



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

Supervisor District 3: Daniel Anaiah Kirk

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

Date: April 18, 2025
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Conditional Use Permit LUNR-25-6

Assessor's Parcel Number: 096-050-020

The Community Development Department thanks you for your participation in the land development process in Tuolumne County. We value your comments and look forward to your continued participation in our planning process. This process provides information on your requirements and concerns to the applicant early in the review process. Involvement on your part can eliminate or minimize problems that could arise later.

Owner: Jennifer & Raul Correa

Applicant: Jenn Lanius - Agent

Project: Conditional Use Permit LUNR-25-6 to allow the development of a 1,776 square foot second single family residence on a 4.41± parcel zoned RE-5:O (Residential Estate Five Acre Minimum: Open Space Combining) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

Location: The project site consists of one parcel totaling 4.41± acres located on Albert Lane Road in the community of Sonora. The site is located within a portion of Section 17, Township 1 North, Range 15 East. Within Supervisorial District 3. Assessor's Parcel Number: 096-050-020.

Additional Information:

1. Pursuant to Tuolumne County Ordinance Code Table 17.12, the construction of two single-family dwellings per parcel is considered a conditional use within the RE-5 zoning district.
2. Tentative Parcel Map (TPM) 89T-17 established the subject parcel and designated an Open Space area as mitigation for the existing blue oak woodland. This Open Space area will remain undisturbed during the construction of the proposed additional single-family dwelling.
3. TPM 94T-12 represents a subsequent entitlement pursued following the approval of TPM 89T-17.
4. This Conditional Use Permit pertains solely to the addition of one single-family dwelling unit. The proposed primary and secondary residences will be connected by a breezeway.
5. Site plans are included with this notification letter for reference.

Zoning: RE-5:O

General Plan: RR (Rural Residential)

Access: Albert Lane Road

Sewage Disposal Method: Private

Water Source: Private

Fire Hazard Rating: Very High Fire Hazard Severity Zone

Please return your comments to the CDD by **May 2, 2025**.

Staff Contact: Cheydi Smith

Phone: (209) 533-5613

Email: clsmith@co.tuolumne.ca.us

AGENCY/INDIVIDUAL: _____

COMMENTS: _____

Per Tuolumne County Ordinance Code, the CDD will only be notifying property owners within 500 feet via mail of future public hearings and will not notify individuals or agencies via email. The notification link below is the only way to request and receive email notifications.

To ensure future public hearing notifications are received, please utilize the link below to sign up in the Tuolumne County Notify Me Page to receive notices via email:

<https://www.tuolumnecounty.ca.gov/list.aspx>

Signed by: _____

Agency: _____

Date: _____

S:\Planning\PROJECTS\LUNR Projects\2025\LUNR-25-6 (Correa House)\Application Review\LUNR-25-6 Correa House Stakeholder Notification.docx

Please utilize the following link, or scan QR code to sign up and receive future notices that may include the above-mentioned project:

<https://www.tuolumnecounty.ca.gov/list.aspx>



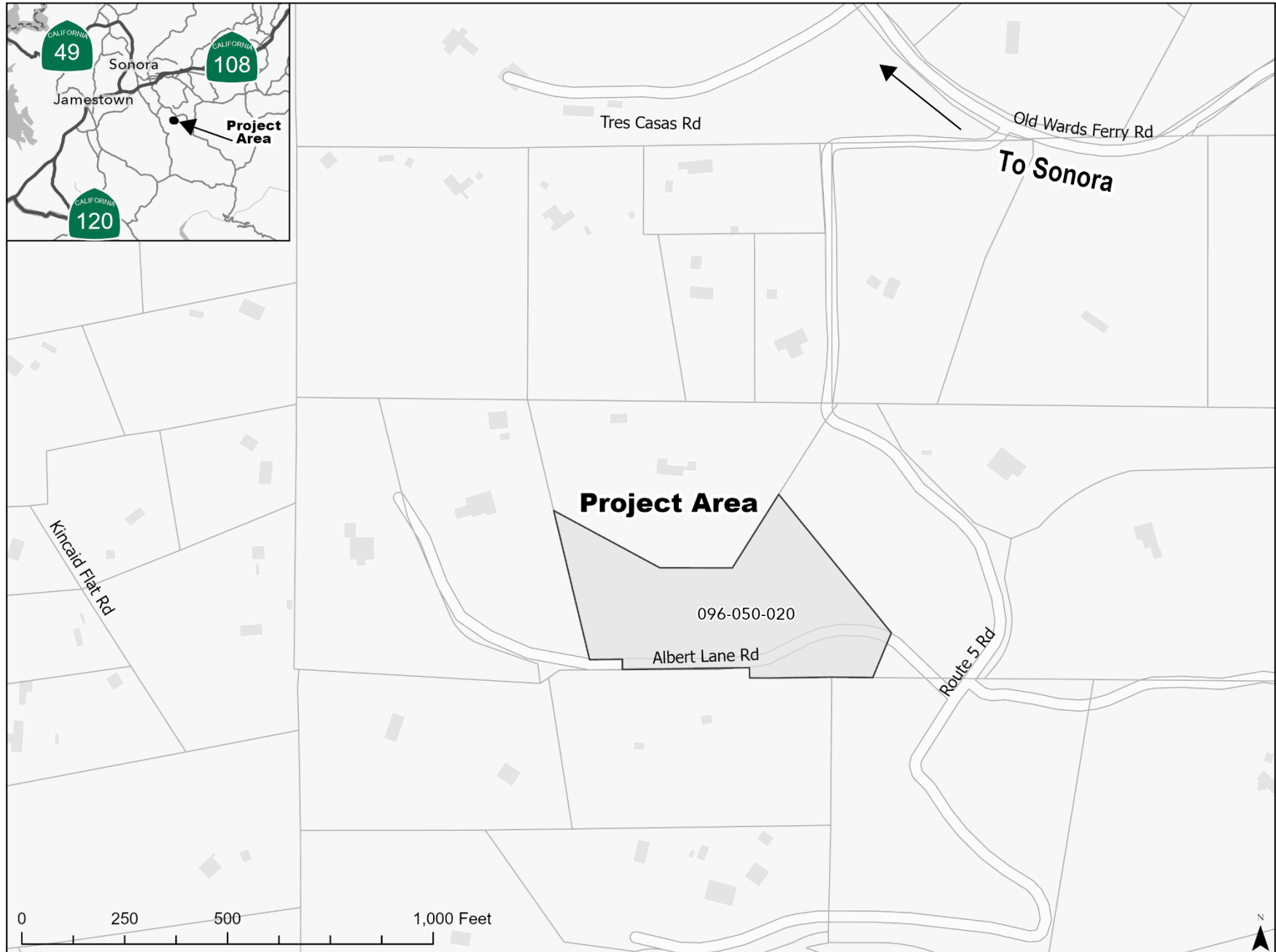
Planning Stakeholder Notification letters are posted at the following link:

<https://www.tuolumnecounty.ca.gov/1512/Planning-Stakeholder-Notifications>

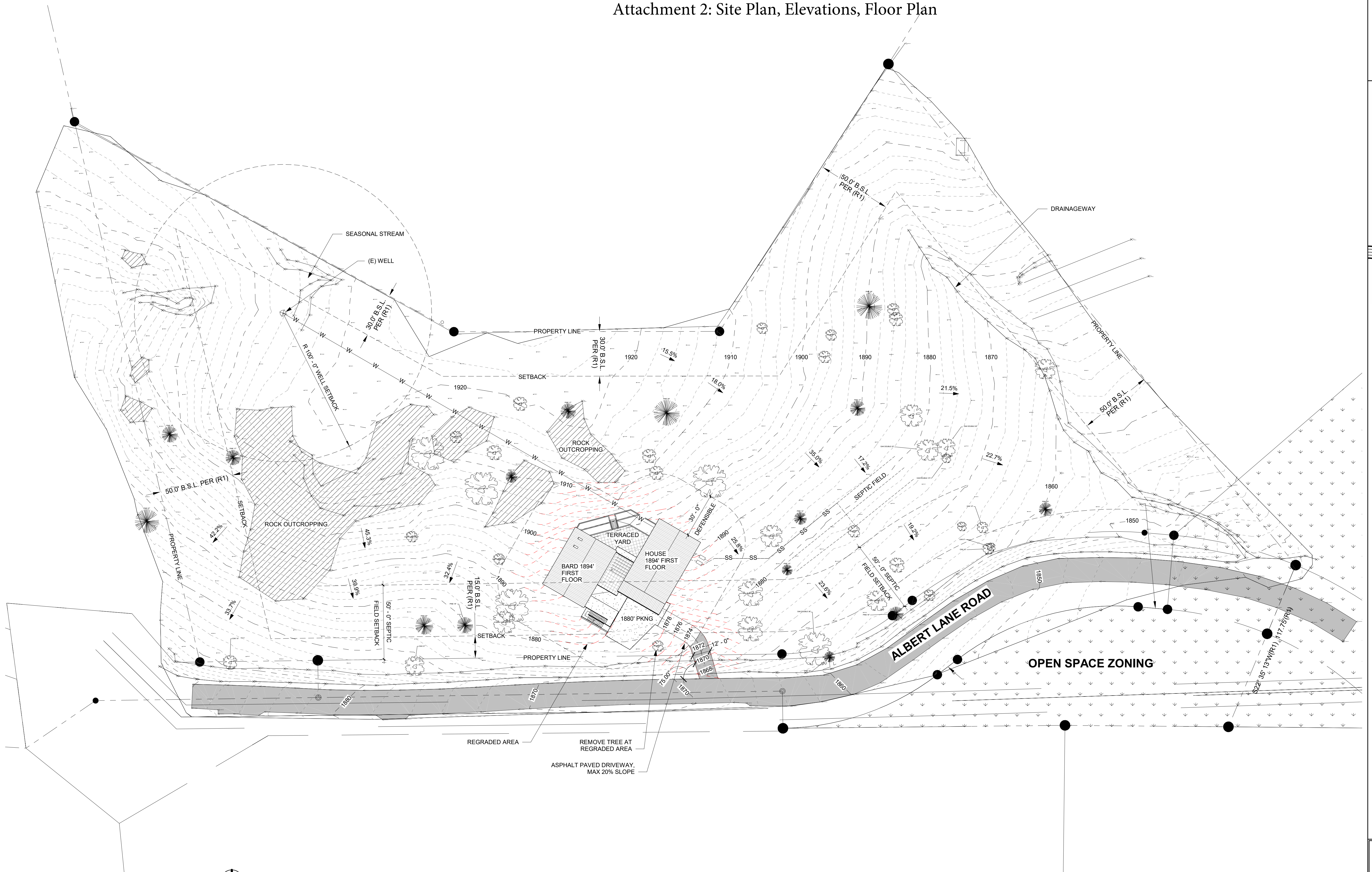


Attachment 1: Vicinity Map

LUNR 25-6



Attachment 2: Site Plan, Elevations, Floor Plan



1 SITE PLAN SURVEY
1" = 30'-0"

FOR REFERENCE ONLY

NOT FOR CONSTRUCTION

2/28/2025 11:40:24 AM

CORREA HOUSES

02/28/2025

SCOPE

TWO NEW 2-STORY DWELLINGS OVER GARAGES, NEW SEPTIC AND POWER WITH WATER FROM AN EXISTING WELL ONSITE.

