

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.

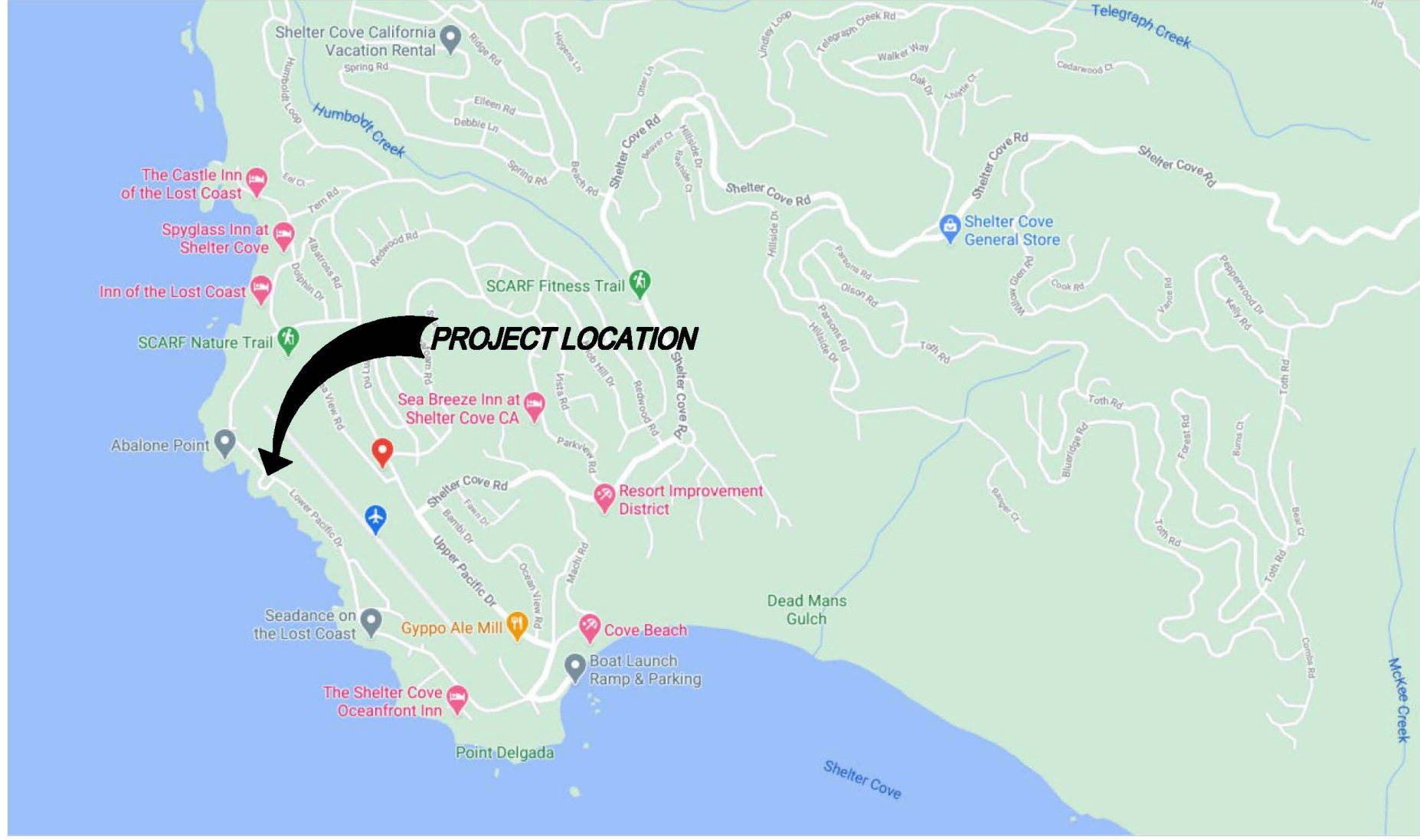
CODE COMPLIANCE DATA

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 (I.I.D. CALCS)
- SOLAR PANEL EXCEPTION LETTER

VICINITY MAP

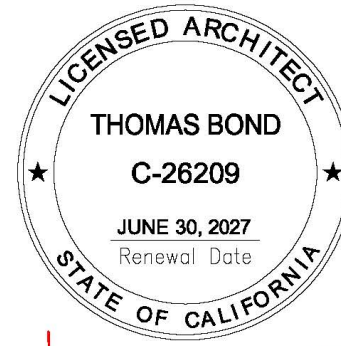


DANIELS RESIDENCE

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
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

NOT PUBLISHED; ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS, AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, DISCLOSED OR DISTRIBUTED TO OTHERS, SOLD, PUBLISHED, OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO THE ARCHITECT. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DRAWING DESCRIPTION

SITE PLAN
CODE COMPLIANCE
GENERAL NOTES

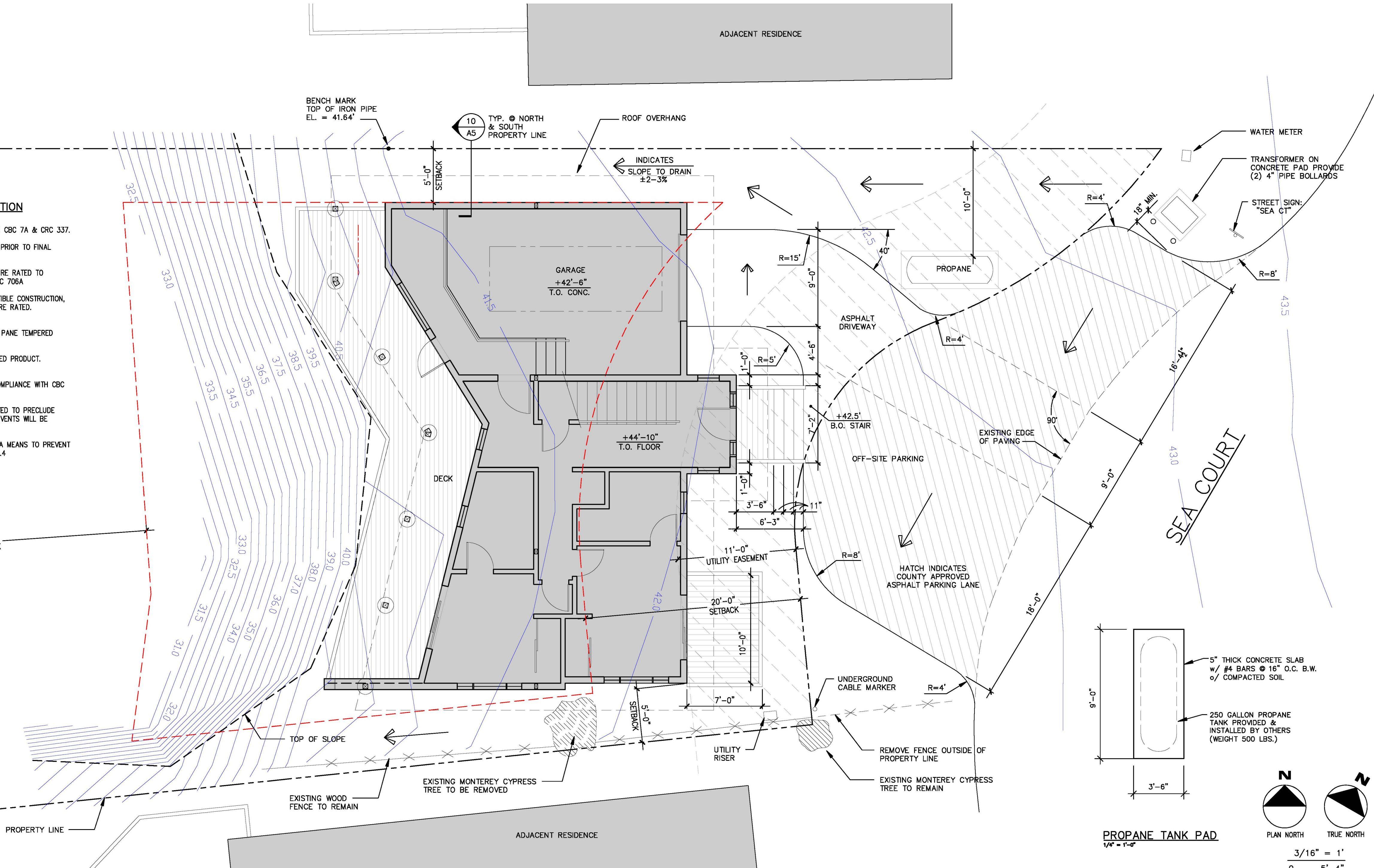
DRAWING NUMBER

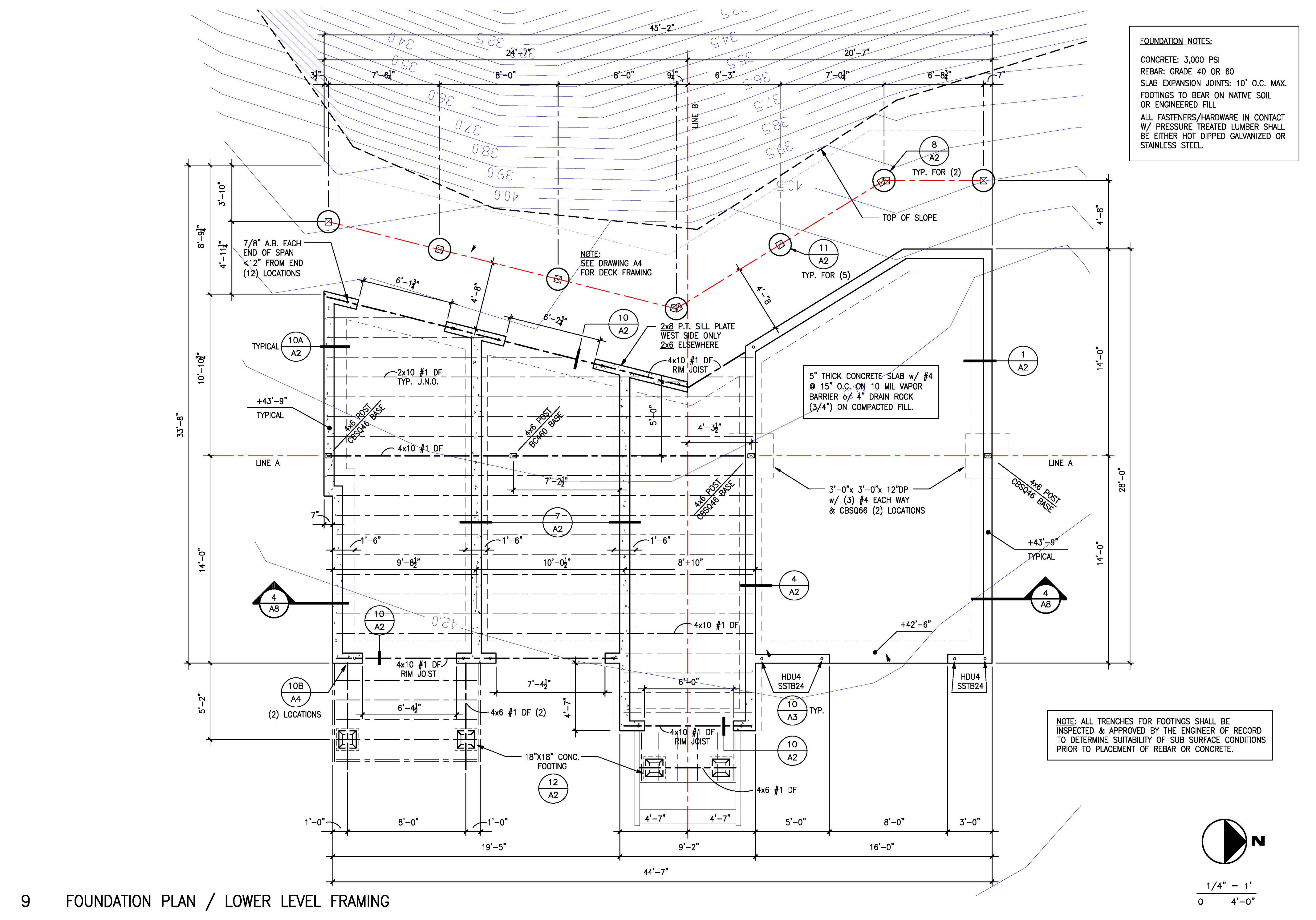
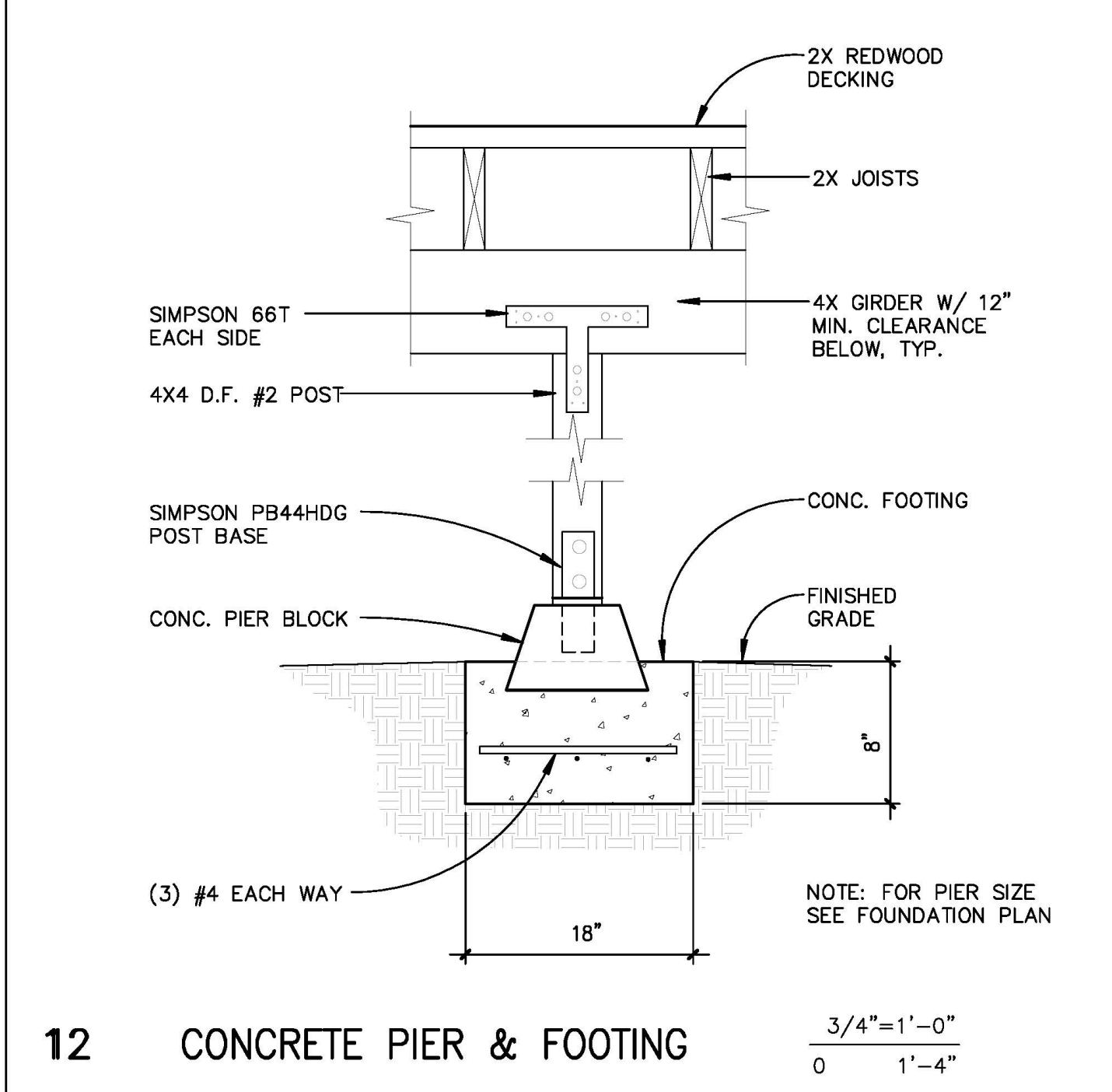
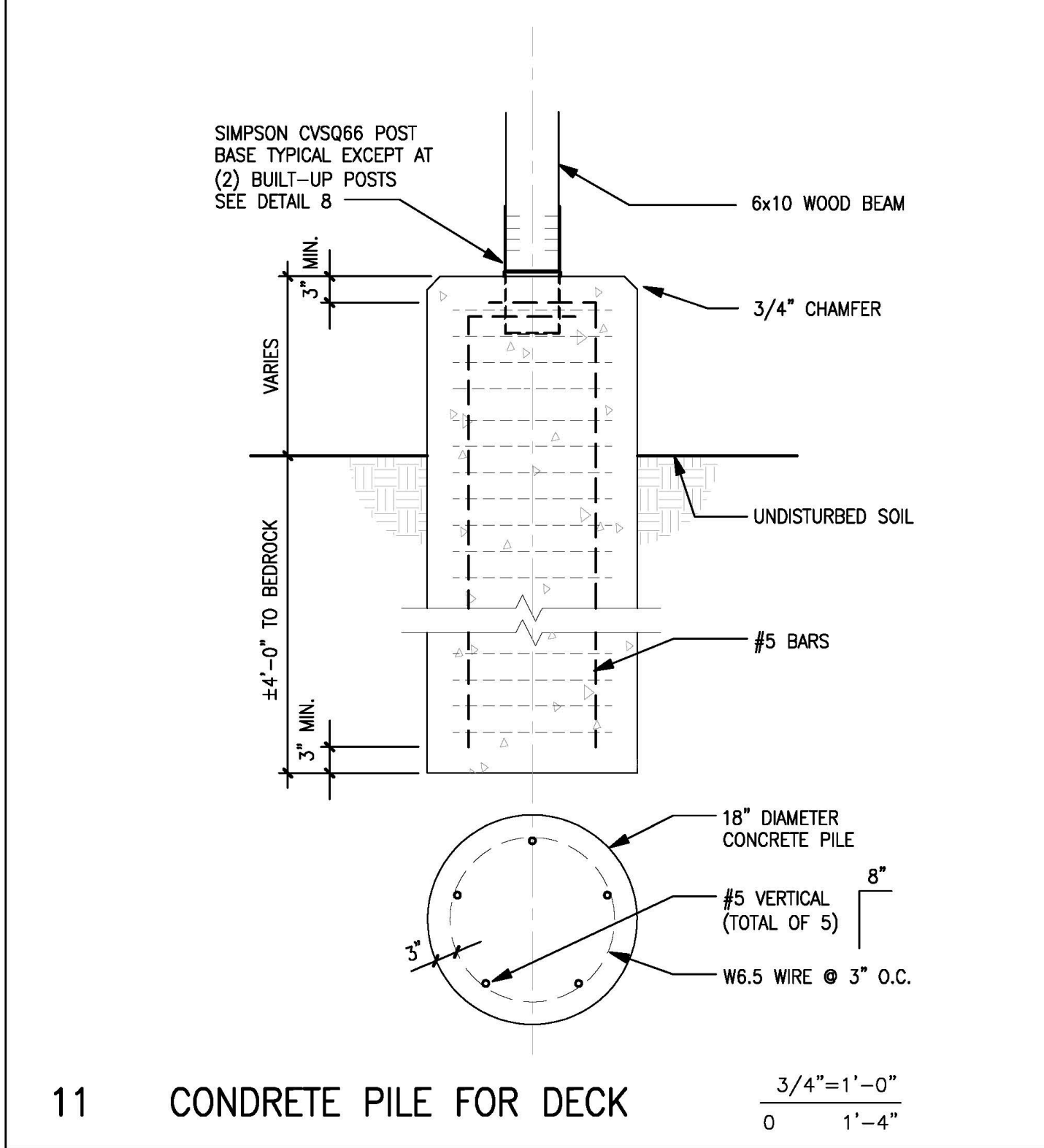
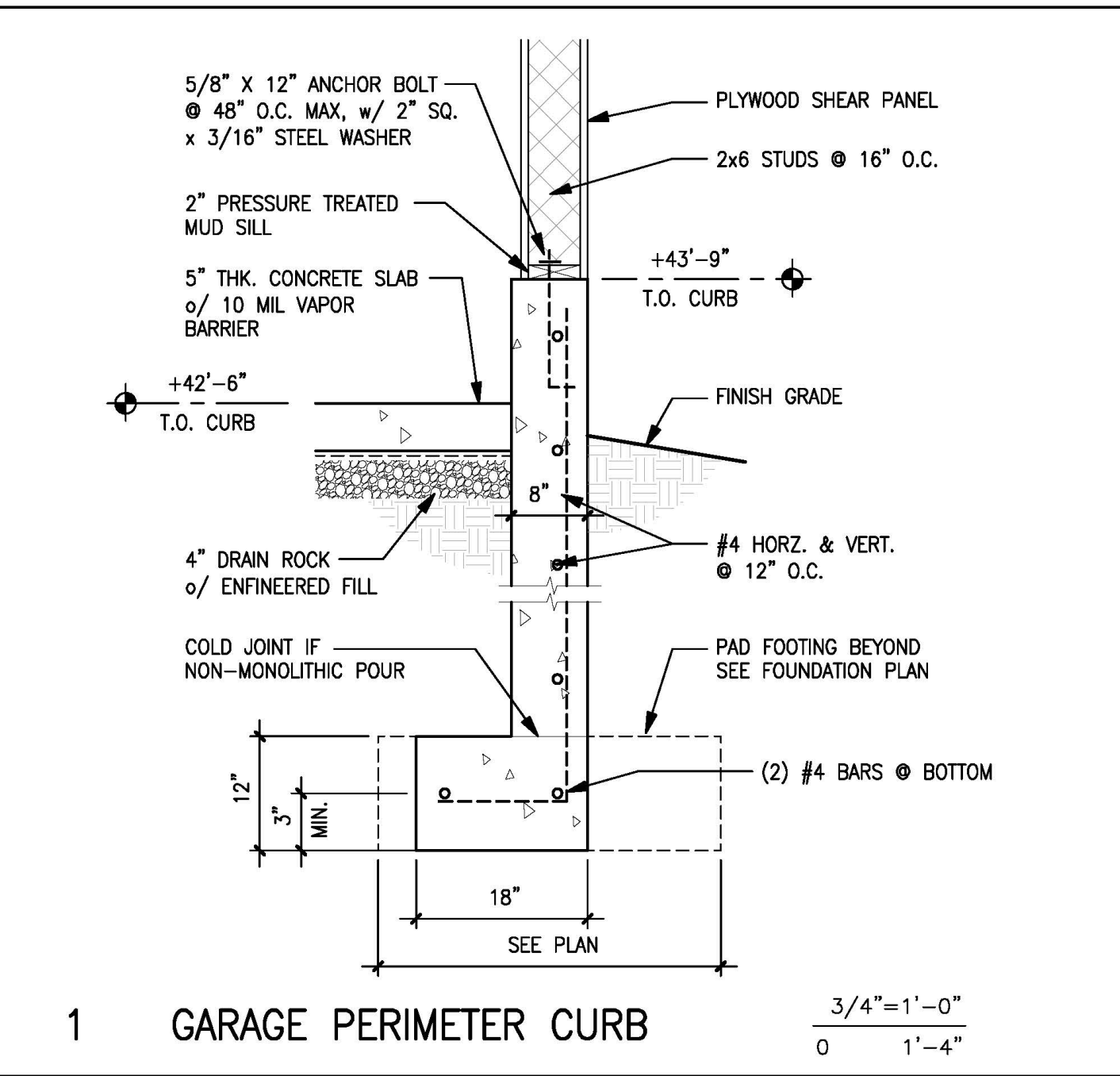
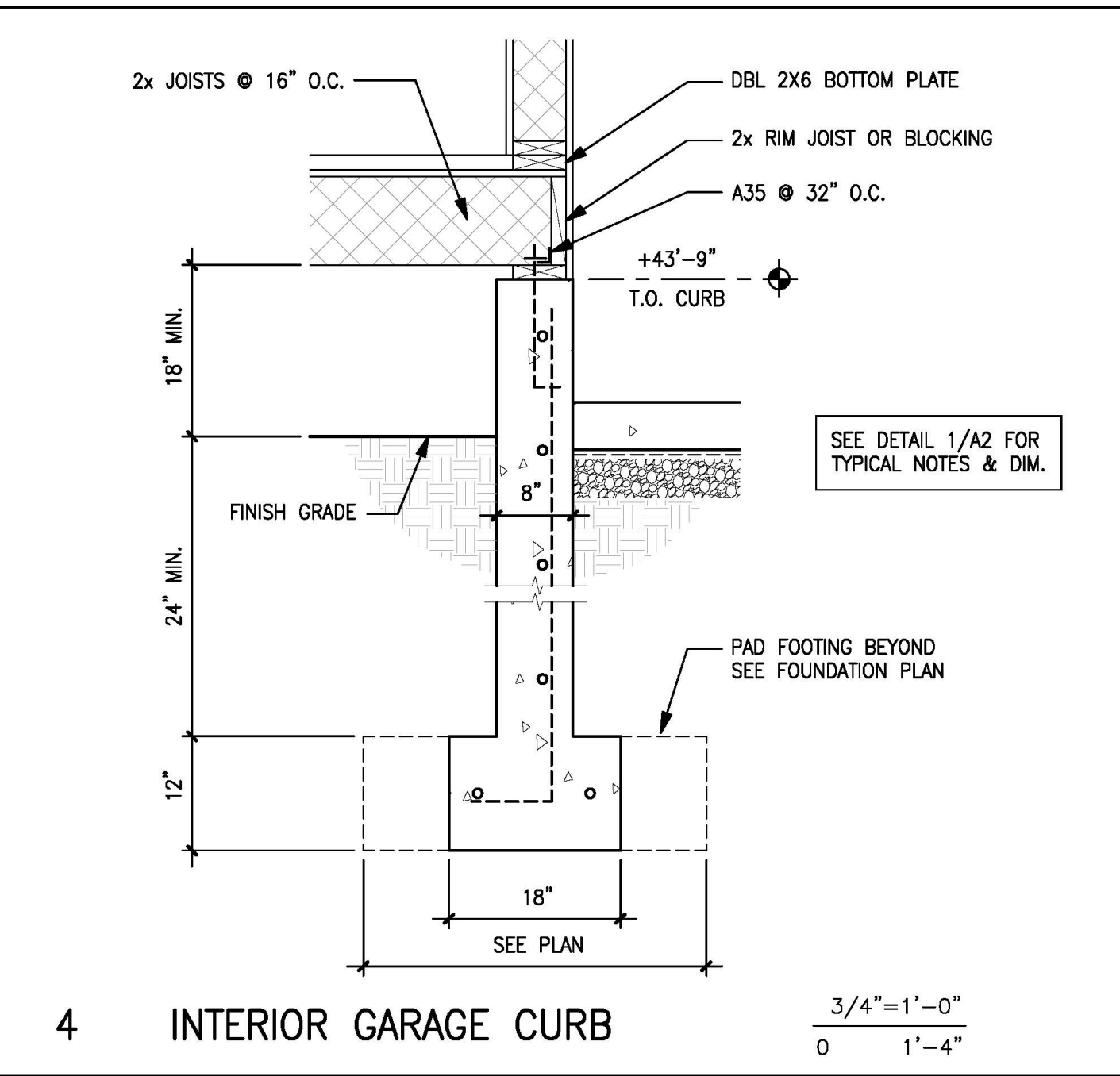
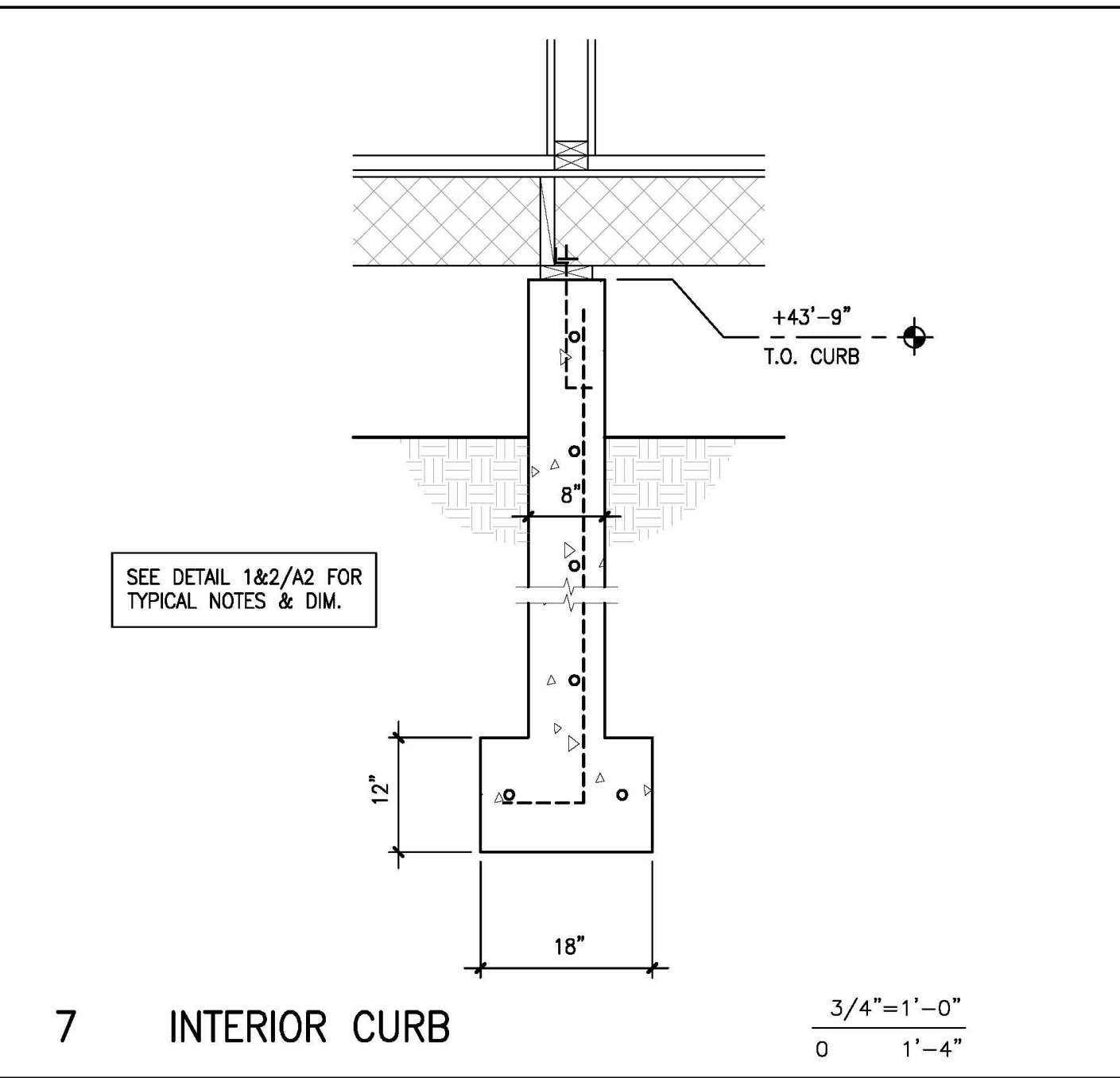
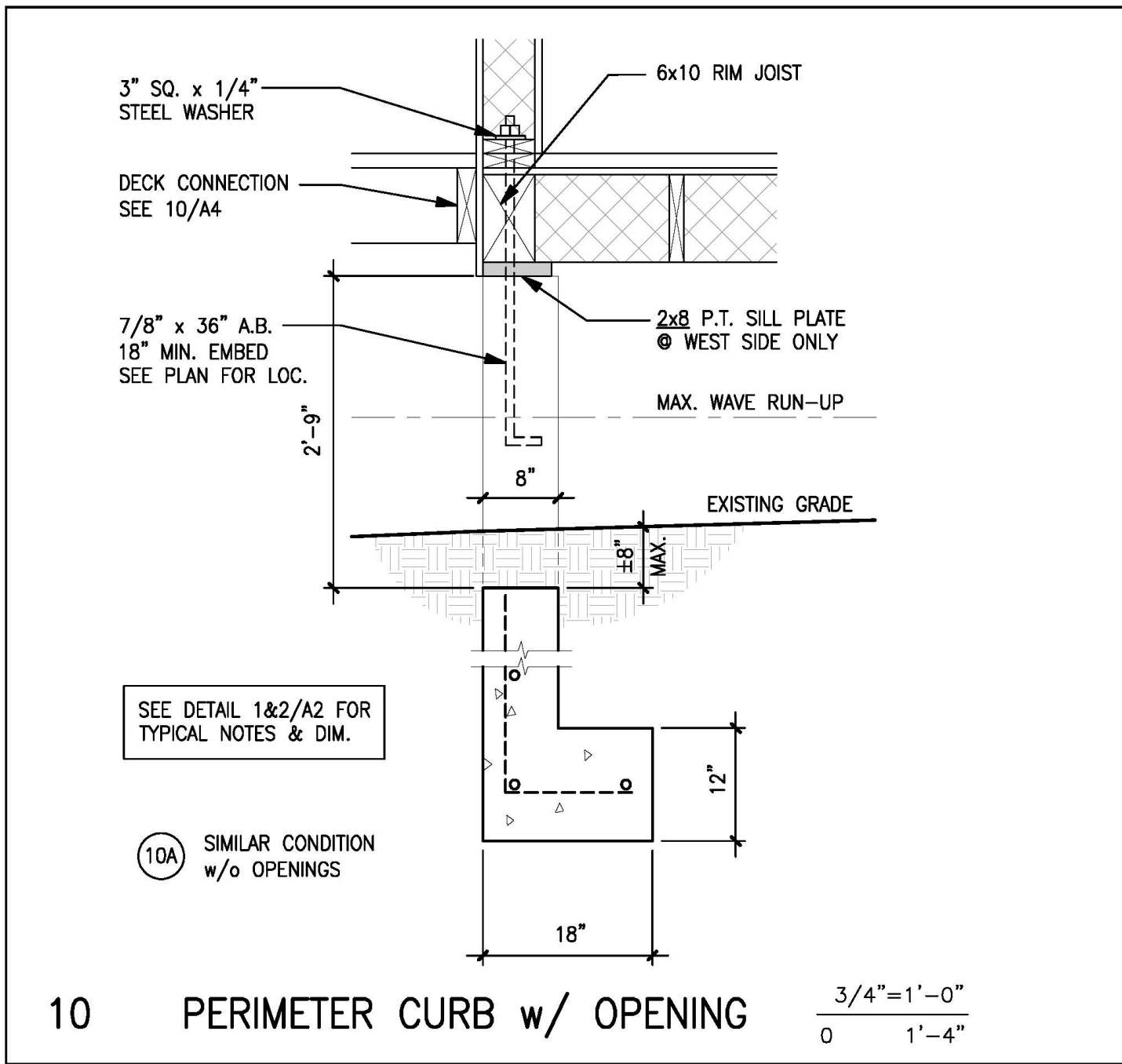
A1

