

WITHOUT

WELDED WIRE MESH

P.M. 594-M-15

OFFICE OF COUNTY ASSESSOR —— SANTA CLARA COUNTY, CALIFORNIA

WOOD

W.W.M..

R.O.S. 461/35

JOINT

56,308 sf 0

12,591 sf 1<u>4</u>5

PROJECT TEAM		LOCATION MAP
OWNER	SURVEYOR / CIVIL ENGINEER	
IMRE & JUDITH SOMOGYI 1424 PHELPS AVENUE SAN JOSE CA 95117 T: 408-805-1350 imi@greenr-cleanr.com	LEA & BRAZE ENGINEERING INC. CIVIL ENGINEERS • LAND SURVEYORS 2495 INDUSTRIAL PKWY WEST HAYWARD CA 94545 T:510.887.4086	Old Santa Cruz Highway
STRUCTURAL ENGINEER	ENERGY COMPLIANCE	SITE LOCATION
		Spectrum of the Arts Foundation Redwood Orive Anatrone On Arts Foundation
SOIL REPORT	LANDSCAPING	lee Drive
		Nonno's Oak Dr
		Kee Drive Mag Redwood Estates Services Association
		Idalyn Drive Redwood Fire Station
	ARCHITECTURAL	

PROJECT INFORMATION SCOPE OF WORK

A-1.0

A-1.1

A-1.2

A-2.1

A-2.2

A-2.3

A-3.0

A-3.1

A-P

WUI

SU1

C-1.0

C-1.1

C-1.2

C-2.0

C-2.1

C-3.0

C-3.0

C-4.0

C-5.0

C-5.1

C-6.0

ER-1

Proposed

25'0"

655

3,088.5

1,009

4,097.5

12%

SITE PLAN

ROOF PLAN

FLOOR AREA DIAGRAM

EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

BUILDING SECTIONS

DEVELOPMENT NOTES

GRADING & DRAINAGE PLAN

GRADING & DRAINAGE PLAN

GRADING SPECIFICATIONS

EROSION CONTROL PLAN

BMP-2 BEST MANAGMENT PRACTICES

BEST MANAGMENT PRACTICES

A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE

FIRE SPRINKLERS WILL BE SECURED ON A SEPARATE PERMIT.

OVERALL SITE PLAN

PERSPECTIVES

COVER SHEET

UTILITY PLAN

UTILITY PLAN

DETAILS

DETAILS

SITE SECTIONS

WITH NFPA 13D 2019 EDITION AND

STATE AND LOCAL REQUIREMENTS.

SURVEY

CIVIL

LOWER LEVEL FLOOR PLAN

UPPER LEVEL FLOOR PLAN

WILDLAND URBAN INTERFACE CHECKLIST

DEMOLITION OF EXISTING HOME AND DETACHED GARAGE

NEW 2 STORY SINGLE FAMILY HOME

NEW CONCRETE RETAINING WALLS

NEW BREEZEWAY FROM GARAGE TO MAIN HOME

NEW DETACHED 2 CAR GARAGE

B. All new/upgraded utilities shall be installed underground.

D. The Owner/Applicant shall incorporate adequate source control measures to limit pollutant generation, discharge, and runoff (e.g. landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and

E. All grading and earthwork activities shall conform to the approved plans and specifications. All grading and earthwork activities shall be observed and approved by the project civil engineers based on the soil engineer recommendation. The soils engineer shall be notified at least 48 hours prior to any grading or earthwork activities. Unobserved or unapproved work shall be removed and replaced under observation of the project soil

• Owner shall implement construction site inspection and control to prevent

Erosion Control Plan. • The City requires the construction sites to maintain year-round effective erosion control, run-on and run-off control, sediment control, good site management, and non-storm water management through all phases of construction (including, but not limited to, site grading, building, and finishing of lots) until the site is fully

• City will conduct inspections to determine compliance and determine the effectiveness of the BMPs in preventing the discharge of construction pollutants into the storm drain. Owner shall be required to timely correct all actual and

G. Prior to the Building final, all Public works conditions including drainage, grading, and

воок **544** 37

LAWRENCE E. STONE — ASSESSOR Cadastral map for assessment purposes only. Compiled under R. & T. Code, Sec. 327

SITE

(E) LOCATION >

1<u>30</u>





Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. See Sheet CSFS

Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1

Conditions

Public Works Comments for Applicant / Owner:

A. Applicant / Owner shall obtain an encroachment permit for any and all improvements in any City right-of-way or City easement including all new utilities prior to commencement of the work to implement this Design Review.

C. Applicant / Owner shall maintain the streets, sidewalks and other right of way as well as adjacent properties, both public and private, in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be removed immediately.

fertilizers, and incorporates appropriate sustainable landscaping practices and programs, such as Bay-Friendly Landscaping).

F. Construction Site Control

stabilized by landscaping or the installation of permanent erosion control

potential discharges observed.

landscaping of the site shall be completed per approved plans.

