Exhibit B



DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

HASTINGS JUSTIN (PLN210233) RESOLUTION NO. ----

Resolution by the Monterey County Zoning Administrator:

- 1. Finding that the alteration and addition to existing structures qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301(a) and (e), and there are no exceptions pursuant to Section 15300.2;
- 2. Approving after the fact permits to clear Code Enforcement violation (18CE00527) consisting of a:
 - a. Use Permit and Design Approval for a 594 square foot detached two-story accessory dwelling unit (ADU) exceeding 16 feet in height; and
 - b. Design Approval for 207 square foot shed with a 250 square foot covered patio; and
- 3. Approving a Design Approval to allow a 258 square foot one-story addition to the ADU (total of 852 square feet) and a breezeway attaching the shed and covered patio to the existing single family dwelling.

[PLN210233, Justin Hastings, 227 Salsipuedes Rd, Carmel Valley, Carmel Valley Master Plan (Accessor's Parcel Number: 189-541-027-000)]

The Hastings application (PLN210233) came on for an administrative decision hearing before the Monterey County Zoning Administrator on September 29, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

1. FINDING: CONSISTENCY – The Project, as conditioned, is consistent with the

applicable plans and policies which designate this area as appropriate

for development.

EVIDENCE: a) During the course of review of this application, the project has been

reviewed for consistency with the text, policies, and regulations in:

- The 2010 Monterey County General Plan;
- Carmel Valley Master Plan; and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located at 227 Salsipuedes Rd, Carmel Valley, Carmel Valley Master Plan (Accessor's Parcel Number: 189-541-027-000). The parcel is split zoned with existing development occurring on the southern portion of the property within Low Density Residential, two and a half acres per unit with Design Control, Site Plan Review and Residential Allocation Zoning District overlays or "LDR/2.5-D-S-RAZ", which allows for a single family dwelling and accessory structures per legal lot of record. The northern portion of the property which does not contain any structures is zoned Low Density Residential, one acre per unit with Design Control, Site Plan Review and Residential Allocation Zoning District overlays or "LDR/1-D-S-RAZ". This portion of the parcel is subject to a 30 foot setback from Carmel Valley Road per Carmel Valley Village Development Criteria (3.1). Therefore, the project is an allowed land use for this site.
- c) <u>Lot Legality</u>. The subject property (4.27 acres) was created as Parcel C on the Record of Survey map recorded March 31, 1994, in Volume 18 of Surveys Maps on page 107, records of Monterey County memorializing an approved lot line adjustment (File No. LL93028). Therefore, County recognizes the property as a legal lot of record.
- d) <u>Design/Neighborhood and Community Character</u>. As demonstrated in Finding No. 4 and supporting evidence below, the project is consistent with design requirements and neighborhood character.
- e) Development Standards. The development standards for the LDR zoning district are identified in Title 21 Section 21.14.060. Required setbacks for non-habitable accessory structures are 50 foot (front), 6 feet on front one-half of property and one foot on rear one-half of property (side), and one foot (rear). Minimum distance between main and accessory structures is 10 feet. As proposed, the non-habitable accessory structure meets and exceeds all front, side and rear setbacks with a 4 foot 2 inch distance between the single family dwelling. The project proposes a breezeway to connect the accessory structure to the main residence to comply with development standards. For accessory dwelling unit height and setback requirements, see Finding No. 5 and supporting evidence below. Therefore, the project is consistent with the development standards as outline in Title 21 and the Carmel Valley Master Plan.
- f) <u>Site Coverage.</u> Pursuant to Title 21 Section 21.14.060.E, the maximum building site coverage is 25 percent. The property is 4.27 acres or approximately 186,001 square feet, which allows site coverage of 35,695.38 square feet. The proposed project results in site coverage of 3,561 square feet which equals 2.06 percent. Therefore, as proposed, the project meets the required coverage limitations.

- g) <u>Accessory Dwelling Unit.</u> The project proposes a detached ADU as part of this development application. See Finding No. 5 and supporting evidence.
- h) <u>Cultural Resources.</u> No evidence was found to potentially impact archaeological or cultural resources (see Finding No. 2, Evidence "b"). However, a standard condition of approval has been incorporated requiring construction work to stop if resources are accidentally uncovered.
- i) <u>Historic Resources.</u> On August 2, 2019, Seth Bergstein performed a site visit to analyze potential historical significance of the existing single family dwelling (Finding 2, Evidence "b"). The residence was built 1927 and has undergone multiple alterations over the years. The architecture was originally designed to reflect a Vernacular style. That assessment concluded the structure is not historically significant, and therefore, is not eligible for listing on any national, state, or local Historic Resources registry.
- j) <u>Land Use Advisory Committee (LUAC) Review.</u> Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors, the project was referred to the Carmel Valley LUAC for review on August 15, 2022. No concerns or contentions regarding the proposed development were raised. The LUAC reviewed the project and recommended for approval as proposed by a vote of 6-0.
- k) The project planner conducted a site inspection on July 29, 2022, to verify that the project on the subject parcel conforms to the plans listed above.
- The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210233.
- **2. FINDING: SITE SUITABILITY** The site is physically suitable for the proposed development and/or use.
 - EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District (FPD). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to cultural and historical resources. The following reports have been prepared:
 - "Phase I Cultural Resource Inventory Report" (LIB210213) prepared by EMC Planning Group Inc., Monterey, CA, July 16, 2019.
 - "Phase I Historic Assessment" (LIB210214) prepared Seth A. Bergstein, Pacific Grove, CA, August 12, 2019.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints

- that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
- c) Staff conducted a site inspection on July 29, 2022, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210233.

3. FINDING:

HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

- The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and Monterey County Regional FPD. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities currently serve the existing development. Potable water is provided to the property by the California American Water Company (Cal-AM). A water bill from Cal-Am for the month of December 2021 was submitted to EHB showing proof of water service. The project site is served by an on-site wastewater treatment system (OWTS). On January 10, 2022, a Performance Evaluation was received which showed existing 2,500-gallon septic tank is in good working condition after receiving minor repairs and has the capacity to serve the development. On May 18, 2022, a Percolation and OWTS feasibility study was received to support reassessment of dispersal system capacity in accordance with LAMP Section 4.4.3. The report confirmed that existing system (tank + dispersal field) are sized appropriately to receive wastewater from the main dwelling and accessory dwelling unit. Future OWTS expansion area was verified by in person site visit performed by EHB staff on June 14, 2022.
- c) Roughly two-thirds of the subject parcel is located within the Carmel Valley floodplain and aquifer recharge area. All development on the property is located on the other one-third of the parcel which is outside of the floodplain and separated by slopes in excess of 30 percent. Therefore, a Use Permit to allow development within the floodplain is not warranted for this project.
- d) The subject parcel is located within a State Responsibility Area classified as having a very high fire hazard. Monterey County Regional Fire reviewed the planning application and did not apply any conditions to the project. However, Fire will address additional safety concerns under building permit review. Construction of the accessory dwelling unit and non-habitable accessory structure are designed to be a fire-resistant to meets current fire and building code standards. See Finding No. 4, Evidence "c".

- e) Staff conducted a site inspection on July 29, 2022, to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210233.

4. FINDING:

DESIGN – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

EVIDENCE:

- a) Pursuant to Chapter 21.44 of Title 21 of the Monterey County Code (MCC), the purpose of the Design Control District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.
- b) Neighborhood Character. The project involves a detached twostory accessory dwelling unit (ADU) exceeding height limitations
 and a detached shed with a covered patio. The permit also includes
 a one-story addition to the ADU and a breezeway to structurally
 connect the shed and covered patio to the main dwelling to meet
 development standards. The accessory structures are
 architecturally consistent with the existing main dwelling and
 would have a comparatively similar layout to other residences in
 the vicinity. As proposed, the visible structures will remain
 comparable to the bulk and mass of other dwellings in the
 surrounding neighborhood.
- Material and Color Finishes. The proposed exterior colors and c) materials are consistent with the area's setting and surrounding residences. The existing single family dwelling is designed to reflect a Vernacular style architecture which includes dark brown board and batten wood siding with "Class A" fire rated brown composite shingle roof that blends with the surrounding natural environment. The project has been conditioned to include a formal exterior lighting plan to ensure the project complies with the Monterey County lighting ordinance (Condition No. 7). There are no proposed changes to the existing landscape. All detached accessory structures will be designed to match the main structure. The proposed exterior finishes described above are designed to be fire resistant to ensure building safety, blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood.
- d) <u>Visual Resources.</u> The subject parcel is located approximately 900 feet from Carmel Valley Road. Although the property is within a visually sensitive area, the structures cannot be seen from Garland Ranch Regional Park or Carmel Valley Road due to the thick vegetation that surrounds the parcel. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- e) The project planner conducted a site inspection on July 29, 2022, to verify that the project on the subject parcel conforms to the plans listed above. Based on the evidence described above, the

- proposed structure and use are consistent with the surrounding residential neighborhood character.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD -Planning for the proposed development found in Project File PLN210233.

5. FINDING:

ACCESSORY DWELLING UNIT – The proposed project must meet the regulations, standards, and circumstances under which an accessory dwelling unit (ADU) accessory to an existing or proposed main residence on a lot, may be permitted and to establish a means for creating affordable housing in Monterey County.

EVIDENCE: a)

- Title 21 Section 21.64.030.C.1.b allows detached ADUs to be no more than 1,200 square feet. Height limit for ADUs is 16 feet with 4-foot side and rear setbacks. Pursuant to Section 21.64.030.E.5, any ADU which does not comply with height regulations for the zoning district in which it is proposed and that exceeds 16 feet in height shall require a Use Permit.
- b) The project proposes an 852 square foot ADU with a height of 17 feet 10 inches which is subject to a Use Permit. Proposed height of the structure is architecturally consistent with the surrounding neighborhood and comparable to the mass of other structures in the vicinity. The left-side setback is 5 feet 4 inches from the property line. The right-side and rear setbacks meet and exceed the 4-foot requirement. Therefore, the project meets height and setback requirements.
- c) The proposed colors and materials are designed to match the main residence on the property and meet design requirements as demonstrated in Finding No. 4 and supporting evidence above.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD Planning for the proposed development found in Project File PLN210233.

6. FINDING:

VIOLATION – The subject property is currently not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. A violation has been found to exist on the property.

EVIDENCE:

- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of violations existing on subject property. On December 13, 2018, a citation was issued for the construction of two unpermitted structures consisting of an ADU addition and non-habitable storage shed. The applicant is pursuing an after-the-fact building permit to bring both illegal structures into compliance with Monterey County Code development standards. Approval of this permit will abate the zoning violation.
- b) All zoning violation abatement costs have been paid in full by the property owner.
- c) Staff conducted a site inspection on July 29, 2022, and researched County records to assess the violation existing on the subject property.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210233

7. FINDING:

CEQA (Exempt) – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

- a) California Environmental Quality Act (CEQA) Guidelines Section 15301(a) and (e) for a Class 1 categorical exemption allows for interior alterations and additions to existing structures. The project includes after-the-fact permits to legalize a detached two-story accessory dwelling unit (ADU) exceeding height limitations and a detached shed with a covered patio. The project also includes a permit to allow a one-story addition to the ADU and a breezeway to structurally connect the shed and covered patio to the main dwelling. Therefore, the proposed development is consistent with CEQA Guidelines Section 15301.
- b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway and does not cause any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. On June 28, 2019, a preliminary archeological report was conducted by EMC Planning Group Inc. (see Finding No. 2, Evidence "b") since the project is located in a high archeological sensitivity area. The report concluded no evidence of cultural resources on the property. A standard condition of approval has been incorporated to assure construction work be halted if archaeological resources are accidently uncovered.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on July 29, 2022.
- d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210233.

8. FINDING:

APPEALABILITY – The decision on this project may be appealed to the Planning Commission.

EVIDENCE:

<u>Planning Commission</u>. Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find that the alteration and addition to existing structures qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301(a) and (e), and there are no exceptions pursuant to Section 15300.2;

- 2. Approve after the fact permits to clear Code Enforcement violation (18CE00527) consisting of a:
 - a. Use Permit and Design Approval for a 594 square foot detached two-story accessory dwelling unit (ADU) exceeding 16 feet in height; and
 - b. Design Approval for 207 square foot shed with a 250 square foot covered patio; and
- 3. Approve a Design Approval to allow a 258 square foot one-story addition to the ADU (total of 852 square feet) and a breezeway attaching the shed and covered patio to the existing single family dwelling.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 29th day of September 2022.	
	Mike Novo, AICP Zoning Administrator
COPY OF THIS DECISION MAILED TO APPLICANT ON DATE	
THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.	

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE ______.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN210233

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation
Monitoring Measure:

This permit (PLN210233) includes after the fact approval to clear Code Enforcement violation (18CE00527) consisting of a Use Permit and Design Approval for a 594 square foot detached two-story accessory dwelling unit (ADU) exceeding 16 feet in height and a 207 square foot shed with a 250 square foot covered patio; and approval of a Design Approval to allow a 258 square foot one-story addition to the ADU (total of 852 square feet) and a breezeway attaching the shed and covered patio to the existing single family dwelling. The property is located at 227 Salsipuedes Rd, Carmel Valley, (Assessor's Parcel Number 189-541-027-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

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2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:

"An after-the-fact Use Permit (Resolution Number ______) was approved by the Zoning Administrator for Assessor's Parcel Number 189-541-027-000 on September 29, 2022. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department:

RMA-Planning

Condition/Mitigation Monitoring Measure:

during the course of construction, cultural, archaeological, historical paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD- Planning and a archaeologist archaeologist registered with the qualified (i.e., an Register Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.

(HCD - Planning)

Compliance or Monitoring Action to be Performed:

The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

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4. PW0006 - CARMEL VALLEY

RMA-Public Works Responsible Department:

Condition/Mitigation The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee **Monitoring Measure:** pursuant to the Board of Supervisors Resolution NO. 95-410, adopted September 12,

1995 (Fees are updated annually based on CCI).

Compliance or Prior to Building Permits Issuance Owner/Applicant shall pay to HCD the required Monitoring

traffic Action to be

mitigation fee. Performed:

5. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

RMA-Public Works **Responsible Department:**

Condition/Mitigation Prior to issuance of building permits, applicant shall pay the Regional Development **Monitoring Measure:** Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall

be determined based on the parameters adopted in the current fee schedule.