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





DANIELS RESIDENCE

495 SEA COURT
SHELTER COVE, CALIFORNIA

APN 111-121-037



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
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

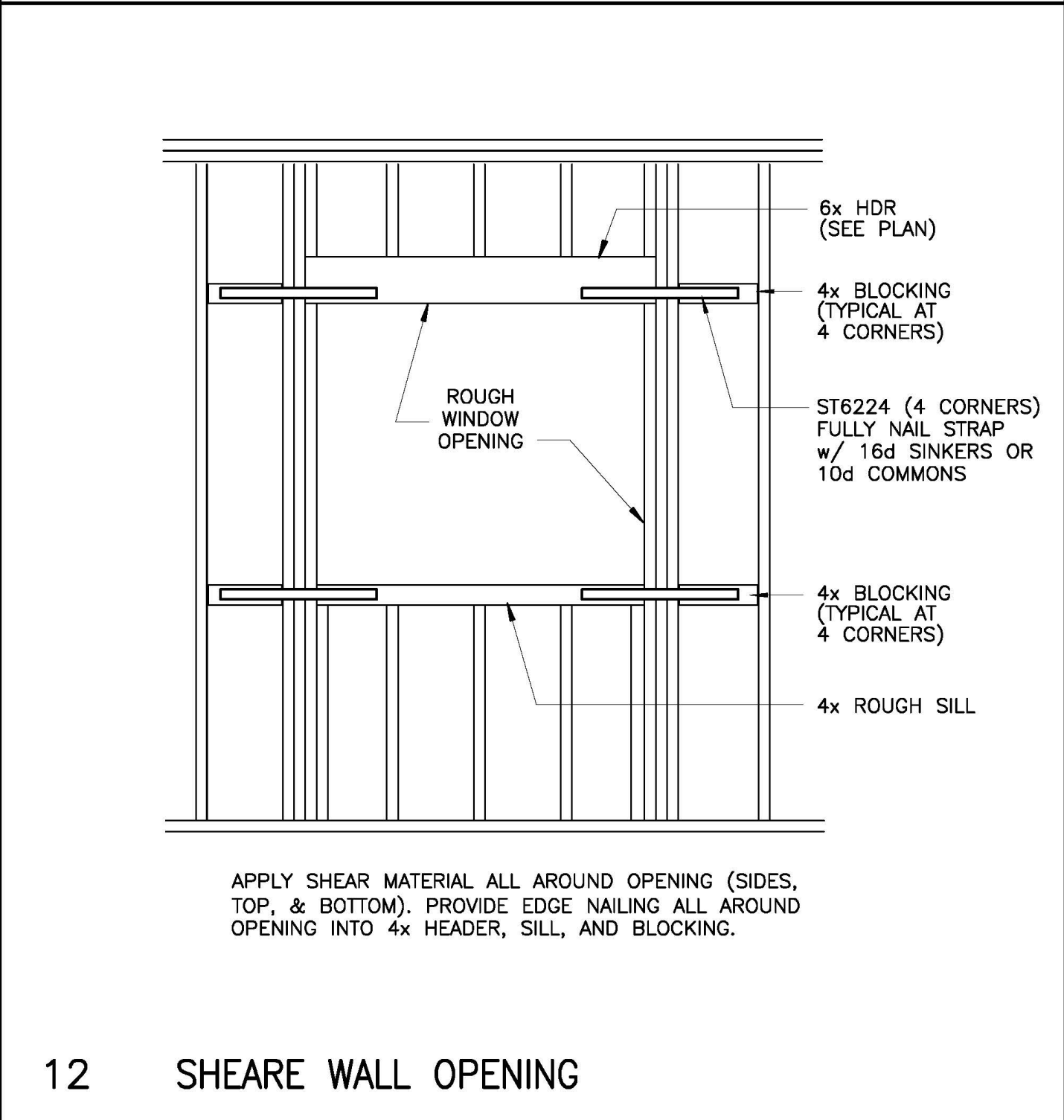
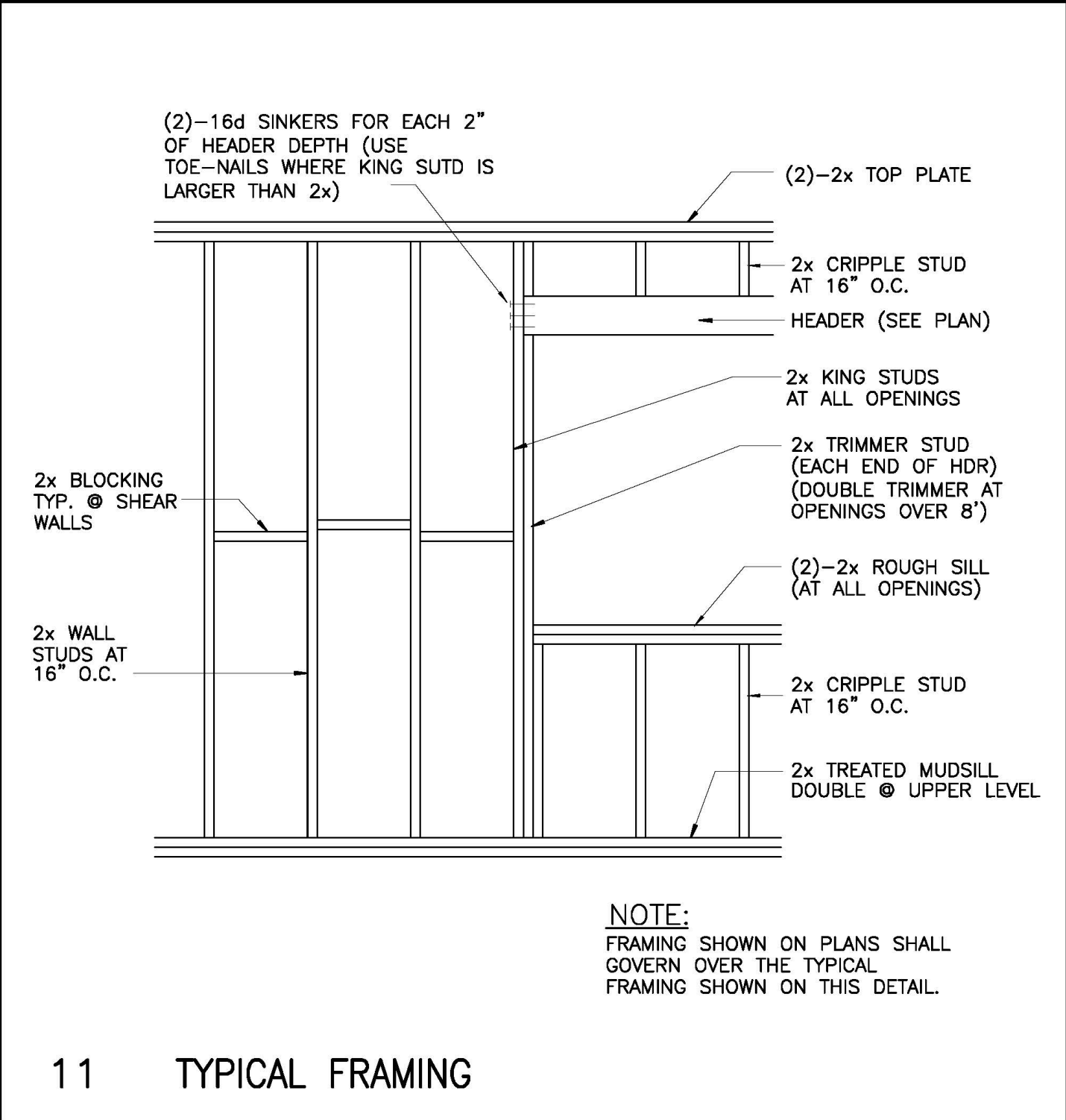
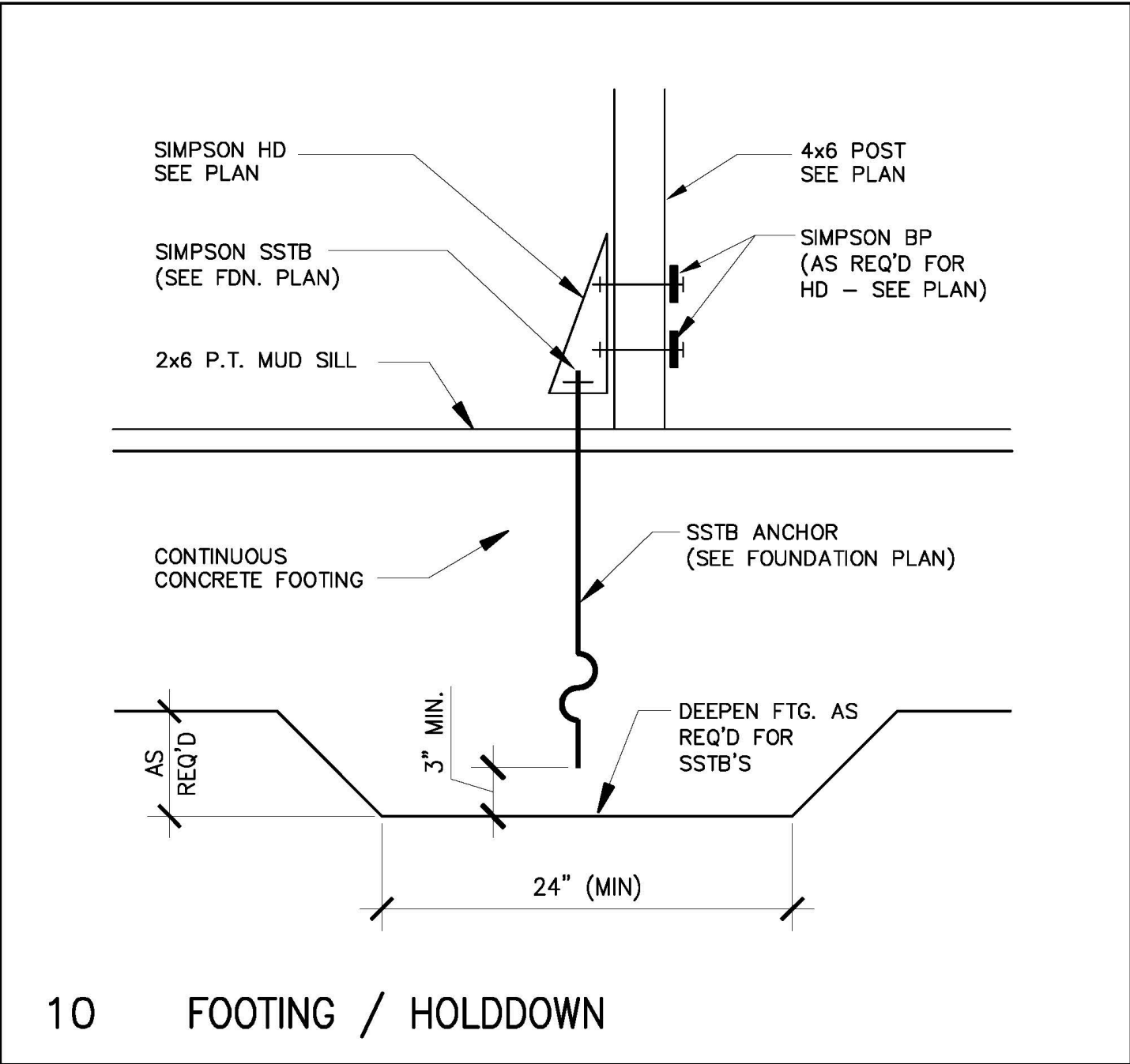
NOT PUBLISHED; ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS, AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, DISCLOSED OR DISTRIBUTED TO OTHERS, SOLD, PUBLISHED, OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO THE ARCHITECT. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DRAWING DESCRIPTION

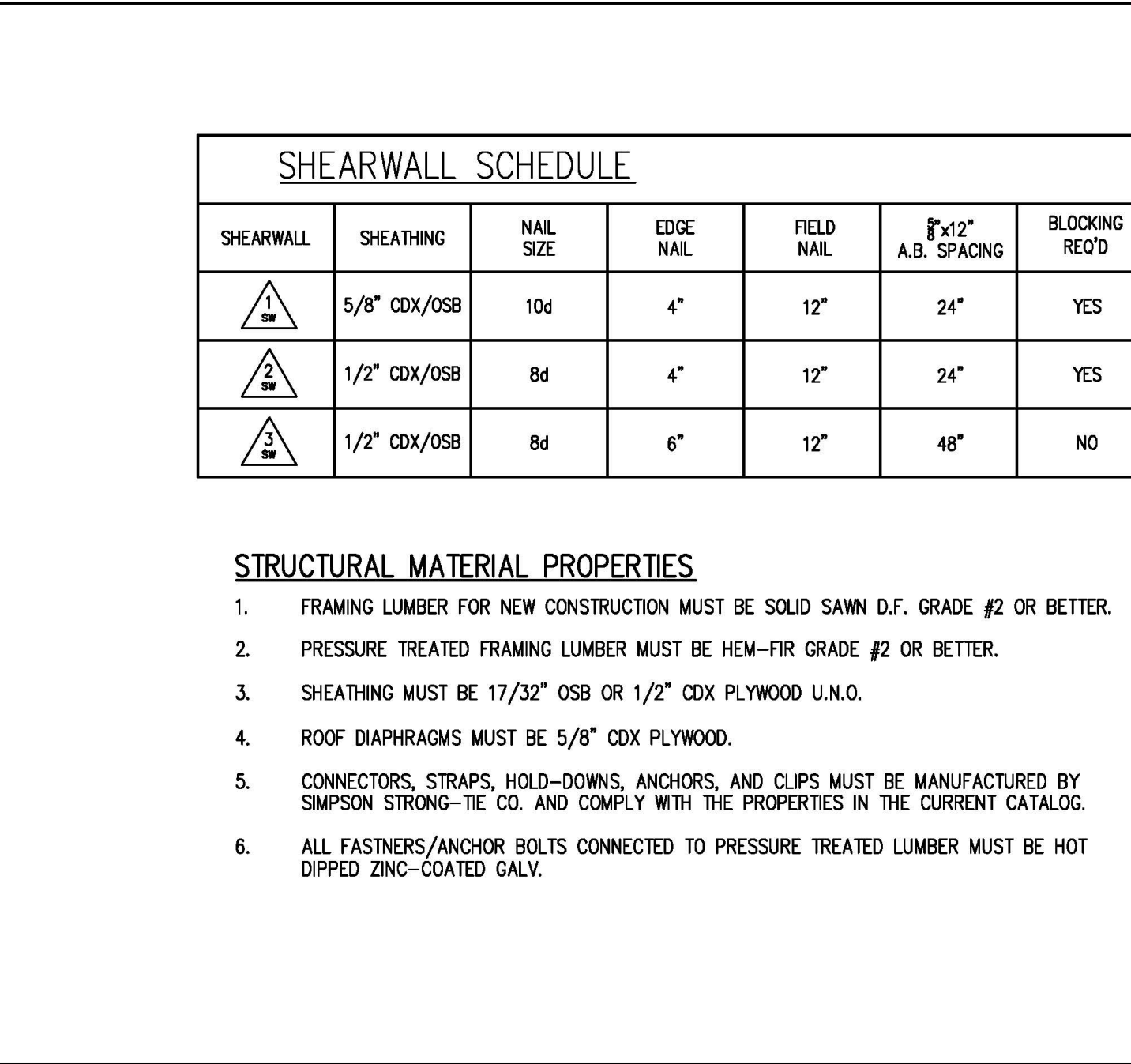
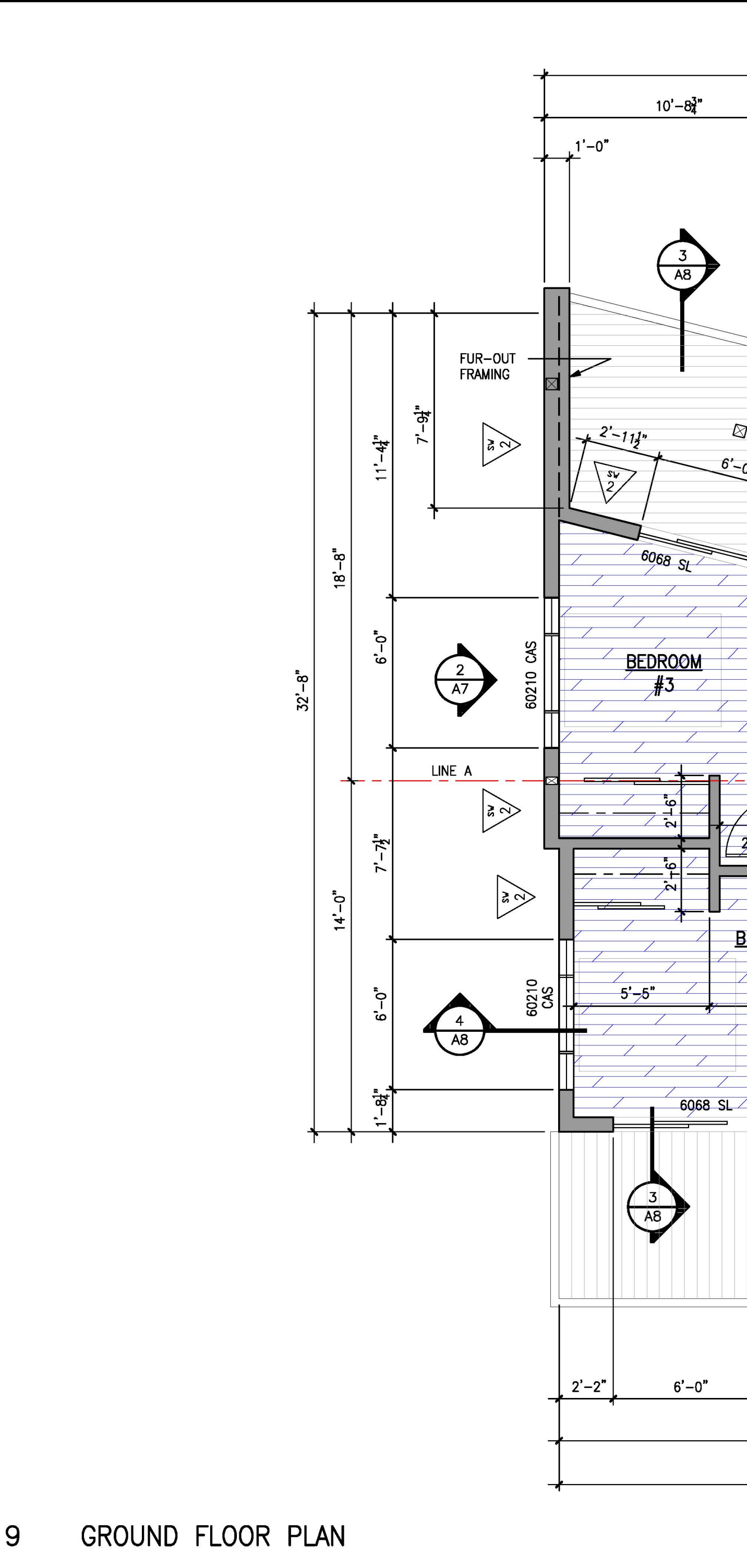
FOUNDATION PLAN
LOWER FRAMING
& DETAILS

DRAWING NUMBER

A2



- STRUCTURAL NOTES**
1. TYPICAL SHEARWALL FASTENERS: 8d COMMON OR GALVNZED BOX NAILS (NO SINKERS), 6\"/>



DANIELS RESIDENCE

495 SEA COURT
SHELTER COVE, CALIFORNIA

APN 111-121-037

LICENSED ARCHITECT
THOMAS BOND
C-26209
JUNE 30, 2027
Renewal Date
STATE OF CALIFORNIA

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
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

NOT PUBLISHED; ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS, AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, DISCLOSED OR DISTRIBUTED TO OTHERS, SOLD, PUBLISHED, OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO THE ARCHITECT. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DRAWING DESCRIPTION
GROUND FLOOR PLAN & DETAILS

DRAWING NUMBER
A3

10 FOOTING / HOLDDOWN

7 SHEARWALL SCHEDULE & STRUCTURAL NOTES

11 TYPICAL FRAMING

12 SHEARE WALL OPENING

9 GROUND FLOOR PLAN

DANIELS
RESIDENCE

495 SEA COURT
SHELTER COVE, CALIFORNIA

APN 111-121-037



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
△			
△			
△			
△			
△			
△			
△			
△			
△			

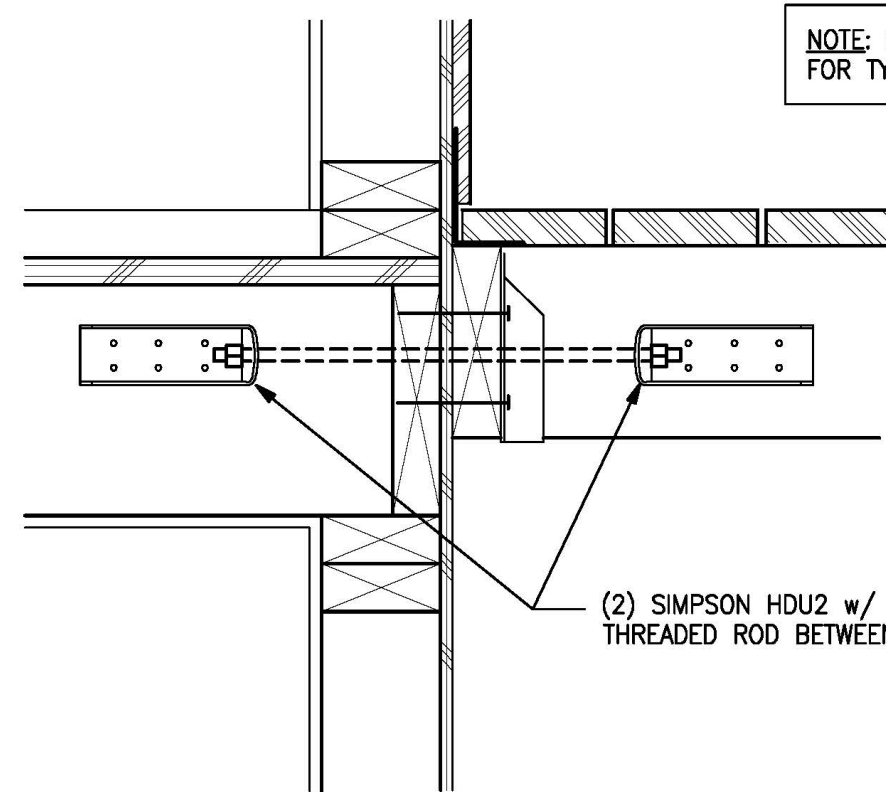
NOT PUBLISHED; ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS, AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, DISCLOSED OR DISTRIBUTED TO OTHERS, SOLD, PUBLISHED, OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO THE ARCHITECT. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DRAWING DESCRIPTION

