



**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;
  - Bush, flammable vegetation, or combustible vegetation located between 30 and 100 feet of an occupied dwelling or structure that prevents the creation of a Reduced Fuel Zone; or
  - 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 associated with driveways.

ASPHALT DRIVEWAY

SIERRA SPRINGS DRIVE

SIERRA SPRINGS DRIVE

SEE NOTES ON THIS SHEET TO COMPLY WITH MONO COUNTY DEFENSIBLE SPACE REQUIREMENTS

SPACE RESERVED FOR FUTURE ADU & GARAGE

DRIVEWAY (ASPHALT)

PROPOSED LPG TANK

SINGLE FAMILY DWELLING

5' PERIMETER OF NONCOMBUSTIBLE MATERIAL

LESS THAN 30' SETBACK PER CAL CODE REGULATIONS TITLE 14, § 1276.01

# ADKINS RESIDENCE

**LOT 29 SIERRA SPRINGS DRIVE**  
 APN# 060-330-015  
 CURRENT ZONING CLASSIFICATION: SFR (SINGLE FAMILY RESIDENTIAL)  
 LOT SIZE: .54 ACRES  
 FRONT SETBACK: 20 FT  
 SIDE/REAR SETBACKS: 10 FT

**CODE COMPLIANCE:** 2022 CBC, 2022 CRC, 2022 CPC, 2022 CMC, 2022 CEC, 2022 CA ENERGY CODE, 2022 CA GREEN BUILDING CODE, MONO CTY MUNICIPAL CODE  
**CONSTRUCTION:** TYPE V (SPRINKLERED)  
**OCCUPANCY TYPE:** R-3/U TWO  
**JURISDICTION:** MONO COUNTY BLDG DIVISION (760)965-3630

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  - FS3 Fire Suppression Plan
  - FS4 Fire Suppression Plans

**GROUND COVER CALCULATIONS (G.C.)**

EXISTING LOT SIZE:	23,965 SF
ALLOWABLE GROUND COVER (G.C.): (40%)	9,586 SF
PROPOSED G.C.: (DWELLING)	1,008 SF
PROPOSED G.C.: (GARAGE)	576 SF
PROPOSED G.C.: (DECKS)	465 SF
PROPOSED G.C.: (PATIOS)	387 SF
PROPOSED G.C.: (DRIVEWAY)	2,500 SF
PROPOSED G.C.: (TOTAL)	4,936 SF
<b>AVAILABLE G.C.:</b>	<b>4,650 SF</b>

**BUILDING AREA CALCULATIONS**

LOWER LEVEL CONDITIONED AREA	1,008 SF
UPPER LEVEL CONDITIONED AREA	1,584 SF
<b>TOTAL CONDITIONED AREA</b>	<b>2,594 SF</b>
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FIRST FLOOR PATIOS	176 SF
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**SCOPE OF WORK**  
 NEW CONSTRUCTION, WOOD FRAMED SINGLE FAMILY HOME.

**DEFERRED SUBMITTALS**  
 1- PREFABRICATED ROOF TRUSSES. TO BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO MONO COUNTY BUILDING DIVISION REVIEW.  
 2- SOLAR PERMIT TO BE DEFERRED SUBMITTAL

**ADDITIONAL PERMITS**  
 SOLAR UNDER A SEPARATE PERMIT.  
 FIRE SPRINKLERS UNDER A SEPARATE REVIEW. PERMIT TO BE ISSUED IN CONJUNCTION WITH BUILDING PERMIT.

**REVIEWED FOR CODE COMPLIANCE**

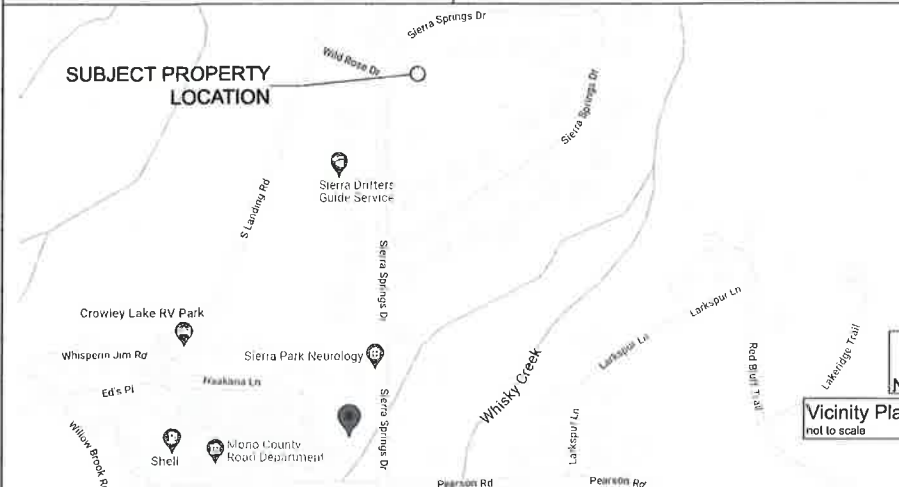
USING THE FOLLOWING CODES:

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA BUILDING CODE - STRUCTURAL DESIGN PROVISIONS ONLY
- 2022 CALIFORNIA FIRE CODE
- OTHER:

CONSTRUCTION OF THIS REVIEW DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL REGULATIONS.

BY: Adrienne Peterson DATE: 23 May 2023

INTERWEST CONSULTING GROUP



ISSUES/REVISION	DATE
PERMIT SET	4/15/2023
N.C. PLANNING PC1	5/12/2023

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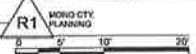
**ADKINS RESIDENCE**  
 LOT 29 SIERRA SPRINGS DRIVE  
 CROWLEY LAKE, CA

Project No: 04-22  
 Designed by: MB  
 Drawn by: MB  
 Checked by: MB

**A0.1**  
 Contents: Cover Sheet and Site Plan

1 Site Plan  
 A0.1 SCALE: 1" = 10'

N89°37'43"E 148.72' (M)