Compliance or Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Monitoring Building Services Department the traffic mitigation fee. Owner/Applicant shall submit Action to be proof of payment to the HCD-Engineering Services. Performed:

6. PD006(A) - CONDITION COMPLIANCE FEE

RMA-Planning Responsible Department:

Performed:

Condition/Mitigation The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee **Monitoring Measure:** schedule adopted by the Board of Supervisors, for the staff time required to satisfy

conditions of approval. The fee in effect at the time of payment shall be paid prior to

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clearing any conditions of approval.

Compliance or Prior to clearance of conditions, the Owner/Applicant shall pay Condition Monitoring

Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors. Action to be

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7. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.

(HCD - Planning)

Compliance or Monitoring Action to be Performed:

Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

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THIS PROJECT SHALL COMPLY WITH 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), \$ CALIFORNIA ENERGY CODE (CENC), CALIFORNIA FIRE CODE (CFC).

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER OR OWNER PRIOR TO

CONTRACTOR TO PROTECT EXISTING CONDITIONS FROM DAMAGE, DUST,

MATERIALS PLANNED TO BE REUSED ARE TO BE PROTECTED FROM DAMAGE THROUGHOUT THE DEMOLITION PROCESS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

WHERE NEW WORK ADJOINS EXISTING, ELEMENTS ARE TO BE ATTACHED IN ALIGNMENT WITH TIGHT FIT. SECURE CONSTRUCTION SO THAT THERE IS NO CHANGE IN THE VISUAL APPEARANCE- PATCHES, CHANGES IN PAINT AND/OR WALL COVERING, ETC. IF NECESSARY, REMOVE SURFACE OF EXISTING ELEMENTS AND INSTALL NEW FOR SMOOTH INTEGRATION.

ALL CERAMIC TILE AND GROUT SHALL BE SELECTED BY OWNER.

GYPSUM WALL BOARD PANELS SHALL BE TAPED AND FINISHED TO MATCH EXISTING. ALL JOINT \$ TAPE PRODUCTS SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS. METAL BEAD SHALL BE USED AT ALL CORNERS (U.N.O.). CEMENT BOARD SHALL BE USED UNDER ALL TILE APPLICATIONS.

WATER-RESISTANT GYPSUM BACKING BOARD SHOULD NOT BE USED IN THE FOLLOWING LOCATIONS PER CBC 2512:

1) OVER VAPOR RETARDER

2) IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY 3) ON CEILING WHERE FRAME SPACING EXCEEDS 12" ON CENTER.

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER CMC CHAPTER 1 \$ CPC CHAPTER 5.

PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM \$ CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA; ALL DETECTORS TO BE INTERCONNECTED - TYP.

PROVIDE MOISTURE RESISTANT UNDERLAYMENT TO A MIN. HEIGHT OF 12" ABOYE DRAIN IN ALL SHOWERS W/TEMPERED GLASS ENCLOSURE PER

IN SHOWERS \$ TUB/SHOWER COMBOS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC

IN SHOWERS \$ TUB/SHOWER COMBOS, CONTROL VALVES \$ SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT SO THAT THE SHOWER HEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE OF THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE

NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE PER CPC SECT

GUESTROOMS AND HABITABLE ROOMS WITHIN DWELLING UNIT OR CONGREGATE RESIDENCE SHALL BE PROVIDED WITH NATURAL LIGHT

BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF 10

PLUMBING FIXTURES - WATER EFFICIENCY STANDARDS ON AND AFTER JANUARY 1, 2014, RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH

WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING KITCHEN FAUCETS: 1.8 GPM @ 60 PSI, KITCHEN FAUCETS MAY

TEMPORARILY INCREASE THE MAX FLOW RATE, BUT NOT TO EXCEED 2.2 GPM @ 60 PSI. LAVATORY FAUCETS: 1.2 GPM @ 60 PSI MAX, 0.8 GPM @ 20 PSI

SHOWERHEAD: 2.0 GPM @ 80 PSI

TOILETS SHALL BE HIGH EFFICIENCY (HET): 1.28 GPF HIGH EFFICIENCY CLOTHES WASHER: 5.0 WATER FACTOR OR LESS HIGH EFFICIENCY DISHWASHER: 5.8 GPC

DOOR \$ WINDOW NOTES: WINDOW AND DOOR SIZES SHOWN FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW AND DOOR SIZES SHALL BE FRAMED \$ SET PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY SIZES AND SELECT NEAREST MANUFACTURER'S SIZES PRIOR TO ORDERING.

ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CBC 2406.

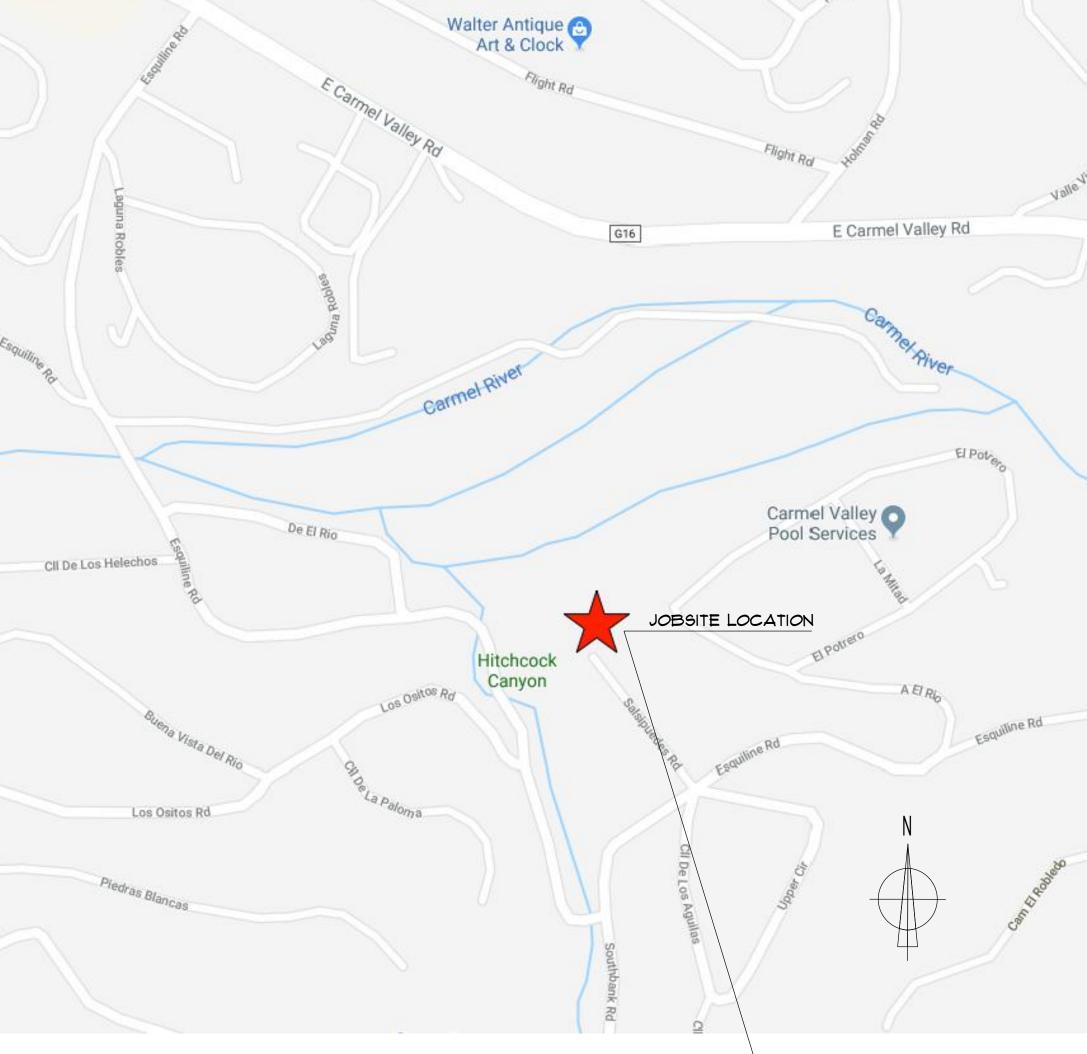
ALL WINDOWS \$ DOORS \$ HARDWARE SELECTIONS SHALL BE BY OWNER. GLASS TO BE ENERGY EFFICIENT, INSULATING LOW 'E' GLASS. VERIFY WITH OWNER PRIOR TO PURCHASE \$ INSTALL.

ALL EXTERIOR WINDOW HEADERS AND TRIM SHALL BE PAINT-GRADE. FLAT STOCK DF OR PINE, UNLESS NOTED OTHERWISE.

ALL EXTERIOR DOORS SHALL BE SOLID CORE AND AT LEAST 13" THICK; ALL INTERIOR DOORS SHALL BE 13" THICK, SOLID CORE (U.N.O) - VERIFY

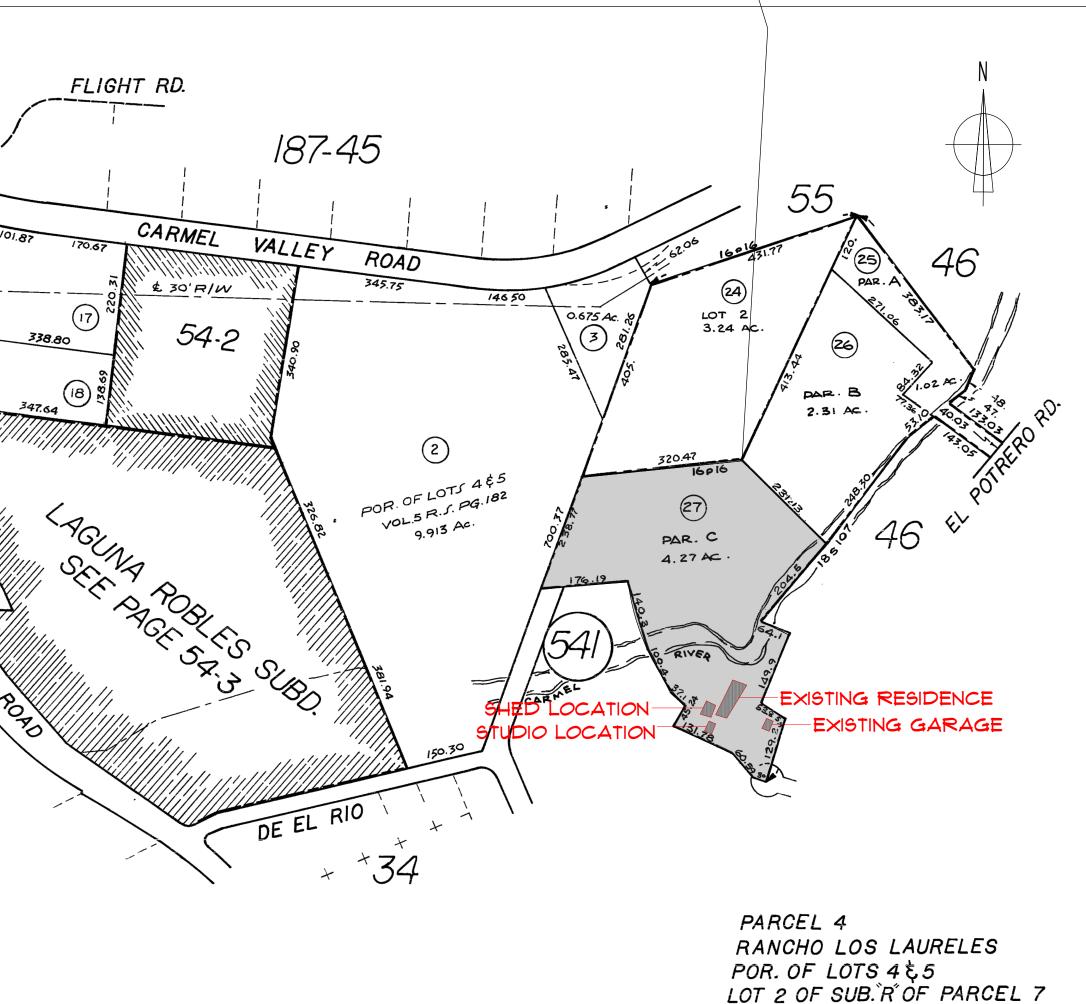
ALL SELECTIONS BY OWNER.