acadia architecture

Davide Giannella

95033

Gatos 001

Residence

Somogyi

644 N. Santa Cruz Ave. Suite Los Gatos, California 95030 T. 408-219-0601 dg@acadia-architecture.com

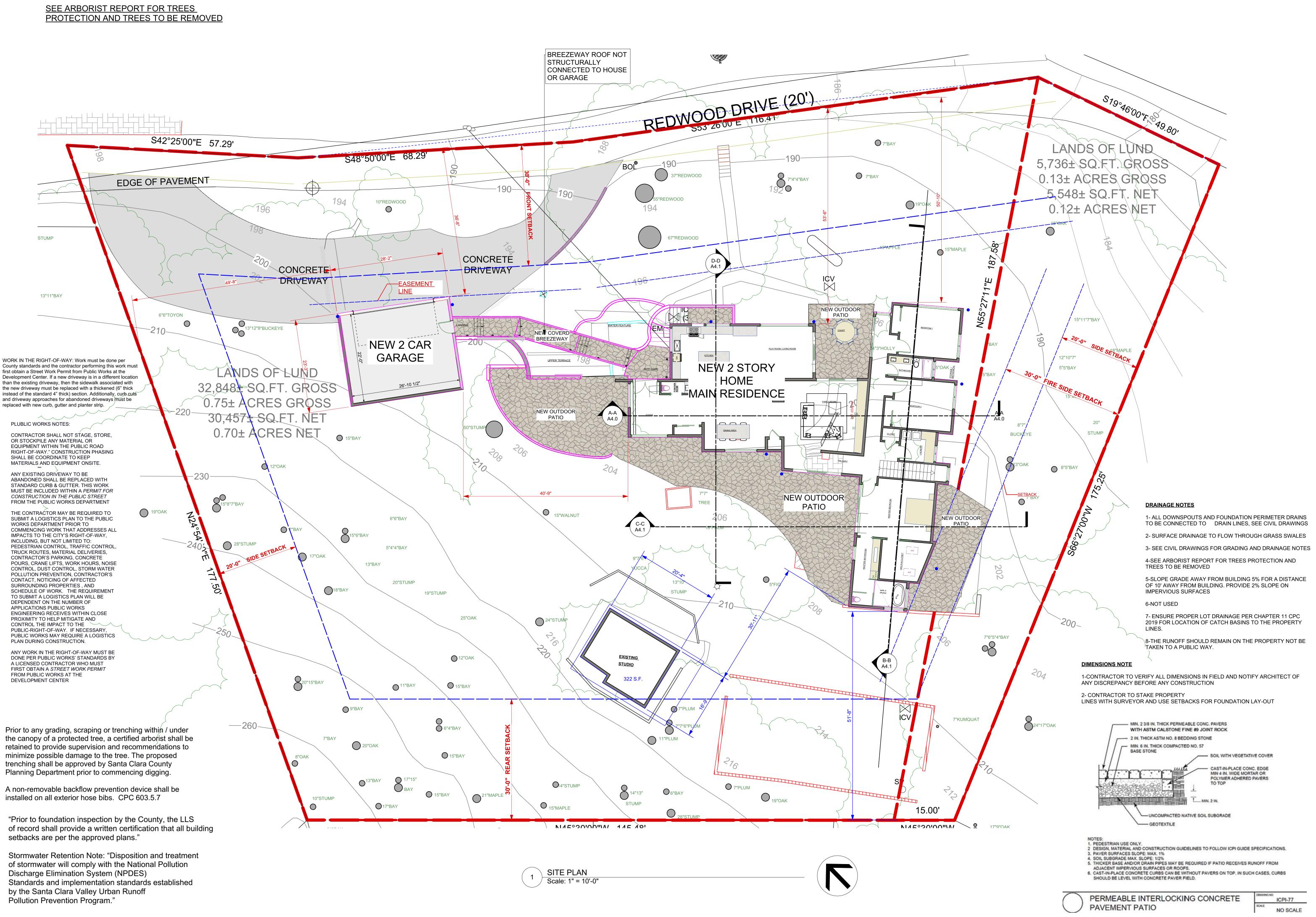
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A 1.0



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Reviewed By DG

Reviewed By DG

APN 544-37-001

SITE PLAN

Sheet Scale : AS NOTED

Revision

Revision

Revision



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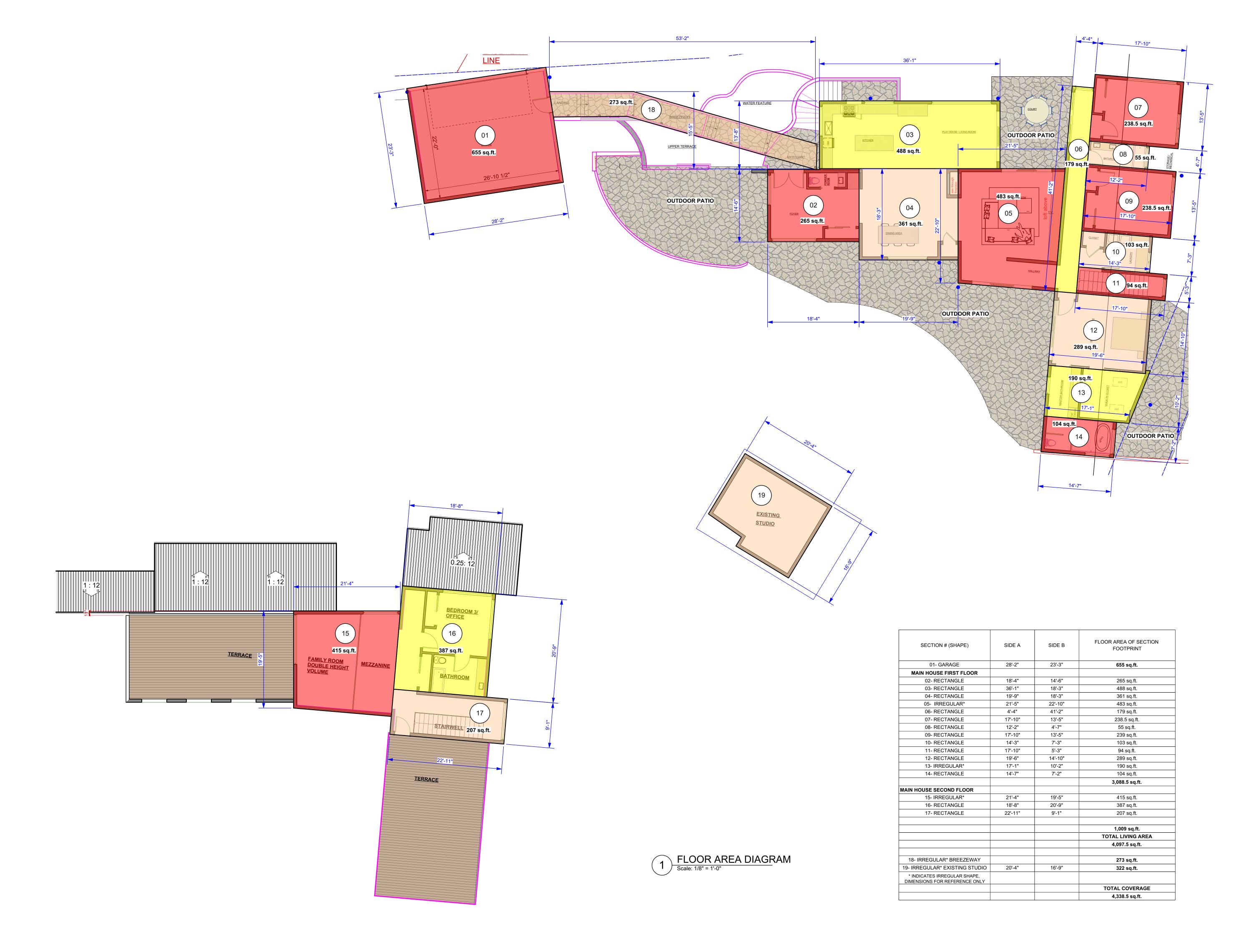
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A 1.1



Revision	Revision		Revision
	Somogyi Residence	1800 Redwood Drive Los Gatos CA 95033	FLOOR AREA DIAGRAM
Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	6/22/21