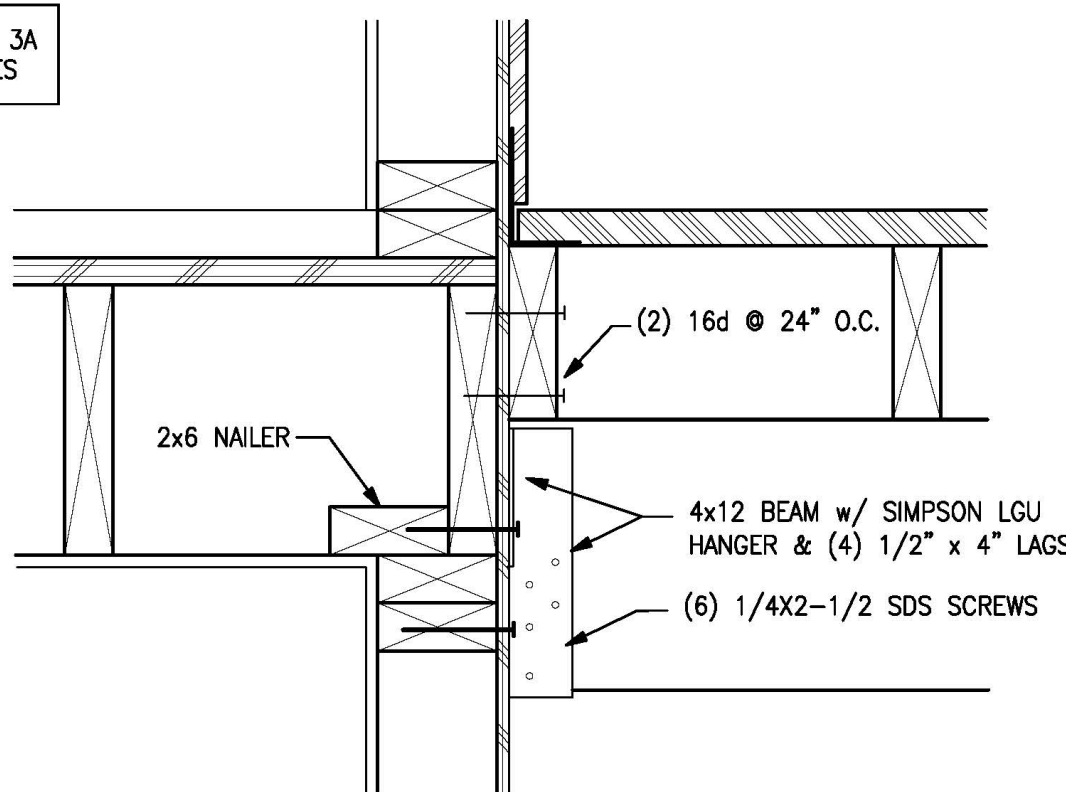
UPPER LEVEL
FRAMING PLAN
& DETAILS

DRAWING NUMBER

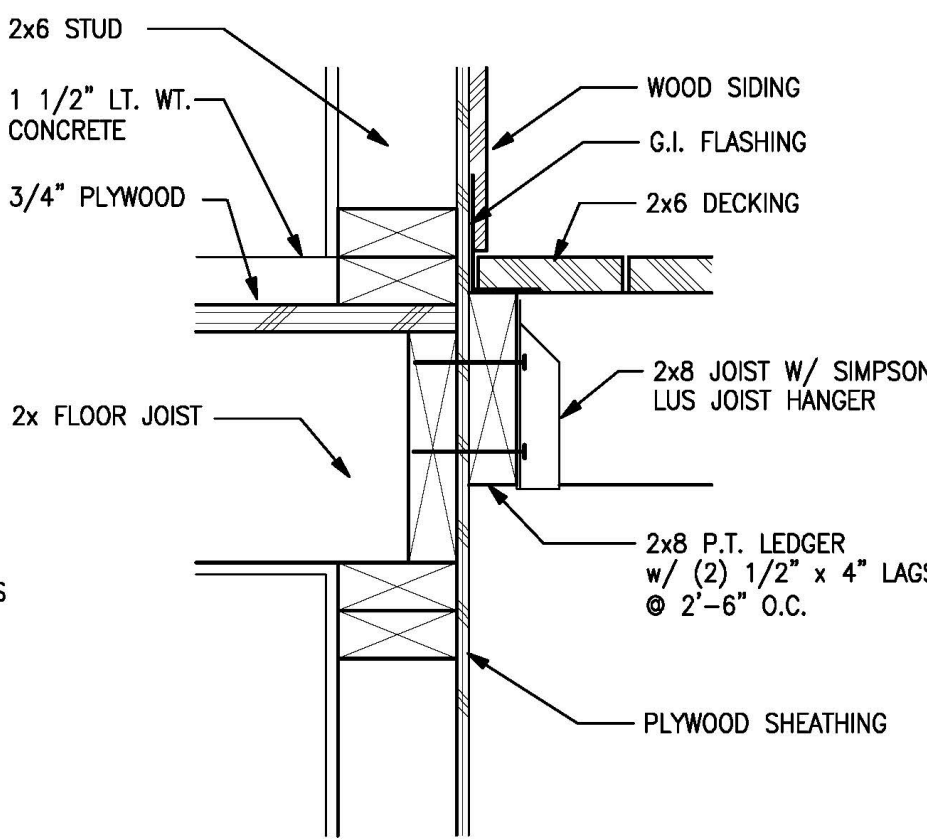
A4



C LATERAL JOISTS PERPENDICULAR



B LATERAL JOISTS PARALLEL

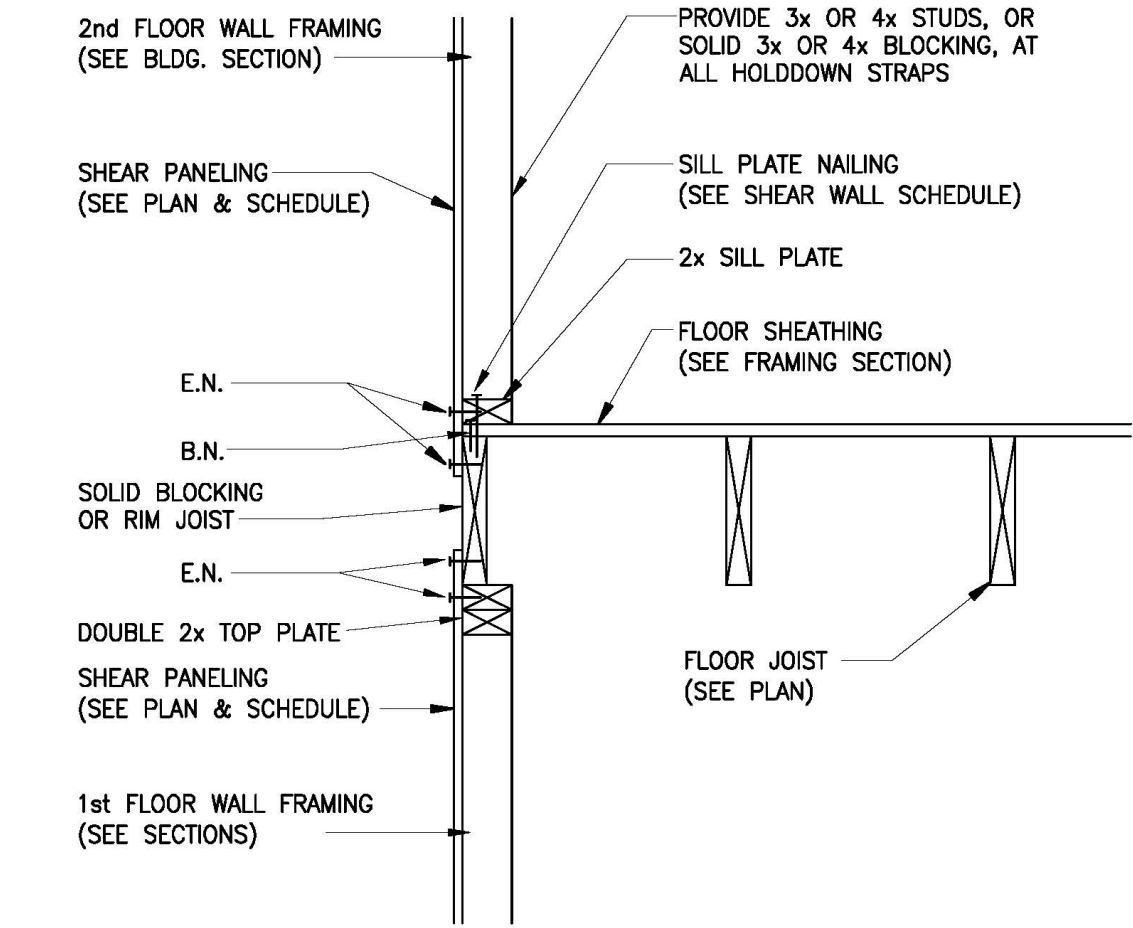


A LEDGER ATTACHMENT

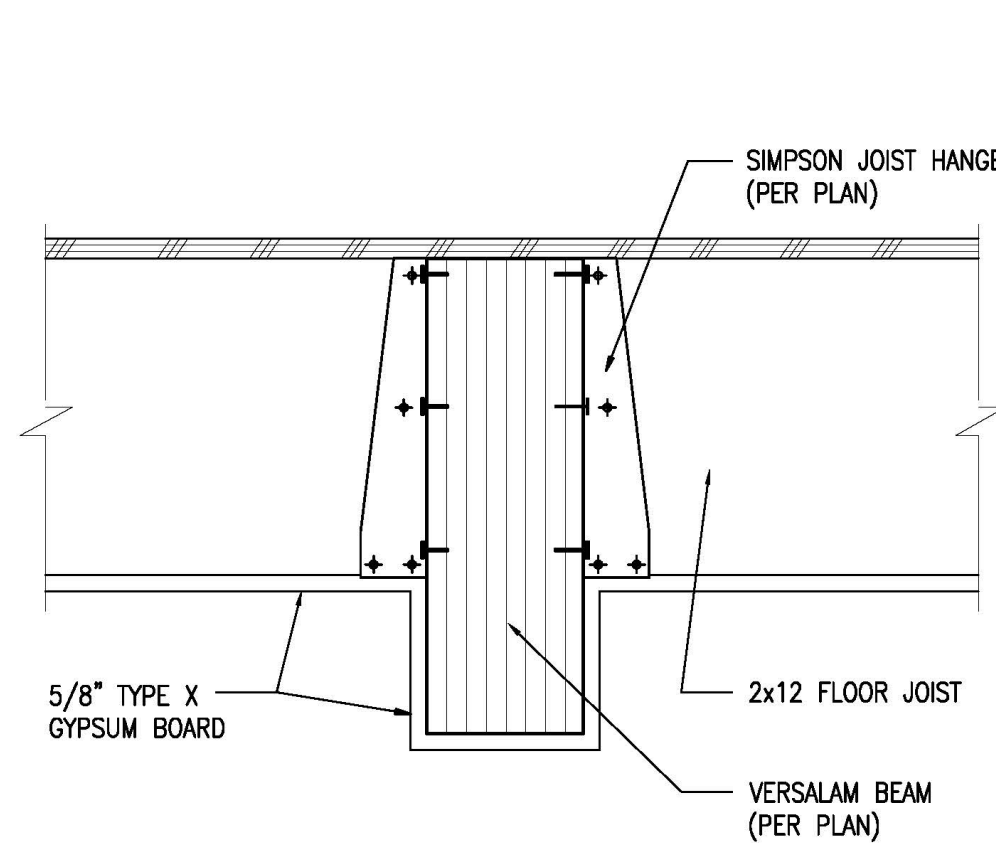
NOTE: ALL HARDWARE TO
BE HOT-DIP GALVANIZED

10 DECK LEDGER CONNECTION

1-1/2" = 1'
0 8"



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 Rafter:
 - 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

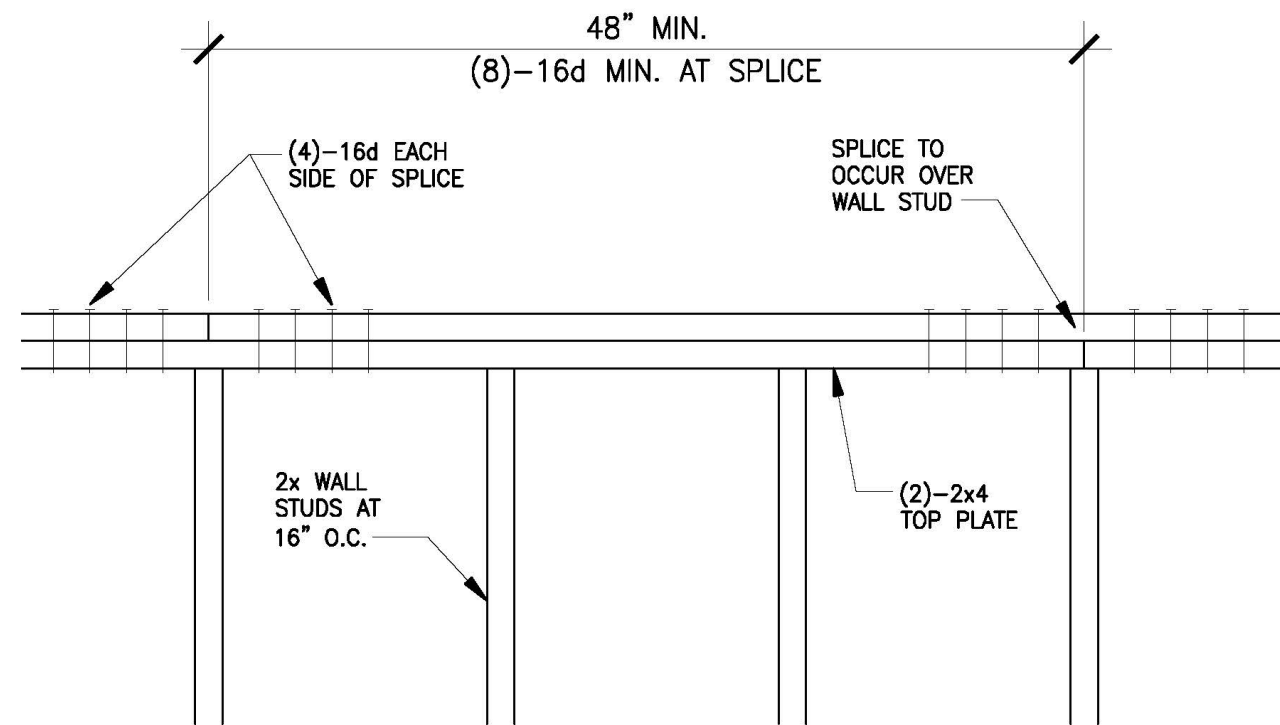
- The clearance holes for lag screw shanks must be the same diameter and depth as the unthreaded shank. The lead hole for the threaded portion must be of a diameter equal to 60% of the shank diameter for screws up to 1/2" diameter, and 75% of the shank diameter for larger lag screws. The lead hole must 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.

Size	Malleable Iron Washer	Steel Plate Washer
1/2" Ø	2 1/2" Ø x 3/8"	2" x 2" x 1/4"
3/8" Ø	2 3/4" Ø x 3/8"	2" x 2" x 1/4"
3/4" Ø	3" Ø x 1/2"	2" x 2" x 1/4"
7/8" Ø	3 5/8" Ø x 3/8"	3" x 3" x 1/4"
1" Ø	4" Ø x 1/2"	3" x 3" x 1/4"

Place under Bolt Heads & Nuts bearing on Wood

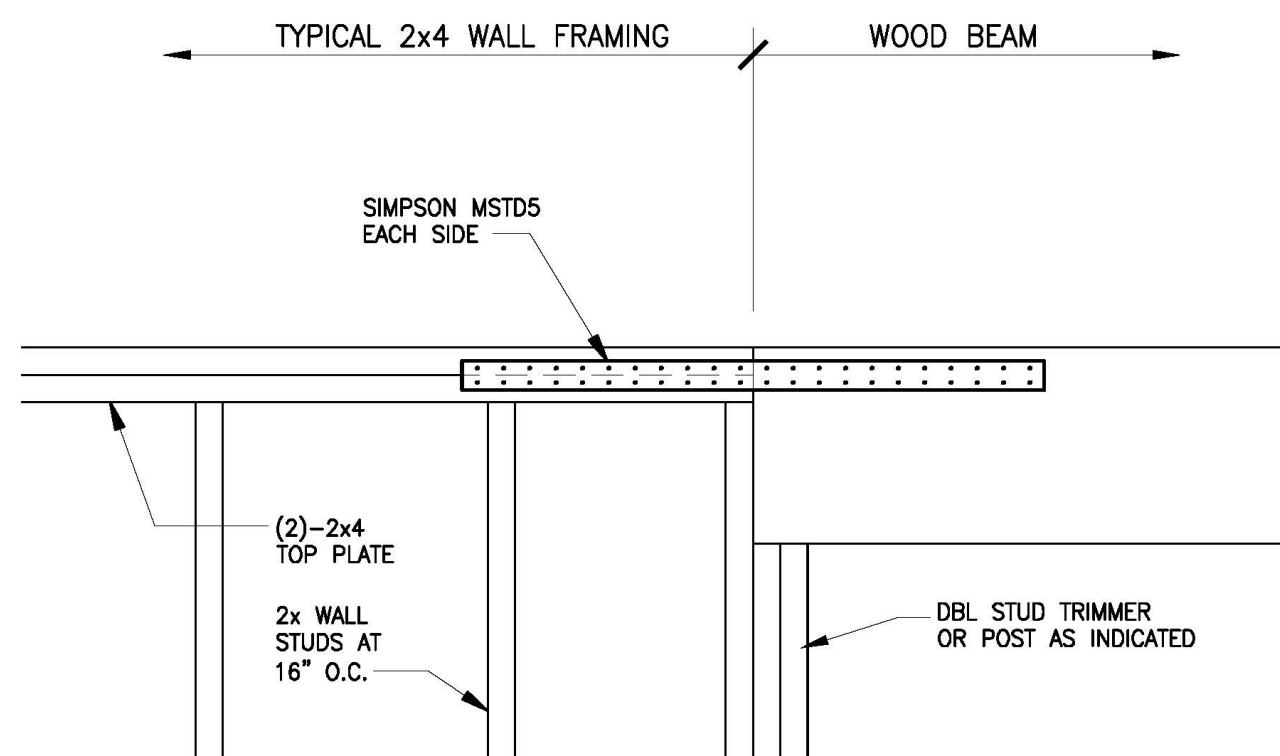
- Fastener alternatives for non-bearing and non-shear walls:
 - Two minimum per member and at 9" from ends.
 - 1/4" Ø Powder driven anchor with 1" penetration @ 2'-0" OC.
 - 1/4" Ø expansion anchorage device embedded 1 1/2" minimum at 2'-0" OC.
 - 1/2" Ø anchor bolt with 2 1/2" embedment @ 4'-0" OC.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

12 NAILING & FASTENER REQUIREMENTS



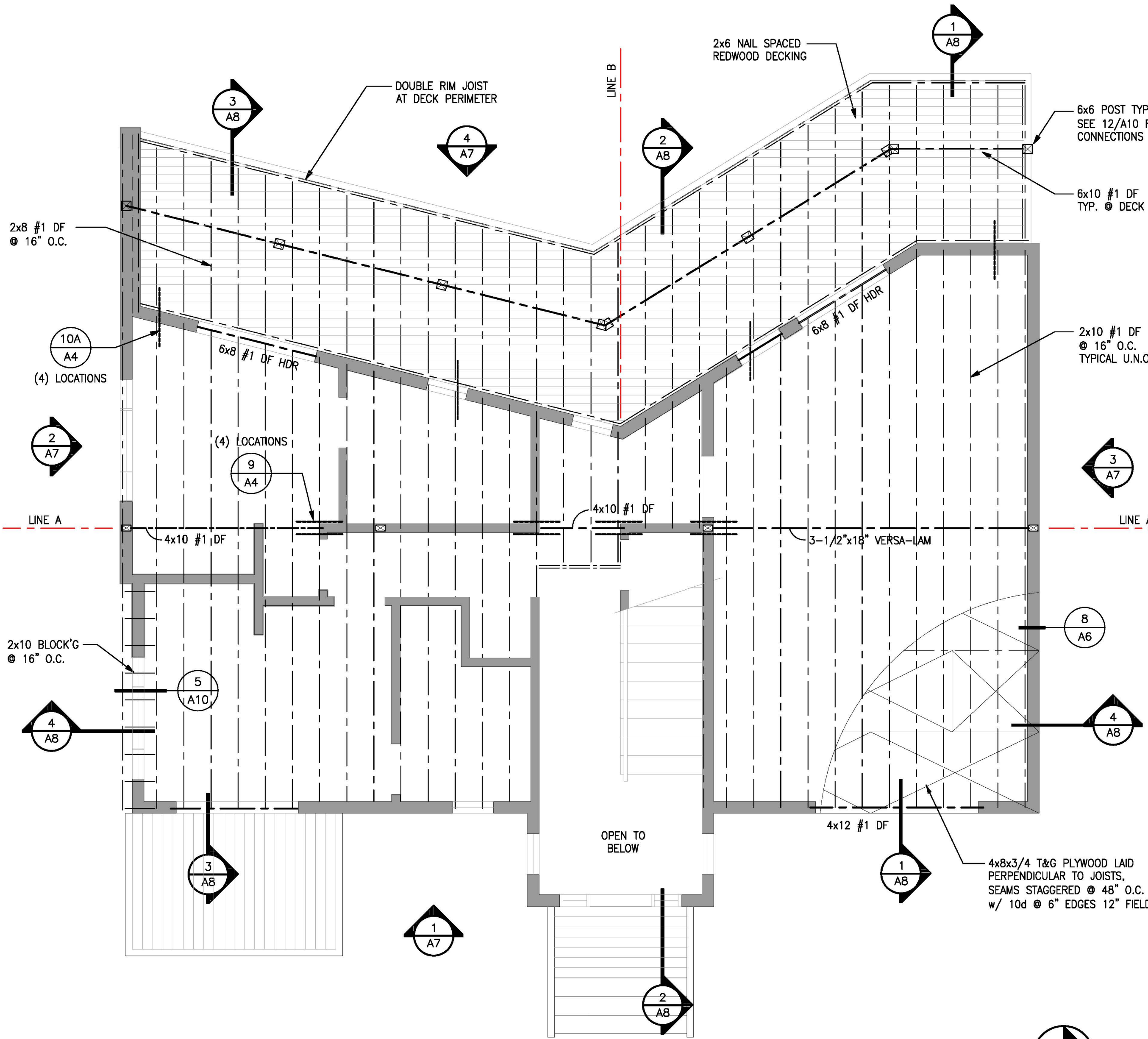
8 TOP PLATE SPLICE

NO SCALE

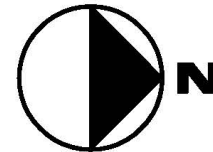


9 WALL FRAMING TO BEAM STRAPS

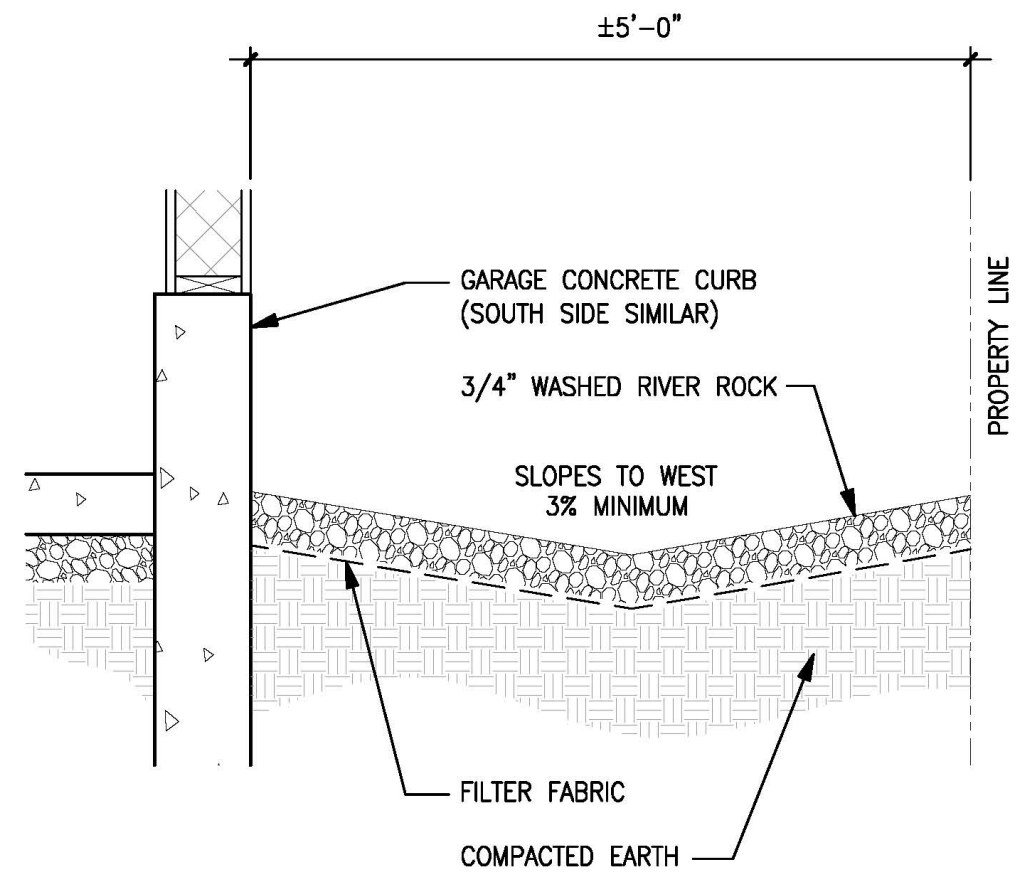
NO SCALE



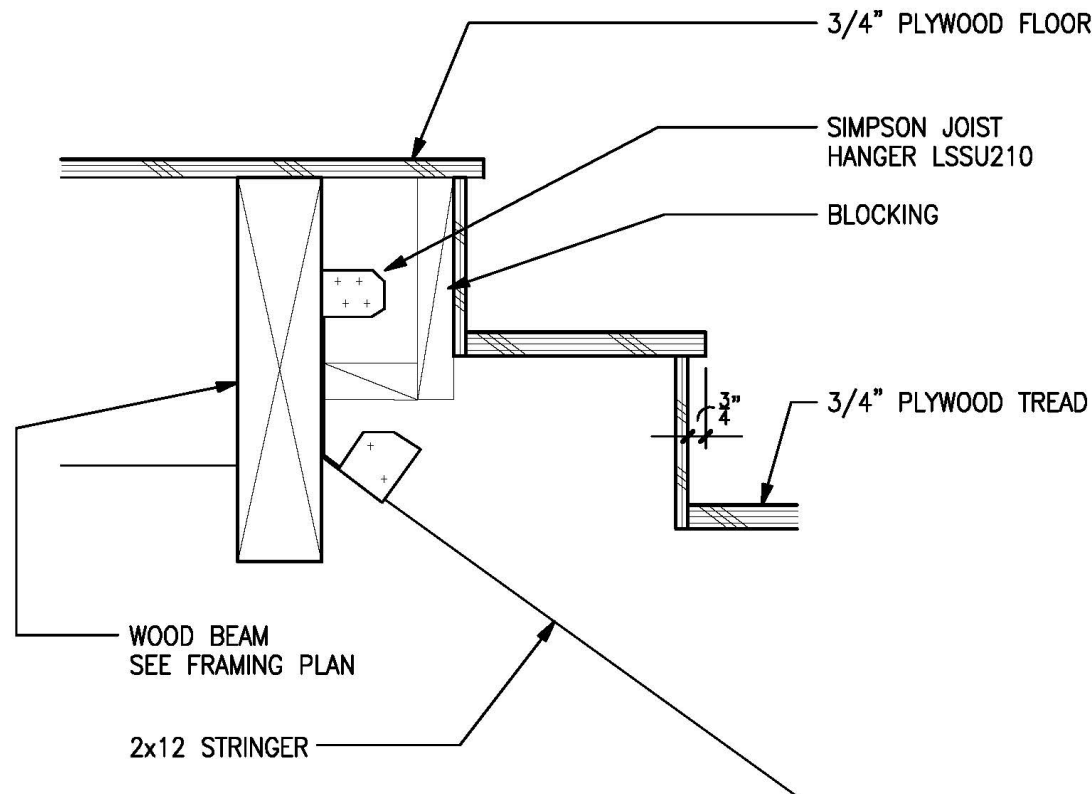
6 FLOOR FRAMING PLAN



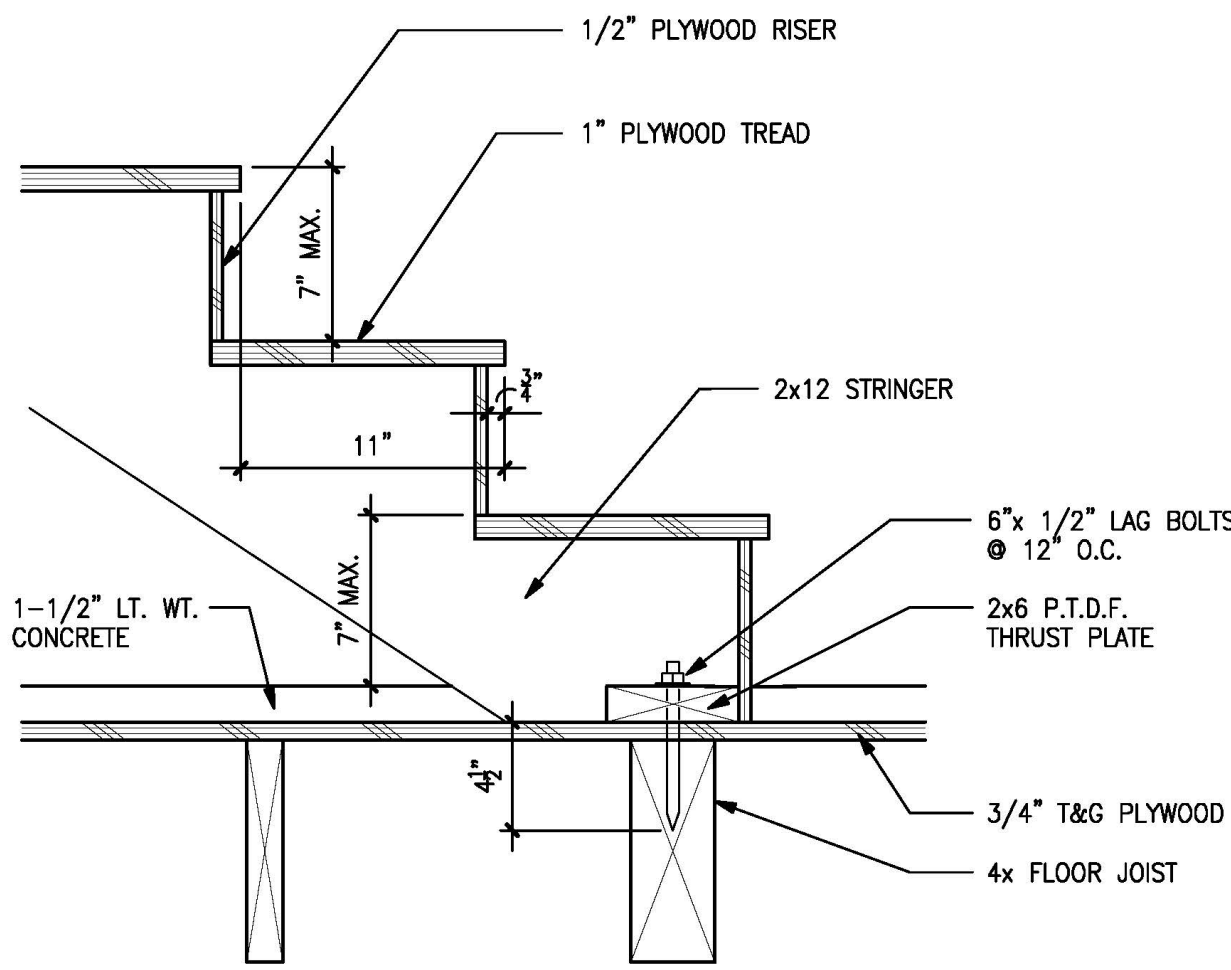
1/4" = 1'
0 4'-0"



