

**PROJECT DESCRIPTION**

Parcel 110-251-038 to have new (2) bedroom (2) bathroom single family residence on a stepped perimeter foundation.

Project is served by the following utilities:

- Electrical: RID
- Gas: None
- Water: RID
- Plumbing Waste: Septic

Applicable codes:

- 2022 California Building Code (CBC),
- 2022 California Mechanical Code (CMC),
- 2022 California Plumbing Code (CPC),
- 2022 California Electric Code (CEC),
- 2022 California Green Building Code,
- 2022 California Energy Code CEnC

**PROJECT INFORMATION**

USE: R3

TYPE OF CONSTRUCTION: VB

STORIES: 2 W/O BASEMENT

HEIGHT: 28'-5"

TOTAL LIVING AREA: 1,599 SQ FT

SPRINKLERS: YES



Site Overview

**SITE CONDITIONS**

COASTAL ZONE: YES (A)

FLOOD ZONE: NO

SEISMIC ZONE: 2

FAULT LINES: NONE

MS4: YES

WETLANDS: NONE

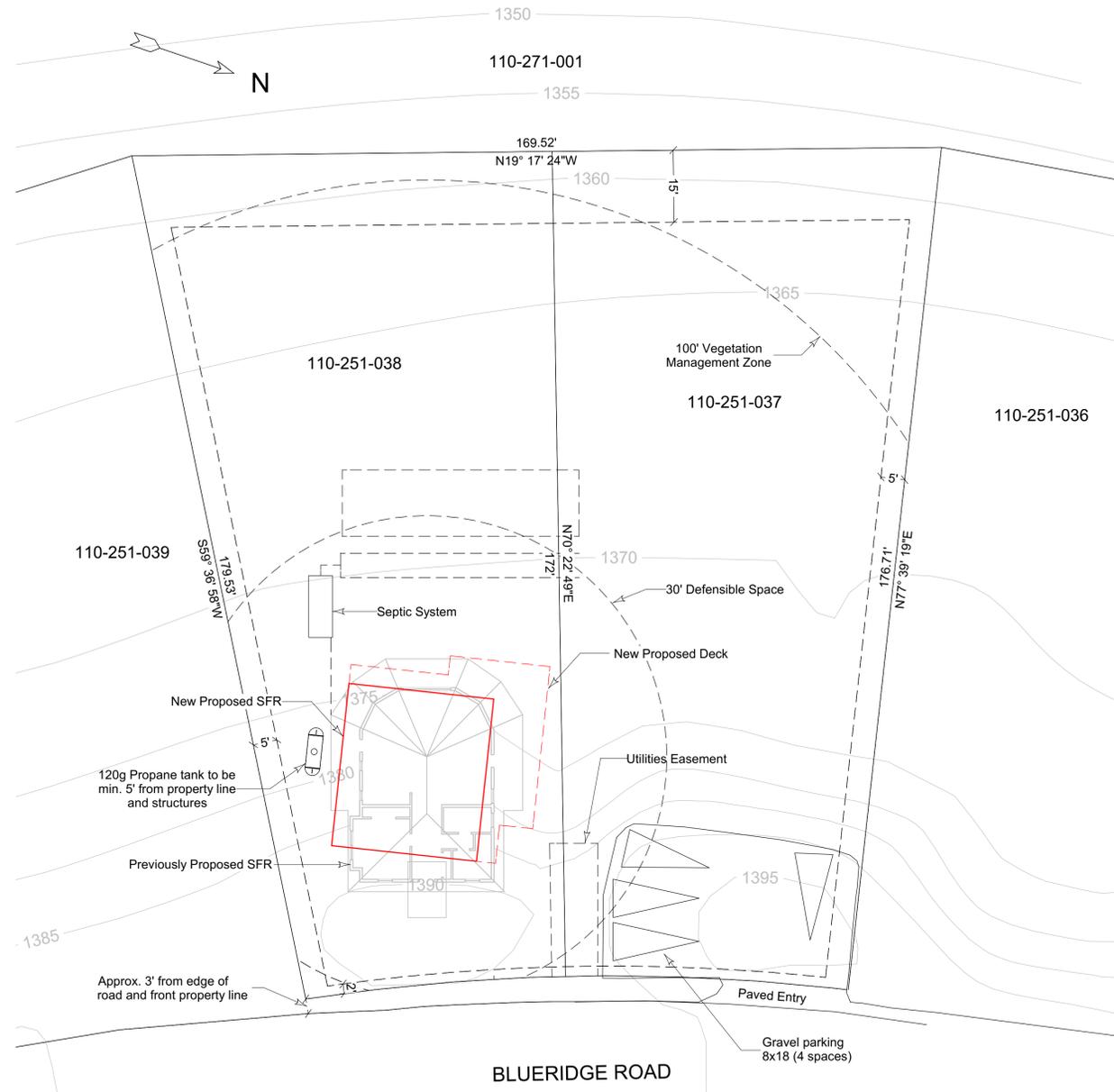
STREAMS: NONE

**PROJECT NOTES**

1. All work shall conform to the indicated codes and local ordinances in effect at the time of issuance of building permits.
2. All work shall be in conformance with manufacturer's specifications and recommendations.
3. Do not scale drawings. Written dimensions on the drawings shall take precedence over scaled drawings.
4. All construction and installation of equipment, materials, and appurtenances of all trades shall be constructed and installed per strict manufacturer's recommendations, specifications, and procedures. Contractor shall be responsible for the coordination of consultant drawings and documentation of all trades prior to installation or construction of equipment, materials, and appurtenances.