Davide Giannella

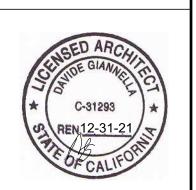


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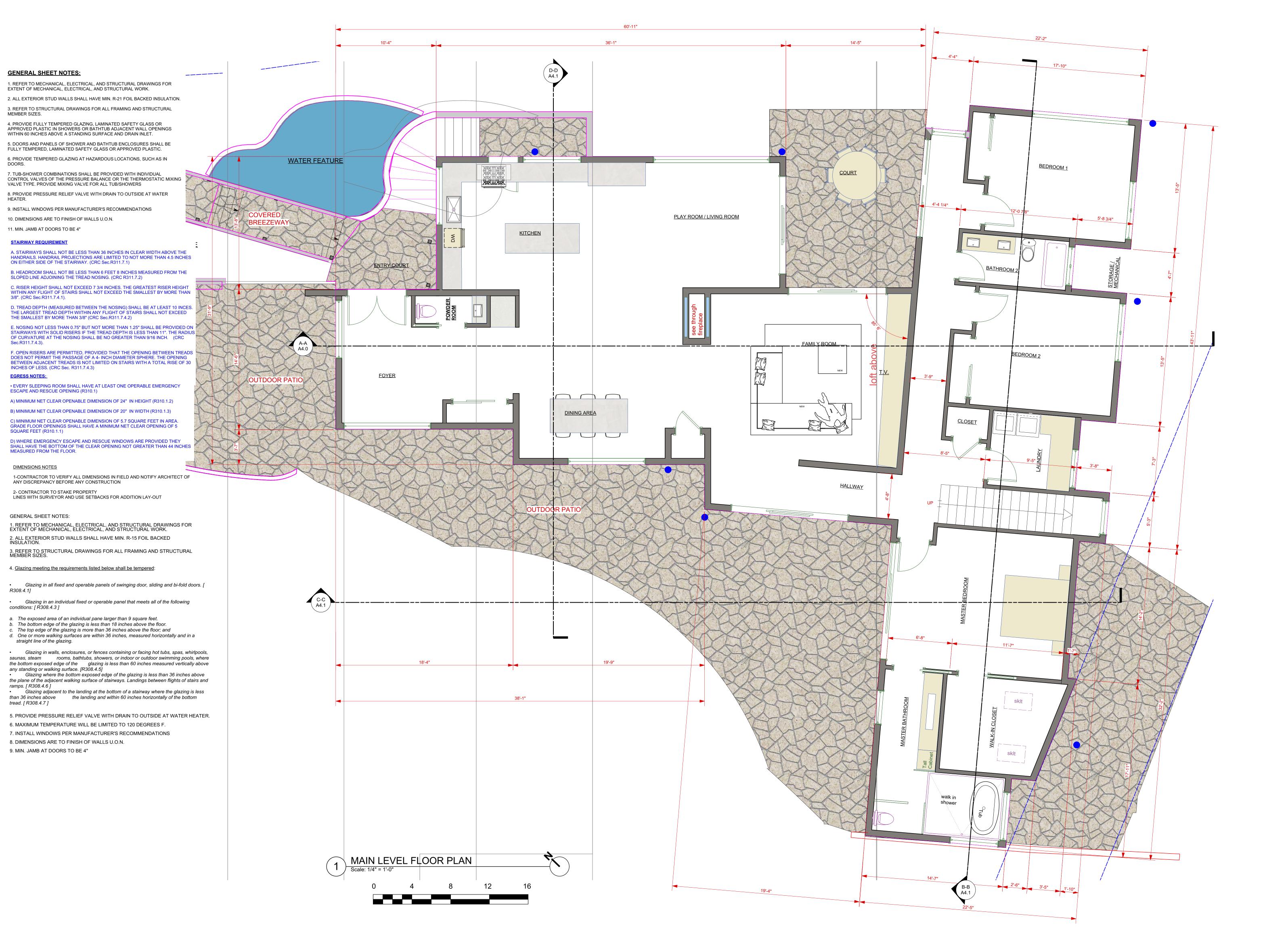
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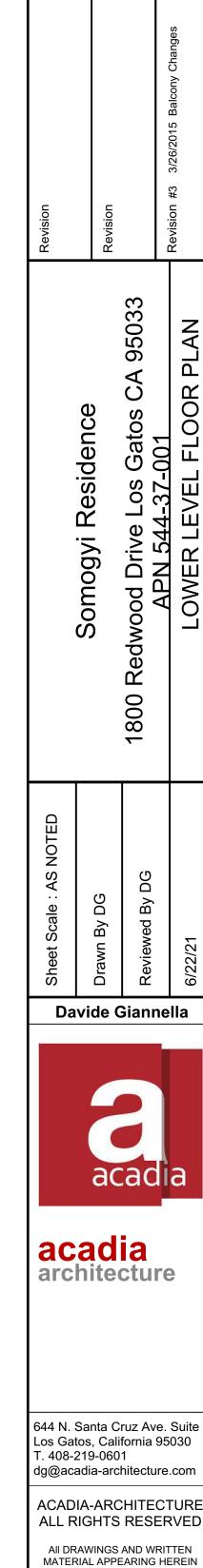
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A 1.2





