Exhibit A



DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

44 YPD LLC (PLN220070)

RESOLUTION NO. 24 -

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding the project categorically exempt from CEQA pursuant to CEQA Guidelines section 15303, and there are no exceptions to these exemptions set forth in CEQA Guidelines section 15300.2;
- 2) Approving a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 239 square foot carport and construction of a 579 square foot attached garage; and
- 3) Approving a Coastal Administrative Permit for development within 750 feet of known archaeological resources.

[PLN220070 44 YPD LLC, 44 Yankee Point Drive, Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number 243-141-014-000)]

The 44 YPD LLC application (PLN220070) came on for a public hearing before the Monterey County HCD Chief of Planning on July 17, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning 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:

viewed for consistency with the text, policies, and regulation

- the 1982 Monterey County General Plan;
- Carmel Area Land Use Plan;
- Carmel Area Coastal Implementation Plan (CIP), Part 4;
- Monterey County Zoning Ordinance (Title 20).

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) The project consists of the demolition of an existing 239 carport and construction of a 579 square foot attached garage. The development will take place within 750 feet of known archaeological resources.
- Allowed Use. The property is located at 44 Yankee Point Drive, Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number [APN]: 234-141-014-000). The parcel is zoned as Low Density Residential, 1 acre per unit, with a height restriction of 20 feet and a Design Control Overlay (Coastal Zone) [LDR/1-D(20)(CZ)]. Per Title 20 section 20.14.040, non-habitable accessory structures on the lot are allowed pursuant to a Coastal Administrative Permit. A Coastal Administrative Permit has been applied to allow development within 750 feet of a known archaeological resource, per section 20.146.090 of the Carmel Area CIP. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. Lot 23 (APN: 234-141-014-000; 0.97 acres) is shown in its current configuration in Volume 5 of Cities & Towns, page 37, showing tract 22 of the Yankee Point Acres, a portion of the Rancho San Jose Y Sur Chiquito. This map was recorded with the County of Monterey's Recorder's Office on July 11, 1949. Therefore, the County recognizes this property as a legal lot of record. A Coastal Development Permit to allow a Lot Line Adjustment (PLN230285; Planning Commission Resolution No. 24-018) was approved on May 29, 2024, prior to taking action on this Coastal Administrative Permit. Following to filing the Certificate of Compliance for lot line adjustment, the subject property will receive a new APN. The size and configuration on the site plan are shown in the same configuration as the resulting lot and a non-standard condition has been applied (see Finding 1, Evidence "e").
- e) Non-Standard Condition of Approval. Development of the site would be contingent upon approval of a Lot Line Adjustment (PLN230285) and compliance with all adopted conditions. Once deeds reflecting the adjustment, as required by California Government Code section 66412(d), and an Unconditional Certificate of Compliance is recorded, the subject property will be formally recognized as a legal 0.97 acre parcel. Therefore, this entitlement has been conditioned to require compliance with the conditions reference above, prior to issuance of construction permits.
- f) Development Standards. The proposed attached garage will conform with the applicable standards for the LDR district contained in Title 20 section 20.14.060. There is a minimum lot size requirement of 1 acre for the LDR zoning district pursuant to Title 20 section 20.14.060.A. The parcel will not meet the minimum building site and will maintain its legal non-conformity pursuant to the Carmel Area Land Use Plan Policy 4.4.3.11, which allows for the existing parcel to remain as less than the minimum parcel size and shall be considered a legal parcel. The parcel is consistent with the Coastal Implementation Plan sections 20.146.120.B.4.d & f due to the status of the current septic system disposal of waste without contamination or creating hazards to public health, as is demonstrated through meeting the requirements of the

resource protection policies and consistency with the land use plan designation.

Pursuant to Title 20 section 20.14.060.E, the maximum site coverage in this LDR district is 15% (6,142 square feet). The proposed site coverage including the attached garage will result in 8% (3,469 square feet).

Pursuant to Title 20 section 20.62.040.K, accessory structures that are structurally attached to the main structure shall be subject to the same setback requirements as the main structure. The required main structure setbacks in this LDR zoning district (Title 20 section 20.14.060.C) are 30 feet (front), 20 feet (rear), and 20 feet (sides). The existing single-family dwelling and proposed attached garage meet the required setbacks. There is a height restriction of 20 feet, the proposed garage height will be 11 feet 4-1/2 inches. Therefore, the proposed development will conform to all applicable development standards.

- g) <u>Design.</u> The proposed development is subject to the Design Control "D" zoning regulations which require design review of proposed development to ensure protection of the public viewshed and neighborhood character. Consistent with Title 20 Chapter 20.44, a Design Approval Application was submitted. The proposed colors are to match the existing colors of the house, wood siding will be painted in a dark tan color, with dark bronze clad windows and composition shingles in a tan color to match the existing roof of the main dwelling. The proposed development will blend in with the existing house and neighborhood character, and is consistent with the policies within Carmel Area LUP and the proposed development will not block any views of the ocean.
- h) Archaeological Sensitivity. Pursuant to section 20.146.090 of the Carmel Area CIP, a Coastal Administrative Permit has been applied to the project to allow development within 750 feet of known archaeological resources. A Phase II Archaeological Assessment (LIB230119, see Finding 2, Evidence "b") was prepared for this project. The report indicated, due to the findings of the auger tests and research, further archaeological review was not warranted (see Finding 5 and supporting evidence). However, due to the site's high archaeological sensitivity and the proximity of known resources, a standard condition of approval has been incorporated, Condition No. 3, which requires the applicant to stop work if any cultural resources or human remains are identified during grading and construction.
- i) <u>Land Use Advisory Committee (LUAC) Review.</u> Although this application is not required to be referred to the LUAC, the project was referred to the Carmel Highlands LUAC for review at the same time as the Lot Line Adjustment application (PLN230285) on March 18, 2024. The LUAC voted 5-0 to support the project as proposed.
- j) The project planner conducted a site inspection on March 18, 2024 to verify that the project on the subject parcel conforms to the plans listed above.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220070.

2. **FINDING:** SITE SUITABILITY – The site is physically suitable for the proposed 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 Carmel Highlands Fire Protection District. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the project conforms to the applicable lot line adjustment

development. Recommended conditions have been incorporated.

Staff identified potential impacts to archaeological resources. The following report has been prepared:

plans, and that the subject property is suitable for the proposed

- "Phase I and Phase II Archaeological Assessment" (LIB240010) prepared by Susan Morley, Marina, March 28, 2022.
- c) The above-mentioned technical report by outside consultants indicate that there are no physical environmental constraints that would indicate that the site is not suitable for the proposed development. County staff has independently reviewed this report and concurs with the conclusion. All development shall be in accordance with the report.
- d) Staff conducted a site inspection on March 18, 2024 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220070.

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, and Carmel Highlands Fire Protection District. 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 are currently existing and will not be affected by this project. Potable water for the existing single-family dwelling is managed through the Monterey Peninsula Water Management District and provided by California American Water. A private onsite wastewater treatment system (OWTS) is located on the parcel. However, there are no additional water or wastewater fixtures proposed as part of the construction of the garage. The Environmental Health

- Bureau reviewed the project application, found no issues with the proposal, and did not require any conditions of approval.
- The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220070.

4. FINDING:

NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

- Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject properties.
- b) Staff conducted a site inspection on March 18, 2024 and researched County records to assess if any violation exists on the subject property.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220070.

5. 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 15303(e), categorically exempts the conversion of existing small accessory structures including carports and garages.
- b) The project consists of demolition of an existing carport and construction of a new 579 square foot attached garage.
- None of the exceptions under CEOA Guidelines section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, or development that would result in cumulatively impact. The project includes a small conversion of an accessory structure of similar use, and would not intensify the use of the property. A similar project for a small conversion has been approved within close proximity to the property; however, a Construction Management Plan will minimize the impact to traffic within the neighborhood and the temporary status of the project would not result in a cumulative impact. The proposed development does not impact environmentally sensitive habitats or sensitive resources therefore it wouldn't contribute to any cumulative environmental effects. There are no unusual circumstances associated with undertaking the project that would create the reasonable possibility that the project would have a significant effect on the environment (See Findings 1, 2, 3 and supporting evidence).
- 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 PLN220070.

6. FINDING:

PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the

Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

- No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in CIP section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
- b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 3, Major Public Access, in the Carmel Area Land Use Plan); however, the property is subject to lateral access. The project location has been identified as inappropriate for beach access. The proposed garage height will not block or interfere with ocean views as seen from Yankee Point Drive or surrounding areas.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220070.

7. FINDING:

APPEALABILITY – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE:

- a) <u>Board of Supervisors.</u> Title 19 section 19.01.050.A and Title 20 section 20.86.030 allow an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- b) <u>California Coastal Commission.</u> Pursuant to Title 20 section 20.86.080.A.3, the project is subject to appeal by/to the California Coastal Commission because the project is located between the sea and the first through public road paralleling the sea and development within 750 feet of a known archaeological resource is a conditionally allowed use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

- 1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303(e), and find that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply;
- 2. Approve a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 239 square foot carport and the construction of a 579 square foot attached garage; and
- 3. Approve a Coastal Administrative Permit for development within 750 feet of known archaeological resources.

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 17 th day of July, 2024.						
	Melanie Beretti, AICI Acting, HCD Chief of Planning					
COPY OF THIS DECISION MAILED TO APPLICANT ON DATE						
THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPI	ERVISORS.					
IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WIFEE ON OR BEFORE						
THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION ACTION NOTICE (FLAN) STATING THE DECISION BY THE F BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAAPPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION AT	N OF THE FINAL LOCAL INAL DECISION MAKING AY APPEAL PERIOD. AN MISSION. FOR FURTHER					

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

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

Form Rev. 1-27-2021

FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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County of Monterey HCD Planning

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

PLN220070

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure:

This Coastal Administrative Permit and Design Approval (PLN220070) allows demolition of an existing carport, construction of a 579 square foot attached garage and development within 750 feet of known archaeological resources. located at 44 Yankee Point Drive, Carmel (Assessor's Parcel Number 243-141-014-000), Carmel Area Land Use Plan. This permit was approved 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 ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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

"A Coastal Administrative Permit (Resolution Number ______) was approved by HCD Chief of Planning for Assessor's Parcel Number 243-141-014-000 on July 17, 2024. The permit was granted subject to 5 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.