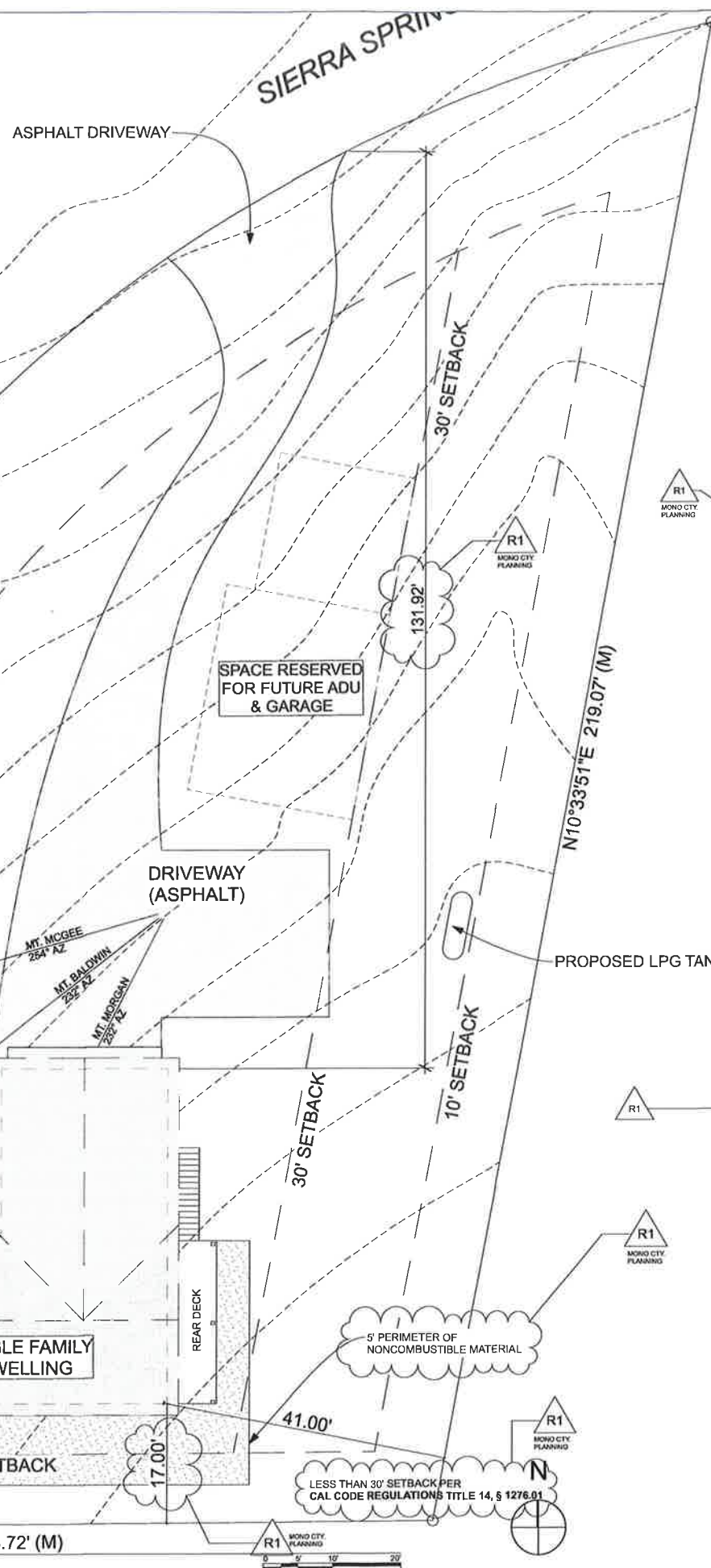
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**OCCUPANCY TYPE** R-3/U TWO  
**JURISDICTION** MONO COUNTY BLDG DIVISION (760)965-3630

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BY: Adrienne Peterson DATE: 23 May 2023  
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ISSUES/REVISION	DATE
PERMIT SET	4/15/2023
M.C. PLANNING PCL	5/12/2023

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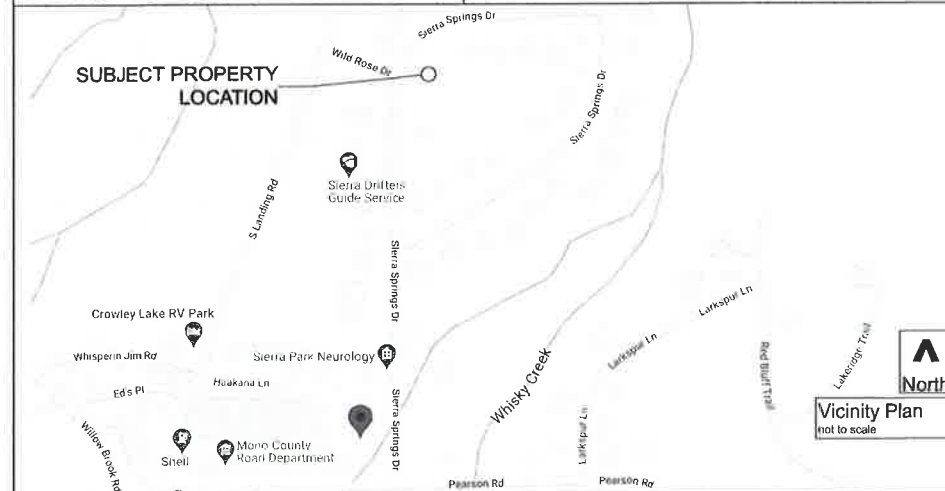
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**INTERWEST CONSULTING GROUP**