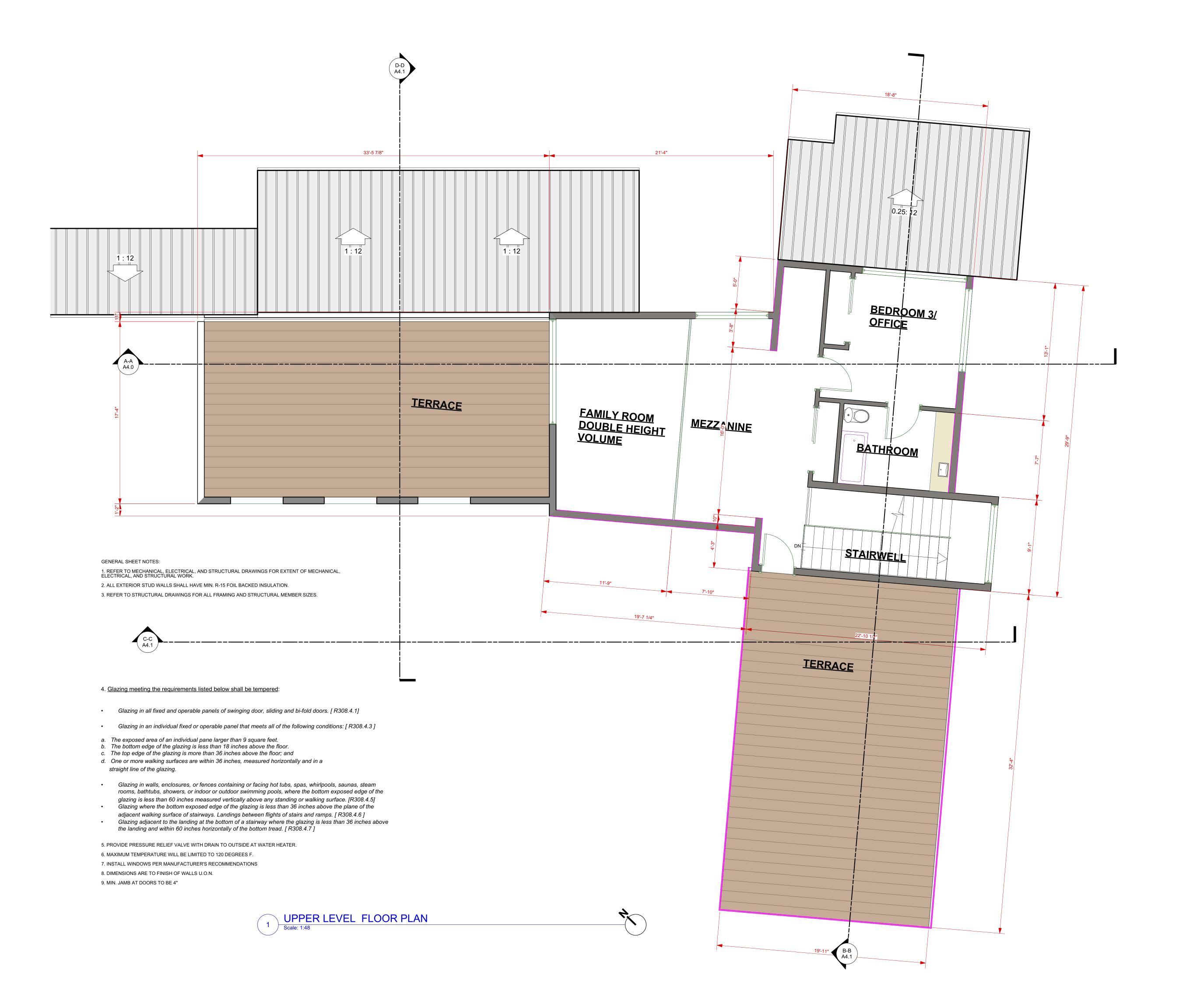
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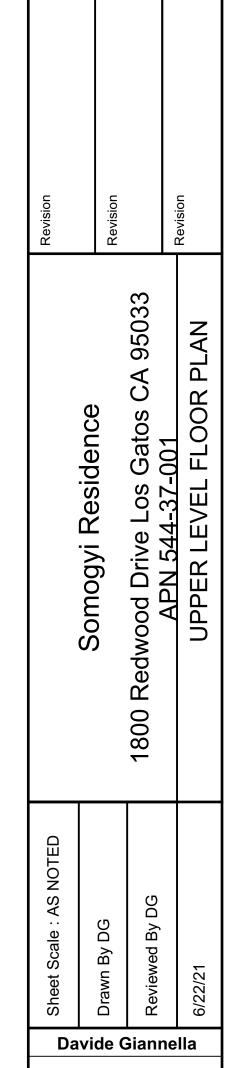
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A 2.1







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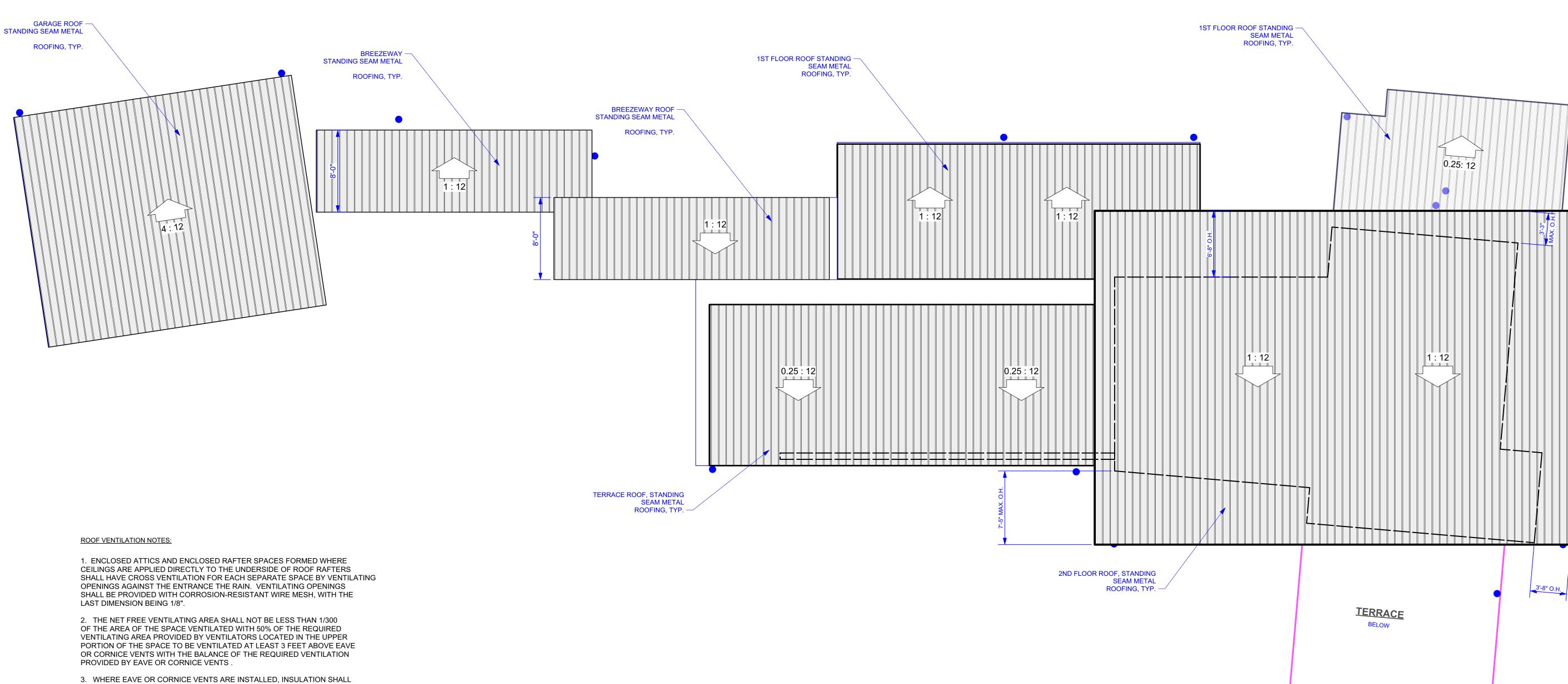
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A 2.2



NOT BLOCK THE FREE FLOW OF AIR. A MINMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

VAPOR BARRIER NOTE

PROVIDE CLASS 1 OR CLASS 2 VAPOR
BARRIER INSTALLED ON THE WARM-IN-WINTER
SIDE OF THE CEILING OR PROVIDE VENTILATORS
LOCATED IN THE UPPER PORTION OF THE SPACE
TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR
CORNICE VENTS WITH THE BALANCE OF THE REQUIRED
VENTILATION PROVIDED BY EAVE OR CORNICE VENTS
PER CRC R806.2

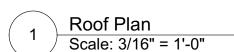
ROOF DRAINAGE NOTES:

1) Roof drains shall be equipped with strainers extending at 4" above the roof deck surface and be at least 1-1/2 times larger than the drainpipe. (CPC 1105.2)

2)Where roof surfaces are not designed to drain over roof edges, overflow drains or scuppers three times the size of required roof drains shall be provided. Said drains to be located 2" above the low point of the roof. Overflow drains to be independent of and in addition to surface drains. CBC 1506.3

3)Roof drainage water shall not be allowed to flow over public property CBC 1506.5

4) Provide splashblocks at each downspout



Revision		Revision			Kevision
	Somodyi Residence		1800 Redwood Drive Los Gatos CA 95033	APN 544-37-001	ROOF PLAN
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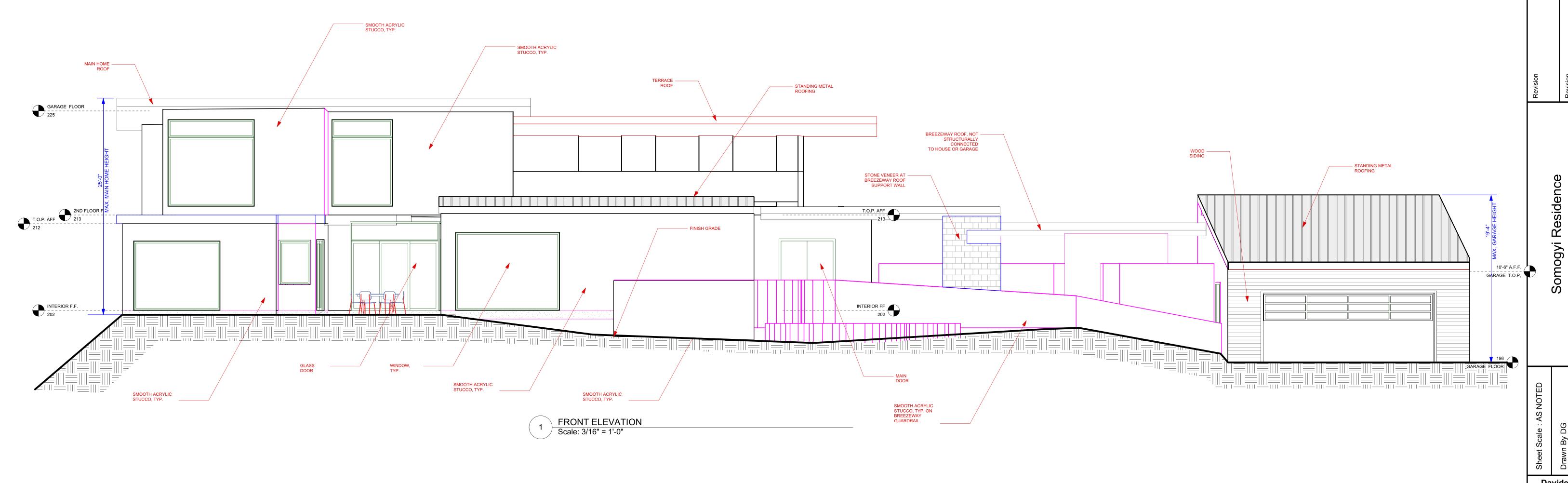
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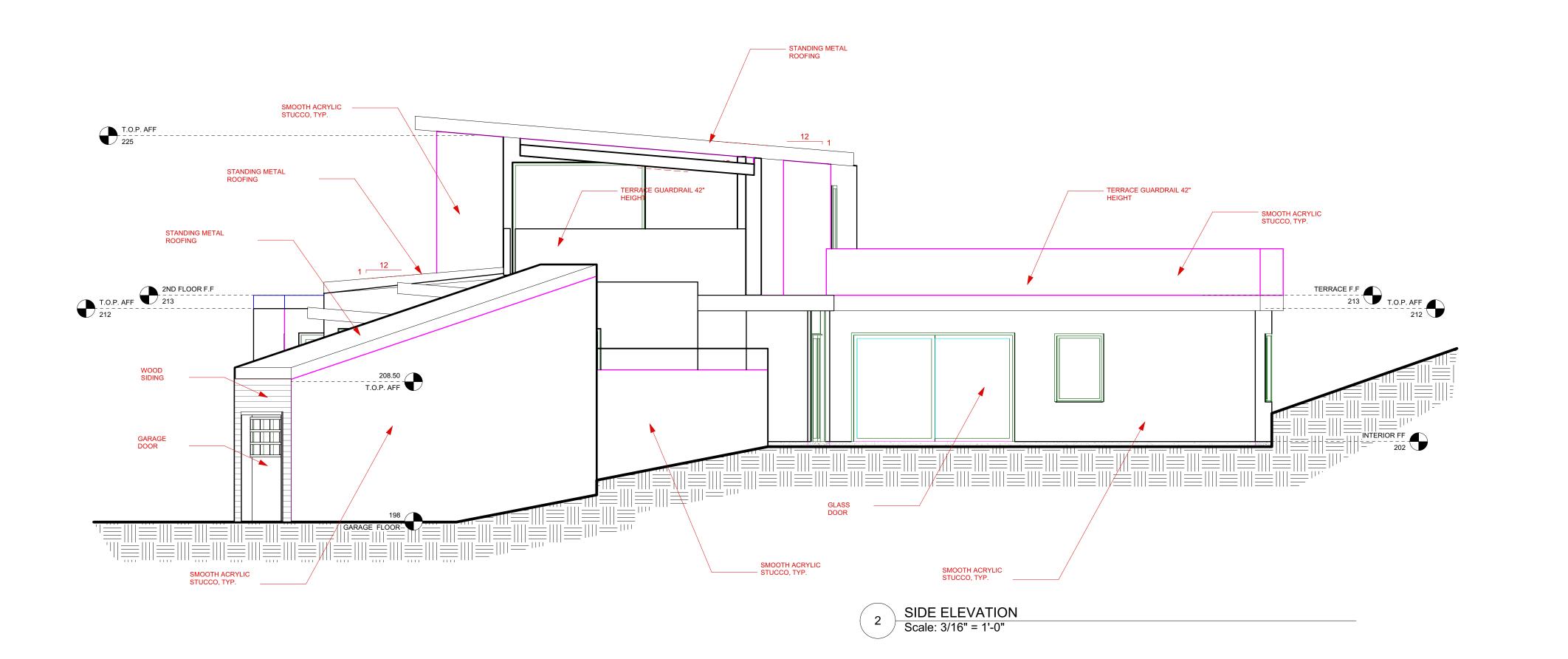
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A 2.3





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1800 Redwood Drive Los Gatos CA 95033 APN 544-37-001 EXTERIOR ELEVATIONS