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

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

during course of construction, cultural, archaeological, 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 qualified archaeologist (i.e., an archaeologist registered the Register with immediately Professional Archaeologists) shall be 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.

4. PDSP001 - DEVELOPMENT AFTER COMPLIANCE WITH PLN230285 CONDITIONS (NON-STANDARD)

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

This permit (PLN220070) is contingent upon approval of a Lot Line Adjustment (PLN230285) and compliance with all adopted conditions. Once deeds reflecting the adjustment, as required by California Government Code section 66412(d), and an Unconditional Certificate of Compliance is recorded, the subject property will be formally recognized as a legal 0.97 acre parcel.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any building or grading permits, the applicants shall satisfy all Conditions of Approval under PLN230285.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant/Agent shall pay the Condition Compliance fee, as set forth in the fee 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 the payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed:

Prior to clearance of conditions, the Owner/Applicant/Agent shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

Print Date: 7/11/2024 12:54:15PM Page 2 of 2

SITE PHOTOS

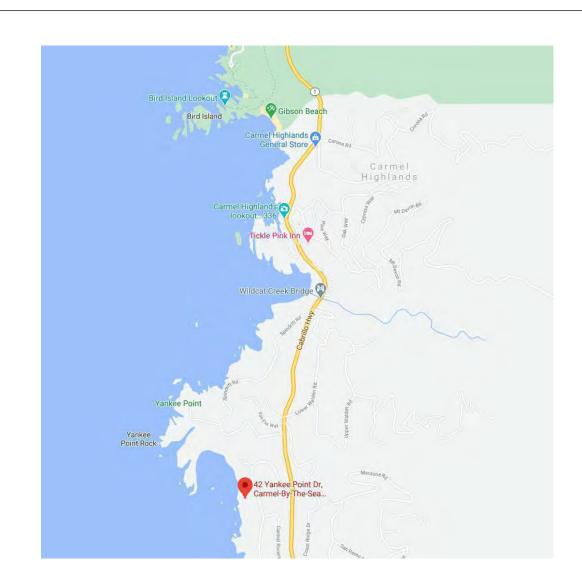




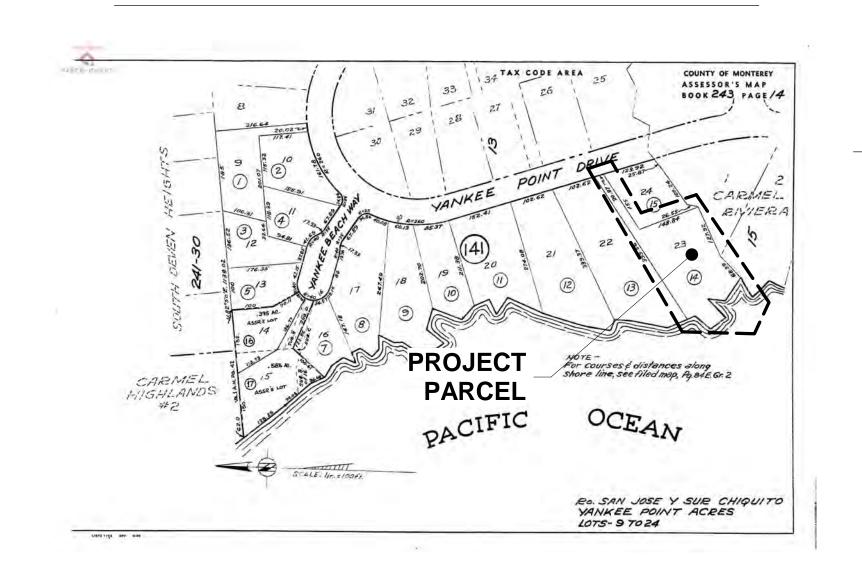




VICINITY MAP



PARCEL MAP



PROJECT TEAM

42 YPD, LLC OWNER:

42 Yankee Point Dr. Carmel, Ca 93923 Contact: Architect

ARCHITECT:

Lx Design Studio 3771 Rio Road, Suite 101A Carmel, CA 93921

E-mail: patrick@lxdesignstudio.com Contact: Patrick LeMaster, AIA, Leed AP

T.B.D. STRUCTURAL:

SURVEYOR: Rasmussen Land Surveying, Inc. Phone: 206-427-3539 2150 Garden Road, Suite A-3

Monterey, Ca 93942 Phone: 831-375-7240 Fax: 831-375-2545 E-mail: @rasmussenland.com Contact: Kate Edwards

26465 Carmel, Ca 93921

Phone: (831) 372-8328

E-mail: dave@meg4.com Contact: Dave Knight

MECHANICAL: Monterey Energy Group

CONTRACTOR: McMahan Construction

> McMahan Construction, P.O. Box 3808, Carmel Ca. 93921 Phone: 831-915-1505 E-mail: johnmcmahan@me.com

Contact: John McMahan

SHEET	CHEET NAME	PLANNING 11 23
NO.	SHEET NAME	
GENERAL IN	FORMATION	
G1.00	COVER SHEET- GENERAL INFO	•
G1.12	GENERAL NOTES	•
G1.30	FUEL MANAGEMENT PLAN	•
G5.10	EROSION CONTROL & C.M.P PLAN	•
G5.11	EROSION CONTROL & C.M.P PLAN	•
CIVIL		
C-01	SURVEY	
ARCHITECTU	JRE	
A1.00	SITE PLAN	•
A1.10	ENLARGED SITE PLAN	•
A1.20	GRADING & DRAINAGE PLAN	•
A2.01	(E) FIRST FLOOR / DEMOLITION PLAN	•
A2.11	PROPOSED FLOOR & ROOF PLAN	•
A3.01	EXISTING/ DEMO EXTERIOR ELEVATIONS	•
A3.20	PROPOSED EXTERIOR ELEVATIONS	•
A6.00	DOOR AND WINDOW SCHEDULE	•
LANDSCAPE		
L1.0	LANDSCAPE PLAN & EXTERIOR LIGHTING	

ZONING INFORMATION

PROPERTY ADDRESS 44 YANKEE POINT DR. CARMEL, CA 93923 APN: 243-141-014-000 LDR/1-D(20)(CZ) ZONING LOT SIZE .94 ACRES (41,077 SF)

SITE COVERAGE (MAX 15% = 6,162 SF)

2,890 SF EXISTING RESIDENCE EXISTING DETACHED CARPORT 239 SF TOTAL (E) COVERAGE (8%) 3,129 SF

PROPOSED ATTACHED GARAGE ADDITION 575 SF EXISTING DETACHED CARPORT (TO BE REMOVED) -239 SF TOTAL (P) COVERAGE (9%) 3,465 SF

BUILDING AREA

EXISTING RESIDENCE 2,890 SF TOTAL 2,890 SF PROPOSED ATTACHED GARAGE ADDITION 579 SF TOTAL FLOOR AREA 3,469 SF

SETBACKS MAIN STRUCTURE ACCESSORY STRUCTURE FRONT 50' FRONT SIDE 20' SIDE REAR REAR 20'

HEIGHT LIMIT: 20' MAIN STRUCTURE 15' ACCESSORY STSRUCTURE

SCOPE OF WORK

• NEW 575 S.F. ATTACHED GARAGE • LOT LINE ADJUSTMENT BETWEEN 42 YANKEE POINT & 44 YANKEE POINT IS BEING PROCESSED SIMULTANEOUSLY UNDER PLN 230285

GRADING ESTIMATES

GRADING CUT 4 CU.YDS. CU.YDS. **GRADING FILL** 1 CU.YDS. (CUT) GRADING NET CUT OR FILL

MISCELLANEOUS

WATER SOURCE CAL AM SEWER SYSTEM SEPTIC TREES TO BE REMOVED NONE

BUILDING CODE INFO

FIRE SPRINKLERS NO CONSTRUCTION TYPE V B R3 / U OCCUPANCY GROUP

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA ENERGY CODE (CEnC) 2022 CALIFORNIA FIRE CODE (CFC) 2022 CALIFORNIA GREEN BUILDING STANDARDS



