

GENERAL NOTES:

- ALL DIMENSIONS ARE TO THE FACE OF PLYWOOD UNLESS OTHERWISE NOTED, (U.O.N.).
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- ALL NEW EXTERIOR WALLS TO BE 2x6 STUDS AT 16" O.C. WITH BATT INSULATION, PER TITLE 24 REPORT U.O.N.
- ALL INTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE SHOWN. VERIFY WITH OWNER FOR LOCATION OF ANY INTERIOR SOUND WALLS.
- FLOOR SHEATHING TO BE 3/4" T&G EXTERIOR GRADE PLYWOOD GLUED AND FASTENED OVER 2x FLR JOISTS (W/ BATT INSULATION AS INDICATED)
- ROOF SHEATHING SHALL BE 5/8" EXTERIOR GRADE PLYWOOD.
- EXTERIOR WALL SHEATHING TO BE 17/32" OSB FASTENED TO STUDS PER SHEARWALL SCHEDULE.
- WALLS TO BE 1/2 GYP. BOARD. PROVIDE 5/8" TYPE-X GYPSUM BOARD AT USABLE SPACE UNDER STAIR AND AT GARAGE WALLS & CEILING WHEN APPLICABLE.
- ROOF INSULATION TO BE CLOSED CELL SPRAY APPLIED FOAM PER TITLE 24 REPORT.
- ALL NEW WINDOWS AND GLASS IN EXTERIOR DOORS TO HAVE INSULATING GLASS.
- GLAZING WITHIN 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION SHALL BE TEMPERED. SAFETY GLAZING AT WALL, ENCLOSURE OR DOOR FOR TUB, SHOWER, SAUNA, ETC., INCLUDING WINDOW IF BOTTOM IS LESS THAN 60" ABOVE STANDING SURFACE. CRC §6308 (ALL MEASUREMENTS ARE TO NEAREST EXPOSED EDGE OF GLASS)
- EMERGENCY EGRESS WINDOW OPENING AT BEDROOMS TO PROVIDE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR WIDTH OF 20" WITH A TOTAL CLEAR OPENING AREA OF 5.7 SF MINIMUM, AND A MAXIMUM OF 44" A.F.F. TO BOTTOM OF CLEAR OPENING, WHEN APPLICABLE.
- SMOKE DETECTORS ARE REQUIRED TO BE LOCATED IN EACH BEDROOM, AT HALLWAYS CENTRALLY LOCATED TO BEDROOMS, AND IN ADJACENT ROOMS TO HALLWAYS WHERE THE CEILING IS 2 FT. HIGHER THAN THE HALLWAY.

