



# Town of Paradise Planning Commission Meeting Adjourned Agenda 6:00 PM – September 25, 2023

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**Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA**

**Planning Commission Staff:**

Susan Hartman, Community Development Director  
Melanie Elvis, Planning Commission Secretary

**Planning Commission Members:**

Lynn Costa, Chair  
Kim Morris, Vice Chair  
Carissa Garrard, Commissioner  
Charles Holman, Commissioner  
Zeb Reynolds, Commissioner

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Hartman, at 872-6291 ext. 417 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk. Members of the public may address the Planning Commission on any agenda item. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding Clerk prior to the beginning of the Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services Department located at 5555 Skyway, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA**

**ROLL CALL**

**1. APPROVAL OF MINUTES**

- 1a. Approve Regular Meeting Minutes of the August 15, 2023 Planning Commission Meeting.

**APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2023/24 FISCAL YEAR.**

- 2a. Appointment of Chair (Secretary presiding)
- 2b. Appointment of Vice-Chair (Appointed Chair presiding)

**3. COMMUNICATION**

- 3a. Recent Council Actions
- 3b. Staff Comments

#### 4. PUBLIC COMMUNICATION

Comments are limited to a maximum of five minutes duration. If more time is needed, please request staff to place the subject on an agenda for a future Commission meeting.

\*\*\* PUBLIC HEARING PROCEDURE \*\*\*

- A. Staff comments
- B. Open the hearing to the public
  - 1. Project applicant
  - 2. Parties for the project
  - 3. Parties against the project
  - 4. Rebuttals
- C. Close hearing to the public
- D. Commission discussion
- E. Motion
- F. Vote

NOTE: Pursuant to Planning Commission Resolution No. 96-001, any person may speak before the Commission regarding the matter under consideration for a maximum of five minutes unless granted additional time by the Chair. "In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Community Development Dept., at 872-6291 at least 48 hours in advance of the meeting."

#### 5. CONTINUED PUBLIC HEARING - None

#### 6. PUBLIC HEARING

6a. Item to be determined to be exempt from environmental review.

**Integrity Builders Conditional Use Permit Application (PL22-00095):**  
Planning Commission consideration of a request for the reconstruction of a legal nonconforming single-family dwelling that was destroyed in the Camp Fire. The project site is a 1.04-acre property zoned Community Commercial (CC) and is located at 1440 Coldren Road, further identified with Assessor's Parcel No 050-060-060. (ROLL CALL VOTE)

#### 7. OTHER BUSINESS

#### 8. COMMITTEE ACTIVITIES

#### 9. COMMISSION MEMBERS

9a. Identification of future agenda items (All Commissioners/Staff)

#### 10. ADJOURNMENT

STATE OF CALIFORNIA )	SS.
COUNTY OF BUTTE )	
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
_____	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



# Town of Paradise Town Council Meeting Minutes 6:00 PM – August 15, 2023

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## Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA

**CALL TO ORDER** by Chair Costa at 6:01 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

**PLANNING COMMISSIONERS PRESENT:** Carissa Garrard, Charles Holman, Kim Morris and Lynn Costa, Chair

**PLANNING COMMISSIONERS ABSENT:** Zeb Reynolds

### 1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Holman**, approved the regular meeting minutes of June 20, 2023. Roll call vote was unanimous with Reynolds absent and not voting.

### 2. COMMUNICATION

Community Development Director Susan Hartman provided an update on Town Council action and shared that Council conceptually approved plans to dedicate necessary Operations & Maintenance Financing Assistance (\$6,460,000) to ensure ongoing sustainability of the Paradise Sewer Project contingent upon securing full project capital funding; hired legal services specifically for support the sewer project; and approved two civil engineering firms to assist with the Town's Capital Improvement Projects.

### 3. PUBLIC COMMUNICATION - None

### 4. CONTINUED PUBLIC HEARING - None

### 5. PUBLIC HEARING

- 5a. Assistant Planner Anne Vierra presented the on the proposed site plan review permit application for a nonconforming rebuild of a home that was destroyed in the Camp Fire.

Chair Costa opened the public hearing at 6:07 p.m.

1. The project applicant shared that he intends to use the house as a rental for one of his employees to help keep an eye on the property.

Chair Costa closed the public hearing at 6:09 p.m.

**MOTION by Morris, seconded by Holman**, approved the Ely site plan review permit application proposing the rebuild of a single-family residence on a property zoned Neighborhood Commercial (NC). The project site is a

0.62-acre property located at 1694 Wagstaff Rd, Paradise and further identified as Assessor Parcel No. 050-180023 and was approved subject to the General Conditions outlined below. Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

Commission and the applicant were reminded that the project is subject to a seven-day appeal period and that no permits would be issued before that time.

**GENERAL CONDITIONS**

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Pay any applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
3. Development on the property shall comply with the site development regulations outlined in Paradise Municipal Code (PMC) Section 17.20.400.

**CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)**

**Construction codes**

4. Complete the requirements of the Town Building Official & Fire Marshal regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements.
5. Meet the requirements of PMC Section 8.58.060 including the use of noncombustible materials within 5 feet of the proposed structure.

**Grading and Drainage**

6. If disturbing more than 50 cubic yards of soil outside of the building footprint, secure a grading permit and meet the requirements of the Engineering Division.
7. Submit Erosion and Sediment control plan for review by the Engineering Division.

**Site Development**

8. Submit site plan to the Engineering Division for approval **prior to** building permit issuance (site plan must show all grading as required per Town Municipal Code Section 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, etc.). Show slopes and limits of grading near building (include flow direction arrows, slope percentage, what is existing, and delineate any cut/fill).

**Sanitation**

9. Complete the requirements of the Town Onsite Sanitary Official concerning evaluation of the wastewater system. If deemed failed, secure permits for the repair or replacement of the system.
10. To comply with PMC Section 13.04.112 – *Bedrooms*, the proposed manufactured home floor plan must be modified by removing the door to the hallway from the “den” and providing a 4’ cased opening into the living room.

**CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY**

**Utilities**

11. Meet the requirements of the Paradise Irrigation District (PID) regarding any required water meter upgrade and backflow prevention assembly, in accordance with the written comments from PID staff dated July 13, 2023 and on file with the Town Development Services Department.
12. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

**Site Development:**

13. Any work associated with repairing or replacing the driveway encroachment requires the issuance of an encroachment permit from the Town Public Works Department.
14. Approved numbers or addresses shall be placed on the building above the doorway, or in such a position as to be visible from the street or road fronting the property.

Meet the requirements of the Town Onsite Sanitary Official with regards to any issued permits to repair or replace the septic, if any.

- 5b. Associate Planner Nick Bateman presented the proposed site plan review permit application to rebuild a nonconforming home that was destroyed in the Camp Fire.

Chair Costa opened the public hearing at 6:13 p.m.

There were no public comments.

Chair Costa closed the public hearing at 6:13 p.m.

**MOTION by Holman, seconded by Garrard**, approved the Bartok site plan review permit application proposing the rebuild of a single-family residence on a property zoned Neighborhood Commercial (NC). The project site is a 0.32-acre property located at 1197 Arlene Way, Paradise and further identified as Assessor Parcel No. 051-132-115, and was approved subject

to the General Conditions outlined below. Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

Commission and the applicants were reminded that the project is subject to a seven-day appeal period and that no permits would be issued before that time.

**GENERAL CONDITIONS**

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Pay any applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
3. Development on the property shall comply with the site development regulations outlined in Paradise Municipal Code (PMC) Section 17.20.400.

**CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)**

**Construction codes**

4. Complete the requirements of the Town Building Official & Fire Marshal regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements.
5. Meet the requirements of PMC Section 8.58.060 including the use of noncombustible materials within 5 feet of the proposed structure.

**Grading and Drainage**

6. If disturbing more than 50 cubic yards of soil outside of the building footprint, secure a grading permit and meet the requirements of the Engineering Division.
7. Submit Erosion and Sediment control plan for review by the Engineering Division.

**Site Development**

8. Submit a site plan to the Engineering Division for approval **prior to** building permit issuance (site plan must show all grading as required per Town Municipal Code Section 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, etc.). Show slopes and limits of grading near building (include flow direction arrows, slope percentage, what is existing, and delineate any cut/fill).

**CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND  
CERTIFICATE OF OCCUPANCY**

**Utilities**

9. Meet the requirements of the Paradise Irrigation District (PID) regarding any required water meter upgrade and backflow prevention assembly, in accordance with the written comments from PID staff dated July 14, 2023, and on file with the Town Development Services Department.
10. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

**Site Development:**

Approved numbers or addresses shall be placed on the building above the doorway, or in such a position as to be visible from the street or road fronting the property.

- 5c. Senior Planner Amber DePaola presented the proposed conditional use permit application to expand an existing mobile home park.

Chair Costa opened the public hearing at 6:24 p.m.

There were no public comments.

Chair Costa closed the public hearing at 6:24 p.m.

**MOTION by Morris, seconded by Costa**, approved a request for a conditional use permit to grant an 8-space expansion of an existing mobile home park. The property is currently permitted by the State for 58 combined mobile home and RV sites on a +/-8.75-acre property with an adjoining 2.4-acre property to remain undeveloped. The properties are zoned Multi-Family (MF) and are located at 7726 Skyway and further identified as Assessor Parcel Nos. 051-164-060 & 016 and was approved subject to the General Conditions outlined below. Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

Commission and the applicants were reminded that the project is subject to a seven-day appeal period and that no permits would be issued before that time.

**GENERAL CONDITIONS**

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Meet the requirements of Paradise Municipal Code Section 8.58.060 *Defensible space/hazardous fuel management* which regulates combustibles within 5' from a

dwelling unit.

3. Any work within the Town right-of-way will require an encroachment permit through the Town of Paradise Engineering Division.

**Sanitation**

4. Submit a design for review of the repair or replacement of the septic system(s) to adequately serve 66 spaces.

**CONDITIONS TO BE MET PRIOR TO HCD FINAL – FORM 514**

5. Provide evidence of completion of the required septic system installation and provide a copy of the final as-built to the Town of Paradise Onsite Wastewater Division.
6. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property to the Town of Paradise Planning Division.
7. Install addresses for each Lot as required by Title 25 and provide a map with the final Lot layout and space addresses to the Town of Paradise Planning Division.

- 5d. Community Development Director Susan Hartman presented the proposed rezone application and resolution.

Chair Costa opened the public hearing at 6:29 p.m.

There were no public comments.

Chair Costa closed the public hearing at 6:29 p.m.

**MOTION by Costa, seconded by Morris**, approved Planning Commission Resolution 2023-03 “A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of a Partial Rezoning of Certain Real Property within the Town of Paradise”, recommending Town Council approval of a rezone affecting a +/-1.22-acre portion of a +/- 4.64 property from Rural Residential 2/3 acre minimum (RR 2/3) to Rural Residential ½ acre minimum (RR ½) to accommodate a conditionally approved lot line adjustment. The project site is located at 5460 Filbert Ave, Paradise and further identified as Assessor Parcel No. 052-260-135. Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

This project is subject to a five-day appeal period and no permits will be issued before that time.

**6. OTHER BUSINESS** - None

**7. COMMITTEE ACTIVITIES** - None



**8. COMMISSION MEMBERS**

- 8a. Community Development Director Susan Hartman shared that the Family Fun Center is negotiating a lease to rent the other half of the old Holiday Market space, opposite of True Value; Planning anticipates the Safety Element to come to Commission in either November or December; and that the Town was awarded a grant to assist with the sewer service overlay zoning district.