OWNER

JENNIFER & RAUL CORREA
9192 CAMDEN GARDENS STREET
ORLANDO, CA. 32827
407.956.5781

ARCHITECT

KALEIDO STUDIO ARCHITECTURE, LLC
1661 SE 3RD AVE D201
PORTLAND, OR 97214
OFFICE: 503.224.1282
COREY OMEY, PROJECT ARCHITECT
comey@kaleidoPNW.com
JENN LANIUS, PROJECT MANAGER
jlanius@kaleidoPNW.com

CONTRACTOR

STRUCTURAL ENGINEER

MEP

BIDDER DESIGN



ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BOT	BOTTOM
B.O.	BOTTOM OF
CJ	CONTROL JOINT
CLNG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
DBL	DOUBLE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EP	ELECTRICAL PANEL
EQ	EQUAL
EXIST OR (E)	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FIXT	FIXTURE
FLR	FLOOR
FO	FACE OF
FDN	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GYPS/GYP BD	GYPSUM WALL BOARD
HB	HOSE BIB
INSUL	INSULATION
INT	INTERIOR

MAX	MAXIMUM
MECH	MECHANICAL
MEMBR	MEMBRANE
MIN	MINIMUM
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
PL	PROPERTY LINE
PLY	PLYWOOD
PT	PRESSURE TREATED
PTD	PAINTED
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
RM	ROOM
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SS	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
WD	WOOD

SHEET INDEX

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BIDDER DESIGN BY SEPARATE TRADE PERMIT

THE FOLLOWING WILL BE DESIGN BUILD BY DESIGN/BUILD CONTRACTORS TO BE SELECTED. CONTRACTOR SHALL ISSUE FOR SEPARATE PERMIT AFTER REVIEW AND APPROVAL OF DESIGN CONCEPT BY ARCHITECT AND OWNER. DESIGN BUILD CONTRACTOR IS RESPONSIBLE FOR DESIGN, DRAWINGS, AND CALCULATIONS AS REQUIRED FOR PERMIT AND CODE COMPLIANT INSTALLATION / CONSTRUCTION.

- TRUSS DESIGN & CALCS
- MECHANICAL - MULTI-ZONE VRF HEATING & COOLING, WOOD-BURNING STOVE & EXHAUST, RANGE, DRYER, BATH EXHAUST, DUAL GAS WATER HEATERS & EXHAUST
- ELECTRICAL - ELEC METER, TYP OUTLETS, SWITCHES, LIGHTING, SOLAR-READY ROOF
- PLUMBING - RADIANT SLAB HEAT, WATER, GAS PIPING, TYP FIXTURES & VENTING, RADON VENTING
- ANY CIVIL ENGINEERING DESIGN REQUIRED FOR POTENTIAL UTILITY, SITE, AND/OR SIDEWALK/ STREET IMPROVEMENTS - NOT ANTICIPATED

FOR REFERENCE ONLY

NOT FOR CONSTRUCTION

Kaleido Studio
1661 SE 3rd Ave. # D201
PORTLAND, OR 97214
www.kaleidopnw.com

CORREA HOUSES

APN: 096-050-020 Albert Ln
Sonora, CA 95370

CONDITIONAL USE

02/28/2025	
No.	Date

COVER

A0.0

2/28/2025 11:40:28 AM

REFERENCED CODES

STATE 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
COUNTY TUOLUMNE COUNTY
LOCAL CITY OF SONORA

CODE SUMMARY

SITE

ADDRESS: PARCEL C, ALBERT LN
SONORA, CA 95370
COUNTY: TUOLUMNE, CA
A.P.N.: 096-050-020
M.O.R.: 44 PM 38
ZONING: RE-5 & O (RESIDENTIAL ESTATE & OPEN SPACE)
OVERLAY:
PLAN DISTRICT:

BUILDING SETBACKS:
FRONT: 15 FT (ZONING) 30 FT (FIRE)
SIDE: 6 FT
REAR: 15 FT
STREET CL 35 FT

WASTEWATER SETBACKS:
50' LEACHING FIELD TO P.L.
100' LEACHING FIELD TO PRIVATE WELL
25' SEPTIC TANK TO P.L.
25' LEACHING FIELD TO DRAINAGE COURSE
10' SEPTIC TANK TO CUT/FILL BANK OR DRAINAGE COURSE
4xH (5) LEACHING FIELD TO CUT/FILL BANK

SITE AREA: 5 ACRES (217,800 SF)

WILDLAND-URBAN INTERFACE ZONE - VERY HIGH SEVERITY

BUILDING & AREA SUMMARY

HOUSE: 1476+1049 = 2525 SF
HOUSE 2 (BARD): 1137+639 = 1776 SF
BREEZEWAY: 494 SF
GARAGE: 1253 SF

PROPOSED TOTAL BUILDING AREA: 6048 SF

BLDG INTENSITY: 1 UNIT/5 ACRES
REQUIRES CONDITIONAL USE FOR 2 UNITS
ADU: ALLOWED, NOT PROPOSED
850 SF MAX 1-BDRM
1000 SF MAX 2-BDRM
1200 SF MAX DETACHED
50% MAX PRIMARY DU W/ MAX INCREASE OF
1200 SF FOR ATTACHED ADU
JUNIOR ADU: ALLOWED, 500 SF MAX, WITHIN (E) DWELLING
GARAGE(S) NOT TO EXCEED 4000 SF
FAR 0.2 MAX FOR ALL BUILDINGS ON SITE
"Floor area ratio" means the ratio of gross building area,excluding
structured parking areas, proposed for the project divided by the net
lot area. For purposes of this paragraph, "gross building area" means
the sum of all finished areas of all floors of a building included within
the outside faces of its exterior walls.

Additional units/building coverage are possible for secondary single-
familydwelling units, or through a density bonus for the provision of
affordable housing in accordance with the California
Government Code.

= FLOOR AREA / SITE AREA
= 6048 - 1253 (GARAGE) =4795 SF / 217,800
= .022

CONSTRUCTION TYPE VB

FIRE PROTECTION SYSTEM: NONE

STORIES: 2

HEIGHT: 40 FT MAX FROM GRADE / 25 FT MAX ATTACHED ADU / 16 FT
MAX DETACHED ADU
PROPOSED HEIGHT PER A3.1

CH 17.22 STNDS FOR ALL DEVELOPMENT & LAND USES
Attached accessory structures (GARAGE / CARPORT) shall be made
structurally a part of and have common design with the primary structure, such
as the same roof material or similar pitch.

A minimum of six feet shall be maintained between a primary structure and a
detached accessory structure and between accessory structures on the same
lot.

R300.1 Storm Water Drainage and Retention During Construction
Projects which disturb less than one acre of soil and are not part of a larger
common plan of development which in total disturbs one acre or more, shall
manage storm water drainage during construction in accordance with the
California Green Building Standards Code, Chapter 4, Division 4.1.

R300.2 Grading and Paving
Construction plans shall indicate how the site grading or drainage system will
manage all surface water flows to keep water from entering buildings in
accordance with the California Green Building Standards Code, Chapter 4,
Division 4.1.

R309.8 Electric Vehicle (EV) Charging Infrastructure
Newly constructed one- and two-family dwellings and townhouses with
attached private garages shall comply with EV infrastructure requirements in
accordance with the California Green Building Standards Code, Chapter 4,
Division 4.1.

**R313.2 One- And Two-Family Dwellings Automatic Sprinkler
Systems**
An automatic sprinkler system shall be installed in one- and two-family
dwellings.
Exceptions:

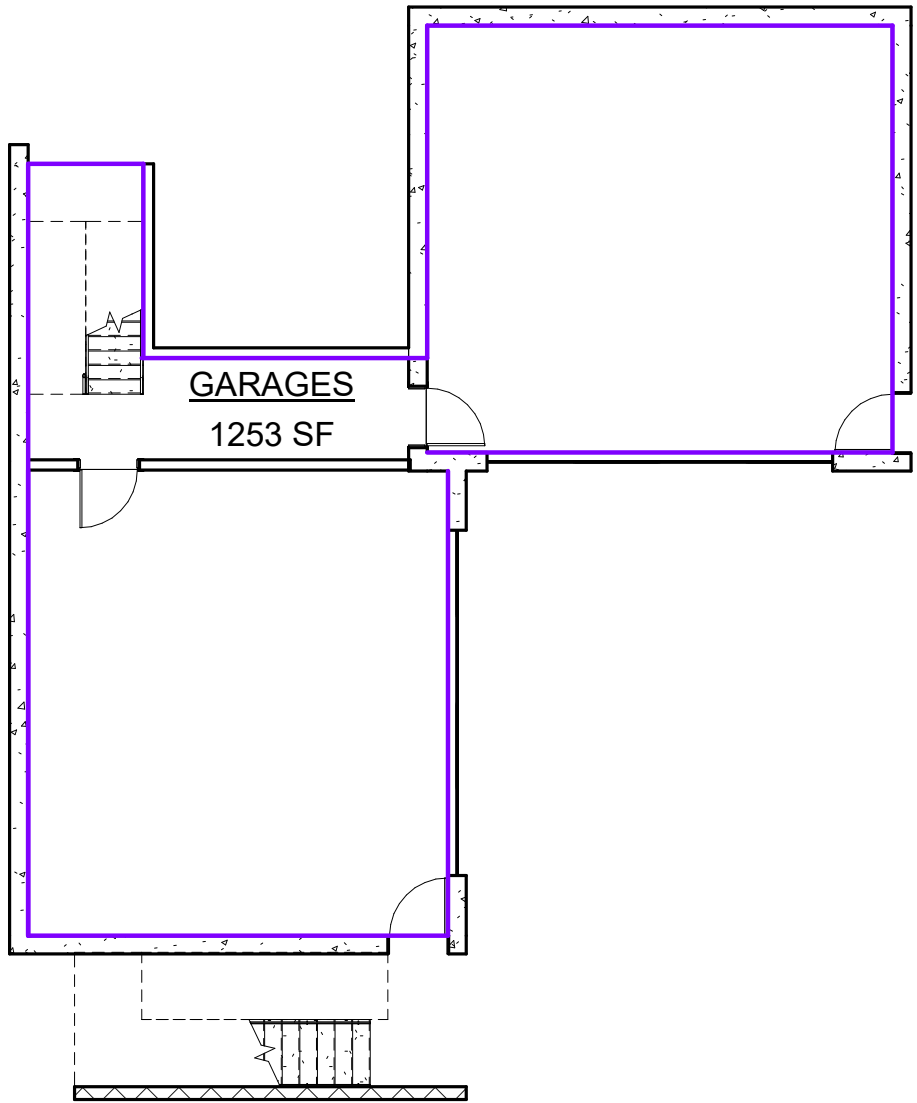
- An automatic residential fire sprinkler system shall not be
required for additions or alterations to existing buildings that are
not already provided with an automatic residential sprinkler
system.
- Accessory Dwelling Unit, provided that all of the following are
met:
 - The unit meets the definition of an Accessory Dwelling
Unit as defined in the Government Code Section
65852.2.
 - The existing primary residence does not have automatic
fire sprinklers.
 - The accessory detached dwelling unit does not exceed
1,200 square feet in size.
 - The unit is on the same lot as the primary residence.

R313.3.1.1 Backflow Protection
A backflow preventer shall not be required to separate a sprinkler system
from the water distribution system, provided that:
The system complies with NFPA 13D or Section R313;
Piping materials are suitable for potable water in accordance with the
California Plumbing Code; and
The system does not contain antifreeze or have a fire department
connection.

- R313.3.1.2 Required Sprinkler Locations**
Sprinklers shall be installed to protect all areas of a dwelling unit.
Exceptions:
- Attics, crawl spaces and normally unoccupied concealed spaces
that do not contain fuel-fired appliances do not require sprinklers.
In attics, crawl spaces and normally unoccupied concealed
spaces that contain fuel-fired equipment, a sprinkler shall be
installed above the equipment; however, sprinklers shall not be
required in the remainder of the space.
 - Clothes closets, linen closets and pantries not exceeding 24
square feet (2.2 m2) in area, with the smallest dimension not
greater than 3 feet (915 mm) and having wall and ceiling
surfaces of gypsum board.
 - Bathrooms not more than 55 square feet (5.1 m2) in area.
 - Detached garages; carports with no habitable space above;
open attached porches; unheated entry areas, such as mud
rooms, that are adjacent to an exterior door; and similar areas.

R313.3.5.1 Water Supply From Individual Sources
Where a dwelling unit water supply is from a tank system, a private well
system, a pump, or a combination of these, the available water supply
shall be based on the minimum pressure control setting for the pump.

- R313.3.5.2 Required Capacity**
The water supply shall have the capacity to provide the required design
flow rate for sprinklers for a period of time as follows:
- Seven minutes for dwelling units one story in height and less
than 2,000 square feet (186 m2) in area. For the purpose of
determining the area of the dwelling unit, the area of attached
garages and attached open carports, porches, balconies and
patios shall not be included.
 - Ten minutes for dwelling units two or more stories in height or
equal to or greater than 2,000 square feet (186 m2) in area. For
the purpose of determining the area of the dwelling unit, the area
of attached garages and attached open carports, porches,
balconies and patios shall not be included.



① 0 - GARAGE
1" = 10'-0"

AREA PLAN		
Name	Area	Comments

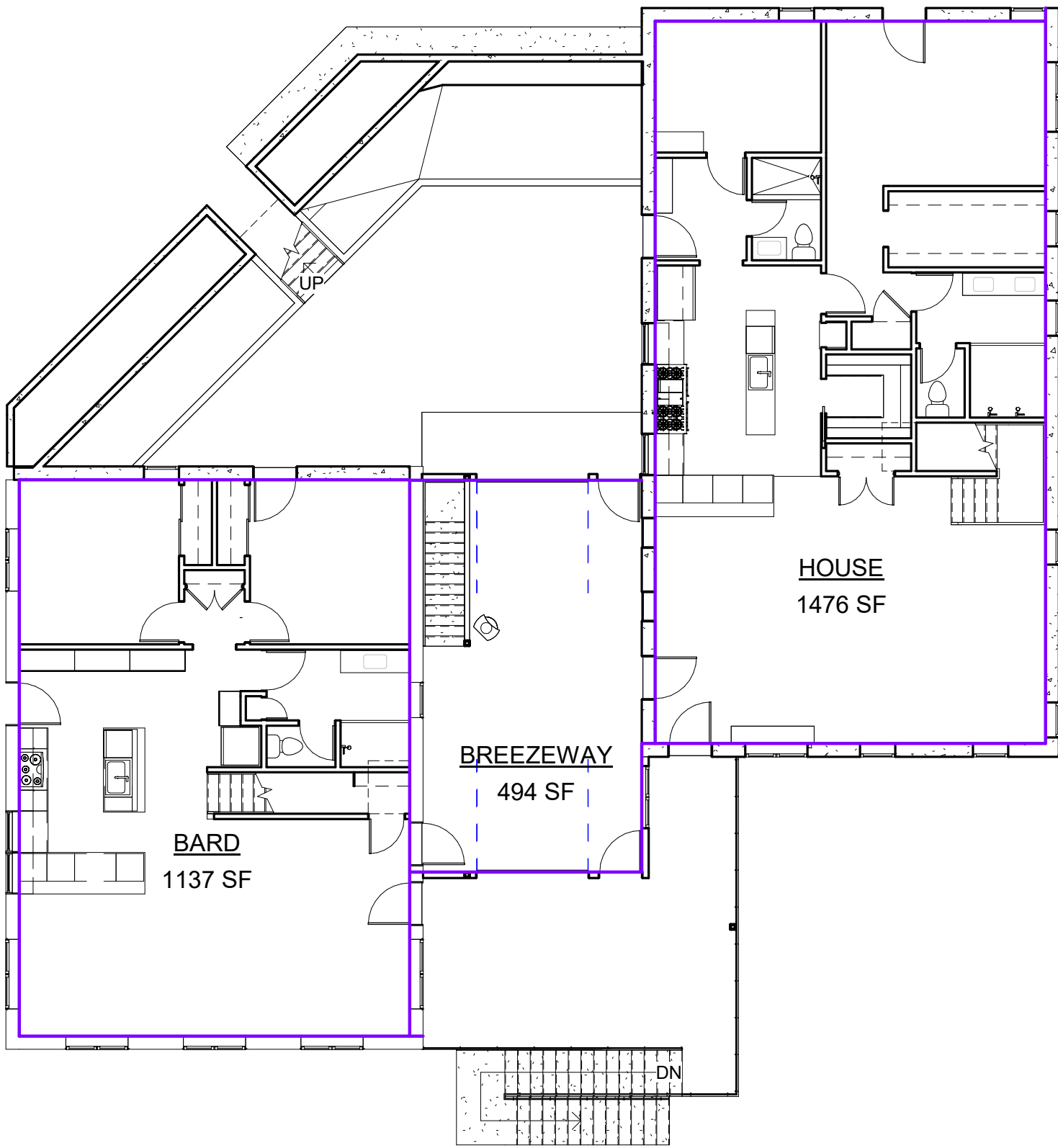
0 - GARAGE		
GARAGES	1253 SF	UNCONDITIONED
	1253 SF	

