



6 North  
A001



4 South  
A001



7 East  
A001



5 Southwest  
A001

# Cordero Residence

Lot 2 Rimrock Drive  
APN# 060-160-002  
CURRENT ZONING CLASSIFICATION:SFR  
(SINGLE FAMILY RESIDENTIAL)  
LOT SIZE: 45,384 SF  
(2.0 ACRES/ 87,120 SF)  
FRONT SETBACK: 30 FT  
SIDE/REAR SETBACKS: 30 FT  
(SETBACKS PER CALFIRE REQUIREMENTS)

**CODE COMPLIANCE-** 2022 CBC  
2022 CRC  
2022 CPC  
2022 CMC  
2022 CEC  
2022 CA ENERGY CODE  
2022 CA GREEN BUILDING CODE  
MONO COUNTY ZONING CODE  
TYPE V (SPRINKLERED)  
R-3  
TWO  
MONO COUNTY BLDG DIV  
(760)924-1800

CONSTRUCTION  
OCCUPANCY TYPE  
# OF STORIES  
JURISDICTION

THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH CBC CHAPTER 7A.

**GROUND COVER CALCULATIONS**  
EXISTING LOT SIZE: 87,120SF  
ALLOWABLE GROUND COVER: (40%) 34,848 SF

PROPOSED GROUND COVER: (DWELLING) 3,050 SF  
PROPOSED GROUND COVER: (PATIO) 839 SF  
PROPOSED GROUND COVER: (DRIVEWAY) 4,600 SF  
PROPOSED GROUND COVER: (TOTAL) 8,489 SF (9%)

**BUILDING AREA CALCULATIONS**  
LOWER LEVEL CONDITIONED AREA 2,384 SF  
UPPER LEVEL CONDITIONED AREA 318 SF  
**TOTAL CONDITIONED AREA 2,702 SF**

GARAGE AREA- UNCONDITIONED 666 SF

PATIOS- 839 SF

TOTAL BUILDING AREA 4,207 SF

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ISSUES/REVISION	DATE

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CORDERO RESIDENCE

LOT 2 RIMROCK DRIVE  
SWALL MEADOWS, CA

Project No: 02-23  
Designed by: MB  
Drawn by: MB  
Checked by: MB

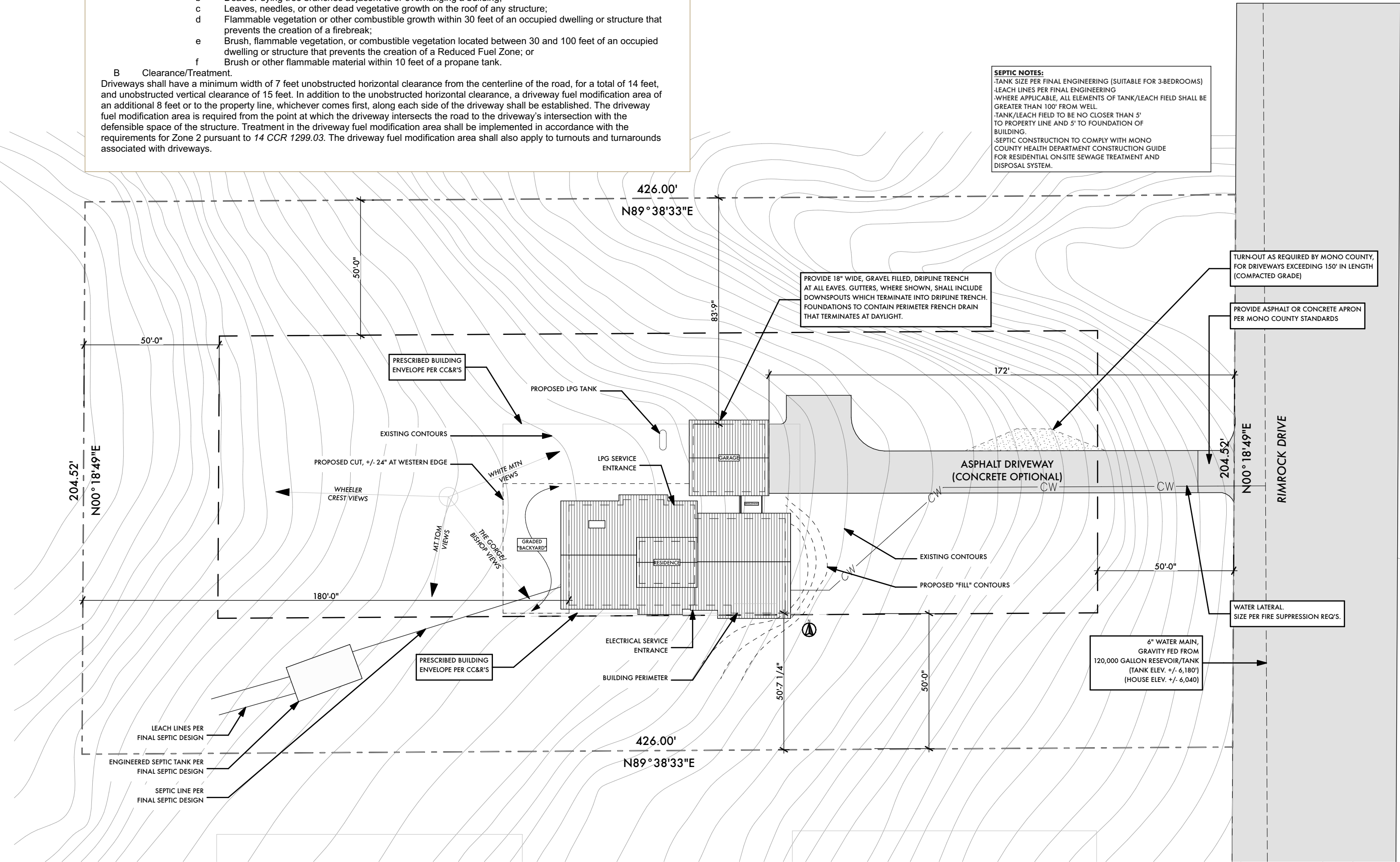
A001

Contents: Cover Sheet and Site Plan

### DEFENSIBLE SPACE & HAZARD REDUCTION (PER MONO COUNTY MUNICIPAL CODE, SECTION 22.150)

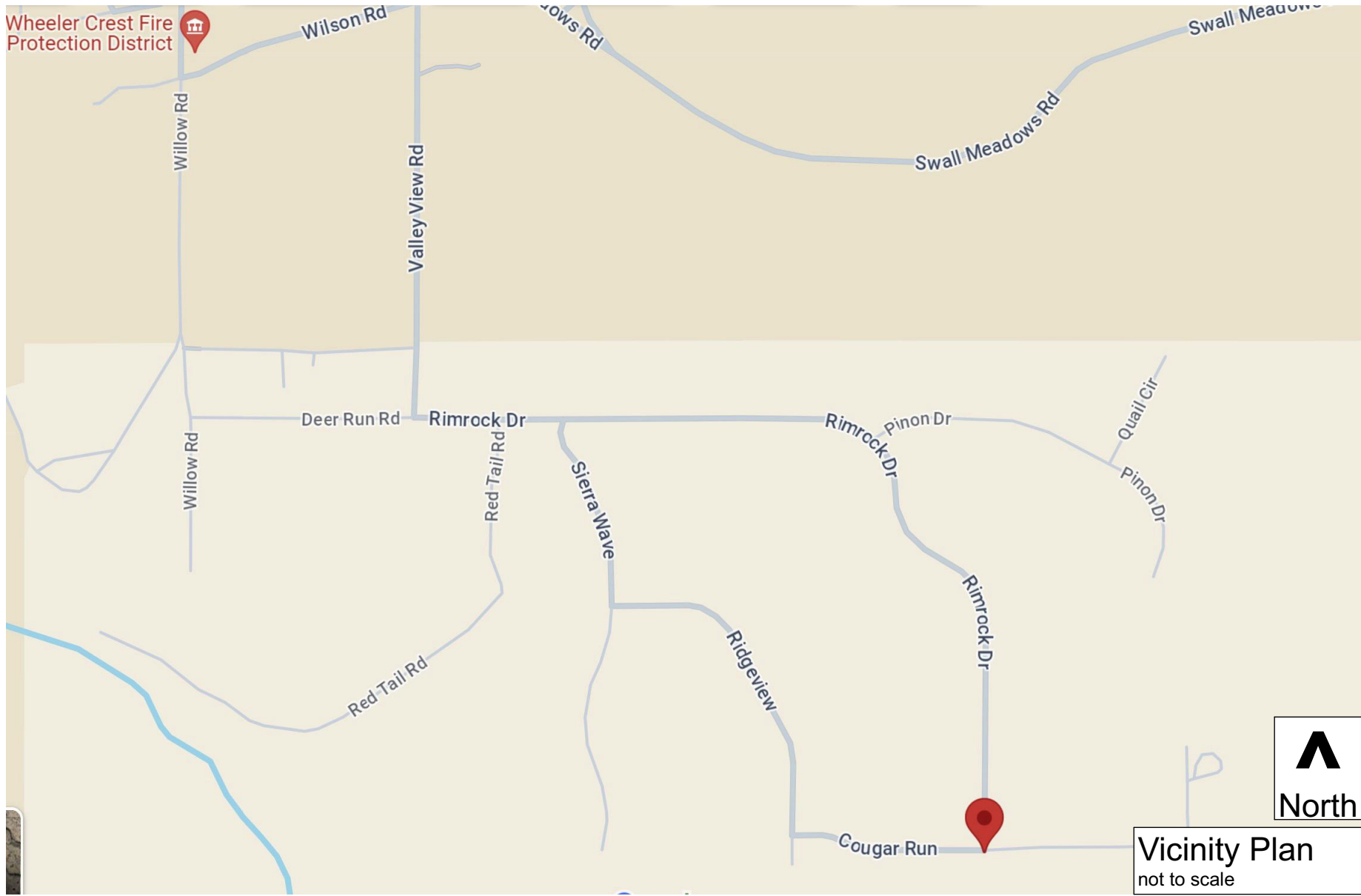
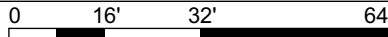
- A Requirements
- Property shall be maintained in accordance with the defensible space requirements contained in Government Code Section 51162 (unless exempted by Government Code Section 51163 or 51184) and Public Resources Code Section 4291, as applicable.
  - The existence or maintenance of any of the following conditions is prohibited:
    - Tree branches within 10 feet of a chimney outlet or stovepipe outlet;
    - Dead or dying tree branches adjacent to or overhanging a building;
    - Leaves, needles, or other dead vegetative growth on the roof of any structure;
    - Flammable vegetation or other combustible growth within 30 feet of an occupied dwelling or structure that prevents the creation of a firebreak;
    - Brush, flammable vegetation, or combustible vegetation located between 30 and 100 feet of an occupied dwelling or structure that prevents the creation of a Reduced Fuel Zone; or
    - Brush or other flammable material within 10 feet of a propane tank.
- B Clearance/Treatment.
- Driveways shall have a minimum width of 7 feet unobstructed horizontal clearance from the centerline of the road, for a total of 14 feet, and unobstructed vertical clearance of 15 feet. In addition to the unobstructed horizontal clearance, a driveway fuel modification area of an additional 8 feet or to the property line, whichever comes first, along each side of the driveway shall be established. The driveway fuel modification area is required from the point at which the driveway intersects the road to the driveway's intersection with the defensible space of the structure. Treatment in the driveway fuel modification area shall be implemented in accordance with the requirements for Zone 2 pursuant to 14 CCR 1299.03. The driveway fuel modification area shall also apply to turnouts and turnarounds associated with driveways.