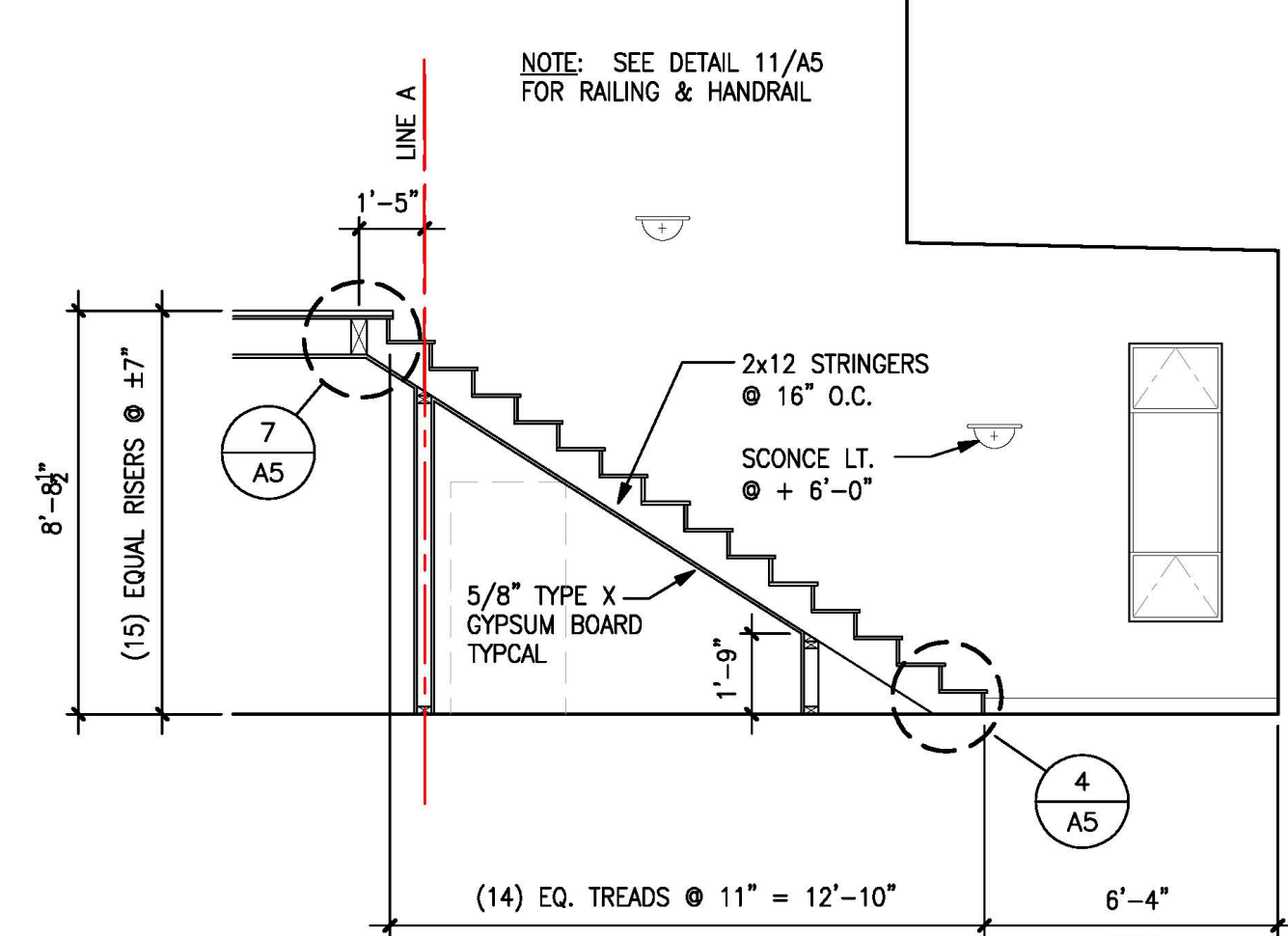
10 SITE DRAINAGE $\frac{3/4" = 1'}{0 \quad 1'-4"}$



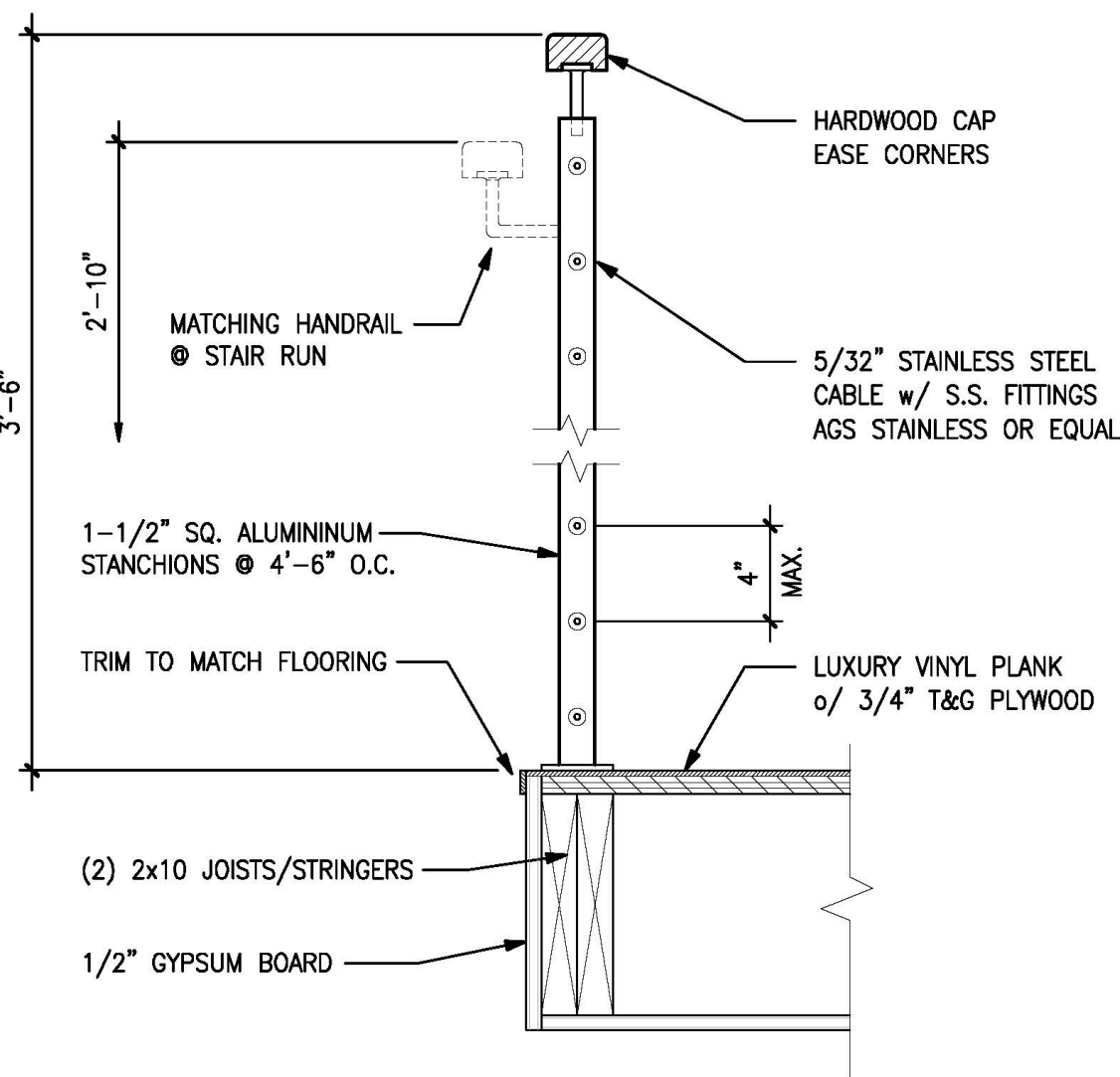
7 INTERIOR STAIR @ SECOND FLOOR $\frac{1 \quad 1/2" = 1'}{0 \quad 8"}$



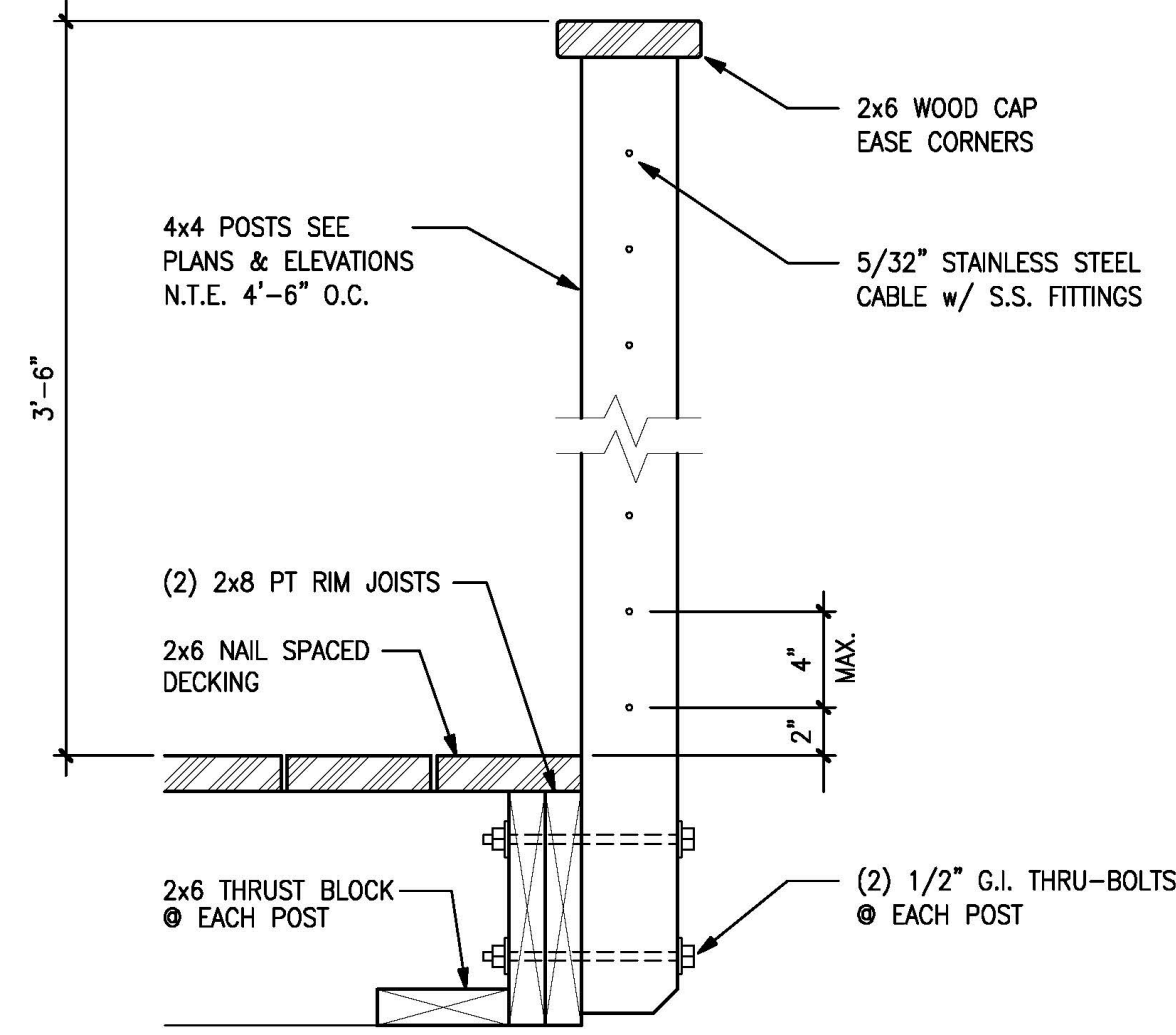
4 INTERIOR STAIR TOE $\frac{1 \quad 1/2" = 1'}{0 \quad 8"}$



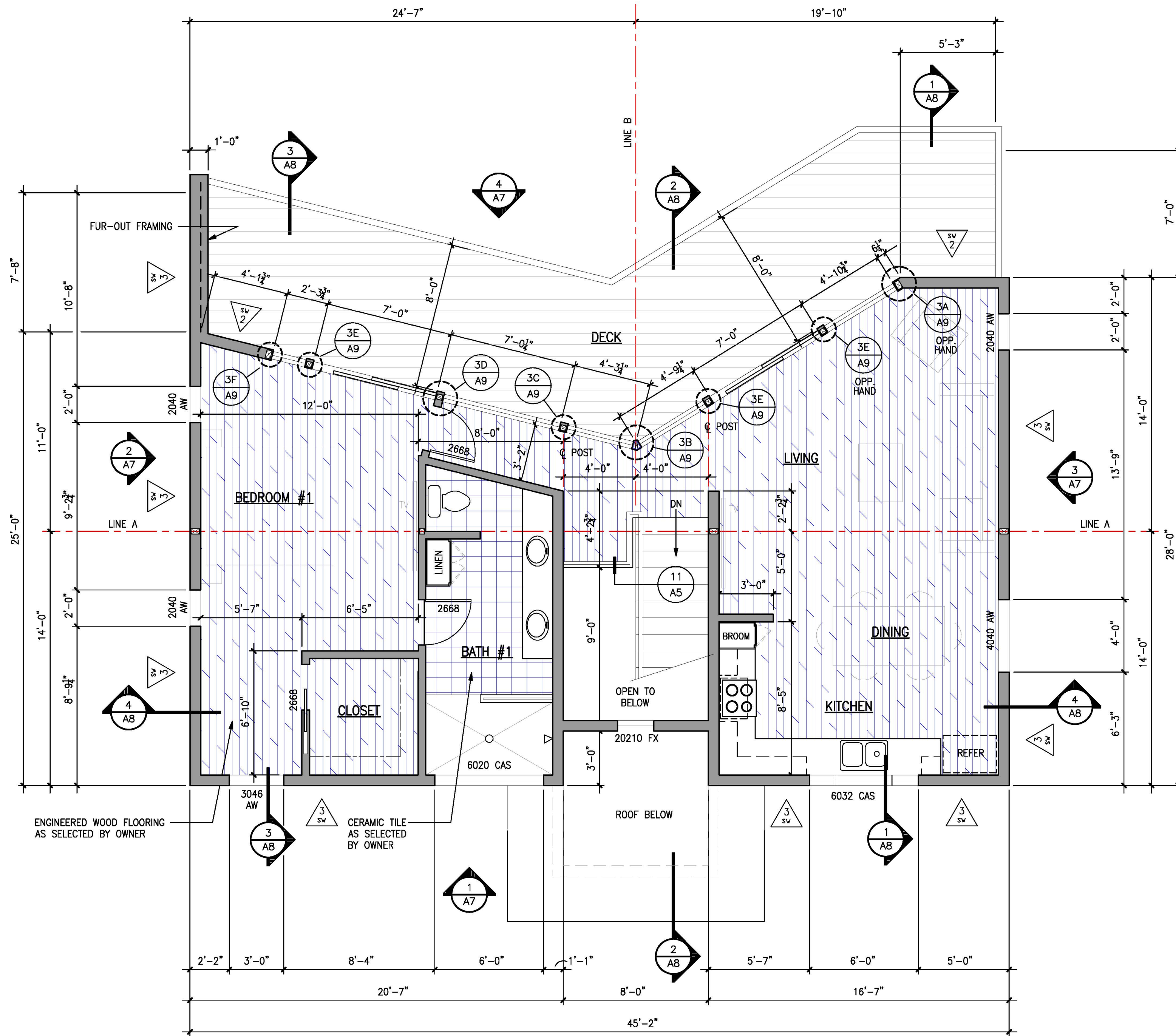
1 STAIR SECTION $\frac{1/4" = 1'}{0 \quad 4'-0"}$



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



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



9 UPPER FLOOR PLAN

DANIELS RESIDENCE

495 SEA COURT
SHELTER COVE, CALIFORNIA

APN 111-121-037



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
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			

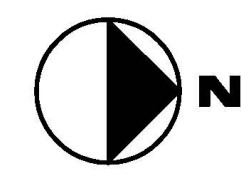
NOT PUBLISHED; ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS, AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, DISCLOSED OR DISTRIBUTED TO OTHERS, SOLD, PUBLISHED, OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO THE ARCHITECT. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DRAWING DESCRIPTION

UPPER FLOOR
PLAN & DETAILS

DRAWING NUMBER

A5



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

DANIELS
RESIDENCE

495 SEA COURT
SHELTER COVE, CALIFORNIA

APN 111-121-037



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
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

NOT PUBLISHED; ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS, AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, DISCLOSED OR DISTRIBUTED TO OTHERS, SOLD, PUBLISHED, OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO THE ARCHITECT. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

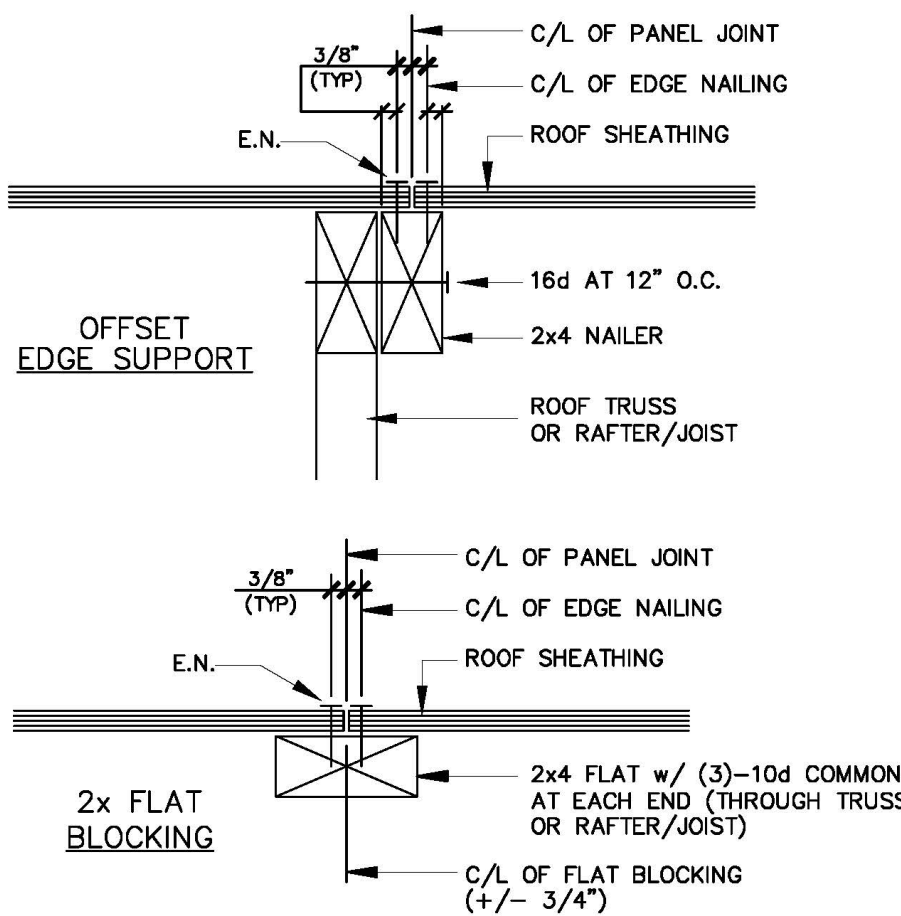
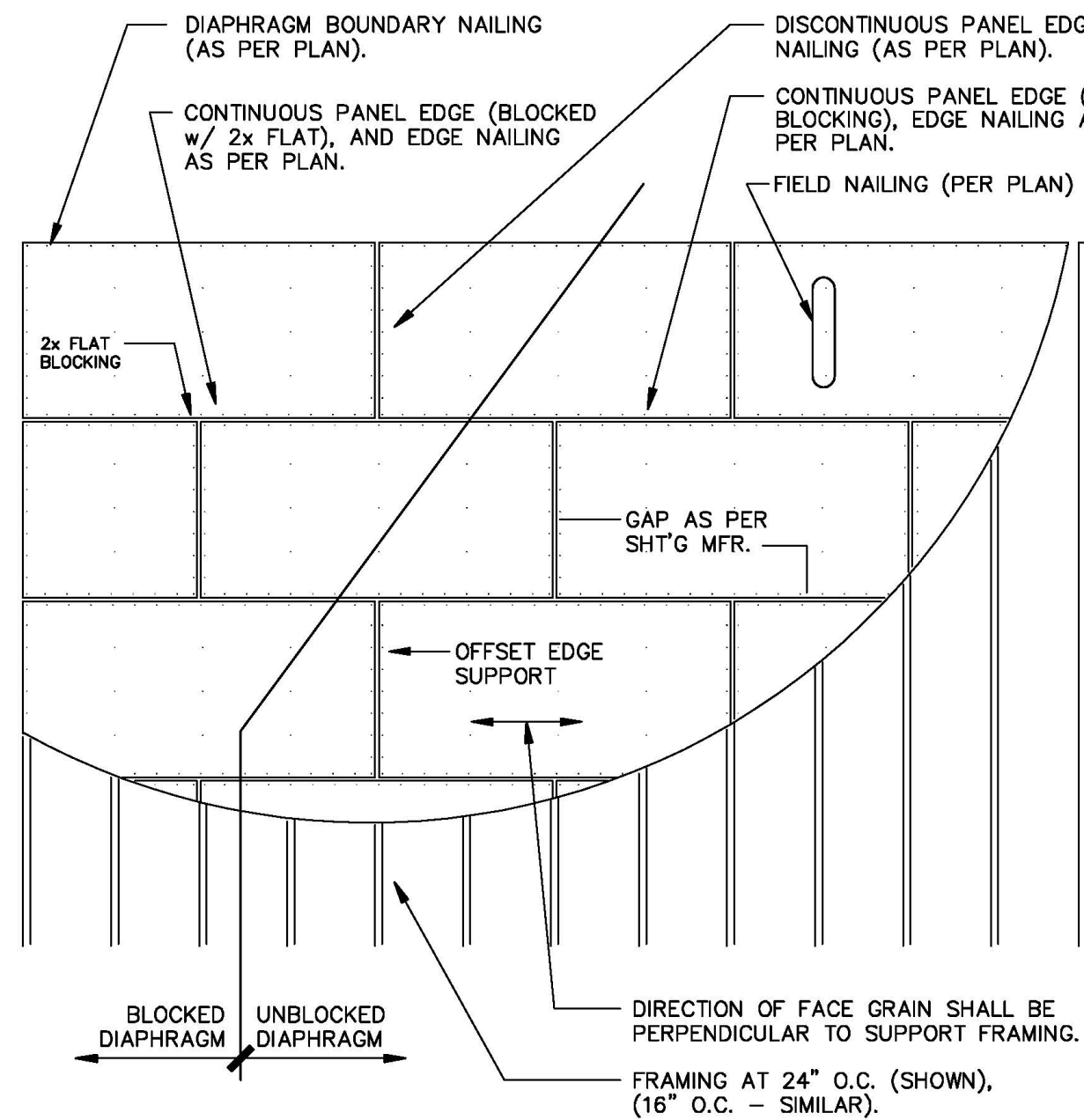
DRAWING DESCRIPTION

ROOF FRAMING
PLAN & DETAILS

DRAWING NUMBER

A6

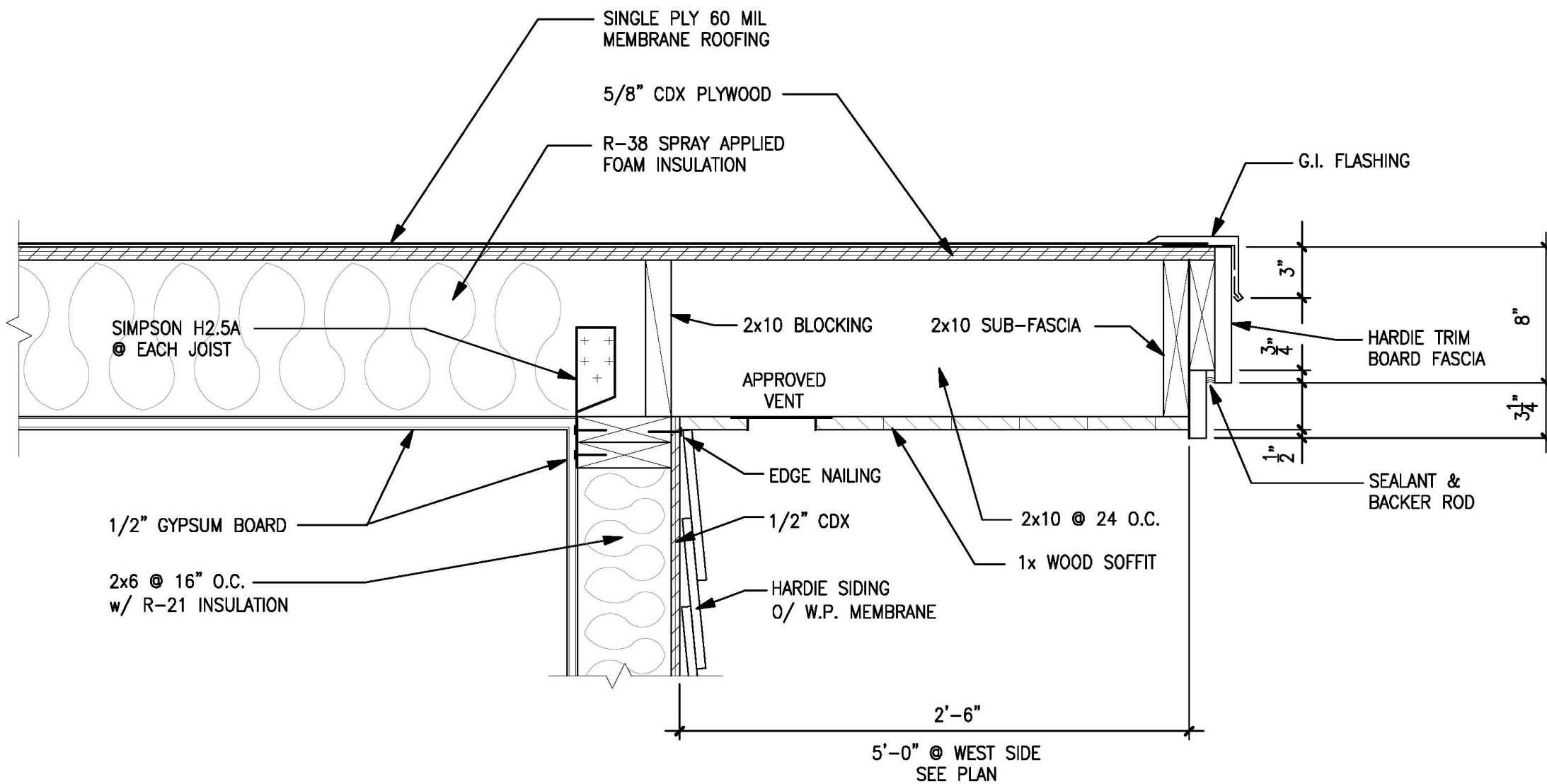
10 SHEATHING LAYOUT



SHEATHING NOTES:

1. STAGGER JOINTS AS SHOWN.
2. MINIMUM SIZE OF PANEL SHALL BE 24" x 24".
3. NAILS SHALL BE DRIVEN TIGHT, BUT MAY NOT FRACTURE SURFACE OF PLYWOOD.
4. TOLERANCE ON NAIL SPACING SHALL BE THE AVERAGE NAIL SPACING OVER ANY 4' LENGTH & SHALL BE AT LEAST THAT WHICH IS NOTED ON PLANS.