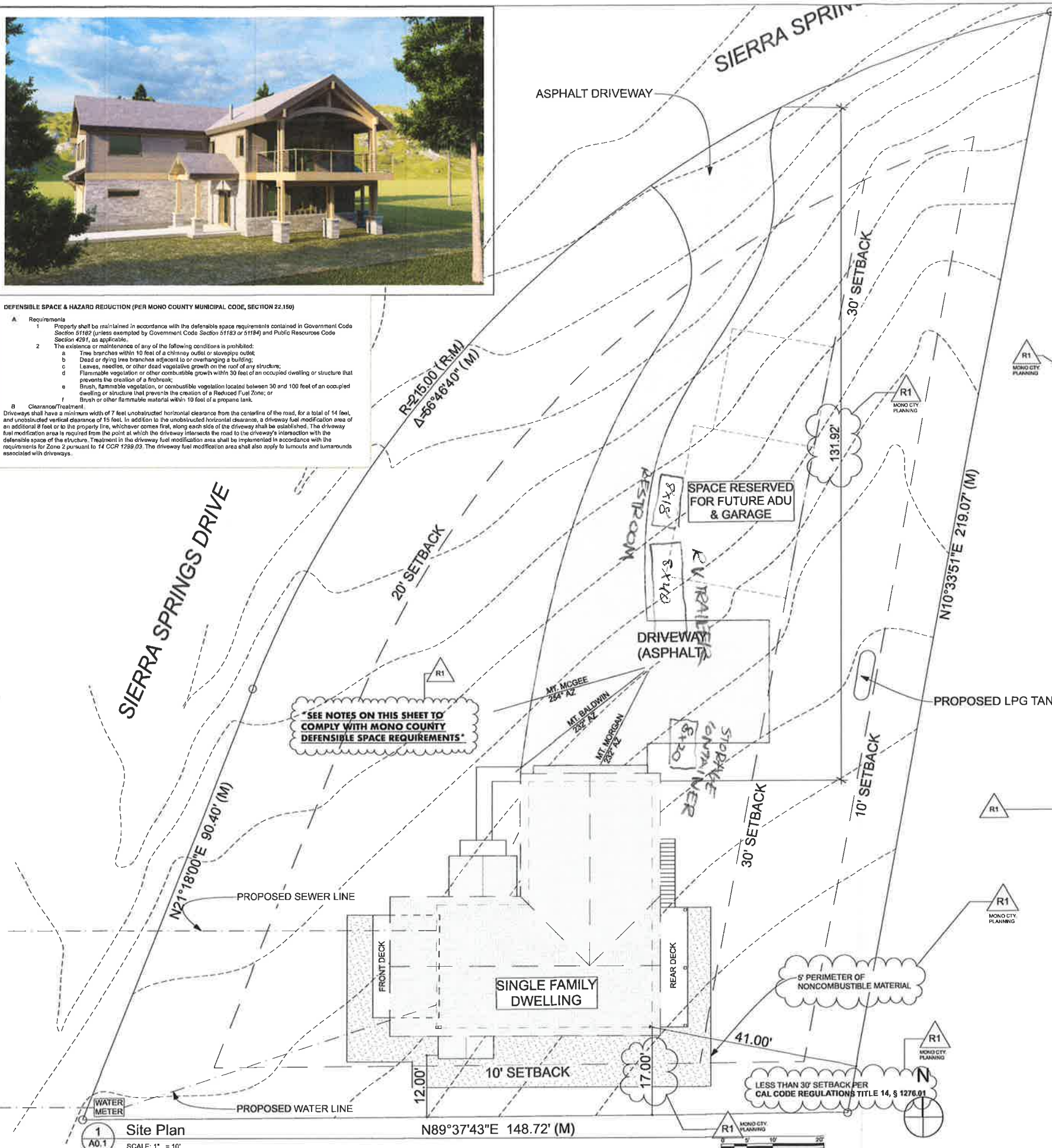


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**ISSUES/REVISION DATE**

PERMIT SET	4/15/2023
M.C. PLANNING PCL	5/12/2023

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 (760) 785-6587  
 site@brittonarchitecture.com



**ADKINS RESIDENCE**  
 LOT 29 SIERRA SPRINGS DRIVE  
 CROWLEY LAKE, CA

Project No: 04-22  
 Designed by: MB  
 Drawn by: MB  
 Checked by: MB

**A0.1**  
 Contents: Cover Sheet and Site Plan



ISSUES/REVISION	DATE
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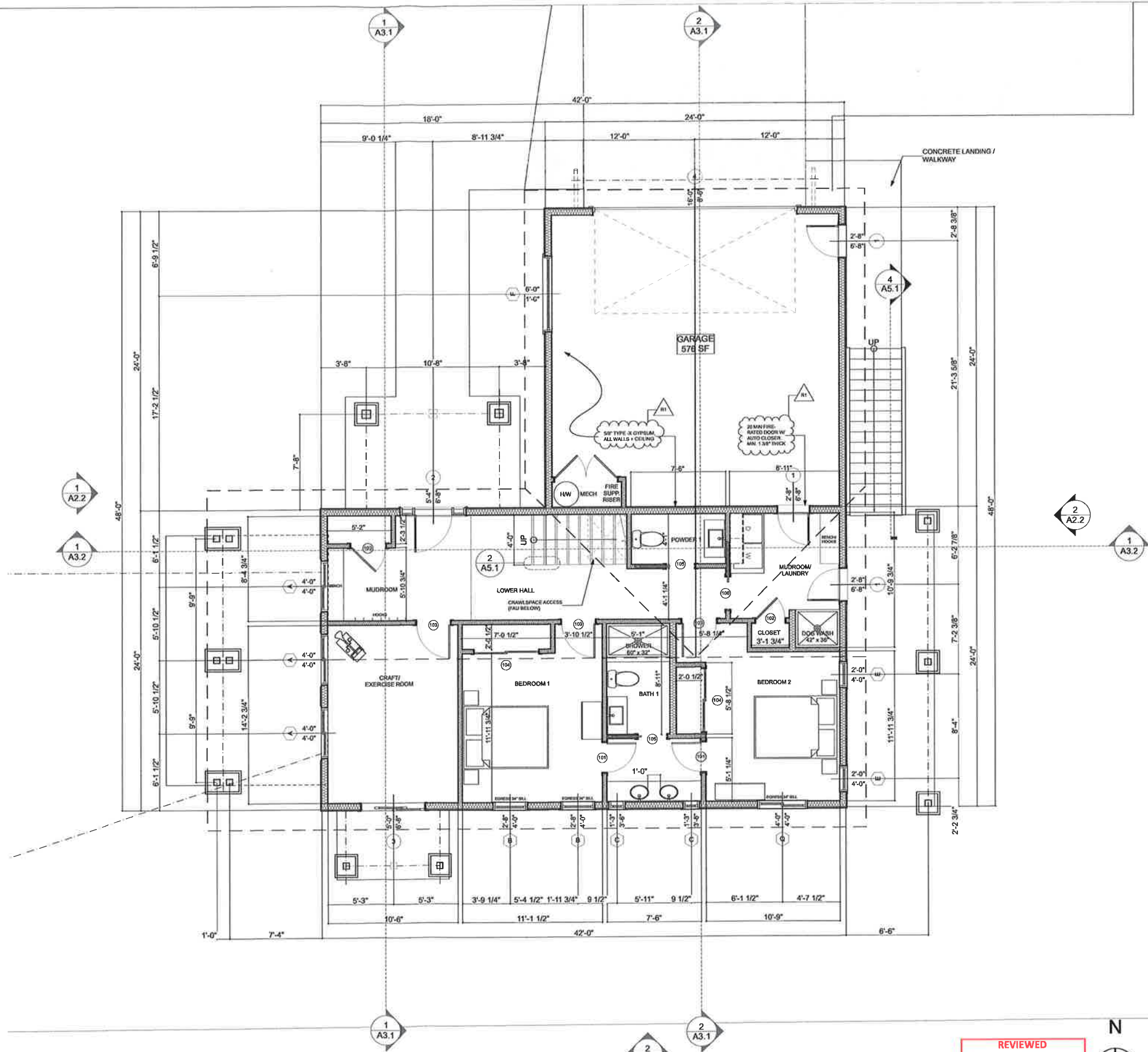


