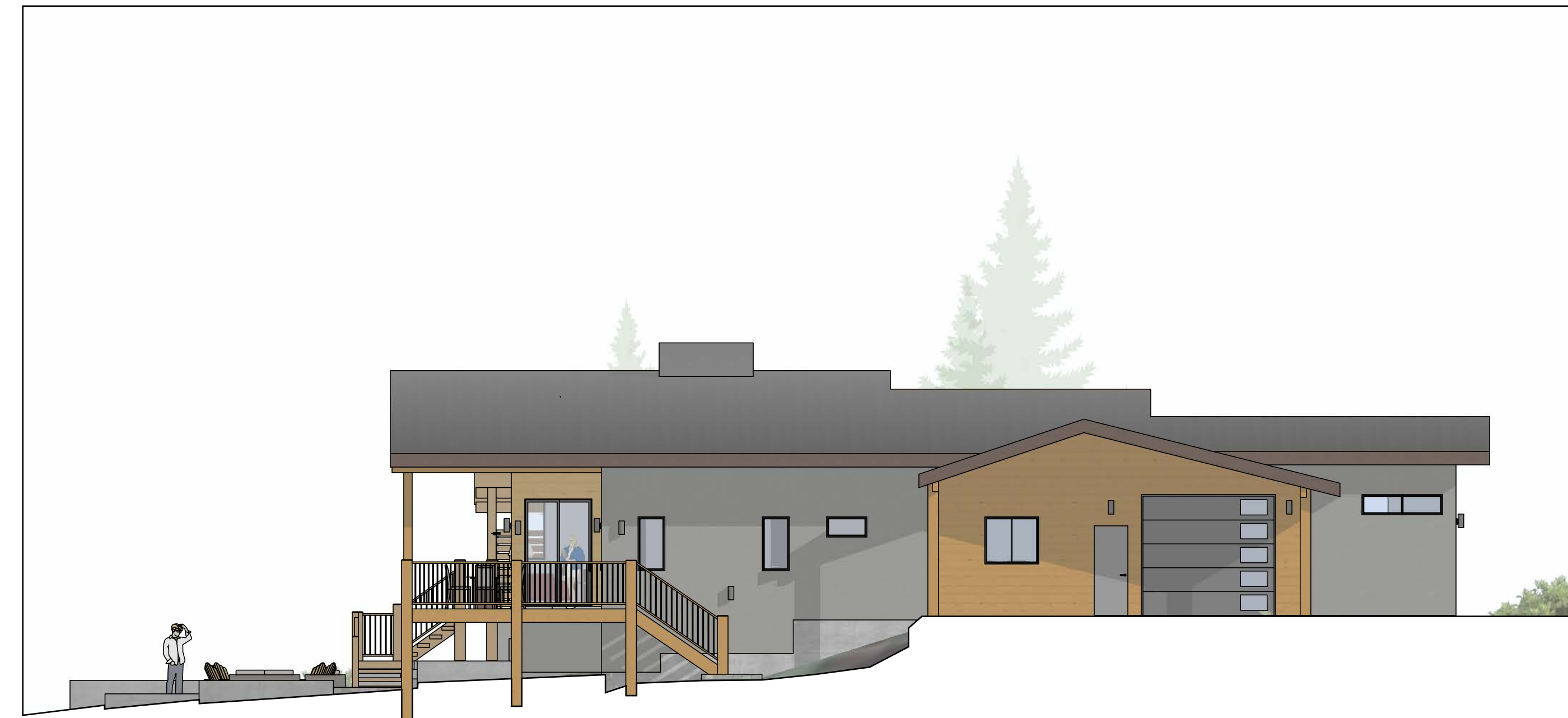
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ROOF PLAN