VICINITY MAP



ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	GA	GAUGE	PT.	POINT
A/C	AIR CONDITIONING	GALV.	GALVANIZED	PR.	PAIR
ALUM.	ALUMINUM	G.I.	GALVANIZED IRON		
APPROX.	APPROXIMATE	GFI	GROUND FAULT	R.A.	RETURN AIR
ARCH.	ARCHITECTURAL	INTERRUPT		RAD.	RADIUS
ANOD.	ANODIZED	GL	GLASS	RD.	ROUND
ASPH.	ASPHALT	GND.	GROUND	REC.	RECESSED
ASPH.	ASPHALI				
DD		GYP. BD.	GYPSUM BOARD	REF.	REFRIGERATOR
BD.	BOARD			RENF.	REINFORCED/ING
BLDG.	BUILDING	H.C.	HOLLOW CORE	RES.	RESILIENT
BLKG.	BLOCKING	H.D.	HOLD DOWN	RM.	ROOM
BM.	BEAM	HDR.	HEADER	R.O.	ROUGH OPENING
BOTT.	BOTTOM	HDWD.	HARDWOOD	REQ.	REQUIRED
		HORIZ.	HORIZONTAL	R/W	RIGHT OF WAY
CAB.	CABINET	HR.	HOUR	RWD.	REDWOOD
CEM.	CEMENT	H.B.	HOSE BIBB	R.W.L.	RAINWATER LEADER
C.T.	CERAMIC TILE	HT.	HEIGHT		
C.I.	CAST IRON	HC.	HANDICAP	SCHED.	SCHEDULE
CLR.	CLEAR	HVAC	HEATING VENTILATION &	S.C.	SOLID CORE
CLST.	CLOSET		AIR CONDITIONING	SECT.	SECTION
COMP.	COMPOSITION	HW	HOT WATER	S.F.	SQUARE FOOT/FEET
CONC.	CONCRETE	1100	HOT WATER	SH	SINGLE HUNG
		1.0	INCIDE DIAMETED		
CLG.	CEILING	I.D.	INSIDE DIAMETER	SHT.	SHEET
C.M.U.	CONCRETE MASONRY UNIT	INS.	INSULATION	SHWR.	SHOWER
C.O.	CLEAN OUT	INT.	INTERIOR	SIM.	SIMILAR
COL.	COLUMN			SLD	SLIDER
CONN.	CONNECTION	J.B.	JUNCTION BOX		R.SLIDING GLASS DOOR
CONST.	CONSTRUCTION	JST.	JOIST	SPECS.	SPECIFICATIONS
CSMT.	CASEMENT			SQ.	SQUARE
C.W.	COLD WATER	KIT.	KITCHEN	SQ.FT.	SQUARE FEET
		KP	KICKER POST	STD.	STANDARD
DBL.	DOUBLE	KS	KING STUD	STL.	STEEL
DET.	DETAIL			STOR.	STORAGE
DF.	DOUGLAS FIR	LAV	LAVATORIES	STRUCT.	STRUCTURAL
	DIAMETER	LIN.	LINEN	SS	STAINLESS STEEL
DIM.	DIMENSION	LT.	LIGHT	SYM.	SYMMETRICAL
		LI.	LIGITI	31M.	STIMIMETRICAL
D.S.	DOWNSPOUT	NAAT	MATERIAL	TD	TOWELDAD
DRY	DRYER	MAT.	MATERIAL	TB	TOWEL BAR
DW	DISHWASHER	MAX.	MAXIMUM	TEL.	TELEPHONE
DWG	DRAWING	M.B.	MACHINE BOLT	TEMP.	TEMPERED
		MECH.	MECHANICAL	THRSH.	THRESHOLD
EA.	EACH	M.A.	MEDICINE CABINET	T&G	TONGUE & GROOVE
ELEC.	ELECTRICAL	MFR.	MANUFACTURER	T.O.F.	TOP OF FOOTING
ELEV.	ELEVATION	MIN.	MINIMUM	T.O.	TOP OF
ENCL.	ENCLOSURE	MISC.	MISCELLANEOUS	T.O.P.	TOP OF PLATE
EQ	EQUAL	MTD.	MOUNTED	T.O.S.	TOP OF SLAB
EXH.	EXHAUST			T.O.W.	TOP OF WALL
EXP.	EXPANSION	(N)	NEW	TP	TOILET PAPER
		N.I.C.	NOT N CONTRACT	TYP.	TYPICAL
EXIST. OR (NO. OR #	NUMBER	IIF.	TTFICAL
EXT.	EXTERIOR	N.T.S.	NOT TO SCALE	LLNLO	LINILESS NOTED OTHERWISE
		IV. I . S.	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE
FBRGL.	FIBERGLASS	0.1	OVED	VEDT	VEDTICAL
FD	FLOOR DRAIN	0/	OVER	VERT.	VERTICAL
FND.	FOUNDATION	O.C.	ON CENTER		
F.F.	FINISH FLOOR	O.F.S.	OUTSIDE FACE OF STUD	W/	WITH
F.G.	FINISH GRADE	OPP.	OPPOSITE	WAINS	WAINSCOT
FLR.	FLOOR	O.A.	OUTSIDE DIAMETER	WC	WATER CLOSET
FL.	FLUORESCENT			WD	WOOD
F.O.C.	FACE OF CONCRETE	ዊ	PLATE	WDW	WINDOW
F.O.S.	FACE OF STUD	P/L	PROPERTY	W/O	WITH OUT
FR. DR.	FRENCH DOOR	PLAS.	PLASTER	WP	WATERPROOF
FR. DR. FT.		PLY.	PLYWOOD	WWP	WELDED WIRE FABRIC
	FOOT OR FEET	PNL.	PANEL	V V V V F	VVLLDLD VVIKL FADRIC
FTG.	FOOTING	1146.			



DRAWING INDEX

TITLE SHEET T1

G1 2019 CAL GREEN BUILDING STANDARDS CODE SHEET 1 G2 2019 CAL GREEN BUILDING STANDARDS CODE SHEET 2

ARCHITECTURAL

SITE PLAN & ROOF PLANS **A**1

GUEST/ADU FLOOR PLAN & ROOF PLAN A2

A2.1 **EXISTING MAIN RES. & SHED FLOOR PLANS** A2.2 EXISTING MAIN RES. UPPER LEVEL FLOOR PLAN

PROPOSED SHED CONNECTION FLOOR PLAN **A3**

GUEST/ADU EXTERIOR ELEVATIONS

SHED/PATIO EXTERIOR ELEVATIONS

CROSS SECTIONS

ARCHITECTURAL DETAILS

△ SCOPE OF WORK

To clear a Code Enforcement Violation, case # 18CE00527 as well as permit a one-story addition, and Breezeway connection. Plans provided are for the three existing detached structures, a Single Family Residence (Main Residence) built in 1927, Guest House (ADU), and non-habitable accessory structure (Shed). There is a fourth structure that exists, a detached Garage, but it is not part of the citation.

At the time of the citation, the Guest House was in the process of being repaired & rebuilt. The Shed was not under construction at the time but exists. The original Shed was destroyed and rebuilt in the past however no permits exist for the rebuild. The shed is currently too close to the Main Residence.

Guest House: We are proposing to change the use of the Guest House to an ADU and add a 263 sq. ft. Living Room. The existing structure is 17 feet high. We are also submitting for a Use Permit to allow for the structure's height to remain as is.

Non-Habitable Accessory Structure (Shed): We are proposing reduce the square footage of the enclosed area of the shed to 207 sq. ft. and convert the remaining covered area into a patio. To resolve the setback violation, we are proposing to connect it to the Main Residence via a Breezeway. This connection effects an existing closet, so we are also prosing to relocate it.

All repairs, rebuilt, and new elements shall match existing; foot prints of both structures will remain the same, except to the shed connection to the Main Residence.

PROJECT DATA

OWNER: Justin Hastings

227 Salsipuedes Road Carmel, CA 93923 831-915-8498 justin@hastingsconstruction.com

DESIGNER: Angie Phares/Hastings Construction, Inc. 11 Thomas Owens Way, Suite 201 Monterey, CA 93940 831-620-0920 x706 design@hastingsconstruction.com

CONSTRUCTION DATA: Occupancy: R-3 Construction Type: VB Fire Sprinklers: NO

LOT DATA: Project Address:

APN: Parcel Size: Zoning: Subdivision:

Detached Garage:

Covered Patios:

227 Salsipuedes Road Carmel, CA 93923 189-541-027-000

3.96208 ACRES (172,588.21 sq. ft.) LDR/2.5-D-S-RAZ | LDR/1-D-S-RAZ ROBLES DEL RIO CARMELO SUBD#1 RIVERS & WATER BODIES | RESIDENTIAL - LOW DENSITY 5 -Land Use:

✓ STRUCTURE DATA: **Existing Square Footages: Proposed Square Footages:** 594 sq. ft. 331 sq. ft. ADU Entry Level: Guest House Entry Level: 258 sq. ft. Guest House Upper Level: **ADU Upper Level:** 258 sq. ft. Main Residence Entry Level: Main Residence Entry Level: 1,773 sq. ft. 1,773 sq. ft. Main Residence Upper Level: 781 sq. ft. 781 sq. ft. Main Residence Upper Level: 423 sq. ft. 207 sq. ft.

500 sq. ft.

236 sq. ft.

Existing Floor Area Ratio:

4,066 sq. ft. / 172,588.62 = (0.0236) 2.36% *Total Site Existing Coverage:*

3,263 sq. ft. / 172,588.62 = (0.0189) 1.89%

Proposed Floor Area Ratio:

Detached Garage:

Covered Patios:

4,600 sq. ft. / 172,588.62 = (0.0267) 2.67% **Total Proposed Site Coverage:**

3,561 sq. ft. / 172,588.62 = (0.0206) 2.06%

500 sq. ft.

487 sq. ft.

1\ PLN21@233 PC REV



93923 Q JDES RD., CARMEL (541-027-000 RESIDENCE

HC 1/6/2022 Drawn By: AAP 1/4"=1'-0"

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES SHEET 1 (January 2020, Includes August 2019 Supplement)

	INCOIDENTIAL MAIN	IDATORT MILASURLS, STILLT	ı	(January 2020, includes August 2019 Supple	amen	RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)
RESPON. PARTY	CHAPTER 3 GREEN BUILDING	A RESPON. PARTY		RESPON. PARTY	Y N/A RESP PAR	
	SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the	4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:		DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE		DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
	application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the	 The EV space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i>, Chapter 11A, to allow use of the EV charger from the accessible parking space. The EV space shall be located on an accessible route, as defined in the <i>California Building Code</i>, Chapter 2, to the building. 		4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.		4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing
	building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or	Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.		Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.		4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section
	improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.	Note: Electric Vehicle charging stations serving public housing are required to comply with the California Building Code, Chapter 11B.		4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.		4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exceptions:
	301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential			Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush.		 Excavated soil and land-clearing debris. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
	buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.	3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units		The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.		The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan
	SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.	horizontal (2.083 percent slope) in any direction. 4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-		gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one		 in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
	ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety	volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.		showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.		 Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). Identify diversion facilities where the construction and demolition waste material collected will be taken. Identify construction methods employed to reduce the amount of construction and demolition waste
	OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations	4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and		4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall		generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the
	CHAPTER 4	electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the		not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.		enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
	RESIDENTIAL MANDATORY MEASURES DIVISION 4.1 PLANNING AND DESIGN	time of original construction. 4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.		4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.		4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in
	SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar	4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.		4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.		Section 4.408.1 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction
	pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.	Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity		 Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 		requirement in Section 4.408.1 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4
	4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.	or facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with		1701.1 of the California Plumbing Code. NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.		Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California
	4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.	Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. TABLE 4.106.4.3.1		TABLE - MAXIMUM FIXTURE WATER USE FIXTURE TYPE FLOW RATE		Department of Resources Recycling and Recovery (CalRecycle). 4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the
	 Retention basins of sufficient size shall be utilized to retain storm water on the site. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 	TOTAL NUMBER OF PARKING NUMBER OF REQUIRED EV SPACES 0-9 0		SHOWER HEADS (RESIDENTIAL) LAVATORY FAUCETS (RESIDENTIAL) MAX. 1.2 GPM @ 60 PSI (RESIDENTIAL) MIN. 0.8 GPM @ 20 PSI		following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following:
	Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.	10-25		LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS KITCHEN FAUCETS 0.5 GPM @ 60 PSI 1.8 GPM @ 60 PSI		 a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters.
<u> </u>	(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:	51-75 4 76-100 5 101-150 7		METERING FAUCETS 0.2 GAL/CYCLE WATER CLOSET 1.28 GAL/FLUSH URINALS 0.125 GAL/FLUSH		 d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area.
	 Swales Water collection and disposal systems French drains Water retention gardens 	151-200 10 201 and over 6 percent of total		4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with		 Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. Information about water-conserving landscape and irrigation design and controllers which conserve water. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5
	Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path.	4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet (5486mm).		a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. NOTES:		 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code.
	4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions:	 The minimum width of each EV space shall be 9 feet (2743mm) 4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3. 		 The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/ 		4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling
	On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no commercial power supply. 1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase	 4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4. 4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5. 				ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.
	the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.	4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the <i>California Building Code</i> , Chapter 11B.				
	4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the	DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL				DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL 4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous,
	proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.	4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.				irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
	4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". 4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of					AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.
	parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. Notes:					COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.
	 Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 					DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.
	4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.					

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING VERIFICATION WITH THE FULL CODE.



2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE

THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR

QUALITY MANAGEMENT DISTRICT RULE 1168.

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2020, Includes August 2019 Supplement)

