

**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 §8308 (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:**

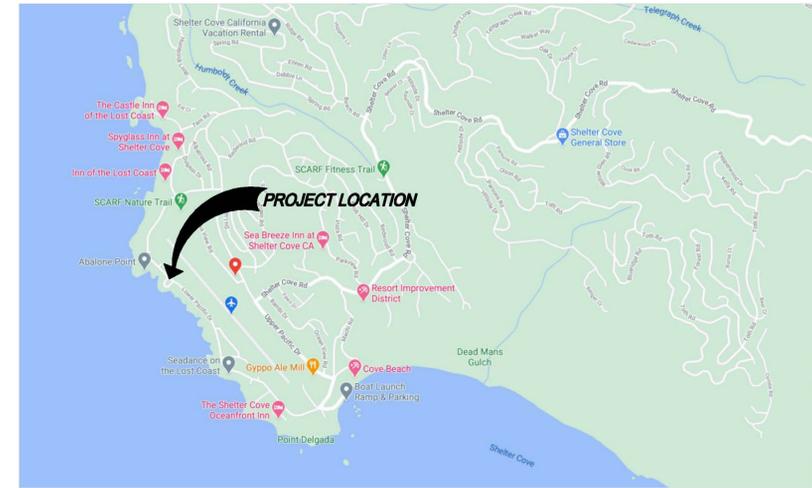
GROUND FLOOR	682 SF
UPPER FLOOR	948 SF
TOTAL LIVING SPACE	1,630 SF
GARAGE	418 SF
DECKS (2)	378 SF EACH
BUILDING FOOTPRINT	1,100 SF
TOTAL LOT AREA	5,824 SF (0.13 ACRES)
TOTAL LOT COVERAGE	19%

**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  
 5432 Cummings Road  
 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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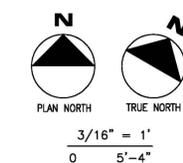
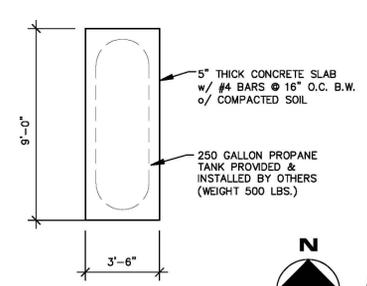
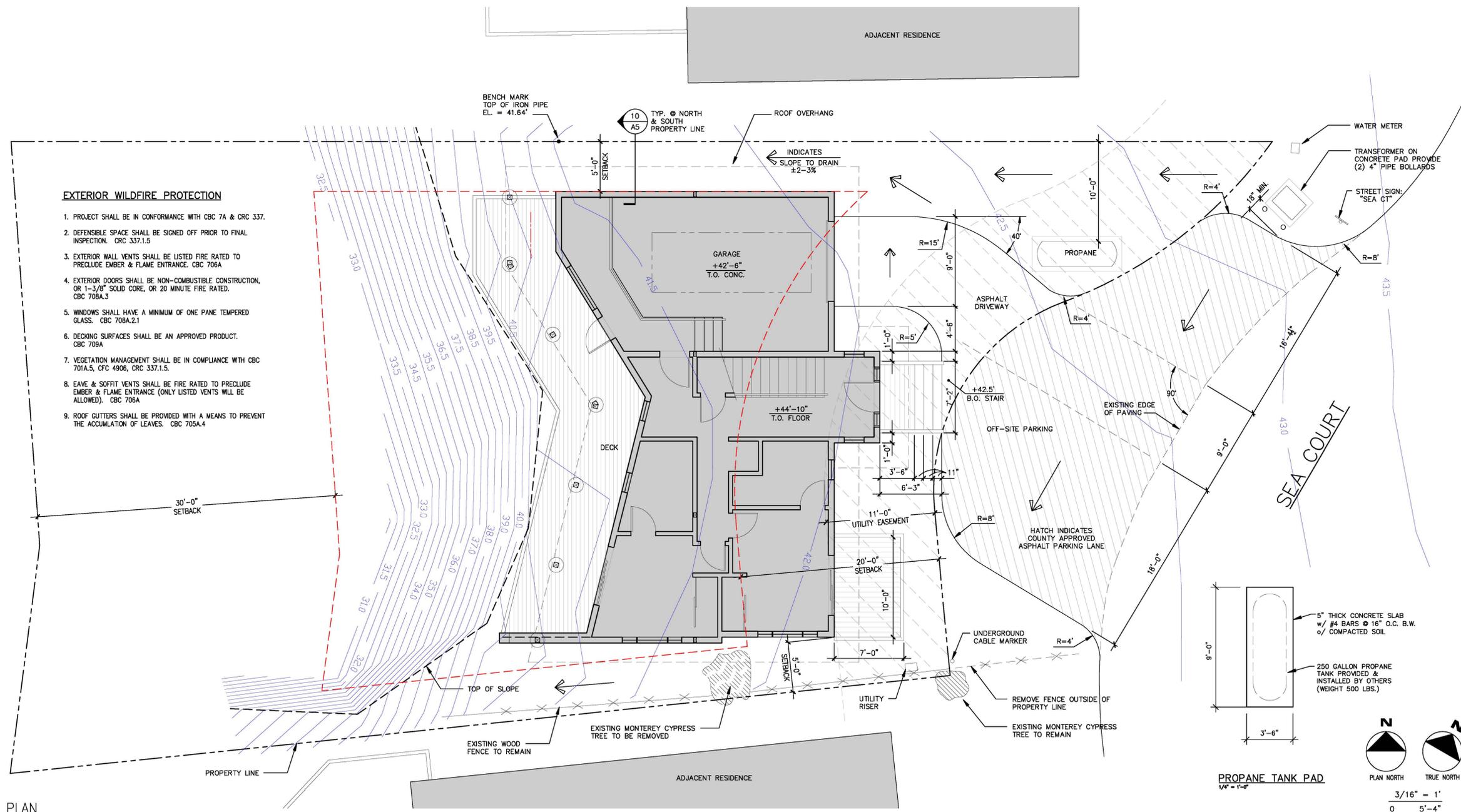
DRAWING DESCRIPTION  
**SITE PLAN**  
**CODE COMPLIANCE**  
**GENERAL NOTES**

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, CPC 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 CUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES. CBC 705A.4



SITE PLAN

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SHELTER COVE, CALIFORNIA

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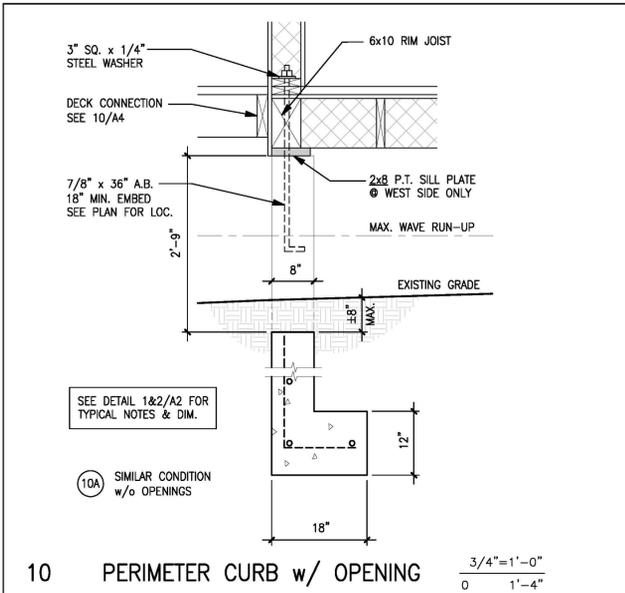
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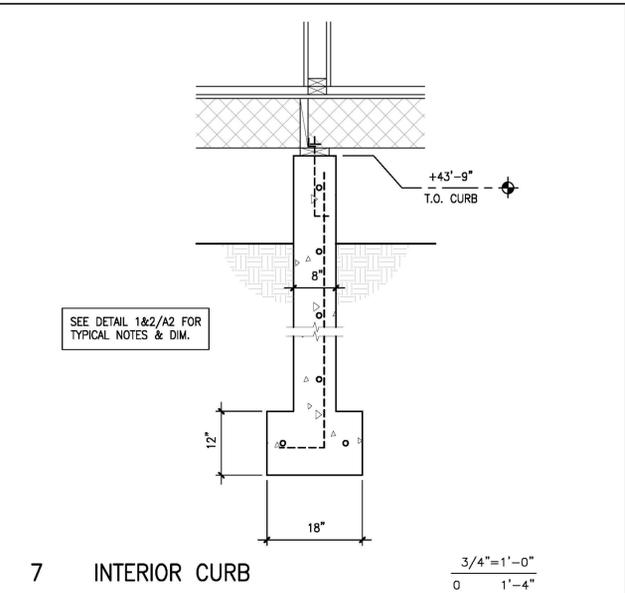
DRAWING DESCRIPTION  
**FOUNDATION PLAN  
LOWER FRAMING  
& DETAILS**

DRAWING NUMBER

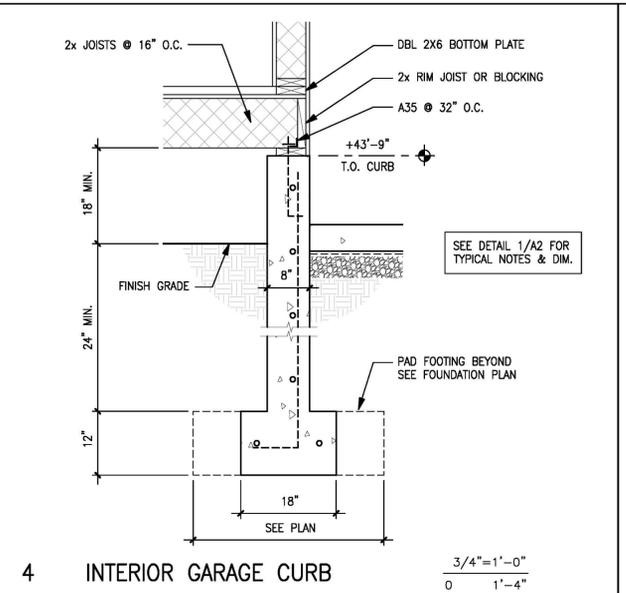
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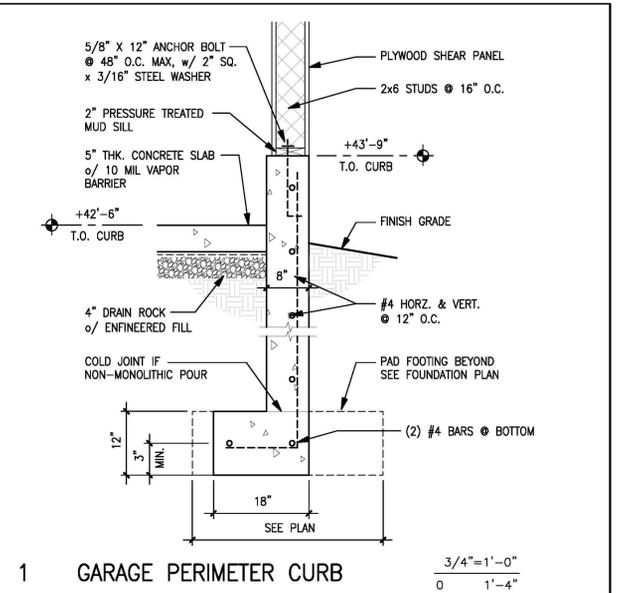
10 PERIMETER CURB w/ OPENING  $\frac{3/4"=1'-0"}{0 \quad 1'-4"}$