1 - FIRST FLOOR		
BARD	1137 SF	
BREEZEWAY	494 SF	UNCONDITIONED
HOUSE	1476 SF	
	3107 SF	

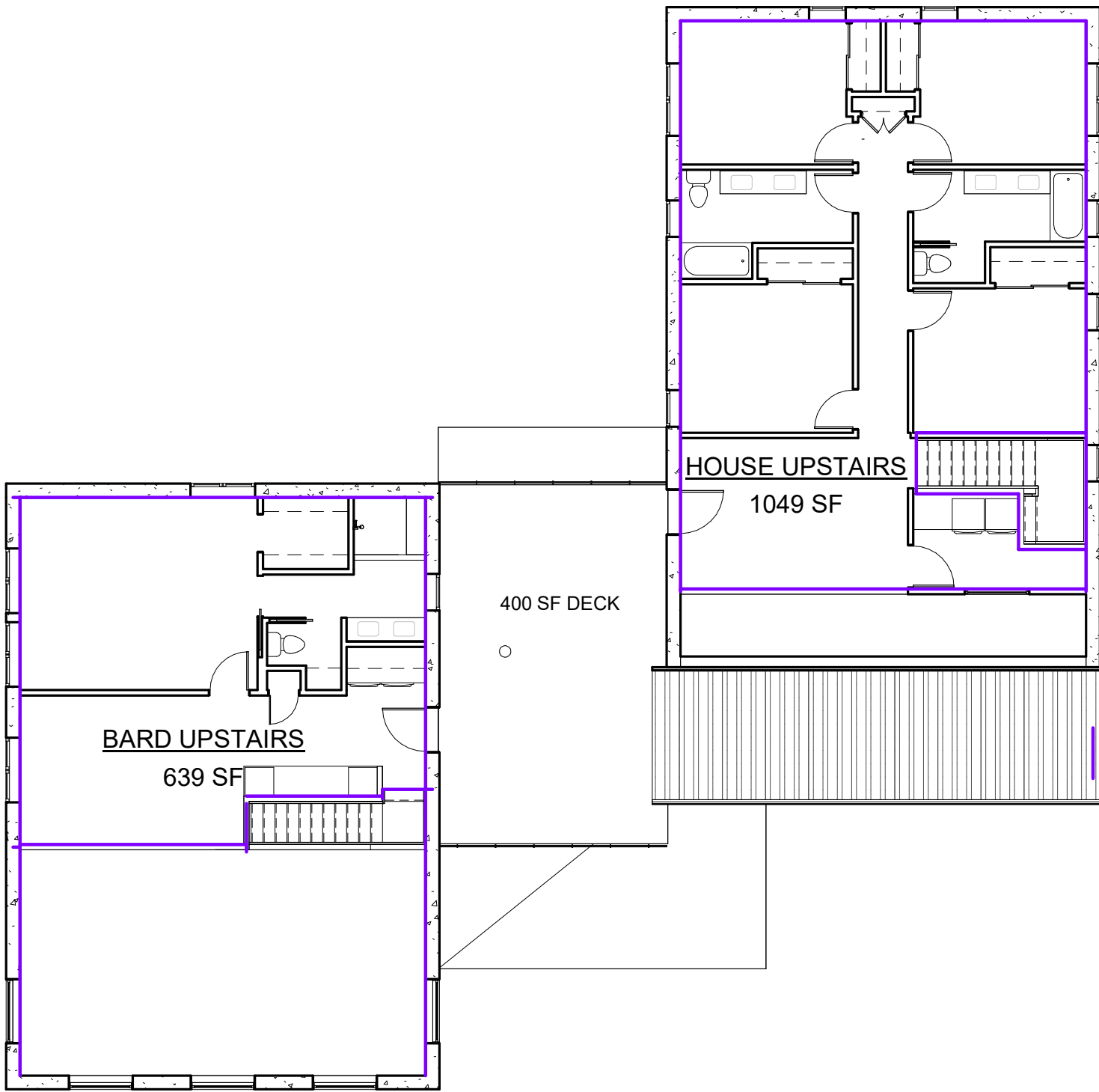
2 - SECOND FLOOR		
BARD UPSTAIRS	639 SF	
HOUSE UPSTAIRS	1049 SF	
	1688 SF	
	6048 SF	

GENERAL NOTES

- BEFORE CONSTRUCTION IS TO BEGIN, THE CONTRACTOR IS TO VERIFY THAT ALL REQUIRED
APPROVALS & PERMITS HAVE BEEN OBTAINED. THE CONSTRUCTION OR FABRICATION OF ANY
BUILDING COMPONENT MAY BEGIN ONLY AFTER THE CONTRACTOR HAS RECEIVED PLANS & ANY
ADDITIONAL DOCUMENTS FROM THE PERMITTING & OTHER REGULATORY AGENCY. IF THE
CONTRACTOR FAILS TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY
RESULTING MODIFICATION OF WORK REQUIRED BY ANY REGULATORY AGENCY.
- IF DISCREPANCIES OR INCONSISTENCIES ARE FOUND WITHIN THE DOCUMENTS, THEY SHALL BE
REPORTED TO THE ARCHITECT & RESOLVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH
WORK IN THE AFFECTED AREA.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY IN THE FIELD ALL DIMENSIONS,
ELEVATIONS, & EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, ORDERING OR
FABRICATION OF ANY MATERIALS. IF DISCREPANCIES ARE FOUND BETWEEN THE
CONSTRUCTION DOCUMENTS & EXISTING CONDITIONS, THEY SHALL BE REPORTED TO THE
ARCHITECT & RESOLVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK IN THE
AFFECTED AREA.
- DIMENSIONS ARE TO FACE OF STRUCTURAL OR FRAMING MEMBERS, U.N.O.
- WHERE IT IS CLEAR THAT A DRAWING REPRESENTS ONE ITEM OF A NUMBER, OR ONLY A PART
OF AN ASSEMBLY, THE OTHER WORK SHALL BE CONSTRUCTED REPETITIVELY.



② 1 - FIRST FLOOR AREA
1" = 10'-0"



③ 2 - SECOND FLOOR AREA
1" = 10'-0"