Y = YES

N/A = NOT APPLICABLE

RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 7 TABLE 4.504.5 - FORMALDEHYDE LIMITS TABLE 4.504.2 - SEALANT VOC LIMIT MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to (Less Water and Less Exempt Compounds in Grams per Liter) MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION hundredths of a gram (g O3/g ROC) 702 QUALIFICATIONS VOC LIMIT Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper **ARCHITECTURAL** 250 HARDWOOD PLYWOOD VENEER CORE installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. certification program. Uncertified persons may perform HVAC installations when under the direct supervision and 760 MARINE DECK HARDWOOD PLYWOOD COMPOSITE CORE 0.05 responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this 300 Examples of acceptable HVAC training and certification programs include but are not limited to the following: NONMEMBRANE ROOF PARTICLE BOARD 0.09 article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of 250 MEDIUM DENSITY FIBERBOARD 0.11 product (excluding container and packaging). State certified apprenticeship programs. Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). 450 SINGLE-PLY ROOF MEMBRANI THIN MEDIUM DENSITY FIBERBOARD2 . Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to 420 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED Other programs acceptable to the enforcing agency. BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL SEALANT PRIMERS MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE **702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. ARCHITECTURAL with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17. Section 94508(a). other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence NON-POROUS 250 to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be 775 POROUS 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed considered by the enforcing agency when evaluating the qualifications of a special inspector: THICKNESS OF 5/16" (8 MM). woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as MODIFIED BITUMINOUS 500 applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, 1. Certification by a national or regional green building program or standard publisher. MARINE DECK pellet stoves and fireplaces shall also comply with applicable local ordinances. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. OTHER 4.504 POLLUTANT CONTROL 3. Successful completion of a third party apprentice training program in the appropriate trade. 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING 4. Other programs acceptable to the enforcing agency. DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to 1. Special inspectors shall be independent entities with no financial interest in the materials or the requirements of at least one of the following: project they are inspecting for compliance with this code. reduce the amount of water, dust or debris which may enter the system. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate 1. Carpet and Rug Institute's Green Label Plus Program. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. homes in California according to the Home Energy Rating System (HERS). 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile TABLE 4.504.3 - VOC CONTENT LIMITS FOR Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the [BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall February 2010 (also known as Specification 01350). ARCHITECTURAL COATINGS₂₃ employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with requirements of the following standards unless more stringent local or regional air pollution or air quality NSF/ANSI 140 at the Gold level. this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the management district rules apply: GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMP 4. Scientific Certifications Systems Indoor Advantageтм Gold. particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the shall comply with local or regional air pollution control or air quality management district rules where COATING CATEGORY shall be closely related to the primary job function, as determined by the local agency. requirements of the Carpet and Rug Institute's Green Label program. applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. FLAT COATINGS 50 Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic Note: Special inspectors shall be independent entities with no financial interest in the materials or the 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1 compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and project they are inspecting for compliance with this code. NON-FLAT COATINGS tricloroethylene), except for aerosol products, as specified in Subsection 2 below. 4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving NONFLAT-HIGH GLOSS COATINGS 150 resilient flooring shall comply with one or more of the following: 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in 703 VERIFICATIONS units of product, less packaging, which do not weigh more than 1 pound and do not consist of more SPECIALTY COATINGS 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and **703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," ALUMINUM ROOF COATINGS 400 limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific BASEMENT SPECIALTY COATINGS in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 400 documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the appropriate section or identified applicable checklist. BITUMINOUS ROOF COATINGS 50 Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of BITUMINOUS ROOF PRIMERS 350 apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss February 2010 (also known as Specification 01350). BOND BREAKERS 350 coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in CONCRETE CURING COMPOUNDS 350 **4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for CONCRETE/MASONRY SEALERS 100 formaldehvde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR by or before the dates specified in those sections, as shown in Table 4.504.5 DRIVEWAY SEALERS Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of 4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested DRY FOG COATINGS 150 Regulations Title 17 commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air by the enforcing agency. Documentation shall include at least one of the following: Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation **FAUX FINISHING COATINGS** 350 Product certifications and specifications FIRE RESISTIVE COATINGS 350 Chain of custody certifications. **4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see FLOOR COATINGS enforcing agency. Documentation may include, but is not limited to, the following: CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 2. Field verification of on-site product containers. GRAPHIC ARTS COATINGS (SIGN PAINTS) 0121. CSA 0151, CSA 0153 and CSA 0325 standards. 5. Other methods acceptable to the enforcing agency. HIGH TEMPERATURE COATINGS 420 4.505 INTERIOR MOISTURE CONTROL INDUSTRIAL MAINTENANCE COATINGS 250 TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2} 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code. LOW SOLIDS COATINGS 120 (Less Water and Less Exempt Compounds in Grams per Liter) 4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by MAGNESITE CEMENT COATINGS 450 California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the **ARCHITECTURAL APPLICATIONS** California Residential Code, Chapter 5, shall also comply with this section. MASTIC TEXTURE COATINGS 100 INDOOR CARPET ADHESIVES 4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the METALLIC PIGMENTED COATINGS 500 CARPET PAD ADHESIVES 50 MULTICOLOR COATINGS 250 150 OUTDOOR CARPET ADHESIVES 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with PRETREATMENT WASH PRIMERS 420 a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, WOOD FLOORING ADHESIVES shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, PRIMERS, SEALERS, & UNDERCOATERS 100 **RUBBER FLOOR ADHESIVES** d. Other equivalent methods approved by the enforcing agency. REACTIVE PENETRATING SEALERS 350 50 3. A slab design specified by a licensed design professional. SUBFLOOR ADHESIVES RECYCLED COATINGS 250 65 CERAMIC TILE ADHESIVES 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage 50 ROOF COATINGS shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent VCT & ASPHALT TILE ADHESIVES moisture content. Moisture content shall be verified in compliance with the following: RUST PREVENTATIVE COATINGS 250 **DRYWALL & PANEL ADHESIVES** 50 SHELLACS 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent COVE BASE ADHESIVES moisture verification methods may be approved by the enforcing agency and shall satisfy requirements CLEAR 730 found in Section 101.8 of this code. 70 MULTIPURPOSE CONSTRUCTION ADHESIVE 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end 550 OPAQUE of each piece verified. 100 STRUCTURAL GLAZING ADHESIVES 3. At least three random moisture readings shall be performed on wall and floor framing with documentation SPECIALTY PRIMERS, SEALERS & SINGLE-PLY ROOF MEMBRANE ADHESIVES 250 acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. UNDERCOATERS 50 STAINS 250 OTHER ADHESIVES NOT LISTED Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying SPECIALTY APPLICATIONS STONE CONSOLIDANTS 450 ecommendations prior to enclosure. 510 **SWIMMING POOL COATINGS PVC WELDING** 4.506 INDOOR AIR QUALITY AND EXHAUST TRAFFIC MARKING COATINGS 100 CPVC WELDING 490 **4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the 420 ABS WELDING 325 TUB & TILE REFINISH COATINGS 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. WATERPROOFING MEMBRANES PLASTIC CEMENT WELDING 250 250 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a ADHESIVE PRIMER FOR PLASTIC 550 WOOD COATINGS 275 350 **CONTACT ADHESIVE** WOOD PRESERVATIVES a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of 250 ZINC-RICH PRIMERS SPECIAL PURPOSE CONTACT ADHESIVE b. A humidity control may be a separate component to the exhaust fan and is not required to be 1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & STRUCTURAL WOOD MEMBER ADHESIVE 140 integral (i.e., built-in) EXEMPT COMPOUNDS TOP & TRIM ADHESIVE 250 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS SUBSTRATE SPECIFIC APPLICATIONS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY 30 METAL TO METAL THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. 50 SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD. 4.507 ENVIRONMENTAL COMFORT POROUS MATERIAL (EXCEPT WOOD) 50 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be 30 sized, designed and have their equipment selected using the following methods: 80 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

Revision/Issue Date

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM

REEN BUILDING STANDARDS SHEET 2

Project:
HC
Date:
8/5/2021
Drawn By:
AAP
Scale:

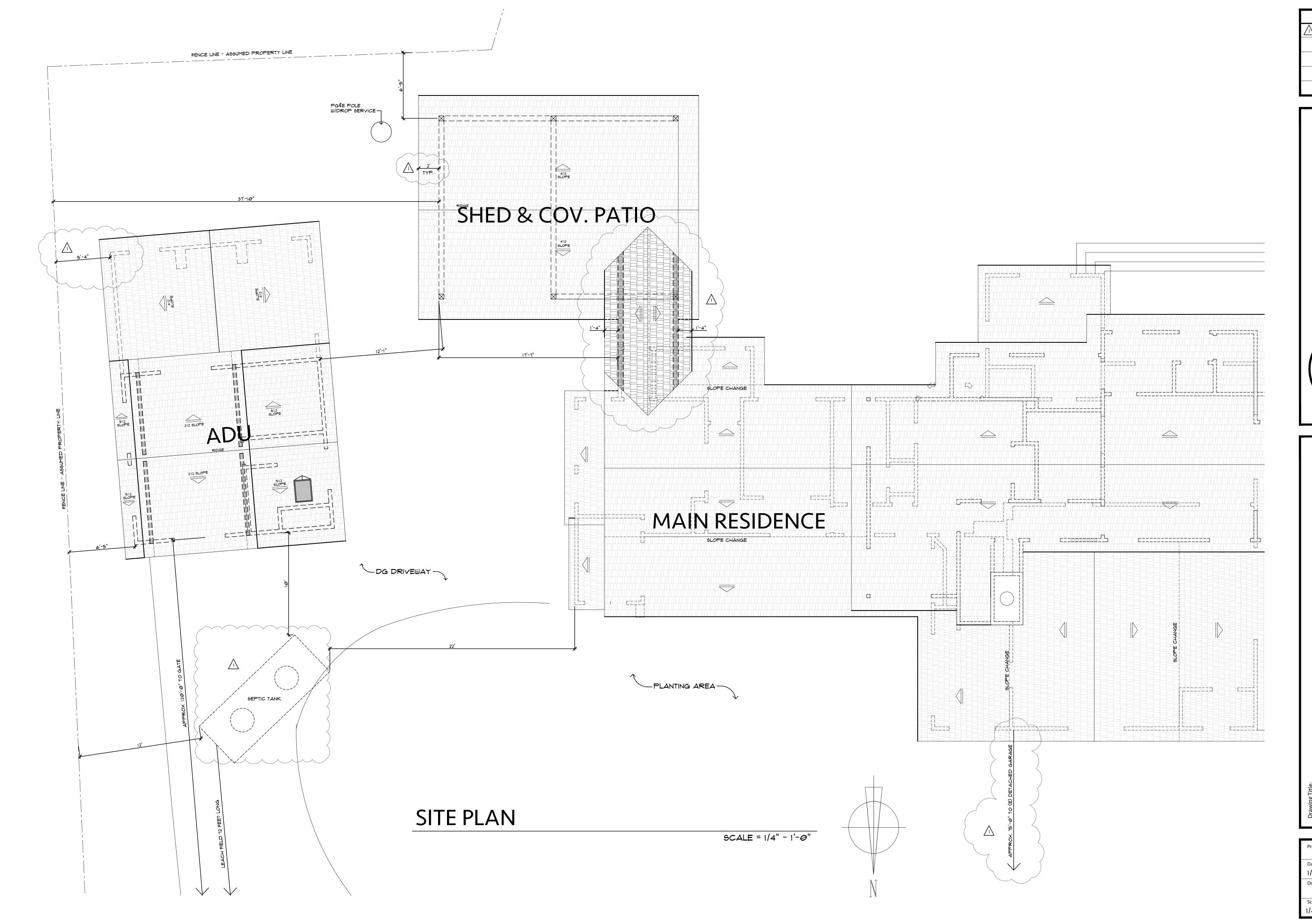
NONE

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Equipment Selection), or other equivalent design software or methods.

acceptable.

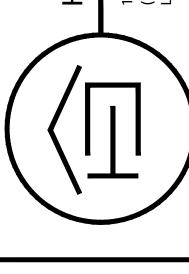
Exception: Use of alternate design temperatures necessary to ensure the system functions are



Revision/Issue Date

PLN21@233 PC REV 1@/14/21

HASTINGS CONSTRUCTION, INC.
THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940



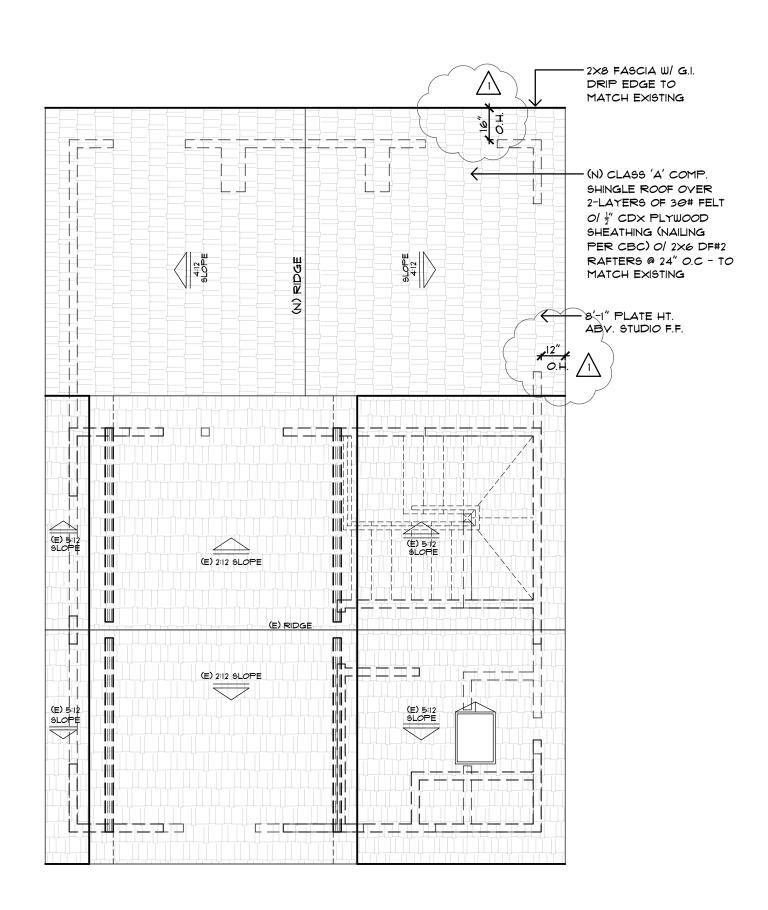
SITE & ROOF PLANS
Job Title:
HASTINGS RESIDENCE
Project Address & APN:
227 SALISUDES RD., CARMEL CA 93923
APN: 189-541-027-000