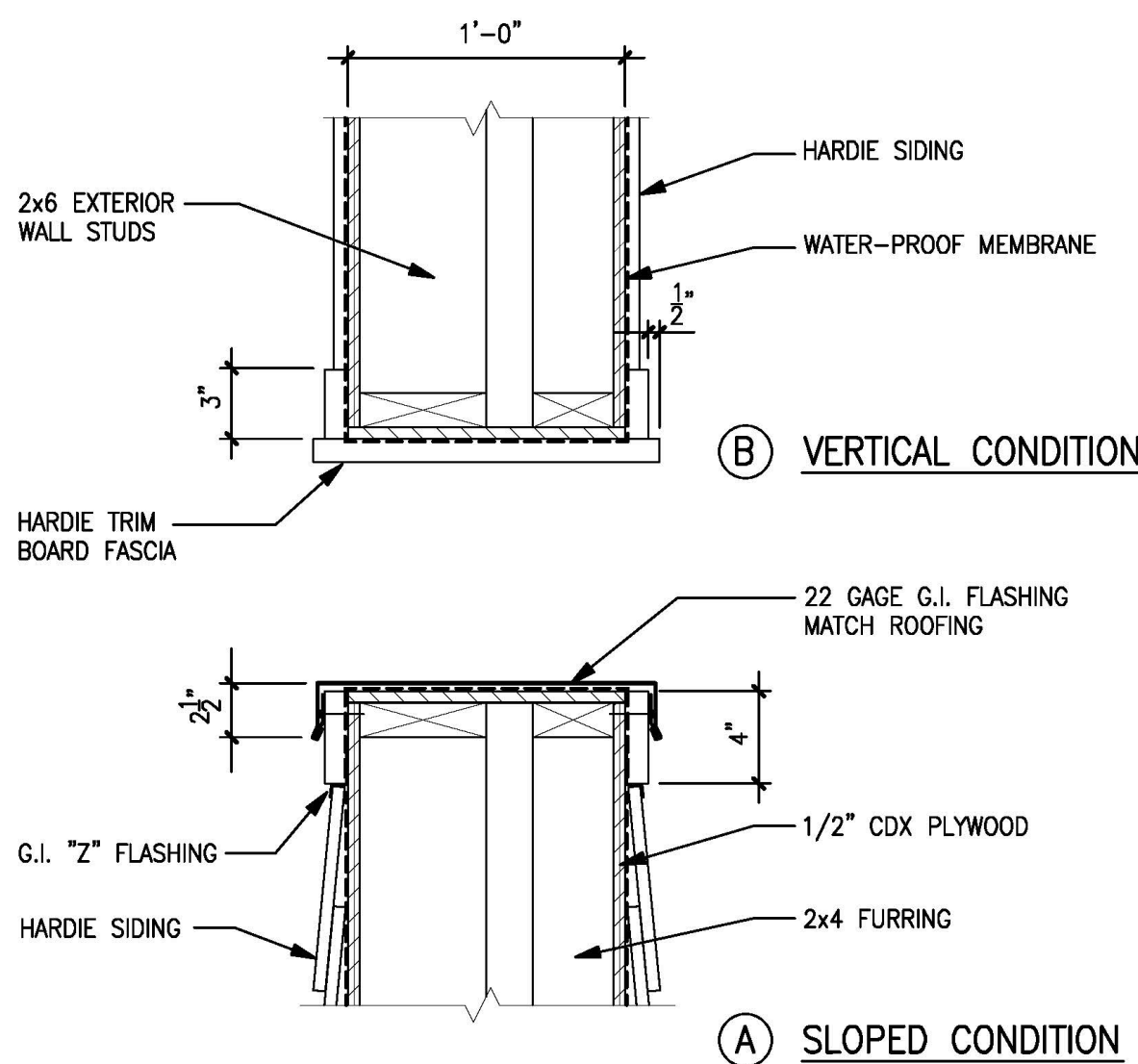
4 TYPICAL EAVE & ROOF ASSEMBLY



1 1/2" = 1'
0 8"

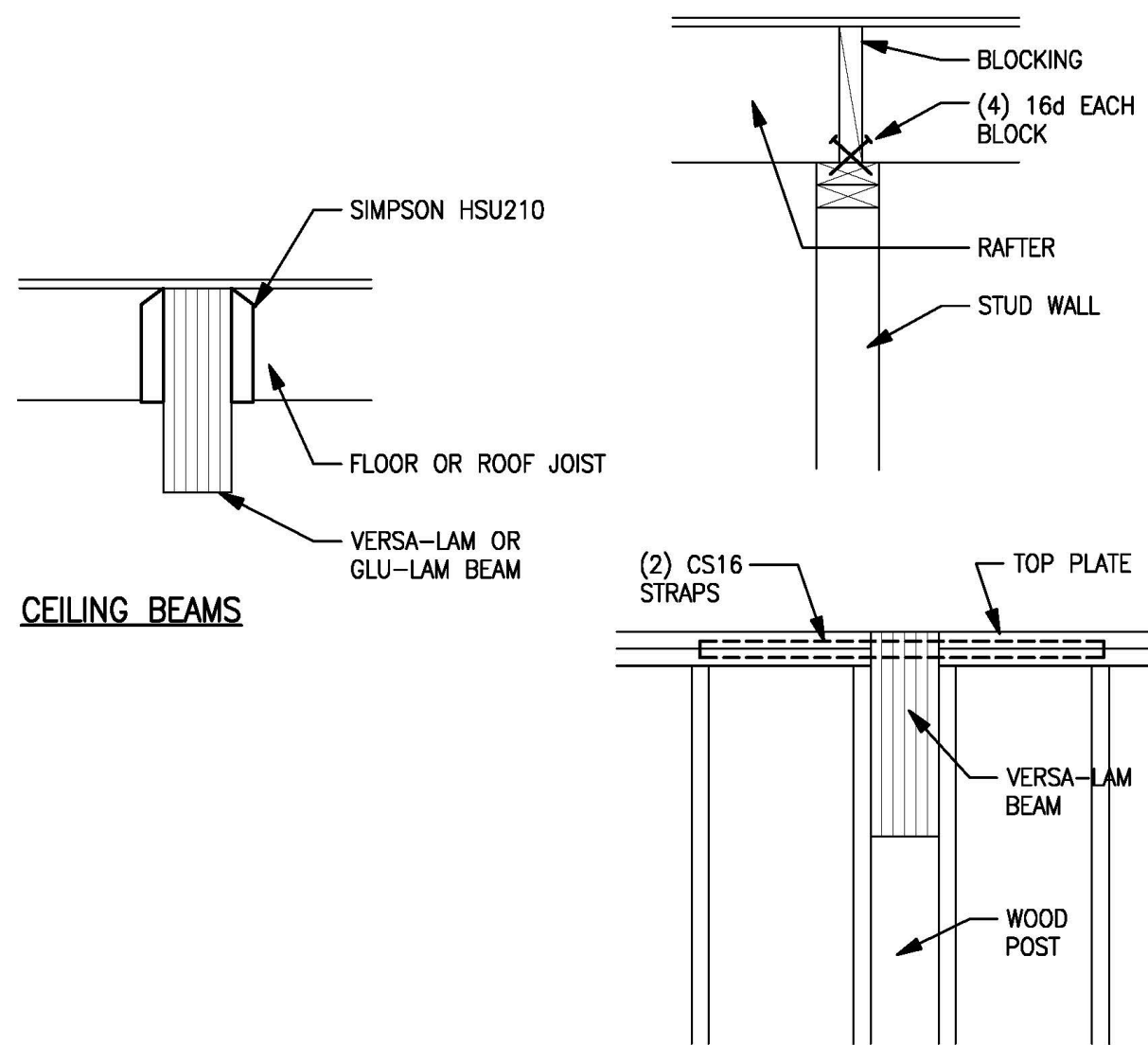
11 SCREEN WALL END CAP

1 1/2" = 1'
0 8"

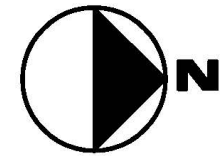
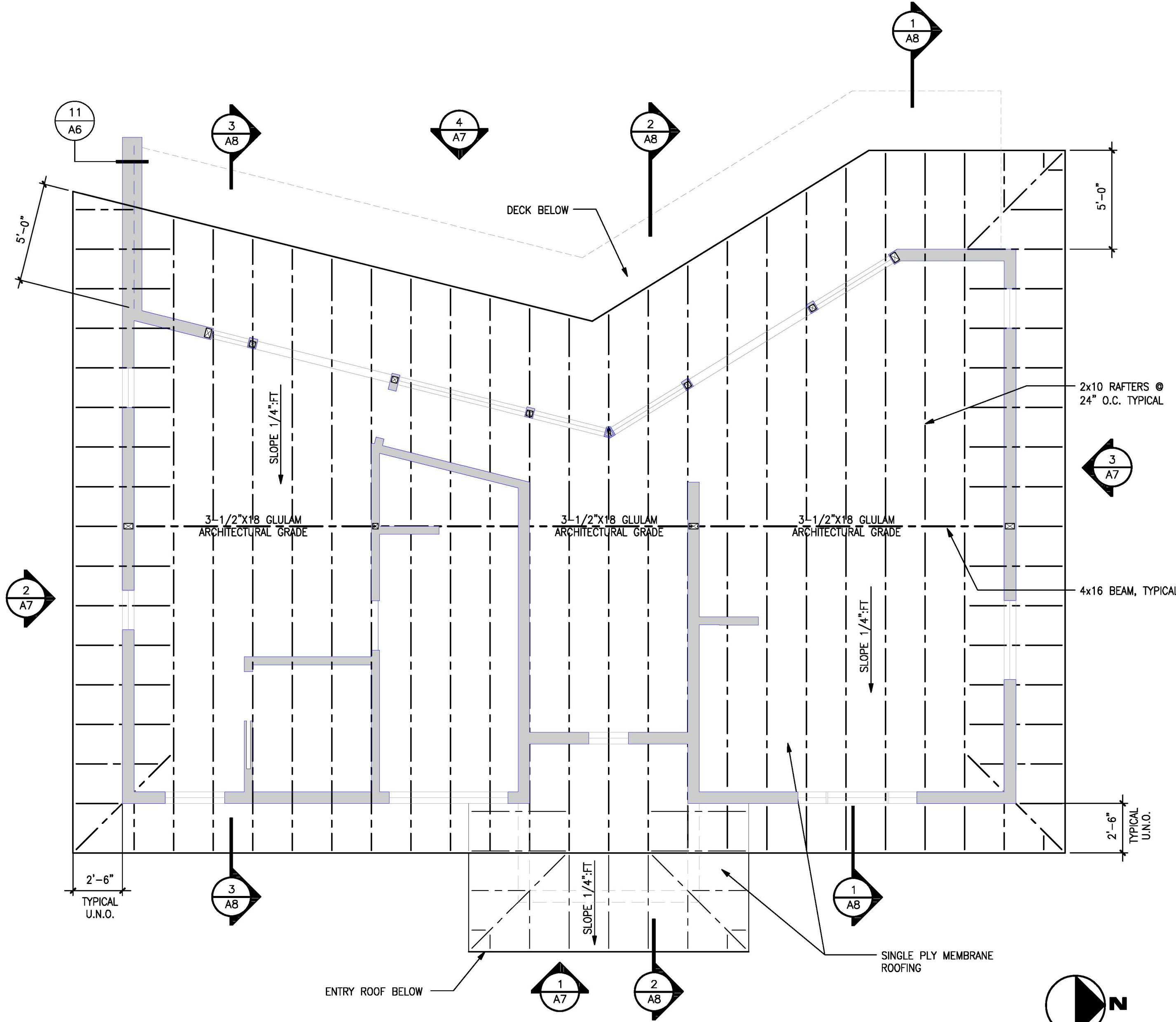


8 TYPICAL FRAMING CONNECTIONS

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



6 ROOF PLAN



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

DANIELS
RESIDENCE

495 SEA COURT
SHELTER COVE, CALIFORNIA

APN 111-121-037



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
▲			
▲			
▲			
▲			
▲			
▲			
▲			
▲			
▲			

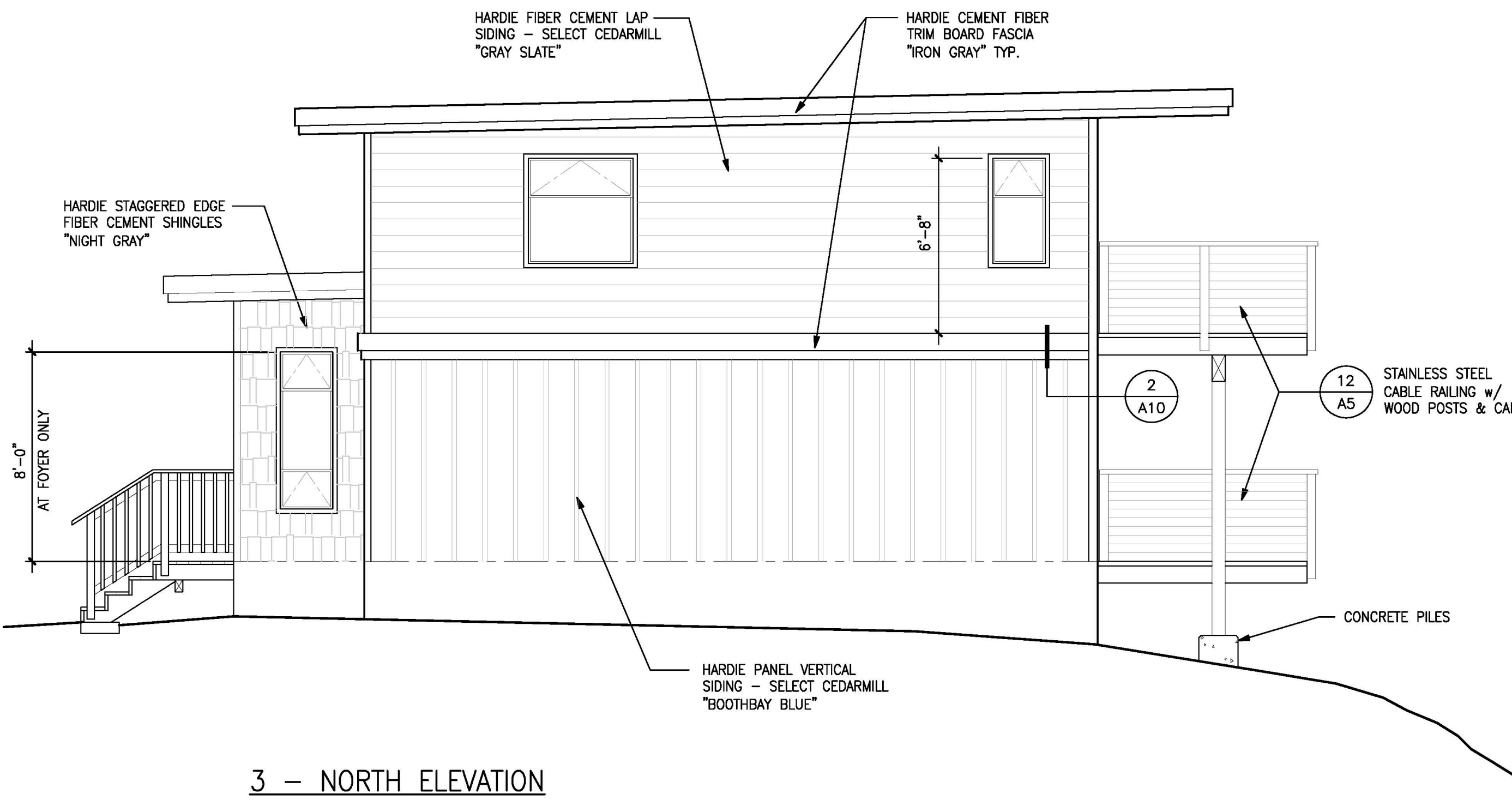
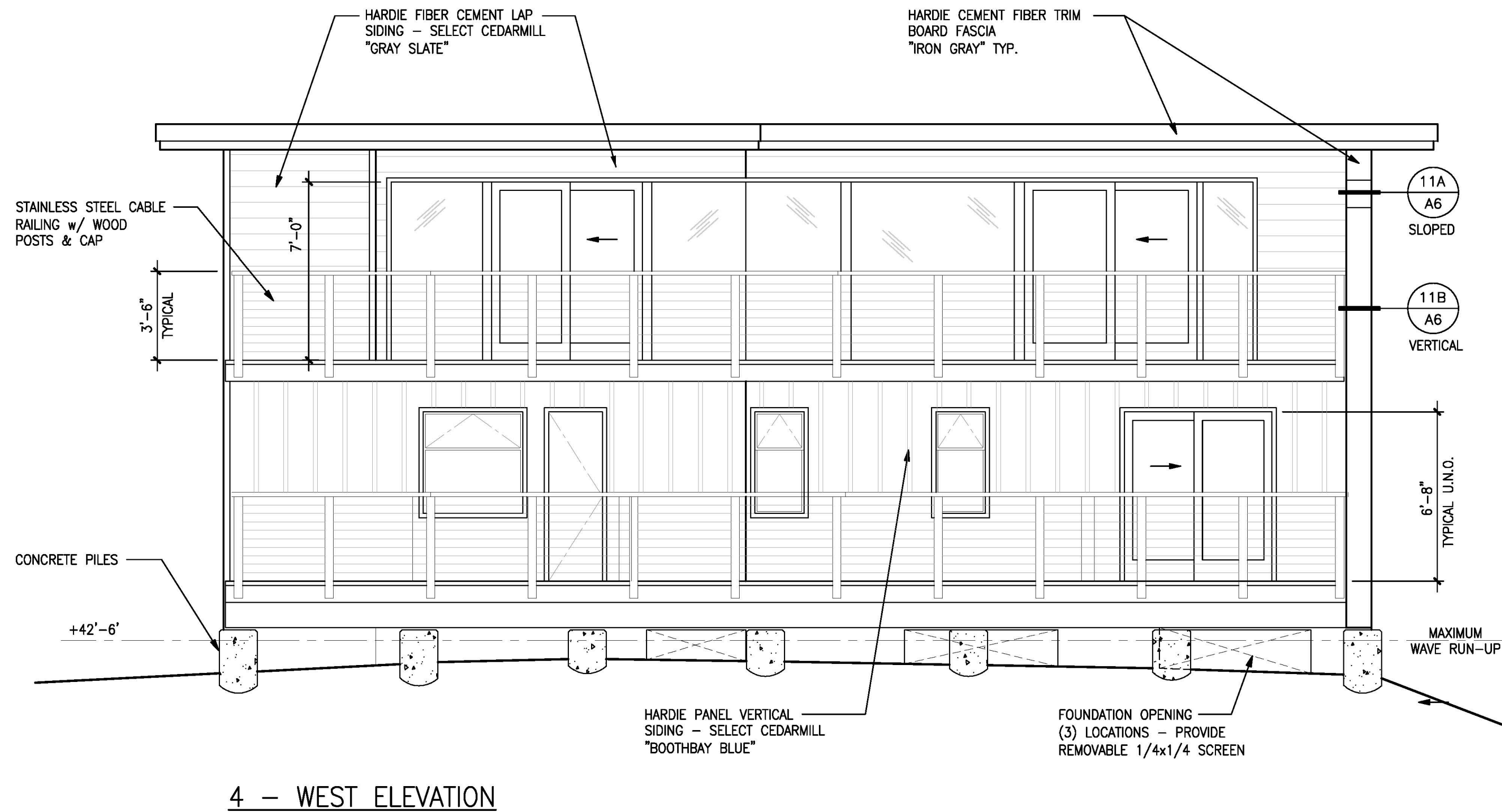
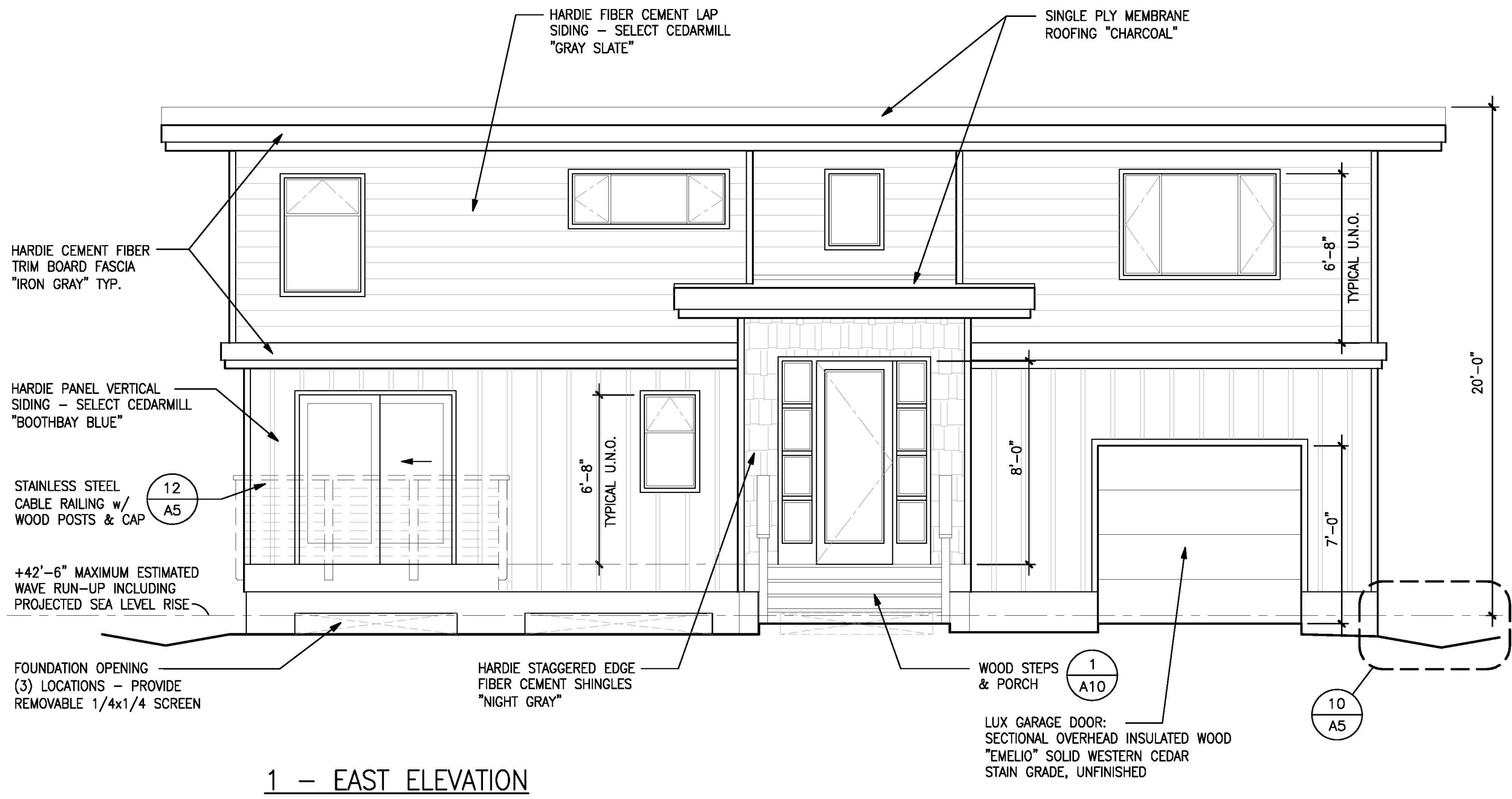
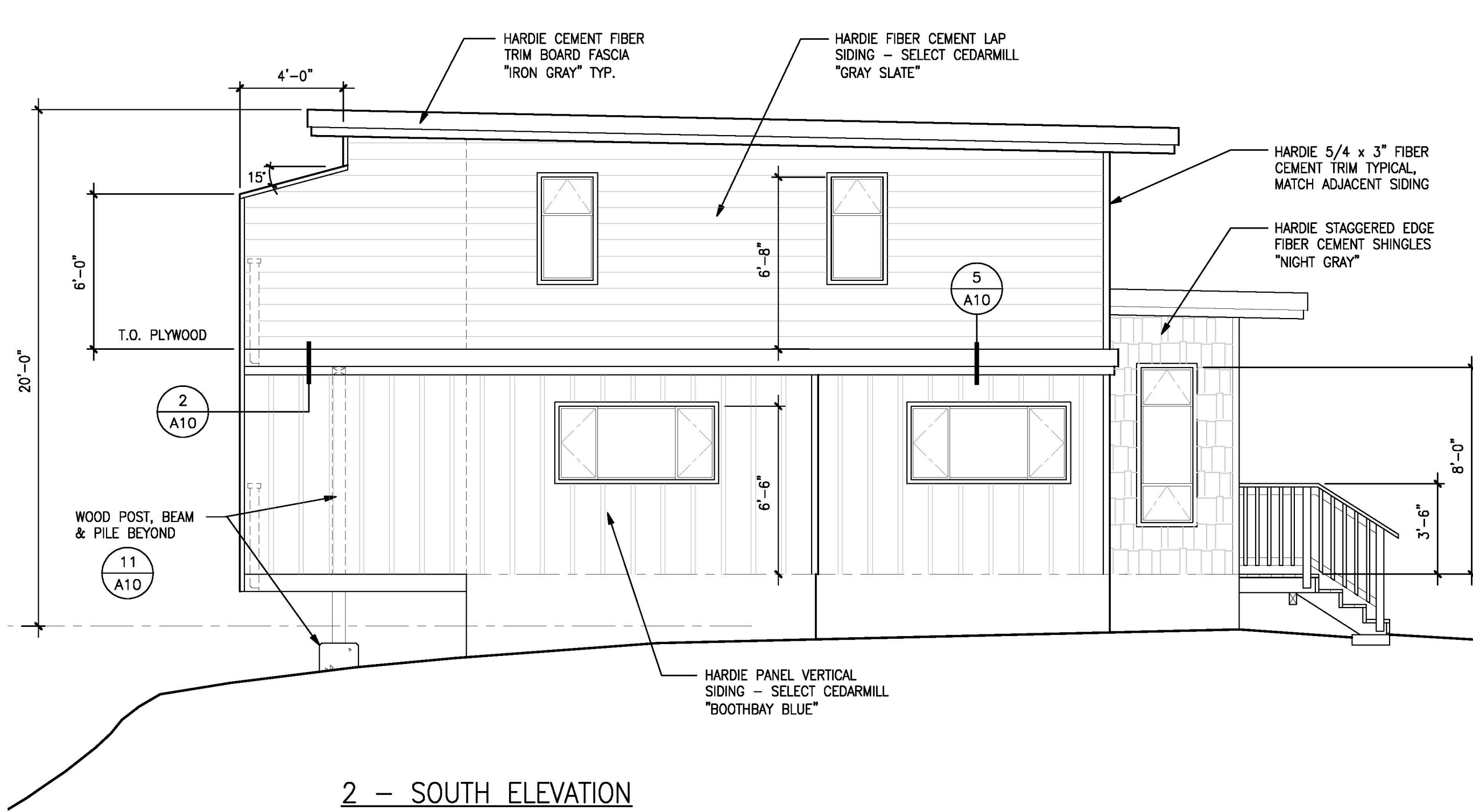
NOT PUBLISHED; ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS, AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, DISCLOSED OR DISTRIBUTED TO OTHERS, SOLD, PUBLISHED, OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO THE ARCHITECT. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DRAWING DESCRIPTION

EXTERIOR
ELEVATIONS

DRAWING NUMBER

A7



EXTERIOR ELEVATIONS

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

DANIELS
RESIDENCE

495 SEA COURT
SHELTER COVE, CALIFORNIA

APN 111-121-037



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
▲			
▲			
▲			
▲			
▲			
▲			
▲			
▲			
▲			

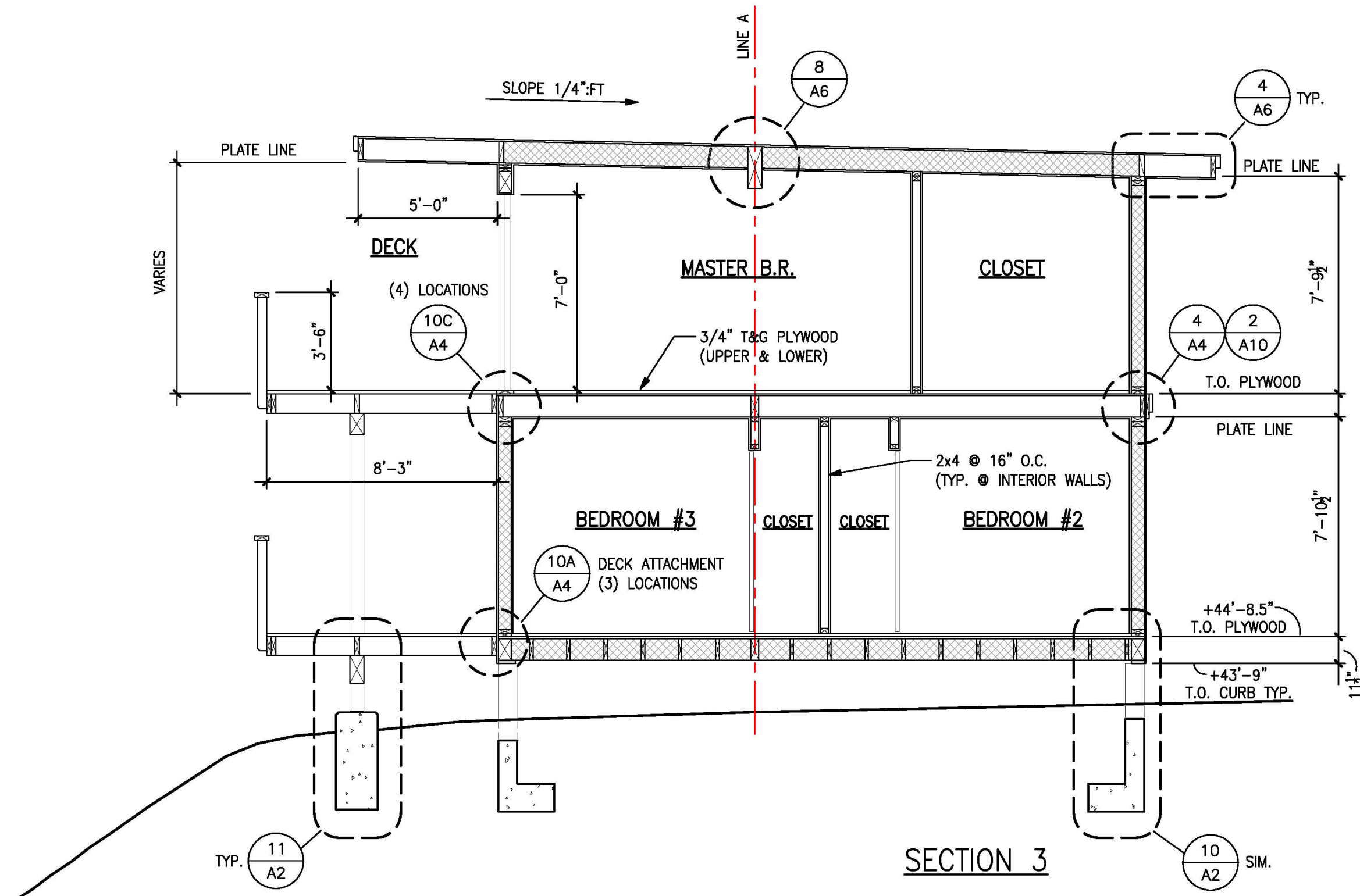
NOT PUBLISHED; ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS, AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, DISCLOSED OR DISTRIBUTED TO OTHERS, SOLD, PUBLISHED, OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO THE ARCHITECT. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DRAWING DESCRIPTION