Kaleido
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CORREA HOUSES

APN: 096-050-020 Albert Ln
Sonora, CA 95370

CONDITIONAL USE

02/28/2025

No.	Date

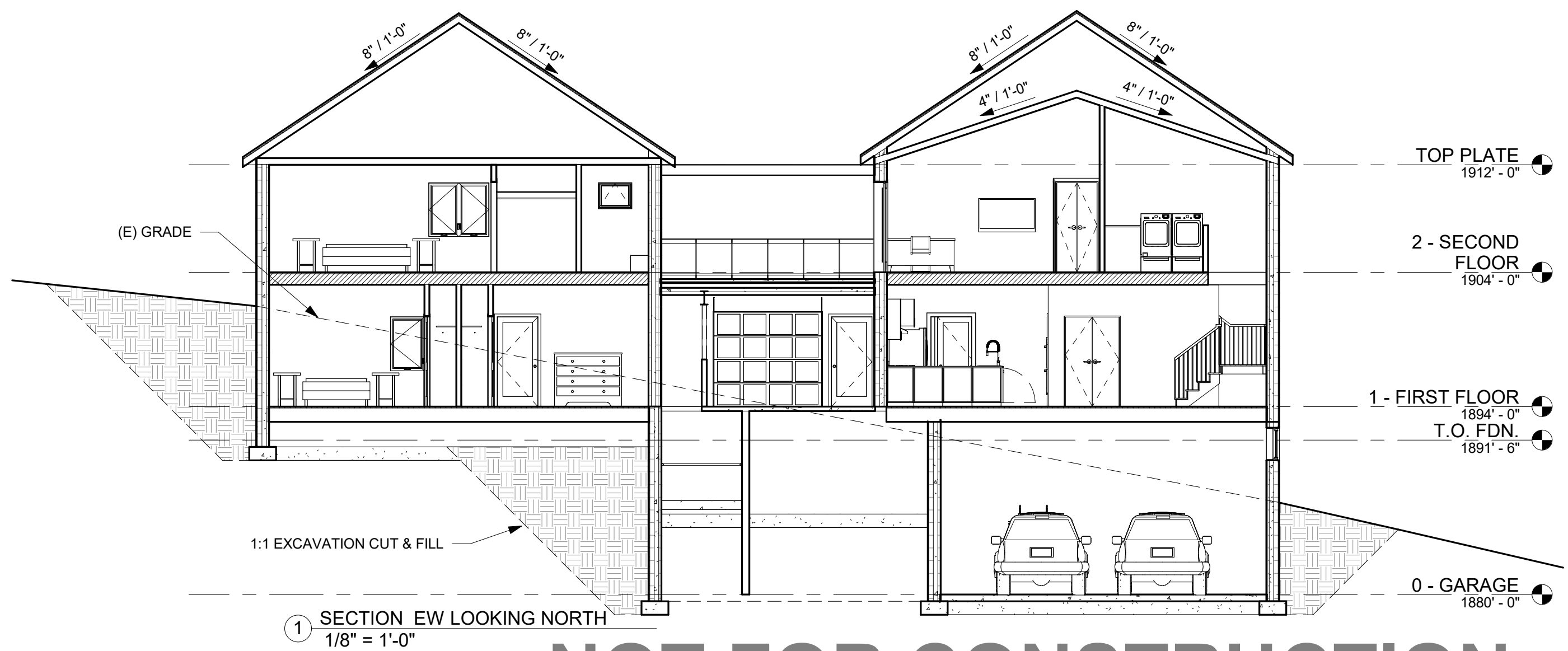
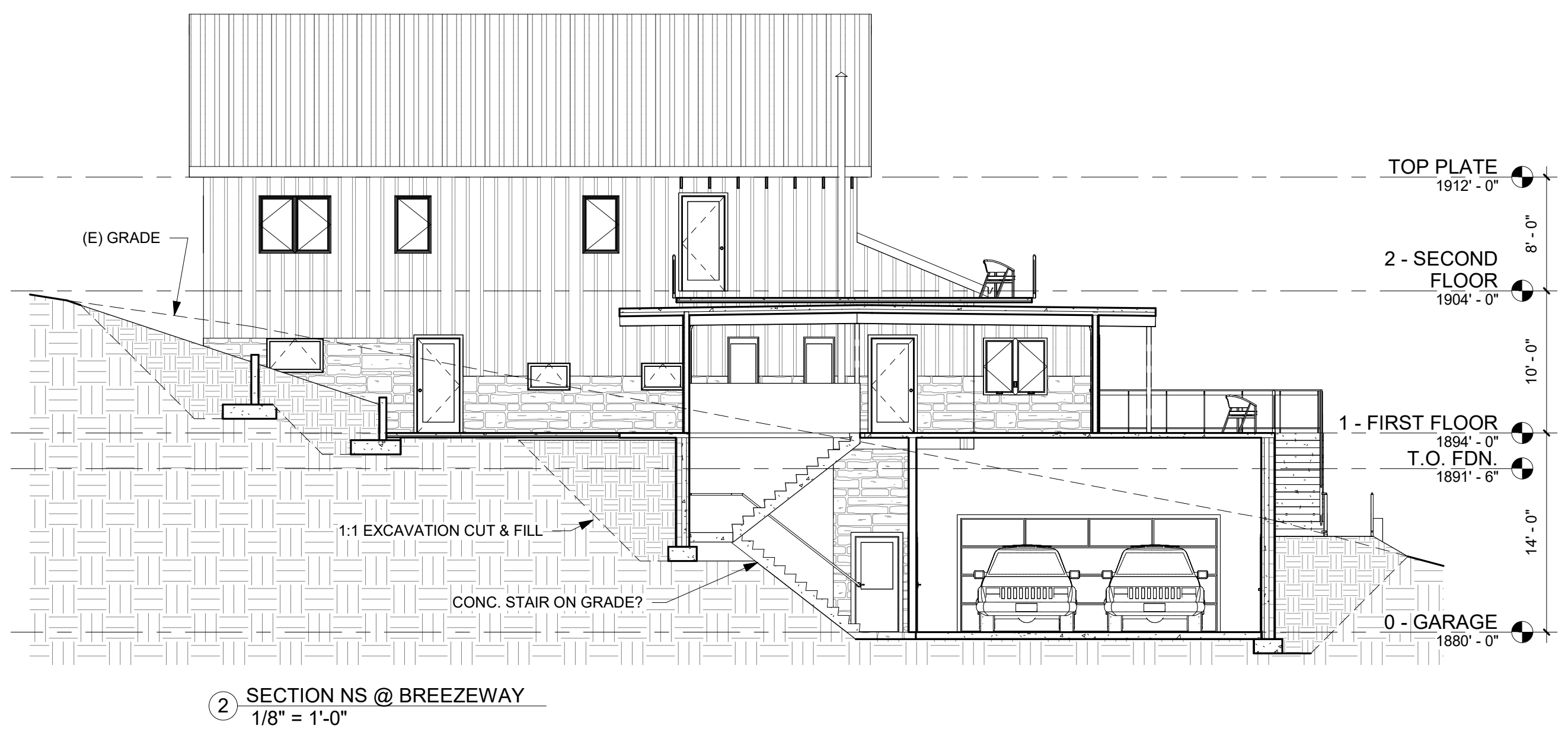
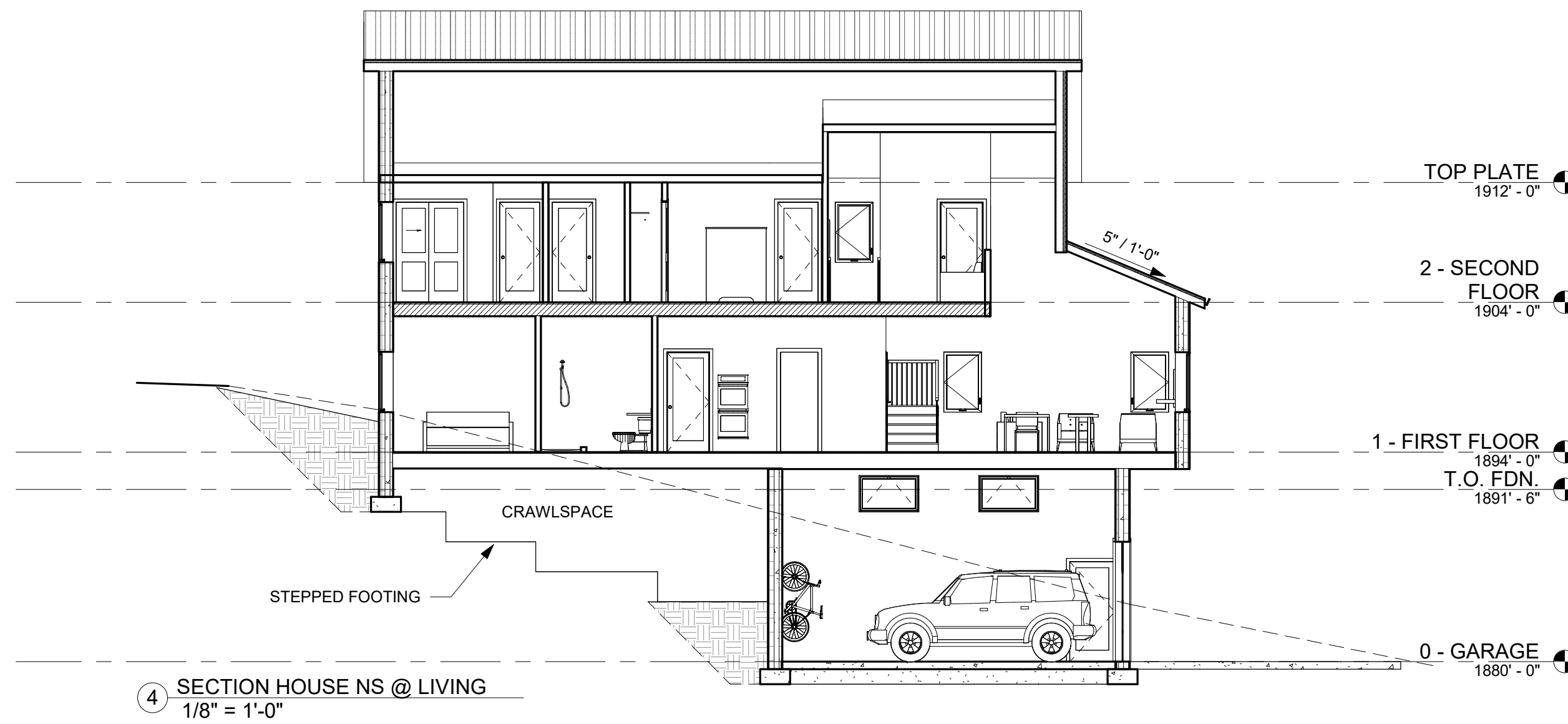
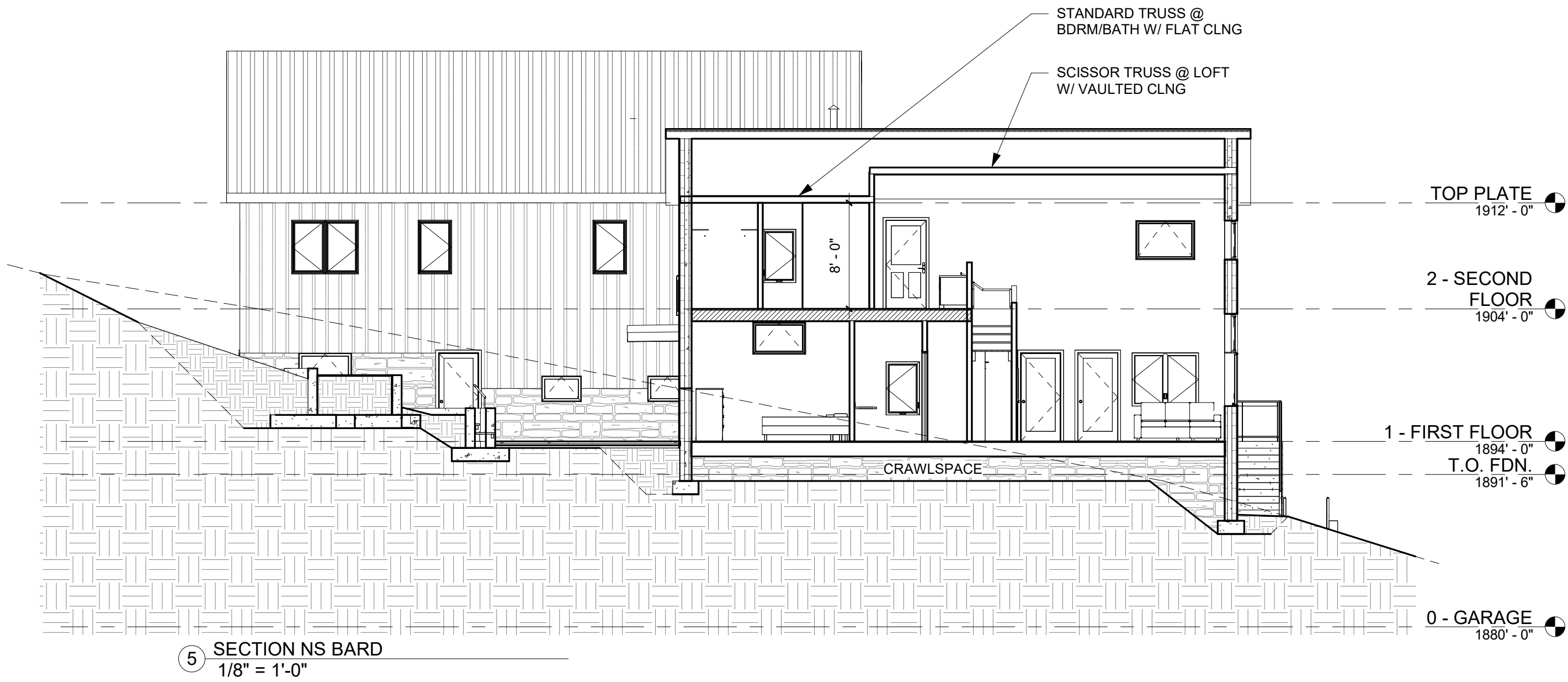
CODE SUMMARY