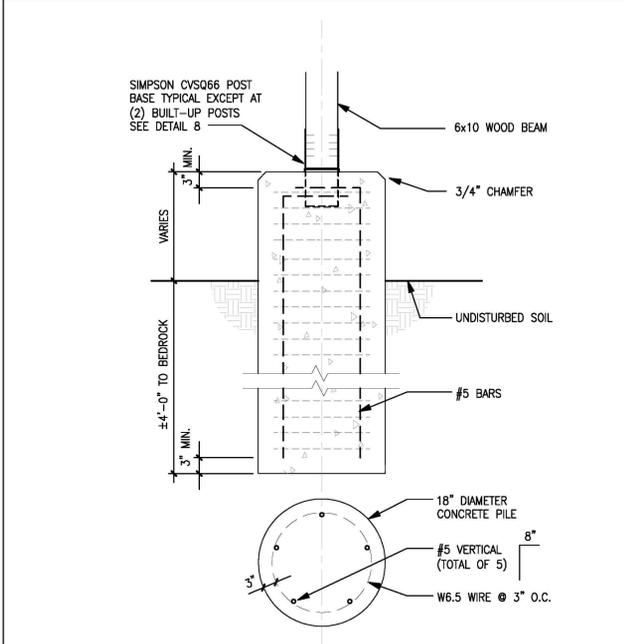
7 INTERIOR CURB  $\frac{3/4"=1'-0"}{0 \quad 1'-4"}$



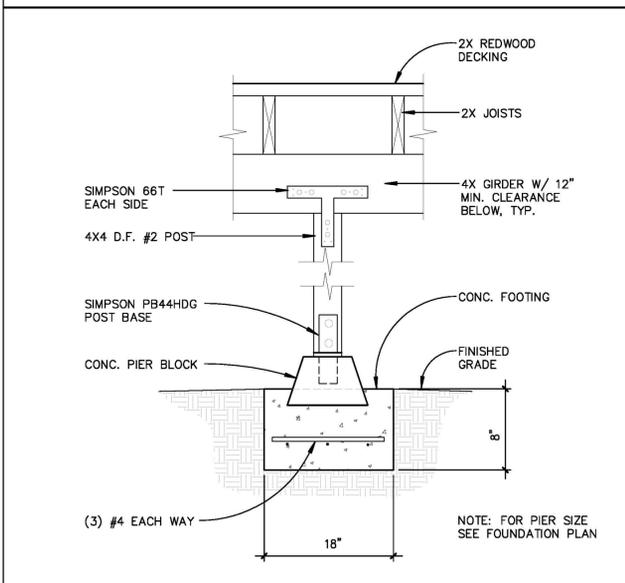
4 INTERIOR GARAGE CURB  $\frac{3/4"=1'-0"}{0 \quad 1'-4"}$



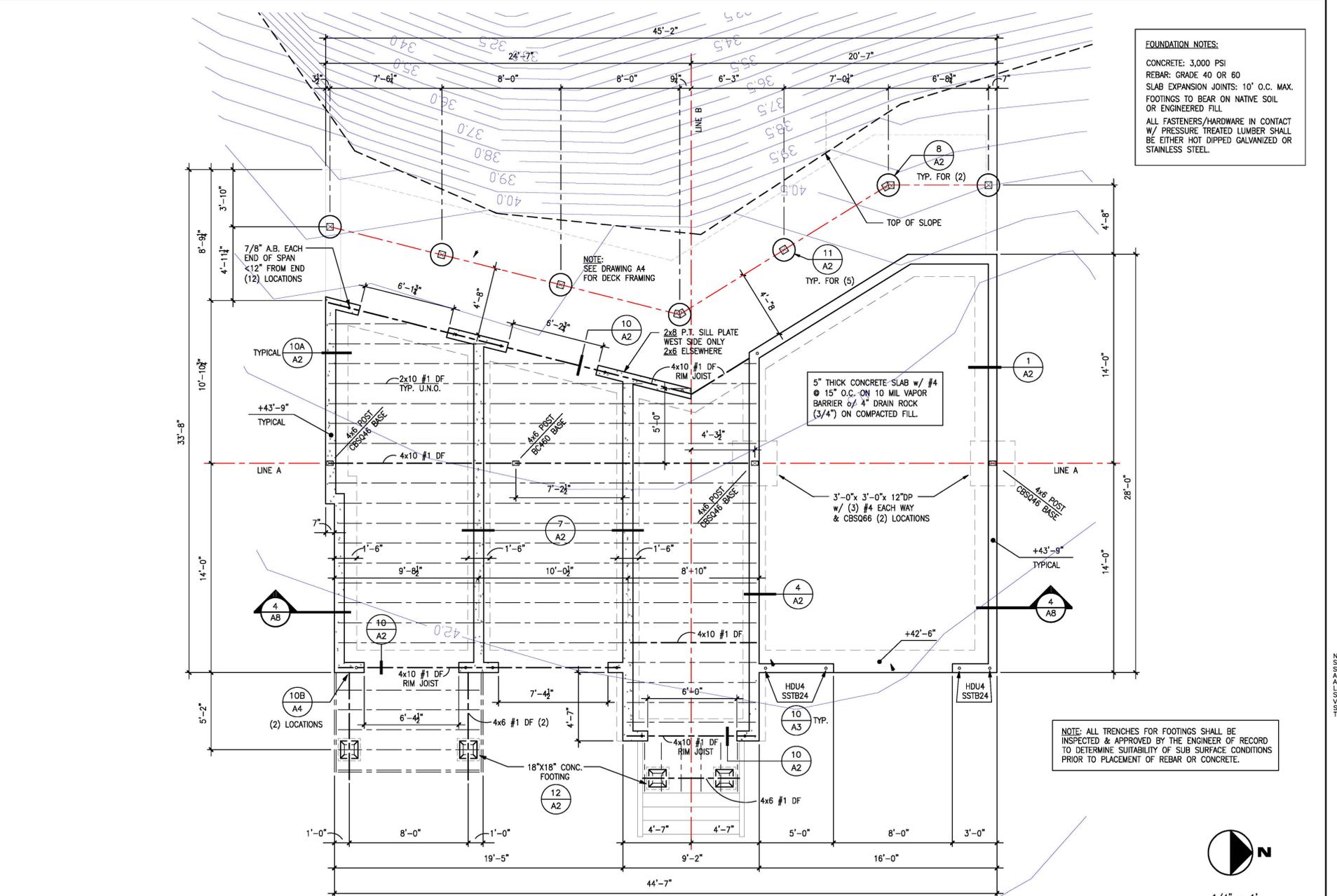
1 GARAGE PERIMETER CURB  $\frac{3/4"=1'-0"}{0 \quad 1'-4"}$



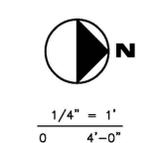
11 CONCRETE PILE FOR DECK  $\frac{3/4"=1'-0"}{0 \quad 1'-4"}$



12 CONCRETE PIER & FOOTING  $\frac{3/4"=1'-0"}{0 \quad 1'-4"}$



9 FOUNDATION PLAN / LOWER LEVEL FRAMING  $\frac{1/4"=1'}{0 \quad 4'-0"}$





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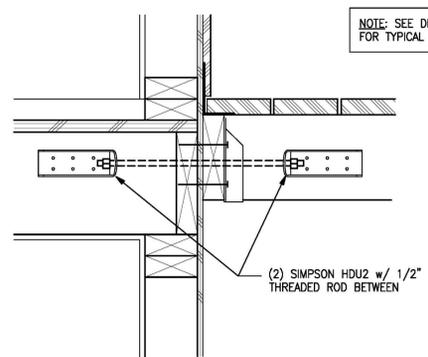
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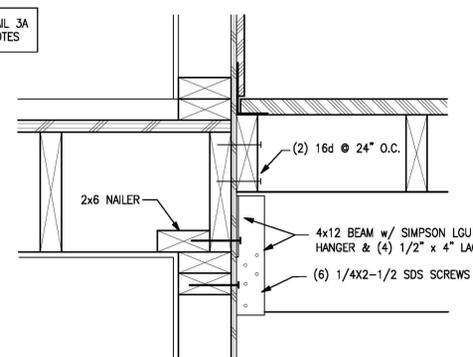
### UPPER LEVEL FRAMING PLAN & DETAILS

DRAWING NUMBER

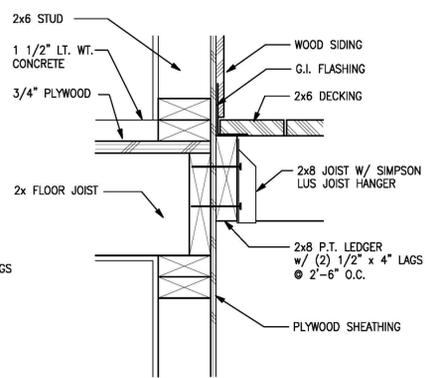
# A4



C LATERAL @ JOISTS PERPENDICULAR



B LATERAL @ JOISTS PARALLEL

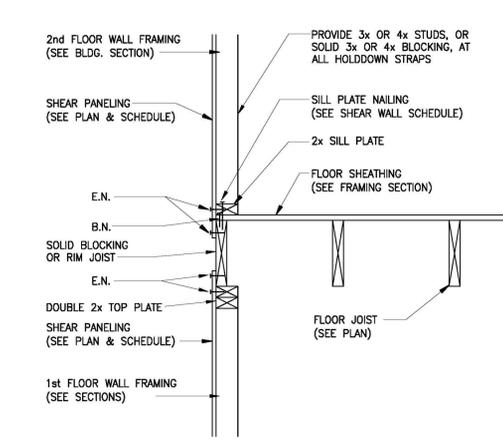


A LEDGER ATTACHMENT

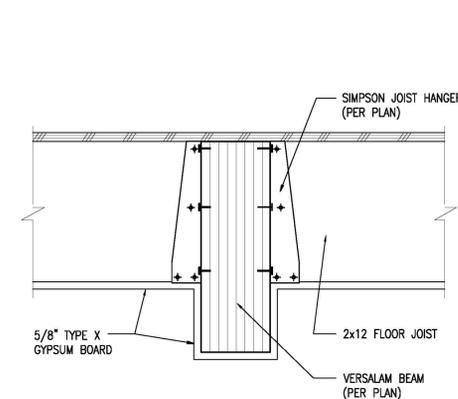
NOTE: ALL HARDWARE TO BE HOT-DIP GALVANIZED

$$\frac{1-1/2''}{0} = \frac{1'}{8''}$$

10 DECK LEDGER CONNECTION



4 SHEAR TRANSFER @ 2ND FLOOR NO SCALE



1 BEAM IN GARAGE NO SCALE

#### MINIMUM NAILING SCHEDULE

- All structural nailing must be common wire. Alternate fasteners may be substituted as approved by the Engineer.
- For wood to wood joints, the spacing of nails must not be less than the required nail penetration. Edge or end distances must not be less than 1/2 the required nail penetration. Where pre-drilling is required to avoid splitting of the wood, the hole diameter must not exceed three-fourths of the nail diameter.
- Nailing not noted below or on the project plans must be a minimum of 2 nails at each contact, 8d for 1x members and 16d for 2x members.
- Joists or Rafters:
  - Bearing (sill, girder, top plate) Toe Nail 3-8d
  - Laps (parallel members over walls or beams) Face Nail 4-16d  
For each additional 3" member depth beyond 6" member add 2-16d
  - Rim joist to floor joist, End Nail 2-16d  
For each additional 4" member depth beyond 8" member add 1-16d
  - Rim joist to top plate, Toe Nail 8d @ 6" OC
  - Double joists under bearing walls, staggered Face Nail. 16d @ 1'-0" OC
- Studs:
  - Double studs, Face Nail 16d @ 2'-0" OC
  - Top plate to stud, End Nail 2-16d
  - Stud to sole plate, Toe Nail 3-16d or 4-8d
  - Sole plate to stud, End Nail 2-16d
  - Stud to continuous header, Toe Nail 3-16d or 4-8d
  - Built-up corner studs, Face Nail 16d @ 2'-0" OC
- Plates:
  - Top plate doubled, Face Nail 16d @ 1'-4" OC
  - Top plate intersection, Face Nail 2-16d
  - Sole plate to rim joist or blocking, Face Nail 16d @ 1'-4" OC
  - Sole plate to floor framing, Face Nail 16d @ 1'-4" OC
- Blocking:
  - To studs, joists or rafters, Toe Nail 3-16d or 4-8d  
or End Nail 2-16d  
For each additional 4" member depth beyond 8" member add, Toe Nail 2-8d  
or End Nail 1-16d
  - To plates, Toe Nail 16d @ 1'-0" OC
- 2" Subfloor to each joist or girder one blind and one Face Nail. 2-16d

#### MECHANICAL FASTENER NOTES

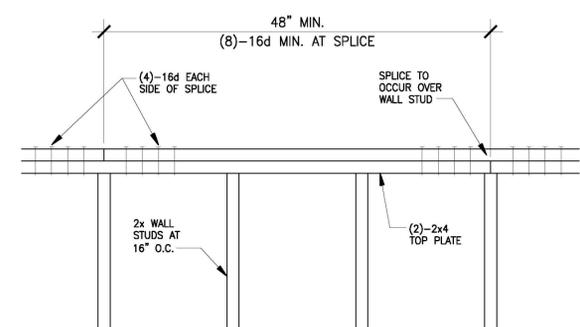
- The clearance holes for lag screw shanks must be the same diameter and depth as the unthreaded shank. The lead hole for the threaded portion must be of a diameter equal to 60% of the shank diameter for screws up to 1/2" diameter, and 75% of the shank diameter for larger lag screws. The lead hole must be at least the length of the threaded portion.
- Lag screws must be turned into pre-drilled holes and not be driven.
- All bolts and lag screws must be tightened and retightened before closing in, or at completion of job.
- All bolts and lag screws must be provided with metal washers under heads and nuts which bear on wood.