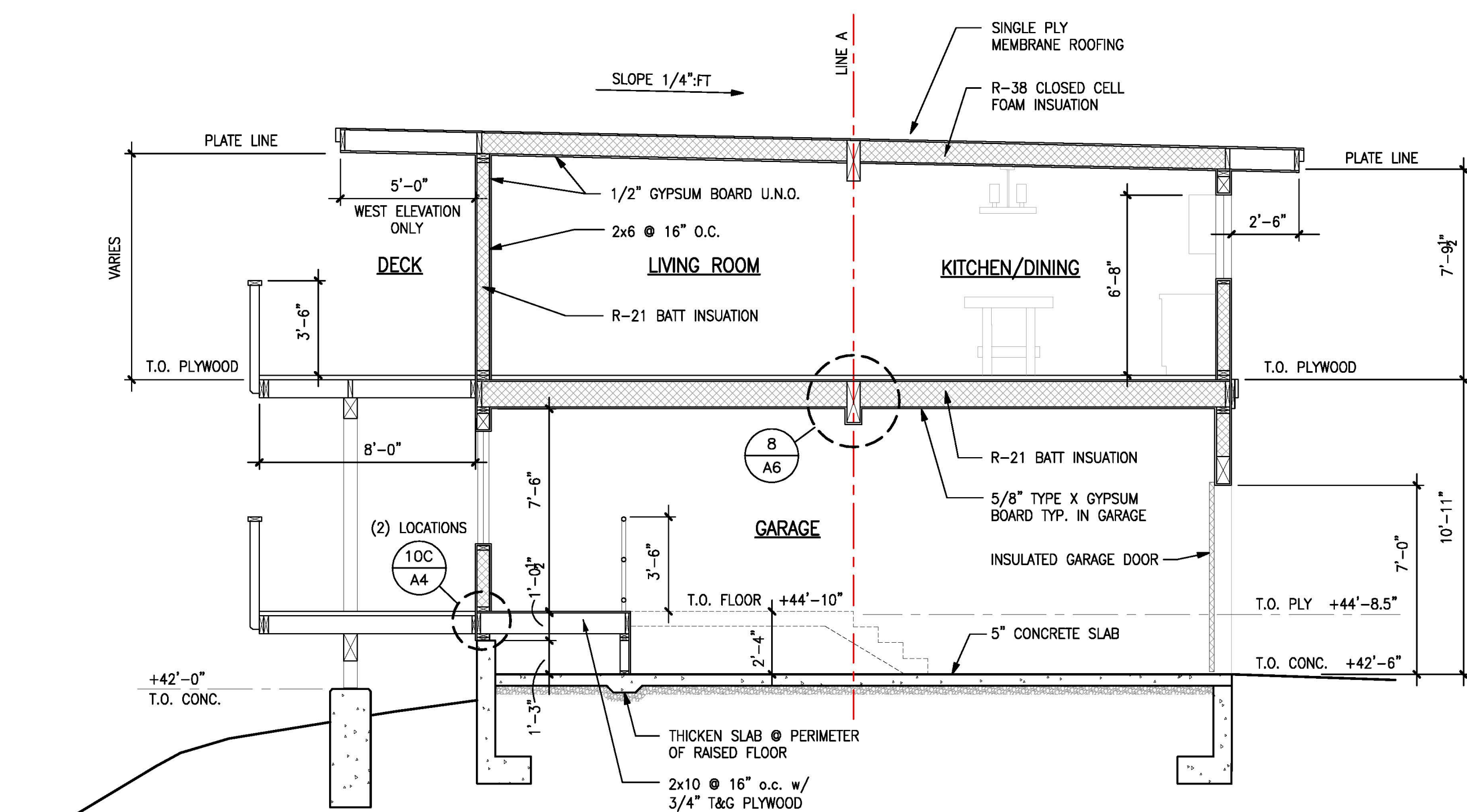
BUILDING SECTIONS

DRAWING NUMBER

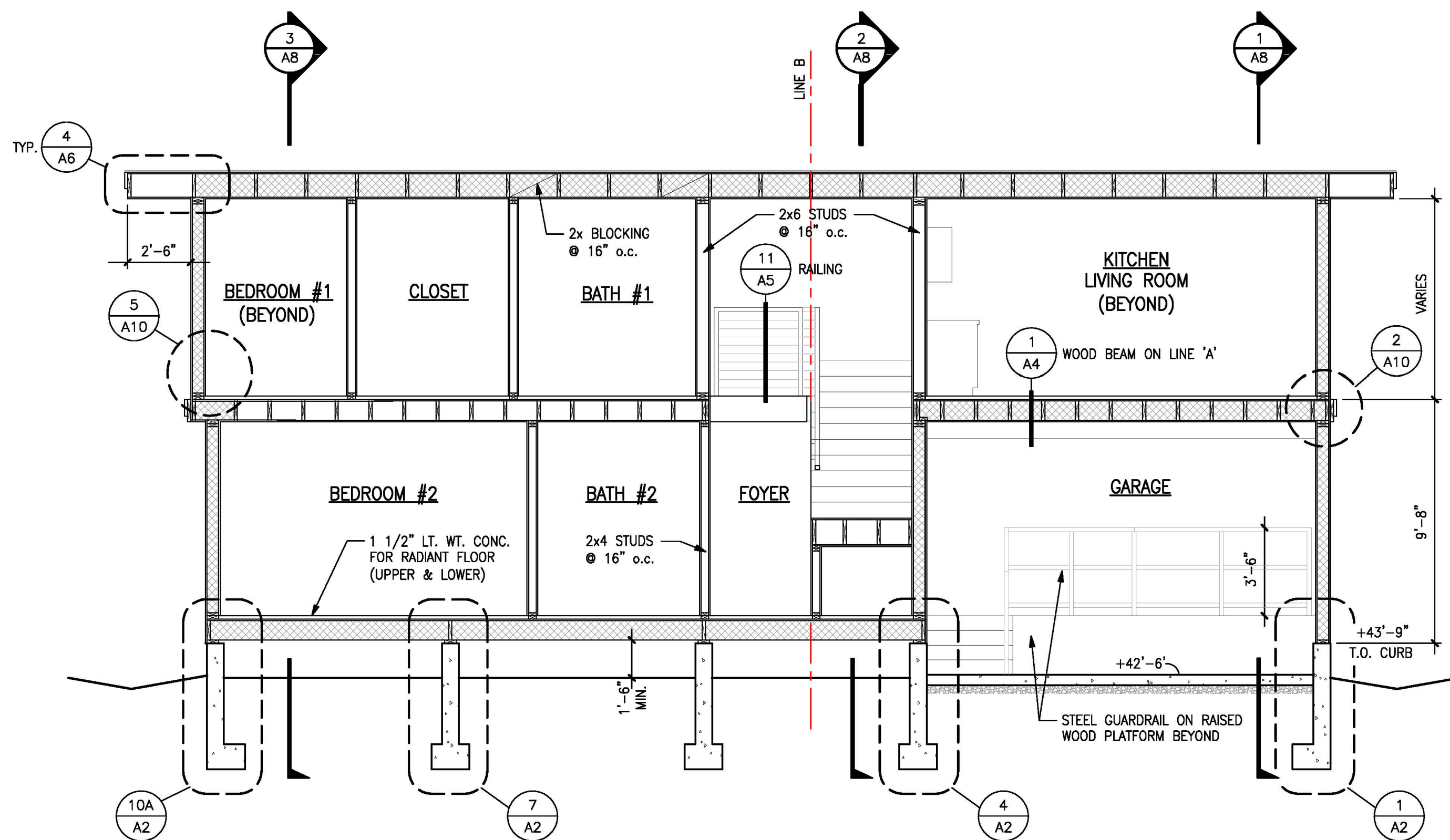
A8



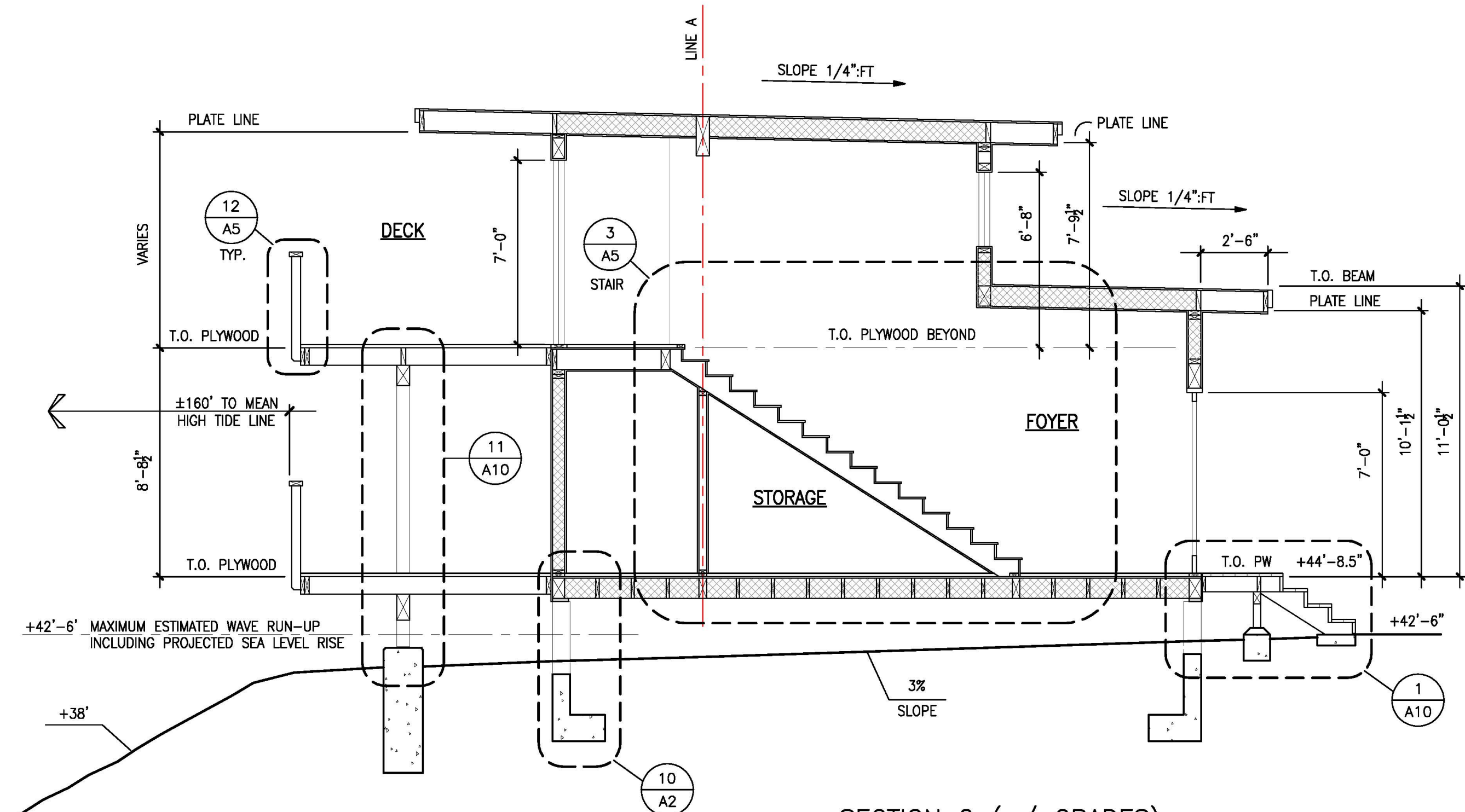
SECTION 3



SECTION 1



SECTION 4



SECTION 2 (w/ GRADES)

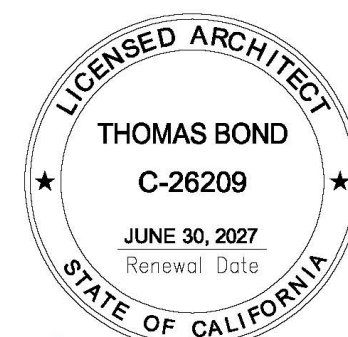
BUILDING SECTIONS

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

DANIELS
RESIDENCE

495 SEA COURT
SHELTER COVE, CALIFORNIA

APN 111-121-037



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
▲			
▲			
▲			
▲			
▲			
▲			
▲			
▲			

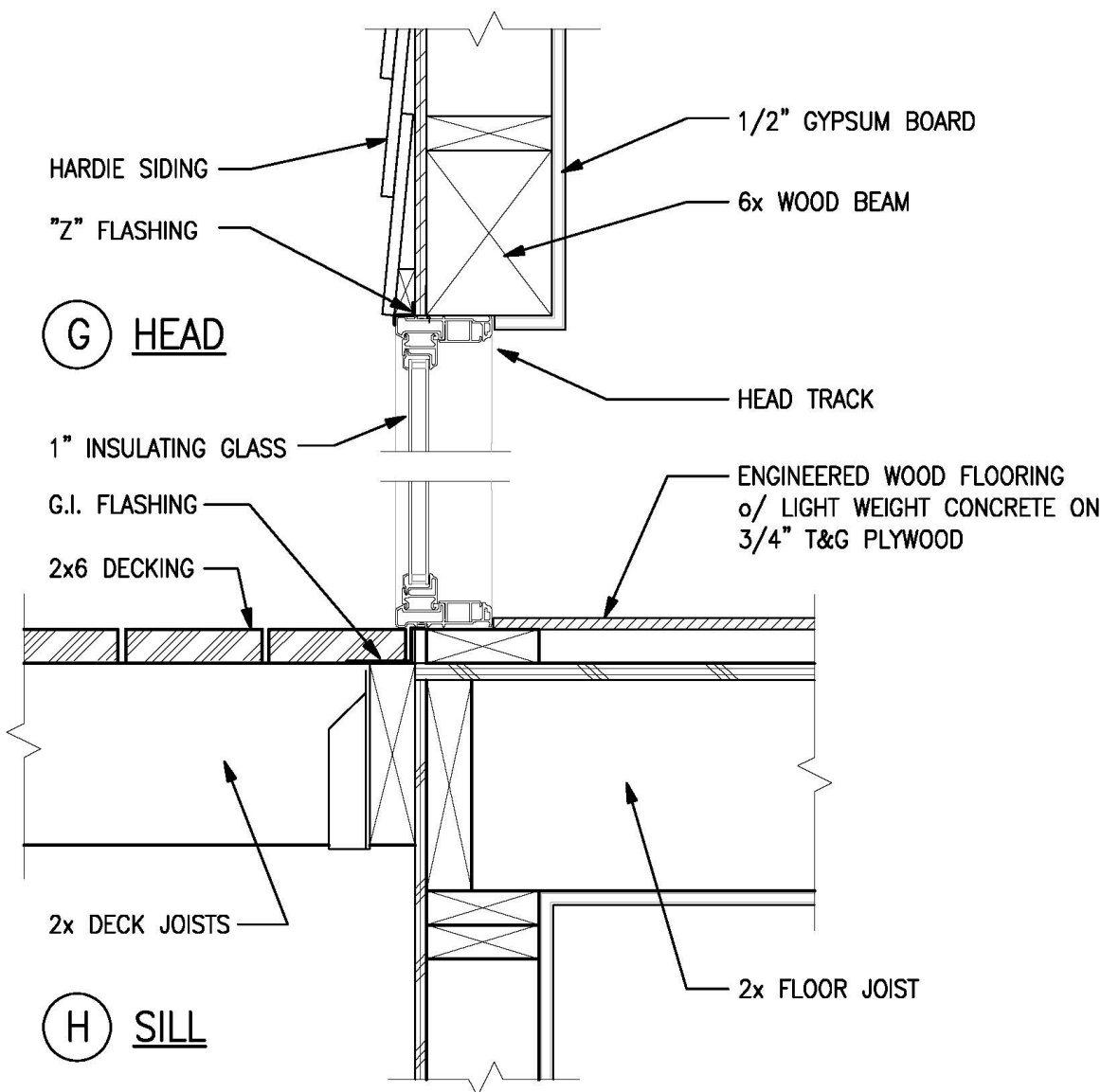
NOT PUBLISHED; ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS, AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, DISCLOSED OR DISTRIBUTED TO OTHERS, SOLD, PUBLISHED, OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO THE ARCHITECT. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DRAWING DESCRIPTION

INTERIOR
ELEVATIONS

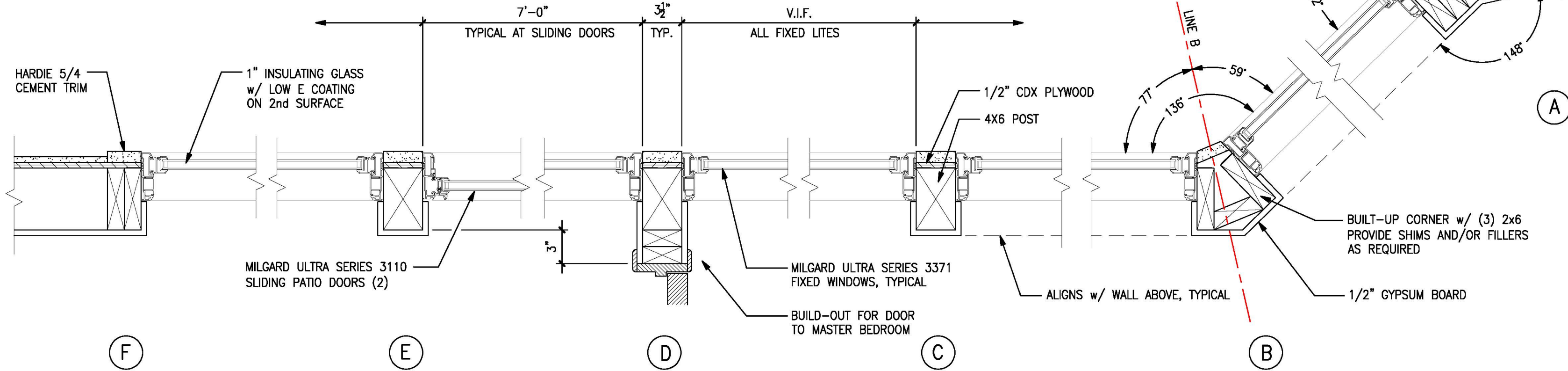
DRAWING NUMBER

A9



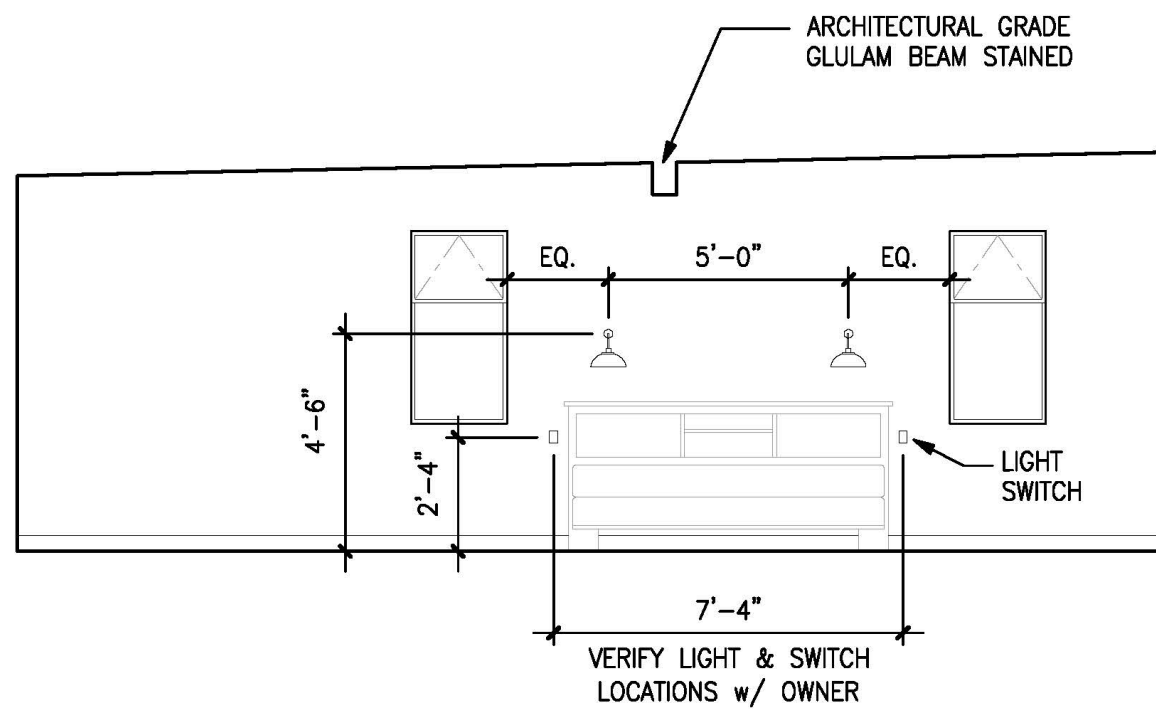
10 WINDOW WALL HEAD / SILL

1 1/2" = 1'
0 8"

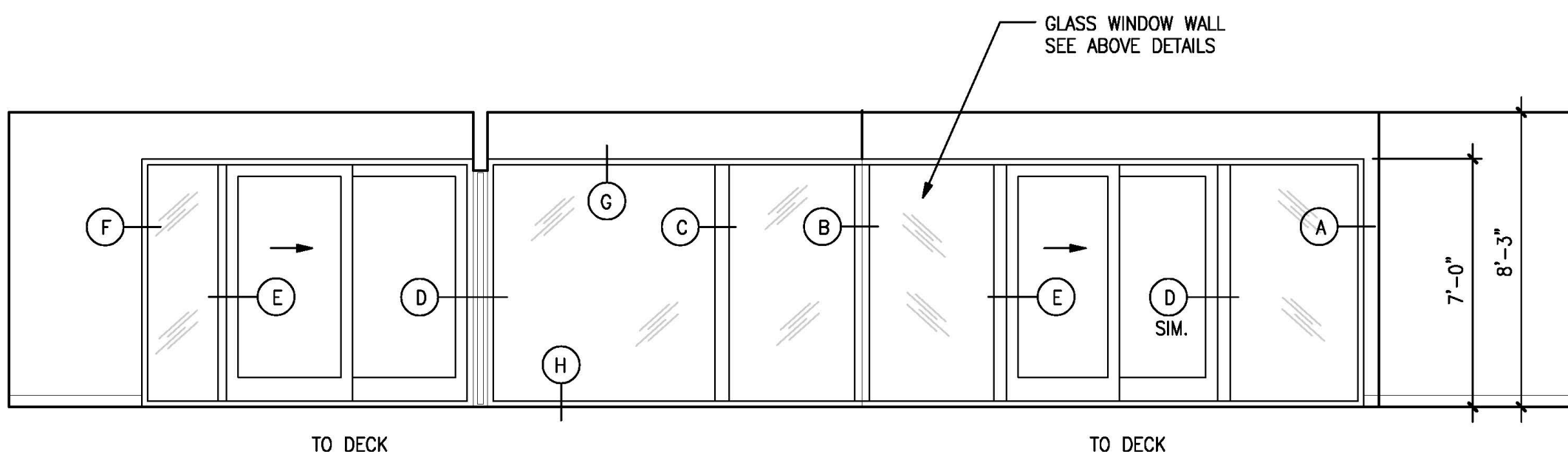


7 WINDOW WALL JAMB DETAILS

1 1/2" = 1'
0 8"