SEPTIC NOTES:  
TANK SIZE PER FINAL ENGINEERING (SUITABLE FOR 3 BEDROOMS)  
LEACH LINES PER FINAL ENGINEERING  
WHERE APPLICABLE, ALL ELEMENTS OF TANK/LEACH FIELD SHALL BE GREATER THAN 150' FROM WELL  
TANK/LEACH FIELD TO BE NO CLOSER THAN 5' TO PROPERTY LINE AND 5' TO FOUNDATION OF BUILDING  
SEPTIC CONSTRUCTION TO COMPLY WITH MONO COUNTY HEALTH DEPARTMENT CONSTRUCTION GUIDE FOR RESIDENTIAL ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM



2 Site Plan  
A001

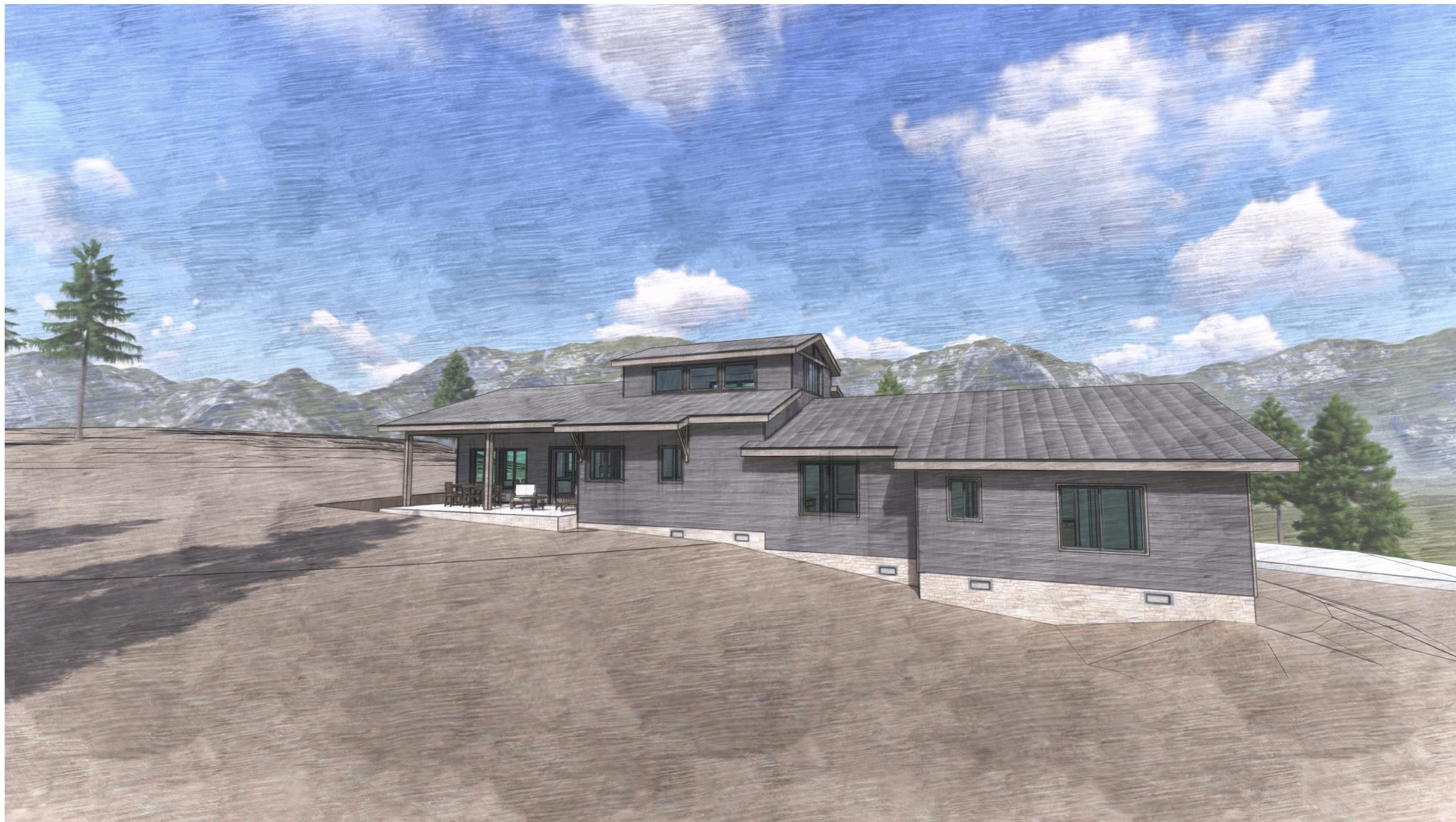
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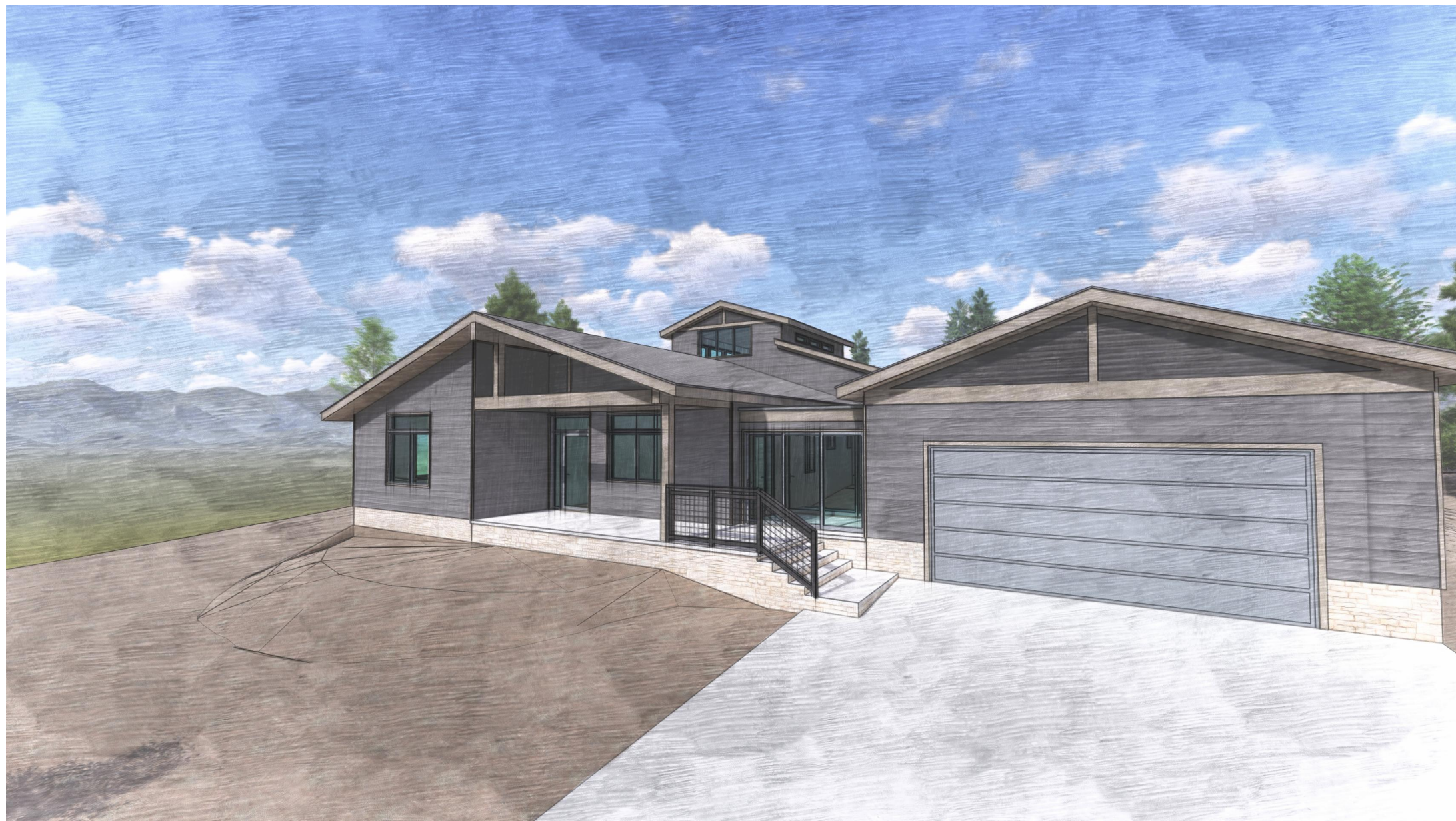