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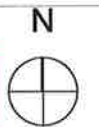
**REVIEWED**  
 May 23, 2023  
 INTERWEST CONSULTING GROUP

**A0.7**  
 Contents: Renderings



1 A1.1 First Level  
SCALE: 1/4" = 1'-0"

REVIEWED  
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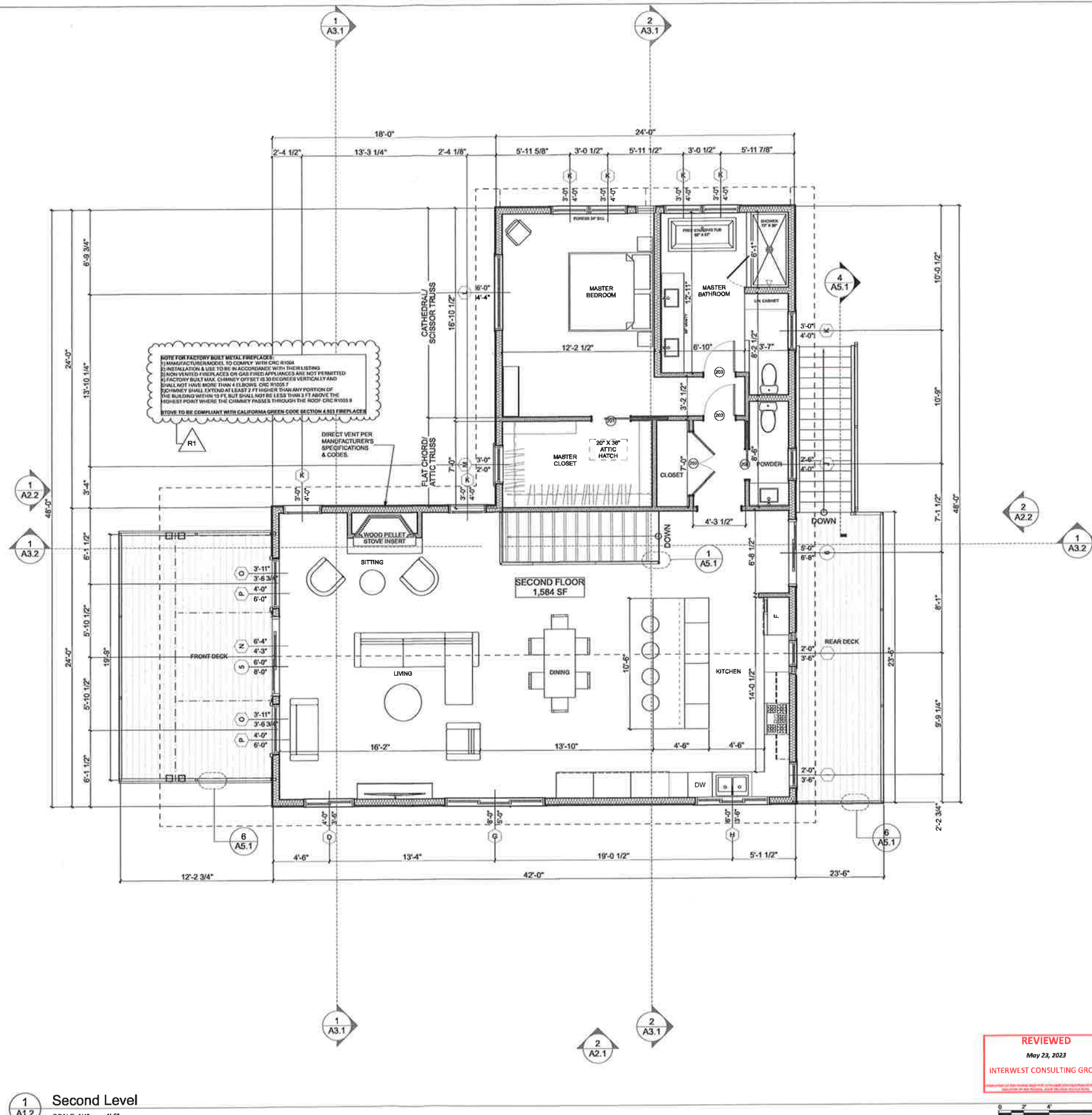
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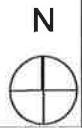
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**A1.1**  
Contents: First Floor Plan



1 Second Level  
 A1.2 SCALE: 1/4" = 1'-0"

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**A1.2**  
 Contents: Second Floor Plan



LISTING No: 8165-2192-0501 Page 1 of 1  
CATEGORY: 8165 - VENTS FOR WILDLAND URBAN INTERFACE (W.U.I.)  
LISTEE: Vulcan Technologies Commercial Blvd, Suite E, Novato, CA 94949  
Contact: Larry Durm (916) 926-2400 Fax: (916) 947-0477  
Email: Larry@vulcanmaterials.com  
DESIGN: Models VSC15120 (1 5/8" x 120"), VSC15120 (1 5/8" x 120"), VSC2120 (2" x 120"), VSC25120 (2 5/8" x 120"), VSC3120 (3 5/8" x 120"), VSC4120 (4 1/8" x 120"), VSC5120 (5 1/8" x 120"), VSC6120 (6 1/8" x 120"), VSC8120 (8 1/8" x 120"), VSC10120 (10 1/8" x 120"), VSC12120 (12 1/8" x 120"), VSC14120 (14 1/8" x 120"), VSC16120 (16 1/8" x 120"), VSC18120 (18 1/8" x 120"), VSC20120 (20 1/8" x 120") Continuous Vents. Products are constructed of 24 gauge, G90 galvanized and perforated steel with 10" diameter holes with a 3/4" flange. The core of the vent incorporates a 6 mm hexagonal aluminum mesh made of 0.05 mm aluminum foil and coated in an intumescent coating. The core is assembled underneath the #14 mesh size, type 304 stainless steel Ember Mesh on the top exterior side of the vent.  
RATING: Refer to manufacturer's installation instructions and product data sheets.  
TESTED IN ACCORDANCE WITH ASTM E 2886  
INSTALLATION: In accordance with listed installation instructions, applicable codes and ordinances, and in a manner acceptable to the authority having jurisdiction.  
MARKING: Listed name, model number, rating, and SFM label.  
APPROVAL: Listed as "foundation, soffit, and eave vents for use in the Wildland Urban Interface Areas for vertical and horizontal installation only. Refer to listed installation instructions for details. Models comply with the applicable requirements in ASTM E 2886-14 and ASTM E 2912-17.