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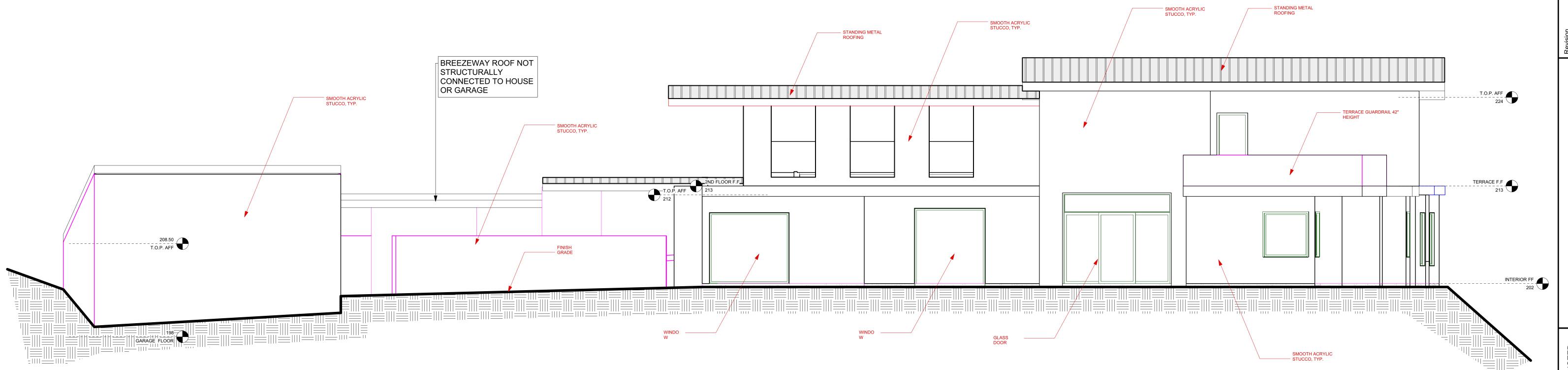
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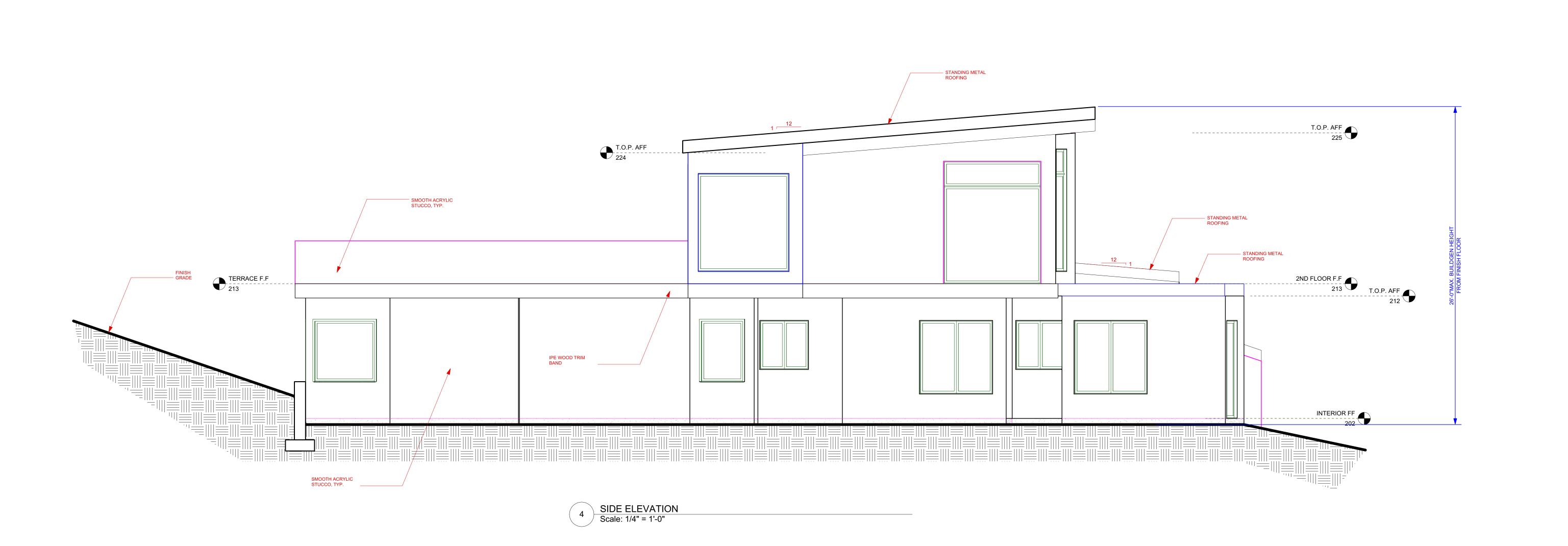
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A 3.0



REAR SIDE ELEVATION
Scale: 3/16" = 1'-0"