Southeast



East



Front Porch



West



South

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**CORDERO RESIDENCE**

LOT 2 RIMROCK DRIVE  
SWALL MEADOWS, CA

Project No:	02-23
Designed by:	MB
Drawn by:	MB
Checked by:	MB

A002

Conto#eedderings Coastal Gray Siding Natural



Window Schedule									
Label	Quantity	Manufacturer	Operation Type	Nominal W x H Size	Rough Opening	Area (sq. ft.)	Tempered	U-Factor	Note
A	1	Undefined	Sliding Window	5'-6"×4'-0"	5'-6 1/2"×4'-0 1/4"	22.00	Yes		
AT	1	Undefined	Fixed	5'-6"×1'-6"	5'-6 1/2"×1'-6 1/4"	8.25	Yes		
B	1	Undefined	Sliding Window	6'-0"×4'-6"	6'-0 1/2"×4'-6 1/4"	27.00	Yes		
BT	1	Undefined	Fixed	6'-0"×1'-6"	6'-0 1/2"×1'-6 1/4"	9.00	Yes		
C	2	Undefined	Sliding Window	5'-0"×4'-6"	5'-0 1/2"×4'-6 1/4"	22.50	Yes		
D	1	Undefined	Sliding Window	2'-1 5/8"×3'-0 7/8"	2'-2 1/8"×3'-1 1/8"	6.56	Yes		
F	3	Undefined	Sliding Window	4'-6"×3'-6"	4'-6 1/2"×3'-6 1/4"	15.75	Yes		
G	2	Undefined	Sliding Window	4'-3 5/8"×4'-11 1/4"	4'-4 1/8"×4'-11 1/2"	21.24	Yes		
G	3	Undefined	Sliding Window	3'-9 5/8"×4'-11 1/4"	3'-10 1/8"×4'-11 1/2"	18.77	Yes		
H	3	Undefined	Fixed	5'-0"×6'-6"	5'-0 1/2"×6'-6 1/4"	32.50	Yes		
HT	3	Undefined	Fixed	5'-0"×2'-0"	5'-0 1/2"×2'-0 1/4"	10.00	Yes		
I	1	Undefined	Sliding Window	3'-0"×3'-0"	3'-0 1/2"×3'-0 1/4"	9.00	Yes		
J	1	Undefined	Awning	1'-0"×2'-0"	1'-0 1/2"×2'-0 1/4"	2.00	Yes		
K	1	Undefined	Sliding Window	2'-0"×2'-0"	2'-0 1/2"×2'-0 1/4"	4.00	Yes		
L	1	Undefined	Sliding Window	2'-0"×4'-0"	2'-0 1/2"×4'-0 1/4"	8.00	Yes		
L	1	Undefined	Sliding Window	3'-0"×4'-0"	3'-0 1/2"×4'-0 1/4"	12.00	Yes		
M	1	Undefined	Sliding Window	5'-0"×3'-0"	5'-0 1/2"×3'-0 1/4"	15.00	Yes		
O	3	Undefined	Awning	4'-0"×3'-0"	4'-0 1/2"×3'-0 1/4"	12.00	Yes		
Q	3	Undefined	Fixed	4'-0"×1'-0"	4'-0 1/2"×1'-0 1/4"	4.00	Yes		
R	1	Undefined	Sliding Window	8'-0"×4'-0"	8'-0 1/2"×4'-0 1/4"	32.00	Yes		
						521.35 ft²			

Exterior Door Schedule									
Label	Quantity	Manufacturer	Operation Type	Nominal W x H Size	Rough Opening	Area (sq. ft.)	Tempered	U-Factor	Note
1	1	Undefined	Inswing Door	3'-6"×6'-8"	4'-9 1/4"×8'-2 1/4"	23.33	Yes		
2	1	Undefined	Inswing Door	3'-0"×6'-8"	3'-2"×6'-9"	20.00	Yes		
3	1	Undefined	Inswing Door	3'-0"×6'-8"	3'-2"×6'-9"	20.00	Yes		
4	1	Undefined	Sliding Door	5'-0"×6'-8"	5'-2"×6'-9"	33.33	Yes		
4	1	Undefined	Sliding Door	9'-0"×6'-8"	9'-2"×6'-9"	60.00	Yes		
5	1	Undefined	Garage Door	17'-0"×8'-0"	17'-4 1/2"×8'-2 1/4"	136.00	No		
6	1	Undefined	Inswing Door	3'-0"×6'-8"	3'-2"×6'-9"	20.00	Yes		
						312.66 ft²			

EXTERIOR DOOR NOTES:  
-CONTRACTOR TO CONFIRM ALL DOORS & WINDOWS, & NOTIFY ARCHITECT OF ANY DISCREPANCIES.  
-STILES & RAILS NOT LESS THAN 1 3/8" THICK AND RAISED PANELS NOT LESS THAN 1 1/4" THICK EXCEPT THE INTERIOR PERIMETER MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK. OR:  
-NON COMBUSTIBLE OR IGNITION RESISTANT MATERIAL, OR  
-HAVE A FIRE RESISTANT RATING OF AT LEAST 20 MINUTES, OR  
-CONFORM TO SFM STANDARD 12-7A-1  
-ALL DOOR GLAZING TO BE TEMPERED  
-EXTERIOR FINISH TO BE FIBERGLASS, COLOR BLACK TO MATCH EXISTING  
-INTERIOR FINISH TO BE FIBERGLASS, COLOR BLACK TO MATCH EXISTING

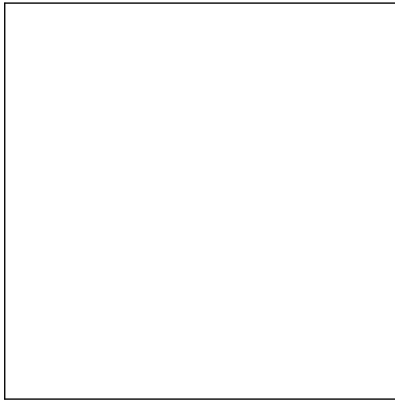
WINDOW NOTES:  
-CONTRACTOR TO CONFIRM ALL DOORS & WINDOWS, & NOTIFY ARCHITECT OF ANY DISCREPANCIES.  
-ALL UNITS TO INCLUDE CAPILLARY TUBES.  
-ALL UNITS TO EXCLUDE THE USE OF GAS FILLS DUE TO ELEVATION.  
-GLAZING ON ALL UNITS TO BE LOW E3 WITH TEMPERED EXTERIOR PANES TO MEET WUI CODE.  
-SCREENS TO BE INCLUDED ON ALL UNITS.  
-EXTERIOR FINISH TO BE FIBERGLASS, COLOR BLACK TO MATCH EXISTING  
-INTERIOR FINISH TO BE FIBERGLASS, COLOR BLACK TO MATCH EXISTING

NOTES:  
DOORS & WINDOWS SHALL COMPLY WITH TITLE-24 SPECIFIED U-FACTORS WHERE ANY INCONSISTENCY MAY APPEAR. SEE SHEETS A0.2 & A0.3

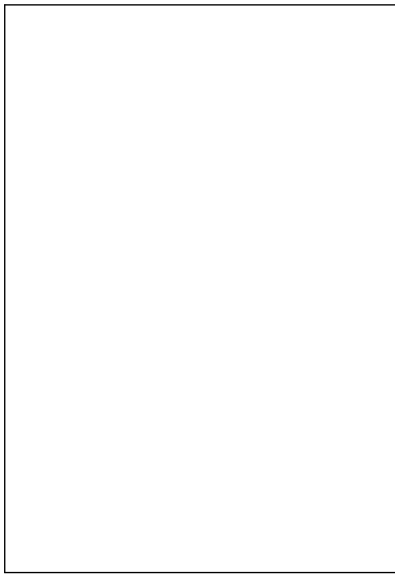
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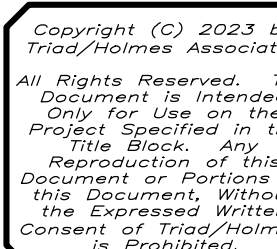
**CORDERO RESIDENCE**  
  