Revision 12-18-22 VWW

This listing is based upon technical data submitted by the applicant. CSFM Fire Engineering staff has reviewed the test results and other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to listed data sheet, installation instructions and/or other information.

Date Issued: July 01, 2022 Listing Expires: June 30, 2023  
Authorized By: VICTOR WONG, Program Coordinator  
Fire Engineering Division



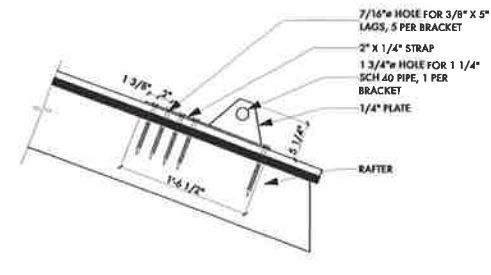
LISTING No: 8165-2192-0503 Page 1 of 1  
CATEGORY: 8165 - VENTS FOR WILDLAND URBAN INTERFACE (W.U.I.)  
LISTEE: Vulcan Technologies Commercial Blvd, Suite E, Novato, CA 94949  
Contact: Larry Durm (916) 926-2400 Fax: (916) 947-0477  
Email: Larry@vulcanmaterials.com  
DESIGN: Models VGI148 (8" x 14"), VGI1412 (14" x 12"), VGI1418 (14" x 18"), and VGI1424 (14" x 24") Gable Vents. Products are constructed of 26 gauge, G90 galvanized steel with a 3/4" flange. The 3/4" thick hexagonal core at the interior side of the vent incorporates a 5 mm hexagonal aluminum mesh made of 0.05 mm aluminum foil and coated in an intumescent coating. The core is assembled underneath the #14 mesh size, type 304 stainless steel Ember Mesh on the interior of the vent core.  
RATING: Refer to manufacturer's installation instructions and product data sheets.  
TESTED IN ACCORDANCE WITH ASTM E 2886  
INSTALLATION: In accordance with listed installation instructions, applicable codes and ordinances, and in a manner acceptable to the authority having jurisdiction.  
MARKING: Listed name, model number, rating, and SFM label.  
APPROVAL: Listed as gable vents for use in the Wildland Urban Interface Areas for vertical installation only. Refer to listed installation instructions for details. Models comply with the applicable requirements in ASTM E 2886-14 and ASTM E 2912-17.

4-14-22 VWW

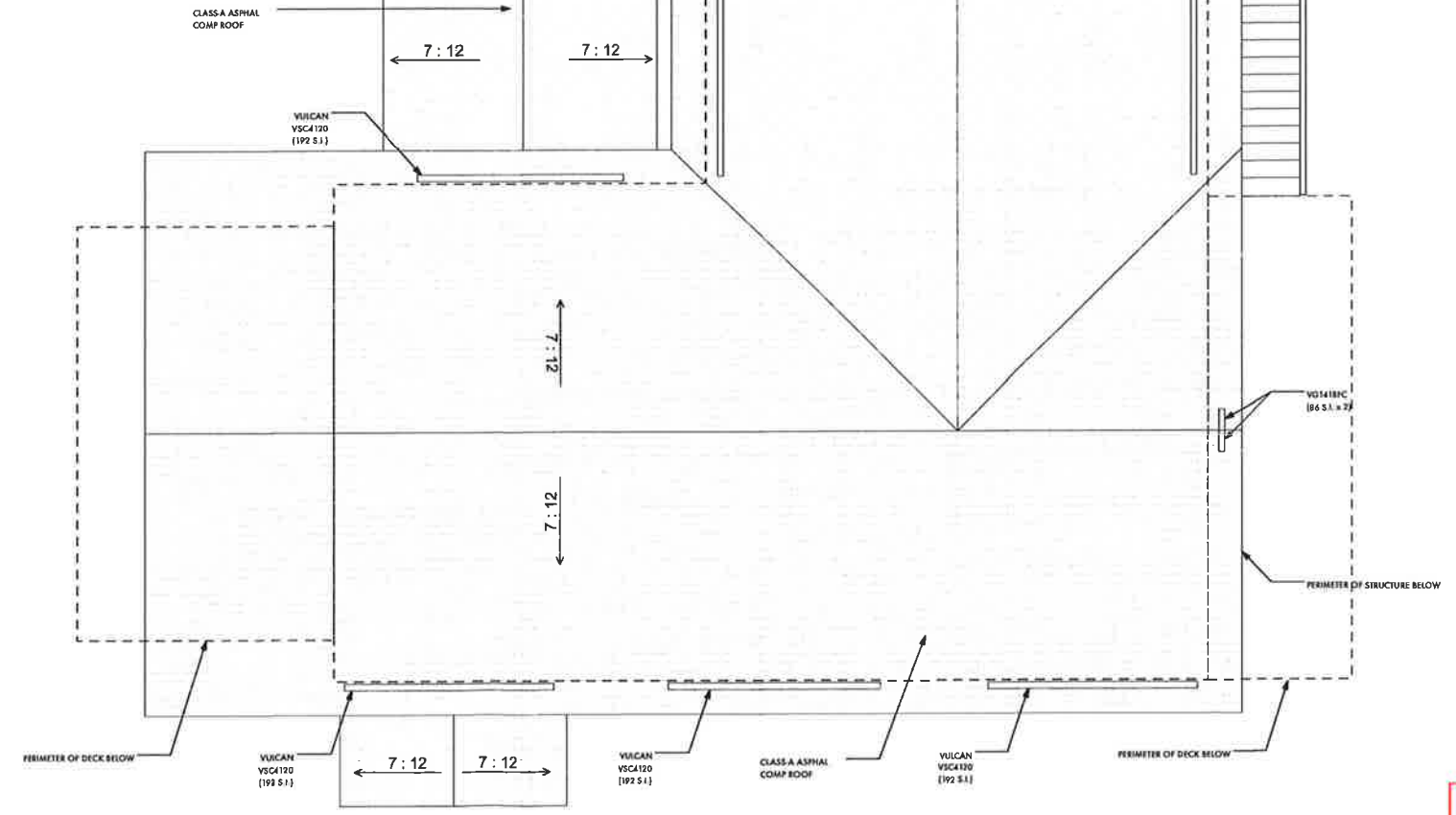
This listing is based upon technical data submitted by the applicant. CSFM Fire Engineering staff has reviewed the test results and other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to listed data sheet, installation instructions and/or other information.