Project:
HC

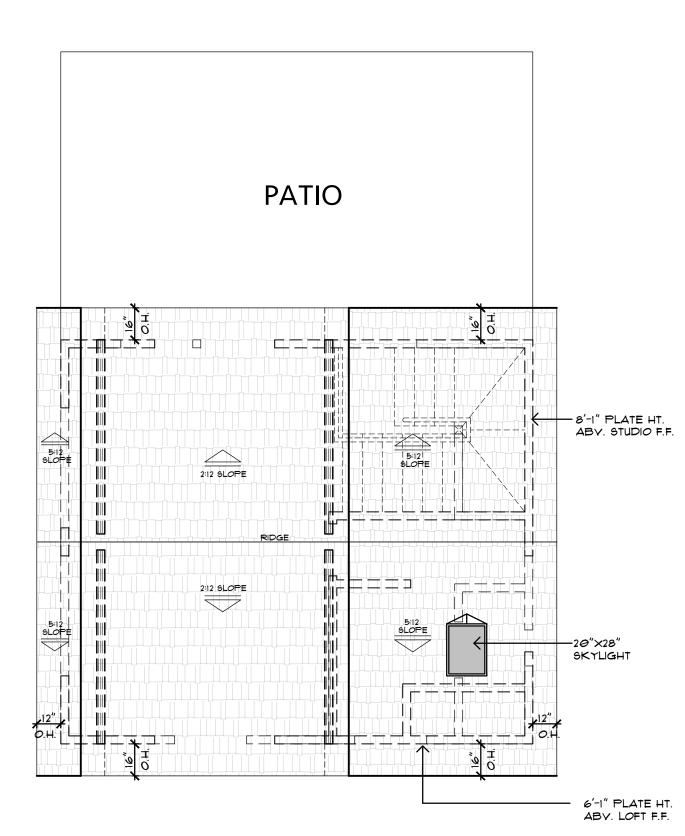
Date:
1/11/2022

Drawn By:
AAP

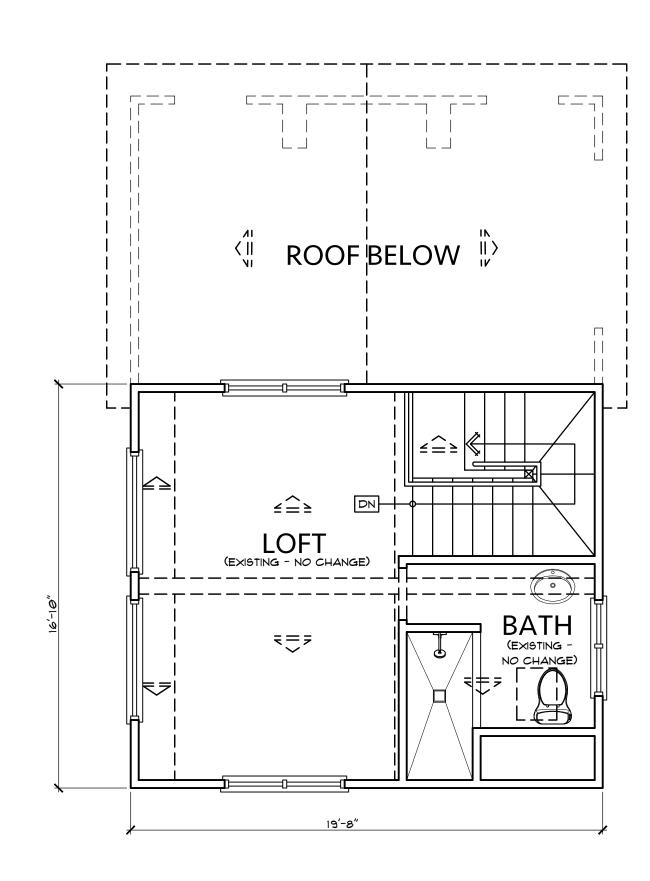
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PROPOSED ROOF PLAN

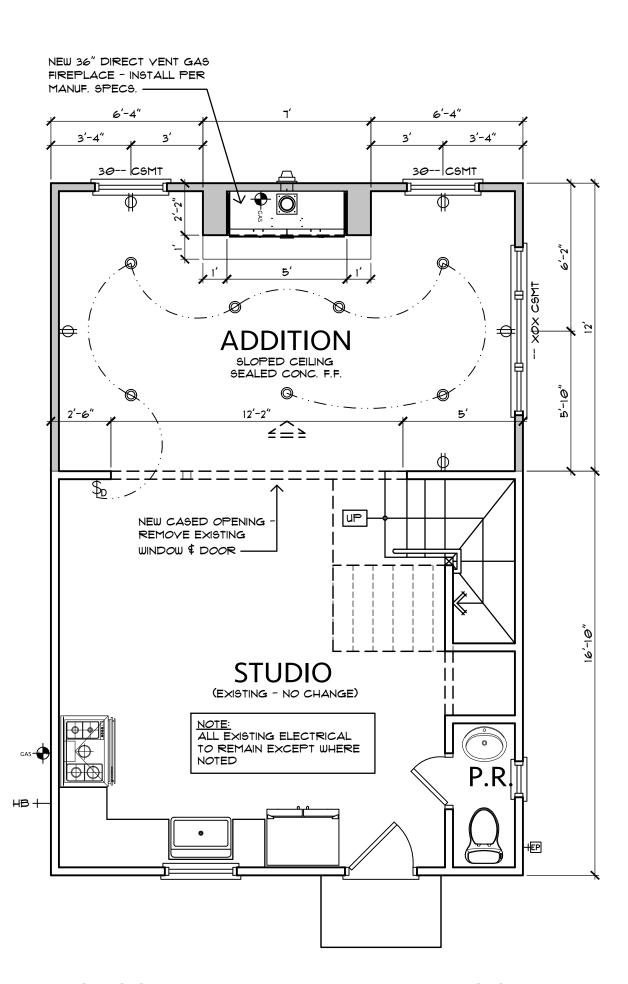


EXISTING ROOF PLAN



PROPOSED ADU LOFT FLOOR PLAN

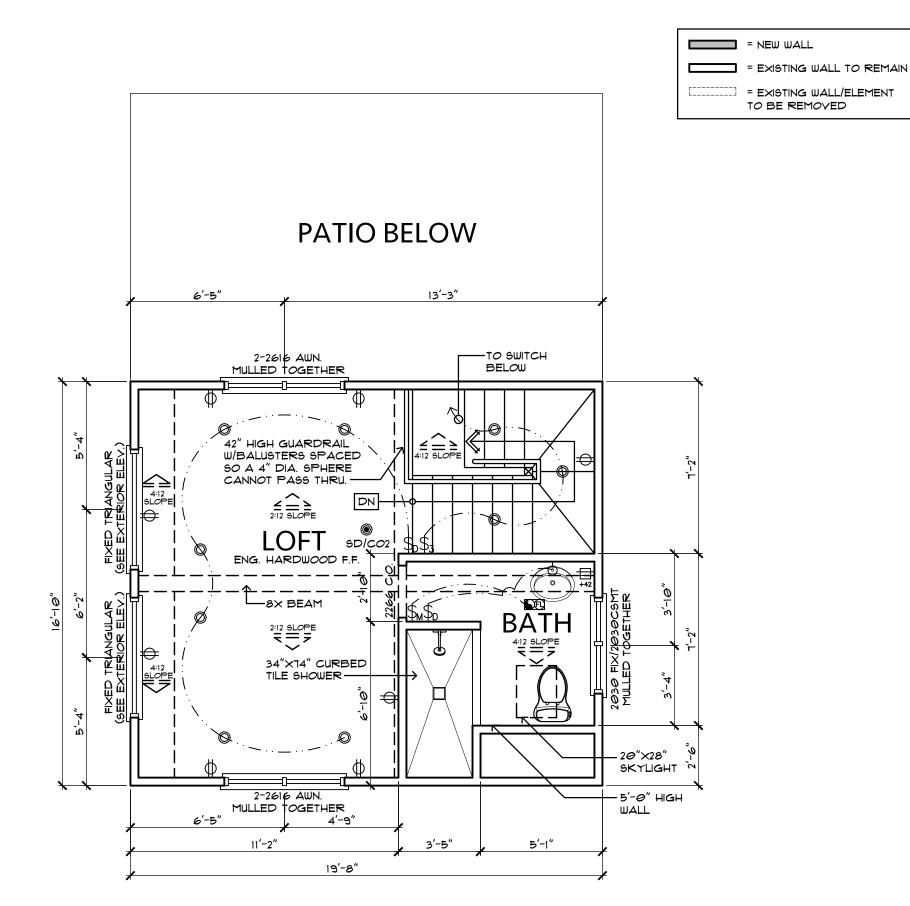
Loft Living Area (unchanged): 258 sq. ft.



PROPOSED ENTRY LEVEL ADU FLOOR PLAN

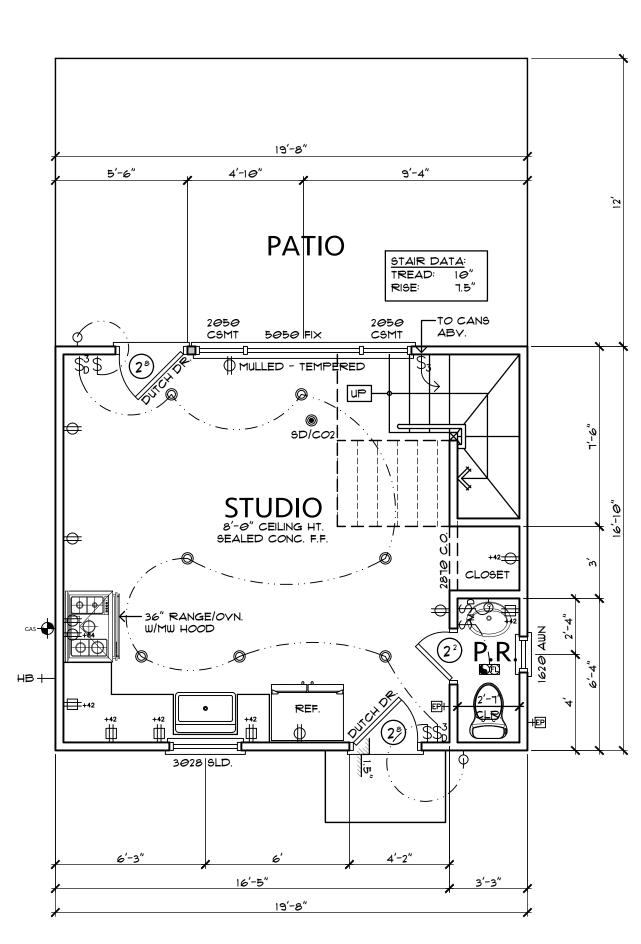
Existing Living Area:
Proposed Addition Living Area:

331 sq. ft. 236 sq. ft.



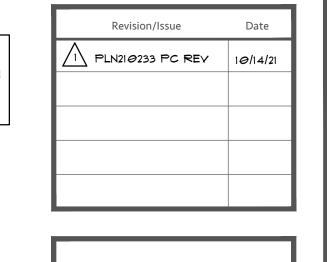
EXISTING GUEST LOFT FLOOR PLAN

Loft Living Area: 258 sq. ft.



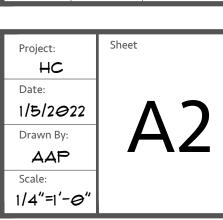
EXISTING ENTRY LEVEL GUEST FLOOR PLAN

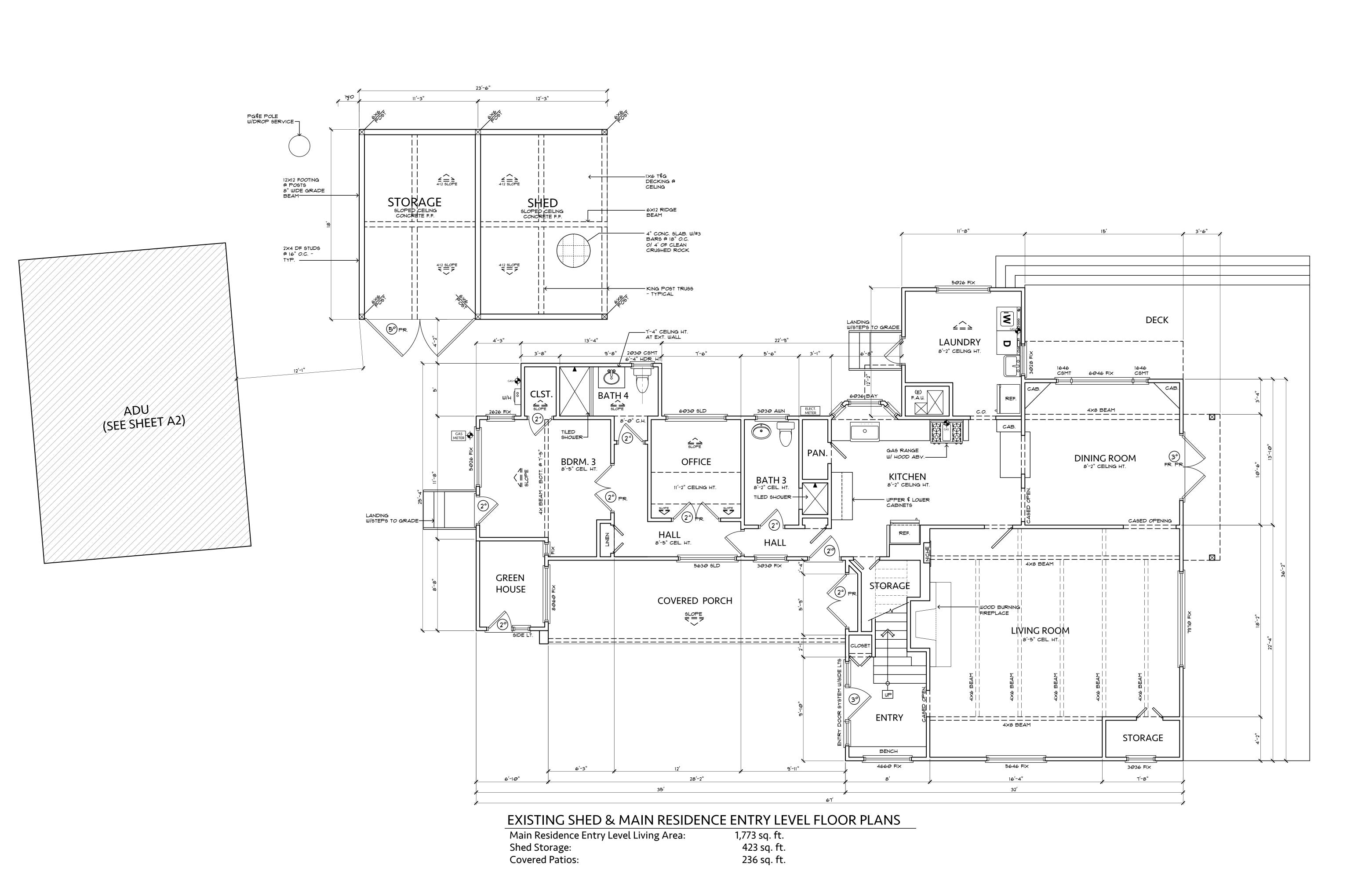
Studio Living Area: 331 sq. ft. Patio: 236 sq. ft.