LOT 2 RIMROCK DRIVE  
SWALL MEADOWS, CA



Project No:	02-23
Designed by:	MB
Drawn by:	MB
Checked by:	MB

A007	
Contents:	Schedules



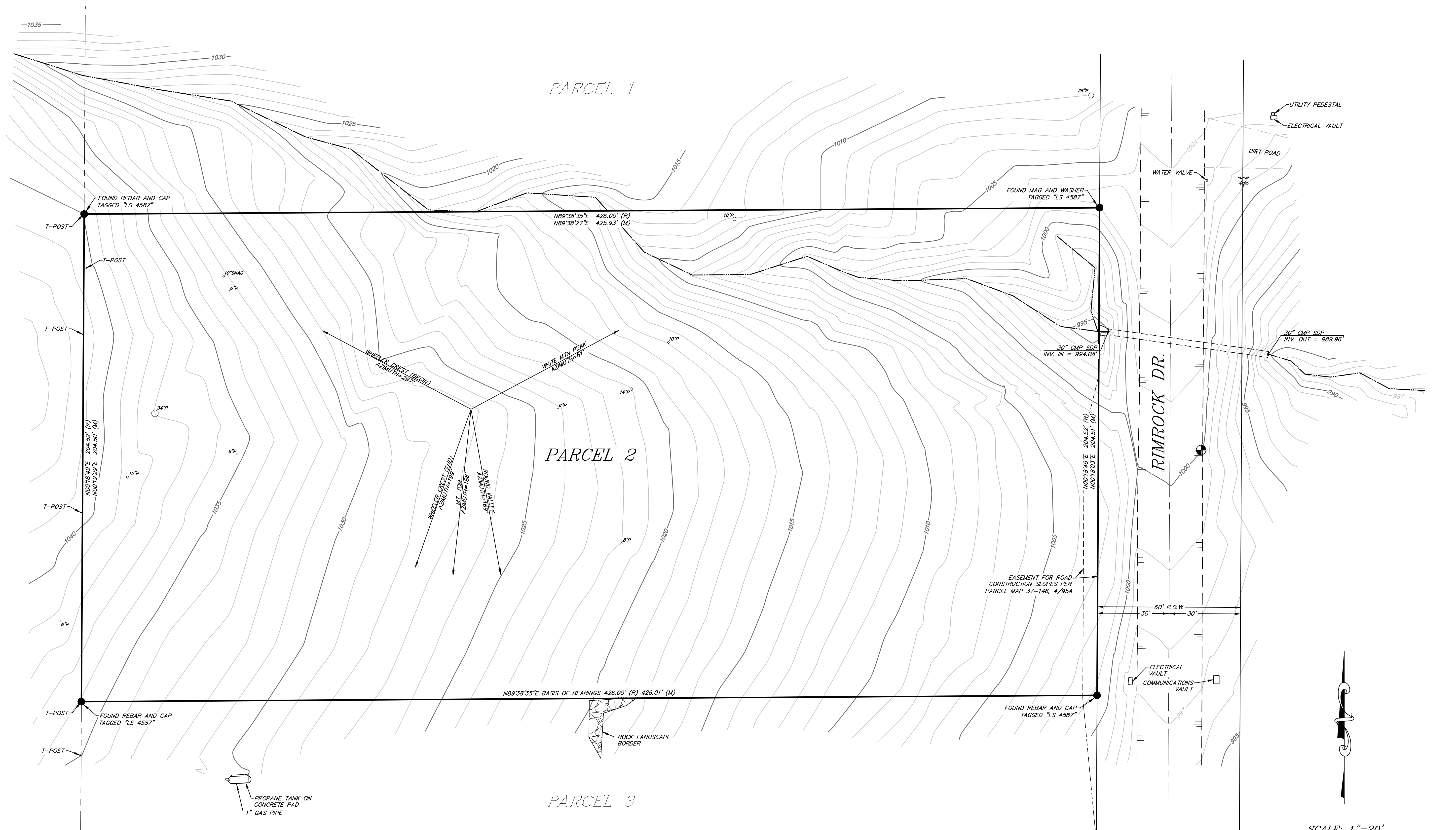
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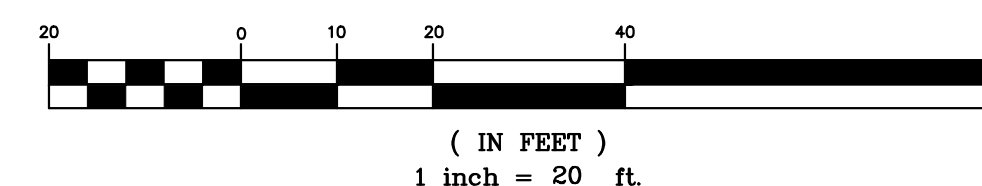
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PARCEL 2, PARCEL MAP 37-146 PMB 4/95  
BOUNDARY & TOPOGRAPHIC SURVEY

DATE	06/08/23
SCALE	1"=20'
DRAWN	TJP
JOB NO.	01.4465
DWG	1
SHEET	1 OF 1



SCALE: 1"=20'  
CONTOUR INTERVAL: 1'  
GRAPHIC SCALE



I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN MAY 2023, AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.











IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

---

ANDREW HOLMES

U.S. 4428

*LEGEND*

	PROPERTY LINE		TREE TYPE & SIZE P=PINE
	ADJACENT PROPERTY LINE		FIRE HYDRANT
	CENTERLINE		R.O.W.
	FLOWLINE		RIGHT OF WAY
	EDGE OF PAVEMENT		EXISTING GROUND CONTOUR & ELEVATION

## BENCHMARK

TEMPORARY BENCHMARK PER ASSUMED DATUM:  
MAG NAIL IN EAST EDGE OF PAVEMENT,  
RIMROCK DRIVE.

ELEVATION=1000.00'

PARCEL 2

87,106 sq.ft.  
2.00 ACRES

## BOUNDARY INFORMATION

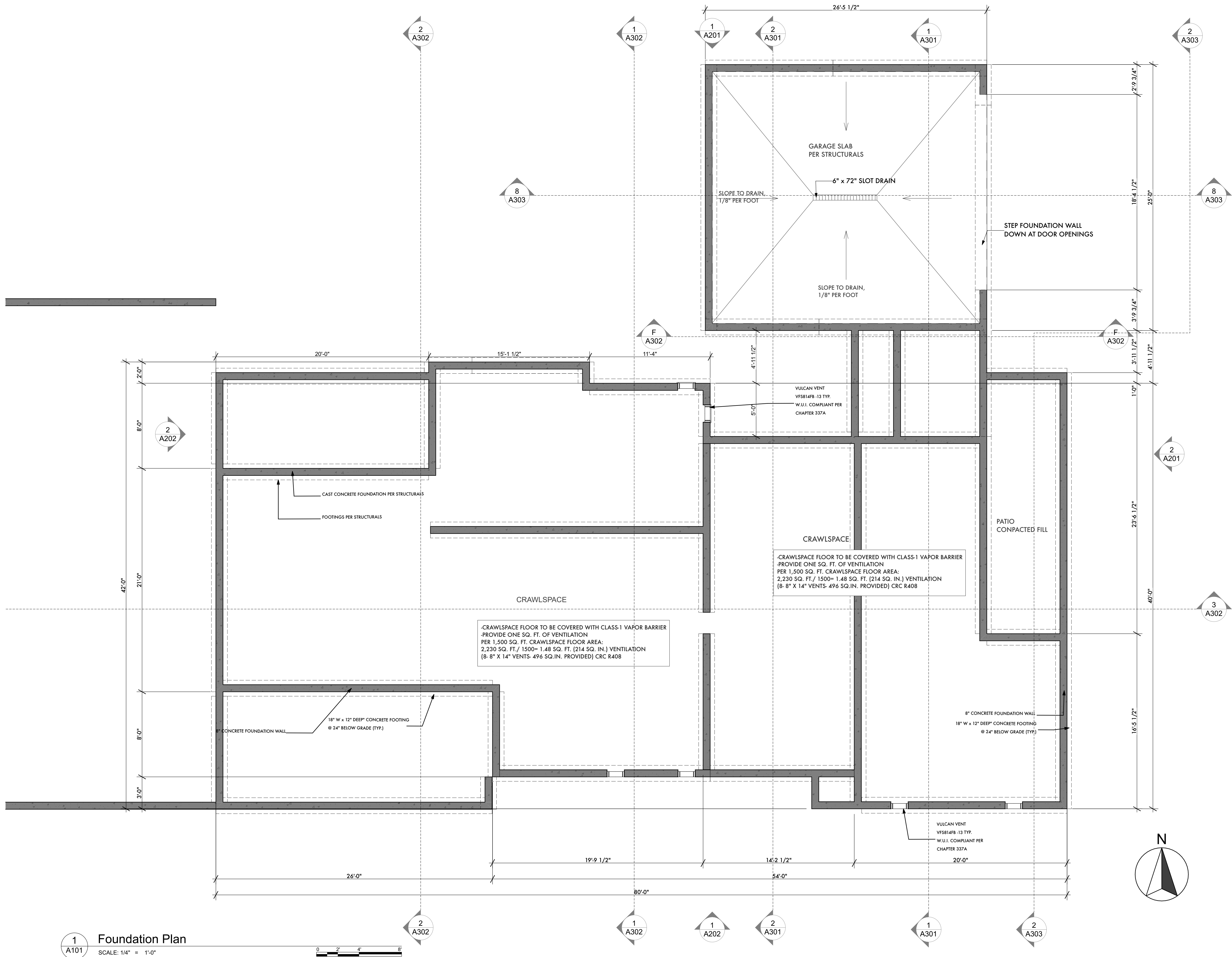
(R) = RECORD INFORMATION PER PARCEL MAP 37-146, PMB  
4, PAGE 95A

(M) = MEASURED INFORMATION PER FIELD SURVEY MAY 2023

01.4465 Topo

SCALE: 1' = 1'-0"