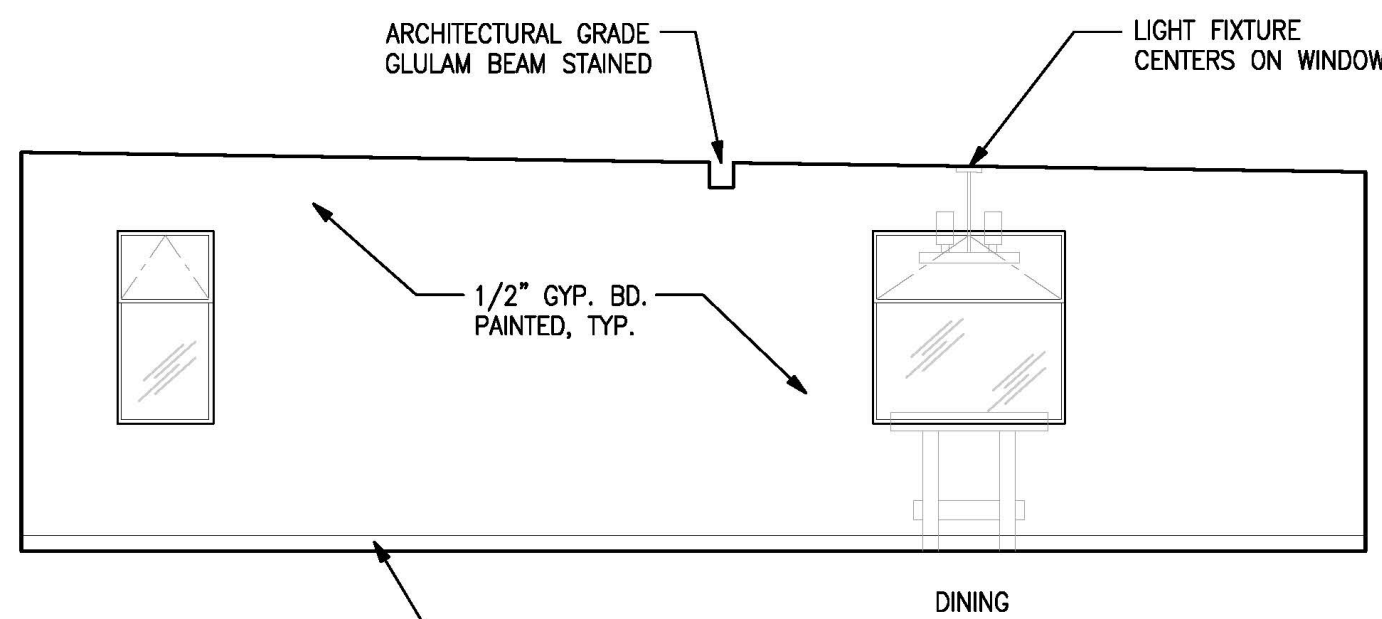


BEDROOM #1 - SOUTH

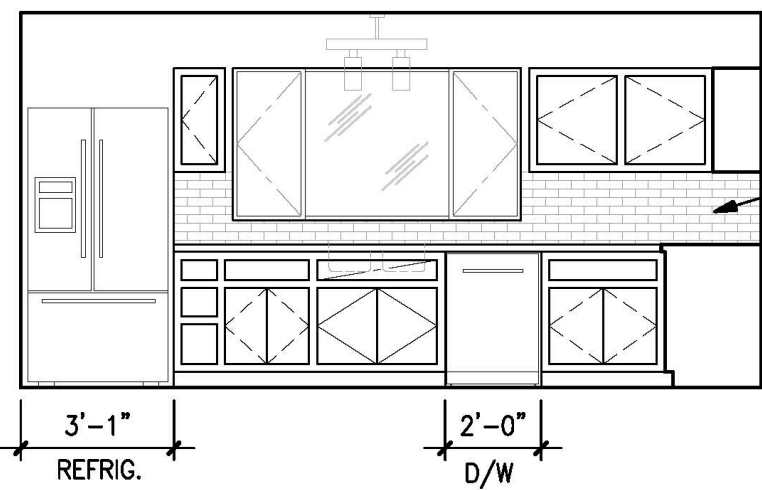


BEDROOM #1 - WEST

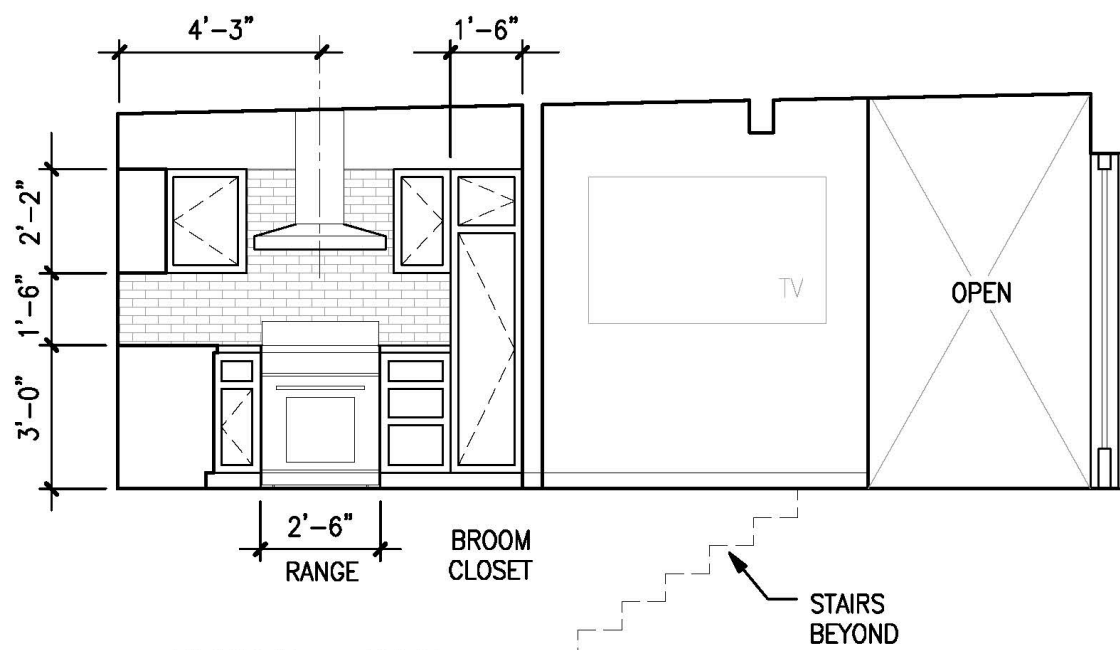
LIVING ROOM - WEST



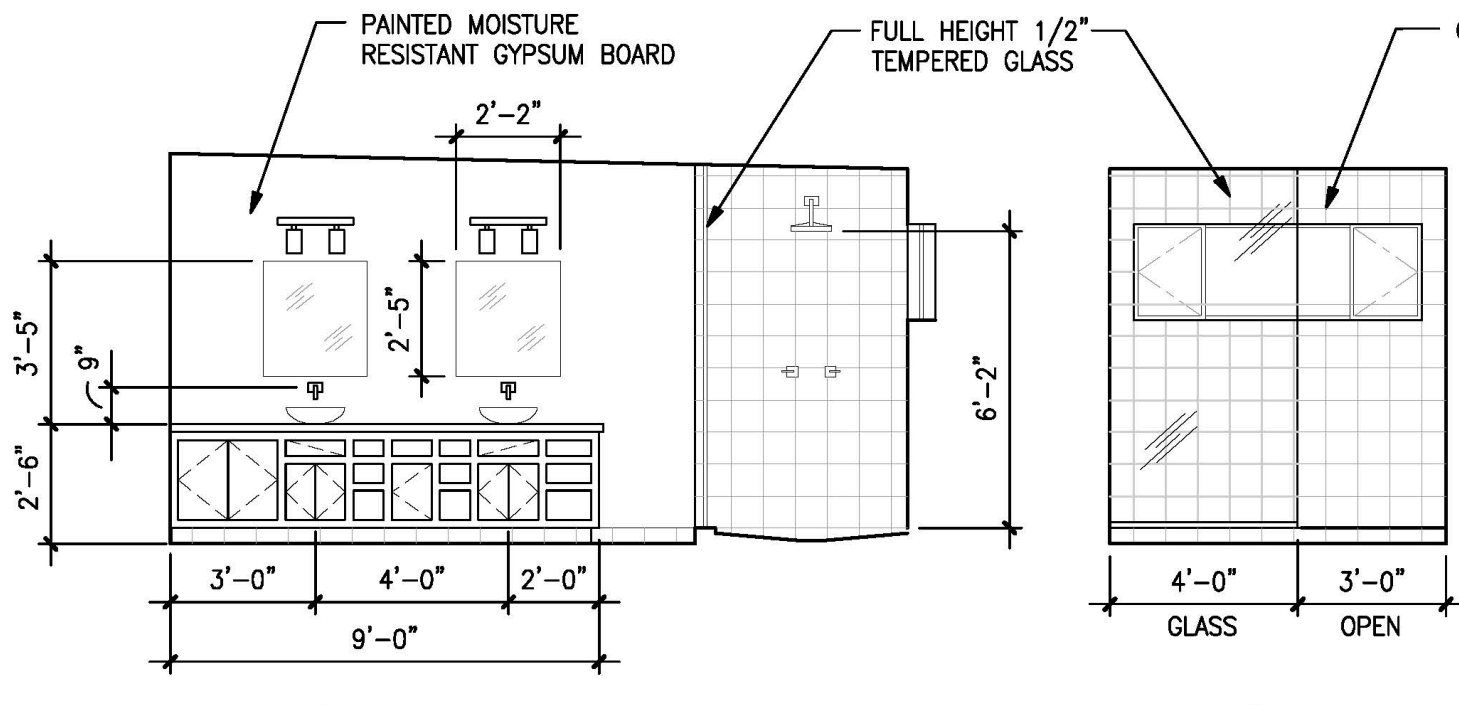
LIVING ROOM - NORTH



KITCHEN - EAST

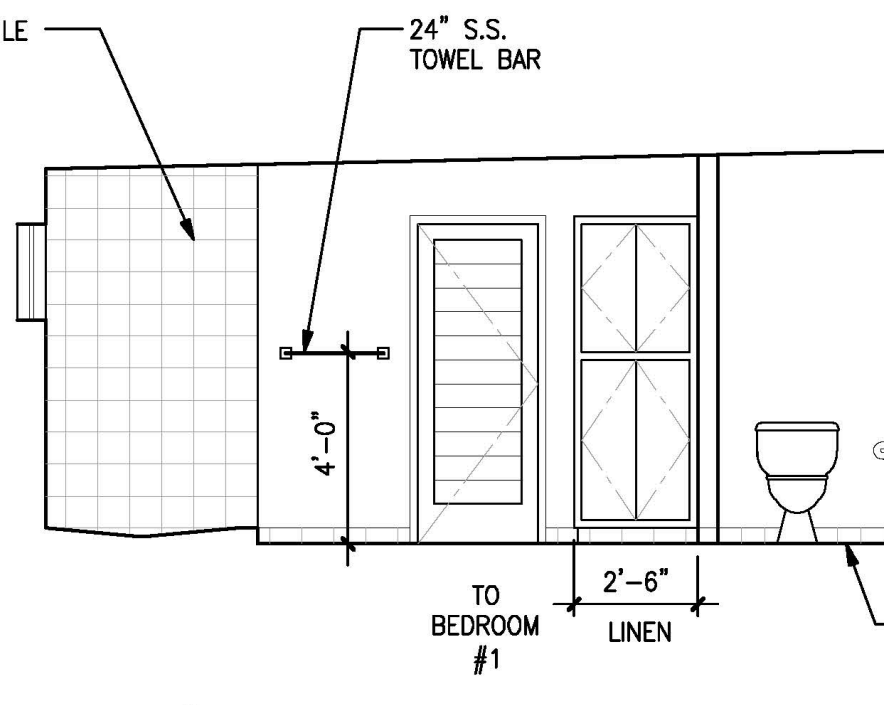


KITCHEN - SOUTH

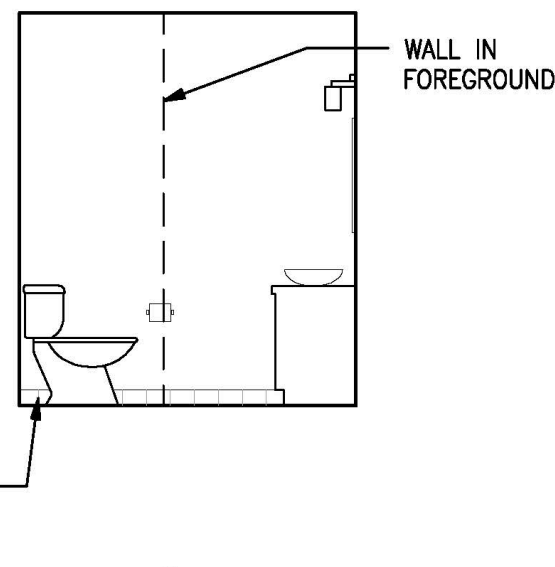


BATH #1 - NORTH

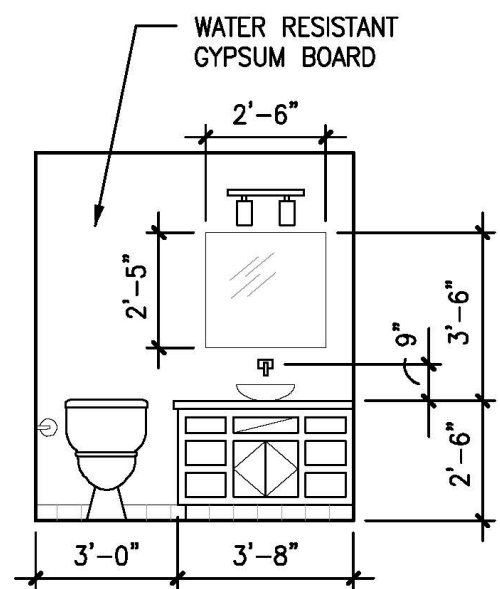
BATH #1 - EAST



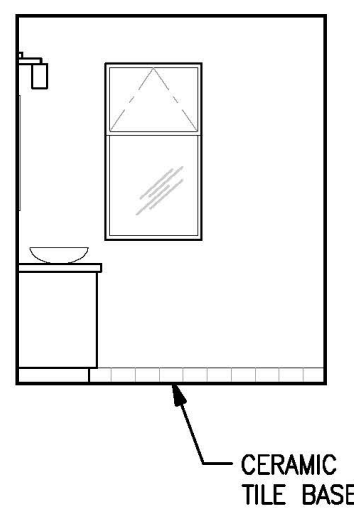
BATH #1 - SOUTH



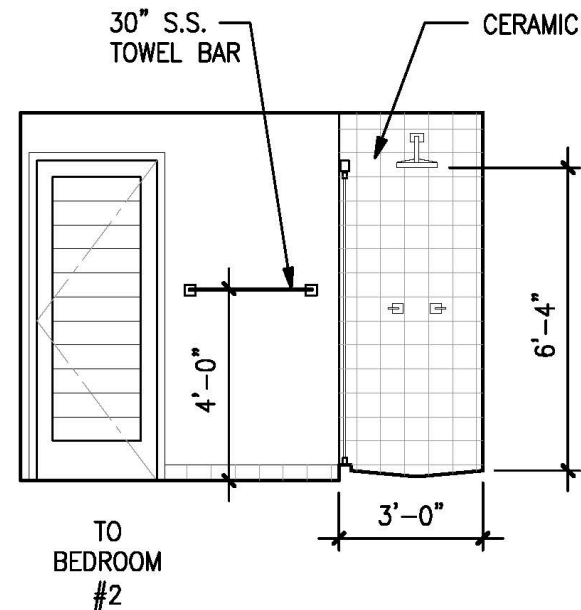
BATH #1 - WEST



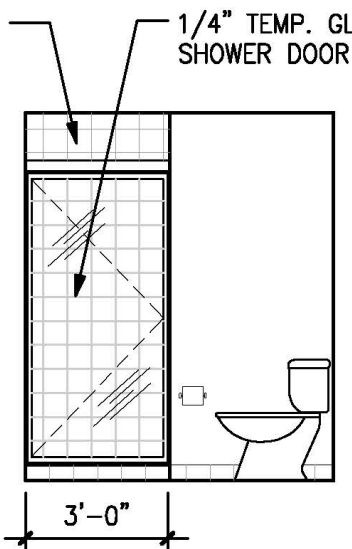
BATH #2 - NORTH



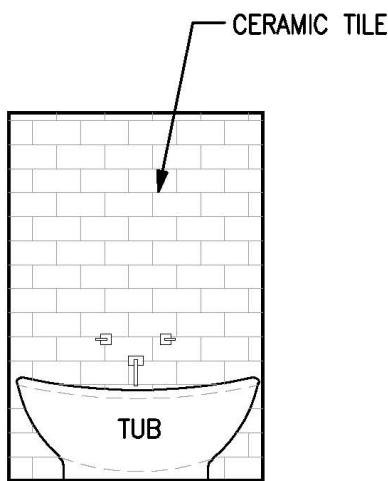
BATH #2 - EAST



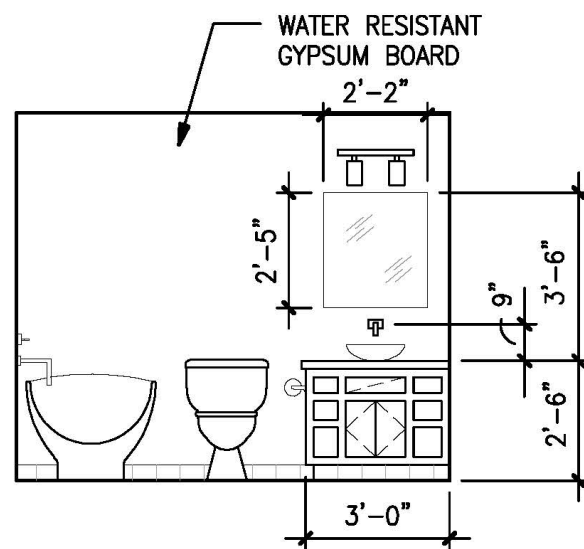
BATH #2 - SOUTH



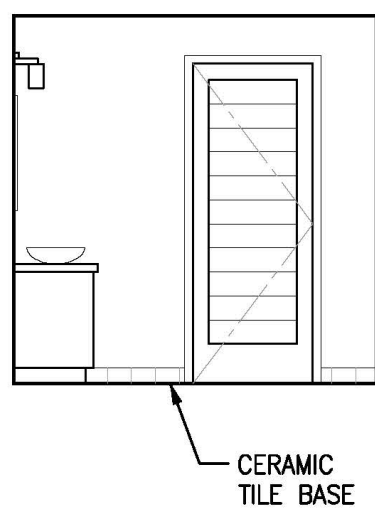
BATH #2 - WEST



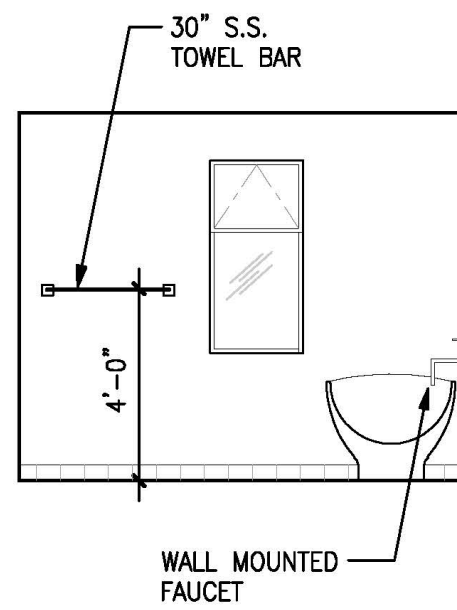
BATH #3 - NORTH



BATH #3 - EAST



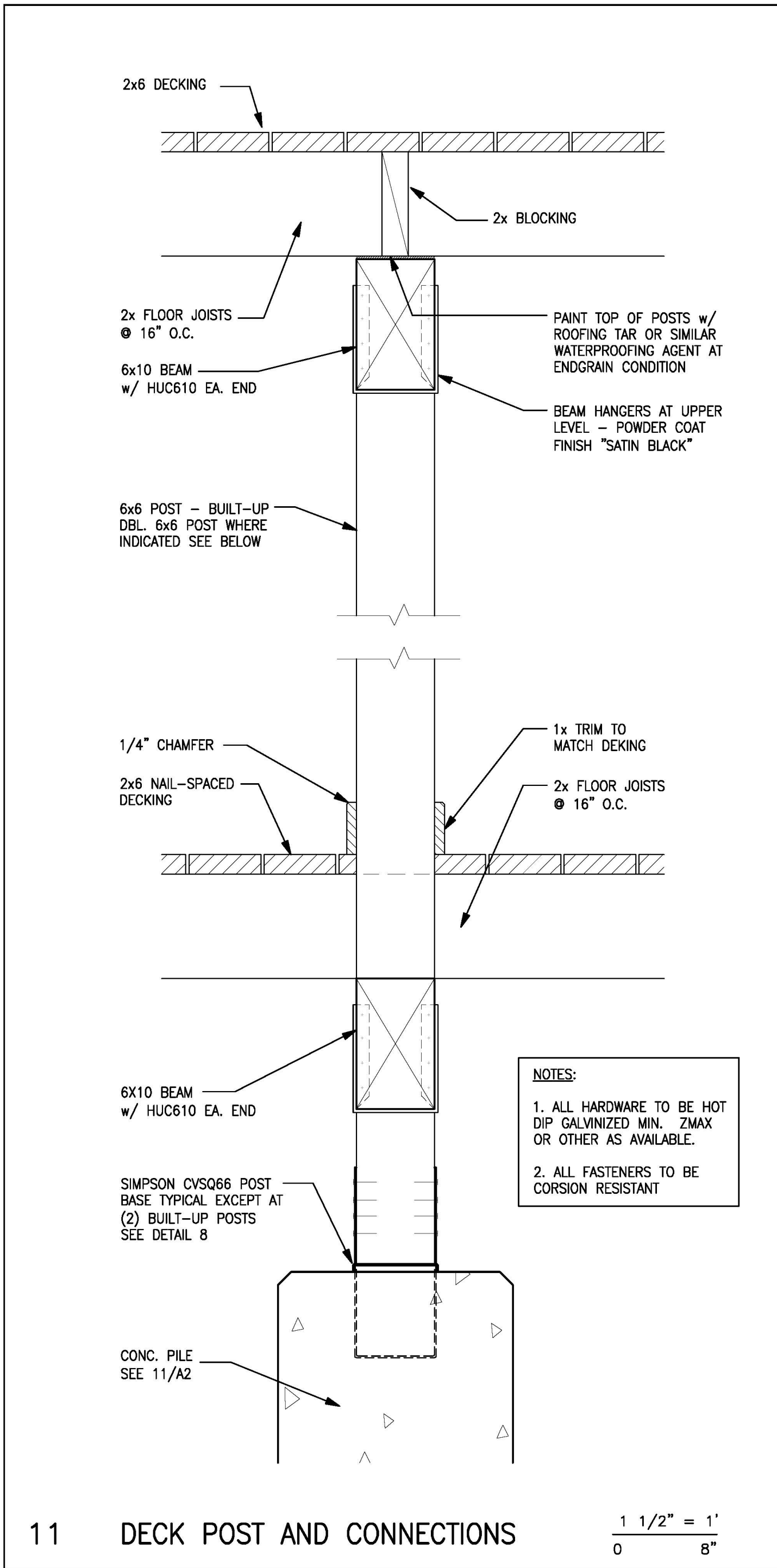
BATH #3 - SOUTH



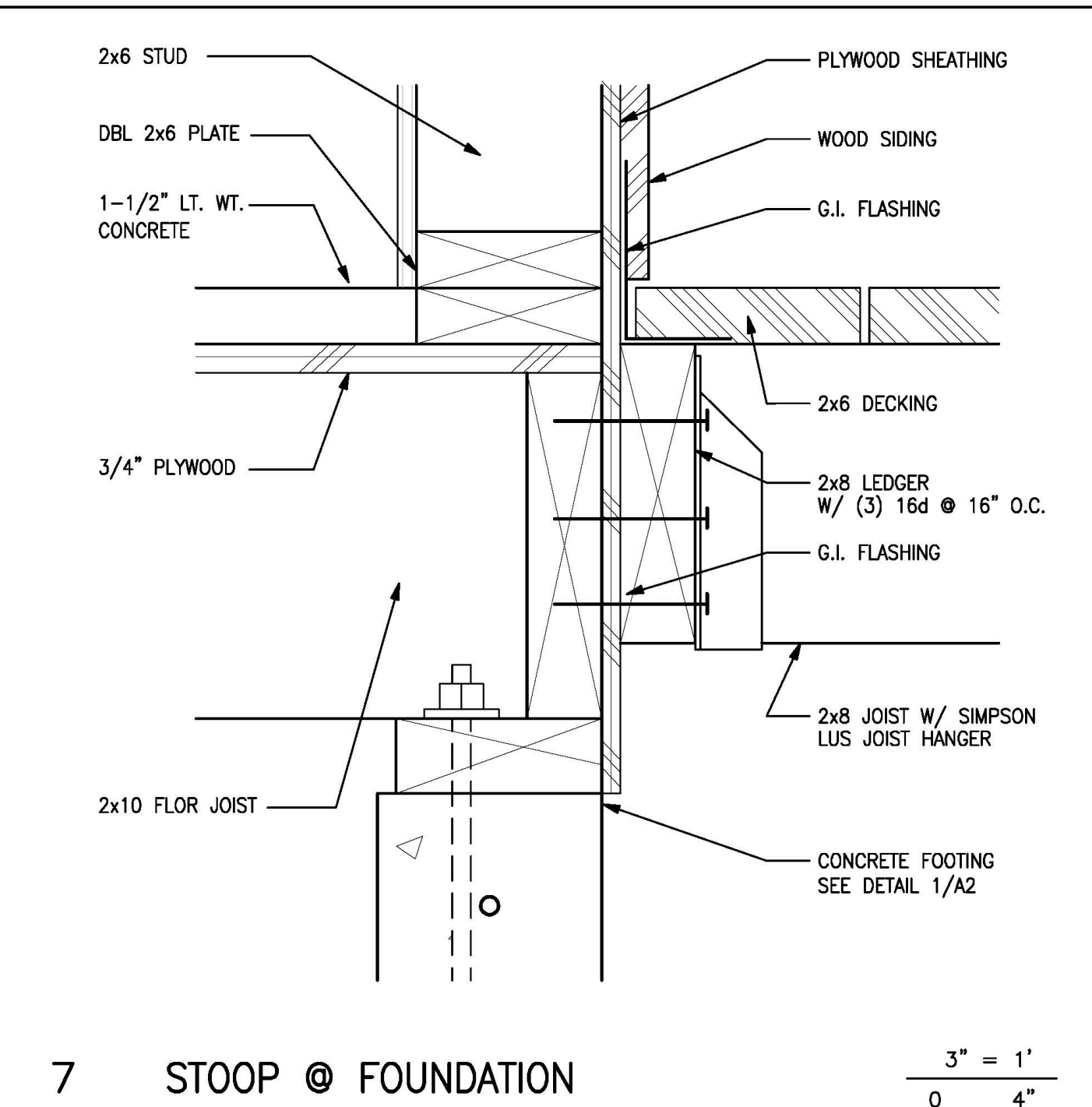
BATH #3 - WEST

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

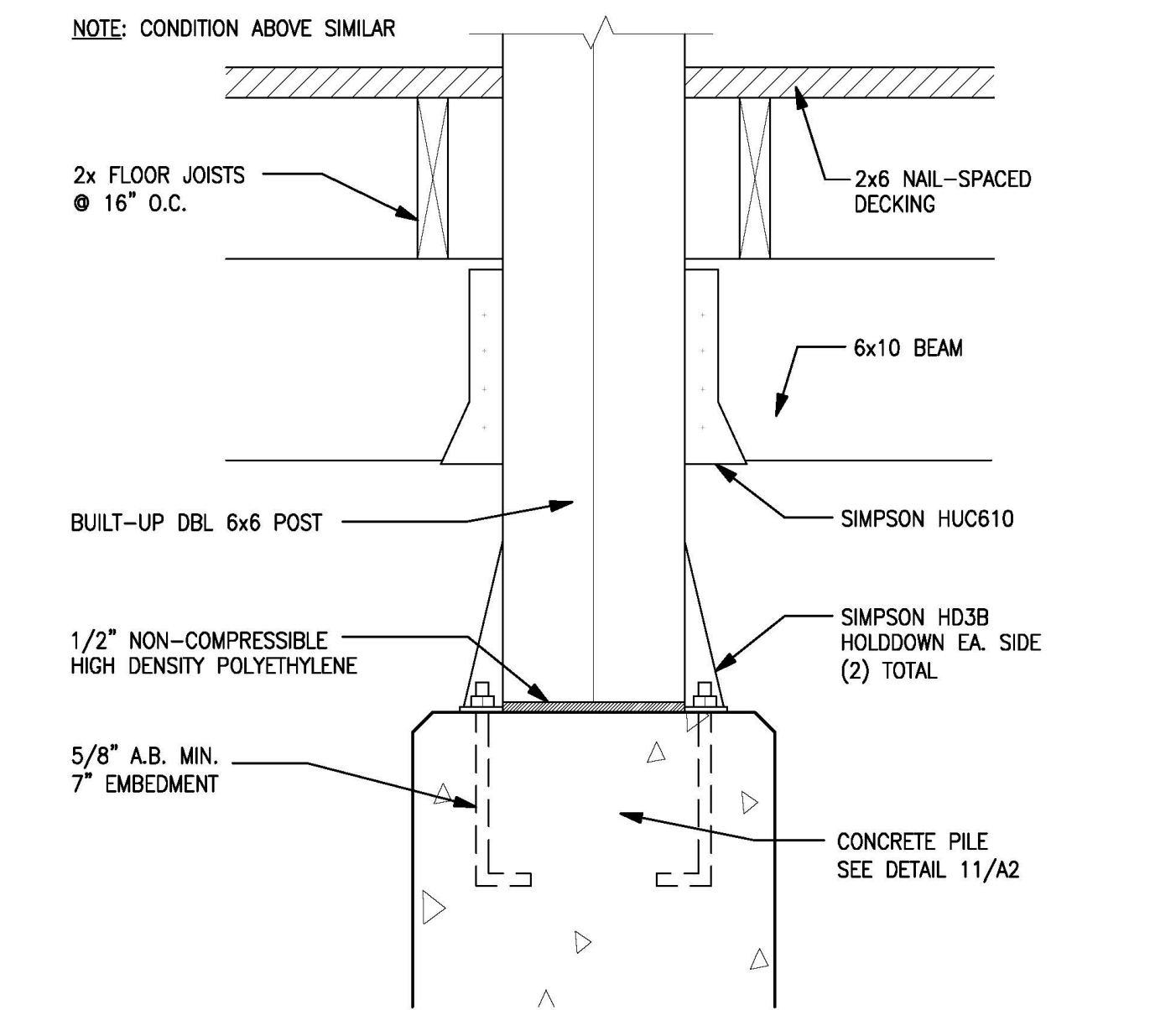
1/4" = 1'
0 4'-0"



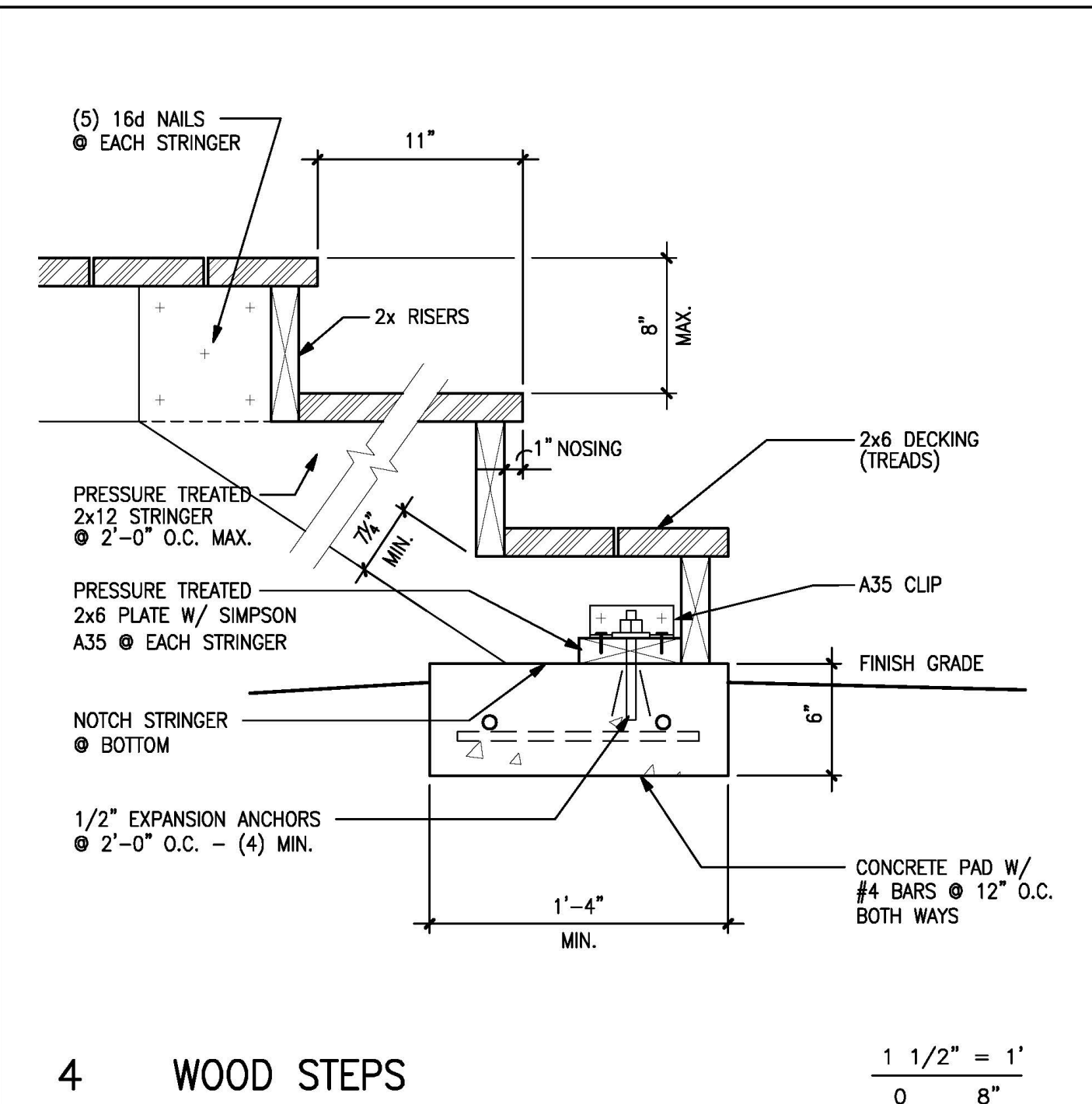
11 DECK POST AND CONNECTIONS $\frac{1}{0} \frac{1}{2}'' = \frac{1}{8}''$