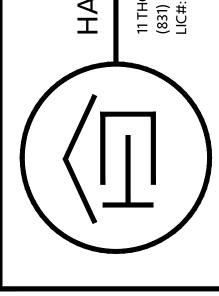
es ADU EXISTING & PROPOSED FLOOR & ROOF PLANS
IGS RESIDENCE
ISUDES RD., CARMEL CA 93923
9-541-027-000





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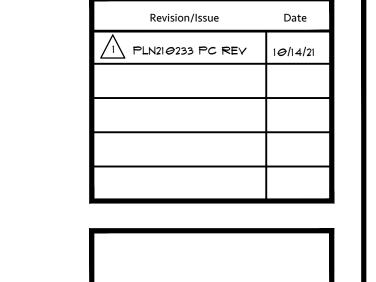
HASTINGS CONSTRUCTION, INC

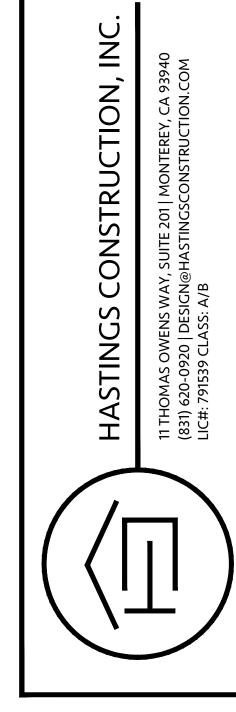


CARMEL,

93923

Project: HC1900 1/6/2022 Drawn By:

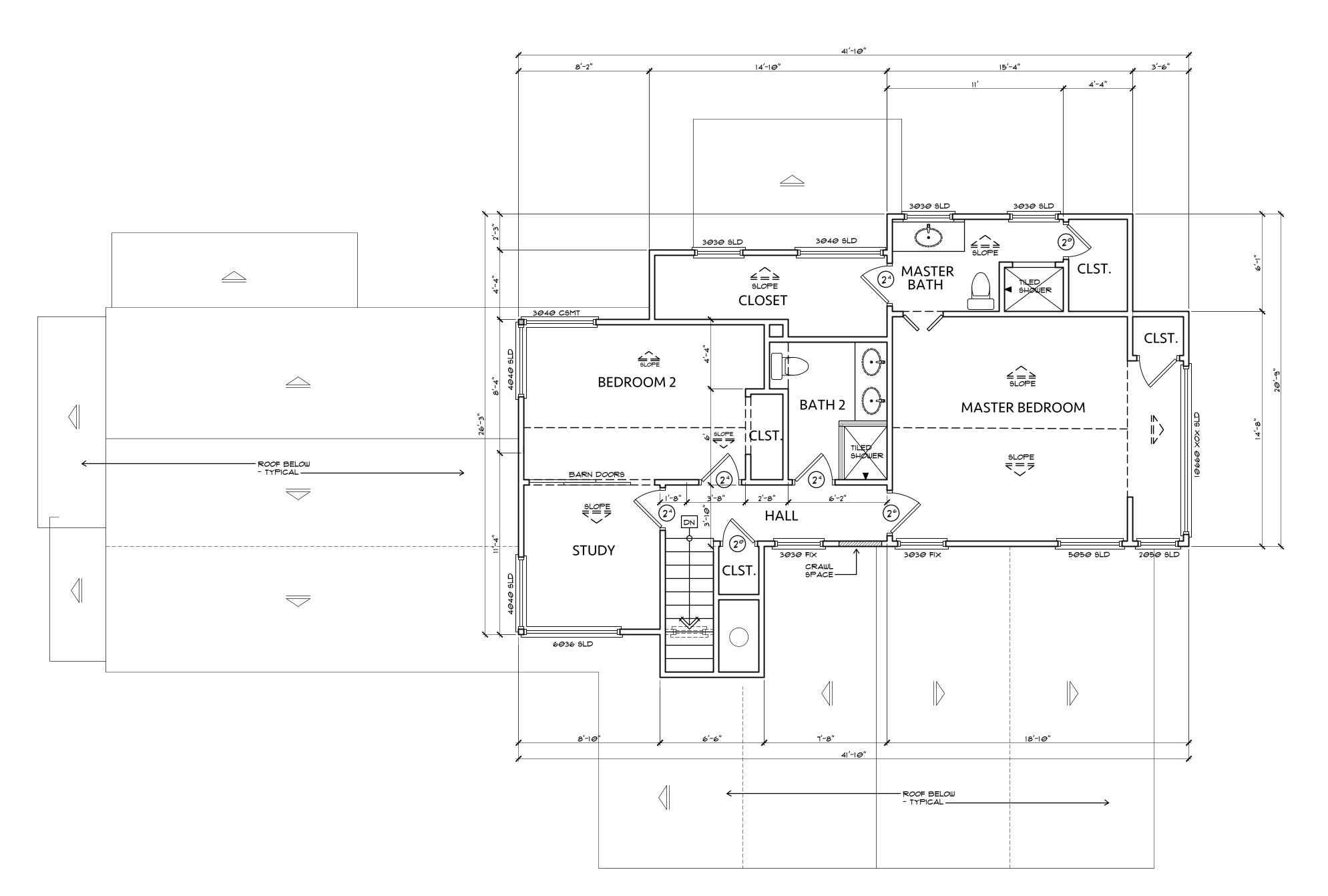




SIDENCE UPPER LEVEL FLOOR PLAN	
JCE	
D. CARMEL CA 93923	

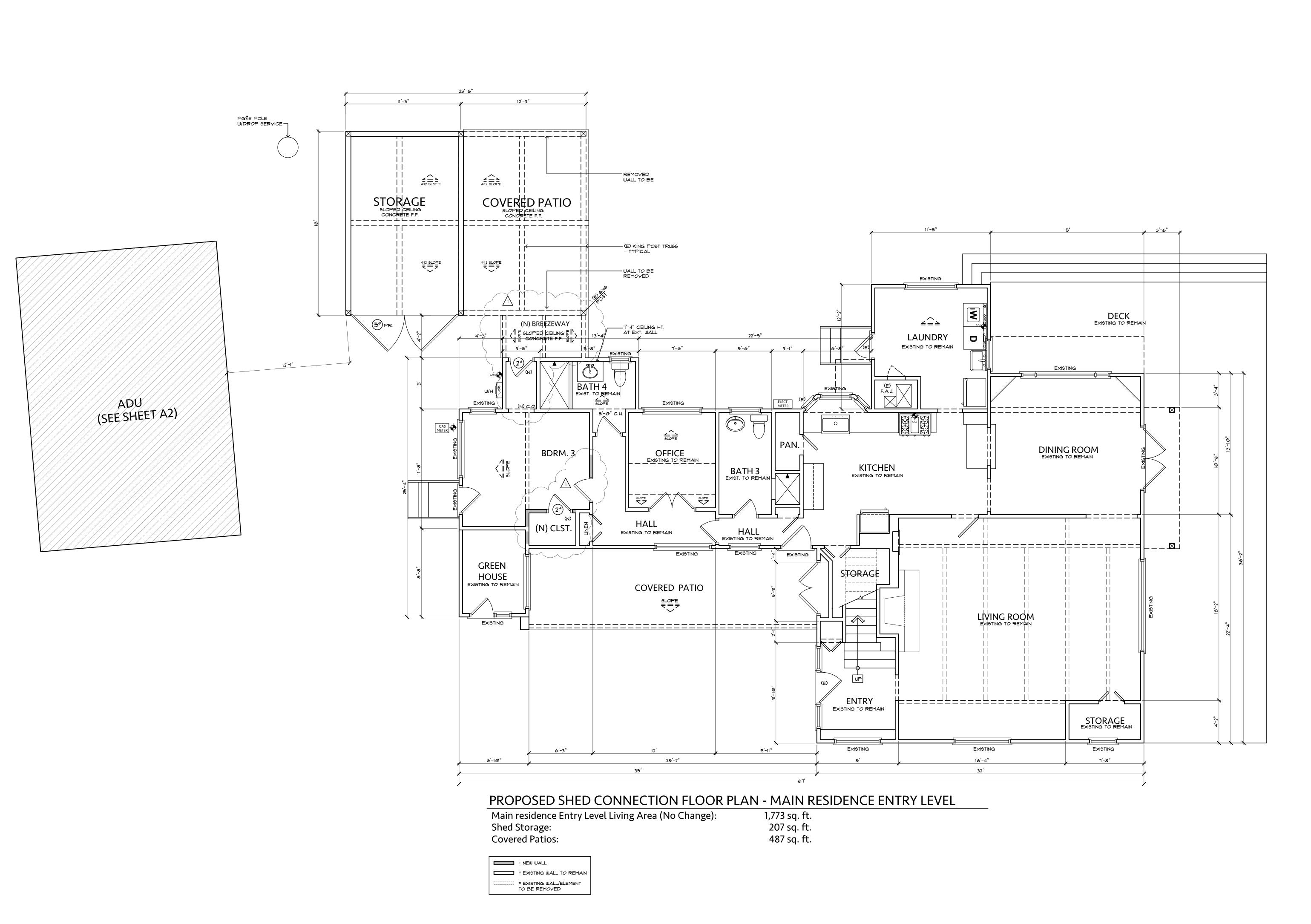
EXISTING MAIN RESIDENCE UPPER LI
Job Title:
HASTINGS RESIDENCE
Project Address & APN:
227 SALSIPUEDES RD., CARMEL, CA 9:

Project:
HC1900
Date:
1/4/2022
Drawn By:
AAP
Scale:



EXISTING MAIN RESIDENCE UPPER LEVEL FLOOR PLAN - NO CHANGES PROPOSED

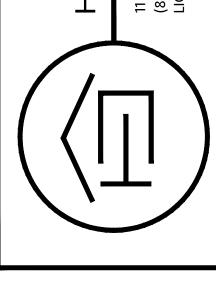
Upper Level Living Area: 781 sq. ft.



Revision/Issue Date

PLN2IØ233 PC REV 1Ø/14/21

HASTINGS CONSTRUCTION, INC.