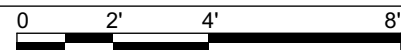




1  
A101

Foundation Plan

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



ISSUES/REVISION	DATE

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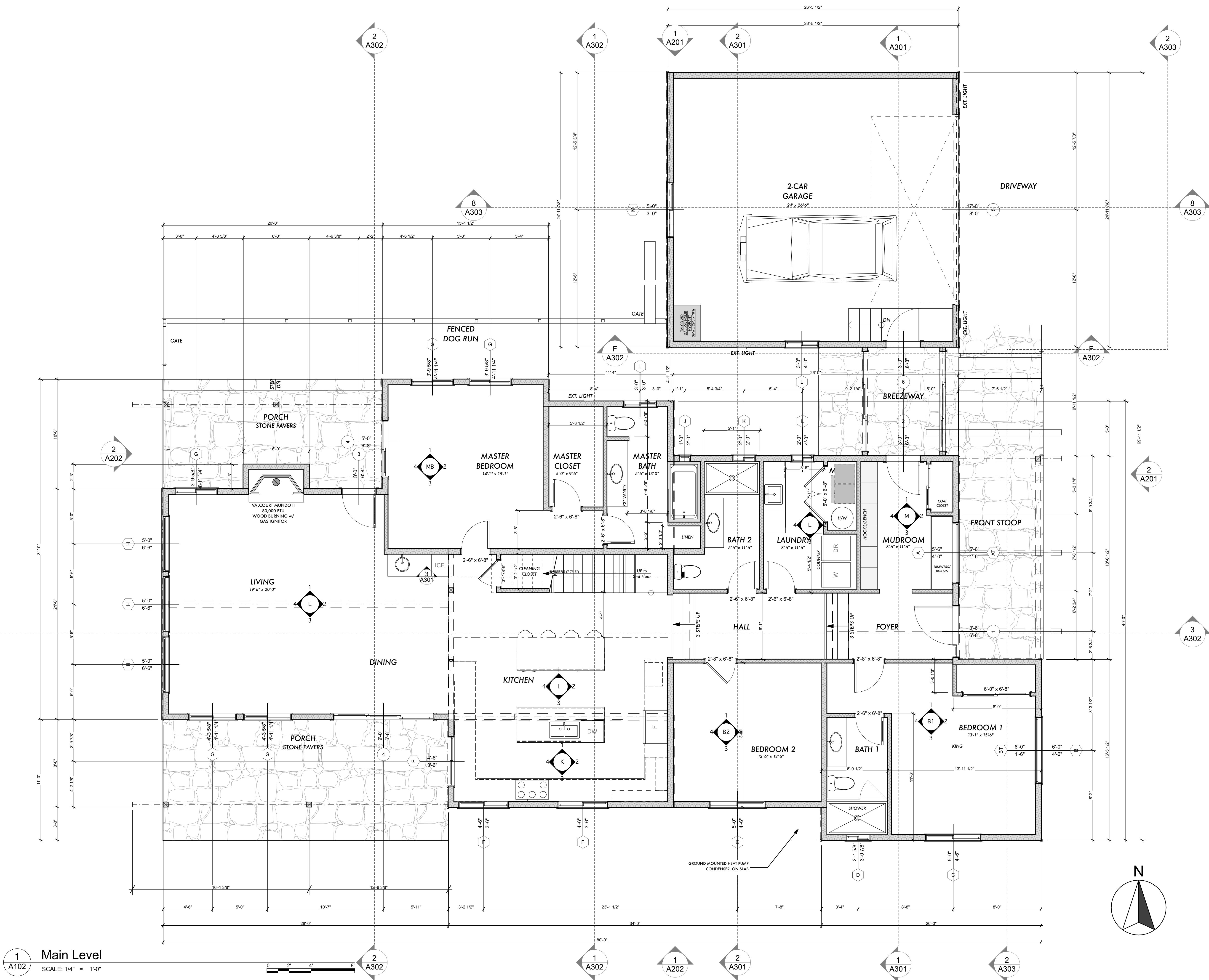
LOT 2 RIMROCK DRIVE  
SWALL MEADOWS, CA

Project No: 02-23  
Designed by: MB  
Drawn by: MB  
Checked by: MB

**A101**

Contents: Architectural Foundation Plan





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**A102**

Contents: First Floor Plan



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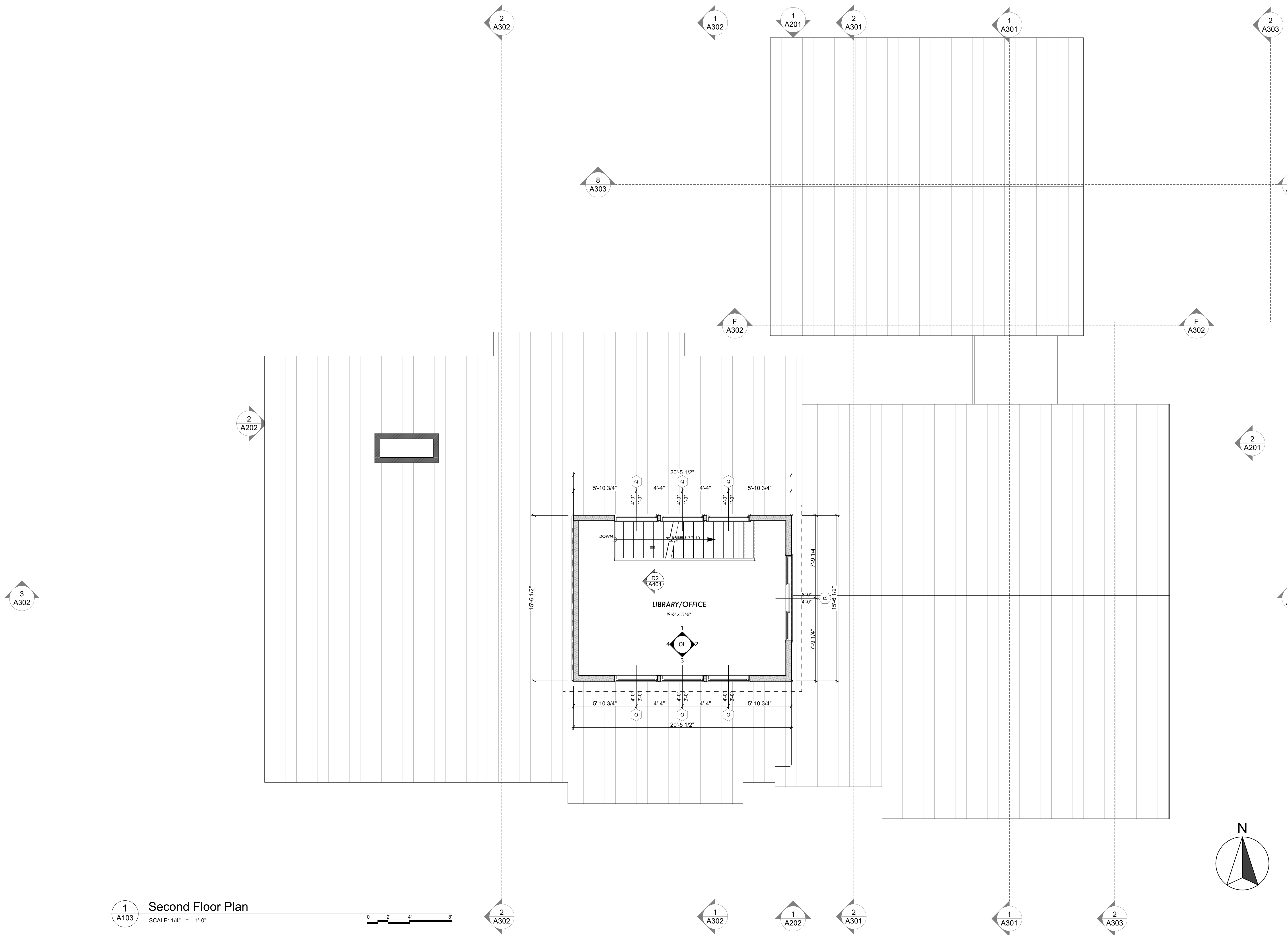
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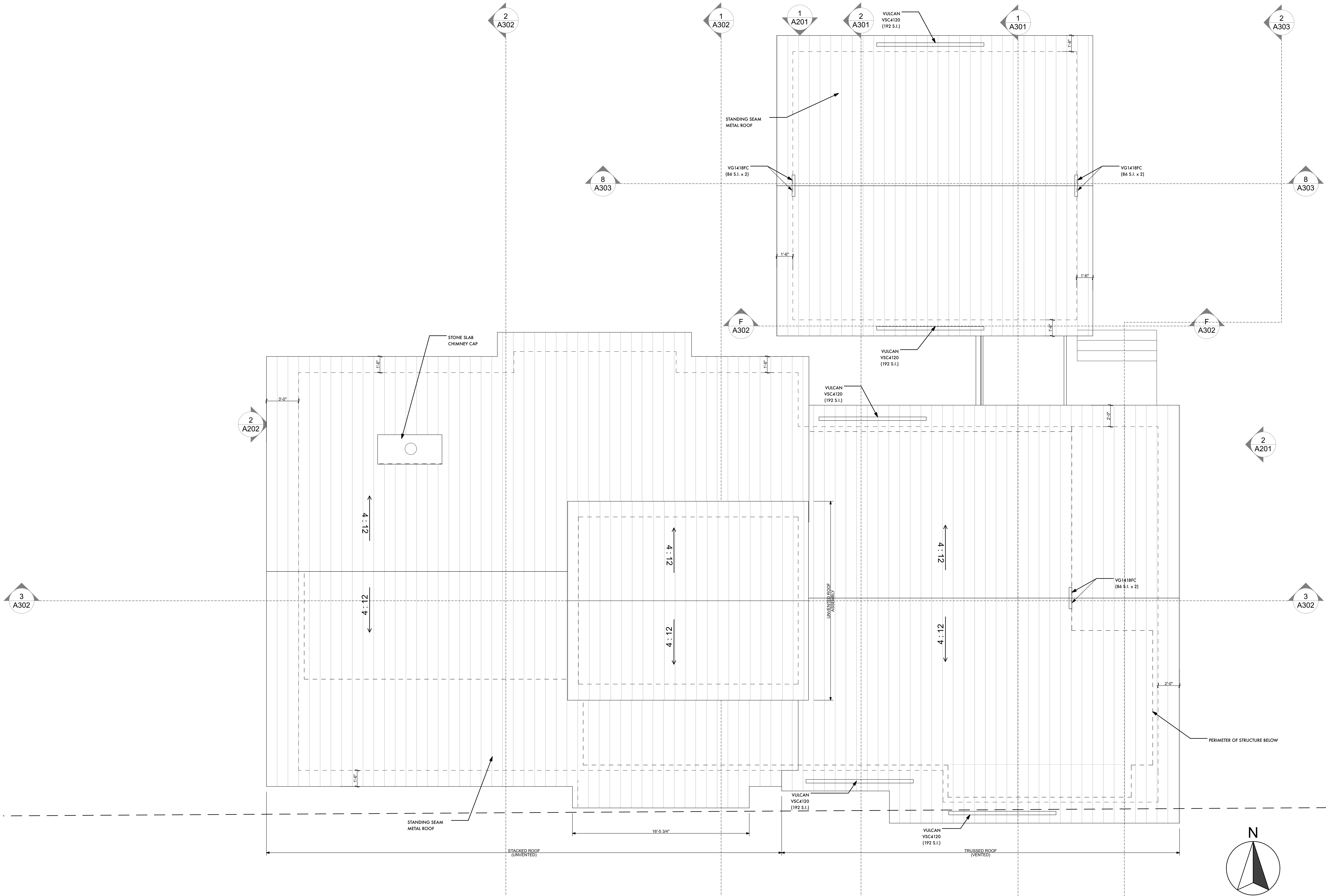
LOT 2 RIMROCK DRIVE  
SWALL MEADOWS, CA