A0.3

FOR REFERENCE ONLY

NOT FOR CONSTRUCTION

2/28/2025 11:40:33 AM



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CORREA HOUSES

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CONDITIONAL USE

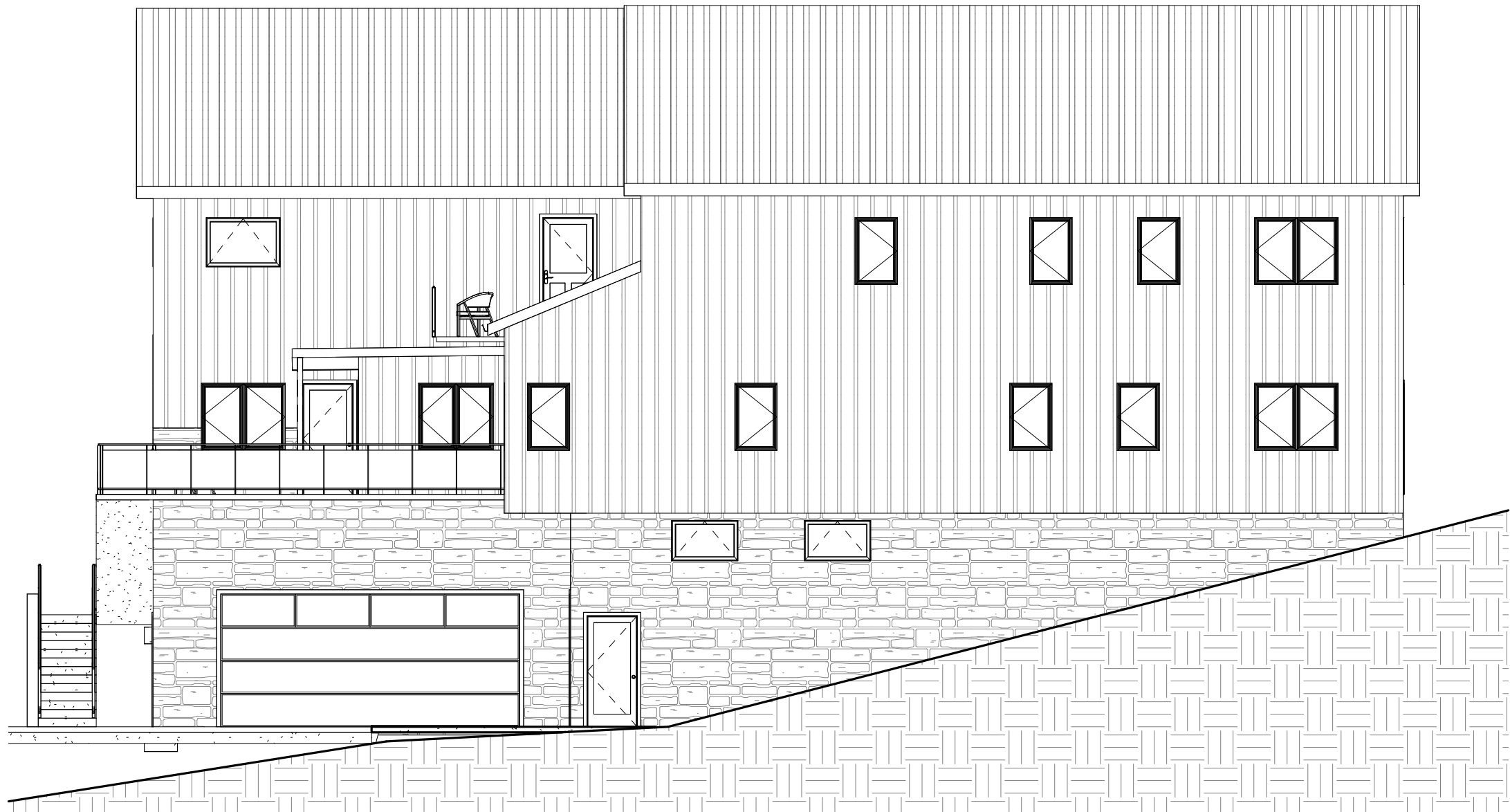
02/28/2025

No.	Date

SECTIONS

A3.1

2/28/2025 11:40:36 AM



① EAST ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"



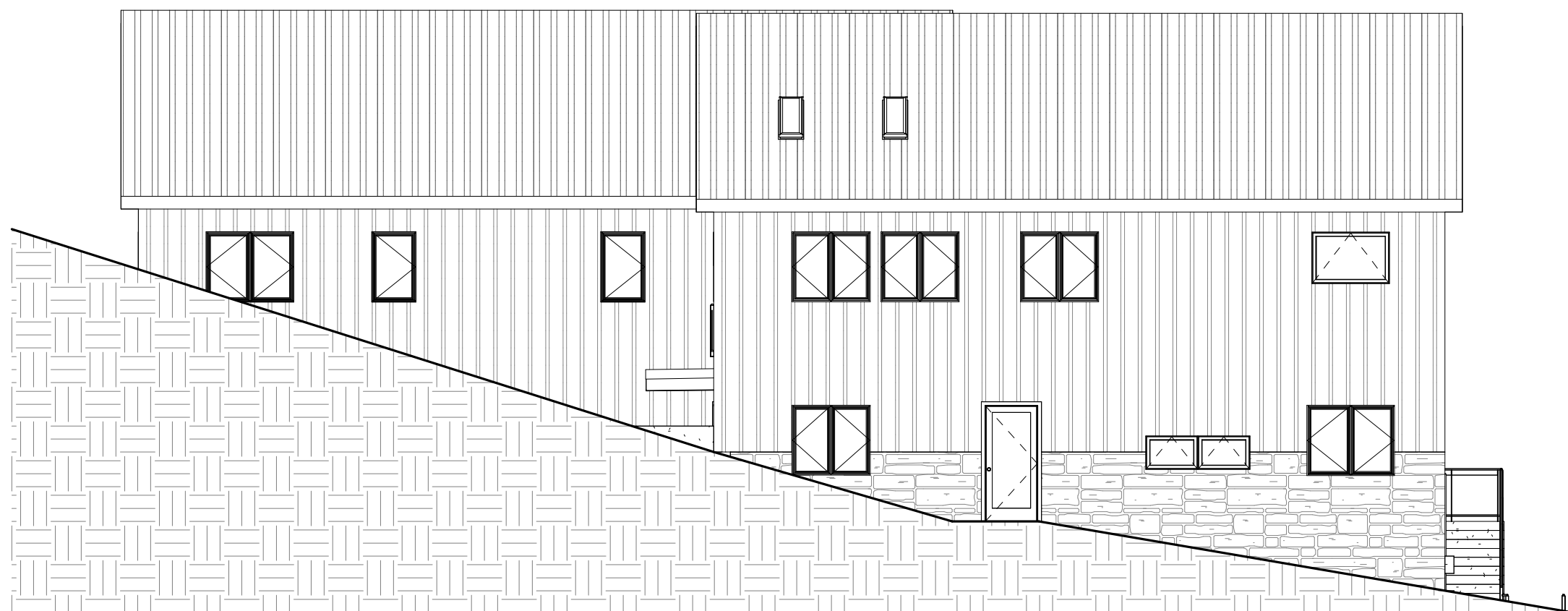
③ WEST ELEVATION @ PATIO
1/8" = 1'-0"



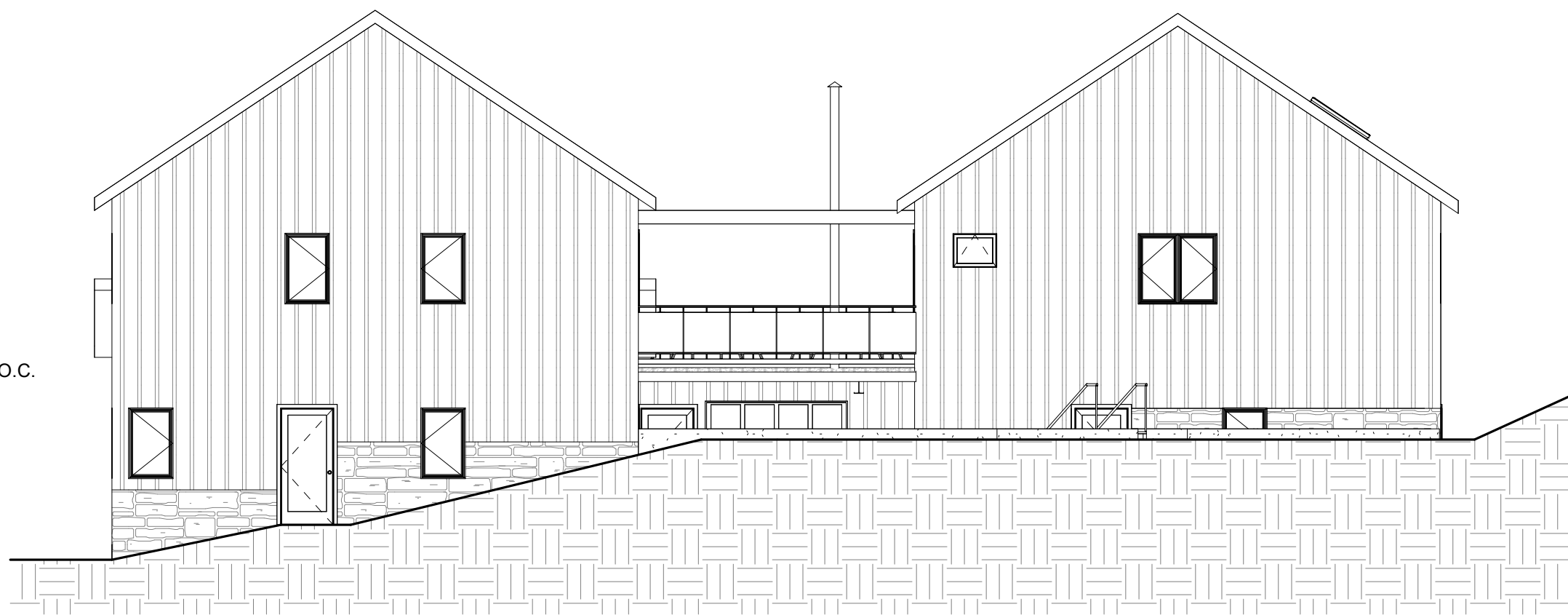
④ EAST ELEVATION @ PATIO
1/8" = 1'-0"



⑤ NORTH ELEVATION @ PATIO
1/8" = 1'-0"



⑥ WEST ELEVATION
1/8" = 1'-0"