MINIMUM WASHER FOR BOLTS & LAG SCREWS	Size	Malleable Iron Washer	Steel Plate Washer
1/2" @	2 1/2" @ x 3/8"	2" x 2" x 1/4"	
3/4" @	2 3/4" @ x 3/8"	2" x 2" x 1/4"	
7/8" @	3" @ x 3/8"	2" x 2" x 1/4"	
1" @	3 3/8" @ x 3/8"	3" x 3" x 1/4"	
1 1/4" @	4" @ x 1/2"	3" x 3" x 1/4"	

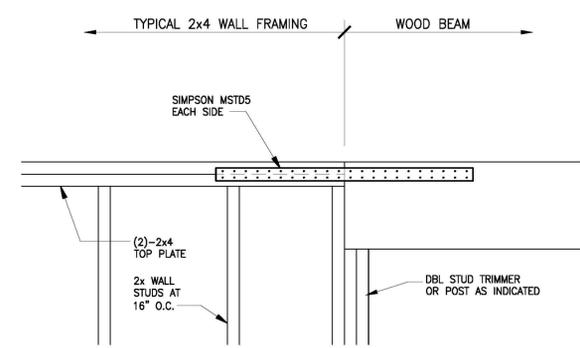
Place under Bolt Heads & Nuts bearing on Wood

- Fastener alternatives for non-bearing and non-shear walls: Two minimum per member and at 9" from ends.
  - 1/4" @ Powder driven anchor with 1" penetration @ 2'-0" OC.
  - 1/4" @ expansion anchorage device embedded 1 1/2" minimum at 2'-0" OC.
  - 1/2" @ anchor bolt with 2 1/2" embedment @ 4'-0" OC.
- Equivalent mechanical fasteners may be submitted to the Engineer for approval.

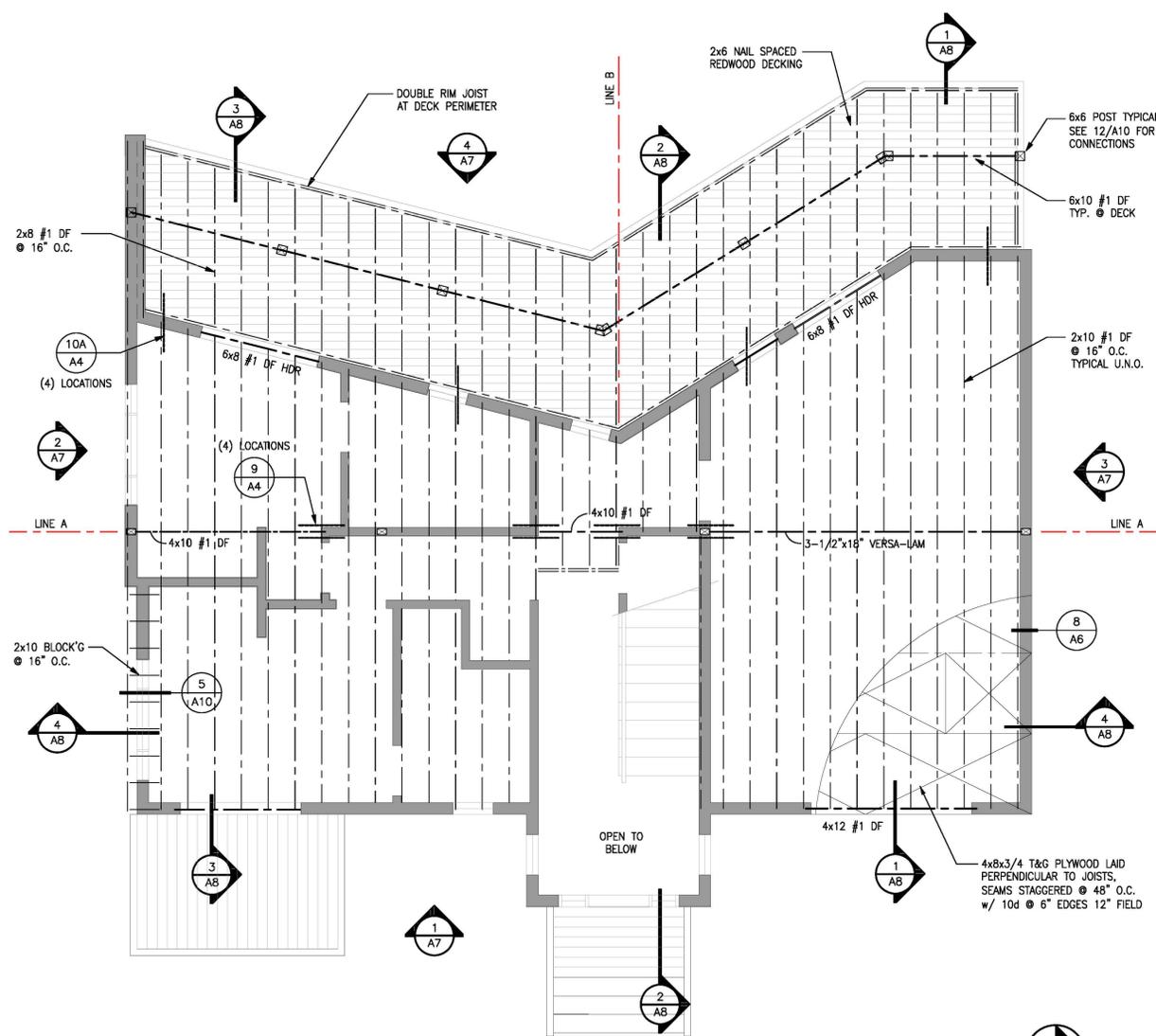
12 NAILING & FASTENER REQUIREMENTS



8 TOP PLATE SPLICE NO SCALE



9 WALL FRAMING TO BEAM STRAPS NO SCALE



6 FLOOR FRAMING PLAN

$$\frac{1/4''}{0} = \frac{1'}{4'-0''}$$

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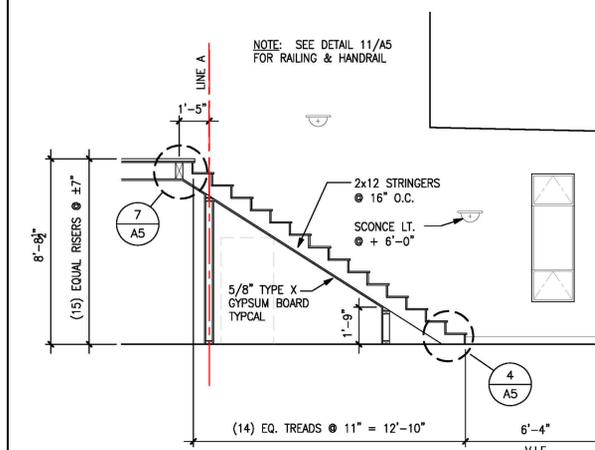
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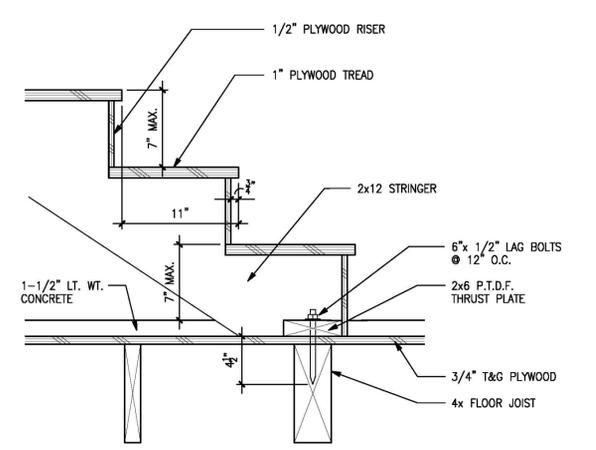
### UPPER FLOOR PLAN & DETAILS

DRAWING NUMBER

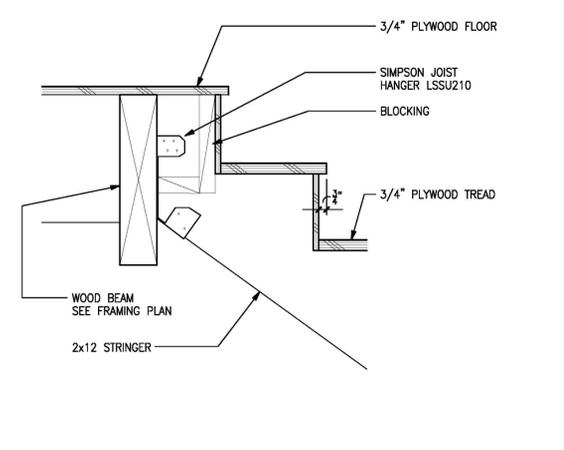
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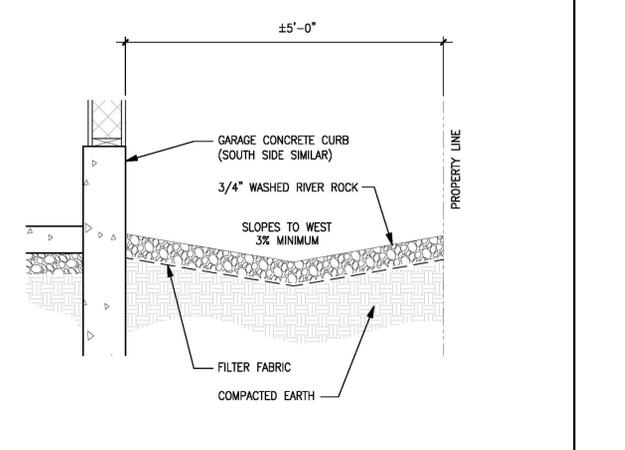
1 STAIR SECTION  $\frac{1/4" = 1'}{0 \quad 4'-0"}$



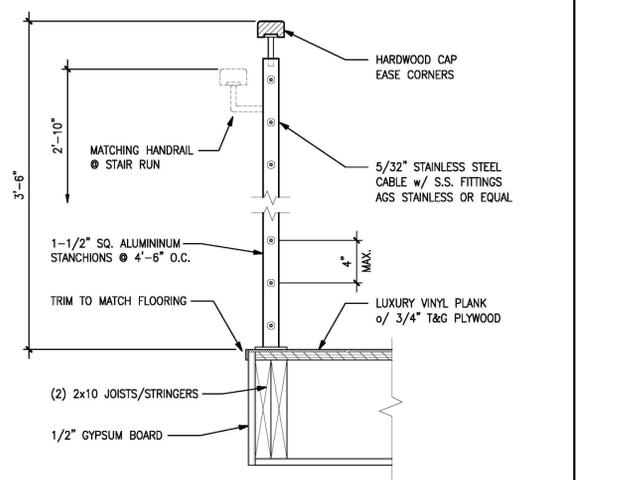
4 INTERIOR STAIR TOE  $\frac{1 \ 1/2" = 1'}{0 \quad 8"}$