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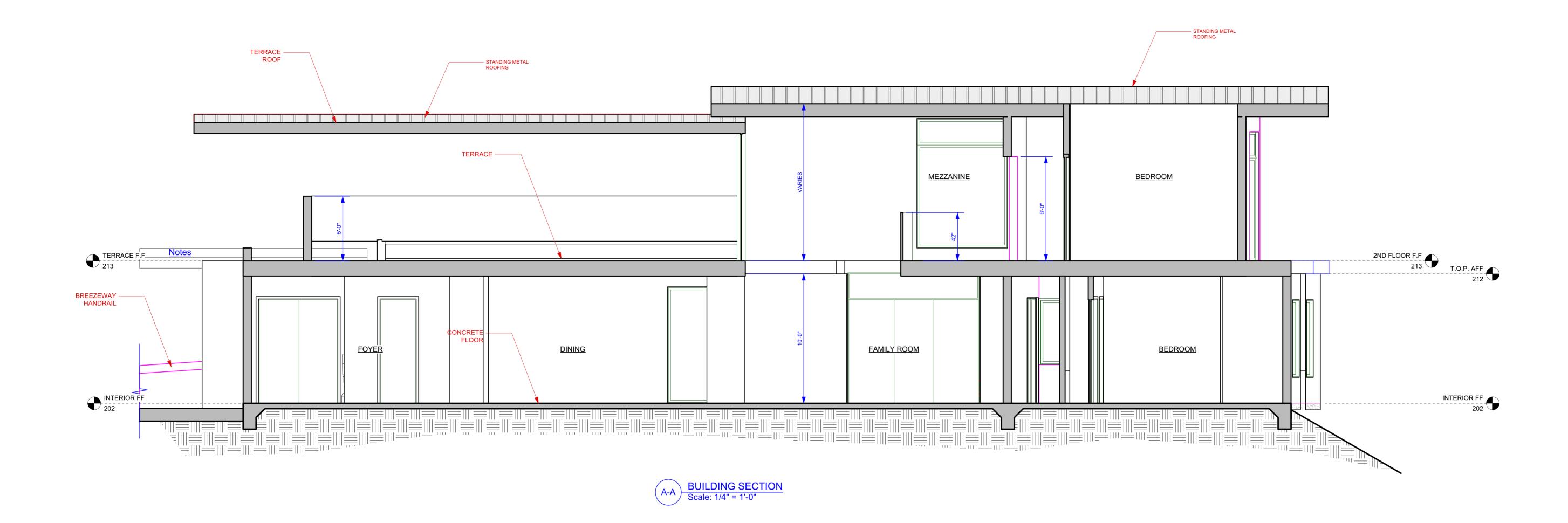
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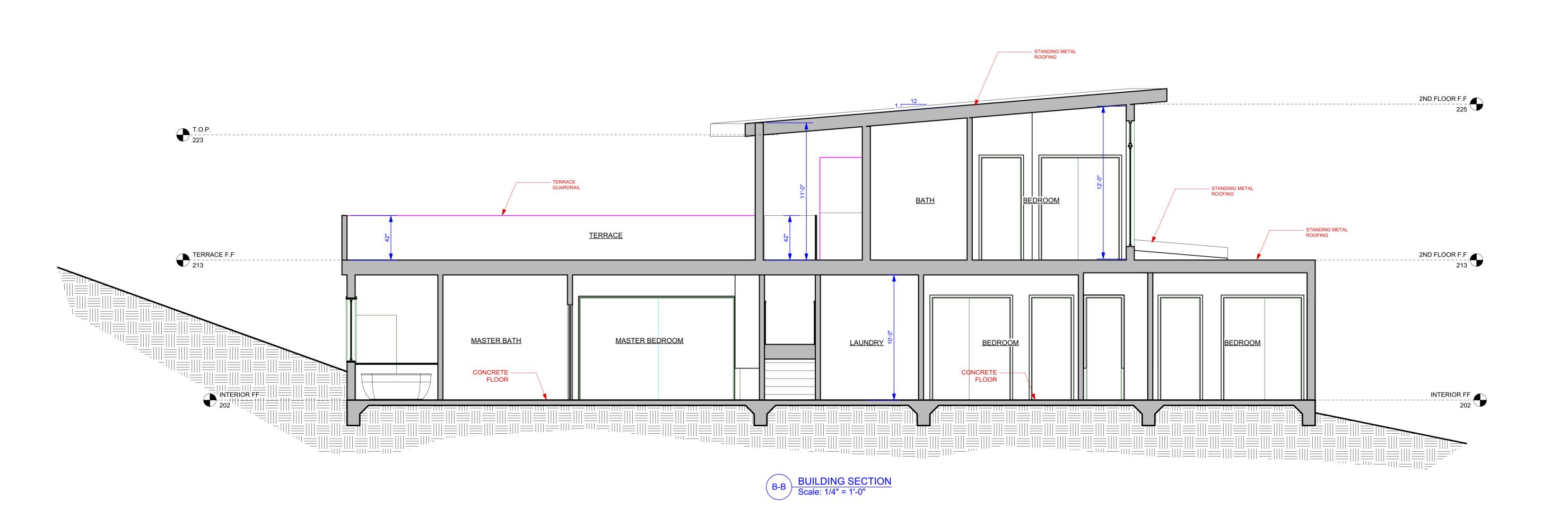
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A 3.1





Somogyi Residence

1800 Redwood Drive Los Gatos CA 95033

APN 544-37-001

BUILDING SECTIONS

Revision

Revision

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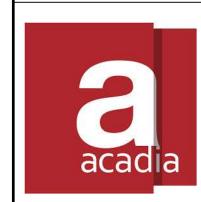
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Revision		Revision			Kevision
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A-P

2016 CBC Chapter 7A and CRC Section R337 –

Wildland-Urban Interface (WUI) Fire Conformance Checklist (The use of paints, coatings, stains, or other surface treatments are not an approved method of protection as required in this chapter.)

★Detached Residential building □ Detached Commercial buildings □ Detached accessory structures within 50' of an applicable building □ Detached Group U occupancy not exceeding 120 square feet in floor area when located less than 30 ft from an applicable building □ Additions and alterations to buildings that were permitted and constructed on or after July 1, 2008.

Per CBC 701A.4 and R337.1.4 "The local building official shall, prior to construction, provide the owner or applicant a certification that the building as proposed to be built complies with... all WUI materials and construction methods for wildfire exposure." Plans "Approved" by the Town Building Division demonstrate compliance with this requirement.

PLEASE COMPLETE AND INCORPORATE THE FOLLOWING CHECKLIST INTO CONSTRUCTION DOCUMENTS TO DEMONSTRATE PROPOSED MATERIALS COMPLY WITH THESE REQUIREMENTS.

(All materials shall bear identification showing the fire performance rating thereof. That identification shall be issued by ICC-ES or a testing facility recognized by the State Fire Marshall having a service for inspection of materials at the factory. **Field inspector to verify identification prior to it being covered and/or concealed**)

701A.5 and R337.1.5 VEGETATION MANAGEMENT COMPLIANCE

- Provide documentation (on plot plan, or landscape plan) of compliance with PRC 4291. (Suggest scheduling design/pre-construction meeting with the Fire Marshall to review/clarify what their requirements will be for your particular parcel/project.) □ Plans shall specify and demonstrate requirement to maintain fire break:
 - Remove and clear away all flammable vegetation or combustible growth for 30' from each side of building. Remove any tree limbs within 10 feet of chimney outlet.
 - Eliminate any dead wood from trees overhanging building. Maintain the roof to be free of leaves, needles or dead
 - □ Inspection and written approval by the Fire Marshall shall be obtained prior to final of the building permit (Fire Marshall

705A and R323.5 ROOFING 705A.2, R337.5.2 Roof Coverings:

- Is space proposed between the roof covering and roof decking? □Yes ★No
- If yes, the spaces shall be constructed to prevent the intrusion of flames and embers, and be firestopped with approved materials, or have one layer of No. 72 ASTM cap sheet installed over the combustible decking. Provide detail for method of compliance, incorporate into plans and provide reference to detail location:

705A.3, R337.5.3 Roof Valleys:

- ☐ Assume shingle overlap proposed in valleys Please verify. ☐ Yes ☐ No Or if metal flashing will be incorporated in valleys, it shall be not less than 0.019-inch (0.48 mm)(No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley. Provide detail and/or notation on section drawing(s) of plans and provide reference to detail/specification location: ___
- 705A.4, R337.5.4 Roof gutters: XRoof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

Indicate where specification has been incorporated into drawings: ______.