**9. ADJOURNMENT**

Chair Costa adjourned the meeting at 6:33 p.m.

Date Approved:

By:

Attest:

\_\_\_\_\_  
Lynn Costa, Chair

\_\_\_\_\_  
Melanie Elvis, Deputy Town Clerk



**Town of Paradise**

**Planning Commission Agenda Summary**

**Agenda Item: 6(a)**

**Date: September 19, 2023**

**ORIGINATED BY:** Nick Bateman, Associate Planner  
**REVIEWED BY:** Susan Hartman, Community Development Director

**SUBJECT:** Review of the Integrity Builders Conditional Use Permit Application (PL22-00095).

**COMMISSION ACTION REQUESTED:**

1. Adopt findings of approval and approve the Integrity Builders Conditional Use Permit Application (PL22-00095) to allow the reconstruction of a legal nonconforming single-family residence on a Community Commercial (CC) zoned property.

**General information:**

**Applicant:** Integrity Builders  
6635 Clark Road  
Paradise, CA 95969

**Location:** 1440 Coldren Road, Paradise

**Purpose:** To rebuild a legal nonconforming single-family dwelling.

**Present Zoning:** "C-C" Community Commercial

**General Plan Designation:** "T-C" Town Commercial

**Existing Land Use:** Vacant lot. The property previously held an identical residence that was destroyed in the 2018 Camp Fire.

**Surrounding Land Use:**

North:	Three parcels, two share the CC zoning designation. Another has a residential zoning. Both commercial parcels have commercial structures
East:	Skyway, a public street
South:	A vacant parcel sharing the CC zoning designation
West:	A residentially zoned parcel with a residence under construction.

**Parcel Size:** ±1.04 acres

**CEQA Determination:** Categorically Exempt – CEQA Section 15302, Class 2

**Other:** An appeal of the Planning Commission's decision can be made within

seven (7) days of the decision date.

**Background:**

The permit applicant, Integrity Builders, requests Conditional Use Permit approval from the Town of Paradise to rebuild a single-family dwelling on property with a Community Commercial zoning. The property is currently vacant after the previously existing home burned in the 2018 Camp Fire. The previous residence was built in 1945, prior to the Town's incorporation. When the home was originally constructed, no planning entitlement was required. Upon subsequent adoption of the Town's zoning ordinance, single-family residences in the Community Commercial zone were not permitted, making the previously existing residence legal non-conforming.

The +/-1.04-acre parcel contains no structures but retains the septic infrastructure from the 2-bedroom home lost in the 2018 Camp Fire. The project site is in the Community Commercial zoning district, abbreviated as "C-C". Access to the site is provided by Coldren Road, a private road.

Surrounding land uses include several parcels sharing the community commercial (CC) zoning as well as parcels with the Rural Residential zoning with a 1-acre minimum. The property is bordered by two commercial properties, with existing commercial uses including a flooring warehouse and a new commercial warehouse. The project parcel is also bordered by two residential parcels to the north and west. One is being rebuilt. The property is bordered by Skyway to the east. Across Skyway is another property sharing the community Commercial (CC) zoning. A vacant commercial parcel is located south of the property. The neighborhood has a mix of residential and commercial uses.

**Analysis:**

The proposed development is considered a single-family land use, which is not permitted in the Community Commercial zoning district. The single-family residence is only able to be reestablished through planning commission approval of this conditional use permit application.

The project has received favorable responses from the commenting agencies and is proposed in a location that appears to be reasonable for a single-family dwelling due to its proximity to residential zoning and the pre-fire characteristics of the neighborhood.

**Environmental Review:**

This project can be found exempt from California Environmental Quality Act under Section 15302, Class 2, *Replacement or Reconstruction*. This project consists of the rebuilding of a single-family dwelling. This reconstruction is like for like, meaning no substantial changes to the pre-fire residence are proposed.

**Recommendation:**

Adopt the required findings for approval as provided by staff and approve the Integrity Builders Conditional Use Permit application (PL22-00095) to allow the construction of the proposed single-family residence.

### **Required Findings for Approval:**

- a. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2) of the CEQA guidelines.
- b. Find that the project, **as conditioned**, is compatible with surrounding land uses and would not be detrimental to the health, safety, and general welfare of the residents of the Town of Paradise.
- c. Find that, **as conditioned**, approval of the Integrity Builders Conditional Use Permit can be found to be consistent with Title 17 of the Paradise Municipal Code and the goals and land use policies of the current 1994 Paradise General Plan.

### **GENERAL CONDITIONS**

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Pay any applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
3. Development on the property shall comply with the site development regulations outlined in Paradise Municipal Code (PMC) Section 17.20.400.

### **CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)**

#### **Construction codes**

4. Complete the requirements of the Town Building Official & Fire Marshal regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements.
5. Meet the requirements of PMC Section 8.58.060 including the use of noncombustible materials within 5 feet of the proposed structure.

#### **Grading and Drainage**

6. If disturbing more than 50 cubic yards of soil outside of the building footprint, secure a grading permit and meet the requirements of the Engineering Division.
7. Submit Erosion and Sediment control plan for review by the Engineering Division.

#### **Site Development**

8. Submit a site plan to the Engineering Division for approval **prior to** building permit issuance (site plan must show all grading as required per Town Municipal Code Section 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, etc.). Show slopes and limits of grading near building (include flow direction arrows, slope percentage, what is existing, and delineate any cut/fill).

9. All structures related to the residential development of this parcel shall abide by the minimum setbacks of the Rural Residential 1-acre minimum (RR-1) zoning designation.

**CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY**

**Utilities**

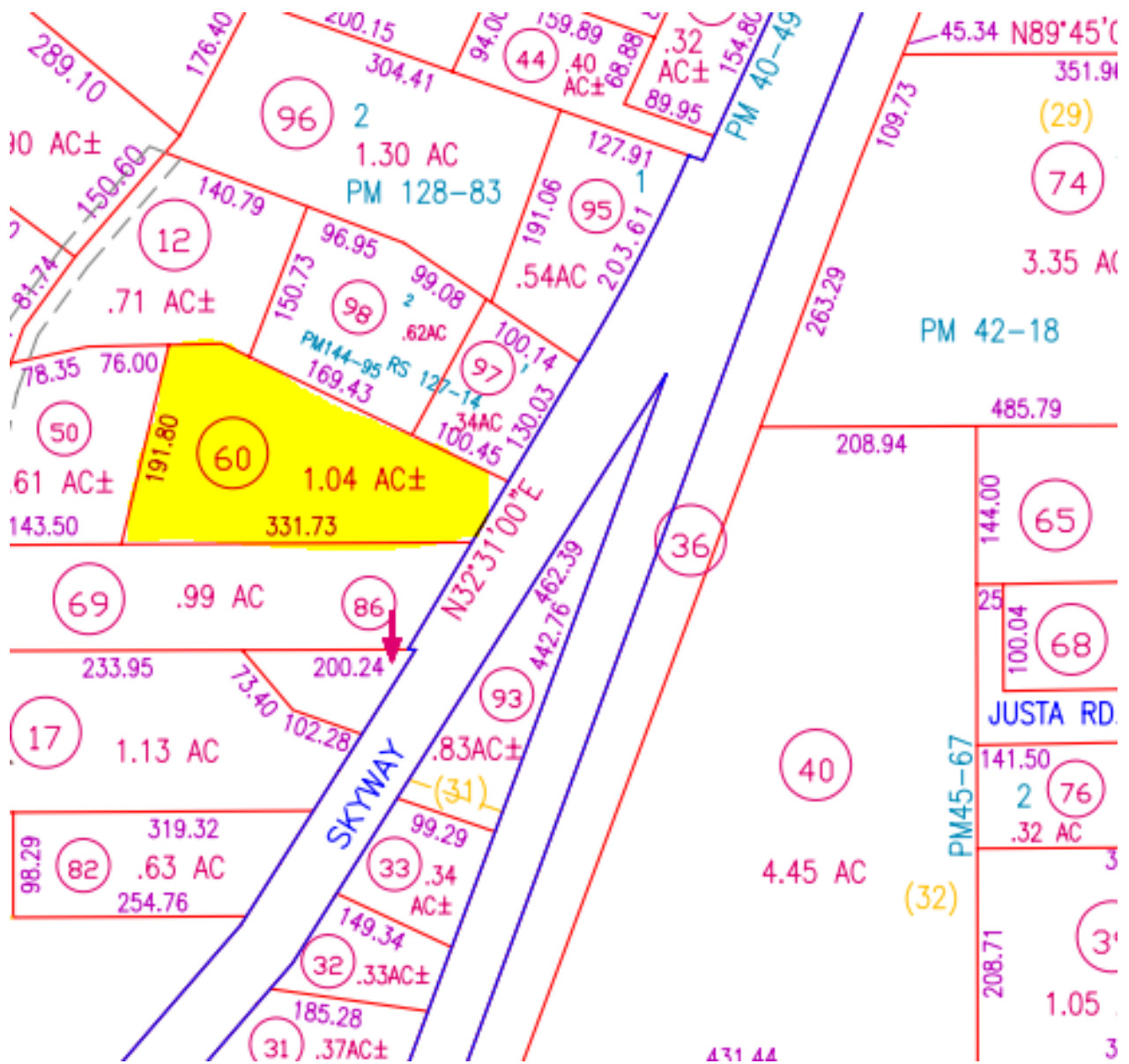
10. Meet the requirements of the Paradise Irrigation District (PID) regarding any required water meter upgrade and backflow prevention assembly, in accordance with the written comments from PID staff dated October 12, 2022, and on file with the Town Development Services Department.
11. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

**Site Development:**

12. Approved numbers or addresses shall be placed on the building above the doorway, or in such a position as to be visible from the street or road fronting the property.

**LIST OF ATTACHMENTS FOR INTEGRITY BUILDERS CONDITIONAL USE PERMIT  
APPLICATION (PL22-00095)**

1. Project site vicinity map
2. Notice sent to surrounding property owners for the public hearing
3. Mailing list of property owners notified of the public hearing
4. Summary of development review comments received
5. Notice of Exemption document for the Integrity Builders Conditional Use Permit project
6. Conditional use permit application submitted by Integrity Builders
7. Project floor plan and site plan



**APPLICANT:** Integrity Builders

**OWNER:** Kenneth Brow

**PROJECT DESCRIPTION:** Conditional use permit application to rebuild a 2-bedroom, 1,237 sq. ft. residence at 1440 Coldren Road. The property has a community commercial (CC) zoning which does not support a single-family residential land use without a use permit. Assessor's records indicate that the previous residence was 1,016 sq ft.

**ZONING:** CC

**GENERAL PLAN:** TC

**FILE NO.** PL22-00095

**ASSESSOR PARCEL NOS.** 050-060-060

**MEETING DATE:** 9/25/23

**NOTICE OF PUBLIC HEARING  
PARADISE PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** by the Paradise Planning Commission that the public hearing originally scheduled for Tuesday, September 19, 2023, at 6:00 p.m. will now be held on **Monday, September 25, 2023, at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

- a. Item to be determined to be exempt from environmental review.

**Integrity Builders Conditional Use Permit Application (PL22-00095):** Planning Commission consideration of a request for the reconstruction of a legal nonconforming single-family dwelling that was destroyed in the Camp Fire. The project site is a 1.04-acre property zoned Community Commercial (CC) and is located at 1440 Coldren Road, further identified with Assessor's Parcel No 050-060-060.