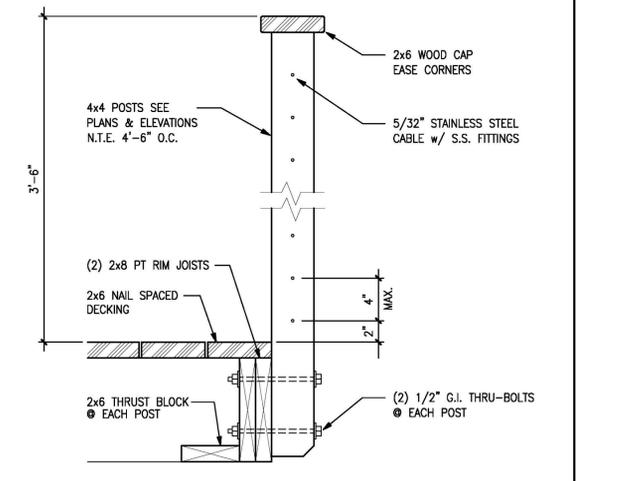
7 INTERIOR STAIR @ SECOND FLOOR  $\frac{1 \ 1/2" = 1'}{0 \quad 8"}$



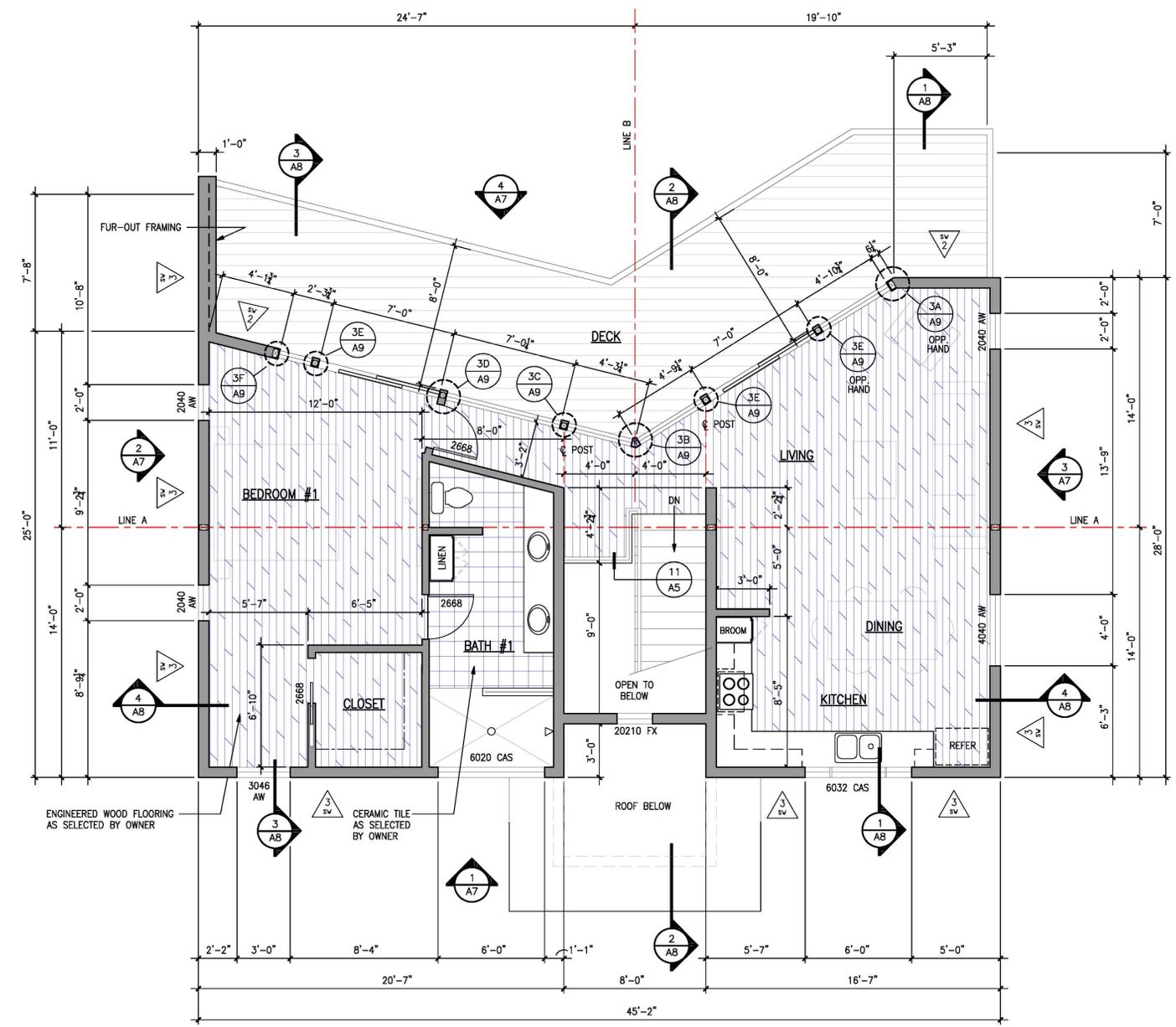
10 SITE DRAINAGE  $\frac{3/4" = 1'}{0 \quad 1'-4"}$



11 INTERIOR RAILINGS  $\frac{1 \ 1/2" = 1'}{0 \quad 8"}$



12 GUARDRAIL @ DECK  $\frac{1 \ 1/2" = 1'}{0 \quad 8"}$



9 UPPER FLOOR PLAN  $\frac{1/4" = 1'}{0 \quad 4'-0"}$



$\frac{1/4" = 1'}{0 \quad 4'-0"}$

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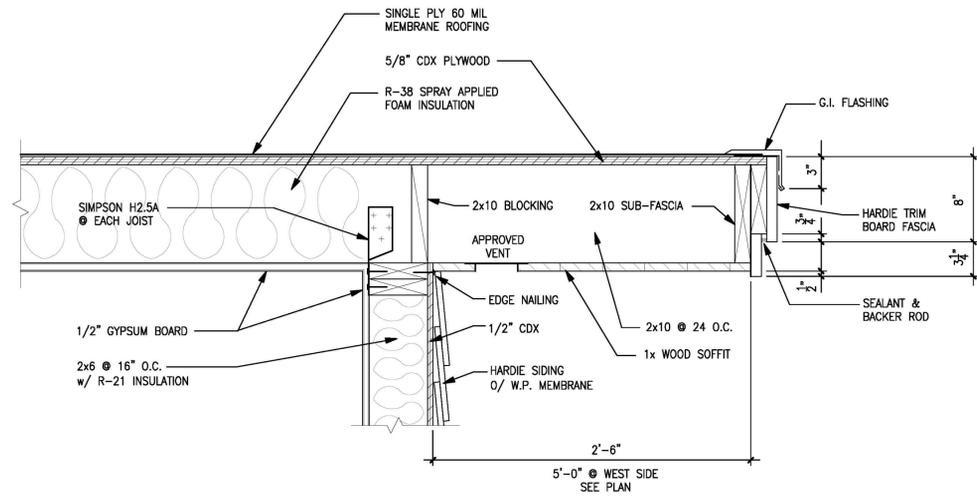
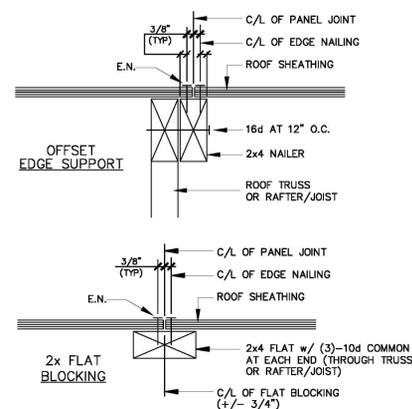
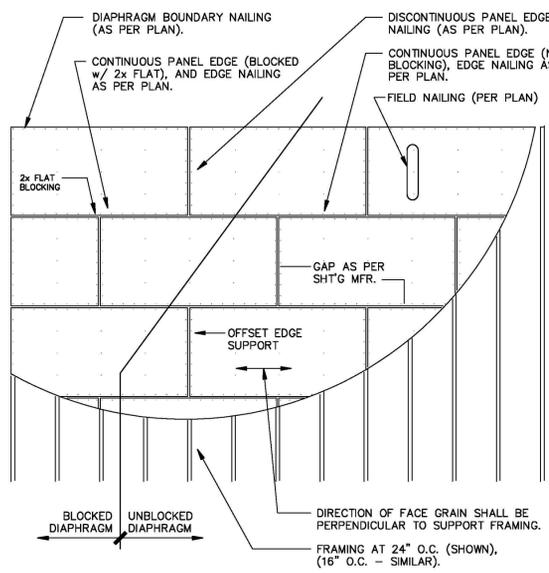
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DRAWING DESCRIPTION

### ROOF FRAMING PLAN & DETAILS

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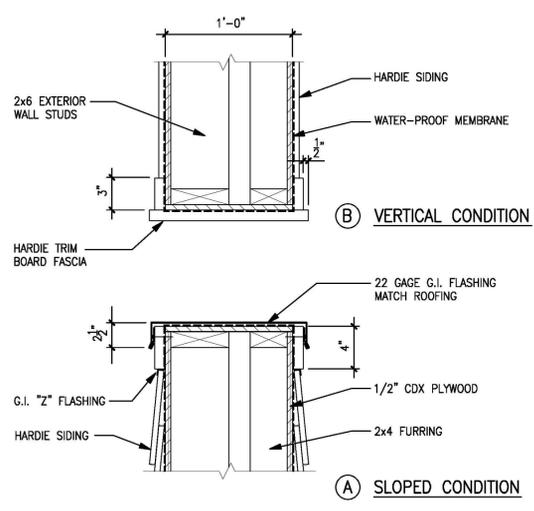
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10 SHEATHING LAYOUT

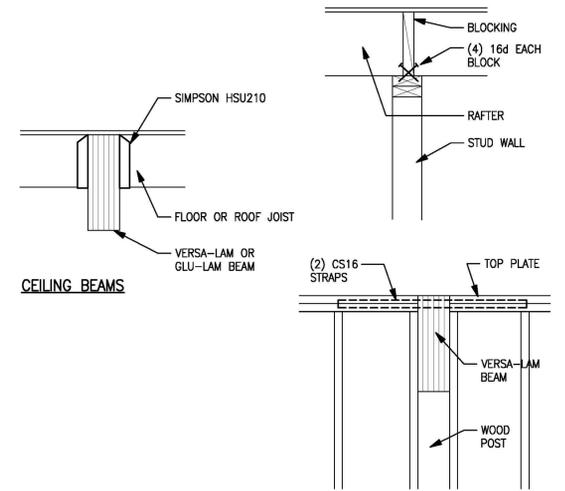
4 TYPICAL EAVE & ROOF ASSEMBLY

1 1/2" = 1'  
0 8"