Date Issued: July 01, 2022 Listing Expires: June 30, 2023  
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Fire Engineering Division

**18.24.040 Snow Loads/Snow Design**  
The roof and eaves of all structures shall be designed so that snow load impact areas will not occur in or on antislope/valley, vehicle parking areas, driveways, LPG storage tanks, walkways and public areas. The minimum snow load impact area shall have a setback of ten feet measured horizontally from a vertical line projecting from the roof edge to the aforementioned improvement. The snow load area may be eliminated provided an engineered snow restraint system designed in accordance with City's code is incorporated into the roof design.  
f. Projections such as plumbing vents, equipment vents, and similar elements, which penetrate the roof, shall terminate within thirty-six inches of the ridge or uppermost portion of the roof area. Mechanical vents and air intakes installed on vertical surfaces shall terminate a minimum of twelve feet above grade when not subjected to shedding roof snow, and a minimum of seventeen feet above grade when subjected to shedding roof snow.  
g. Overhead electrical service weatherheads and similar utility connections shall not be located in any area subject to damage from falling snow or ice. Weatherheads may project through the roof with a riser constructed of two-inch minimum diameter rigid galvanized steel conduit, provided no alternative locations are available and the building official and servicing utility have approved the location.  
h. A roof projection such as a fireplace chase, parapet or similar structure, which could be subjected to sliding snow or ice, shall be designed for these horizontal forces (F<sub>s</sub>). The resultant moment produced from F<sub>s</sub> shall be applied to the mid-height of the projection.  
i. Projections shall be protected with an ice splitter or cricket. All ice splitters shall be constructed the full width of the projection base and shall terminate not lower than the midpoint height of the projection.  
j. Snow rails, roof deists, and similar snow/ice retaining devices shall be designed using the formula set forth in subsection H above, except calculations for F<sub>s</sub> need only consider the tributary load area of the device. Snow/ice restraint devices shall be installed within the first three feet of the roof eave and spaced per the design of the system.  
k. Warm roofs that drain water over the eaves shall be capable of supporting 2.0 x P<sub>f</sub> at the overhang when the roof is unventilated with insulation R-value of less than thirty or ventilated roofs with R-values less than twenty.  
l. All roof systems shall consider the effects of ice dams and shall be designed to prevent water infiltration at the eaves. As a minimum, the underlayment at the eaves shall consist of two layers of Type 15 felt solid cemented together with an approved cementing material or other approved equivalent material. The ice dam protection shall extend from the eave to a line six feet inside the exterior wall line of the building.  
m. All vent terminals that penetrate roof need to be located no more than 36 inches from the roof ridge or upper-most portion of the roof. Plumbing vents to be minimum 2" diameter per CPC 2016.

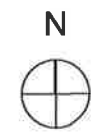


3 SNOWRAIL  
SCALE: 1" = 1'-0"  
CONTACT "MAMMOTH WELDING" FOR PREFABRICATED SNOWRAILS



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

ATTIC VENTILATION PER 2022 CRC R806.1 AND CRC R806.2  
VENTILATION OPENINGS SHALL BE 1/16" MIN. AND 1/8" MAX. AND OPEN DIRECTLY TO OUTSIDE AIR  
THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE VENTED SPACE.  
ATTIC AREA:  
MAIN WING ROOF 949 SQ. FT. / 150= 6.3 SQ. FT. (907 SQ. IN.)  
COMBINATION OF SOFFIT AND GABLE END VENTS TO COMPLY WITH ABOVE REQUIREMENTS (940 SQ. IN. PROVIDED)  
GARAGE / MASTER WING ROOF 564 SQ. FT. / 150= 3.7 SQ. FT. (532 SQ. IN.)  
COMBINATION OF SOFFIT AND GABLE END VENTS TO COMPLY WITH ABOVE REQUIREMENTS (576 SQ. IN. PROVIDED)  
NOTE: ALL ROOF VENTS TO COMPLY WITH CRC SECTION 337.6. ALL VENTS SPECIFIED ARE IN COMPLIANCE WITH THIS SECTION



REVIEWED  
May 23, 2023  
INTEREST CONSULTING GROUP

ISSUES/REVISION	DATE
PERMIT SET	4/15/2023
H.C. PLANNING PCS	5/13/2023

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**ADKINS RESIDENCE**  
LOT 29 SIERRA SPRINGS DRIVE  
CROWLEY LAKE, CA

Project No:	04-22
Designed by:	MB
Drawn by:	MB
Checked by:	MB

**A1.3**  
Contents: Roof Plan

CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION  
OFFICE OF THE STATE FIRE MARSHAL  
FIRE ENGINEERING - BUILDING MATERIALS LISTING PROGRAM  
**LISTING SERVICE**



LISTING No. 8140-2026:0001 Page 1 of 1  
 CATEGORY: 8140 - EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I.)  
 LISTEE: JAMES HARDIE BUILDING PRODUCTS, INC 10901 Elm Avenue, Fontana, CA 92337  
 Contact: Rathaha Sabarathnam (909) 841-0498 Fax (909) 427-0634  
 Email: rathaha.sabarathnam@researchhua.com  
 DESIGN: "Artisan®" lap siding, fiber-cement, 5/8" thick. Refer to the manufacturer's installation instructions and product data sheets.  
 INSTALLATION: Compliance in accordance with Chapter 7A of the California Building Code.  
 MARKING: In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.  
 APPROVAL: Listed as exterior siding for use in the Wildland Urban Interface areas.

05-19-11JD

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Date Issued: July 01, 2022 Listing Expires June 30, 2023  
 Authorized By: VICTOR WONG, Program Coordinator  
 Fire Engineering Division

GENERAL W.U.I. NOTE:  
ALL EXTERIOR WOOD PRODUCTS MUST COMPLY WITH THE CONSTRUCTION MATERIALS CERTIFIED BY THE STATE FIRE MARSHAL'S OFFICE AND IDENTIFIED IN THE "W.U.I. PRODUCTS HANDBOOK" AND INSTALLED IN COMPLIANCE WITH CHAPTER 7A OF THE 2022 CALIFORNIA BUILDING CODE AND SECTION 337 OF THE CBC.