The project files are available for public inspection at the Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA 95969. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town of Paradise Planning Director at, or prior to, the public hearing. For further information please contact the Community Development Department at (530) 872-6291, extension 423.

Susan Hartman  
Planning Director



Paradise Irrigation District  
6332 Clark Road  
Paradise, CA 95969

Paradise Board of Realtors  
6161 Clark Road Ste. 2  
Paradise, CA 95969

Paradise Cemetery District  
980 Elliott Road  
Paradise, CA 95969

Paradise Unified School District  
6696 Clark Road  
Paradise, CA 95969

Paradise Ridge Chamber of  
Commerce  
6161 Clark Road Ste. 1  
Paradise, CA 95969

*Butte County  
Planning*

Butte Environmental Council  
313 Walnut St., Ste. 140  
Chico, CA 95928

Paradise Recreation & Park Dist.  
6626 Skyway  
Paradise, CA 95969

Pacific Gas & Electric  
Laird Oelrichs, Land Agent  
350 Salem St.  
Chico, CA 95928

Butte Co. Air Quality Mgmt. Dist.  
629 Entler Ave., Suite 15  
Chico, CA 95928

Butte Co. Air Quality Mgmt. Dist.  
629 Entler Ave., Suite 15  
Chico, CA 95928

050-060-098-000  
HEKMAN CHRISTOPHER &  
LASHAWNA  
6833 QUAIL WAY  
PARADISE, CA 95969

050-060-095-000  
MANGRUM ROBERT A  
12207 S STONERIDGE CIR  
PARADISE, CA 95969

050-060-083-000  
JESSEN TERESA MARIE  
1516 BORA BORA DR  
WEST JORDAN, UT 84084

050-060-069-000  
COLYER REVOCABLE INTER VIVOS  
TRUST C/O COLYER ARTHUR S &  
JOAN MARIE TRUSTEES  
1839 STARK LN  
PARADISE CA 95969

050-060-042-000  
RRA RECONSTRUCTION & RECOVERY  
ADVISORS INC  
P.O. BOX 858  
GLENDDORA, CA 91740

050-060-033-000  
PUTNAM FAMILY TRUST  
C/O PUTNAM LUKE & HANNAH  
TRUSTEES  
275 KAY AVE  
RED BLUFF, CA 96080

050-060-026-000  
ZHILKO VASILYIY & LILIYA  
7873 MICHIGAN DR  
CITRUS HEIGHTS, CA 95610

050-060-012-000  
CRONIN JAMES M & MONTE N  
P O BOX 1381  
COTTONWOOD, CA 96022

050-060-097-000  
CLARKSON TRUST  
C/O CLARKSON VINCENT & KRISTINA  
CO-TRUSTEES  
67 TUSCAN DR  
PARADISE, CA 95969

050-060-093-000  
KNIFONG REVOCABLE INTER VIVOS  
TRUST & KNIFONG LARRY W &  
LAURA A TRUSTEES  
3200 FAWN RIDGE CT  
PARADISE, CA 95969

050-060-082-000  
GOODWIN WILLIAM F & GODINEZ  
DEANNA  
1819 FOXSWALLOW CIRCLE,  
PLEASANTON, CA 94566

050-060-060-000  
BROW KENNETH  
1440 COLDREN RD  
PARADISE CA 95969

050-060-040-000  
ADAMSON FRED & TAMI  
5524 VIRGINIA RD  
MARYSVILLE, CA 95901

050-060-029-000  
MCGRATH KATHLEEN MAE  
REVOCABLE LIVING TRUST  
C/O MCGRATH KATHLEEN, TRUSTEE  
6922 QUAIL WAY  
PARADISE, CA 95969

050-060-025-000  
PRINZ RICHARD P & VERONICA L  
1410 COLDREN  
PARADISE, CA 95969

Colaren Cup

050-060-096-000  
MANGRUM ROBERT A  
12207 S STONERIDGE CIR  
PARADISE, CA 95969

050-060-086-000  
ALJASSANI AMEEN  
5587 KEONCREST CIR APT 1,  
SACRAMENTO, CA 95841

050-060-074-000  
WALKER JACQUELYN  
6777 MOORE RD  
PARADISE, CA 95969

050-060-050-000  
CARLILE EUEL R  
P O BOX 1558  
PARADISE, CA 95967

050-060-036-000  
TOWN OF PARADISE  
5555 SKYWAY  
PARADISE, CA 95969

050-060-028-000  
BRIEN ROBERT G  
212 GURNSEY DR  
RED BLUFF, CA 96080

050-060-017-000  
WILLIAMS JOHN R ETAL  
QUICK JAN M  
459 SKYLINE BLVD  
OROVILLE, CA 95966



## Town of Paradise Department Responses

PL22-00095	Integrity Builders Conditional Use Permit																																																																	
Commenting Department	Date received	Comment																																																																
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Town of Paradise Building Resiliency Center (BRC)  
6295 Skyway Paradise Ca, 95969



<b>Fire</b>	10/17/22	No comments received. Agency has capacity to serve project.  <b><i>Tony Lindsey, Fire Marshal</i></b>
<b>Onsite / Wastewater</b>	10/12/22	"No conditions"  <b><i>Bob Larson, Town Onsite Official</i></b>
<b>Paradise Irrigation District</b>	10/12/22	<b>Conditions prior to permit final</b> "APN 050-060-060 was previously served through a 3/4-inch metered service connection. Our records indicate that a service lateral serving the property has been replaced and a permanent backflow prevention device has been installed. Contact PID if the planned development or code upgrades prompt a any size upgrades to the meter, service, or backflow. Costs for any necessary upgrades are the responsibility of the property owner. It is recommended that the customer contacts PID early on in their process or once a building permit is issued for this property. Please contact the PID office at 530-877-4971 for questions or assistance in establishing water service."  <b><i>Brandon Mortimer, Paradise Irrigation District.</i></b>

# NOTICE OF EXEMPTION

**TO:** File – [PL22-00095]; AP No. 050-060-060-000  
**FROM:** Town of Paradise, Community Development Department,  
Planning Division, 5555 Skyway, Paradise CA 95969

**PROJECT TITLE:** Integrity Builders Conditional Use Permit

**PROJECT APPLICANT:** Integrity Builders

**PROJECT LOCATION:** 1440 Coldren Road, Paradise CA 95969

**PROJECT DESCRIPTION:** Proposed reconstruction of a legal nonconforming single-family dwelling located at 1440 Coldren Road, a parcel with the Community Commercial zoning designation. The residence was constructed prior to the commercial designation and was destroyed in the 2018 Camp Fire.


**APPROVING PUBLIC AGENCY:** Town of Paradise

**PERSON OR AGENCY CARRYING OUT PROJECT:** Applicant & Owner: Integrity Builders & Kenneth Brow

**EXEMPT STATUS:**  General Rule Exemption (Section 15061)  
 Ministerial (Section 15268)  
 Emergency Project (Section 15269)  
 Categorical Exemption  
Section 15302; Class 2

**REASON FOR EXEMPTION:** Replacement or reconstruction

**CONTACT PERSON:** Susan Hartman, Planning Director  
(530) 872-6291

**SIGNATURE:**   
\_\_\_\_\_  
Planning Director

Date: September 8, 2023



TOWN OF PARADISE APPLICATION FOR CONDITIONAL USE PERMIT

[Project Number (to be filled by town staff): PL \_\_\_\_ - \_\_\_\_ ]

Applicant Integrity Builders Email integrity\_remodeling@yahoo.com

Phone 530-872-3227 Mailing Address 6635 Clark Rd., Paradise CA

Applicant Interest in Property (Owner, Lessee, other) Contractor
(If applicant is not the property owner, the owner's signature or owner-signed letter of authorization must accompany this application)

Owner Kenneth Brow Phone 530-966-6056

Owner mailing address 1440 Coldren Rd., Paradise CA 95969

Property Address 1440 Coldren Rd., Paradise CA 95969 Parcel Acreage 1.04

Engineer (Name, Address) Pasquini Engineering, 903 H Street, Suite 300, Bakersfield Phone

Engineer Phone 661-328-9600 Email padmin@pasquiniengineering.com

AP Number(S) 050-060-060-000 Zone CC Existing Use Residential

Detailed project description (Attach additional sheets if necessary) Rebuilding house that was originally built in 1945 and was destroyed in 2018 Camp Fire.

Approximate no. yards cut and fill N/A

Radial distance to nearest billboard N/A Sq. ft. of proposed structure/project 1237

Percent increase in area of structures on site (i.e., a 250 Sq. Ft. addition to a 1,000 sq. ft. building = 25%) 221

Distance to nearest fire hydrant Distance from centerline 70'

Days of operation N/A Hours of operation N/A Proposed no. of employees N/A

Residential Density Unknown Max. Occupancy 3 Max. height of proposed structure 20'-11"

Describe exterior design and finish (attach additional sheets if necessary) Wood construction with wood siding and concrete proches.

Method of sewage disposal Septic Tank and Leach Field

Is the proposed project site considered sensitive for archaeological resources? Yes No X (Please consult staff.)

(Note: If yes, please submit payment of fees to the Northeastern Information Center for an archaeological records inventory search)

I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Applicant's Signature Date

Property Owner's Signature Date 9/22/22
(If applicable)

PLEASE ALLOW 6-8 WEEKS FOR PROCESSING; LONGER IF THE PROJECT IS SUBJECT TO ENVIRONMENTAL REVIEW

Note: By signing this application form, the applicant is indicating that the project site is not included on any State or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.

\*QA/QC=QUALITY CONTROL INSPECTION REQ'D IF QA/QC NOTED

THE CONTRACTOR SHALL RETAIN THE ENGINEER OF RECORD TO REVIEW & PROVIDE QUALITY CONTROL FOR ALL SHEAR TRANSFER SYSTEMS REQUIRING NAILING AT 4" O.C. OR LESS I.E. SHEARWALL "J,K" THIS PLAN. A REPORT SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW & APPROVAL PRIOR TO FRAMING INSPECTION APPROVAL.