ARCHITECTURE +

3771 Rio Road - Suite 101A Carmel CA 93923 (PH) 206.427.3539 lxdesignstudio.com

PLANNING



SHEET ISSUE

. YANKEE POINT DRIV CARMEL, CA 93923

GARAGE ADDITION TO THE: MORIARITY RESIDENCE

2212

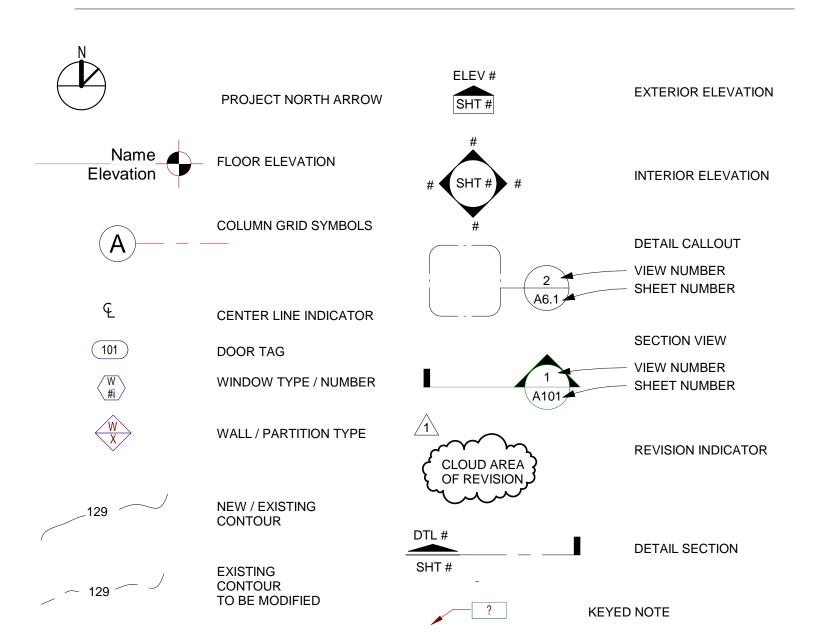
Sheet COVER SHEET-**GENERAL INFO**

G1.00 12/11/2023 11:18:06 AM

		<u> </u>	BBREVIATIONS				
&	AND	E	EAST	IB	IMPERIAL BOARD	R	RADIUS / RISER
< @	ANGLE AT	(E) EA.	EXISTING EACH	I.D. IN.	INSIDE DIAMETER INCHES	R.A. R.D.	RETURN AIR Roof Drain
0	DIAMETER	E.J.	EXPANSION JOINT	INSL.	INSULATION	R.D. REF.	REFRIGERATOR
2CP	2 COAT PLASTER	EL.	ELEVATION	INV.	INVERT	REINF.	REINFORCED
3CP	3 COAT PLASTER	ELEC.	ELECTRICAL			RES.	RESIN
		ELEV.	ELEVATOR	JAN.	JANITOR	REV.	REVISED(ION)
AB.	AGGREGATE BASE	EMER.	EMERGENCY	JT.	JOINT	REQD.	REQUIRED
A.B.T	ANCHOR BOLT	E.M.R	ELEVATOR MACHINE RM.		41101.5	RM.	ROOM
AC. ACD.	AIRCONDITIONER ACCESS DOOR	encl. Engr.	ENCLOSURE, ENCLOSED ENGINEER	L LB.	ANGLE POUND	R.O.	ROUGH OPENING
ACD. ACT.	ACOUSTIC TILE	ENTR.	ENTRANCE	LD. LG.	LONG, LENGTH	S	SOUTH
AD.	AREA DRAIN	EQ.	EQUAL	LAM.	LAMINATE(ION)	SAFB	SOUND ATTENTUATION FIRE BLANKET
A.D.A	AMERICANS WITH	EQP.	EQUIPMENT	LAV.	LAVATORY	SC.	SEALED CONCRETE SOLID CORE
	DISABILITIES ACT	EST.	ESTIMATE	LLH	LONG LEG HORZ.	SCH.	SCHEDULE
ADJ.	ADJUSTABLE	EX.	EXISTING	LLV	LONG LEG VERT.	SCP	SKIM COAT PLASTER
A.F.F. AL.	ABOVE FINISH FLOOR ALUMINUM	EXH. EXP.	EXHAUST EXPANSION	LT(G)	Light(ing) Louver	SEC. S.F.	SECTION SQUARE FEET
al. Anod.	ANODIZED	EXP. EXT.	EXTERIOR	LVR.	LOUVER	S.F. SHT.	SHEET
A.P.	ACCESS PANEL	L/\I.	EXTENSIV	MACH.	MACHINE	SIG.	SOUND INSULATING GLASS
ARCH.	ARCHITECTURAL	F.A.I.	FRESH AIR INTAKE	MAX.	MAXIMUM	SIM.	SIMILAR
AVG.	AVERAGE	F.D.	FLOOR DRAIN	MECH.	MECHANICAL	SIP	Structural Insulated Panel
		FDN.	FOUNDATION	MEMB.	MEMBRANE	S.J.	SCORED JOINT
BO.	BOARD	F.E.	FIRE EXTINGUISHER	MEZZ.	MEZZANINE	SPKLR.	
BITUM. BLDG.	BITUMINOUS BUILDING	FF F.G.	FINISH FLOOR OR FINISHED FACE FINISH GRADE	MFR. MH.	MANUFACTURER MAN HOLE	SPKR. SQ.	SPEAKER SQUARE
BLDG. BLK.	BLOCKING	F.G. FGL.	FIBERGLASS	MIN.	MINIMUM	S.S.	STAINLESS STEEL
BM.	BEAM	F.H.	FIRE HYDRANT, FLAT HEAD	MISC.	MISCELLANEOUS	SMI	SEE MANUFACTURERS INSTRUCTIONS
B.M.	BENCH MARK	F.H.C.	FIRE HOSE CABINET	M.O.	MASONRY OPENING	SED	SEE ENGINEERING DRAWINGS
B.O.	BOTTOM OF	FIN.	FINISH	MTD.	MOUNTED	SSD	SEE STRUCTURAL DRAWINGS
BR.	BRASS	FLR.	FLOOR	MTG.	MEETING	ST	STONE TILE / STONE
BRK. B.S.	BRICK BOTH SIDES	FL. F.O.	FLUORESCENT	MTL.	METAL	STL. STC.	STEEL COUND TRANSMISSION COFFFICIENT
BSMT.	BASEMENT	F.O.C.	FACE OF CONC.	N	NORTH	STD.	SOUND TRANSMISSION COEFFICIENT STANDARD
B.U.R.	BUILT-UP ROOF		FACE OF MASONRY	NAT.	NATURAL	STOR.	STORAGE
		F.O.S	FACE OF STUD	N.I.C.	NOT IN CONTRACT		STRUCTURAL
CAB.	CABINET	F.P.	FIRE PROOFING	NO.	NUMBER	SUSP.	SUSPENDED
CAP.	CAPACITY	FR.	FRAME / FIRE RATED	NOM.	NOMINAL	SW.	STAINED WOOD
CAT.	CATALOG CLOSED CELL	F.S. FT.	FULL SIZE/SCALE FOOT/FEET	NRC	NOISE REDUCTION COEFFICIENT	T	TREAD
C.C.F.I.	FOAM INSULATION	FTG.	FOOTING	N.T.S.	NOT TO SCALE	TB.	TILE BACKER BOARD
C.B.	CATCH BASIN		FIXTURE	14.1.0.	NOT TO SOME	T.C.	TERRA COTTA
CE.	CEDAR	GA.	GAUGE	0/	OVER	TEL.	TELEPHONE
CEM.	CEMENTITOUS	GALV.	GALVANIZED	0.C.	ON CENTER	TEMP.	TEMPORARY
CER.	CERAMIC CURVE SEET WILL	G.C	GENERAL CONTRACTOR	0.D.	OUTSIDE DIAMETER	TERR.	TERRACE
CFM. C.I.	CUBIC FEET/MIN. CAST IRON	GEN. GFCI.	GENERAL GROUND FAULT	OFF. O.H.	OFFICE OPPOSITE HAND	T&G THK.	TONGUE AND GROOVE THICK
C.I. C.L.	CENTERLINE	GFUI.	CIRCUIT INTERRUPTER	O.H. OPG.	OPENING	THRU.	THROUGH
CLG.	CEILING	G.I.	GALVANIZED IRON	OPP.	OPPOSITE	TMPD	TEMPERED
CLOS.	CLOSET	GL.	GLASS	OVHD.	OVERHEAD	(T)	TEMPERED
CLR.	CLEAR	GLM	GLUELAM			T.O.P.	TOP OF PLATE
CLW.	CLEAR FINISH WOOD	GLZ.	GLAZING	DEDE	DEDECODATED	T.O.S	TOP OF SLAB
C.J. CMU.	CONTROL JOINT CONC. MASONRY UNIT	GMT. GR.	GLASS MOSIAC TILE GRADE	PERF. PL.	PERFORATED PLATE	T.O.W. T.S.S.	TOP OF WALL TOP OF STRUCTURAL STEEL
CNTR.	COUNTER	GR. GT.	GLASS TILE	PLAS.	PLASTER	T.S.S.	TYPICAL
C.O.	CLEANOUT	GWB.	GYPSUM WALL BOARD	PLBG.	PLUMBING	TZ	TERRAZZO
CONF.	CONFERENCE	GYP.	GYPSUM	PLG.	PANELLING		
COL.	COLUMN			PLY	PLYWOOD REPEATE	UNF.	UNFINISHED
	COMMUNICATION CONCRETE	HC.	HOLLOW CORE	PM. POL.	PERF. MTL. POLISH(ED)	U.N.O UPD.	UNLESS NOTED OTHERWISE UPHOLSTERED
	CONSTRUCTION		HEAD(ER) HARDWOOD	PR.	PAIR	UPD.	OPHOLSTERED
	CONTINOUS		HARDWARE	PT.	PAINTED	VENT.	VENTILATION
CORR.	CORRIDOR	H.M.	HOLLOW MTL.	PTN.	PARTITION	VERT.	VERTICAL
CPT.	CARPET		HORIZONTAL	PW.	PAINTED WOOD	VEST.	VESTIBULE
CRS.	COURSE	HR.	HOUR	0.7	OUADDV THE	VIF.	VERIFY IN FIELD
CT. CTR.	CERAMIC TILE CENTER	H.S.	HEADED STUD	QT. QTY.	QUARRY TILE	V.R.	VENEER PLASTER
CTR. CW	COLD WATER	HT. HTG.	HEIGHT HEATING	UII.	QUANTITY	V.P.	VENETIAN PLASTER
OW	COLD WATER	HTR.	HEATER			W	WIDE, WIDTH
DBL.	DOUBLE	HVAC	HEATING VENTILATION			W(O)/	WITH (OR WITHOUT)
DEMO	DEMOLITION		& AIR CONDITIONING			WA.	WALNUT
DET.	DETAIL	HW	HOT WATER			W.C.	WATER CLOSET
DF.	DOUGLAS FIR	חו	IMDEDIAL DOADD			WD.	WOOD
DIA. DIAG.	DIAMETER DIAGONAL	IB I.D.	IMPERIAL BOARD INSIDE DIAMETER			WDW. WLP.	WINDOW WALL PAPER
DIAG. DIM.	DIMENSION	I.D. IN.	INCHES			WLP. W.P.	WATERPROOFING
DKG.	DECKING	INSL.	INSULATION			WT.	WEIGHT
DN.	DOWN	INV.	INVERT			W.R.B.	WATER RESISTIVE BARRIER
D.O.	DOOR OPENING		IANITOD				MADD
DR.	DOOR	JAN.	JANITOR			YD	YARD
D.S. DTL.	DOWNSPOUT DETAIL	JT.	JOINT				
DIL. DWG.	DRAWING						