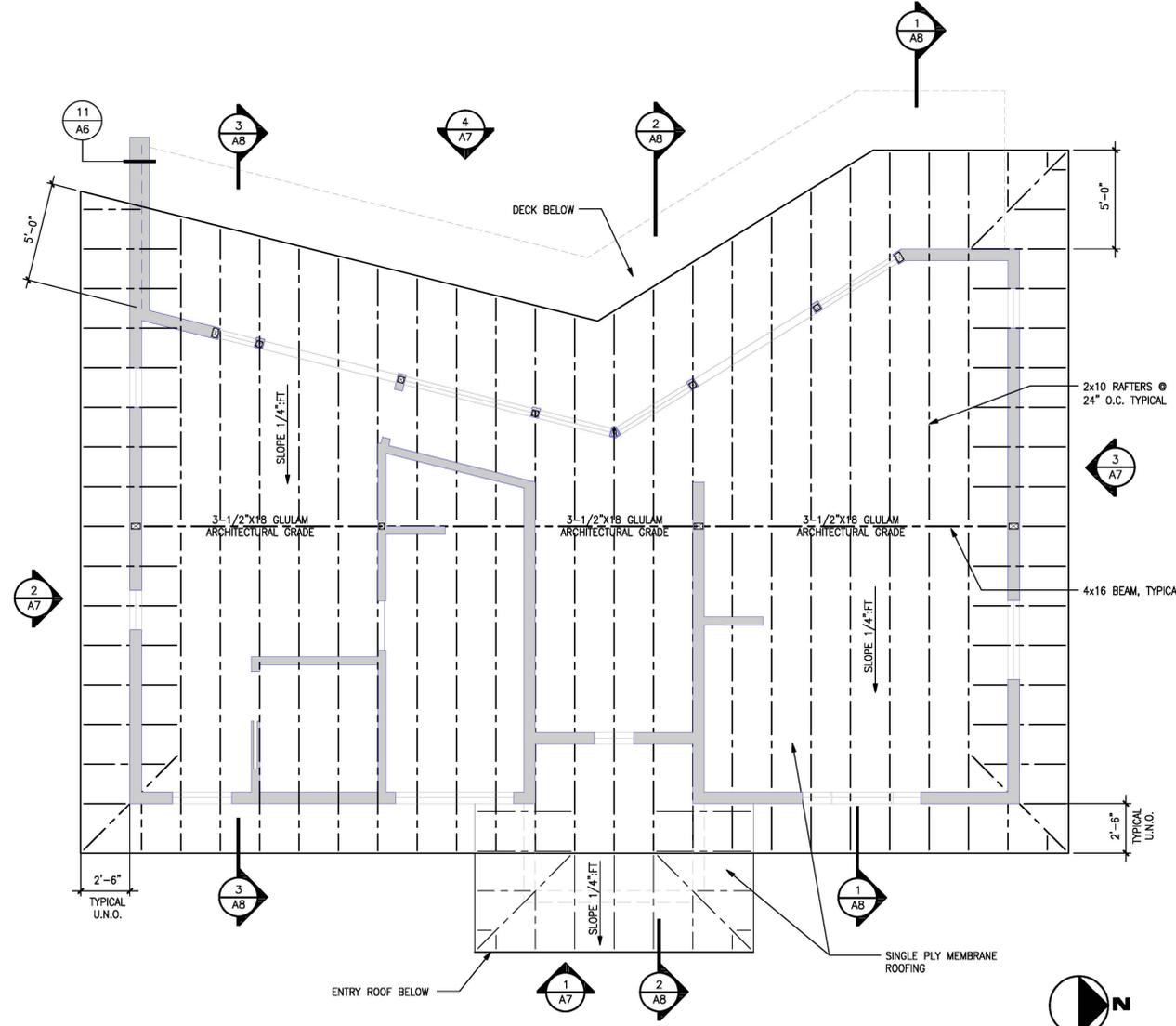
11 SCREEN WALL END CAP

1 1/2" = 1'  
0 8"



8 TYPICAL FRAMING CONNECTIONS

3/4" = 1'  
0 1'-4"



6 ROOF PLAN

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

12

9

# DANIELS RESIDENCE

495 SEA COURT  
SHELTER COVE, CALIFORNIA

APN 111-121-037



*Handwritten signature*

# tba

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5432 Cummings Road  
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707.362.1113 Cell

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

REV.	ISSUED BY	DESCRIPTION	DATE

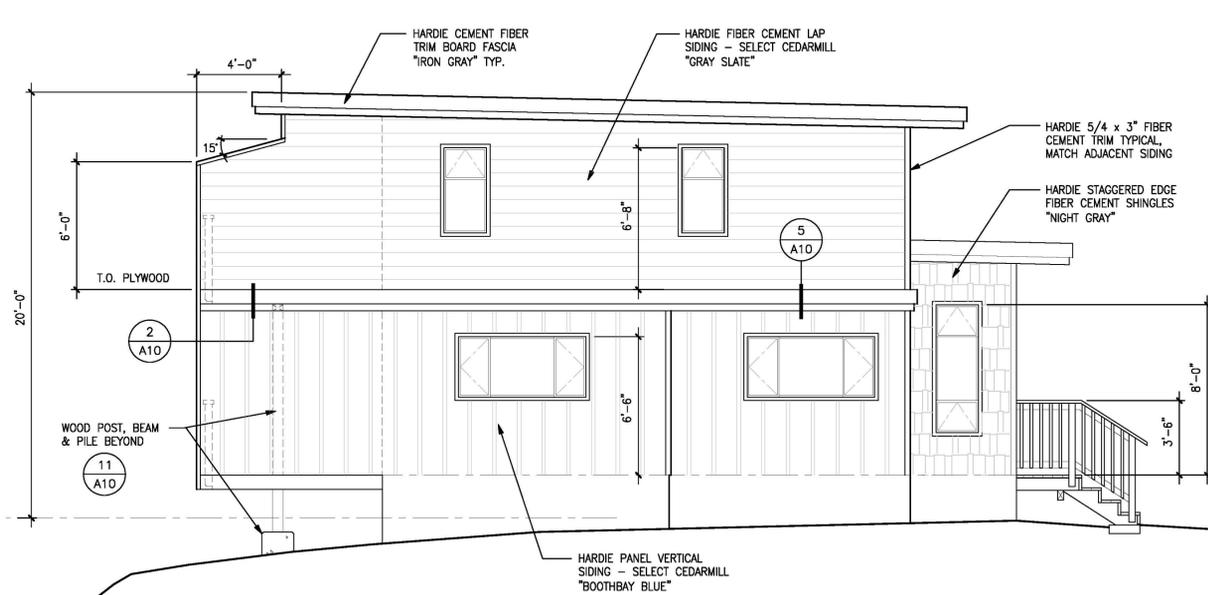
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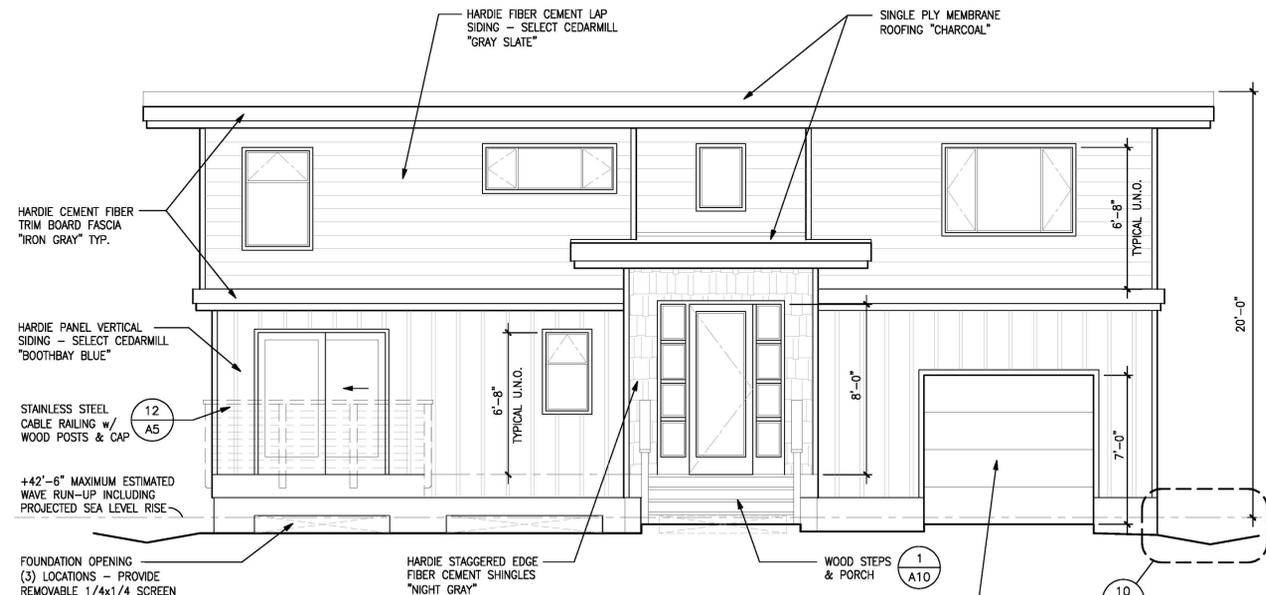
EXTERIOR ELEVATIONS

DRAWING NUMBER

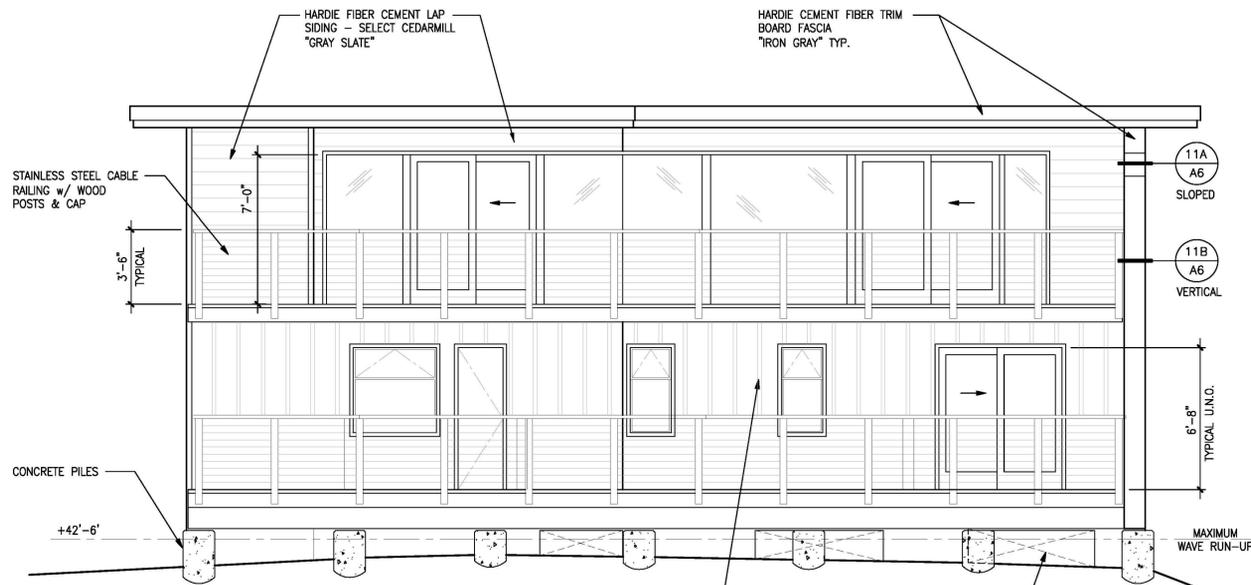
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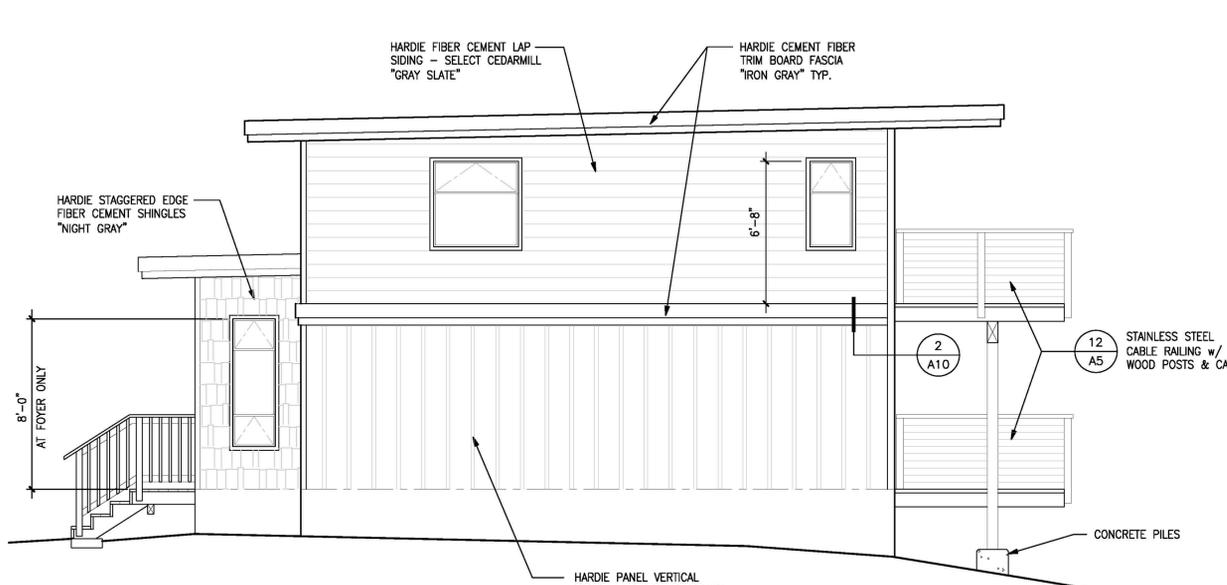
2 - SOUTH ELEVATION