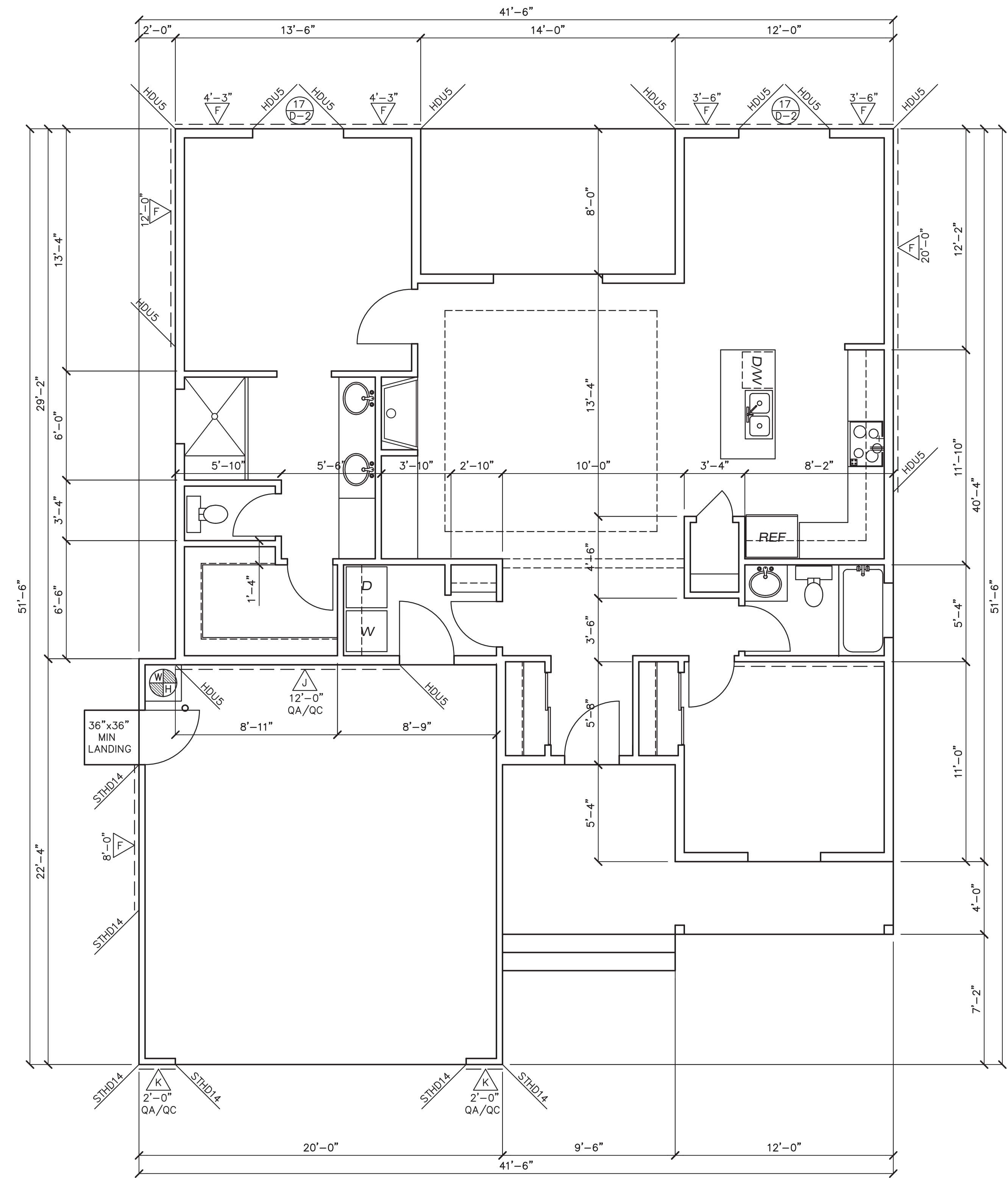
IF QUALITY CONTROL IS NOT PROVIDED DURING THE COURSE OF CONSTRUCTION, AS REQUIRED IN THESE PLANS, THERE WILL BE A \$5000 BASE FEE PLUS TIME & MATERIALS AS REQUIRED FOR TESTING & INSPECTIONS.

NOTE:  
EXTEND ALL SHEARWALL TO UPPER ROOF DIAPHRAGM. CONNECT PER DETAILS 11 & 12 SHEET D-2

TOP PLATE SPLICE:  
4'-0" MIN. USE 16-16d COMM. NAILS EACH SIDE OF BREAK OF UPPER PLATE SEE DETAIL 8 SHEET D-3

CONTRACTOR TO VERIFY ALL SHEARWALL LENGTHS PRIOR TO CONSTRUCTION & VERIFY ALL DOOR & WINDOW LOCATIONS ACCORDINGLY. NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

THE ELECTRICAL PANEL MAY NOT BE LOCATED WITHIN A SHEARWALL  
SEE SHEARWALL SCHEDULE SHEET D-2  
SEE 1/D-2 & 21/D-1 FOR HOLD DOWN DETAILS



**DIMENSION/ SHEARWALL PLAN**

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

**PASQUINI ENGINEERING INCORPORATED**  
 Telephone: (661) 328-9600  
 903 H Street Suite 300  
 Brea, CA 92604  
 admin@pasquiniengineering.com  
 Marc A. Pasquini  
 RCE 46079

NO.	DATE

**INTEGRITY BUILDERS**  
**NEW RESIDENCE**  
 1440 COLDREN RD.  
 PARADISE, CA

THESE PLANS ARE NOT FOR CONSTRUCTION AND ARE TO BE CONSIDERED PRELIMINARY UNLESS A "WET STAMP & SIGNATURE" FROM BOTH THE ENGINEER OF RECORD AND A APPROVAL STAMP WITH A "WET STAMP & SIGNATURE" FROM THE LOCAL GOVERNING AGENCY ARE PRESENT.

DWG. BY	J.D.
CHK'D BY	
DATE	3-10-22
JOB NO.	9338
FILE NO.	933822



SHEET	<b>3</b>
OF	SHEET

UPRIGHT FURNACES MAY BE INSTALLED IN AN ATTIC OR FURRED SPACE MORE THAN 5' IN HT, PROVIDED THE REQ'D LISTINGS & FURNACE & DUCT CLEARANCES ARE OBSERVED. HORIZONTAL FURNACES MAY BE INSTALLED IN AN ATTIC OR FURRED SPACE PROVIDED THE REQ'D LISTINGS & FURNACE & DUCT CLEARANCES ARE OBSERVED.

PROVIDE MIN 3/4" NOMINAL CONDENSATE DRAIN LINE FROM AIR CONDITIONING TO APPROVED LOCATION CMC 310. OVERFLOW DRAINS FROM AIR CONDITIONING UNITS SHALL DISCHARGE TO CONSPICUOUS LOCATIONS CMC 310.1.1

A COMPRESSOR OF CONDENSING UNIT SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3" ABOVE THE ADJOINING GROUND LEVEL CMC 1105.2

PROVIDE A DISCONNECT FOR THE A/C COMPRESSOR WITH-IN SIGHT AND A SERVICE OUTLET WITH-IN 25'

PROVIDE 30"x30" OPENING TO PROVIDE ACCESS TO THE MECHANICAL EQUIPMENT IN THE ATTIC

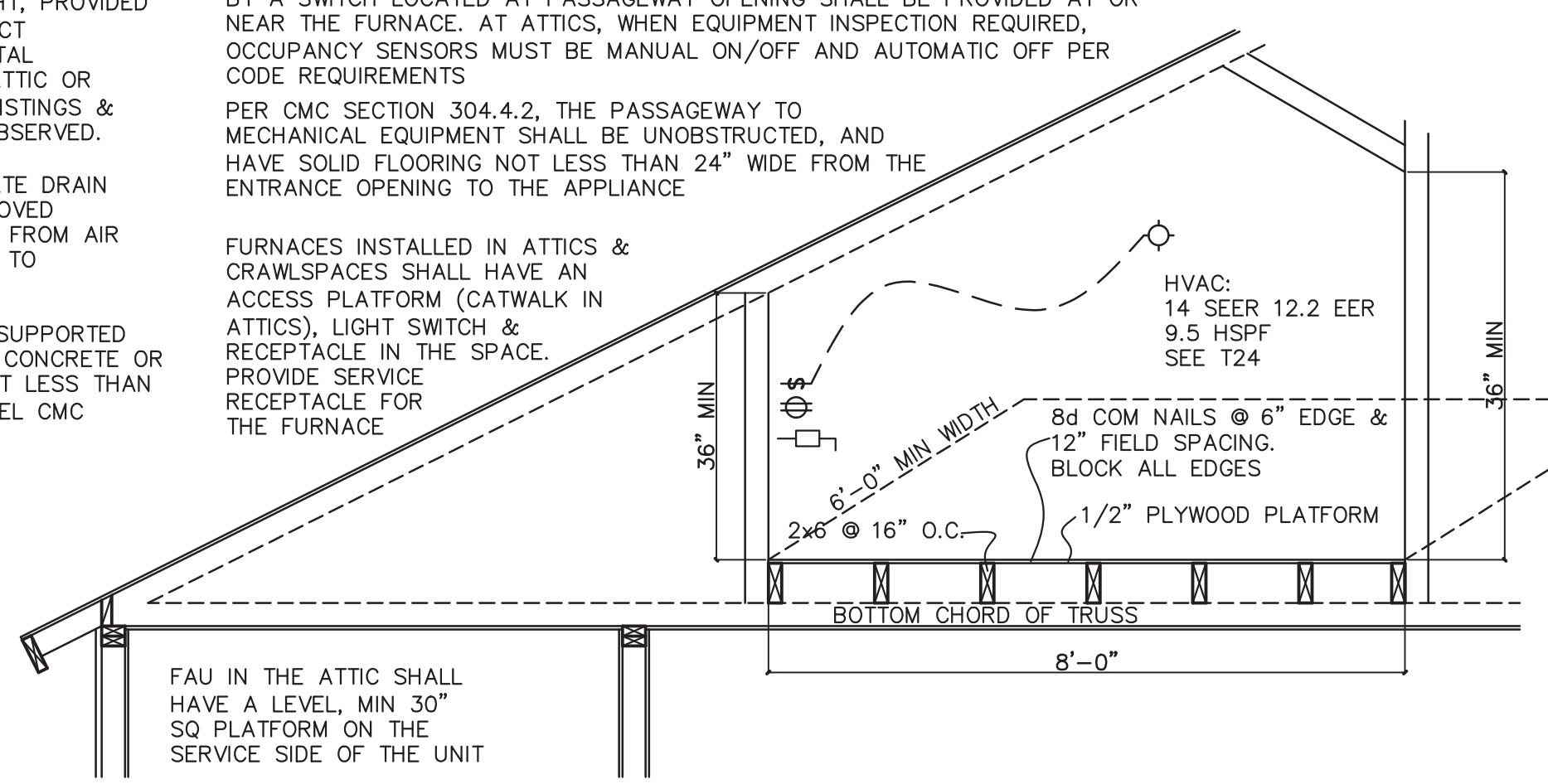
ATTIC ACCESS SHALL BE NO MORE THAN 20' FROM THE EQUIPMENT

PROVIDE 30" CLEAR HEADROOM AT THE ATTIC ACCESS OPENING

PROVIDE A PERMANENT ELECTRIC OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT PASSAGEWAY OPENING SHALL BE PROVIDED AT OR NEAR THE FURNACE. AT ATTICS, WHEN EQUIPMENT INSPECTION REQUIRED, OCCUPANCY SENSORS MUST BE MANUAL ON/OFF AND AUTOMATIC OFF PER CODE REQUIREMENTS

PER CMC SECTION 304.4.2, THE PASSAGEWAY TO MECHANICAL EQUIPMENT SHALL BE UNOBSTRUCTED, AND HAVE SOLID FLOORING NOT LESS THAN 24" WIDE FROM THE ENTRANCE OPENING TO THE APPLIANCE

FURNACES INSTALLED IN ATTICS & CRAWLSPACES SHALL HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS), LIGHT SWITCH & RECEPTACLE IN THE SPACE. PROVIDE SERVICE RECEPTACLE FOR THE FURNACE



**ATTIC PLATFORM**

**SINGLE UNIT LOAD CALCS**

1237 SQ FT @ 3 VA/SQ FT	3711 VA
2-20-A SMALL APPLIANCE CIRCUITS @ 1500 VA EACH	3000 VA
LAUNDRY CIRCUIT	1500 VA
KEN	4000 VA
RANGE	8000 VA
DISHWASHER	1200 VA
<b>TOTAL GENERAL LOAD</b>	<b>21411 VA</b>