1 North Elevation  
A2.1

CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION  
OFFICE OF THE STATE FIRE MARSHAL  
FIRE ENGINEERING - BUILDING MATERIALS LISTING PROGRAM  
**LISTING SERVICE**

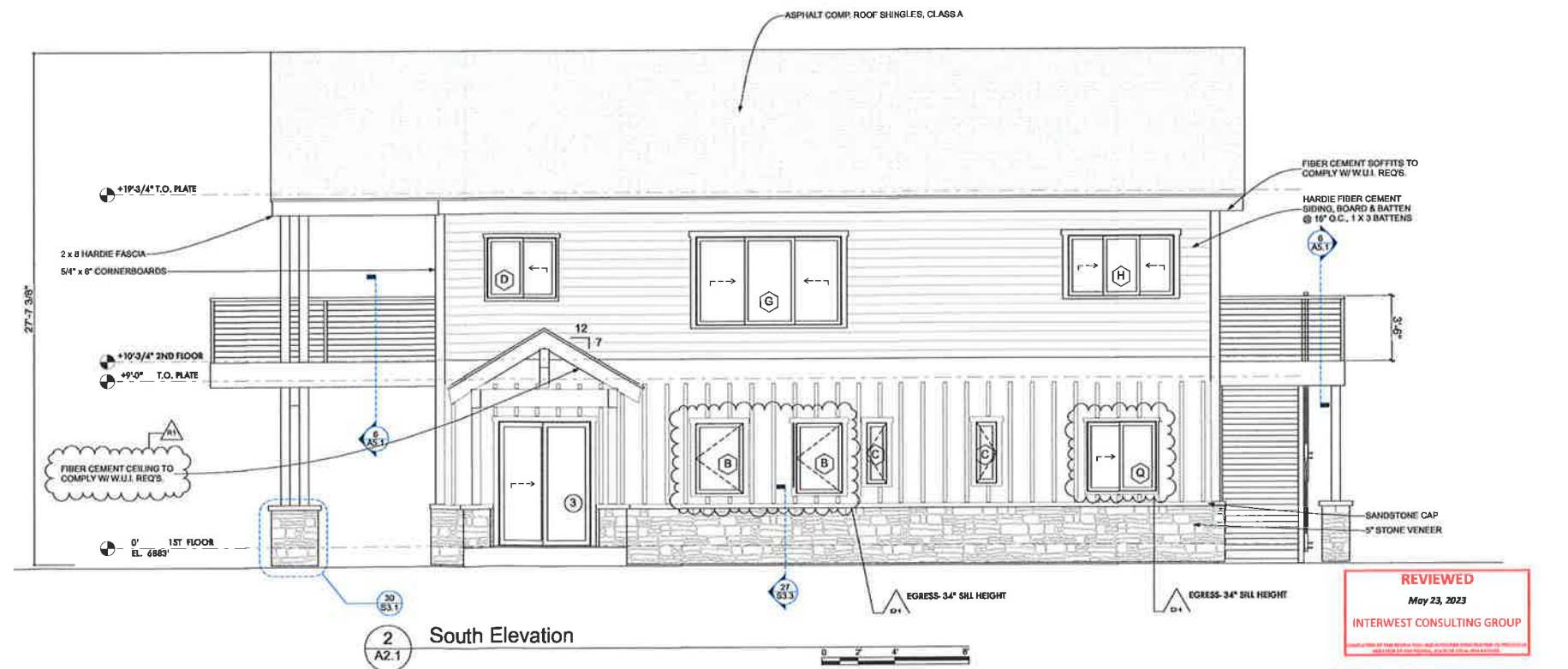


LISTING No. 8110-2052:0004 Page 1 of 1  
 CATEGORY: 8110 - DECKING FOR WILDLAND URBAN INTERFACE (W.U.I.)  
 LISTEE: TREX COMPANY, INC 385 Battelle Dr, Winchester, VA 22001  
 Contact: Sarah Lajack (540) 542-6850 Fax (540) 878-3002  
 Email: slajack@trex.com  
 DESIGN: "Trex® Transcend®" composite deck board, square and grooved edge, nominal 1" thick x 5-1/2" width with edge-to-edge gap spacing of a maximum of 3/16". "Trex® Transcend®" composite deck board, square edge, nominal 1-3/8" thick x 5-1/2" width with edge-to-edge gap spacing of a maximum of 3/16". Refer to the manufacturer's installation instructions and product data sheets.  
 INSTALLATION: In accordance with listee's printed installation instructions, applicable codes & ordinances and in a manner acceptable to the authority having jurisdiction.  
 MARKING: Listee's name, model designation, rating and SFM label.  
 APPROVAL: Listed as composite deck board for use in the Wildland Urban Interface areas. Refer to listee's Installation Instruction Manual for details.  
 NOTE: \*Test Protocol SFM 12-7A-4A.

\*Rev 04-16-17 qt

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Date Issued: July 01, 2022 Listing Expires June 30, 2023  
 Authorized By: VICTOR WONG, Program Coordinator  
 Fire Engineering Division



2 South Elevation  
A2.1

REVIEWED  
May 23, 2023  
INTERWEST CONSULTING GROUP

ISSUES/REVISION	DATE
PERMIT SET	4/15/2023
M.C. PLANNING PC1	5/12/2023

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**ADKINS RESIDENCE**  
LOT 29 SIERRA SPRINGS DRIVE  
CROWLEY LAKE, CA