⑦ NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

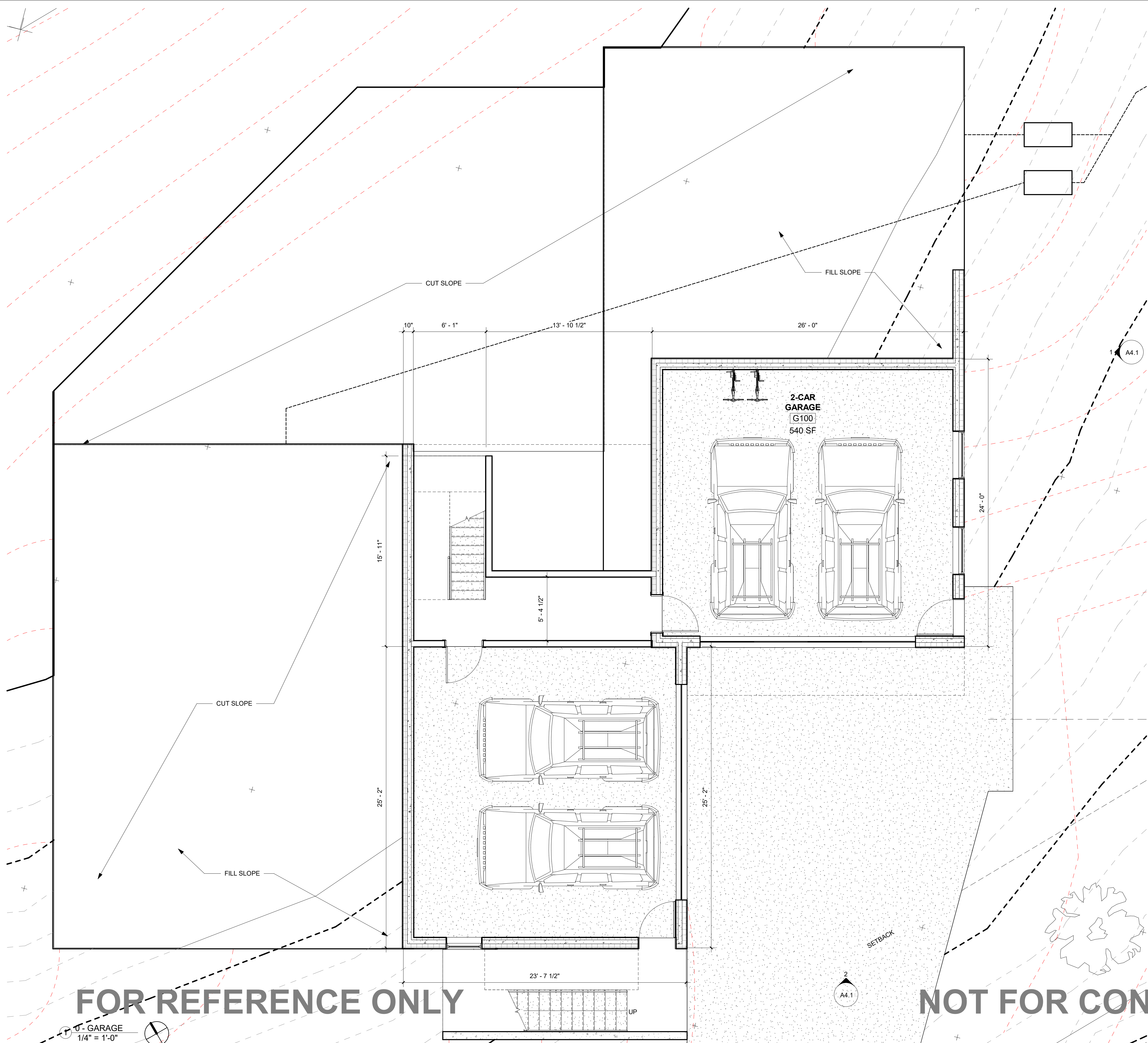
- Cementitious siding - Hardie panel w/ Hardie battens @ 16" O.C.
- Cementitious trim - Hardie 1x4
- Cementitious fascia - Hardie 5/4x6
- Cementitious soffit/ceiling - Hardie panel
- Fiberglass Windows
- Door - Accent color
- Roof - Class A shingles; add alternate metal panel
- Stone Veneer, TBD
- Concrete, sealed
- Exterior Paver, size, manuf TBD