FIRST 10 kVA @ 100%	10,000 VA
REMAINDER @ 40% ( 11411 x 0.4 )	4565 VA
<b>SUBTOTAL GENERAL LOAD</b>	<b>14565 VA</b>

AIR CONDITIONING

1237 SQ FT @ 7 VA/SQ FT	8659 VA
(2800 VA/TON)/(400 SQ FT/ TON) = 7 VA/SQ FT	

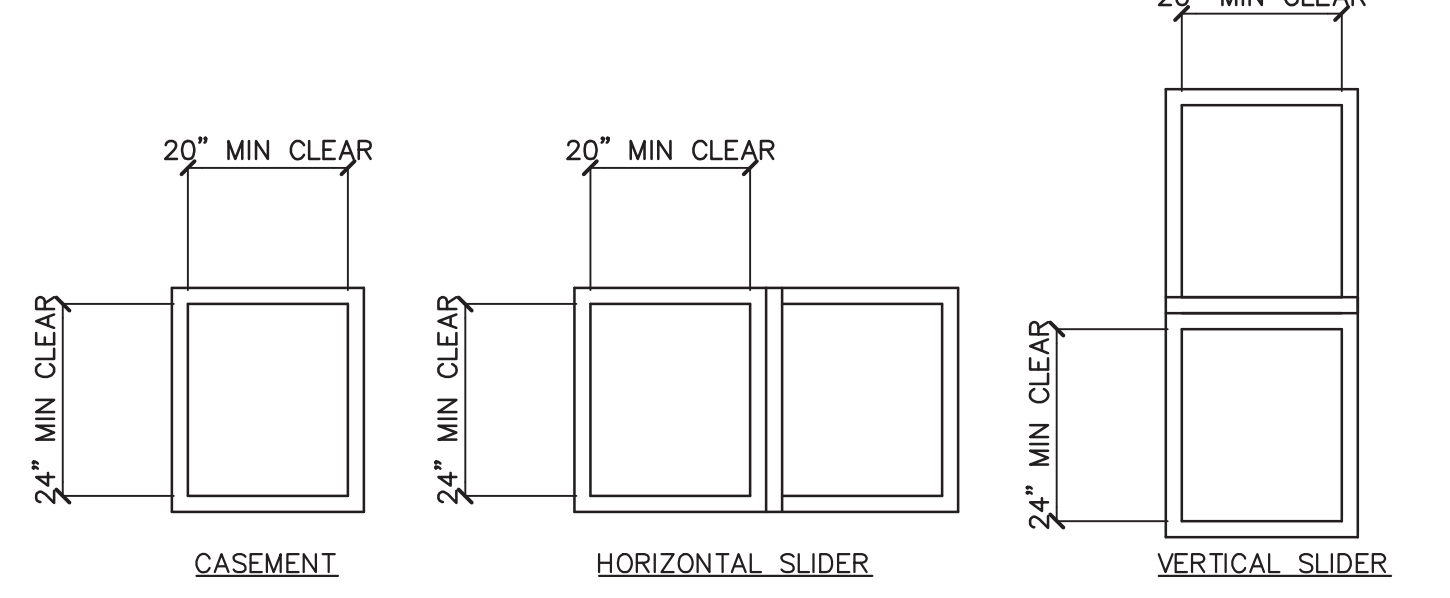
CALCULATED LOAD FOR SERVICE

23224 VA / 240 V =	96.77 A
97 A + 40 A (EV CHARGER) =	137 A < 200 A PROVIDED

ALL EGRESS WINDOWS SHALL HAVE:

- THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
- MIN NET CLEAR OPENING HT OF 24" & WIDTH OF 20"
- MIN NET CLEAR OPENING OF 5.7 SQ FT

NOTE: IN ORDER TO MEET THE MIN CLEAR OPENING OF 5.7 SQ FT, EITHER THE WIDTH OR HEIGHT, OR BOTH, MUST EXCEED THE MIN DIMENSION (SEE FIGURE BELOW). THE NET CLEAR OPENING DIMENSIONS REQ'D SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE & RESCUE OPENING FROM THE INSIDE.



**EGRESS WINDOWS**

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

**GENERAL LOAD CALCS**

ALL NON-LOCKING-TYPE 125-VOLT, 15-20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES

PROVIDE RAPID SHUTOFF ADJACENT TO THE ELECTRICAL BOX, WHERE THE ROOF SOLAR PANELS FEED IN CEC690.12

PROVIDE A PERMANENT PLAQUE OR DIRECTORY WITH THE FOLLOWING WORDING: "PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN" THE PLAQUE OR DIRECTORY SHALL BE REFLECTIVE, WITH ALL LETTERS CAPITALIZED AND HAVING A MIN HEIGHT OF 9.5mm (3/8"), IN WHITE ON RED BACKGROUND CEC 690.56(C)

PROVIDE BATTERY BACKUP AT THE GARAGE DOOR RECEPTACLE IN THE GARAGE CEILING. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED & LABELED IN ACCORDANCE W/ UL325

PROVIDE VENTILATION FOR INDOOR EV CHARGING EQUIPMENT OR PROVIDE CHARGING EQUIPMENT LISTED FOR CHARGING ELECTRIC VEHICLES INDOORS WITHOUT VENTILATION & MARKED IN ACCORDANCE WITH 625.15(B)

ALL EXHAUST DUCTS SHALL TERMINATE AT LEAST 3' AWAY FROM ANY OPENING INTO THE BUILDING

OUTDOOR OUTLETS SHALL HAVE GFCI PROTECTION AND HAVE A WEATHERPROOF COVER

**WHOLE BUILDING VENTILATION (WBV)**

QFAN = REQUIRED VENTILATION (CFM)  
 QFAN = 0.03(CONDITIONED FLOOR AREA) + 7.5(NUMBER OF BEDROOMS + 1)  
 QFAN = 0.03(1237) + 7.5 (2+1)  
 QFAN = 59.61 TOTAL CFM < 60 CFM

PROVIDE ONE FAN TO VENT THE ENTIRE HOUSE. MIN 60 CFM FAN TESTED AT A STATIC PRESSURE OF .25 WC AND RATED @ ONE SONE OR LESS VENT TO EXTERIOR AND PROVIDE NORMAL ON/OFF SWITCH LABELED "FAN IS TO BE LEFT ON TO ENSURE INDOOR AIR QUALITY" FAN MUST BE ATTACHED TO A MIN 6" DUCT AND NO LONGER THAN 91'. SUBTRACT 15' OF ALLOWED LENGTH FOR EACH ELBOW

**ALL BATHROOM FANS**

THIS FAN IS TO BE USED FOR LOCAL VENTILATION EXHAUST. MIN 50 CFM FAN TESTED AT A STATIC PRESSURE OF .25 WC AND RATED @ 3 SONES OR LESS REQUIRED TO BE INSTALLED. FAN MUST BE ATTACHED TO A MIN 4" DUCT AND NO LONGER THAN 56' OF FLEX DUCT. SUBTRACT 15' OF ALLOWED LENGTH FOR EACH ELBOW

**ALL KITCHEN RANGE HOODS**

THIS FAN IS TO BE USED FOR LOCAL VENTILATION EXHAUST. MIN 280 CFM FAN TESTED AT A STATIC PRESSURE OF .25 WC AND RATED @ 3 SONES OR LESS REQUIRED TO BE INSTALLED. FAN MUST BE ATTACHED TO A MIN 5" SMOOTH DUCT AND NO LONGER THAN 91'. SUBTRACT 15' OF ALLOWED LENGTH FOR EACH ELBOW

FOR ADDITIONAL NOTES SEE SHEET N-1

GAS/PROPANE WATER HEATERS SHALL INCLUDE THE FOLLOWING REQUIREMENTS:

- A DEDICATED 120V, 20-AMP ELECTRICAL RECEPTACLE, CONNECTED TO THE ELECTRICAL PANEL WITH A 120/240-VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, THAT IS WITHIN 3 FEET FROM THE WATER HEATER & ACCESSIBLE TO THE WATER HEATER W/ NO OBSTRUCTIONS; AND
  - BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED W/ THE WORDS SPARE & BE ELECTRICALLY ISOLATED; AND
  - A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE BRANCH CIRCUIT IN A ABV & LABELED W/ THE WORDS "FUTURE 240V USE"; AND
- A CATEGORY III OR IV VENT, OR A TYPE B VENT W/ STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION & THE SPACE WHERE THE WATER HEATER IS INSTALLED; AND
- A CONDENSATION DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE; AND GAS SUPPLY LINE W/ A CAPACITY OF AT LEAST 200,000 BTU/HR

ALL RECESSED LIGHTS TO BE LED & MUST BE IC RATED, PIN BASED, LISTED AS AIR TIGHT, & SEALED W/ A GASKET. LIGHT BULBS SHALL BE JAB-2019-E CERTIFIED

ALL LIGHTING SHALL BE HIGH EFFICACY. SCREW BASED LUMINARIES MUST CONTAIN LAMPS LISTED AS JAB-2019 CERTIFIED.

ALL HIGH EFFICACY LIGHTS MUST BE CERTIFIED TO THE ENERGY COMMISSION ACCORDING TO JAB

SHOWERS & SHOWER-TUBS SHALL BE PROVIDED W/ INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDES SCALD & THERMAL SHOCK PROTECTION

PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN REDUCING WASTE AT LEAST 65% SEE SHEET CWM

FOR ADDITIONAL NOTES & GREEN CODE MANDATORY MEASURES SEE SHEETS N-1, N-2, RGC-1 & RGC-2

**LEGEND**

- Ⓜ = DIMMER SWITCH OR MANUAL ON OCCUPANCY SENSOR SWITCH
- Ⓥ = VACANCY SENSOR SWITCH
- ⓈⓉ = SMOKE DETECTOR
- ⓈⓈ = CARBON MONOXIDE DETECTOR
- Ⓦ = WATER
- ⓖ = GAS
- ⓗ = HOSE BIBB
- Ⓢ = EXHAUST FAN
- Ⓣ = TELEPHONE JACK
- Ⓢ = CABLE T.V. JACK
- Ⓢ = GARAGE DISPOSAL
- ⓗ = HORIZONTAL SLIDER
- Ⓢ = SINGLE HUNG
- Ⓢ = CASEMENT
- Ⓢ = JUNCTION BOX
- Ⓢ = EXHAUST FAN/ LIGHT
- Ⓢ = RECESSED SPOT LIGHT
- Ⓢ = MEDICINE CABINET
- Ⓢ = PLUMBING ACCESS
- Ⓢ = MOTION DETECTOR ACTIVATED OR EQUAL AUTOMATED DEVICE
- Ⓢ = EV CHARGING VEHICLE SUPPLY
- Ⓢ = DISCONNECT
- Ⓢ = FAN
- Ⓢ = OVERHEAD LIGHT
- Ⓢ = CHANDELIER

PER CRC SECTION R302.4.1.1 PENETRATIONS SHALL BE INSTALLED AS TESTED IN THE APPROVED FIRE RESISTANCE-RATED ASSEMBLY. SEE DETAILS & FIRE BARRIER SEALANT SPECS ON SHEET 3

PER CRC SECTION R302.4.1.1 PENETRATIONS IN FIRE RATED ASSEMBLY SHALL BE PROTECTED WITH APPROVED FIRE DAMPERS INSTALLED IN ACCORDANCE WITH THEIR LISTING