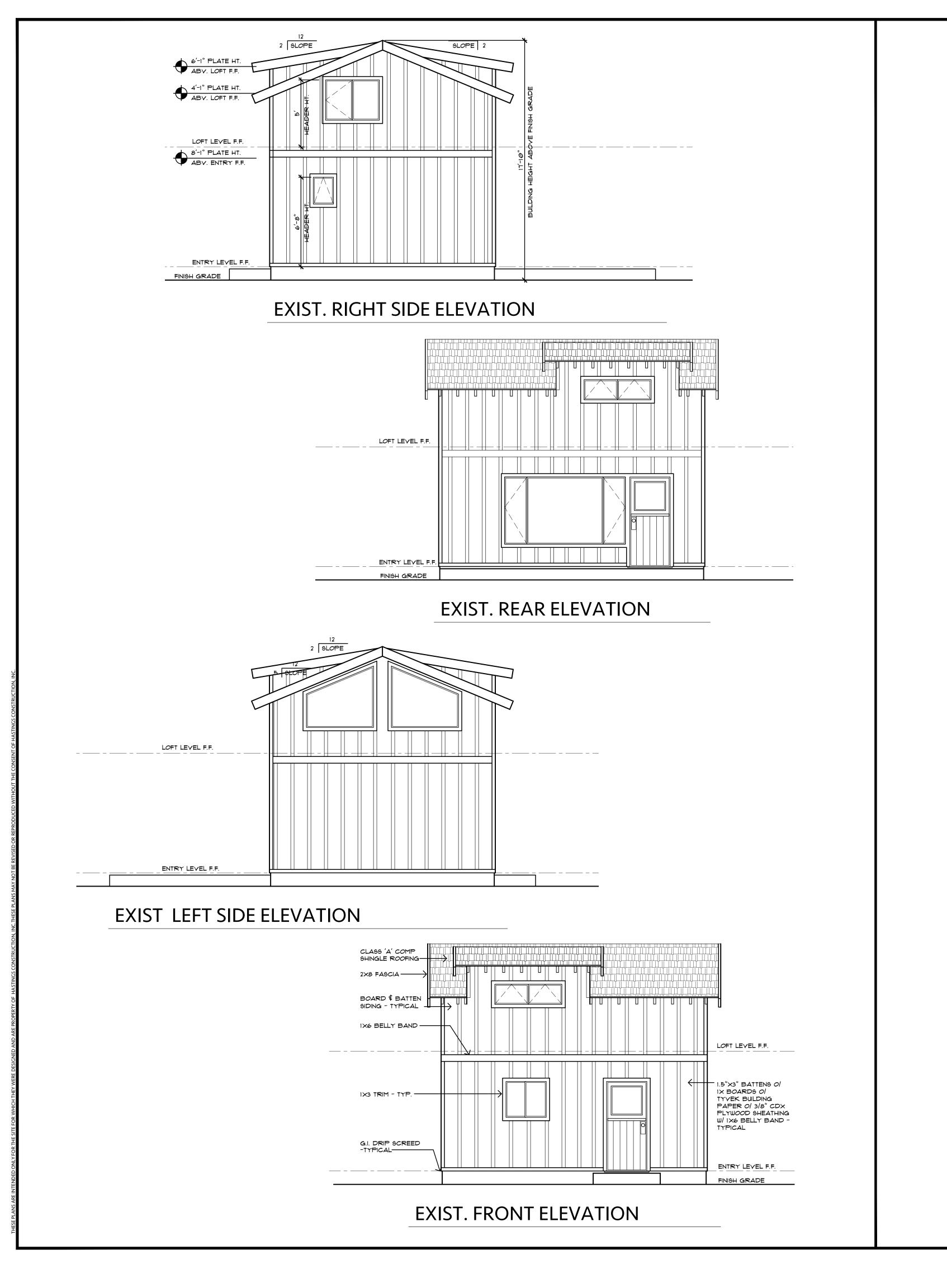


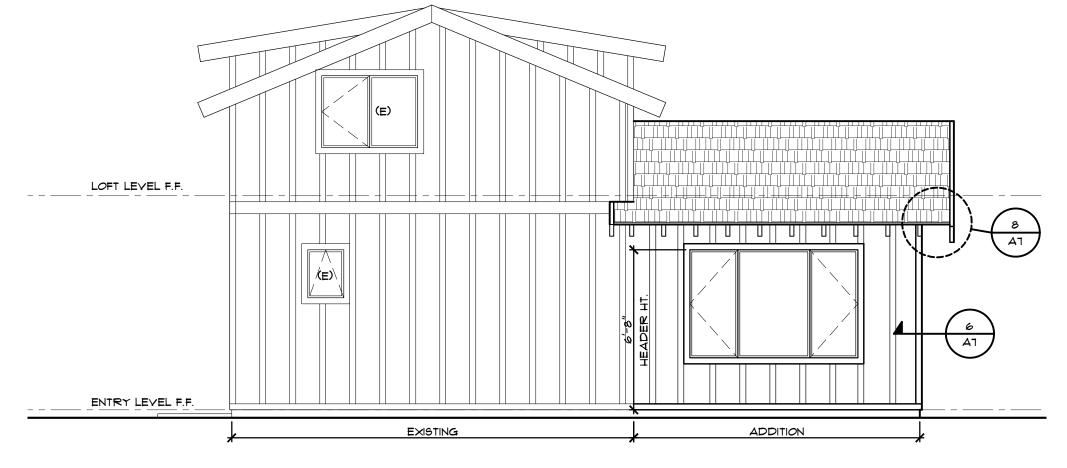
INECTION FLOOR PLAN - ENTRY LEVEL

CARMEL, CA 93923

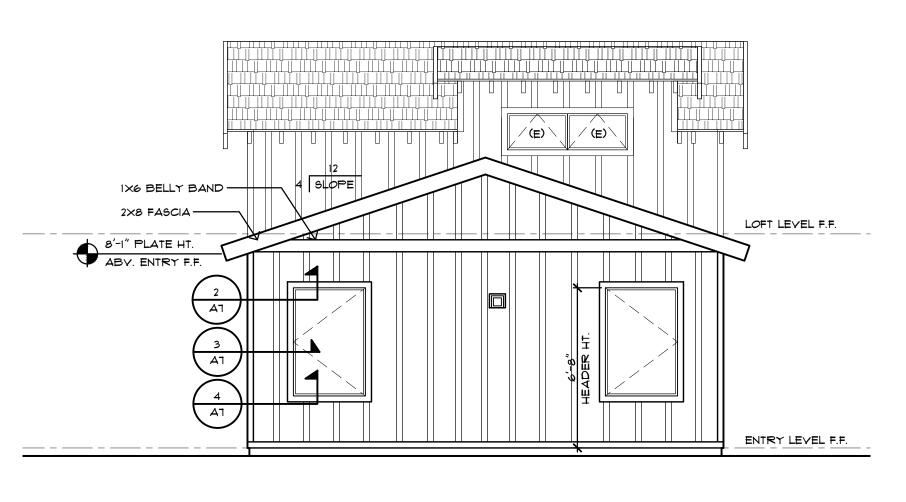
Drawing Title:
PROPOSED SHE
Job Title:
HASTINGS RESII
Project Address & APN:
227 SALSIPUEDE
APN: 189-541-02

Project:
HC1900
Date:
1/6/2022
Drawn By:
AAP
Scale:
1/4"=1'-0"

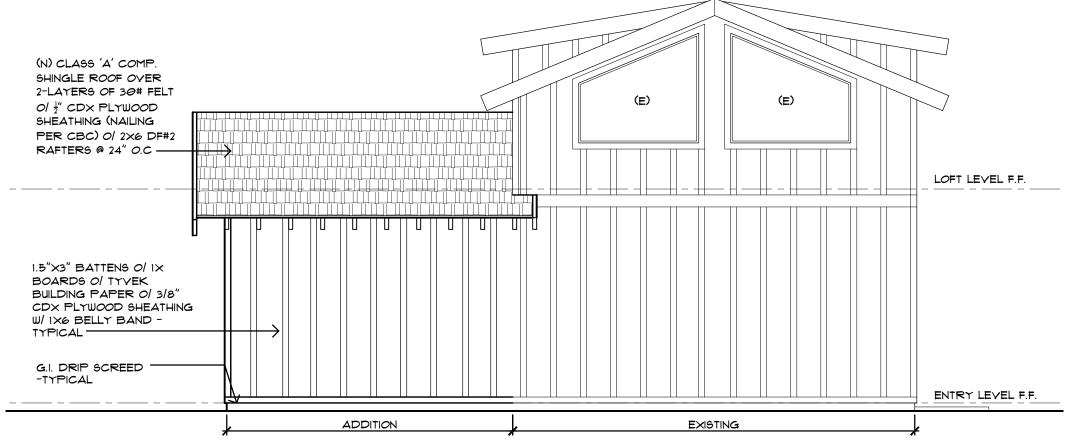




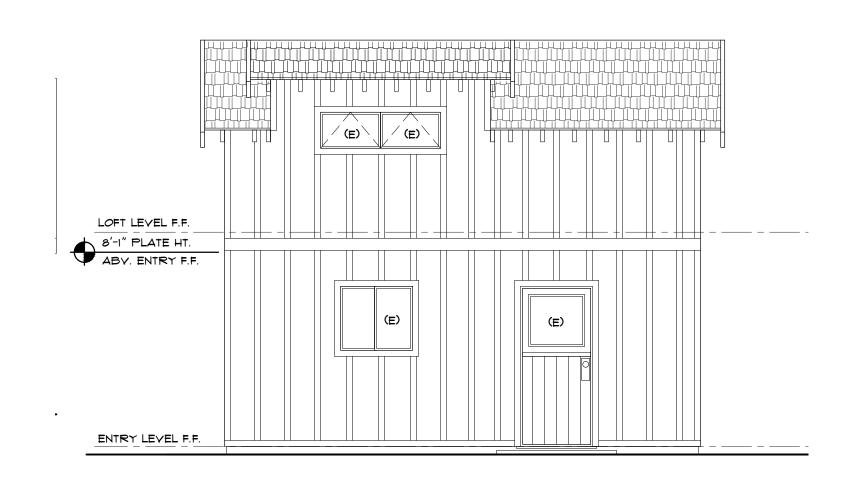
PROPOSED RIGHT SIDE ELEVATION



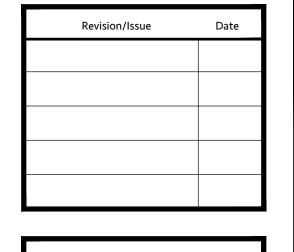


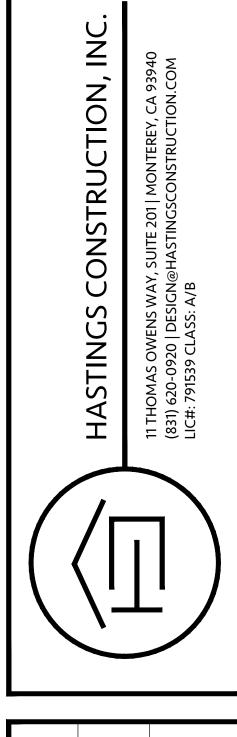


PROPOSED LEFT SIDE ELEVATION



FRONT ELEVATION (No Changes)







HC

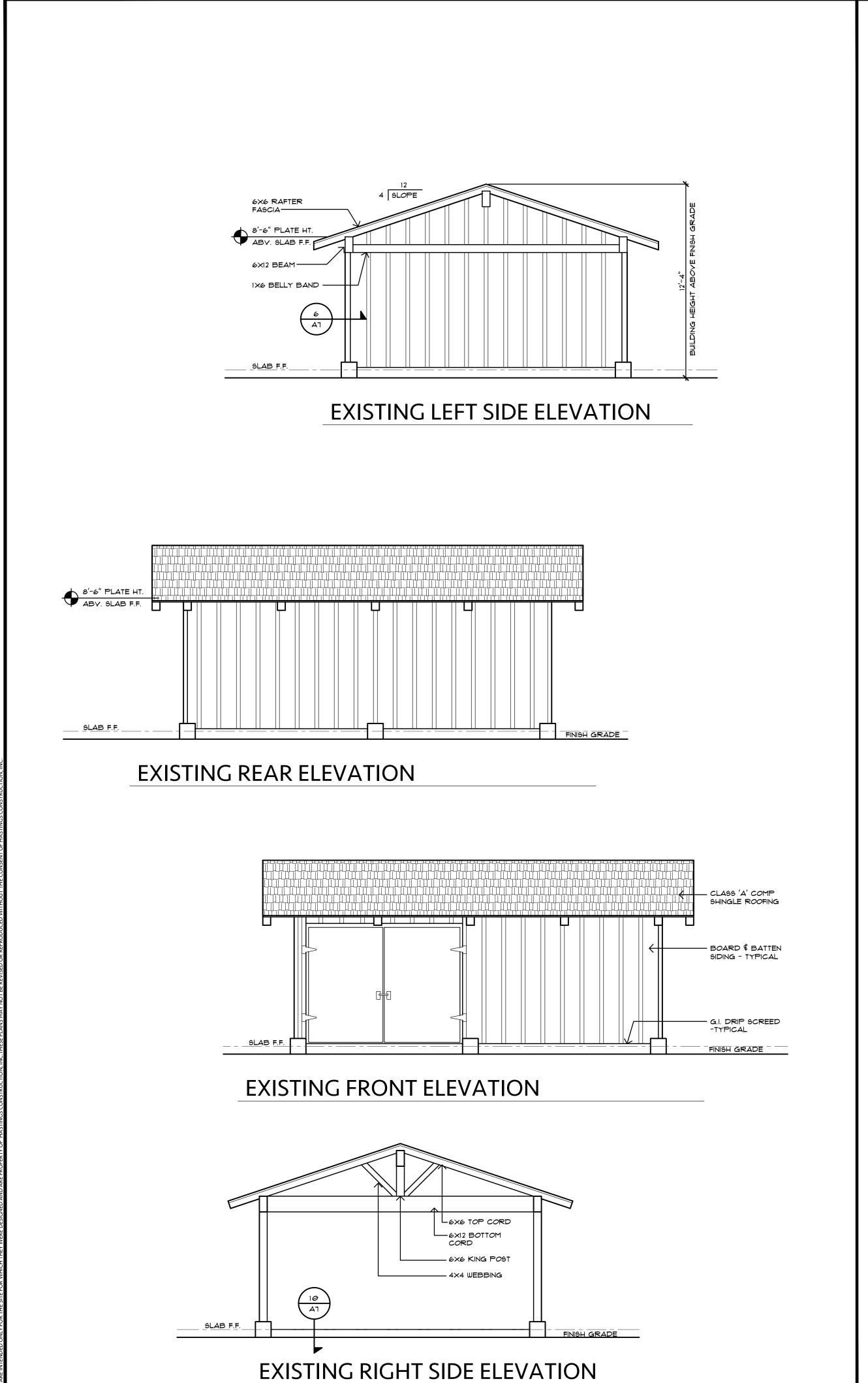
1/5/2*0*22

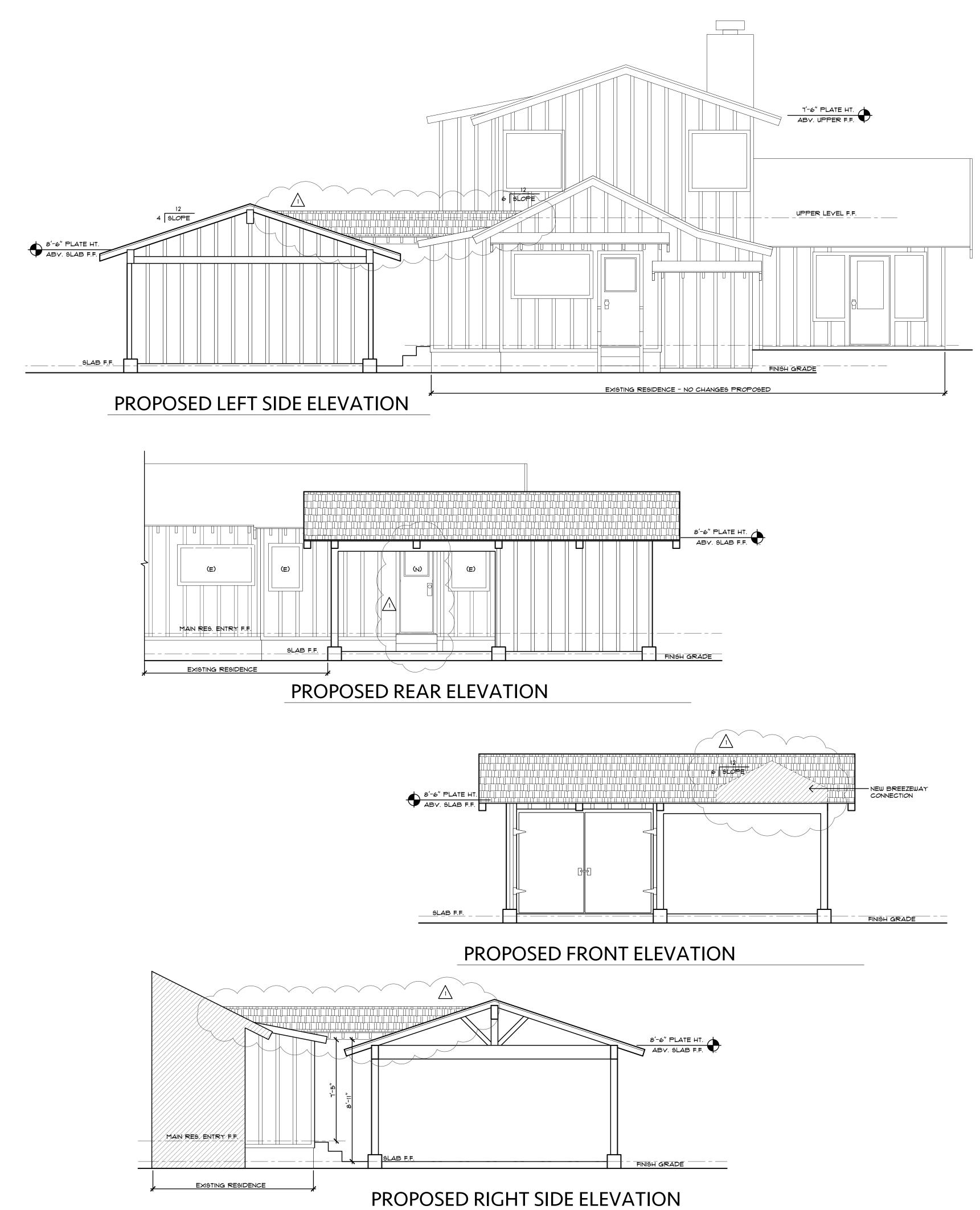
Drawn By:

AAP

1/4"=1'-0"

Date:





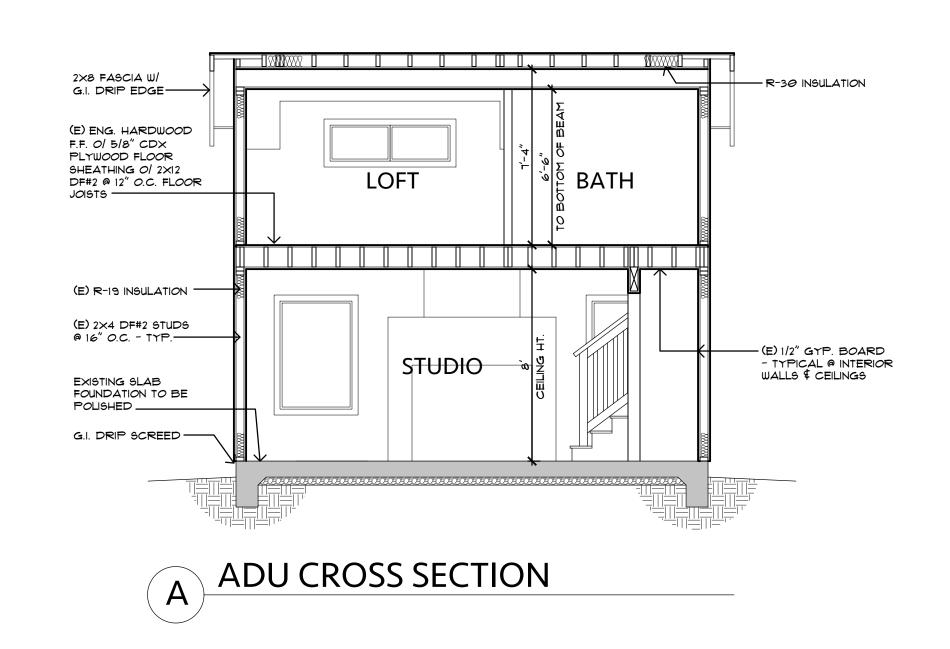
/ PLN21@233 PC REV

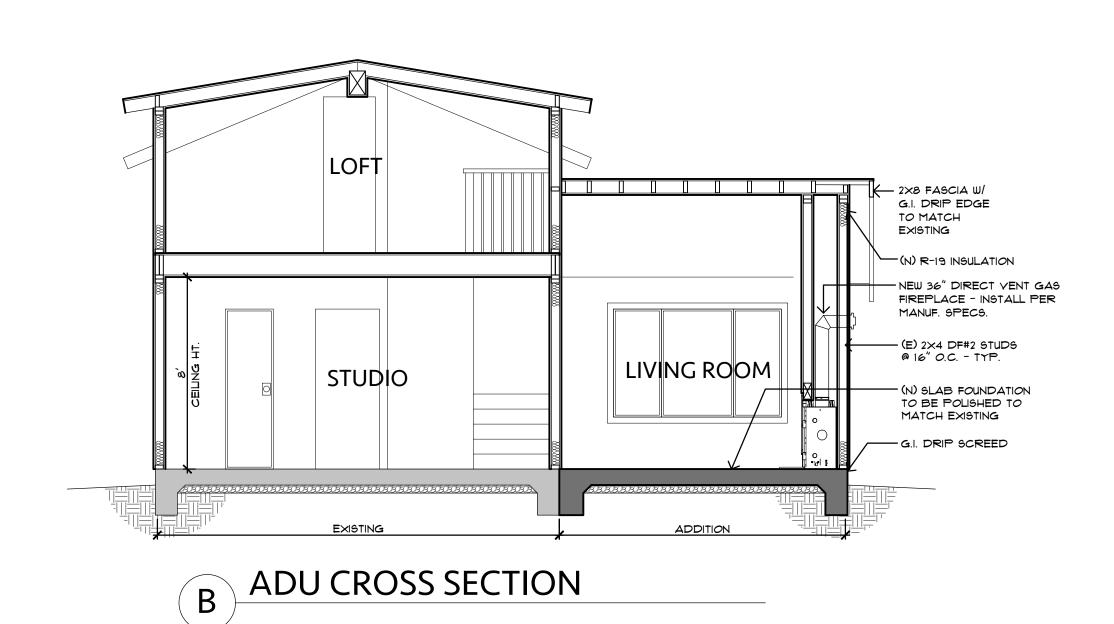
DES RD., CARMEL CA 93923 41-027-000

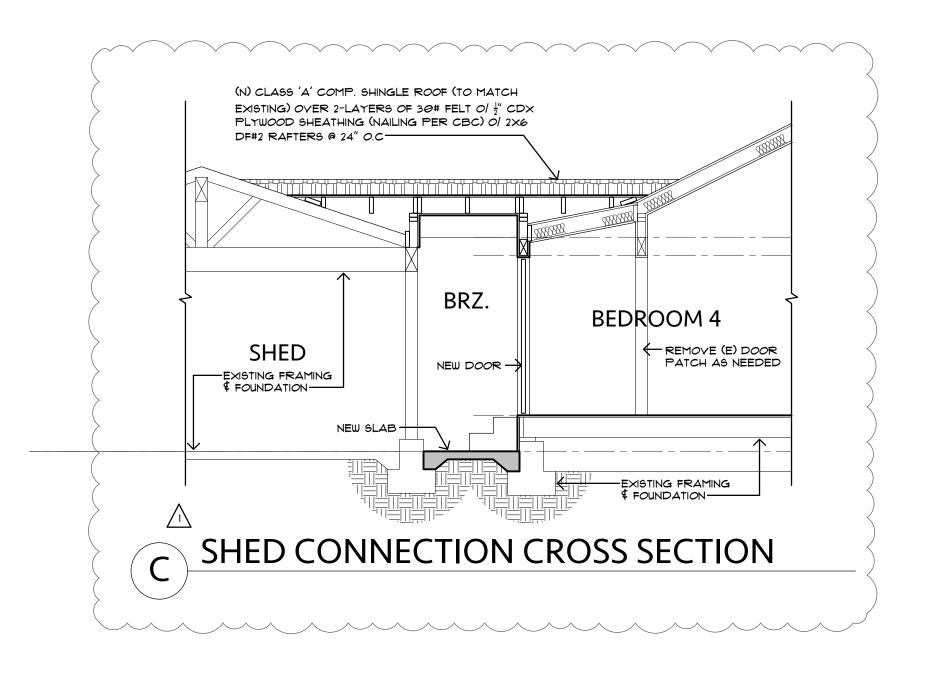
1/5/2*0*22 Drawn By:

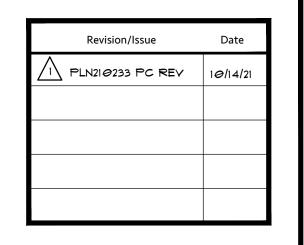
AAP

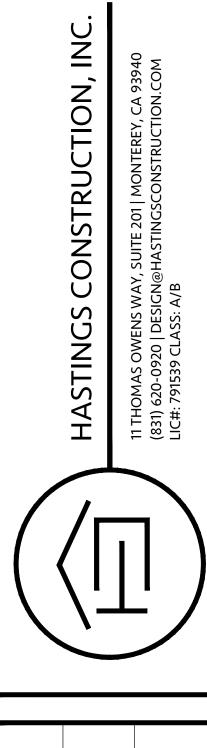
1/4"=1'-0"











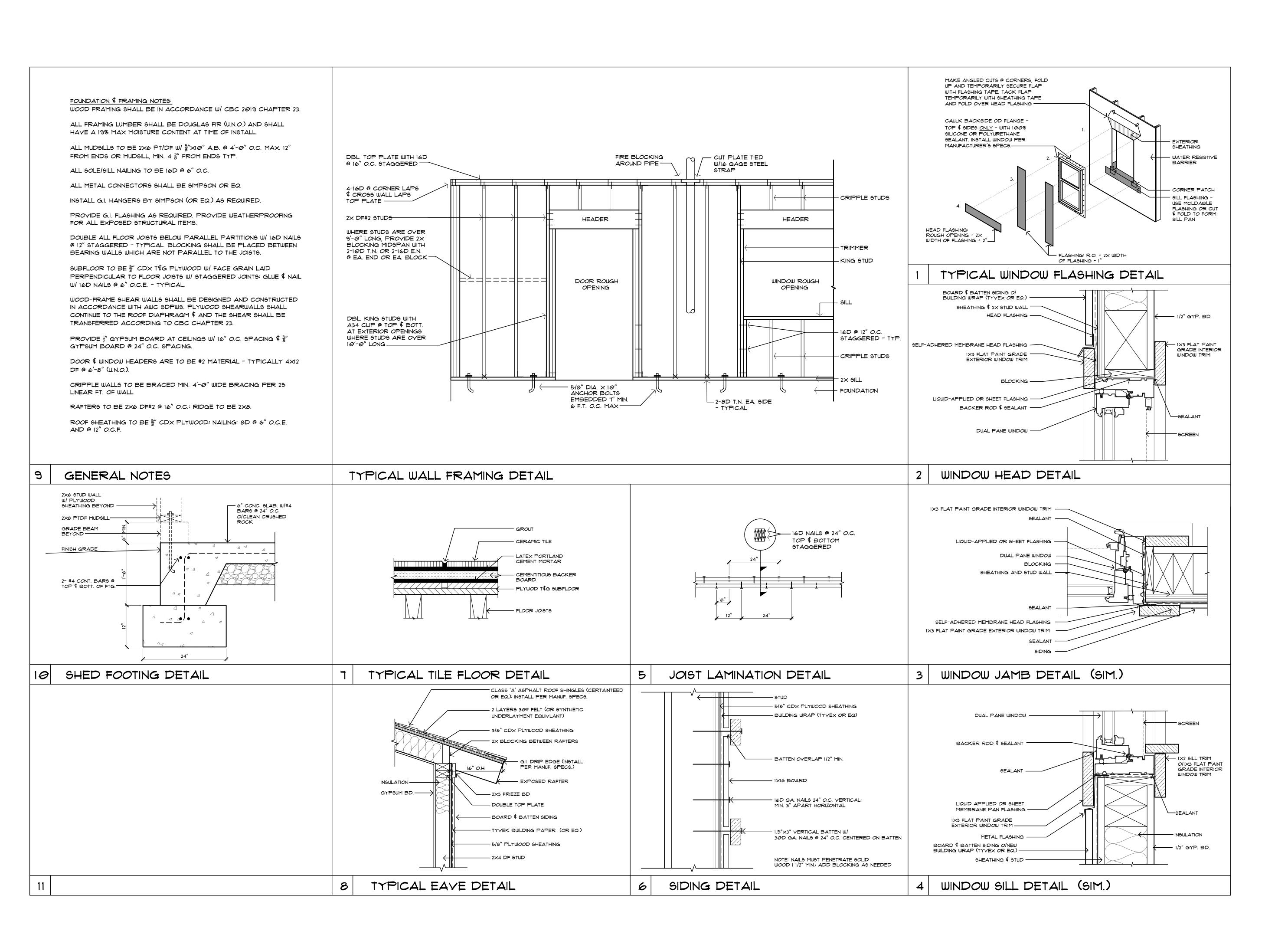
Drawing Title:
CROSS SECTIONS
Job Title:
HASTINGS RESIDENCE
Project Address & APN:
227 SALISUDES RD., CARMEL CA 93923
APN: 189-541-027-000

Project:
HC

Date:
1/5/2022

Drawn By:
AAP

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



Revision/Issue Date

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

ARCHITECTURAL DETAILS

Job Title:

HASTINGS RESIDENCE

Project Address & APN:

227 SALISUDES RD., CARMEL CA 93923

APN: 189-541-027-000

Project:
HC

Date:
1/5/2022

Drawn By:
AAP

Scale:
N.T.S.

227 Salispuedes 20. Caemel, CA

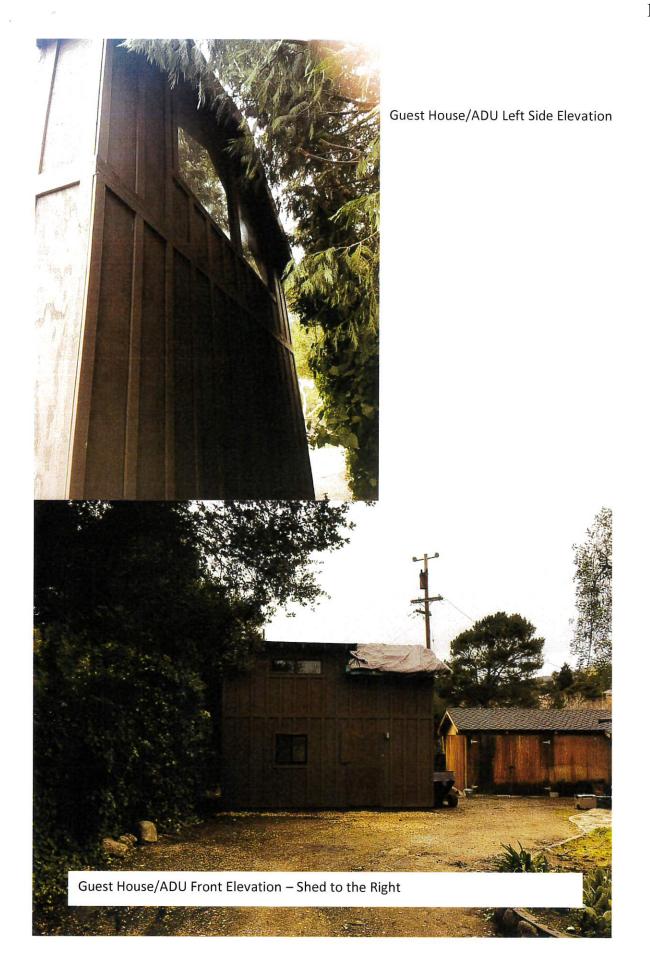
PLN210233



Guest House/ADU Rear Elevation



Guest House/ADU Right Side Elevation





Shed Front Elevation



Shed Left Side Elevation







Shed Rear Elevation