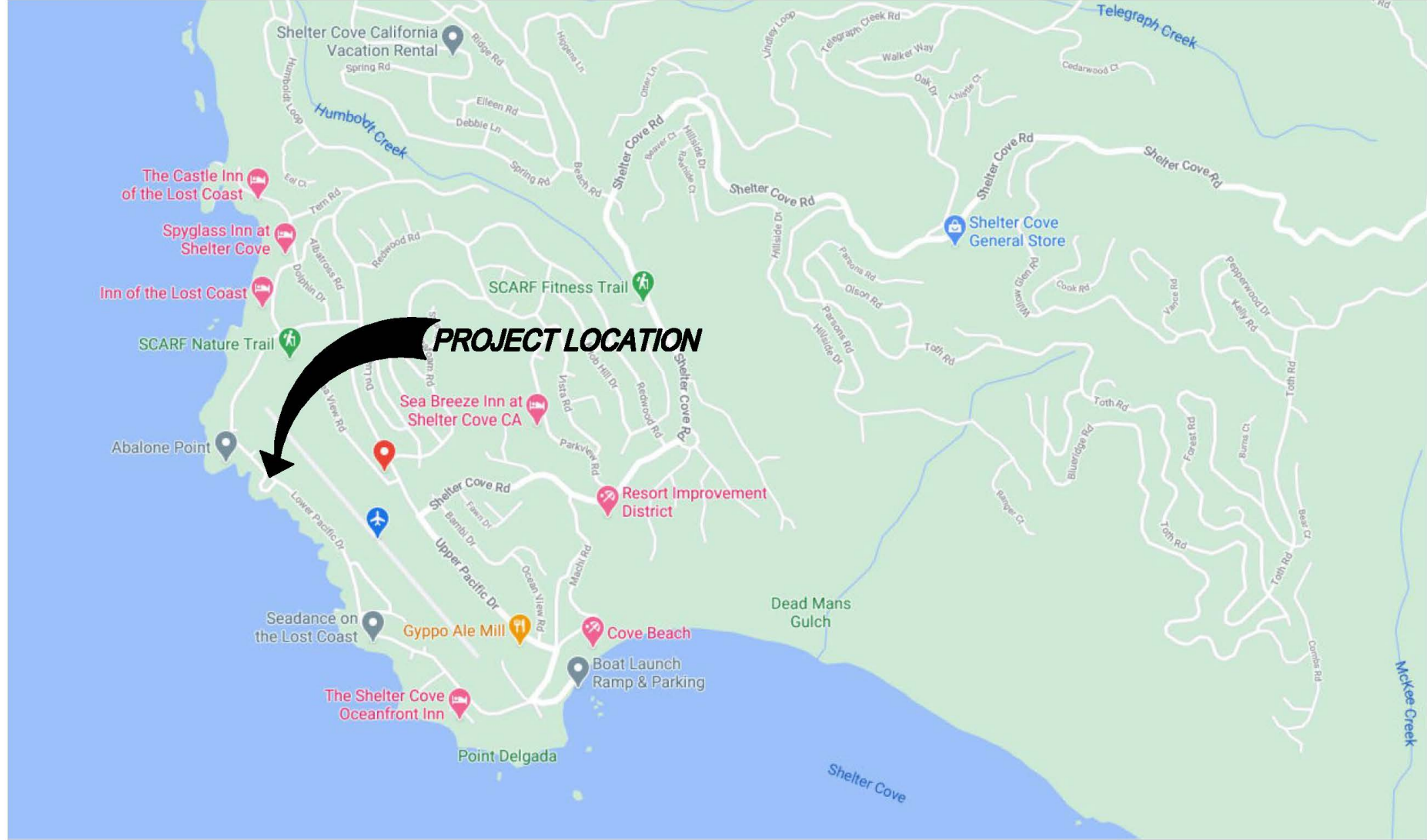
CODE COMPLIANCE DATA

GOVERNING 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	
BUILDING TYPE: V-N	
OCCUPANCY: SINGLE FAMILY RESIDENCE	
ZONING: RS-5-S7-Q/A/D	
AREA TABULATION:	
GROUND FLOOR	682 SF
UPPER FLOOR	948 SF
TOTAL LIVING SPACE	1,630 SF
GARAGE	418 SF
DECKS (2)	378 SF EACH
BUILDING FOOTPRINT	1,100 SF
TOTAL LOT AREA	5,824 SF (0.13 ACRES)
TOTAL LOT COVERAGE	19%
SOLAR PANEL EXCEPTION:	
SOLAR PANELS ARE NOT INCLUDED IN THIS SUBMITTAL DUE TO THE INABILITY OF THE LOCAL POWER SUPPLIER (RID) TO INTER-CONNECT WITH INDIVIDUAL RESIDENCES IN SHELTER COVE. A LETTER FROM THE RID WILL BE PROVIDED TO THE COUNTY AND A COPY INCLUDED WITH THIS SUBMITTAL.	

LIST OF DRAWINGS & DOCUMENTS

- A1 SITE PLAN / CODE COMPLIANCE
- A2 FOUNDATION PLAN / LOWER LEVEL FRAMING / TYPICAL DETAILS
- A3 GROUND FLOOR PLAN / SHEAR WALL SCHEDULE & DETAILS
- A4 FLOOR FRAMING PLAN / TYPICAL DETAILS
- A5 UPPER FLOOR PLAN / TYPICAL DETAILS
- A6 ROOF PLAN / TYPICAL DETAILS
- A7 EXTERIOR ELEVATIONS
- A8 BUILDING SECTIONS
- A9 INTERIOR ELEVATIONS / TYPICAL GLAZING DETAILS
- A10 TYPICAL DETAILS
- A11 LOWER & UPPER MECHANICAL & ELECTRICAL PLANS
- T24.1 CALIFORNIA ENERGY CALCULATIONS
- T24.2 CALIFORNIA ENERGY CALCULATIONS
- T24.3 MANDATORY MEASURES
- GEOTECHNICAL ENGINEERING REPORT
- STRUCTURAL CALCULATIONS
- STORM WATER MITIGATION (L.I.D. CALCS)
- SOLAR PANEL EXCEPTION LETTER

VICINITY MAP

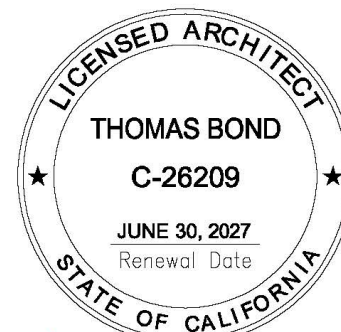


DANIELS RESIDENCE

495 SEA COURT
SHELTER COVE, CALIFORNIA

APN 111-121-037

OWNER: DON DANIELS
22985 EL CAMINO REAL
SANTA MARGARITA, CA 93453



tba

Thomas Bond & Associates

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Eureka, California 95503
707.442.1728 Office
707.362.1113 Cell

PROJECT NUMBER : 190
SCALE : AS NOTED
DRAWING DATE : 07.16.2025

REV.	ISSUED BY	DESCRIPTION	DATE
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DRAWING DESCRIPTION

SITE PLAN
CODE COMPLIANCE
GENERAL NOTES

DRAWING NUMBER

A1

EXTERIOR WILDFIRE PROTECTION

- PROJECT SHALL BE IN CONFORMANCE WITH CBC 7A & CRC 337.
- DEFENSIBLE SPACE SHALL BE SIGNED OFF PRIOR TO FINAL INSPECTION. CRC 337.1.5
- EXTERIOR WALL VENTS SHALL BE LISTED FIRE RATED TO PRECLUDE EMBER & FLAME ENTRANCE. CBC 706A
- EXTERIOR DOORS SHALL BE NON-COMBUSTIBLE CONSTRUCTION, OR 1-3/8" SOLID CORE, OR 20 MINUTE FIRE RATED. CBC 708A.3
- WINDOWS SHALL HAVE A MINIMUM OF ONE PANE TEMPERED GLASS. CBC 708A.2.1
- DECKING SURFACES SHALL BE AN APPROVED PRODUCT. CBC 709A
- VEGETATION MANAGEMENT SHALL BE IN COMPLIANCE WITH CBC 701A.5, CFC 4906, CRC 337.1.5.
- EAVE & SOFFIT VENTS SHALL BE FIRE RATED TO PRECLUDE EMBER & FLAME ENTRANCE (ONLY LISTED VENTS WILL BE ALLOWED). CBC 706A
- ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES. CBC 705A.4

SITE PLAN