5. All workmanship shall be performed by skilled mechanics using the best standard practices of trade.
6. Any conflict with these plans and existing conditions or building codes shall be brought to the immediate attention of the draftsman or engineer, in writing.
7. No proposed landscaping.
8. See Tree Removal Plan for trees to be removed.
9. No proposed grading beyond foundation construction.

**POST PROJECT IMPERVIOUS SURFACE AREA**

SFR (w/ roof overhang)	1,784 sq. ft.
Asph./Conc. Surfaced Driveway 25' at street 16' onto property	375 sq. ft.
<b>Total</b>	<b>2,159 sq. ft.</b>



Site Plan  
1/16" = 1'

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

Blue Hammer  
Home Design  
bluehammerhomedesign@gmail.com



Sheet Name  
**SITE PLAN**

Single-Family Residence

Client: Aurel Coza  
Phone: 530-260-9838  
Email: aurel.coza@gmail.com  
Address: 634 Blue Ridge Rd, Shelter Cove CA  
APN: 110-251-038

DATE:

1/19/2026

DRAWN BY:

JOE MARENCHI

SHEET

**C2**

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**COZA RESIDENCE**  
 644 & 634 BLUERIDGE ROAD  
 WHITETHORN, CA 95589

**TRIO 100 PROJECT (306)**

DRAWN FOR ONE-TIME USE FOR  
**AVRAME U.S.A.**

ISSUE DATE 01/26/2026

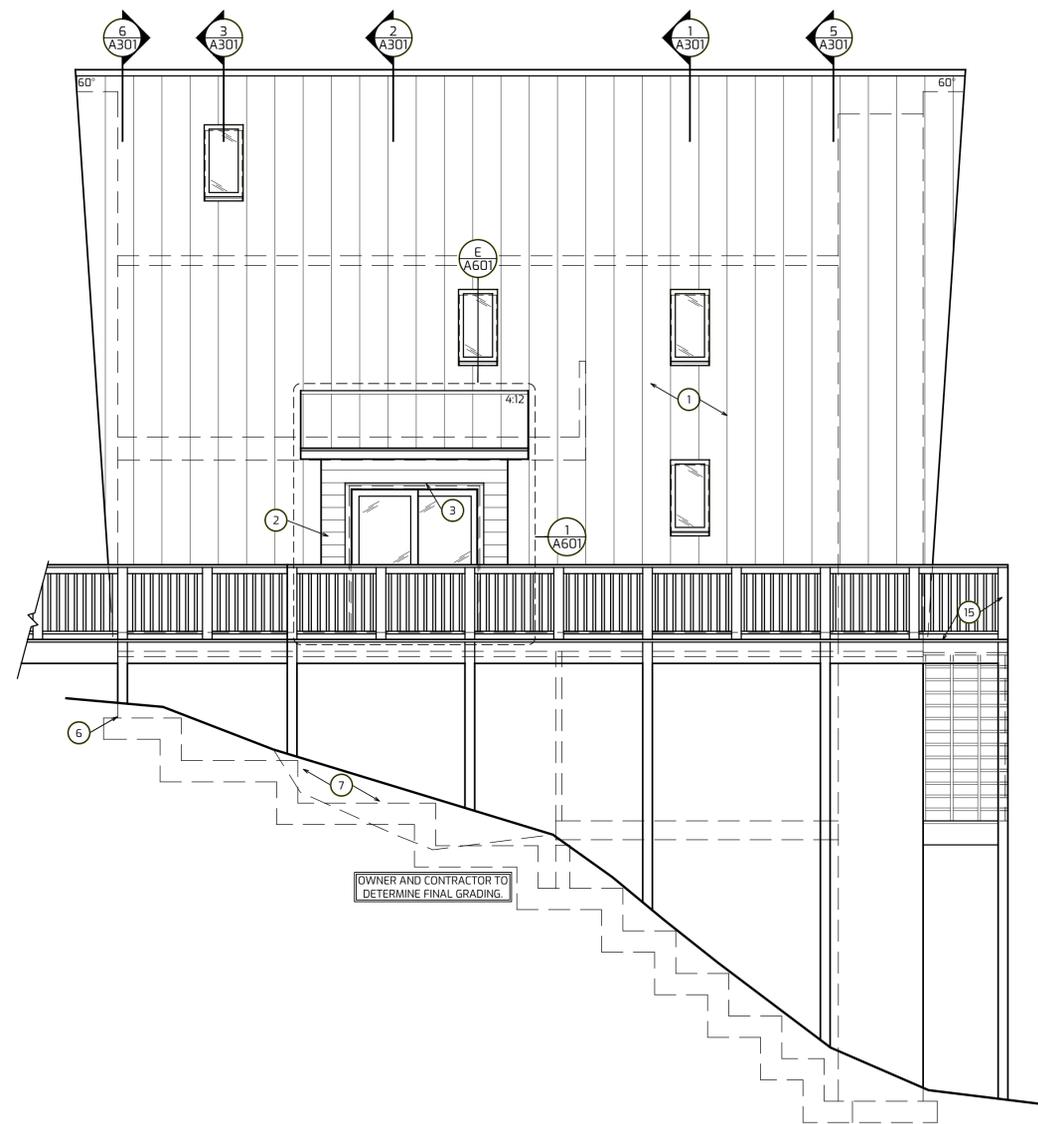
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REVISIONS