ARCHITECTURAL SYMBOLS

DWG. DRAWING



ELECTRICAL NOTES

- PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. ALL 120-VOLT 15 AND 20 AMPERE OR BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, BATHROOMS, AND GARAGES SHALL BE PROTECTED BY LISTED ARC-FAULT CIRCUIT INTERRUPTER PROVIDED WITH PERMANENT PROVISIONS FOR COOKING SHALL HAVE AFCI. [210-12 (B)]
- 2. GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK (INCLUDING BELOW COUNTER AND BEHIND AN APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
- 3. ALL OUTLETS AND DEVICES (I.E. RECEPTACLES, LIGHTING, HOODS, ETC.) SHALL BE TAMPER-RESISTANT (TR).
- 4. RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP AREAS WITH A MINIMUM DIMENSION OF 12 INCHES.
- COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE.
- 6. COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.
- 7. ISLANDS/PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
- DWELLING UNIT RECEPTACLE OUTLETS. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM A RECEPTACLE OUTLET. ANY SPACE 2' OR MORE IN WIDTH INCLUDING SPACE MEASURED AROUND CORNERS AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES AND SIMILAR OPENINGS. FLOOR RECEPTACLE SHALL NOT BE COUNTED AS A PART OF THE REQUIRED RECEPTACLES UNLESS WITHIN 18" OF WALL. [210-52 (A)]
- GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION REQUIRED AT; BATHROOMS; GARAGES AND ACCESSORY BUILDINGS; OUTDOORS; CRAWL SPACES; UNFINISHED BASEMENTS, KITCHENS, AND LAUNDRY.
- 10. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOM WITHIN 3'-0" FROM BASIN. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). BATHROOM OUTLETS SHALL HAVE GFCI PROTECTION.
- 11. BOTH NEW AND MODIFIED BRANCH WIRING CIRCUITS SHALL HAVE ARC-FAULT CIRCUIT PROTECTION FOR 120-VOLT, SINGLE PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLINGS. [CEC 210.12(A)]
- 12. NO PART OF A HANGING FIXTURE IS ALLOWED CLOSER THAN 8 FEET ABOVE THE TUB RIM OR 3 FEET HORIZONTALLY FROM THE TUB RIM, UNLESS LIGHT FIXTURE(S) IN SHOWER ENCLOSURE AREA IS LISTED FOR DAMP AREAS OR LISTED FOR WET LOCATIONS. [CEC 410.10(D)]
- 13. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2016 CERTIFIED AND LABELED. [CENC 150.0(K)1A]
- 14. A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR.
- 15. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 150.0(K)1C. ONLY JA8-2016-E CERTIFIED AND MARKED LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION.
- 16. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. [CENC
- 17. FOR OCCUPANCIES WITH A HORIZONTAL RATED SEPARATION (FLOOR/CEILING ASSEMBLY), THE RECESSED FIXTURES MUST BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED TO THE REQUIRED PROTECTION. THIS GENERALLY APPLIED TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS.

MECHANICAL NOTES

- 1. EACH BATHROOM CONTAINING A BATH TUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED AT A RATE OF 50 CFM. VENTILATION SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING ENVELOPE.
- 2. BATHROOM EXHAUST FANS SHALL BE PROTECTED BY BACKDRAFT PREVENTION DEVICES.
- 3. BATHROOM EXHAUST FANS SHALL BE PROVIDED WITH HUMIDITY CONTROLS.
- 4. EXHAUST SYSTEMS SHALL TERMINATE A MINIMUM OF 3' FROM PROPERTY LINES, DOORS, OPERABLE WINDOWS AND SKYLIGHTS. ATTIC VENTS AND SIMILAR BUILDING OPENINGS.
- 5. THE KITCHEN EXHAUST SYSTEM SHALL BE DUCTED WITH A SMOOTH METAL INTERIOR DUCT, VENTED TO THE OUTDOORS, HAVE A MINIMUM EXHAUST RATE OF 100 CFM AND BE PROVIDED WITH A BACK -DRAFT DAMPER.

PLUMBING NOTES

- 1. SHOWERS AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [CPC 408.3]
- CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 408.9]
- 3. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)
- 4. MAX. PLUMBING FIXTURE FLOW RATES SHALL BE:

A. SHOWER HEADS 1.8 GMP @ 80 PSI B. LAVATORY FAUCETS MAX, 1.2 GMP @ 60 PSI MIN, 0.8 GMP @ 20 PSI C. KITCHEN FAUCETS 1.8 GPM @ 60 PSI D. WATER CLOSET 1.28 GAL/ FLUSH

ARCHAEOLOGICAL & CULTURAL RESOURCES NOTES:

EQUIPMENT

MOUNTING AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS FOR EACH ITEM OF

ACTUALLY INCORPORATED INTO THE WORK AND THE SIZES. LOCATIONS FOR MOUNTING AND

MANUFACTURER TO ANOTHER AND ARE DEPENDENT ON THE EXACT MANUFACTURER'S MODEL

RECESSED OR SEMI-RECESSED PRODUCTS), AND IS RESPONSIBLE FOR ACCOMMODATING AND

EQUIPMENT SHOWN ON THE DRAWINGS ARE FOR ILLUSTRATION PURPOSES ONLY.

ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS CAN VARY FROM ONE

NECESSARY BECAUSE OF THESE DIFFERENCES.

CHANGE AND FOR ALL RELATED COSTS.

FIELD CONDITIONS

2. SINCE DIMENSIONS AND DETAILS FOR SPECIFIC PRODUCTS MAY CHANGE BEFORE THEY ARE

FURNISHED, THE CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS, FOR ALL

PRODUCTS TO BE INCORPORATED IN THE WORK (INCLUDING PARTITION THICKNESSES FOR

COORDINATING CHANGES TO OTHER MATERIALS, PRODUCTS OR ASSEMBLIES THAT ARE

3. THE SIZES, LOCATION FOR MOUNTINGS AND ATTACHMENTS AND LOCATIONS OF UTILITY

CONNECTIONS FOR EACH ITEM OF EQUIPMENT SHOWN IN THE DRAWINGS ARE FOR

ILLUSTRATION ONLY. ALL CAN VARY FROM ONE MANUFACTURER TO ANOTHER AND ARE

DEPENDENT ON EXACT MANUFACTURER'S MODEL FURNISHED. THE CONTRACTOR SHALL

PROVIDE AND COORDINATE EXACT DIMENSIONS RELATING TO THE SIZE OF EACH ITEM OF

CONNECTIONS FOR EACH ITEM OF EQUIPMENT. IF THE SELECTED PRODUCT RESULTS IN

STRUCTURAL CHANGES, THE CONTRACTOR WILL BE RESPONSIBLE FOR ENGINEERING THE

PRIOR TO START OF WORK, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR

WITH SITE CONDITIONS AS THEY MAY AFFECT CARRYING OUT THE WORK AS DESCRIBED IN

THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE

RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT ON WHICH THE WORK IS PERFORMED

AND FOR THE SAFETY OF ALL PERSONS AND/OR PROPERTY DURING THE PERFORMANCE OF

THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ACTUAL FIELD CONDITIONS THAT ARE NOT CONSISTENT WITH THE WORK INDICATED IN THE CONTRACT

DOCUMENTS OR THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK. IF

IMMEDIATELY. WORK PERFORMED AFTER SUCH DISCOVERY, UNLESS AUTHORIZED BY THE

CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ANY EXISTING CONDITION OR

EQUIPMENT THAT IS INTENDED TO REMAIN IN PLACE IF DAMAGED DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL VERIFY THAT ALL EMBEDDED ITEMS AND MATERIALS ARE IN PLACE

4. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, BASES AND

SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, PLUMBING FIXTURES, DUCTS, PIPING,

5. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO CASEWORK FABRICATION.

CUTTING, BORING OR DRILLING THROUGH NEW OR EXISTING STRUCTURAL ELEMENTS SHALL

OWNER/CONTRACTOR AGREEMENT AND MEANS THE GENERAL CONTRACTOR OR AT RISK

CONSTRUCTION MANAGER. HIS AUTHORIZED REPRESENTATIVE. AND/OR HIS COLLECTIV

SUB-CONTRACTORS. THE CONTRACTOR IS REFERRED THROUGHOUT THE CONTRACT

2. THE TERM "ALIGN" REFERS TO LOCATING DIFFERENT COMPONENTS OF CONSTRUCTION TO

PROVIDE A FLUSH, STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.

3. THE TERM "AS REQUIRED" REFERS TO COMPONENTS THAT MAY BE REQUIRED TO COMPLETE

4. THE TERM "HOLD" SHALL BE APPLY TO DIMENSIONS CONSIDERED AS ABSOLUTE AND USED FOR

6. THE TERM "SIMILAR" REFERS TO COMPARABLE CHARACTERISTICS FOR THE ELEVATION, DETAIL

NOTED OR FOR A SPECIFIC CONDITION SUCH THAT A COMPLETE SYSTEM AND COMPONENT

THE TERM "TYPICAL" REFERS TO COMPARABLE CONDITIONS TO WHICH THE DETAIL, ELEVATION, NOTE, OR REQUIREMENT SHALL APPLY WHETHER GRAPHICALLY REPRESENTED OR NOT.