**A2.2**



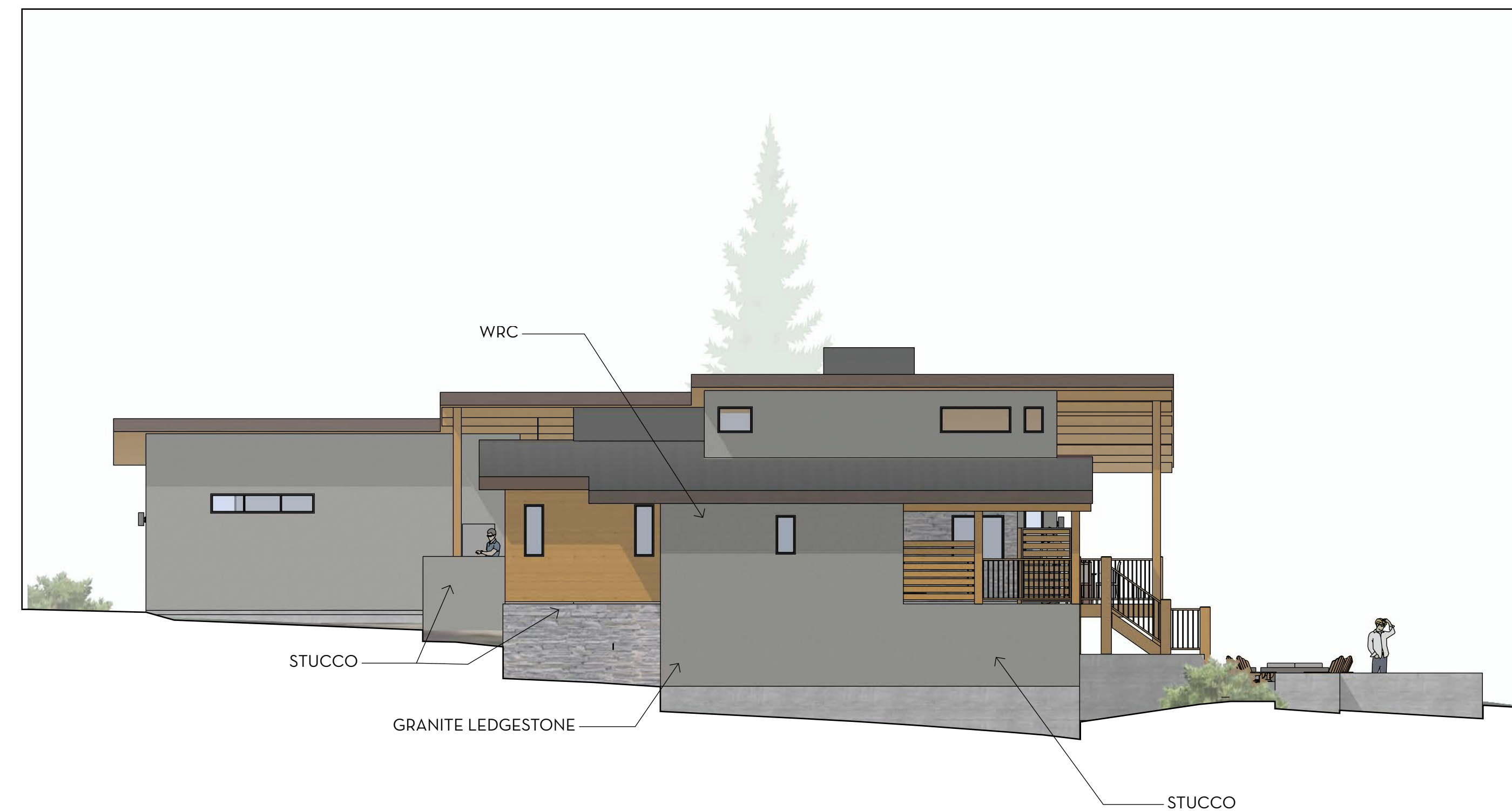
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'