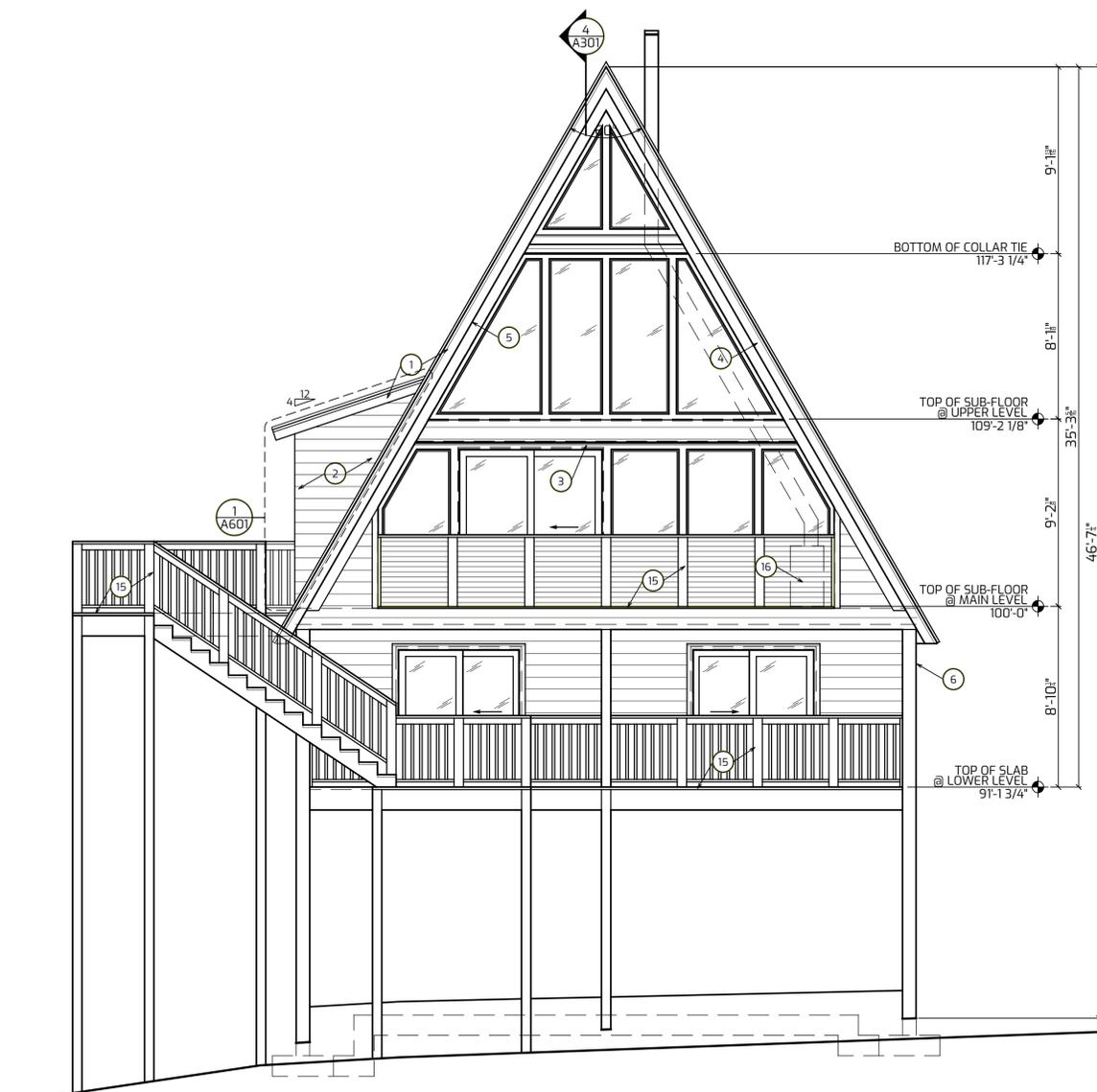
REVISION DELTA 

**A201**

EXTERIOR ELEVATIONS



**2 LEFT ELEVATION**  
 1/4" = 1'-0"



**1 FRONT ELEVATION**  
 1/4" = 1'-0"

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 PROJECT (306)  
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