706A.3 Eave or Cornice Vents shall not be installed on the underside of eaves and cornices, unless they resist the intrusion of flame and burning embers into the attic area of the structure. If vented roof system is proposed:

□ Plans shall define and detail how attic and/or rafter bays will be vented, i.e. gable end vents, eave vents, ridge vent(s). Detail/indicate how proposed eave/cornice vents will resist the intrusion of flame and embers into attic/rafter bay area of the structure. (Specify product Company Name/ Description _____ Listed by SFM Approved by Building Official, Or

☐ The vents are located more than 12 feet from the ground or walking surface of a deck, porch, patio or similar surface; the vent materials are noncombustible, corrosion resistant and the dimensions of the openings are min. 1/16-inch and do not exceed 1/8inch. The exterior wall covering and exposed underside of the eave are of noncombustible material, or ignition-resistant material (per SFM Standard 12-7A-5 Ignition Resistant material), Or

Revised 031617

☐ The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1. (Document on plans and provide notation to sprinkler designer of requirement).

If a non-vented roof system is proposed: □ Provide manufacturer's specifications and detailing for non-vented system, including air and water permeability testing data.

707A and R337.7.3 EXTERIOR COVERINGS

- 707A.3, R337.7.3 Exterior walls: Exterior wall coverings or wall assemblies shall comply with one of the following: *Check all that apply*. □ Noncombustible material (Verify and document compliance with definition per CBC 202 – ASTM 136)
- ☐ Heavy Timber exterior wall assembly ☐ Log Wall Construction ☐ Ignition —Resistant Material (per CBC 702A and R337.2) □ Standard SFM 12-7A-1 (Specify product Company Name, Description, Test Protocol and Flame Spread _
- Listed in SFM Handbook? □ Yes □ No (provide test data) ★One layer of 5/8" Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing ☐ The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual

707A.3.1, R337.7.3.1 Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2-inch nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure. Specify where notation has been detailed/noted on plans Future section-details

707A.4, R337.7.4 Open roof eaves (Solid wood rafter tails on the exposed underside of open roof eaves having a min. nominal dimension of 2", solid wood blocking installed between rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2", gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails, fascia and other architectural trim boards <u>are exempt</u> from requirements).

Proposing open roof eaves? □ Yes No

If yes, identify roof eave compliance method. The exposed roof deck on the underside of unenclosed roof eaves shall consist of the following:

- Noncombustible material

 | Ignition-resistant material |
- □ One layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck ☐ The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance

707A.5, R337.7.5 Enclosed roof eaves and roof eave soffits (Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails and fascia and other architectural trim boards are exempt from requirement).

Proposing enclosed eaves? □ Yes No

If yes, the exposed underside of enclosed roof eaves having either a boxed-in roof eave soffit with a horizontal underside, or sloping rafter tails with an exterior covering applied to the underside of the rafter tails, shall be protected by one of the following:

- □ Non-combustible material □ Ignition-resistant material □ One layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit ☐ The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or soffit including
- assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual □ Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

707A.6, R337.7.6 Exterior porch ceilings (Except architectural trim boards)

- The exposed underside of exterior porch ceilings shall be protected by one of the following:
- □ Noncombustible material □ Ignition-resistant material
- ★One layer of 5/8" Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling. ☐ The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling assembly including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design manual.
- □ Porch ceiling assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set

707A.7, R337.7.7 Floor projections (except architectural trim boards)

The exposed underside of a cantilevered floor projection where a floor assembly extends over and exterior wall shall be protected by one of the following

- XNoncombustible material □ Ignition-resistant material □ One layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.
- ☐ The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor projection including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design manual.

☐ The underside of a floor projection assembly that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

707A.8, R337.7.8 Underfloor protection (heavy timber structural columns and beams do not require protection) The underfloor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following:

- □ One layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection. ☐ The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design manual. ☐ The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.
- 707A.8, R337.7.9 Underside of appendages:

When required by the enforcing agency the underside of overhanging appendages shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following: Noncombustible material ☐ Ignition-resistant material

- ☐ One layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection. ☐ The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies
- using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design manual. ☐ The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

708A and R337.8 EXTERIOR WINDOWS AND DOORS

(Exterior windows; exterior glazed doors; glazed openings within exterior doors; glazed openings within exterior garage doors; exterior

708A.2.1, R337.8.2.1 Exterior windows and exterior glazed door assemblies:

□ Noncombustible material □ Ignition-resistant material

- Exterior windows and exterior glazed door assemblies shall comply with one of the following: Constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of CBC 2406.
- □ Constructed of glass block units, or ☐ Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
- ☐ Tested to meet the performance requirements of SFM Standard 12-7A-2

708A.2.2, R337.8.2.2 Structural glass veneer:

The wall assembly behind the structural glass veneer shall comply with Sections 707A.3 and R337.7.3.

708A.3, R337.8.3 Exterior doors: Exterior doors shall comply with one of the following:

- Exterior surface or cladding shall be of noncombustible or ignition-resistant material, or
- ☐ Constructed of solid core wood that complies with the following: □ Stiles and rails shall not be less than 1 3/8 inches thick.
- □ Raised panels shall not be less than 1 ¼ inches thick, except for the exterior perimeter of the raised panel that may taper to a tongue not less than 3/8 inch thick ☐ Fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.
- ☐ Tested to meet the performance requirements of SFM Standard 12-7A-1.

708A.3.1, R337.8.3.1 Exterior door glazing: Glazing in exterior doors shall comply with Sections 708A.2.1 and R337.8.2.1.

709A and R337.9 DECKING

709A.2, R337.9.2 Where required: The walking surface material of decks, porches, balconies and stairs shall comply with the requirements of this section when any portion of such surface is within 10 feet of the building.

709A.3, R337.9.3 Decking Surfaces:

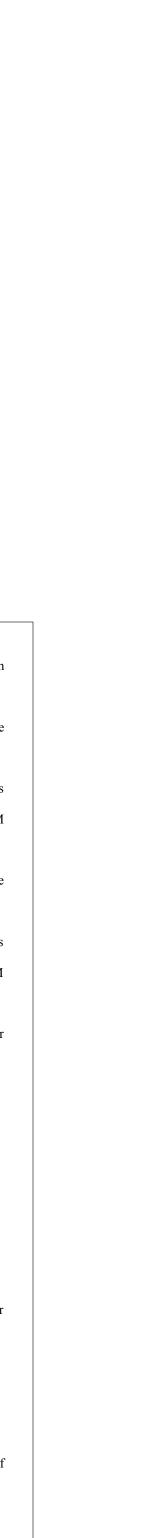
The walking surface material of decks, porches, balconies and stairs shall be constructed with one of the following materials:

____and define compliance method below.) (Identify proposed product: ____ ▼Ignition-resistant material compliant with performance requirements of both SFM Standard 12-7A-4 and 12-7A-5.

☐ Exterior fire retardant treated wood ☐ Noncombustible material

☐ Any material compliant with performance requirements of SFM Standard 12-7A-4A when attached exterior wall covering is also either noncombustible or ignition-resistant material

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