NEWLY CONSTRUCTED DWELLING UNITS ARE REQUIRED TO HAVE AGING-IN-PLACE AND FALL PREVENTION READY. REINFORCEMENT SHALL BE PROVIDED FOR FUTURE GRAB BARS IN AT LEAST 1 BATHROOM ON THE ENTRY LEVEL, PROVIDE AT LEAST 1 BATHROOM & 1 BEDROOM DOOR WITH A NET CLEAR OPENING OF NOT LESS THAN 32"

DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48" ABV EXTERIOR FLOOR OR LANDING

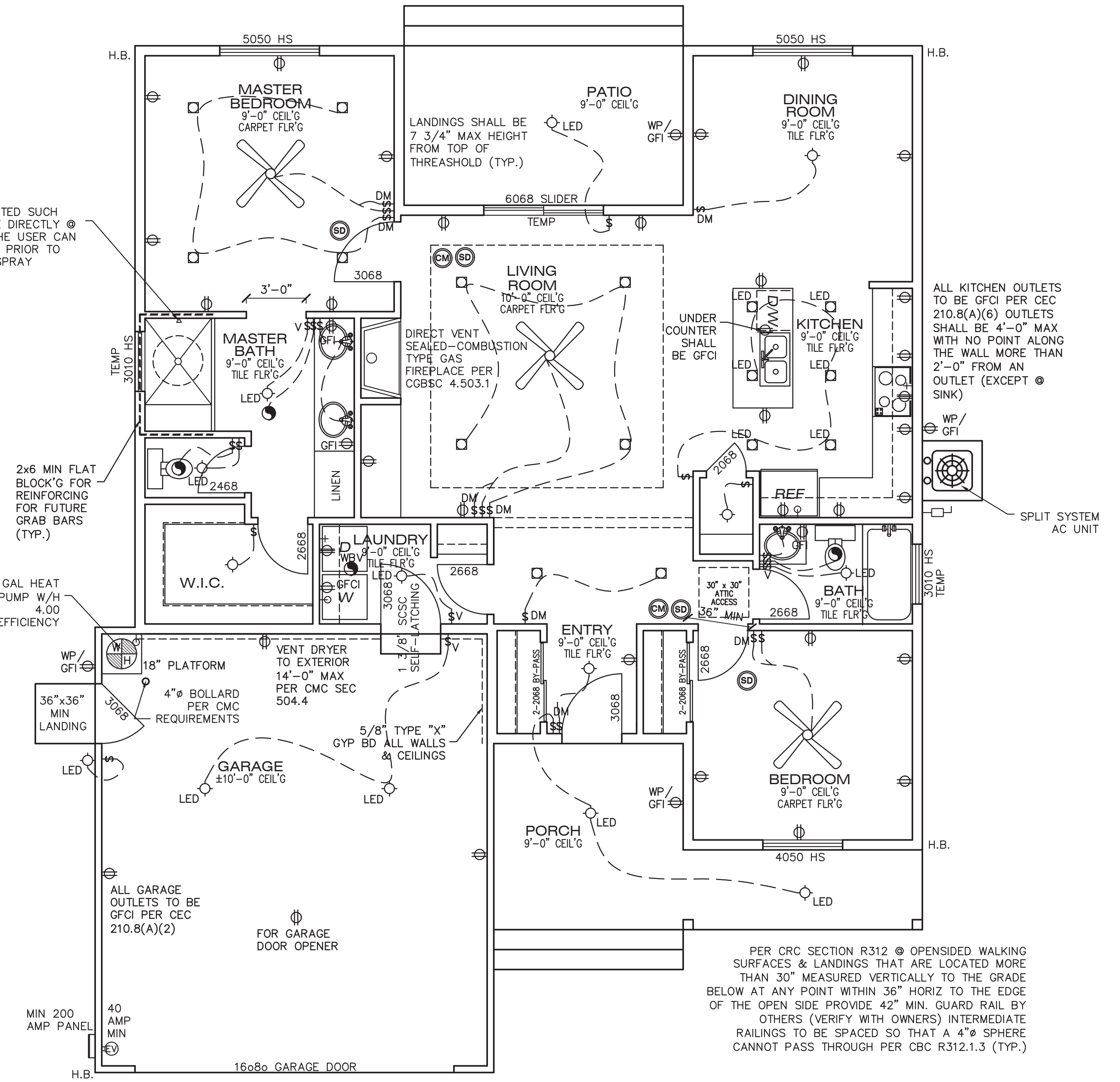
ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS, INTENDED TO BE USED BY OCCUPANTS, SHALL BE LOCATED NO MORE THAN 48" FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR

IN DRY (B) CLIMATE ZONES, WATER-RESISTIVE BARRIERS SHALL BE 2 LAYERS OF 10-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN 2 LAYERS OF WATER RESISTANT BARRIER COMPLYING WITH ASTM E2556, TYPE I OR WATER RESISTANCE BARRIER SHALL BE 60-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF A WATER RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE II

PER CEC SECTION 230.79 & 230.79(C), THE SERVICE PANEL SHALL HAVE A RATING NOT LESS THAN THE CALCULATED LOAD TO BE CARRIED, DETERMINED IN ACCORDANCE WITH PART III, IV, OR V OF ARTICLE 220 OF THE CEC AND MINIMUM BUSBAR RATING OF 225-AMPERES

EACH OCCUPANT SHALL HAVE READY ACCESS TO ALL OVERCURRENT DEVICES PROTECTING THE CONDUCTORS SUPPLYING THAT OCCUPANCY

OVERCURRENT DEVICES SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL, SUCH AS CLOTHES CLOSETS



DEDICATED 20-AMP CIRCUIT TO LAUNDRY FOR APPLIANCES

PROVIDE AT LEAST ONE 120-VOLT, 20-AMP DEDICATED BRANCH CIRCUIT FOR GARAGE RECEPTACLE OUTLETS. THIS CIRCUIT SHALL HAVE NO OTHER INDOOR OUTLETS

PER CRC SECTION R312 @ OPENSIDED WALKING SURFACES & LANDINGS THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE GRADE BELOW AT ANY POINT WITHIN 36" HORIZ TO THE EDGE OF THE OPEN SIDE PROVIDE 42" MIN. GUARD RAIL BY OTHERS (VERIFY WITH OWNERS) INTERMEDIATE RAILINGS TO BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH PER CBC R312.1.3 (TYP.)



**FLOOR PLAN** 1237 SQ. FT.

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

**PASQUINI ENGINEERING INCORPORATED**

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 Pasadena, CA 91304  
 pasquini@pasquiniengineering.com  
 RCE 46079

NO.	DATE

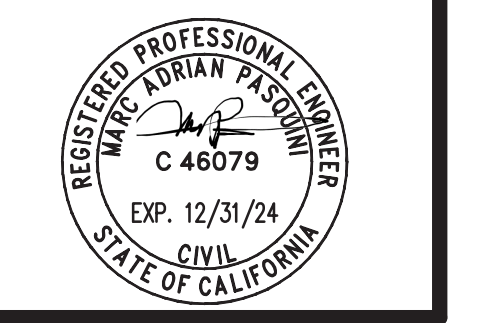
**INTEGRITY BUILDERS**

**NEW RESIDENCE**

1440 COLDREN RD.  
 PARADISE, CA

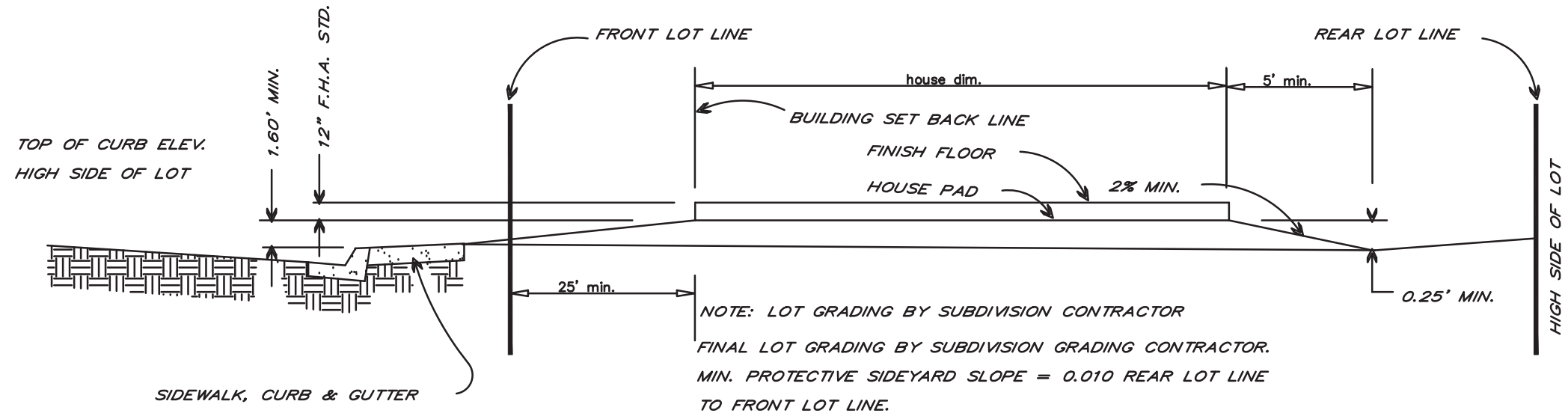
THESE PLANS ARE NOT FOR CONSTRUCTION AND ARE TO BE CONSIDERED PRELIMINARY UNLESS A "WET STAMP & SIGNATURE" FROM BOTH THE ENGINEER OF RECORD AND A APPROVAL STAMP WITH A "WET STAMP & SIGNATURE" FROM THE LOCAL GOVERNING AGENCY ARE PRESENT.