WHEN A DETAIL OR NOTE IS IDENTIFIED AS TYPICAL ("TYP"), CONTRACTOR SHALL APPLY THIS

DETAIL OR NOTE TO EVERY LIKE CONDITION, WHETHER MIRRORED OR SHOWN IN OPPOSITE

PROCEEDING WITH THE ORDERING OF MATERIAL OR THE FABRICATION AND INSTALLATION OF

ABBREVIATIONS THROUGHOUT THE DOCUMENTS COMPLY WITH DOCUMENT ABBREVIATION

LIST OR ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE THE INTENT OF ANY IN

HAND, AND WHETHER OR NOT THE REFERENCE IS REPEATED IN OTHER INSTANCES.

8. THE TERM "VERIFY" REFERS TO A CONDITION WHICH MUST BE CONFIRMED PRIOR TO

AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND

WHERE WORK OR EQUIPMENT IS INDICATED AS "N.I.C." (NOT IN CONTRACT), SUCH WORK

BE ALLOWED ONLY WHEN SO DETAILED IN THE DRAWINGS OR WHEN REVIEWED AND

ACCEPTED BY THE PROJECT'S STRUCTURAL ENGINEER OF RECORD.

1. THE CONTRACTOR IS THE PERSON OR ENTITY IDENTIFIED AS SUCH IN THE

DOCUMENTS AS IF SINGULAR IN NUMBER AND MASCULINE IN GENDER.

THE NOTED SYSTEM INDICATED IN THE PROJECT DOCUMENTS.

COOPERATE TO ACCOMMODATE SUCH INSTALLATION.

10. THE TERM "P.T." REFERS TO PRESSURE TREATED LUMBER.

SHALL BE PROVIDED.

A COMPONENT.

LAYOUT AND CONTROL, UNLESS OTHERWISE DIRECTED BY ARCHITECT.

2. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL THOROUGHLY INSPECT EXISTING

CONDITIONS TO DETERMINE THE CONDITION OF THE WORK ALREADY IN PLACE. THE

ARCHITECT, SHALL BE DONE AT THE CONTRACTOR'S RISK.

AND SECURELY ANCHORED PRIOR TO POURING CONCRETE.

CONDUIT, FINISH HARDWARE, ETC.

WORK CANNOT BE PERFORMED AS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT

EQUIPMENT, THE LOCATIONS OF ALL MOUNTINGS AND ATTACHMENTS, AND FOR ALL UTILITY

1. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR 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. THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF 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 A PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY. (RMA -PLANNING).

FIRE DEPARTMENT NOTES:

FIRE007 - DRIVEWAYS (ONLY APPLIES TO MONTEREY COUNTY) DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONALDRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES. THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL LONG WITH A MINIMUM 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD / T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

FIRE008 - GATES (ONLY APPLIES TO MONTEREY COUNTY) ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

FIRE011 - ADDRESSES FOR BUILDINGS (ONLY APPLIES TO MONTEREY COUNTY) ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

FIRE019 - DEFENSIBLE SPACE REQUIREMENTS -(STANDARD) REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 30 FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE025 - SMOKE ALARMS - (SINGLE FAMILY DWELLING) •

WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) • ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.

GENERAL NOTES

DRAWINGS ARE PREPARED USING DIMENSIONS AND PRODUCT CONFIGURATIONS OR DETAILS OF SPECIFIC MANUFACTURERS, TYPICALLY THE FIRST MANUFACTURER LISTED UNDER "ACCEPTABLE MANUFACTURERS" IN THE SPECIFICATIONS. THE SIZES, LOCATIONS FOR

- DESIGN INTENT FROM THE ARCHITECT. FOR BIDDING PURPOSES, WHEN INFORMATION IN THE DRAWINGS AND/OR SPECIFICATIONS IS INCONSISTENT, THE CONTRACTOR SHALL BASE ITS BID ON THE MORE STRINGENT REQUIREMENT, THE HIGHER QUALITY OR GREATER QUANTITY OF
- AND ENGINEERING DOCUMENTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR
- 3. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL WORK INSTALLED NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER.
- CONSTRUCTION DOCUMENTS SHALL NOT BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. ONLY WRITTEN DIMENSIONS SHALL GOVERN. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DIMENSIONS THAT ARE IN QUESTION OR THAT ARE A DISCREPANCY OR CONFLICT UNTIL ARCHITECT GIVES DIRECTION. IF THE CONTRACTOR CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION WITH NO ADDITIONAL COST TO THE OWNER.
- 6. ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODES AND LOCAL MUNICIPAL CODES AS ADOPTED BY THE LOCAL JURISDICTION.

COORDINATION

- TURAL, MECHANICAL, AND ELECTRICAL DRAWINGS SHOW WHERE DUCTWORK IS TO
- THE ARCHITECTURAL AND STRUCTURAL DRAWINGS DESCRIBE VARIOUS FLOOR SLAB SLOPE REQUIREMENTS, RECESSES AND EDGE CONDITIONS. USE BOTH SETS OF DRAWINGS WHEN
- SHOP DRAWINGS REVIEWED BY ARCHITECT
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE WORK WITH ANY EQUIPMENT, FURNISHINGS AND SYSTEMS PROVIDED BY THE OWNER.
- BE WATERPROOFED SHALL BE MADE PRIOR TO THE APPLICATION OF THE WATERPROOFING
- 10. THE CONTRACTOR SHALL WORK WITHIN THE BOUNDARIES INDICATED IN THE PROJECT
- 11. PERFORM THE WORK AT THE PROJECT SITE WITHIN NORMAL BUSINESS HOURS, UNLESS

CONFLICTS

- 1. IN THE EVENT OF AN INCONSISTENCY BETWEEN THE DRAWINGS AND SPECIFICATIONS OR BETWEEN DRAWINGS WHETHER DURING THE BIDDING PROCESS OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO SEEK CLARIFICATION/RESOLUTION WITH THE
- REVIEW THE ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF SYSTEMS SHOWN ON CONSULTING ENGINEERS' DOCUMENTS. DISCREPANCIES BETWEEN THE ARCHITECTURAL
- 4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT UPON FINDING ANY CONFLICTS IN THE DRAWINGS AND SPECIFICATIONS. FOR BIDDING PURPOSES, THE CONTRACTOR SHALL INCLUDE THE HIGHER COST APPROACH WHEN INFORMATION IN THE DRAWINGS OR SPECIFICATIONS IS IN CONFLICT.
- REQUIRED TO PROPERLY LAYOUT THE WORK. DO NOT PROCEED WITH WORK IN THE AREA OF PROCEEDS WITHOUT DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTORS RISK AND

- BE INSTALLED AT A SPECIFIC ELEVATION IN A CONTROLLED PATTERN. THE CONTRACTOR MUST RELY ON ALL OF THESE DISCIPLINES TO COMPLETE THE WORK AND SHOULD NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL COORDINATE LAYOUT, CLEARANCES, AND LOCATION OF HEAD HEIGHTS WITH THE STRUCTURE, MECHANICAL DUCTWORK, ÉLECTRICAL LIGHTING, DRAINAGE PIPING, AND THE ARCHITECTURAL REFLECTED
- THE CONTRACTOR SHALL PROVIDE AND COORDINATE THE EXACT DIMENSIONS, SIZES AND POSITIONS OF ALL OPENINGS IN ANY FLOOR, ROOF, OR WALL CONSTRUCTION NECESSARY FOR THE INSTALLATION OF THE WORK, INCLUDING CONFIRMING THE LOCATION OF ALL SUCH
- PROVIDE FOR THE PROPER SEQUENCE OF CONSTRUCTION, LOCATION AND SIZE OF OPENINGS COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING
- FLOOR DRAINS IN TOILET ROOMS SHALL BE LOCATED UNDER TOILET PARTITION PRIVACY PANELS TO AVOID CONFLICT WITH SUPPORT PILASTERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE WORK WITH ANY 6. THE
- ALL ATTACHMENTS TO AND PENETRATIONS THROUGH CONCRETE NOTED ON THE DRAWINGS
- ALL OPERATING MECHANISMS IN PIPING AND DUCTWORK SHALL BE INSTALLED AT LOCATIONS THAT PROVIDE SAFE, DIRECT AND EASY ACCESS FOR MAINTENANCE. ACCESS DOORS SHALL BE PROVIDED AT ALL WALLS AND CEILINGS WHERE ACCESS TO SUCH MECHANISMS IS NOT
- OTHERWISE READILY AVAILABLE. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND COORDINATE AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK AND SHALL PROVIDE ALL WORK NECESSARY TO INSTALL COMPLETE AND FULLY
- OPERATIONAL SYSTEMS AND COMPONENTS
- DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATIONS AND ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT
- THE CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVING EXISTING FACILITIES. EXCEPT WHEN AUTHORIZED IN WRITING BY THE OWNER AND/OR ALL AUTHORITIES HAVING URISDICTION, AND SHALL PROVIDE TEMPORARY SERVICES DURING CONSTRUCTION ACCEPTABLE TO THE OWNER AND AUTHORITIES HAVING JURISDICTION.