1 - EAST ELEVATION



4 - WEST ELEVATION



3 - NORTH ELEVATION

EXTERIOR ELEVATIONS

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

# DANIELS RESIDENCE

495 SEA COURT  
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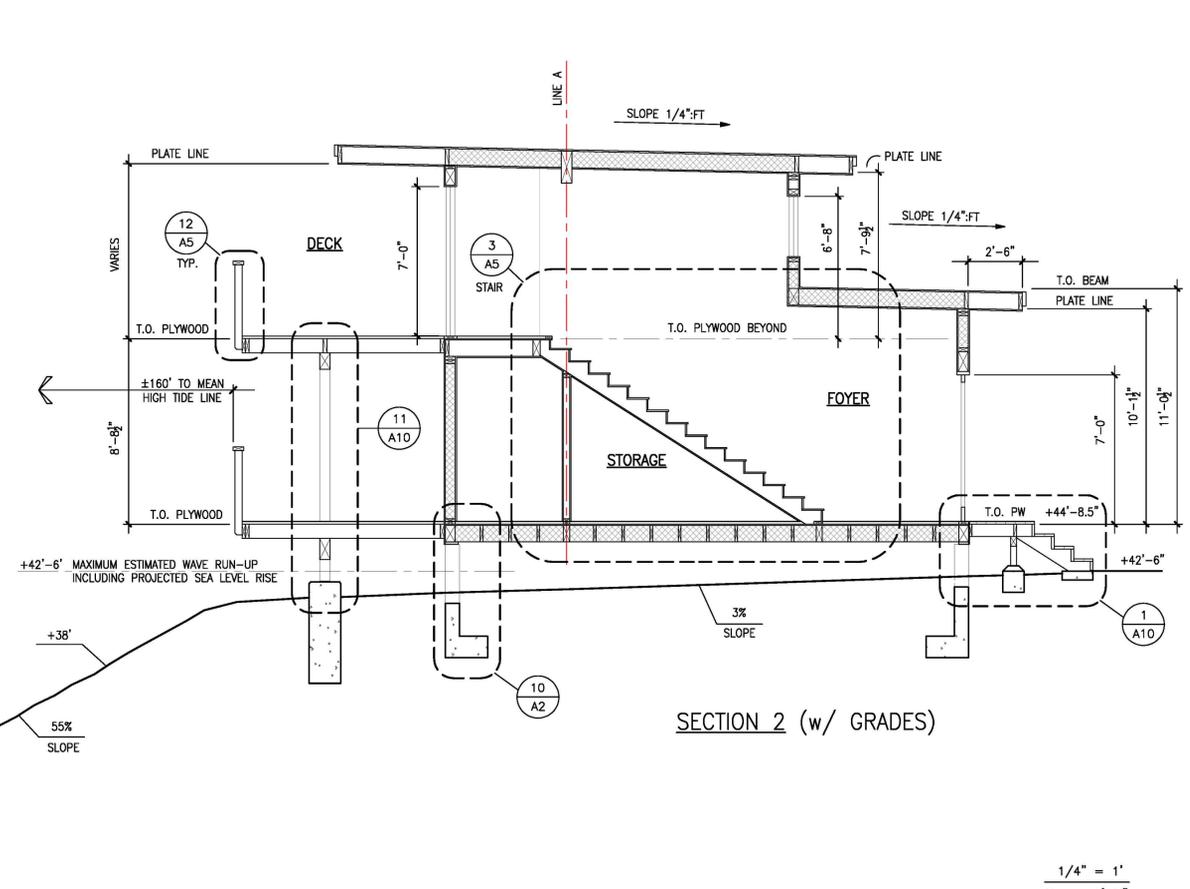
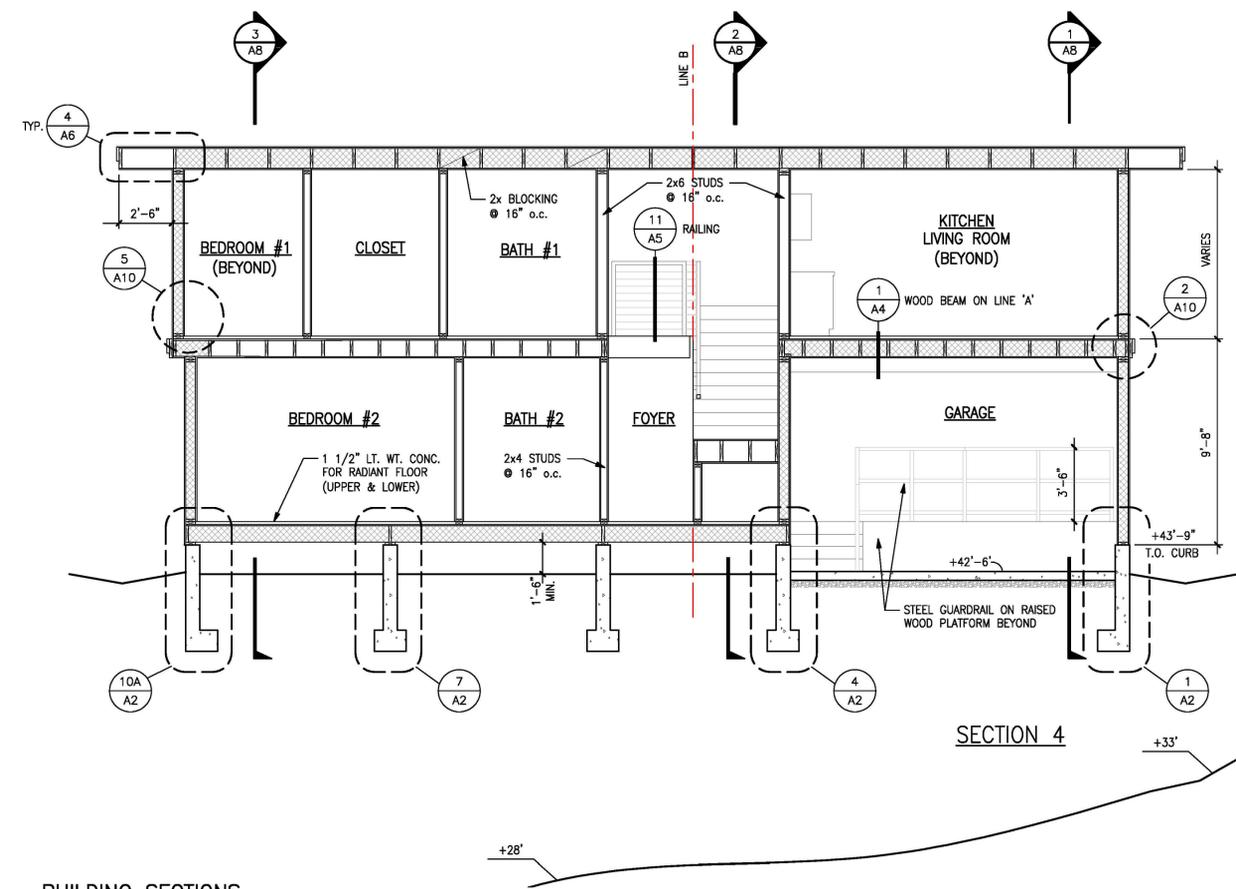
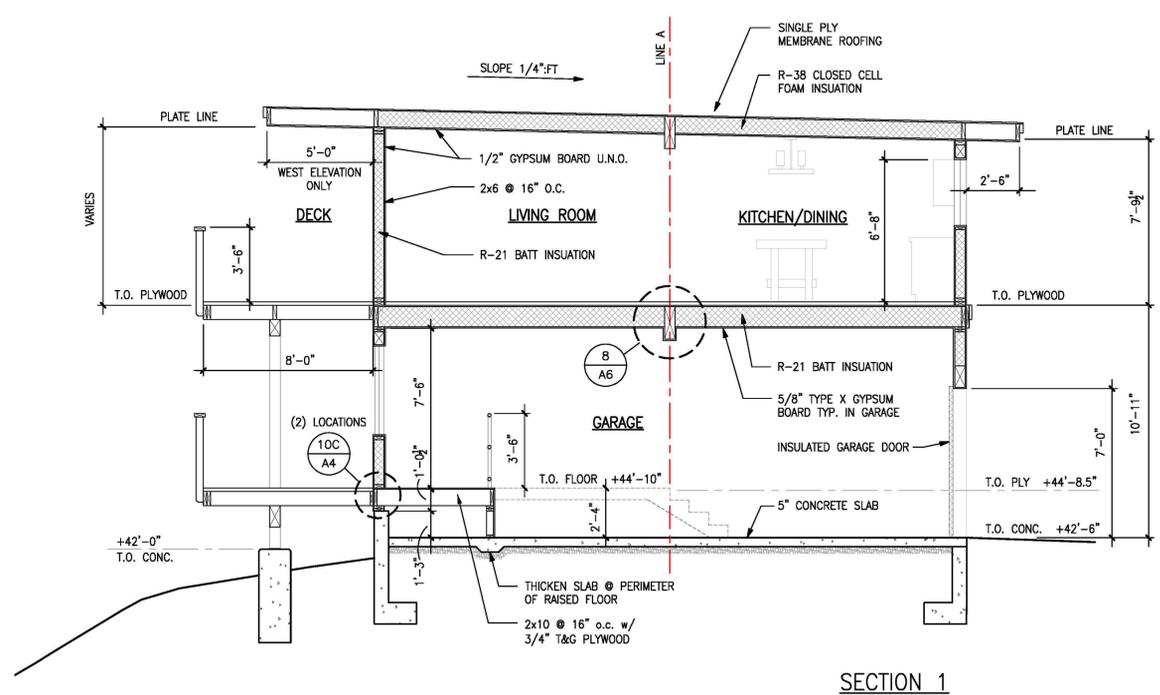
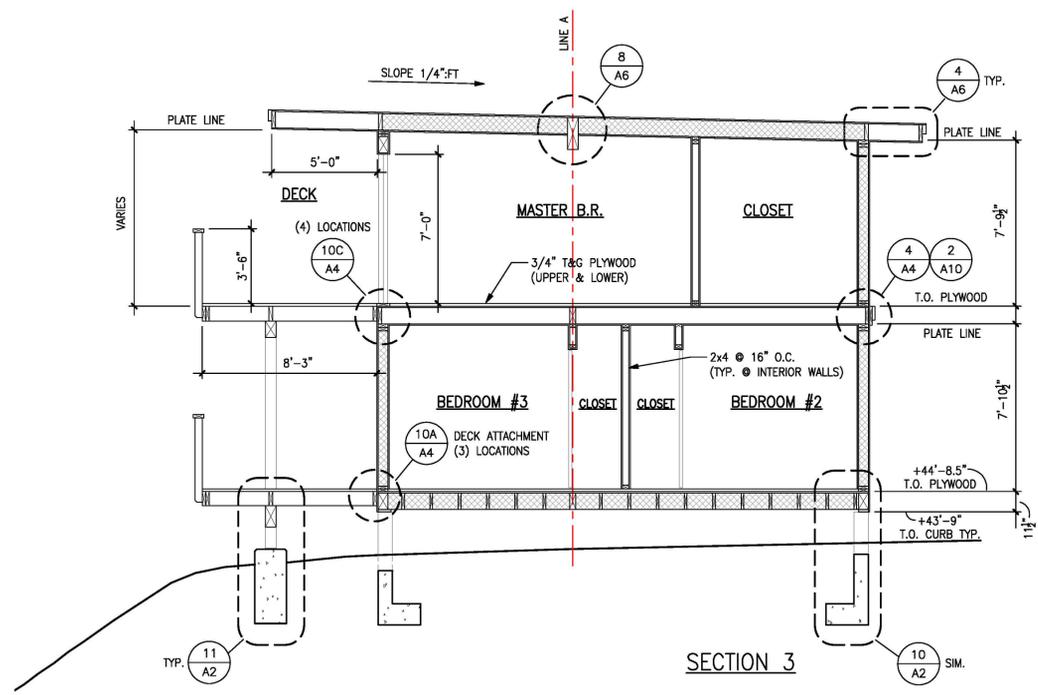
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DRAWING DESCRIPTION  
**BUILDING SECTIONS**