**WEST ELEVATION**  
SCALE: 1/8" = 1'



**NORTH ELEVATION**  
SCALE: 1/8" = 1'



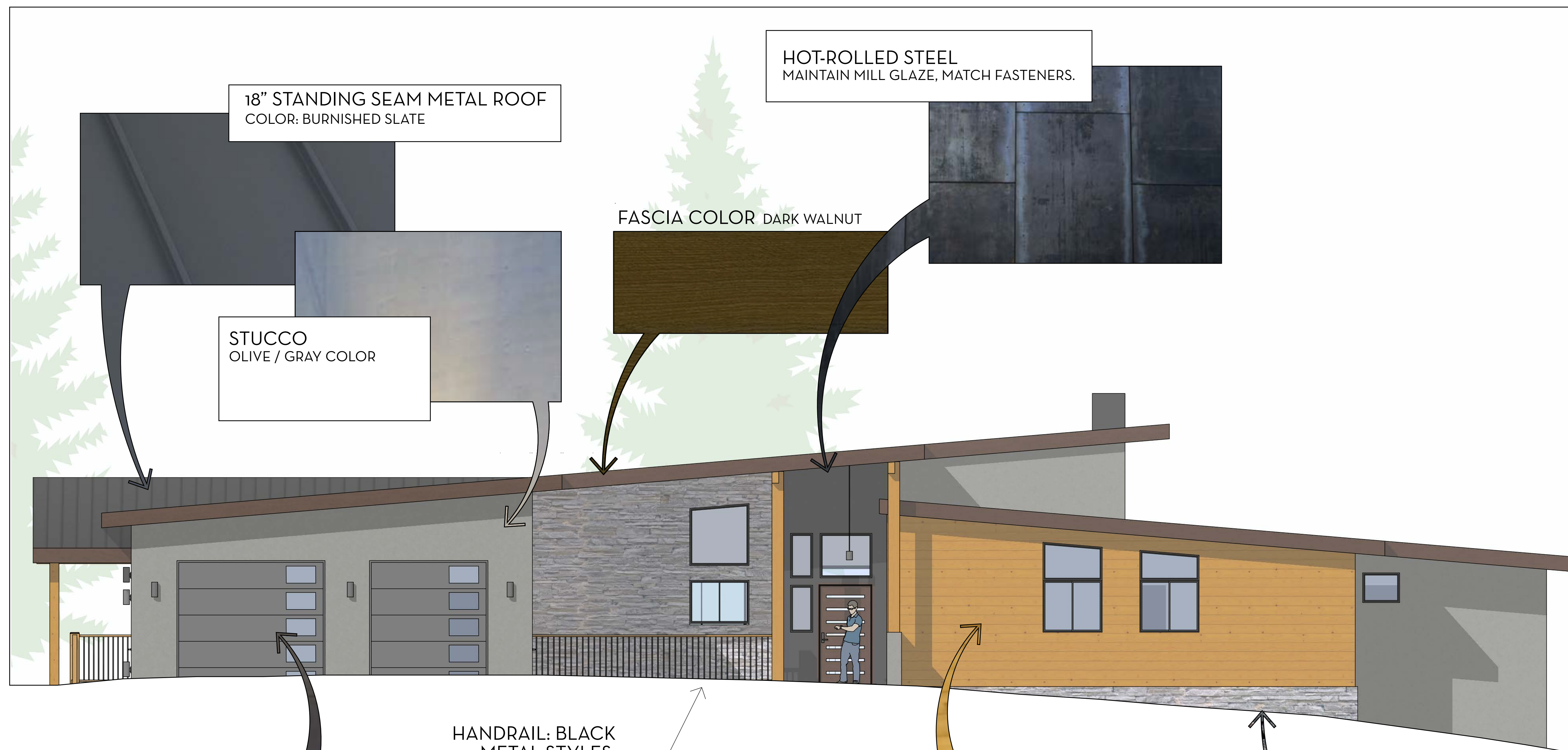
**EAST ELEVATION**  
SCALE: 1/8" = 1'

**HOMESITE 4**  
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**ELEVATIONS**

**A2.3**



18" STANDING SEAM METAL ROOF  
 COLOR: BURNISHED SLATE

HOT-ROLLED STEEL  
 MAINTAIN MILL GLAZE, MATCH FASTENERS.

STUCCO  
 OLIVE / GRAY COLOR

FASCIA COLOR DARK WALNUT

GARAGE DOOR  
 DARK BRONZE

HANDRAIL: BLACK METAL STYLES.  
 REDWOOD TOP RAIL

WESTERN RED CEDAR  
 TWP CA REDWOOD STAIN

GRANITE LEDGESTONE

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EXTERIOR FINISHES  
**A2.4**



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PATIO ORTHO

# A2.5

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GARAGE  
ORTHO

**A2.6**