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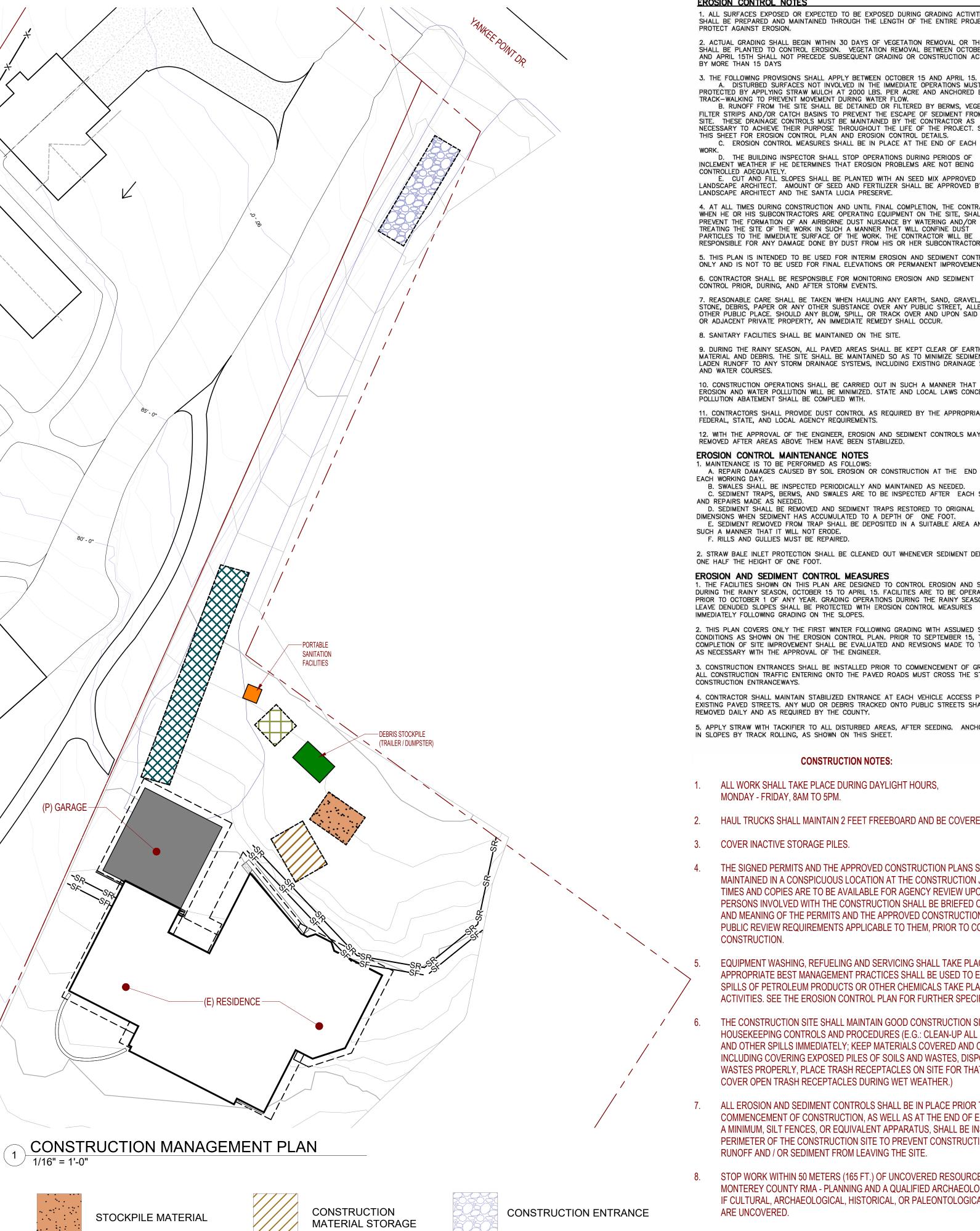
RESIDEN ADDITION TO **ORIARITY** GARAGE

PLANNING

As indicated 2212

Sheet **GENERAL NOTES**

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WASHOFF AREA

WORKER PARKING

— SF — SILT FENCE BARRIER

FIBER ROLL

SEDIMENT RETENTION

DIRECTION OF DRAINAGE

DUMPSTER /

TRAILER

PORTABLE

FACILITY

SANITATION

EROSION CONTROL NOTES

1. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO

2. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES

3. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE

THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF

INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE

4. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR. WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE

5. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.

7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.

8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

9. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES

10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

11. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

12. WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

EROSION CONTROL MAINTENANCE NOTES 1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY. B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.

C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED. D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.

E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. F. RILLS AND GULLIES MUST BE REPAIRED.

2. STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.

2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.

3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.

4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.

5. APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.

CONSTRUCTION NOTES:

- 1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8AM TO 5PM.
- HAUL TRUCKS SHALL MAINTAIN 2 FEET FREEBOARD AND BE COVERED.
- COVER INACTIVE STORAGE PILES.
- 4. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES AND COPIES ARE TO BE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
- THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEAN-UP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF RAIN. INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER.)
- ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION RELATED RUNOFF AND / OR SEDIMENT FROM LEAVING THE SITE.
- STOP WORK WITHIN 50 METERS (165 FT.) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.
- DUE TO THE PROXIMITY OF EXISTING RECORDED ARCHAEOLOGICAL RESOURCES. THERE IS POTENTIAL FOR HUMAN REMAINS TO BE ACCIDENTALLY DISCOVERED. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE INADVERTENTLY ENCOUNTERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (165 FT.) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL 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 THE DISCOVERY.

6. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10. THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKFIER

7. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS, VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE

EMPLOYEE TRAINING

OF ANY FIELD CHANGES.

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:

- SPILL PREVENTION AND RESPONSE; LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
- GOOD HOUSEKEEPING:
- FINES AND PENALTIES; MATERIAL MANAGEMENT PRACTICES.

OBSERVATION AND MAINTENANCE

- VISUALLY OBSERVE AND MAINTAIN BMPs AS FOLLOWS:
- A. INSPECT BMPs:

OFF-SITE.

- WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND WITHIN 48 HOURS AFTER EACH STORM EVENT.
- B. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
- C. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
- D. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED
- E. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF
- F. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPINDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

- 1. NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE
- 2. MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
- 3. HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
 - FIRE HYDRANT FLUSHING,
 - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
 - PIPE FLUSHING AND TESTING,
 - WATER TO CONTROL DUST,
 - UNCONTAMINATED GROUND WATER FROM DEWATERING, • OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES
- PERMIT ADOPTED BY A REGIONAL WATER BOARD. 4. THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING
- CONDITIONS: • THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF
- ANY WATER QUALITY STANDARD
- THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
- THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPS REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION
- MATERIALS OR EQUIPMENT
- THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC
- THE DISCHARGE IS MONITORED AND MEETS THE APPLICABLE NALS AND

CONSTRUCTION COORDINATOR:

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF THE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION:

- DURATION: NOV. 2023 MARCH 2024
- MONDAY THRU FRIDAY, 8AM 5PM

2 REGULAR PICKUP TRUCKS

- 4 WORKERS
- 85% RECYCLE RATE FOR LUMBER
- TRASH AND UN-RECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND REGULAR PICKUP TRUCK, ONCE A MONTH TO THE MARINA LANDFILL.

GRADING: 4 CY CUT / 3 CY FILL = 1 CY OF EXPORT



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AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS

• THE DISCHARGER REPORTS THE SAMPLING INFORMATION IN THE ANNUAL

5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT

OWNER: 4 YPD. LL

RESIDENC 2 ADDITION . **ORIARITY** GARAGE,

PLANNING As indicated

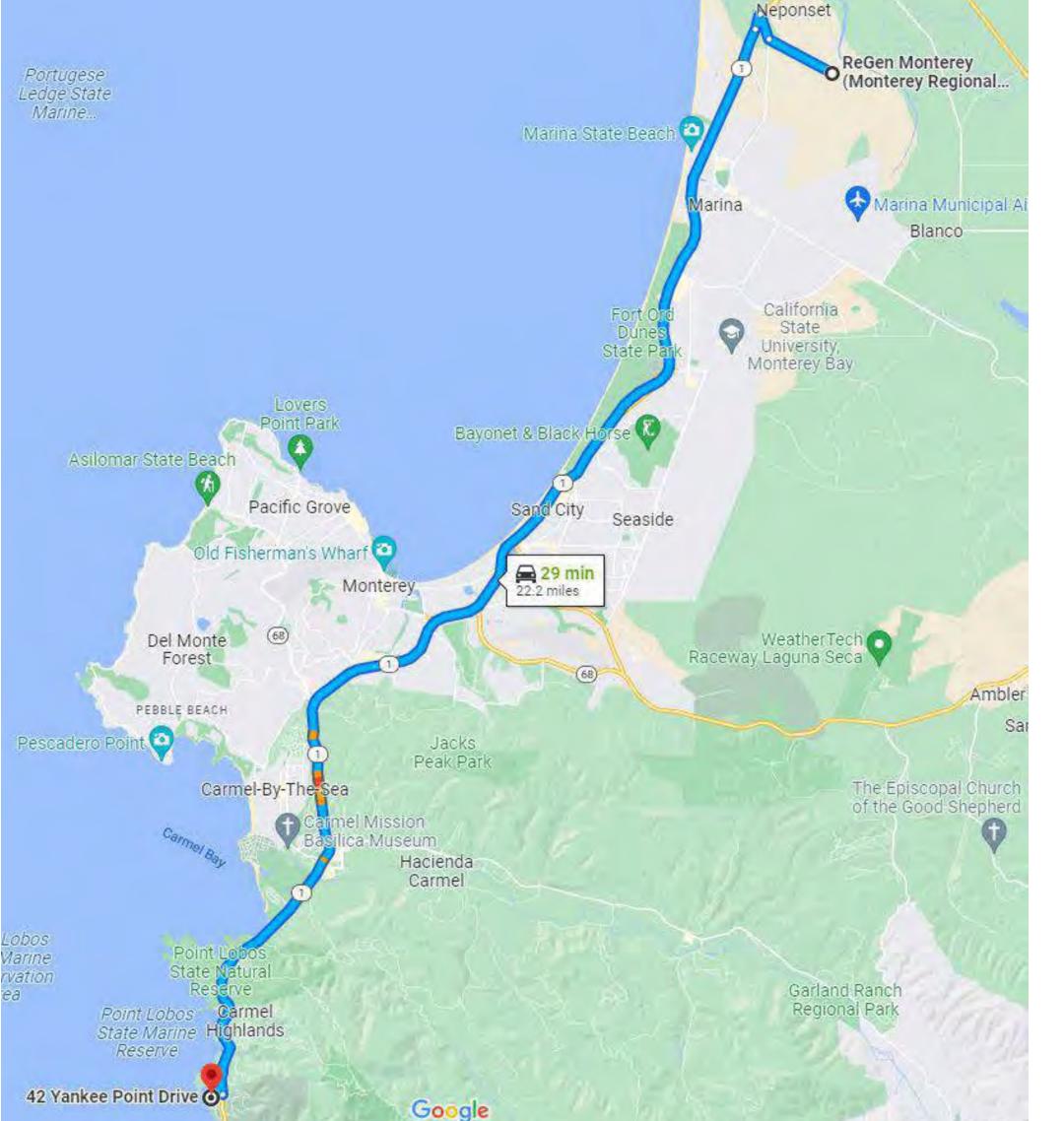
Sheet **EROSION** CONTROL &

2212

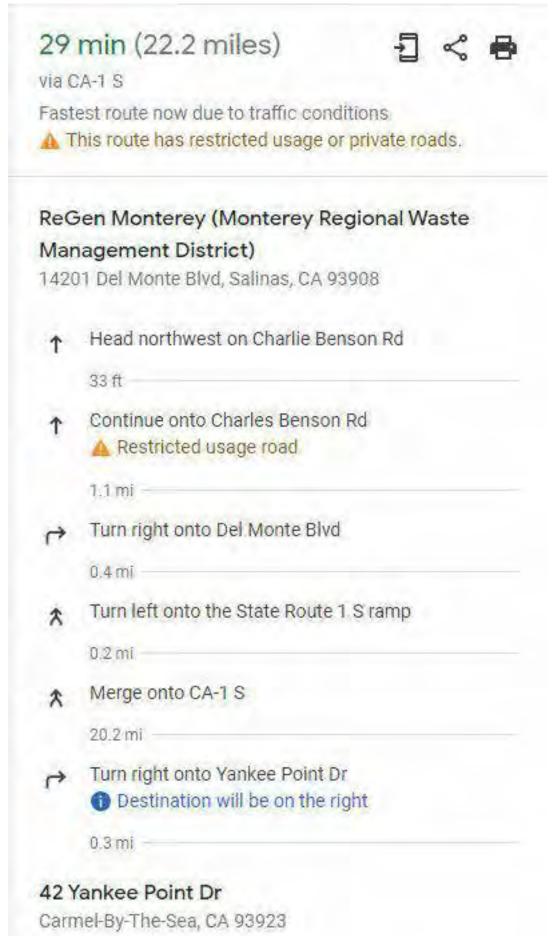
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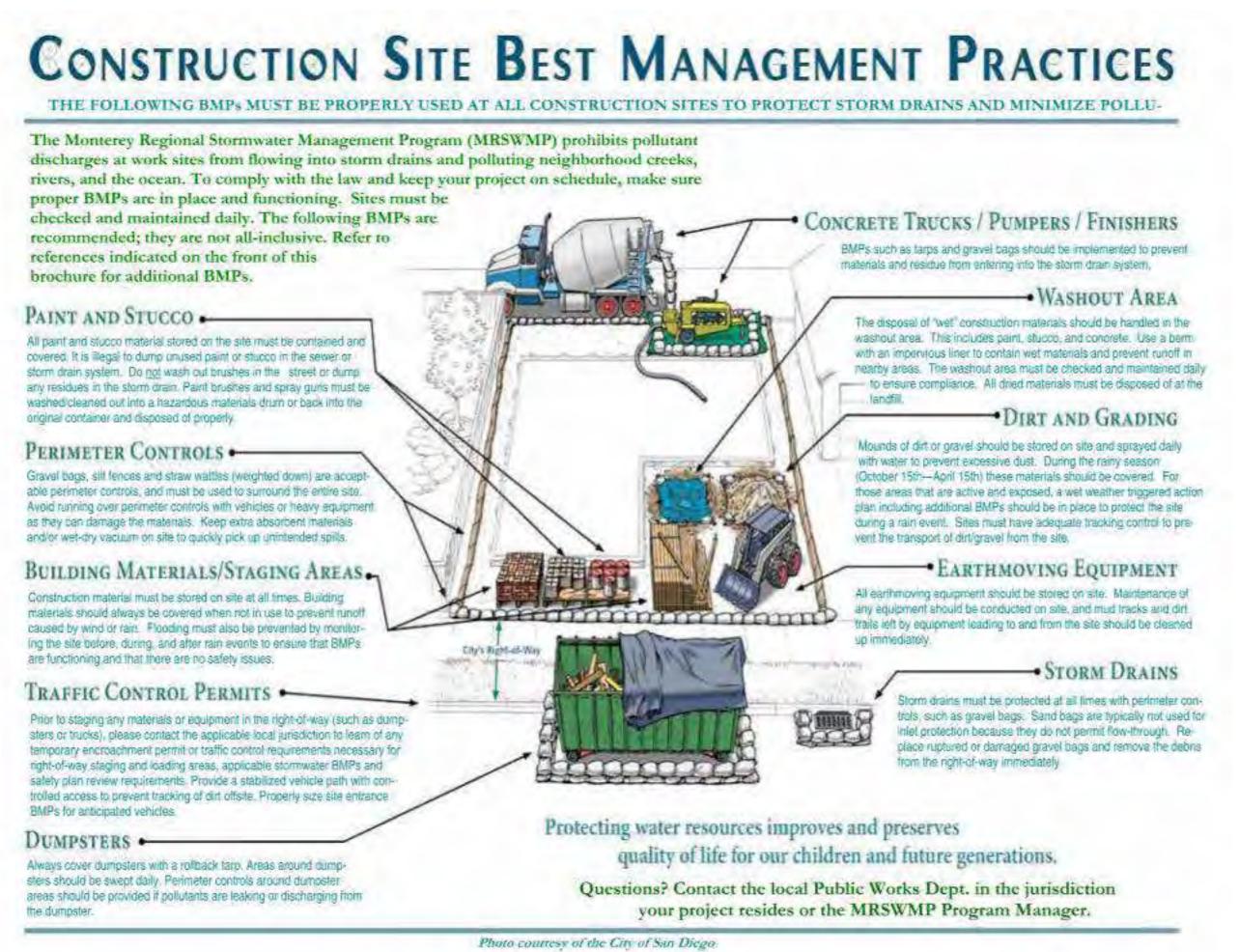
C.M.P PLAN

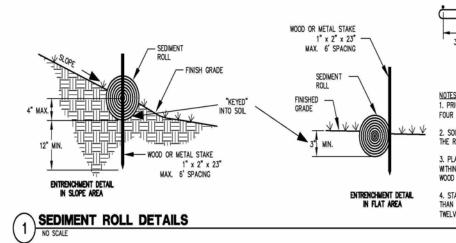
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TRUCK ROUTE - MAP AND DIRECTIONS



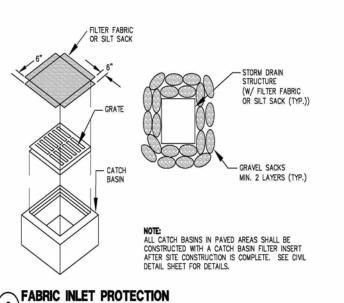




(TO BE USED ON SLOPES AND ALONG . PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH THREE (3" MIN.) TO FOUR (4") INCHES MAX. DEEP ALONG THE PROPOSED INSTALLATION ROUTE. 2. SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDER CUTTING THE ROLL.

3. PLACE SEDIMENT ROLL INTO KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL TO WITHIN SIX FEET (6") OF EACH END AND THEN EVERY SIX FEET (6") WITH 1" x 2" x 23" WOOD OR METAL STAKES.

4. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE SEDIMENT ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED TWELVE INCHES (12") MIN. TO PROVIDE A TIGHT JOINT, NOT ABUTTED TO ONE ANOTHER.



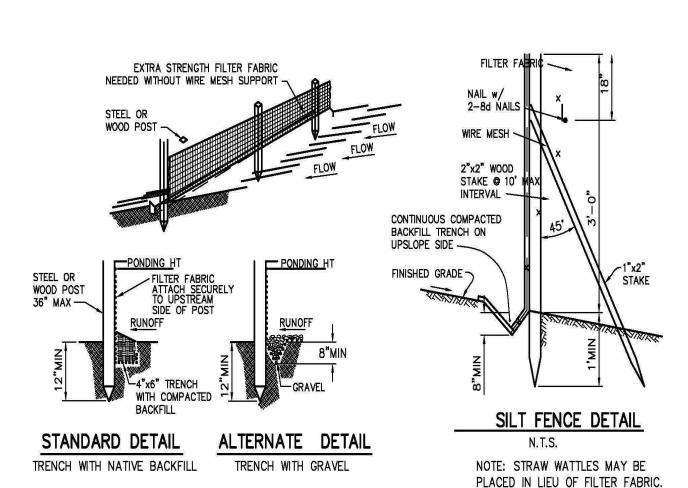
*STONES TO BE 2"-3" AGGREGATE PLAN

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.

- ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS—OF—WAY SHALL BE REMOVED IMMEDIATELY.

- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS—OF—WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

3 CONSTRUCTION ENTRANCE

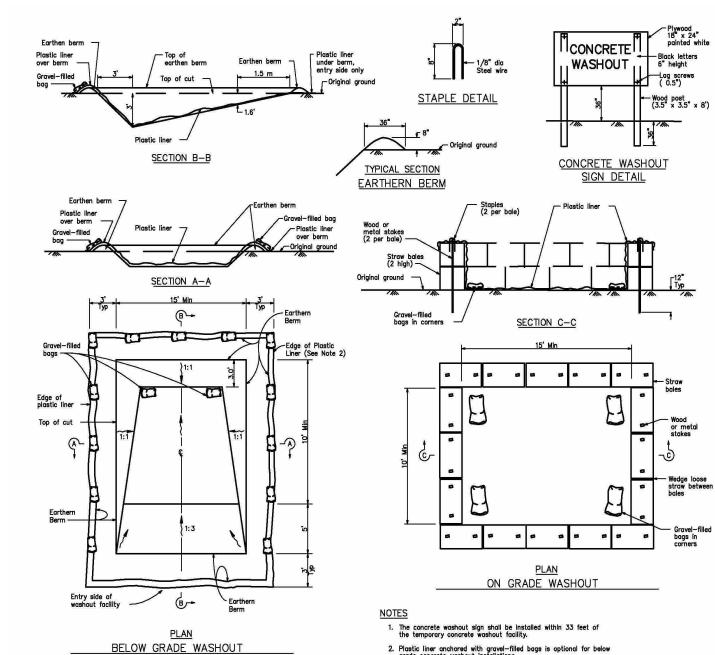


MAINTENANCE
- SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED DURING AND IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL, ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. - SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE DURING THE TIME THE FENCE OR BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE- THIRD THE HEIGHT OF THE BARRIER. - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

- SILT BUILDUPS MUST BE REMOVED WHEN BULGES DEVELOP IN THE FENCE REGARDLESS OF DEPTH OF DEPOSITION.