DRAWING NUMBER

# A8



BUILDING SECTIONS

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

# DANIELS RESIDENCE

495 SEA COURT  
SHELTER COVE, CALIFORNIA

APN 111-121-037

1 1/2" = 1'  
0 8"



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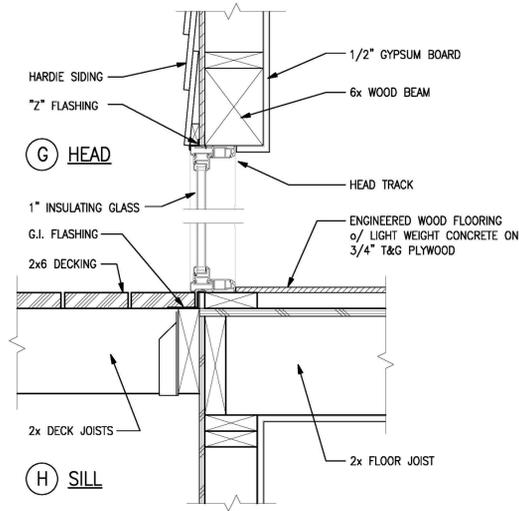
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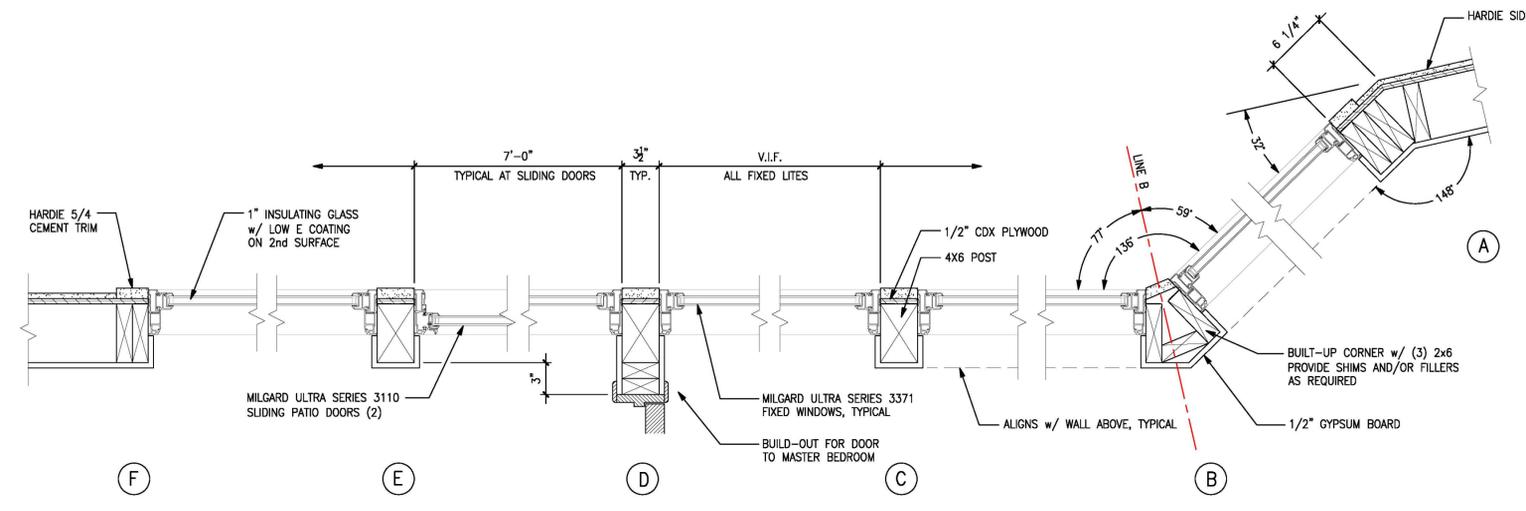
## INTERIOR ELEVATIONS

DRAWING NUMBER

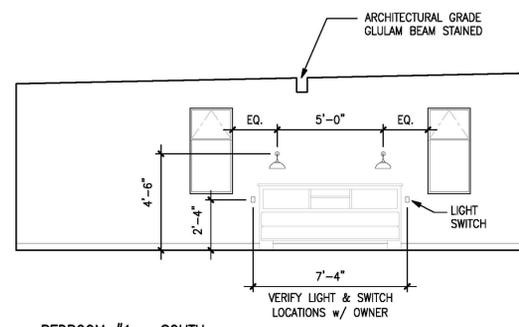
# A9



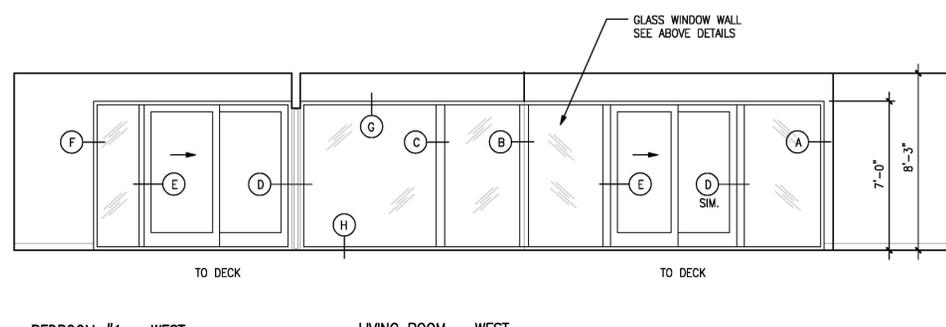
10 WINDOW WALL HEAD / SILL 1 1/2" = 1'  
0 8"



7 WINDOW WALL JAMB DETAILS 1 1/2" = 1'  
0 8"

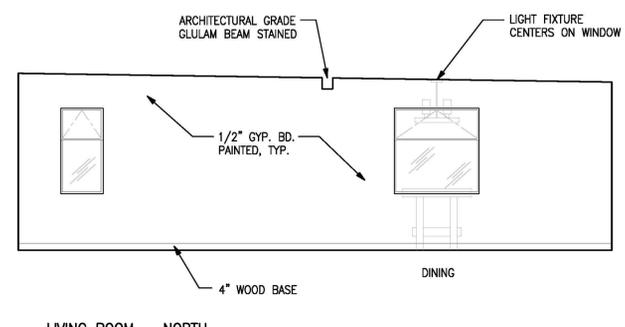


BEDROOM #1 - SOUTH

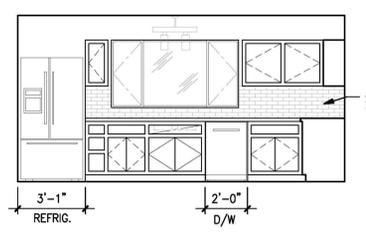


BEDROOM #1 - WEST

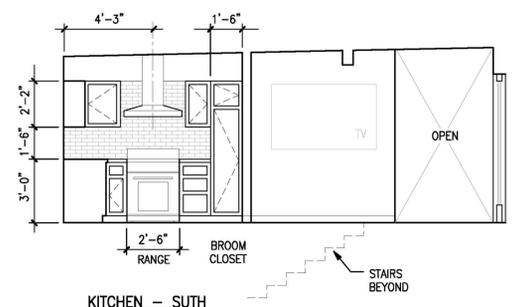
LIVING ROOM - WEST



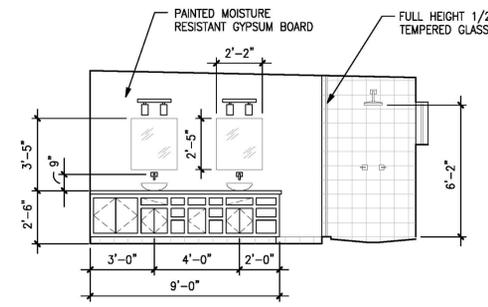
LIVING ROOM - NORTH



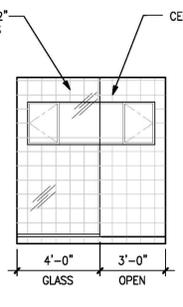
KITCHEN - EAST



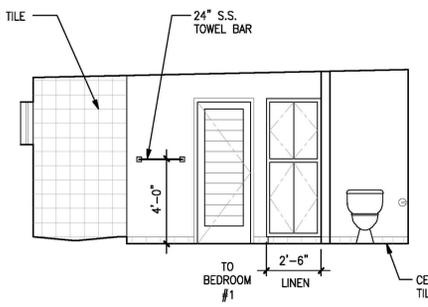
KITCHEN - SOUTH



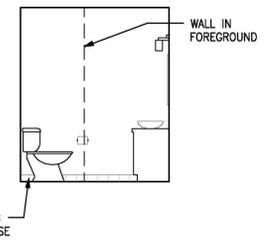
BATH #1 - NORTH



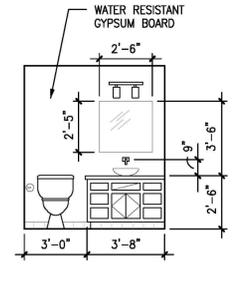
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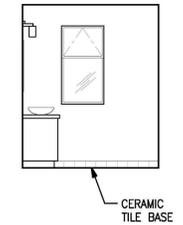
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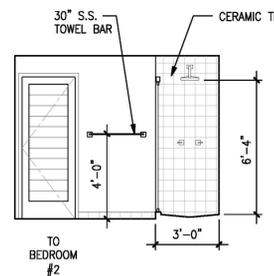
BATH #1 - WEST



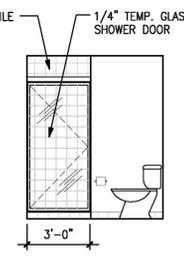
BATH #2 - NORTH



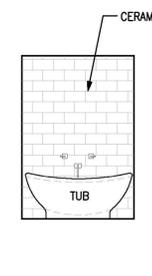
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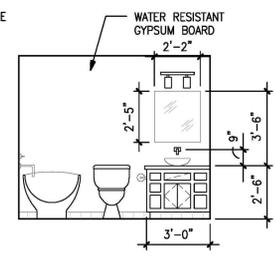
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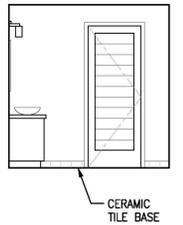
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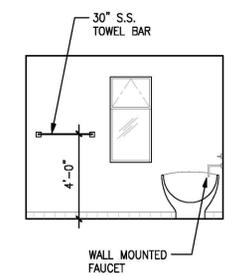
BATH #3 - NORTH