# A103

Contents: Second Floor Plan







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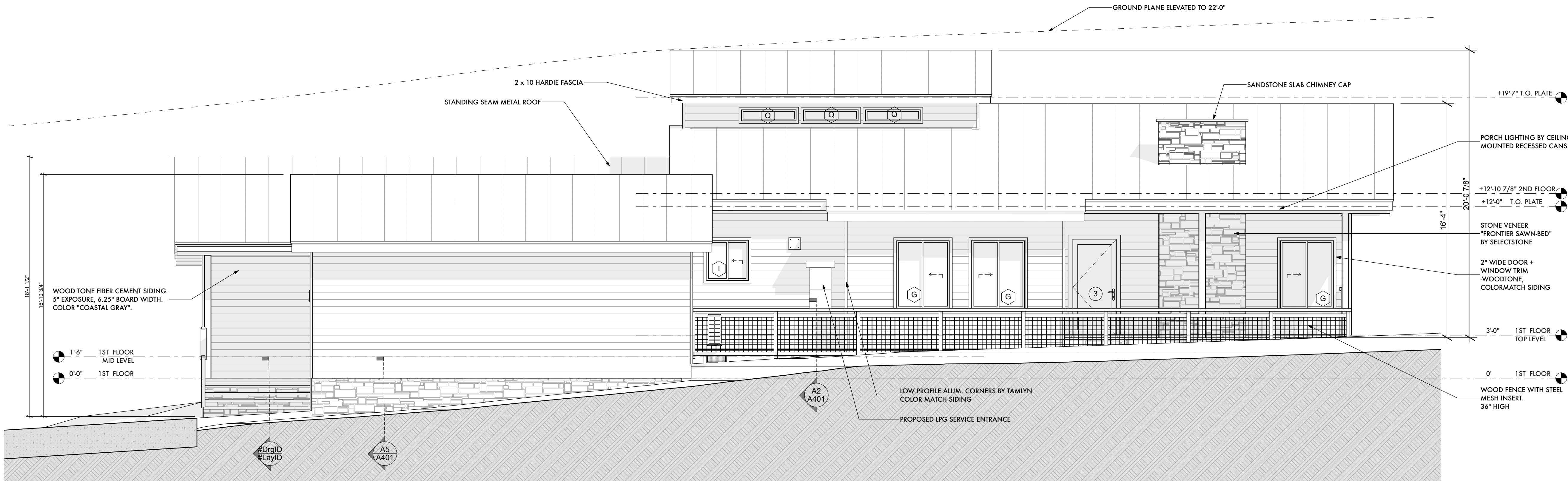
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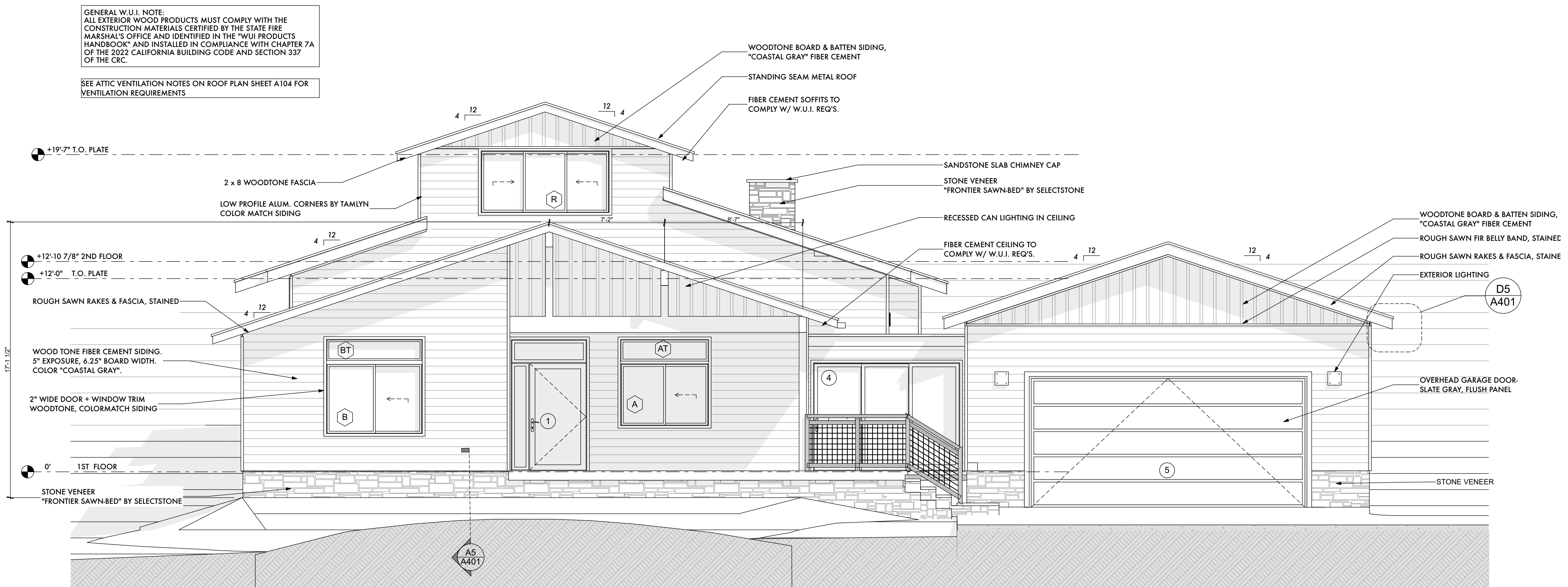
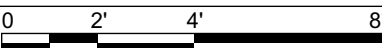
Project No: 02-23  
Designed by: MB  
Drawn by: MB  
Checked by: MB