FOR REFERENCE ONLY

NOT FOR CONSTRUCTION

No.	Date

2/28/2025 11:40:29 AM



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CORREA HOUSES

APN: 096-050-020 Albert Ln
Sonora, CA 95370

CONDITIONAL USE

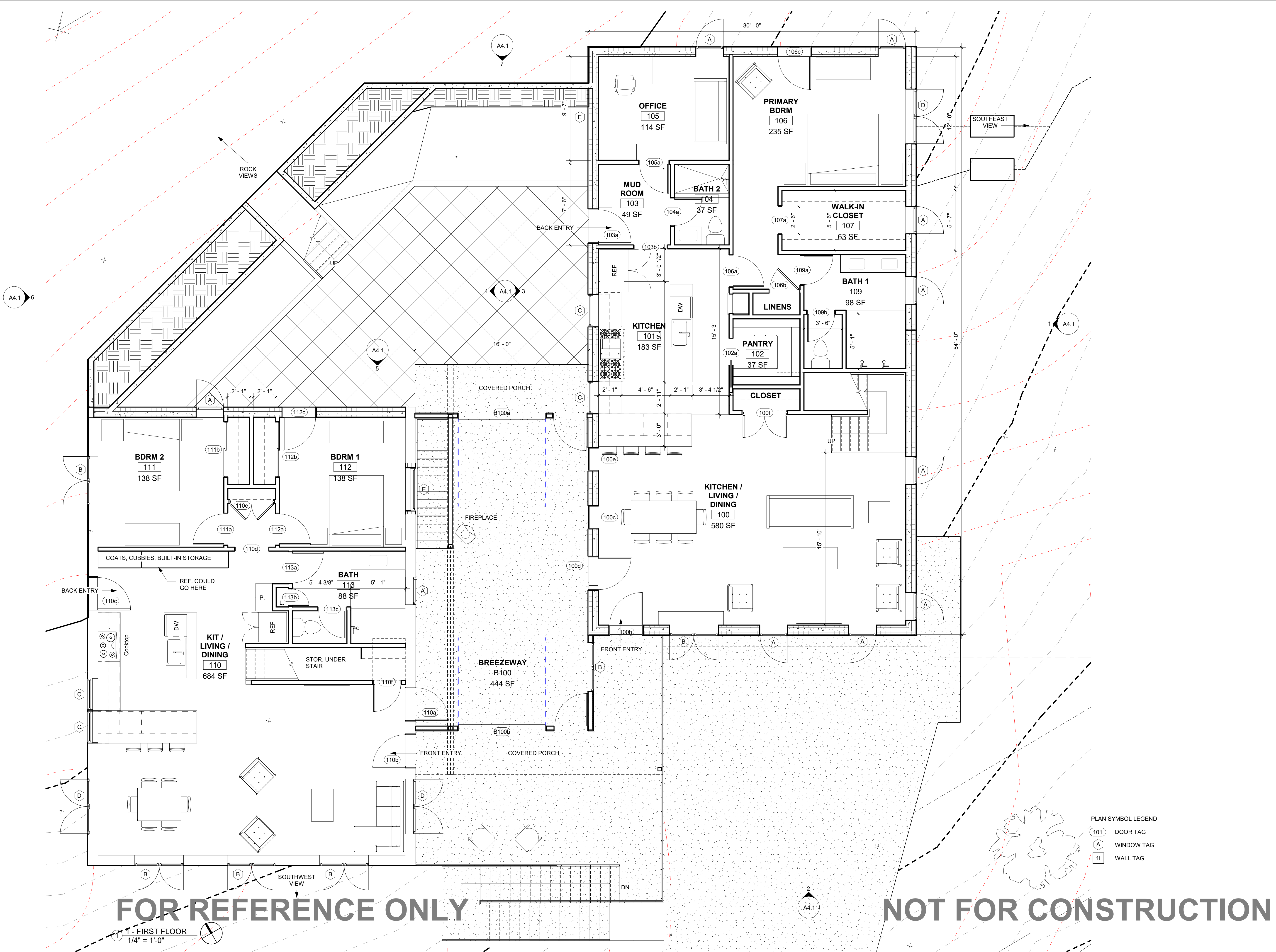
02/28/2025

No.	Date

GARAGE FLOOR
PLAN

A2.0

2/28/2025 11:40:30 AM



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CORREA HOUSES

APN: 096-050-020 Albert Ln
Sonoma, CA 95370

CONDITIONAL USE

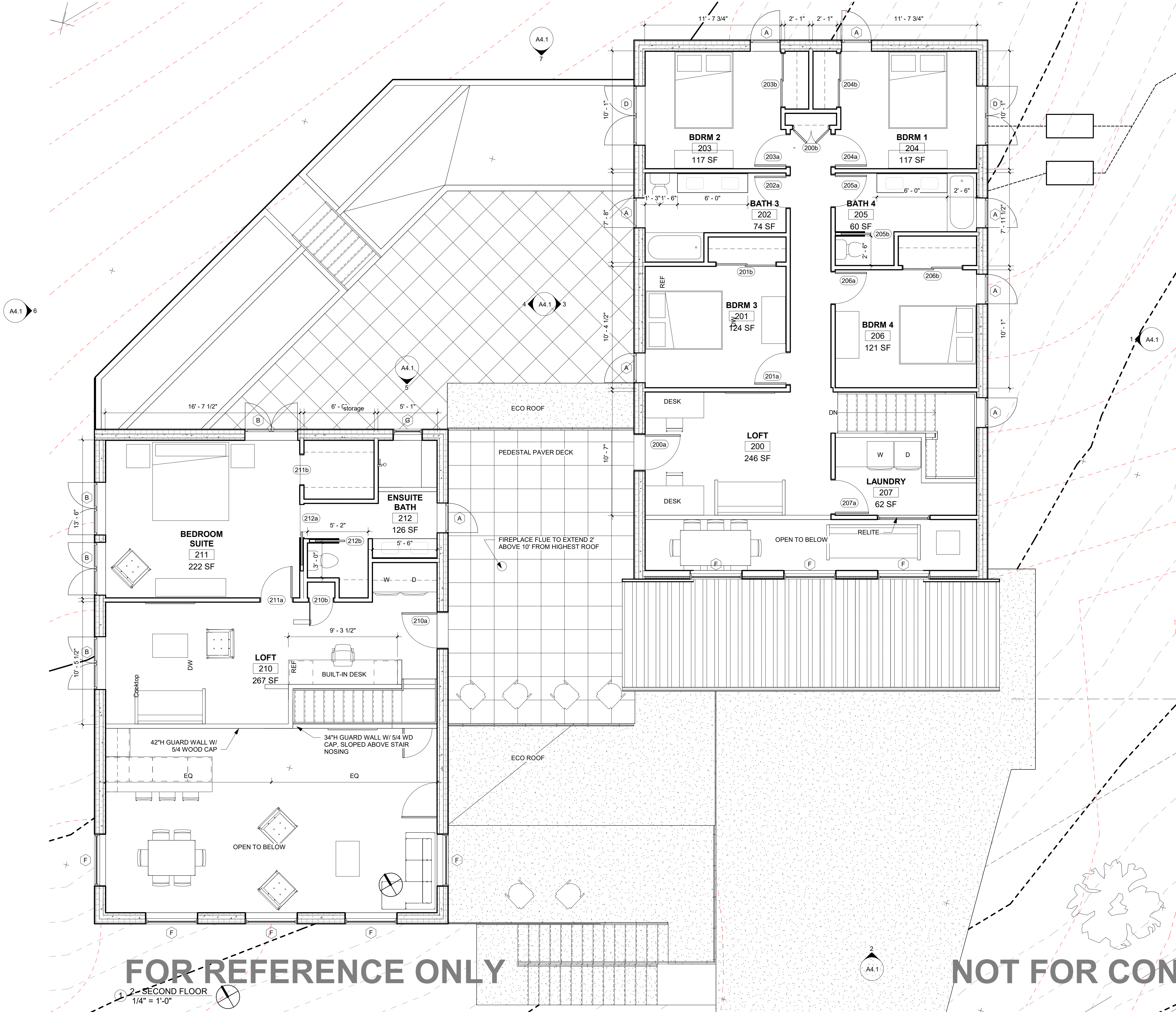
02/28/2025

No.	Date

FIRST FLOOR PLAN

A2.1

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GENERAL NOTES

1. FOR ADDITIONAL INFORMATION, SEE OTHER DRAWINGS: ARCHITECTURAL AND STRUCTURAL PLANS, ELEVATIONS, SECTIONS, AND DETAILS
2. DIMENSIONS ARE TO FACE OF FRAMING, TYP
3. MAINTAIN CODE-REQUIRED CLEARANCES BETWEEN EXHAUST VENTS AND OPERABLE OPENINGS
4. TERMINATE THROUGH-WALL VENTS WITH SCREENED OUTLETS
5. VERIFY CASEWORK MEASUREMENTS ON SITE; VERIFY CASEWORK FINISHES WITH OWNER

PLAN SYMBOL LEGEND

- 101 DOOR TAG
- A WINDOW TAG
- 1i WALL TAG

FOR REFERENCE ONLY

NOT FOR CONSTRUCTION

CORREA HOUSES

APN: 096-050-020 Albert Ln
Sonoma, CA 95370

CONDITIONAL USE

02/28/2025

No.	Date

SECOND FLOOR
PLAN

A2.2

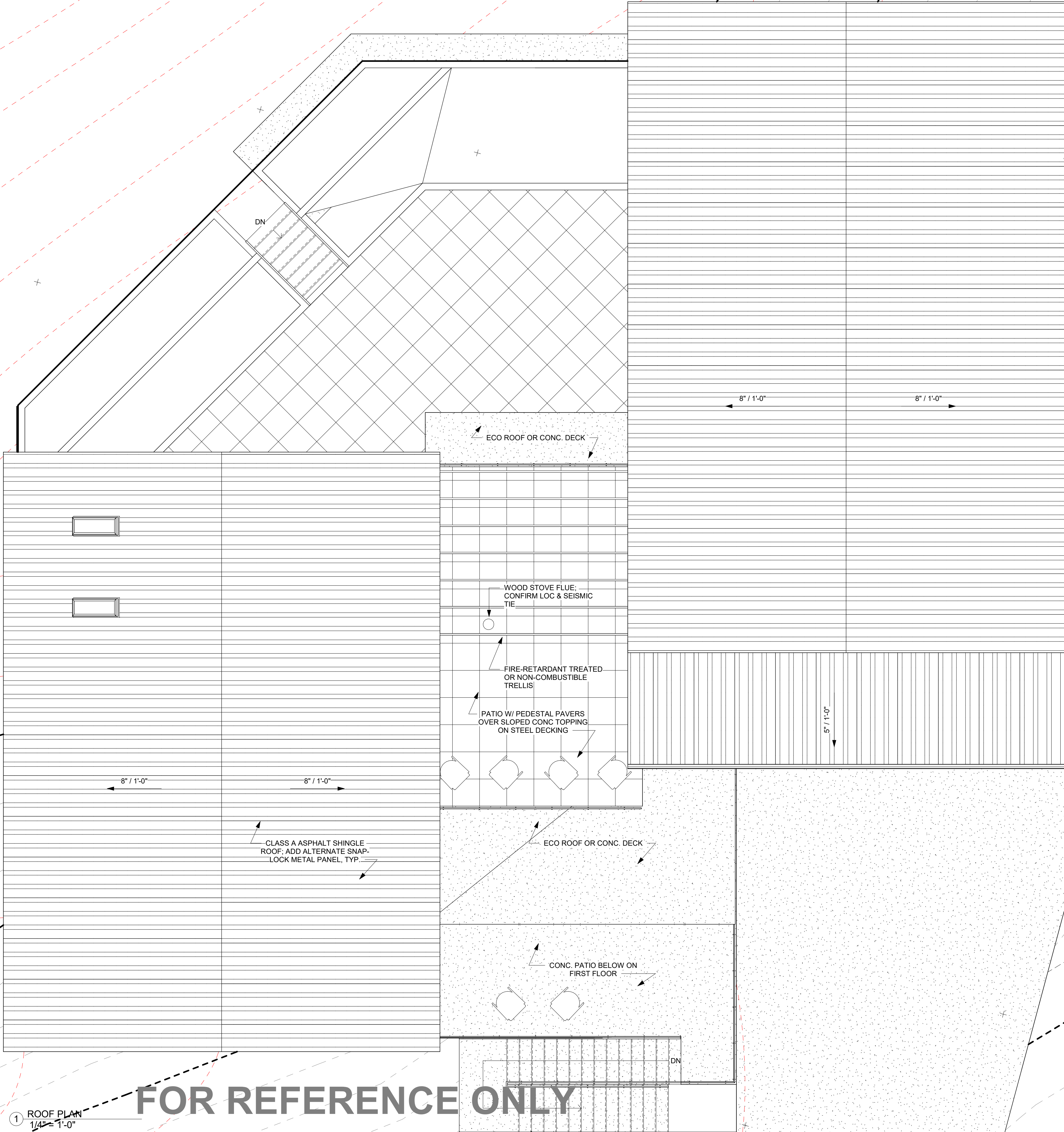
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www.kaleidopnw.com

2/28/2025 11:40:32 AM

1 ROOF PLAN
1/4" = 1'-0"

FOR REFERENCE ONLY

NOT FOR CONSTRUCTION



ROOF PLAN CODE SUMMARY

R806.1.1 Vents in the Wildland Urban Interface (WUI)
Where provided, ventilation openings for enclosed attics, gable ends, ridge ends, under eaves and cornices, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, underfloor ventilation, foundations and crawl spaces, or any other opening intended to permit ventilation, either in a horizontal or vertical plane, shall be in accordance with Sections R337.6.1 through R337.6.2 to resist building ignition from the intrusion of burning embers and flame through the ventilation openings.

R806.2 Minimum Vent Area
The minimum net free ventilating area shall be 1/150 of the area of the vented space.
Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided both of the following conditions are met:
1. In Climate Zones 8, 7 and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
2. Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically. The balance of the required ventilation provided shall be located in the bottom one-third of the attic space. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

Section R337.5 Roofing
R337.5.1 General - Roofs shall comply with the requirements of Sections R337 and R902. **Roof assemblies** in Fire Hazard Severity Zones shall be tested in accordance with **ASTM E108 or UL790 and meet a Class A fire classification**. For additional compliance see Section R902 for Class A roof assemblies. The roof assembly shall be installed in accordance with its listing and the manufacturer's installation instructions.

R337.5.2 Roof Covering Voids
Where there is a void under the roof covering, it shall comply with R337.5.2.1 or R337.5.2.2.

R337.5.2.1 Airspace Under Roof Covering
Where the roofing profile has an airspace under the roof covering, installed over a combustible deck, a 72 lb. (32.7kg) cap sheet complying with ASTM D3909 Standard Specification for "Asphalt Rolled Roofing (Glass Felt) Surfaced with Mineral Granules," shall be installed over the roof deck. Bird stops shall be used at the eaves when the profile fits, to prevent debris at the eave. Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers.
Exception: Cap sheet is not required when no less than 1 inch of mineral wool board or other noncombustible material is located between the roofing material and wood framing or deck.

R337.5.2.2 Roof Underlayment - A **Class A fire classification roof underlayment**, tested in accordance with ASTM E108 or UL 790, shall be permitted to be used. If the sheathing consists of exterior fire-retardant-treated wood, the underlayment shall not be required to comply with a Class A classification. Bird stops shall be used at the eaves when the profile fits, to prevent debris at the eave. Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers.

R337.5.3 Roof Valleys
Where valley flashing is installed, the flashing shall be not less than 0.019-inch (0.48 mm) No. 26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72-pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909, at least 36-inch-wide (914 mm) running the full length of the valley.

R337.5.4 Roof Gutters
Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

Section R337.6 Vents
R337.6.1 General
Where provided, ventilation openings for enclosed attics, gable ends, ridge ends, under eaves and cornices, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, underfloor ventilation, foundations and crawl spaces, or any other opening intended to permit ventilation, either in a horizontal or vertical plane, shall be in accordance with Section 1202 of the California Building Code and Sections R337.6.1 through R337.6.2 to resist building ignition from the intrusion of burning embers and flame through the ventilation openings.

R337.6.2 Requirements
Ventilation openings shall be fully covered with Wildfire Flame and Ember Resistant vents approved and listed by the California State Fire Marshal, or WUI vents tested to ASTM E2886 and listed, by complying with all of the following requirements:
1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

R337.6.2.1 Off Ridge and Ridge Vents
Vents that are installed on a sloped roof, such as dormer vents, shall comply with all the following:
1. Vents shall be covered with a mesh where the dimensions of the mesh therein shall be a minimum of 1/16 inch (1.6 mm) and shall not exceed 1/8 inch (3.2 mm) in diameter.
2. The mesh material shall be noncombustible.
3. The mesh material shall be corrosion resistant.

ROOF VENTILATION CALC
MAIN ROOF
AREA/ 300 = XX SF (XX SI) REQUIRED
50% AT RIDGE (XX SI):
CORAVENT RIDGE VENT @ 10 SI/LF x X'-0" = XX SI
50% AT EAVE (XX SI):
(X) X" DIA. HOLES @ X" O.C.

CORREA HOUSES

APN: 096-050-020 Albert Ln
Sonora, CA 95370

CONDITIONAL USE

02/28/2025

No.	Date

ROOF PLAN

A2.4

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