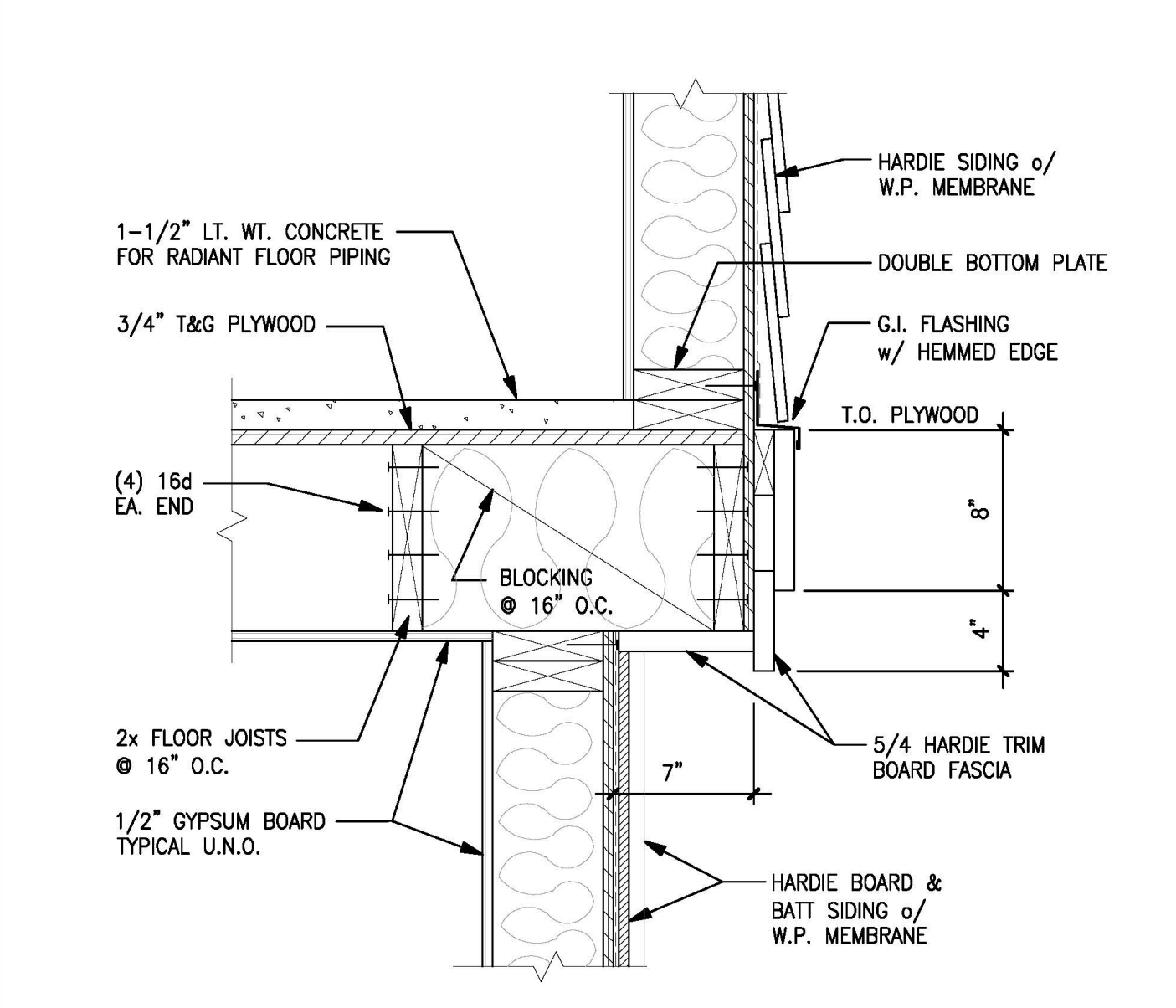
7 STOOP @ FOUNDATION $\frac{3}{0}'' = \frac{1}{4}''$



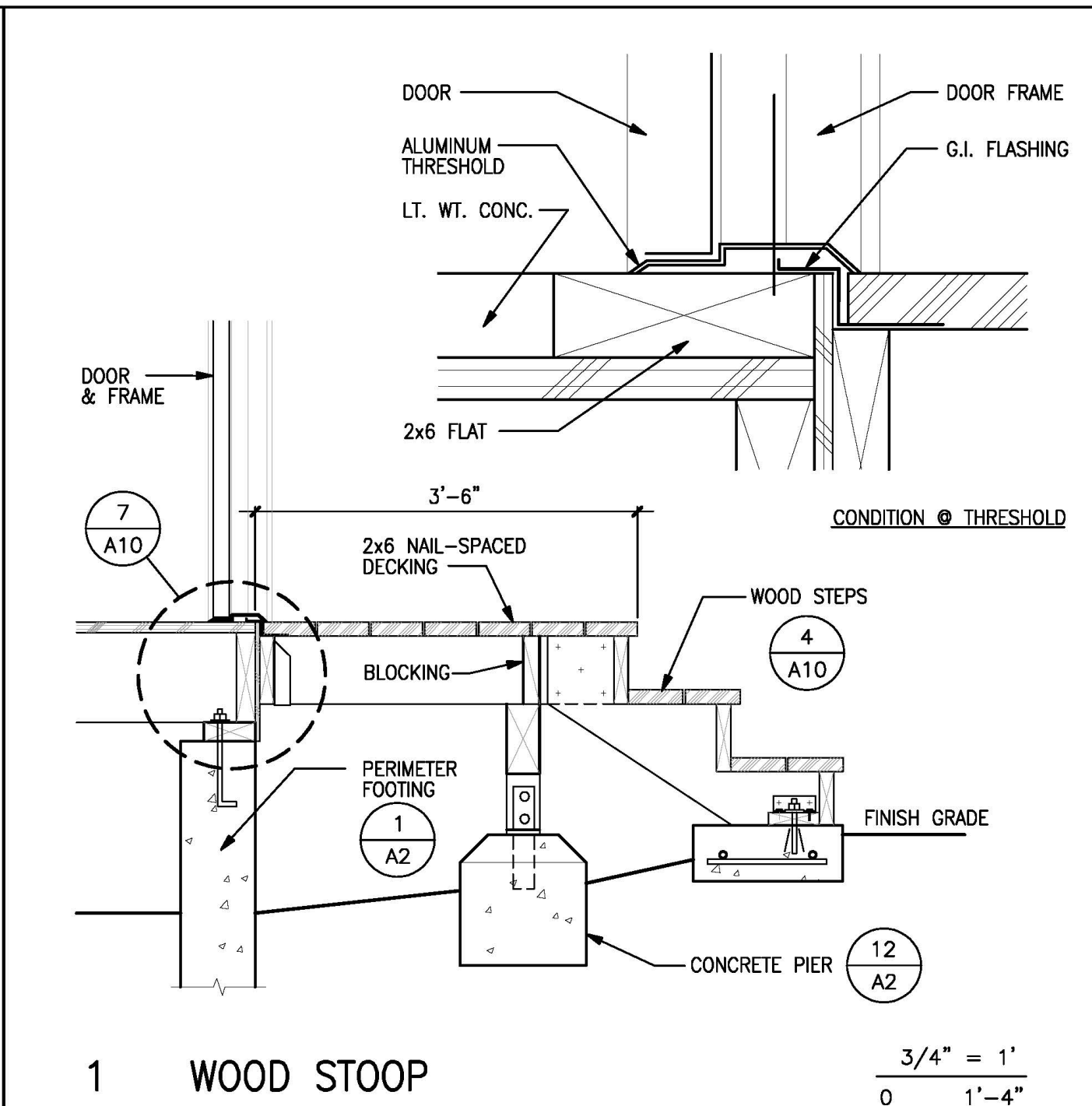
8 CONNECTIONS @ BUILT-UP POSTS $\frac{1}{0} \frac{1}{2}'' = \frac{1}{8}''$



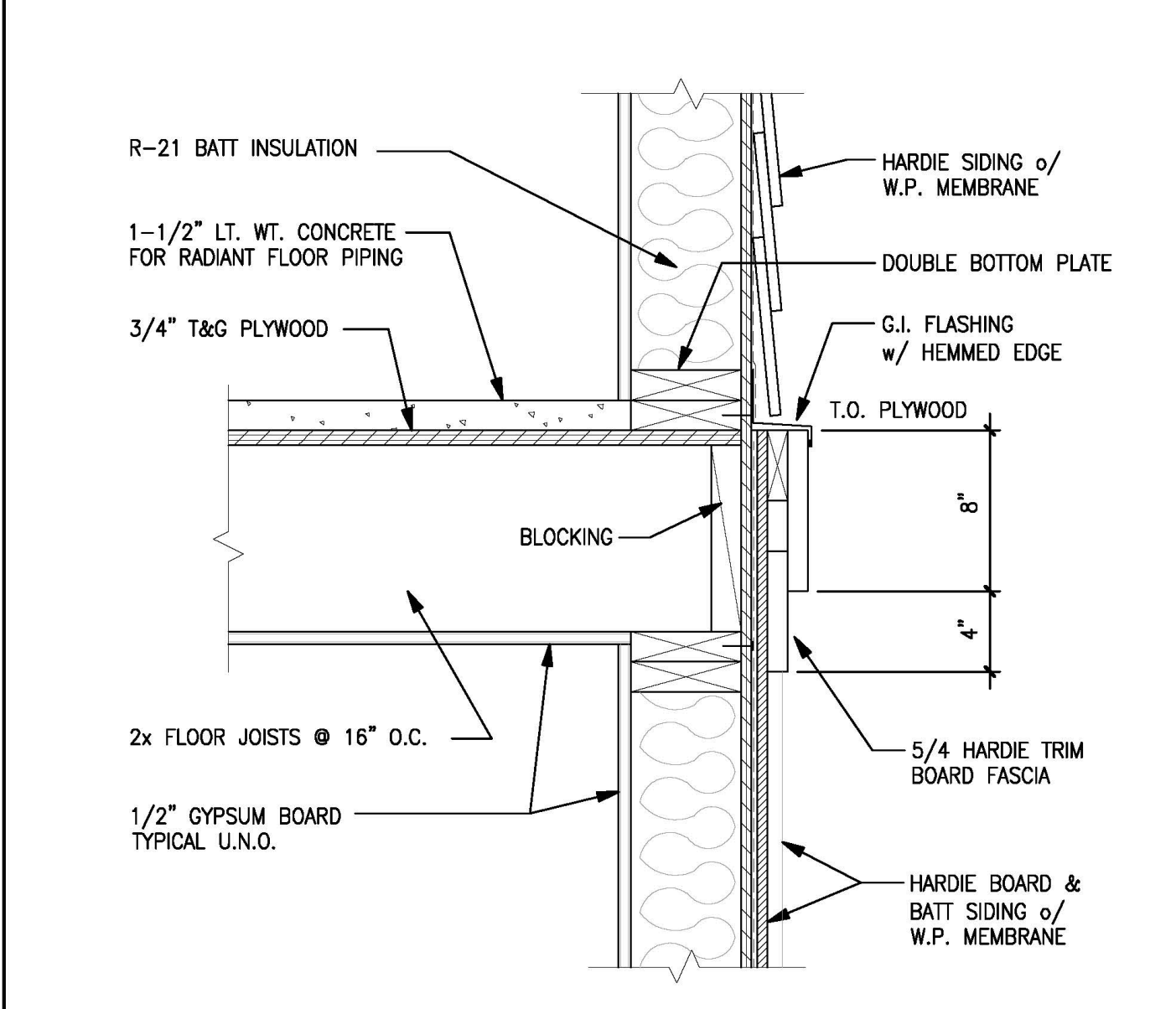
4 WOOD STEPS $\frac{1}{0} \frac{1}{2}'' = \frac{1}{8}''$



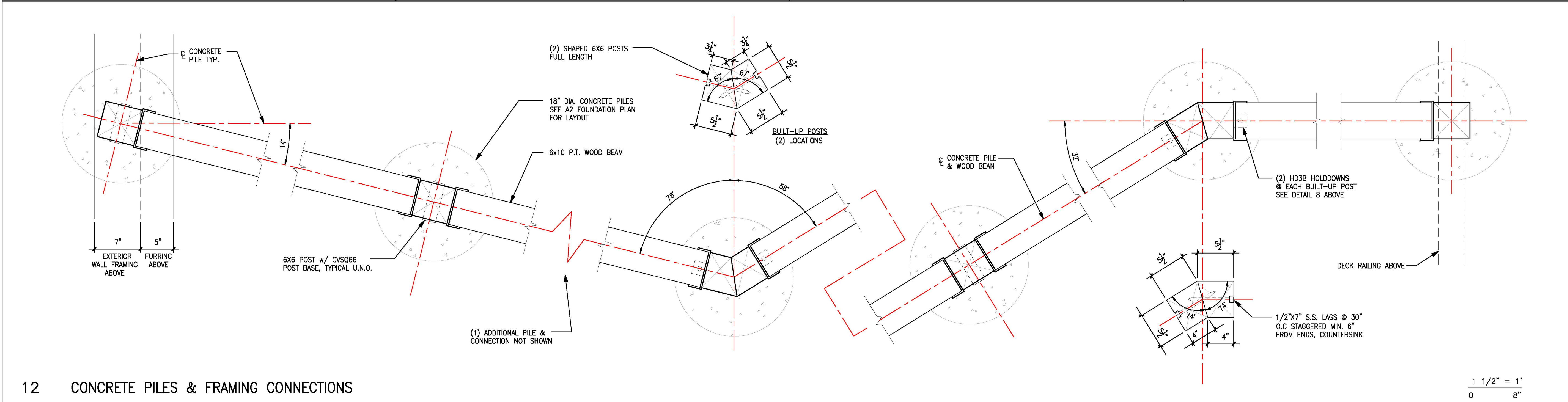
5 OVERHANG @ SOUTH ELEV. $\frac{1}{0} \frac{1}{2}'' = \frac{1}{8}''$



1 WOOD STOOP $\frac{3}{0} \frac{1}{4}'' = \frac{1}{1'-4}''$



2 INSULATION / TRIM DETAIL $\frac{1}{0} \frac{1}{2}'' = \frac{1}{8}''$

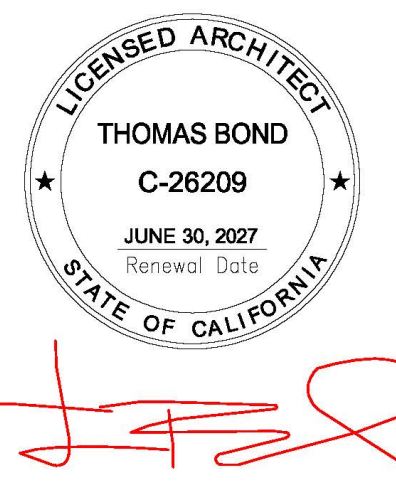


12 CONCRETE PILES & FRAMING CONNECTIONS $\frac{1}{0} \frac{1}{2}'' = \frac{1}{8}''$

DANIELS RESIDENCE

495 SEA COURT
SHELTER COVE, CALIFORNIA

APN 111-121-037



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

NOT PUBLISHED; ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS, AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, DISCLOSED OR DISTRIBUTED TO OTHERS, SOLD, PUBLISHED, OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO THE ARCHITECT. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

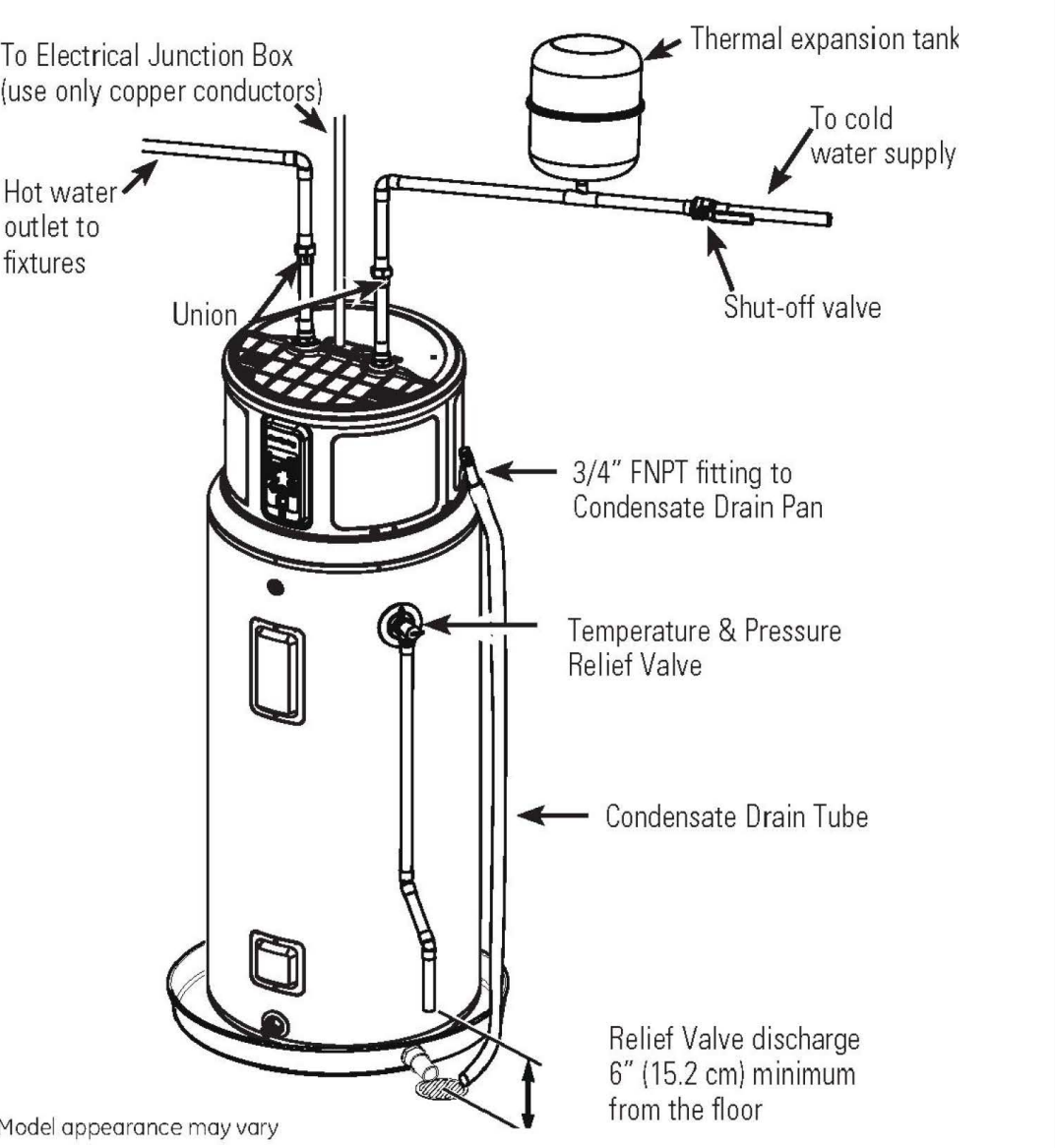
DRAWING DESCRIPTION

TYPICAL DETAILS

DRAWING NUMBER

A10

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'R'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 HVI.ORG DIRECTORY & MEET SYSTEM REQUIREMENTS.

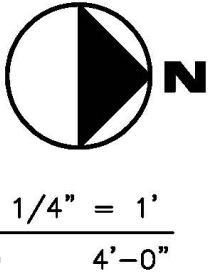
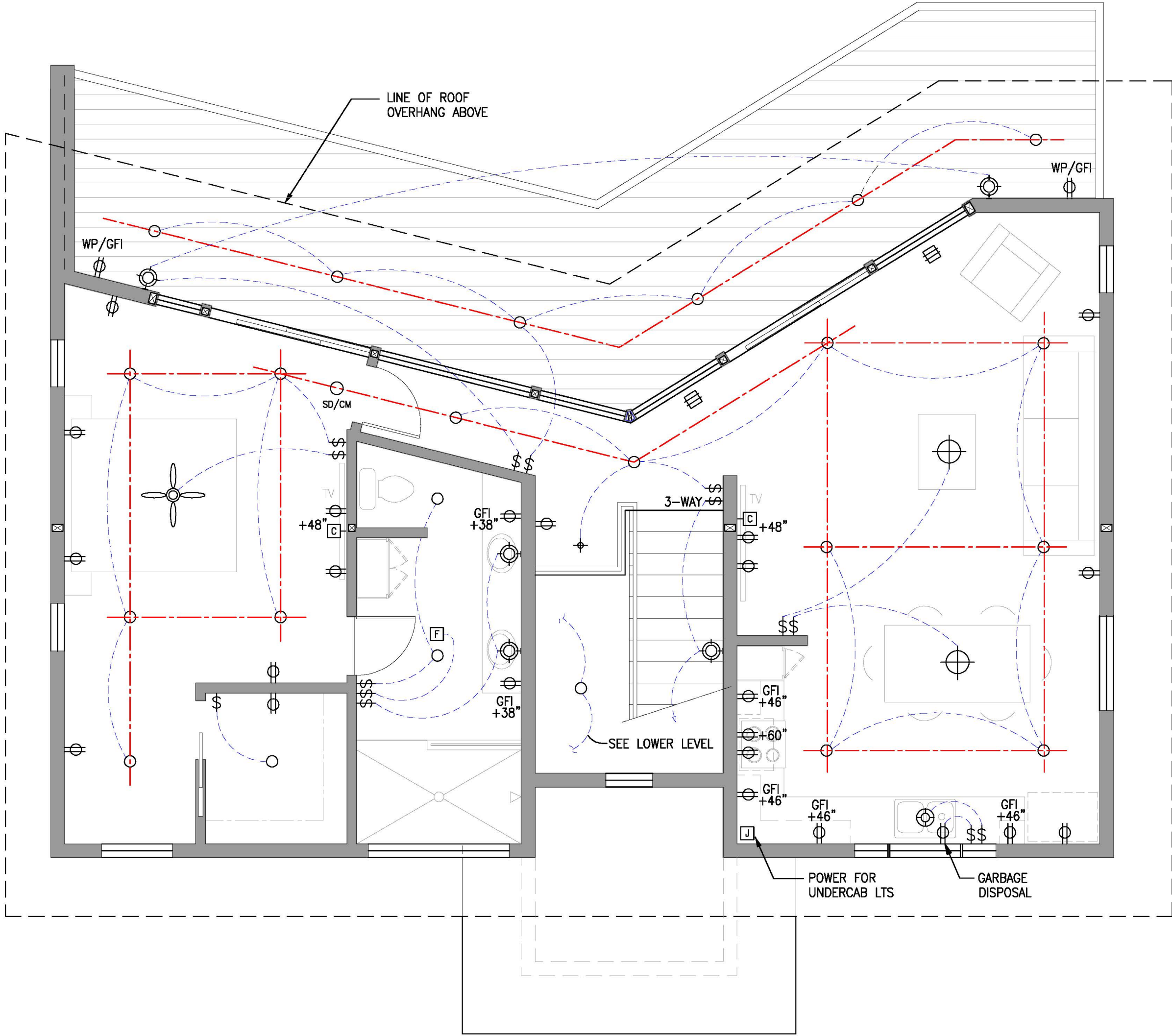
ELECTRICAL NOTES:

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, 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.

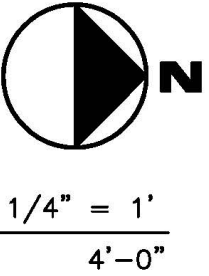
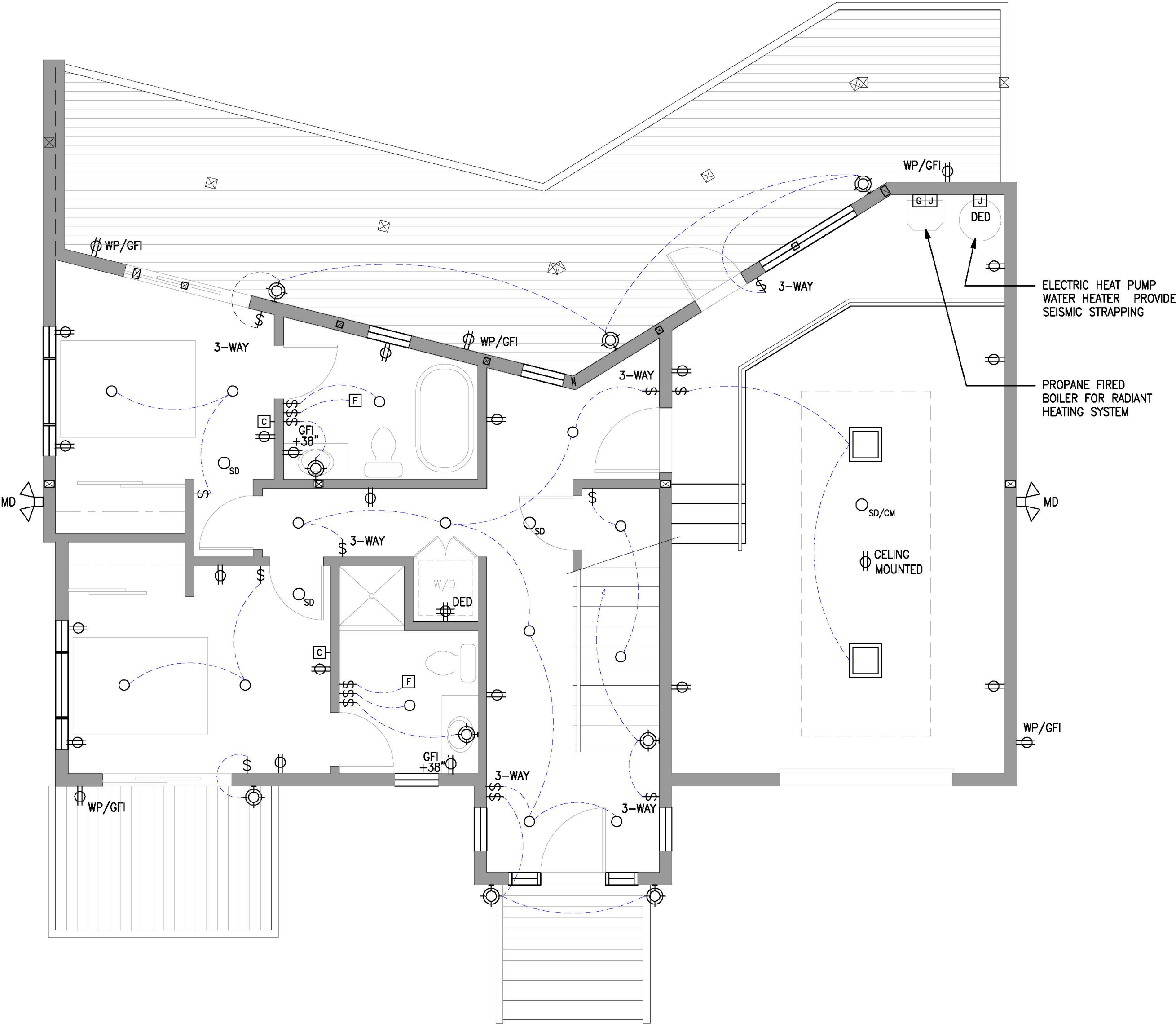
LEGEND OF SYMBOLS:

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
DUPLEX OUTLET		FLOODLIGHTS
FLOOR OUTLET		BATHROOM EXHAUST FAN (5) AIR CHANGES/HR
FOURPLEX OUTLET		SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP & ALARM INTERCONNECTED
220v OUTLET COOR. W/ OWNER		SMOKE / CARBON MONOXIDE COMBINATION ALARM
J BOX		LED LANDSCAPE LIGHT (SEE ALSO SITE PLAN)
CABLE		GAS OUTLET
SURFACE MOUNTED LED DOWNLIGHT		
RECESSED LED DOWNLIGHT		
RECESSED LED PIN-SPOT		
SUSPENDED LED DOWNLIGHT		

7 MEP NOTES & LEGEND



12 UPPER LEVEL MEP PLAN



6 LOWER LEVEL MEP PLAN

DANIELS RESIDENCE

495 SEA COURT
SHELTER COVE, CALIFORNIA

APN 111-121-037



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
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

NOT PUBLISHED; ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS, AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, DISCLOSED OR DISTRIBUTED TO OTHERS, SOLD, PUBLISHED, OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO THE ARCHITECT. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DRAWING DESCRIPTION

LOWER & UPPER
MEP PLANS

DRAWING NUMBER

A11