BATH #3 - EAST



BATH #3 - SOUTH



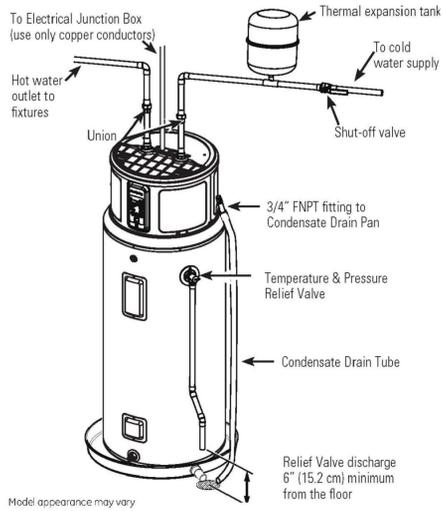
BATH #3 - WEST

**NOTE:** INTERIOR FINISH MATERIALS APPLIED TO WALLS & CEILINGS SHALL BE IN ACCORDANCE W/ SECTION R302.9 CALIFORNIA RESIDENTIAL BUILDING CODE  
MAXIMUM FLAME SPREAD INDEX SHALL NOT BE GREATER THAN 200  
MAXIMUM SMOKE-DEVELOPED INDEX SHALL NOT BE GREATER THAN 450  
TESTS SHALL BE MADE IN ACCORDANCE W/ ASTM E84 or UL 723

12 INTERIOR ELEVATIONS 1/4" = 1'  
0 4'-0"



**TYPICAL INSTALLATION**



10 WATER HEATER

**PLUMBING NOTES:**

1. PROVIDE ANTI-SCALDING DEVICE IN TUBS AND SHOWERS.
2. PROVIDE 12" X 12" ACCESS PANEL FOR TUB TRAP SLIP JOINT OR USE NON-SLIP (WELDED) JOINTS.
3. ALL PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING FLOW RATES:
 

WATER CLOSETS	1.6 GPM
SHOWER HEADS	2.5 GPM
SINK FAUCETS	2.5 GPM
4. ELECTRIC HEAT PUMP WATER HEATER: RHEEM PROPH50 T2 RH350 D, UEF & NEEA RATED (50 GAL). MINIMUM 30 AMP CIRCUIT INSTALL PER MFG'S INSTRUCTIONS. PROVIDE SEISMIC STRAPPING.

**MECHANICAL NOTES:**

1. BOILER: FTV SERIES FIRE TUBE BOILER, WALL MOUNTED BY NTI NEW BRUNSWICK, CANADA.
2. INDOOR AIR QUALITY FANS: BATHROOM FANS - 2 @ LOWER LEVEL AND 1 @ UPPER LEVEL. MINIMUM 53 CFM, 1 SONE MAXIMUM.
3. KITCHEN FANS: MINIMUM 110 CFM FOR ELECTRIC RANGE. MINIMUM 250 CFM FOR GAS RANGE. 3 SONES MAXIMUM.
4. INSTALLED FANS MUST BE LISTED IN THE HVL.ORG DIRECTORY & MEET SYSTEM REQUIREMENTS.

**ELECTRICAL NOTES:**

1. SMOKE DETECTORS ARE REQUIRED TO BE HARD WIRED & INTERCONNECTED W/ BATTERY BACK-UP.
2. 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, AND AT LEAST ONE ON EACH LEVEL, WHEN APPLICABLE.
3. GFCI PROTECTED OUTLETS ARE REQUIRED FOR ALL COUNTERTOP OUTLETS IN KITCHENS, FOR ALL OUTLETS IN A BATHROOM, GARAGE, AND EXTERIOR.
4. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
5. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
6. OTHER ROOMS SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 S.F. ARE EXEMPT FROM THIS REQUIREMENT.
7. RECESSED CAN LIGHTS MUST BE I.C. RATED FOR DIRECT CONTACT TO INSULATION AND A.T. RATED TO PRECLUDE INFILTRATION FROM ATTIC INTO THE CONDITIONED SPACE.
8. ALL OUTSIDE LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.
9. ALL 120-VOLT, SINGLE-PHASE, 15- & 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

**LEGEND OF SYMBOLS:**

WP = WATERPROOF		SUSPENDED CHANDELIER
GFI = GROUND FAULT INTERRUPTER		CEILING FAN
MD = MOTION DETECTOR		WALL MOUNTED SCONCE
DED = DEDICATED CIRCUIT		RECESSED LED WALL WASH
\$		SWITCH
		SURFACE MOUNTED LED UTILITY LIGHT
		FLOODLIGHTS
		BATHROOM EXHAUST FAN (5) AIR CHANGES/HR
		SMOKE DETECTOR HARDWIRED w/ BATTERY BACKUP & ALARM INTERCONNECTED
		SMOKE / CARBON MONOXIDE COMBINATION ALARM
		LED LANDSCAPE LIGHT (SEE ALSO SITE PLAN)
		GAS OUTLET

7 MEP NOTES & LEGEND

**DANIELS RESIDENCE**

495 SEA COURT  
SHELTER COVE, CALIFORNIA

APN 111-121-037



**tba**

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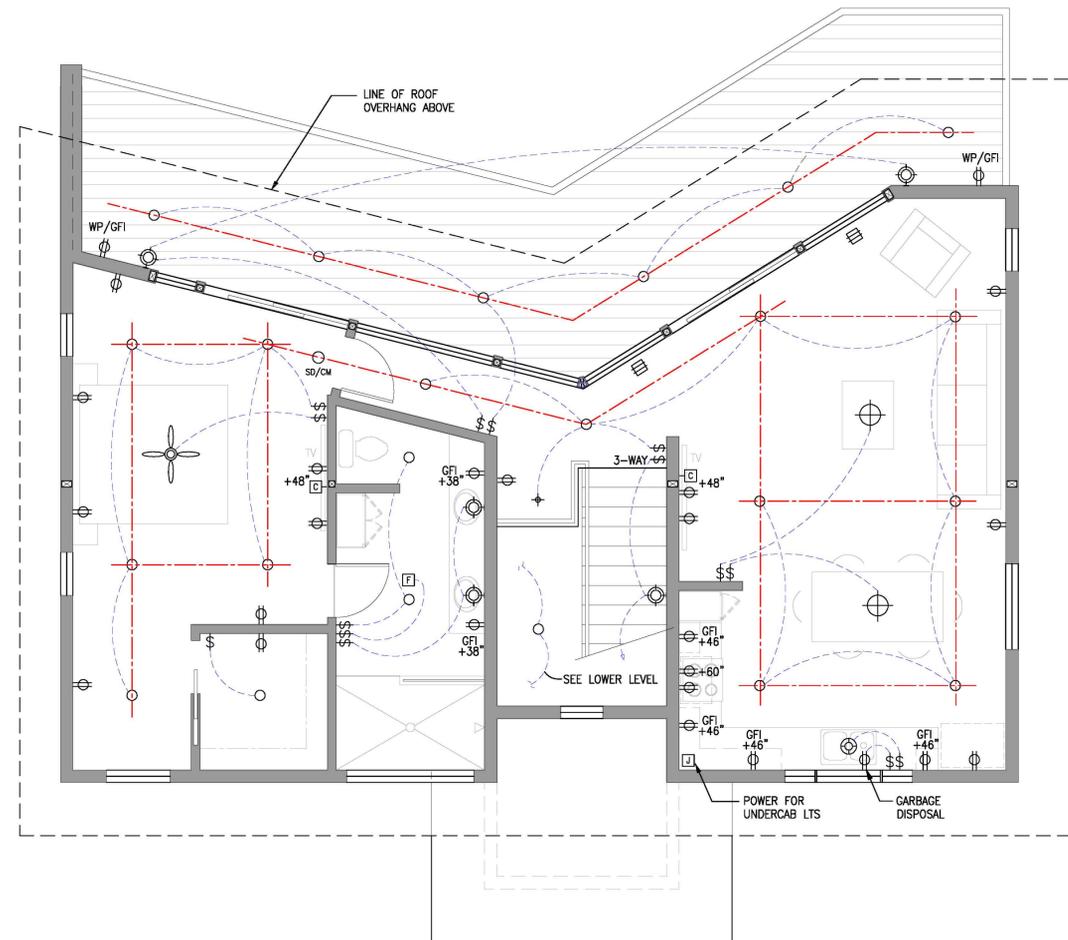
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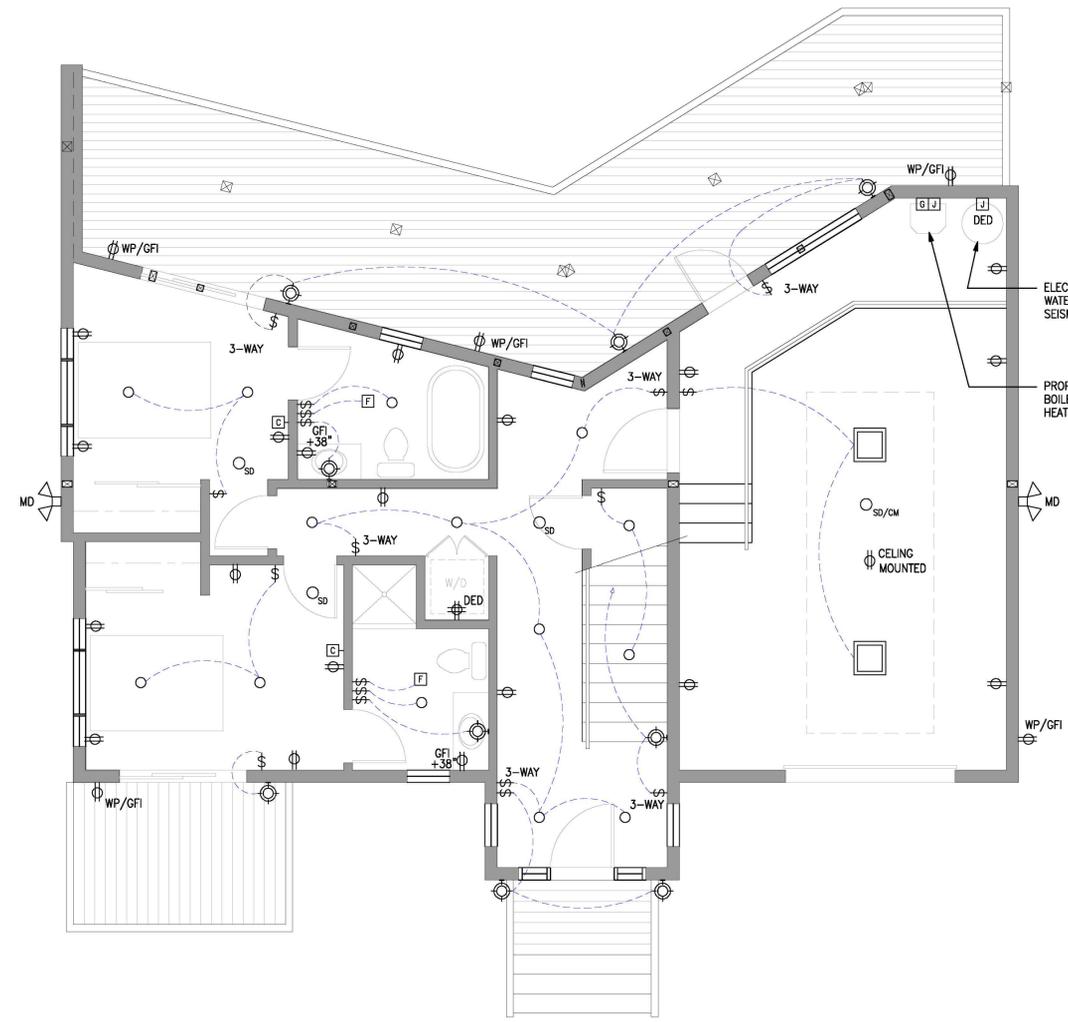
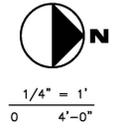
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DRAWING DESCRIPTION  
**LOWER & UPPER MEP PLANS**

DRAWING NUMBER  
**A11**



12 UPPER LEVEL MEP PLAN



6 LOWER LEVEL MEP PLAN