Project No: 04-22  
 Designed by: MB  
 Drawn by: MB  
 Checked by: MB

**A2.1**  
Contents: Elevations



ISSUES/REVISION	DATE
PERMIT SET	4/15/2023
M.C. PLANNING PCL	5/12/2023

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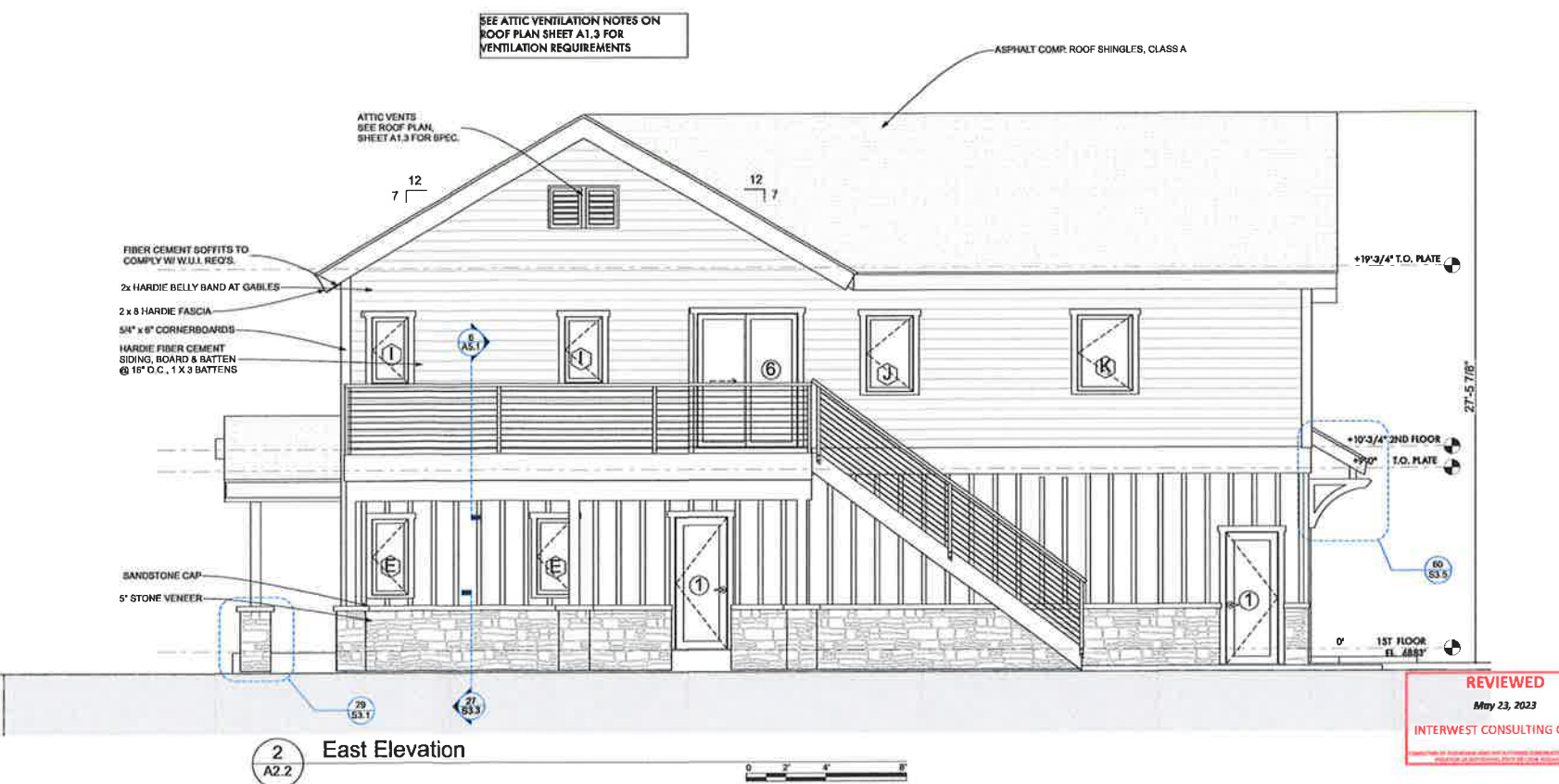
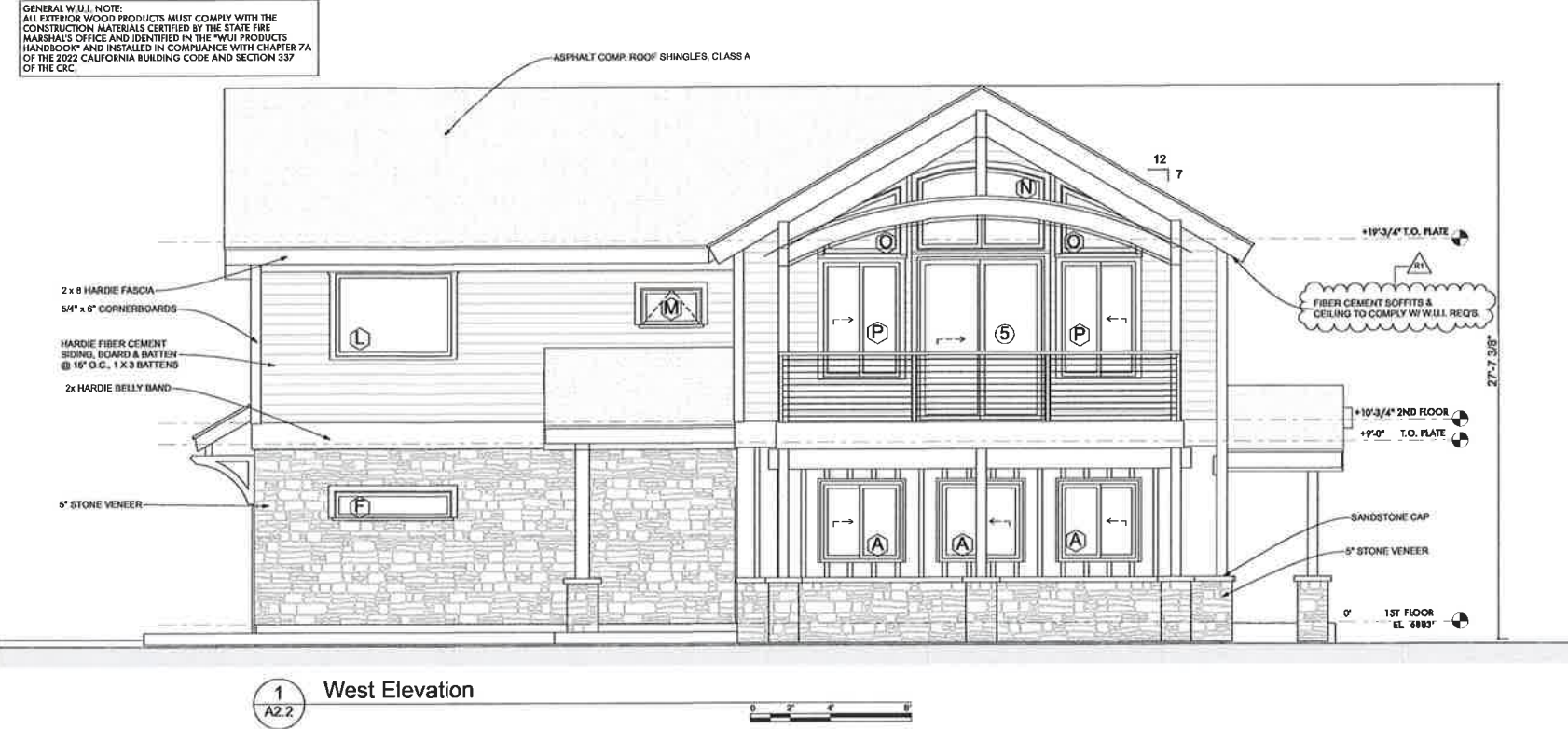
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 (760) 799-6567  
 mike@brittonarchitecture.com



**ADKINS RESIDENCE**  
 LOT 29 SIERRA SPRINGS DRIVE  
 CROWLEY LAKE, CA

Project No: 04-22  
 Designed by: MB  
 Drawn by: MB  
 Checked by: MB

**A2.2**  
 Contents: Elevations



**REVIEWED**  
 May 23, 2023  
 INTERWEST CONSULTING GROUP