**A104**  
Contents: Roof Plan

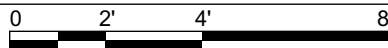




1 North Elevation  
SCALE: 1/4" = 1'-0"



2 East Elevation  
SCALE: 1/4" = 1'-0"



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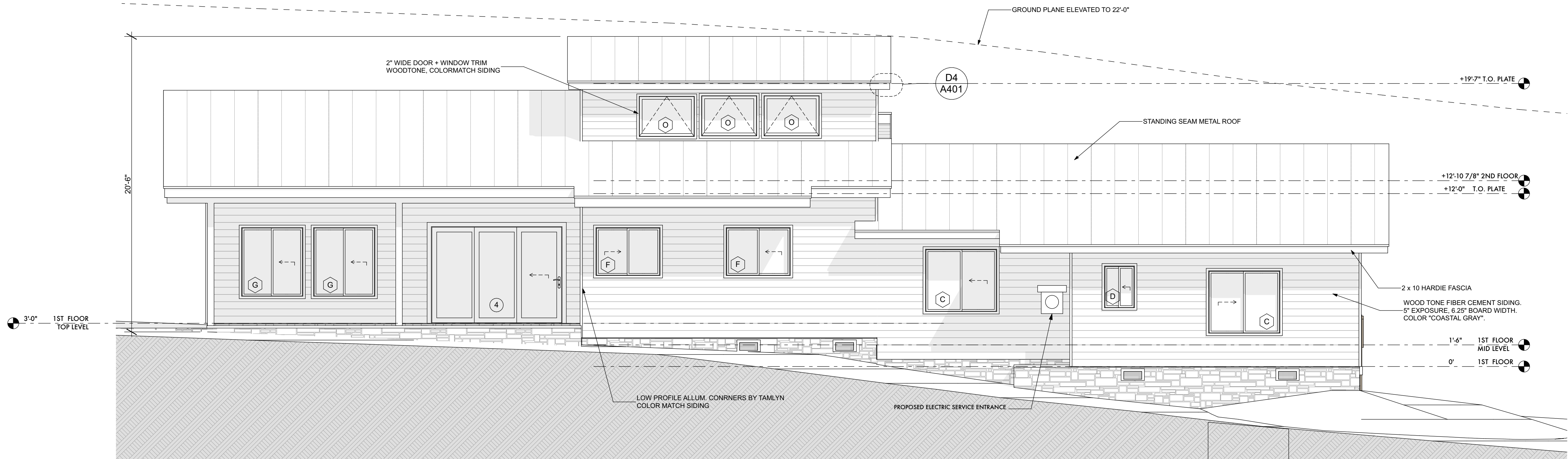
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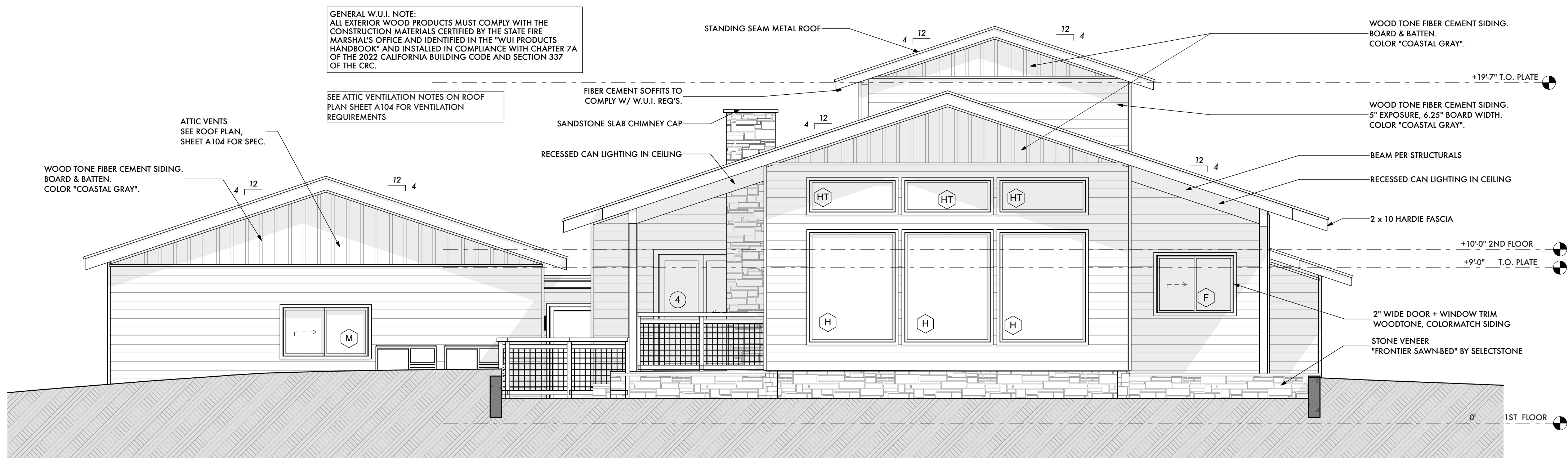
A201

Contents: North & East Elevations





1 South Elevation  
SCALE: 1/4" = 1'-0"



2 West Elevation  
SCALE: 1/4" = 1'-0"

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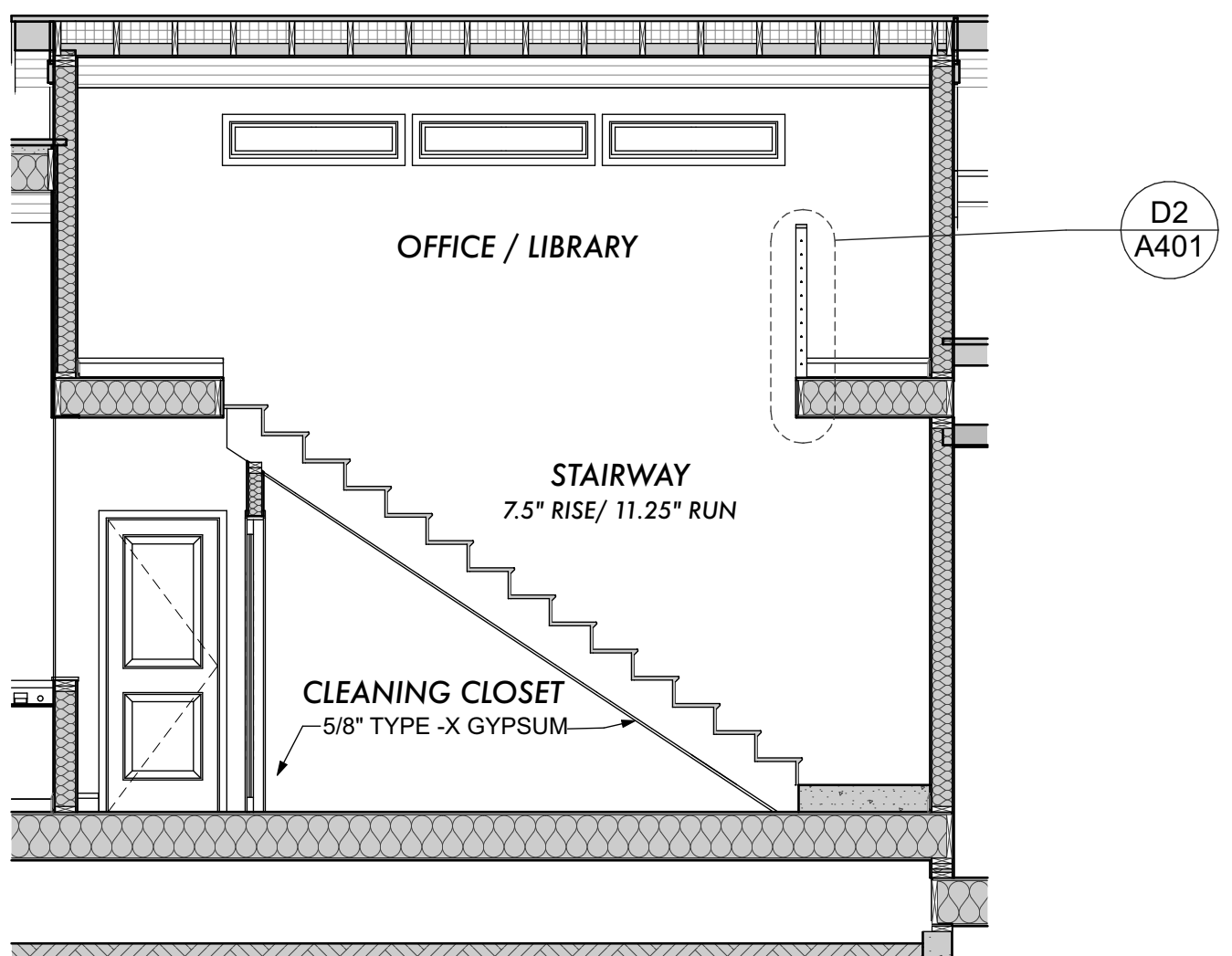
**A202**