DWG. BY	J.D.
CHK'D BY	
DATE	3-10-22
JOB NO.	9338
FILE NO.	933822

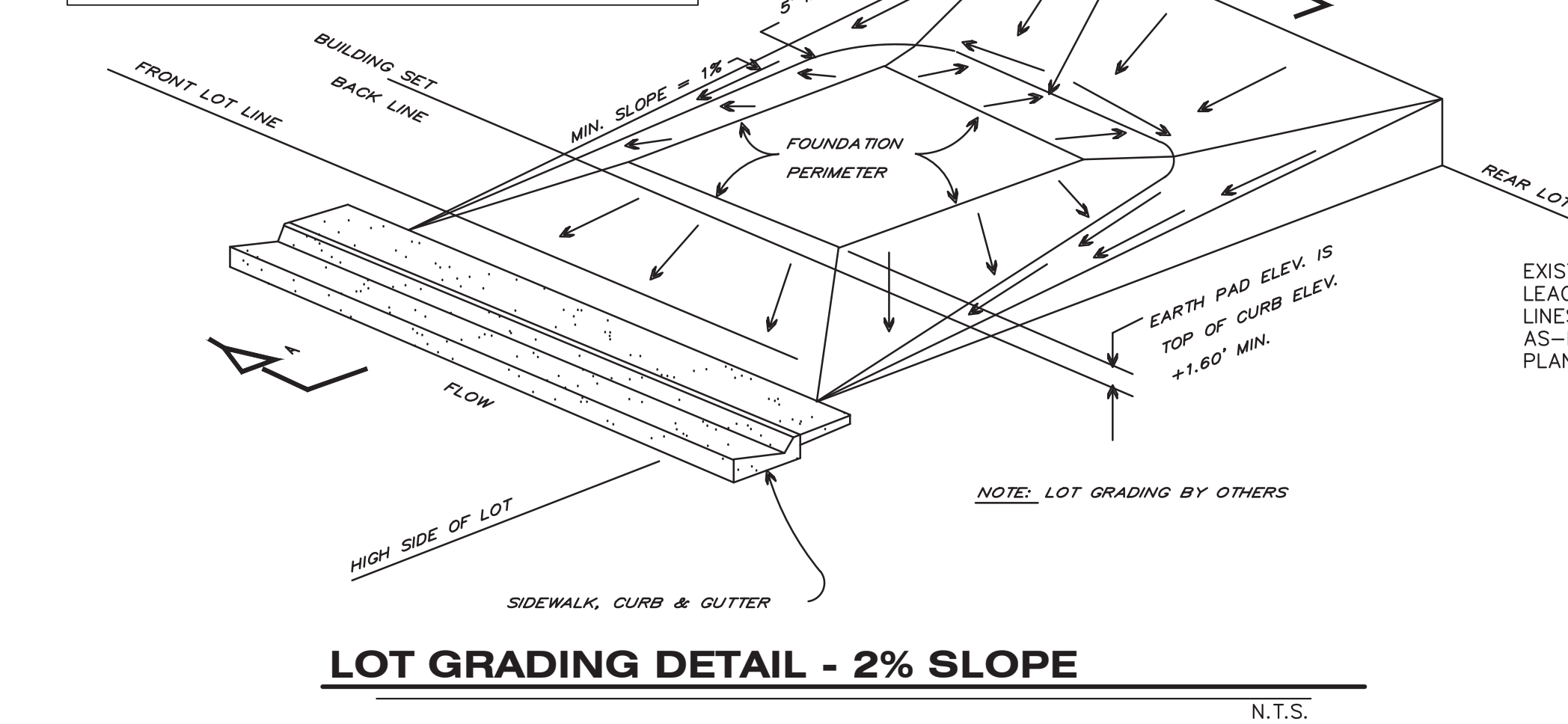


SHEET	<b>2</b>
OF	SHEET





THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 6" (5% SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10' OF BUILDING SHALL BE SLOPED A MIN OF 2% AWAY FROM THE BUILDING R401.3



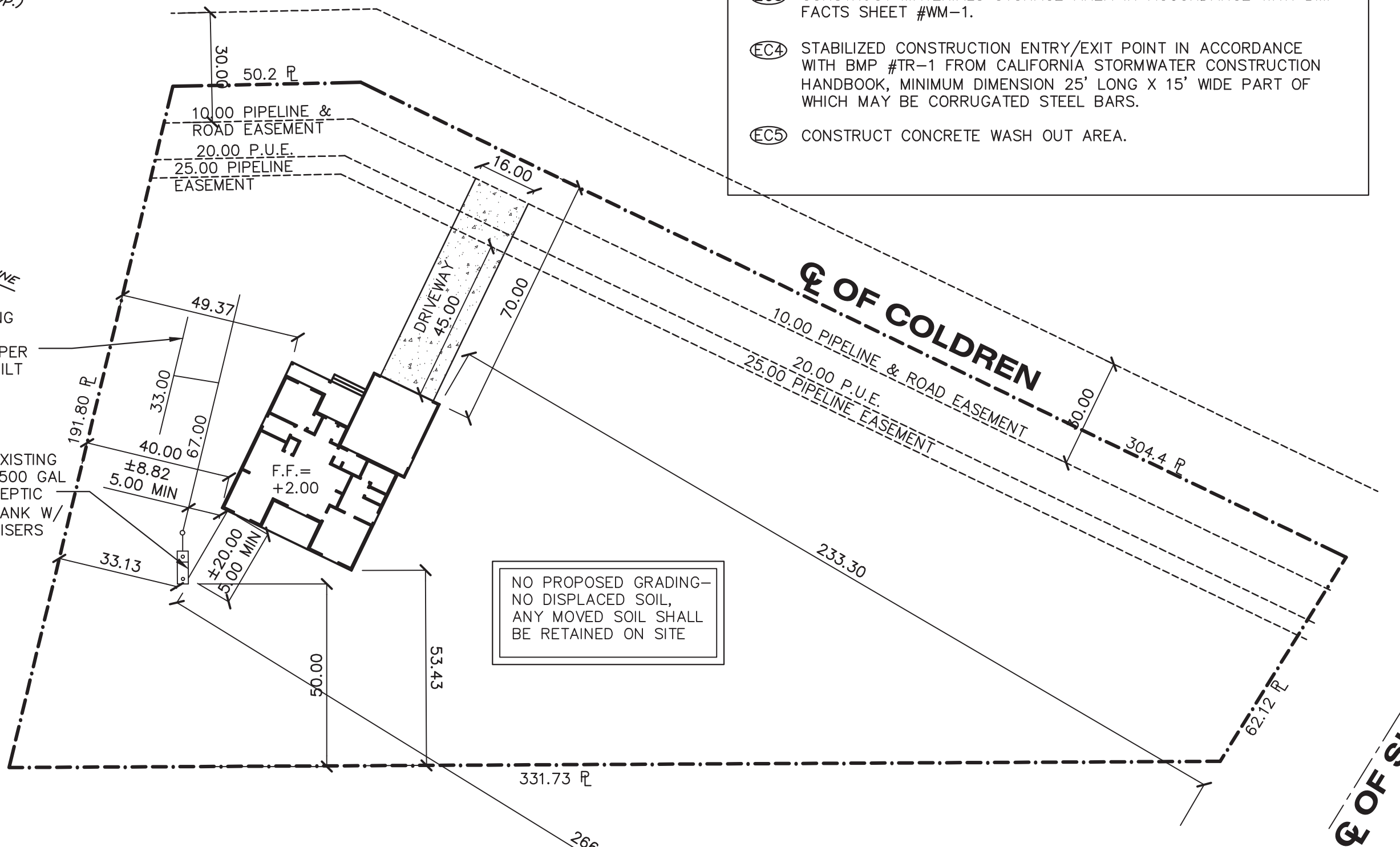
### EROSION & SEDIMENT CONTROL CONSTRUCTION NOTES

- ALL BMP'S SHALL BE IN ACCORDANCE WITH MODEL BMP'S FROM THE CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AT WWW.CABMPHANDBOOKS.COM
- CONSTRUCT GRAVEL BAG EROSION CONTROL ALONG WESTERLY, EASTERLY, NORTHERLY AND SOUTHERLY EXTENTS OF CONSTRUCTION EXCEPT DRIVEWAY APPROACHES. THE GRAVEL BAGS SHOULD BE 24" WIDE AND 10" HIGH. MINIMUM PER DETAIL HEREON AND IN ACCORDANCE WITH BMP FACTS SHEET #SE-8.
- INSTALL FILTER FABRIC INLET PROTECTION OVER INLETS IN ACCORDANCE WITH BMP SE-10, CALIFORNIA STORMWATER BMP HANDBOOK, CONSTRUCTION BOOK, JANUARY, 2003, WWW.CABMPHANDBOOKS.COM.
- CONSTRUCT MATERIALS STORAGE AREA IN ACCORDANCE WITH BMP FACTS SHEET #WM-1.
- STABILIZED CONSTRUCTION ENTRY/EXIT POINT IN ACCORDANCE WITH BMP #TR-1 FROM CALIFORNIA STORMWATER CONSTRUCTION HANDBOOK, MINIMUM DIMENSION 25' LONG X 15' WIDE PART OF WHICH MAY BE CORRUGATED STEEL BARS.
- CONSTRUCT CONCRETE WASH OUT AREA.

### STORMWATER AND EROSION CONTROL NOTES:

- IN CASE OF AN EMERGENCY, CONTACT QUALIFIED SWPPP PRACTITIONER.
- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING PERIODS OF IMMINENT RAINFALL (EXCEEDING 40 PERCENT PROBABILITY). NECESSARY MATERIAL SHALL BE AVAILABLE ONSITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF BMP'S WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE PROJECT ENGINEER WHEN THEY ARE DEEMED TO BE NO LONGER NECESSARY.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAIN EVENT.
- EXCEPT AS OTHERWISE APPROVED BY THE RESIDENT ENGINEER, ALL REMOVEABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORK DAY OR ON WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY EXCEEDS 40 PERCENT.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE CONTRACTOR AND RESIDENT ENGINEER.
- EROSION CONTROL DEVICES ARE TO BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES AND PLANS OF THOSE CHANGES MUST BE INCORPORATED INTO THE SWPPP.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, WIND OR DRAINAGE CONVEYANCES.
- STOCKPILES OF SOIL AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- HAZARDOUS MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR SPECIFIC LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO DRAINAGE CONVEYANCES.
- TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED AIR TIGHT RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- RETAIN SEDIMENT ONSITE TO THE EXTENT PRACTICABLE WITH CONSIDERATION FOR LOCAL TOPOGRAPHY, SOIL TYPE, AND RAINFALL.
- SELECT, INSTALL, AND MAINTAIN CONTROL MEASURES ACCORDING TO THE MANUFACTURER OR DESIGNER'S SPECIFICATIONS.
- DEVELOP CONTROLS TO LIMIT, TO THE EXTENT PRACTICABLE, OFF-SITE TRANSPORT OF LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION MATERIALS.
- NO STOCKPILE NOR PORTA-POTY SHALL BE LOCATED WITHIN 50' OF ANY DRAINAGE CONVEYANCE OR DRAIN INLET.

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 RCCE #6079



ONE EXTERIOR APPROVED AUDIBLE SPRINKLERS WATER FLOW ALARM DEVICE SHALL BE CONNECTED TO EVERY AUTOMATIC FIRESPRINKLER SYSTEM IN AN APPROVED LOCATION. SUCH DEVICE SHALL BE ACTIVATED BY WATER FLOW EQUIVALENT TO THE FLOW OF A SINGLE SPRINKLER OF THE SMALLEST ORIFICE SIZE INSTALLED IN THE SYSTEM (PMC 15.03.090)

CAMP FIRE REBUILD PROJECT USING SOLAR PV EXCEPTION PER AB 178

RESIDENCE IS LOCATED IN THE TOWN OF PARADISE (LRA) AND CONSTRUCTION SHALL COMPLY W/ CRC SECTION R337.1.3

**APN#**  
**050-060-060**

CONNECT TO EXISTING SEPTIC SYSTEM

PROVIDE BLDG PAD ADEQUATELY PREPARED FOR ITS INTENDED USE

NOTE: ALL SETBACKS SHALL MEET CO&R, PLANNING & CODE REQUIREMENTS. OWNER/CONTRACTOR TO VERIFY COMPLIANCE PRIOR TO CONSTRUCTION

### SITE PLAN

SCALE: 1" = 30'

### GENERAL NOTES

ALL CONSTRUCTION SHALL COMPLY WITH THE ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY, AND THE LATEST ADOPTED EDITIONS OF THE FOLLOWING:

CALIFORNIA BUILDING CODE (CBC)	2022
CALIFORNIA RESIDENTIAL CODE (CRC)	2022
CALIFORNIA PLUMBING CODE (CPC)	2022
CALIFORNIA MECHANICAL CODE (CMC)	2022
CALIFORNIA ELECTRICAL CODE (CEC)	2022
CALIFORNIA ENERGY EFFICIENCY STANDARD (CEES)	2022
CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN)	2022
BUTTE COUNTY CODE OF ORDINANCES	

PROVIDE TEMPORARY SANITARY FACILITIES (CHEMICAL TOILET) FOR THE USE OF ALL EMPLOYED PERSONNEL ON THE PROJECT. FACILITY TO BE COMPLETELY PORTABLE.

ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.

ALL EXTERIOR SECURITY AND PARKING LIGHTING SHALL BE HOODED, ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE TO STREET TRAFFIC OR SURROUNDING LIVING ENVIRONMENT.

DRAINAGE ONTO ADJACENT PROPERTIES IS PROHIBITED. ON-SITE WATER RETENTION IS NOT ALLOWED UNLESS SPECIFICALLY REQUIRED BY THE APPROVING AUTHORITY.

OVERALL LOT DRAINAGE SHALL BE A MINIMUM OF 1/2% FROM THE REAR PROPERTY LINE TO FRONTAGE AT A PUBLIC STREET OR TO AN APPROVED DRAINAGE FACILITY.

PERIODICAL SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" O.C. OR LESS

JOB CARD SHALL BE POSTED IN A CONSPICUOUS PLACE ON SITE AND READILY AVAILABLE FOR SIGNATURES.

PROVIDE A CONSTRUCTION SITE ADDRESS POSTED AT A HEIGHT OF 48" - 72". SUCH TEMPORARY SIGNS SHALL BE WEATHER RESISTANT ON MATERIAL APPROVED BY THE FIRE MARSHALL AND THE BUILDING OFFICIAL. ALL SIGHT SIGNS SHALL MEET THE MINIMUM APPROVED STANDARDS AND SHALL BE MAINTAINED TO THE SATISFACTION OF THE FIRE MARSHALL AND BUILDING OFFICIAL.

ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.

CHANGES TO THE APPROVED PLANS DURING CONSTRUCTION OTHER THAN:

- CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRE BY THE ROOF STRUCTURE,
- INTERIOR DOOR AND FIREPLACE RELOCATION SHOWN THE APPROVED PLAN,
- A SINGLE NONBEARING WALL RELOCATION WHEN CREATING ANOTHER ROOM, AND
- INTERIOR NON-STRUCTURAL WALL FINISH SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED, A NEW PLAN CHECK (FOR A NEW PLAN SHOWING CHANGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS.

IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED

ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.

PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.

3/16" AND 7/16" WAFERBOARD, ORIENTED STRAND BOARD AND PARTICLEBOARD REQUIRE TONGUE-AND-GROOVE EDGES OR MUST BE SUPPORTED WITH BLOCKING OR EDGE CLIPS.

GREEN VINYL SINKERS DO NOT MEET THE NAILING REQUIRE- MENTS FOR MOST BOX AND COMMON NAIL CONNECTIONS.

IF THE PROJECT IS SUBJECT TO THE PROVISIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), A "NOTICE OF INTENT" (NOI) TO COMPLY WITH THE TERMS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (WQ ORDER NO. 92-08-DWO) MUST BE FILED WITH STATE WATER RESOURCES CONTROL BOARD IN SACRAMENTO BEFORE THE BEGINNING OF ANY CONSTRUCTION ACTIVITY. COMPLIANCE WITH THE GENERAL PERMIT REQUIRES THAT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BE PREPARED, CONTINUOUSLY CARRIED OUT, AND ALWAYS BE AVAILABLE FOR PUBLIC INSPECTION DURING NORMAL CONSTRUCTION HOURS.

THE APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR NEW BUILDINGS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE A MIN 4" IN HEIGHT AND STROKE OF MIN 0.5 INCH OR A CONTRASTING COLOR TO THE BACKGROUND ITSELF. CRC R319.1

### SEE SHEETS N-1 & N-2 FOR ADDITIONAL GENERAL NOTES

### DEFERRED SUBMITTAL

**PRE MFG. TRUSSES (BY OTHERS)**  
 DEFERRED TRUSS SUBMITTAL SHALL CONFORM TO CBC 107.3.4, SUBMIT TRUSS CALCULATIONS AND DRAWINGS TO PASQUINI ENGINEERING FOR REVIEW TO ENSURE CONFORMANCE WITH ALL DESIGN CRITERIA. FORWARD THESE REVIEWED TRUSS CALCULATIONS WITH WET STAMP AND WET SIGNATURE TO THE GOVERNING BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

**FIRESPRINKLERS (BY OTHERS)**  
 PER CRC SECTION R313, AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN EVERY NEW ONE- & TWO-FAMILY DWELLING UNIT. PLEASE PROVIDE PROOF OF PERMIT FROM THE FIRE DEPARTMENT TO GOVERNING AGENCY.

**LANDSCAPE (BY OTHERS)**  
 LANDSCAPE PLAN TO BE DEFERRED. MWLO LANDSCAPE TO BE SUBMITTED AT A LATER TIME

**HVAC**  
 HVAC SIZING SHALL BE A DEFERRED SUBMITTAL

### TO THE GENERAL CONTRACTOR

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND COORDINATION OF ALL TRADES WITH GOVERNING AGENCIES. HE SHALL PROVIDE ALL MATERIALS AND LABOR SHOWN OR INFERRED ON THESE PLANS TO RENDER THE WORK COMPLETE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES AND OTHER CONDITIONS. HE SHALL CORRELATE ALL SUCH ITEMS AT THE JOB SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION AND/OR CLARIFICATION PRIOR TO BEGINNING ANY WORK.

THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, GUYS, ETC., TO HOLD THE WORK SECURELY IN PLACE AND TO SUSTAIN ALL IMPOSED LOADS THAT MAY OCCUR DURING ERECTION UNTIL SUBSEQUENT CONSTRUCTION IS ADEQUATE TO REPLACE TEMPORARY BRACING AND SUPPORTS.

THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES.

THESE CONSTRUCTION DRAWINGS SHOW SPECIFIC DETAILS OF CONSTRUCTION FOR ARCHITECTURAL STYLE AND STRUCTURAL INTEGRITY. WHERE SPECIFIC DETAILS ARE NOT SHOWN, CONSTRUCTION METHODS SHALL BE OF A SIMILAR NATURE.

CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO COMMENCEMENT OF WORK ON SUCH SYSTEM OF COMPONENT PER SEC 1706.1

STRUCTURAL OBSERVATION SHALL BE PERFORMED ON THE FRAMING TO VERIFY THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE OF THE PLAN. THIS WORK SHALL BE PERFORMED BY A REPRESENTATIVE OF PASQUINI ENGINEERING.

### SPECIAL INSPECTIONS

- UNLESS EXEMPTED AS PER CBC 1803.1.1.1 ABOVE, A SOILS ENGINEER SHALL SUBMIT A REPORT TO THE BUILDING OFFICIAL STATING THAT THE BUILDING PAD / GRADED SITE IS DETERMINED TO BE ADEQUATELY PREPARED FOR ITS INTENDED USE, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PER 2022 CBC SECTION 1707 SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
- CERTIFIED HOME ENERGY RATER UNDER THE SUPERVISION OF A CEC-APPROVED HERS PROVIDER USING CEC APPROVED TESTING AND/OR VERIFICATION METHODS TO VERIFY EER & REFRIGERANT CHARGE OR CID
- SPECIAL INSPECTION OF THE FRAMING MEMBERS WITH A MOISTURE METER IS REQUIRED PER SECTION 4.505.3 OF THE GREEN BUILDING STANDARDS CODE (R109.1.4.1 CRC)

### SPECIAL FEATURES & HERS FEATURES

- INSULATION BELOW ROOF DECK -DUCT LEAKAGE TESTING
- QUALITY INSULATION INSTALLATION (OI)
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD
- MIN AIRFLOW
- VERIFIED REFRIGERANT CHARGE
- FAN EFFICACY WATTS/ CFM
- VERIFIED HSPS
- VERIFIED HEAT PUMP RATED HEATING CAPACITY

### SHEET INDEX

TS	TITLE SHEET (THIS SHEET)	W.U.I.	WILDLAND URBAN INTERFACE
		N-1	NOTES
1	ELEVATIONS	N-2	NOTES
2	ELECTRICAL	D-1	DETAILS
3	DIMENSION/ SHEARWALL	D-2	DETAILS
4	FOUNDATION & FLOOR FRAMING	D-3	DETAILS
5	ROOF PLAN	T24	REGISTERED T24
6	SECTIONS	MAN	RES MANDATORY MEASURES
		RCC-1	RES GREEN CODE
		RGC-2	RES GREEN CODE
		CWM	CONST. WASTE MANAGEMENT

### ENERGY CONSERVATION

SEE TITLE 24 FOR DUCT INSULATION AND R-VALUE

PROVIDE OI PER T-24

HERS VERIFICATION \_\_\_\_\_ REQUIRED TO BE PROVIDED TO BUILDING DEPARTMENT PRIOR TO FINAL INSPECTION

### SCOPE OF WORK

CONSTRUCT NEW SINGLE FAMILY RESIDENCE (1 STORY HEIGHT = ±20'-11")

### BUILDING DATA

BUILDING USE :	SINGLE FAMILY RESIDENCE		
BUILDING AREA :	ORIGINAL RESIDENCE: 1016 SF	PORCH/PATIO: 249 SF	
	PROPOSED RESIDENCE: 1237 SF	GARAGE: 439 SF	
<b>ROOF</b>			
GROUND SNOW LOAD 37#	LIVE LOAD: 30# (FLAT-ROOF SNOW)	FLOOR	LIVE LOAD: 40#
	DEAD LOAD: 19#		DEAD LOAD: 10#
OCCUPANCY :		R-3 & U	
TYPE OF CONSTRUCTION :		5-B	
SEISMIC DESIGN CATEGORY :		D	
SITE CLASS :		D	
SPECTRAL RESPONSE COEFFICIENTS :	SDS = 0.575, SD1 = NULL		
MAPPED SPECTRAL RESPONSE ACCELERATIONS :	Ss = 0.693, S1 = 0.289		
BASIC WIND SPEED :	110 MPH		
WIND EXPOSURE CATEGORY :	C		
WIND IMPORTANCE FACTOR :	1		
BASIC SEISMIC-FORCE-RESISTING:	BEARING WALL SYSTEM (A15)		
SEISMIC RESPONSE COEFFICIENT:	SDS R(Ie)		
RESPONSE MODIFICATION FACTOR:	4.4		
ANALYSIS PROCEDURE USED:	STATIC DESIGN, FLEXIBLE DIAPHRAGM		
REDUNDANCY FACTOR:	p = 1.3		
RISK CATEGORY:	2		
SEISMIC IMPORTANCE FACTOR (Ie):	1.0		
DESIGN SOIL LOAD-BEARING	1500 PSI		

**INTEGRITY BUILDERS**  
 NEW RESIDENCE  
 1440 COLDREN RD.  
 PARADISE, CA

THESE PLANS ARE NOT FOR CONSTRUCTION AND ARE TO BE CONSIDERED PRELIMINARY UNLESS A "WET STAMP & SIGNATURE" FROM BOTH THE ENGINEER OF RECORD AND A APPROVAL STAMP WITH A "WET STAMP & SIGNATURE" FROM THE LOCAL GOVERNING AGENCY ARE PRESENT.

DWG. BY	J.D
CHK'D BY	
DATE	3-30-22
JOB NO.	9338
FILE NO.	933810



SHEET  
**TS**  
 OF SHEET