Contents: South & West Elevations

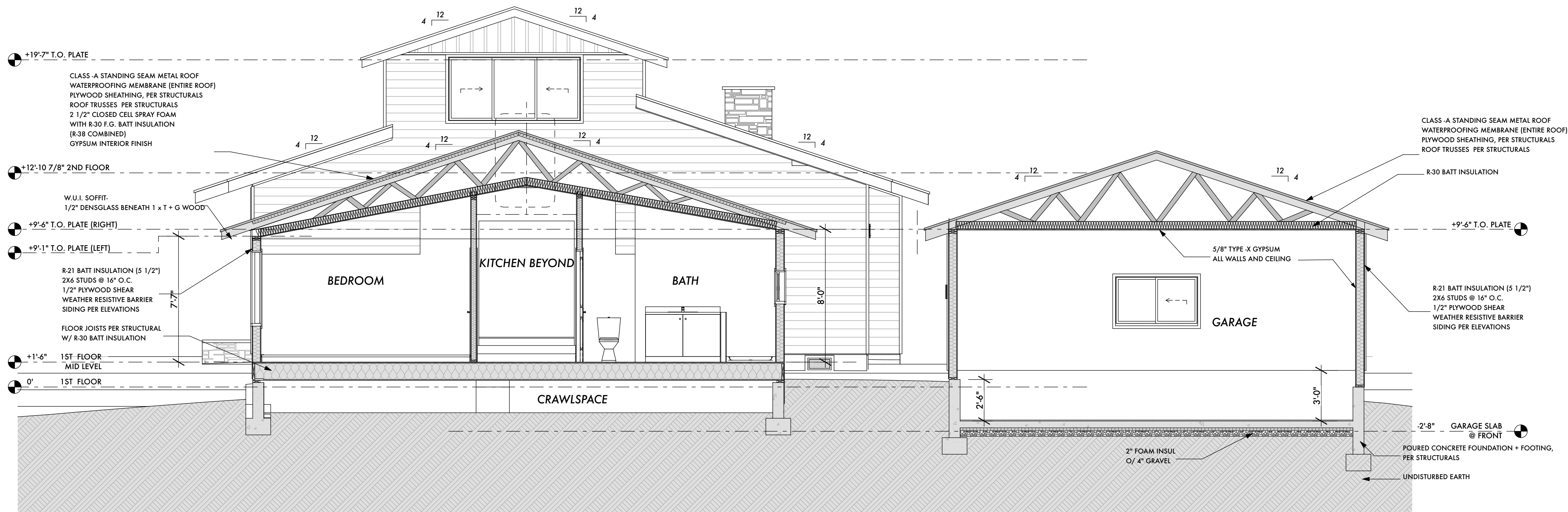




1 Building Section A  
A301 SCALE: 1/4" = 1'-0"



3 Building Section  
A301 SCALE: 1/4" = 1'-0"



2 Building Section B  
A301 SCALE: 1/4" = 1'-0"

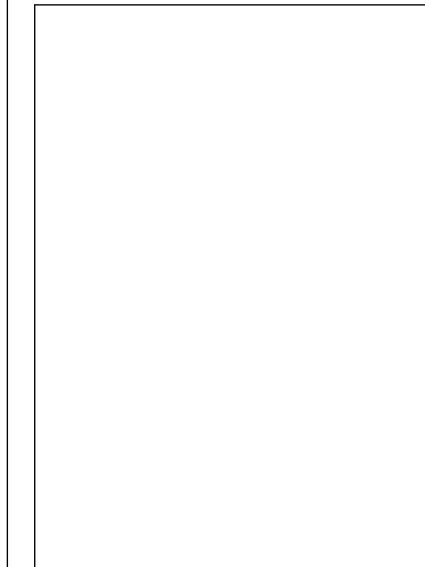
ISSUES/REVISION	DATE

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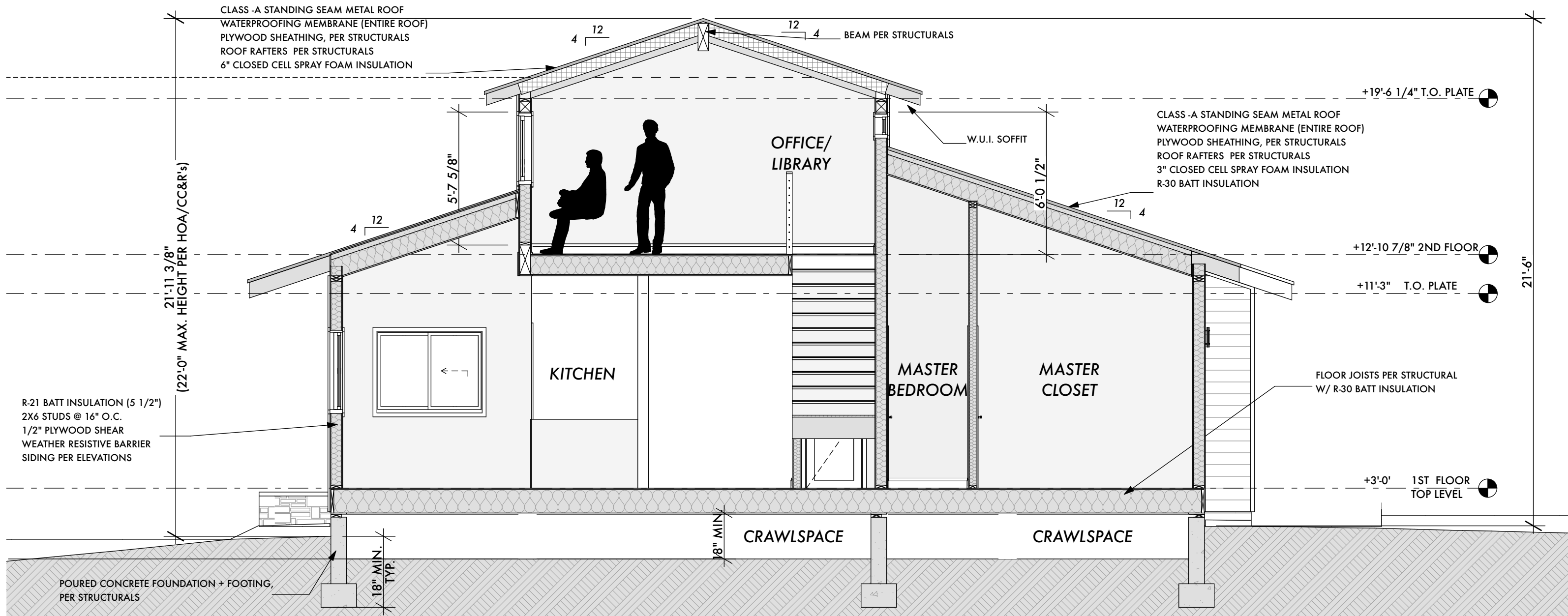
**CORDERO RESIDENCE**  
LOT 2 RIMROCK DRIVE  
SWALL MEADOWS, CA



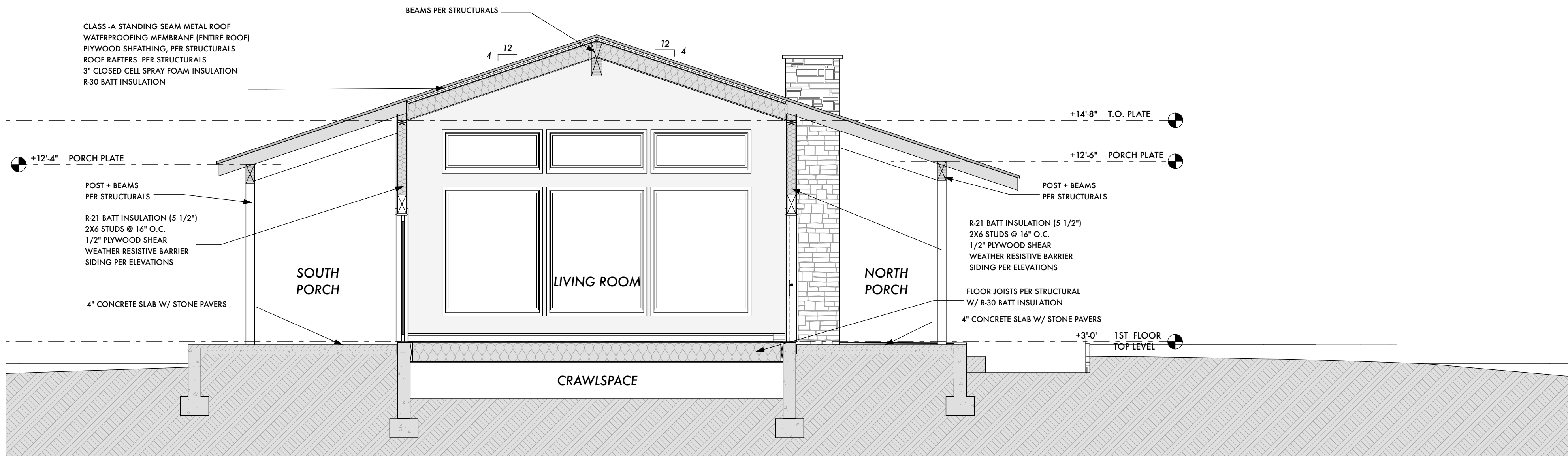
Project No: 02-23  
Designed by: MB  
Drawn by: MB  
Checked by: MB

**A301**  
Contents: Sections





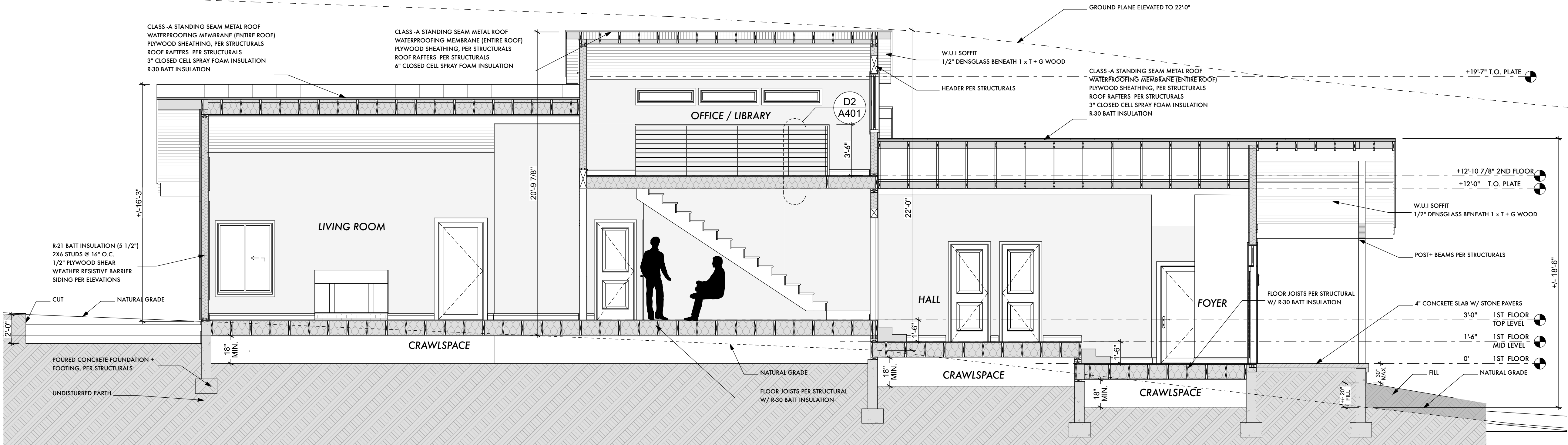
1 Building Section C  
SCALE: 1/4" = 1'-0"



2 Building Section D  
SCALE: 1/4" = 1'-0"



4 Building Section I  
SCALE: 1/4" = 1'-0"



3 Building Section E  
SCALE: 1/4" = 1'-0"

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**CORDERO RESIDENCE**

LOT 2 RIMROCK DRIVE  
SWALL MEADOWS, CA

Project No: 02-23  
Designed by: MB  
Drawn by: MB  
Checked by: MB

**A302**

Contents: Sections



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[illegible]

# A303

## 2 Building Section G

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

### 3 Building Section

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