4 SILT FENCE DETAIL
NO SCALE



2. Plastic liner anchored with gravel-filled bags is optional for below

5 CONCRETE WASHOUT AREA

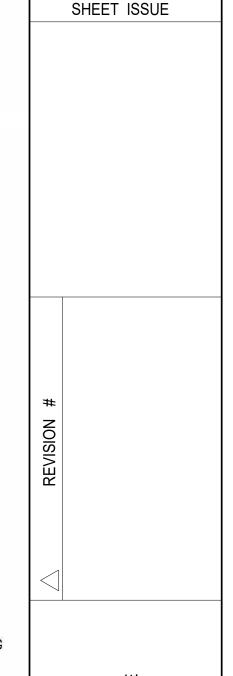
Design

Studio ARCHITECTURE

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OWNER: 44 YPD. LLC

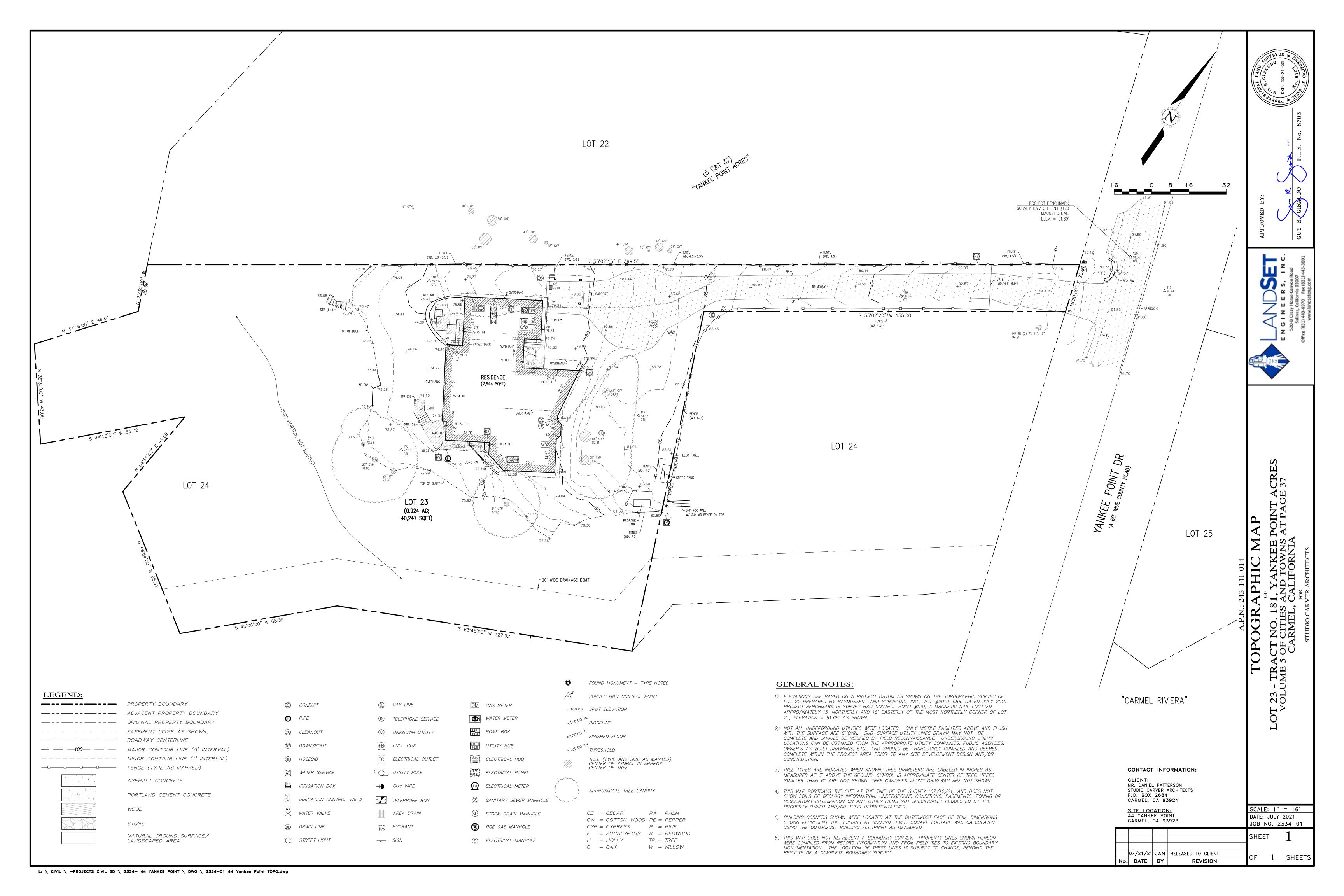
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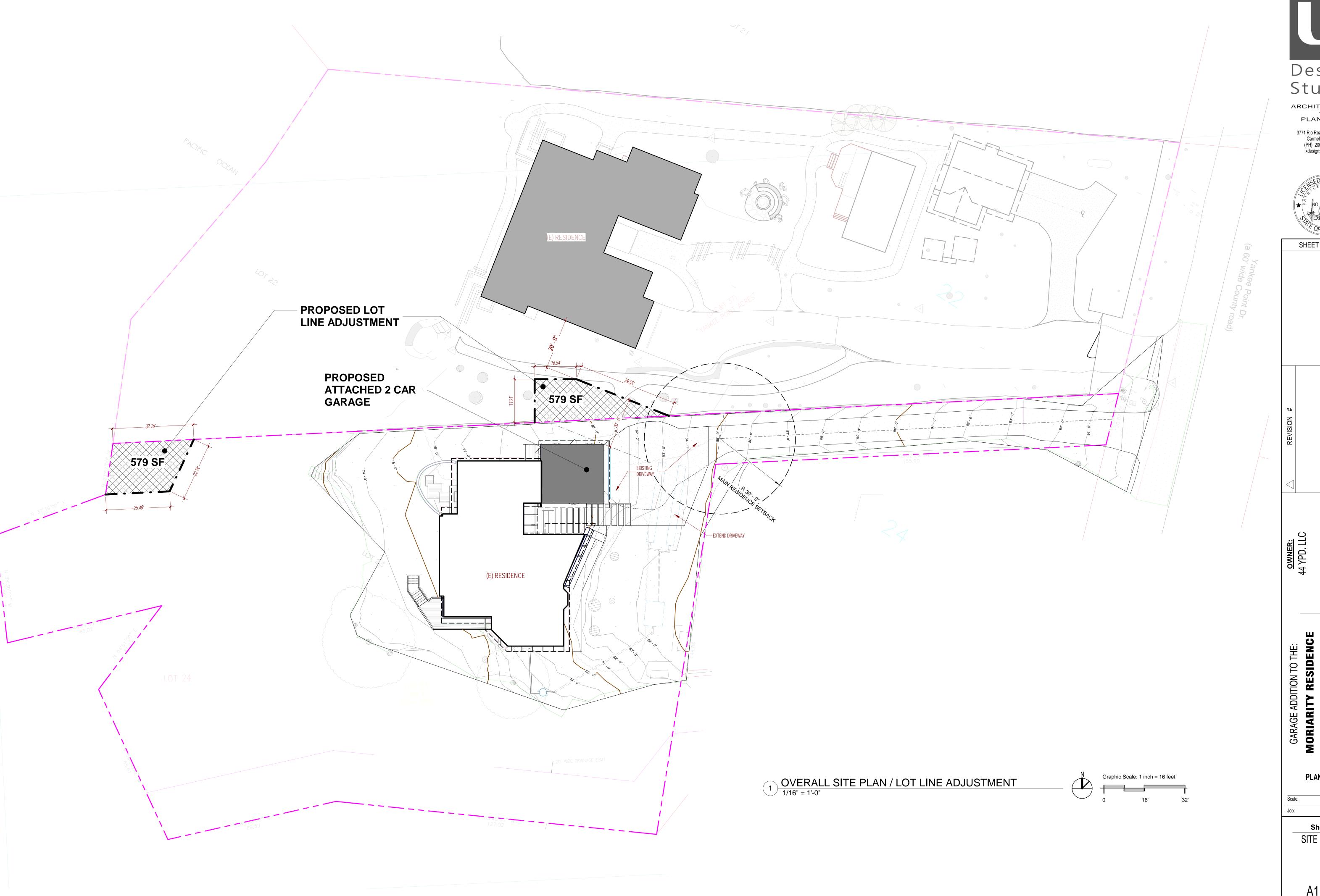
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2212 Sheet

> **EROSION** CONTROL & C.M.P PLAN

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SHEET ISSUE

PLANNING

1/16" = 1'-0" 2212

Sheet SITE PLAN

A1.00

GENERAL NOTES



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SHEET ISSUE

SHEET KEYNOTES

KEYNOTE# DESCRIPTION 4" CONCRETE SLAB ON GRADE

OWNER: 44 YPD. LLC

44 YANKEE POINT DRIV CARMEL, CA 93923

GARAGE ADDITION TO THE: MORIARITY RESIDENCE

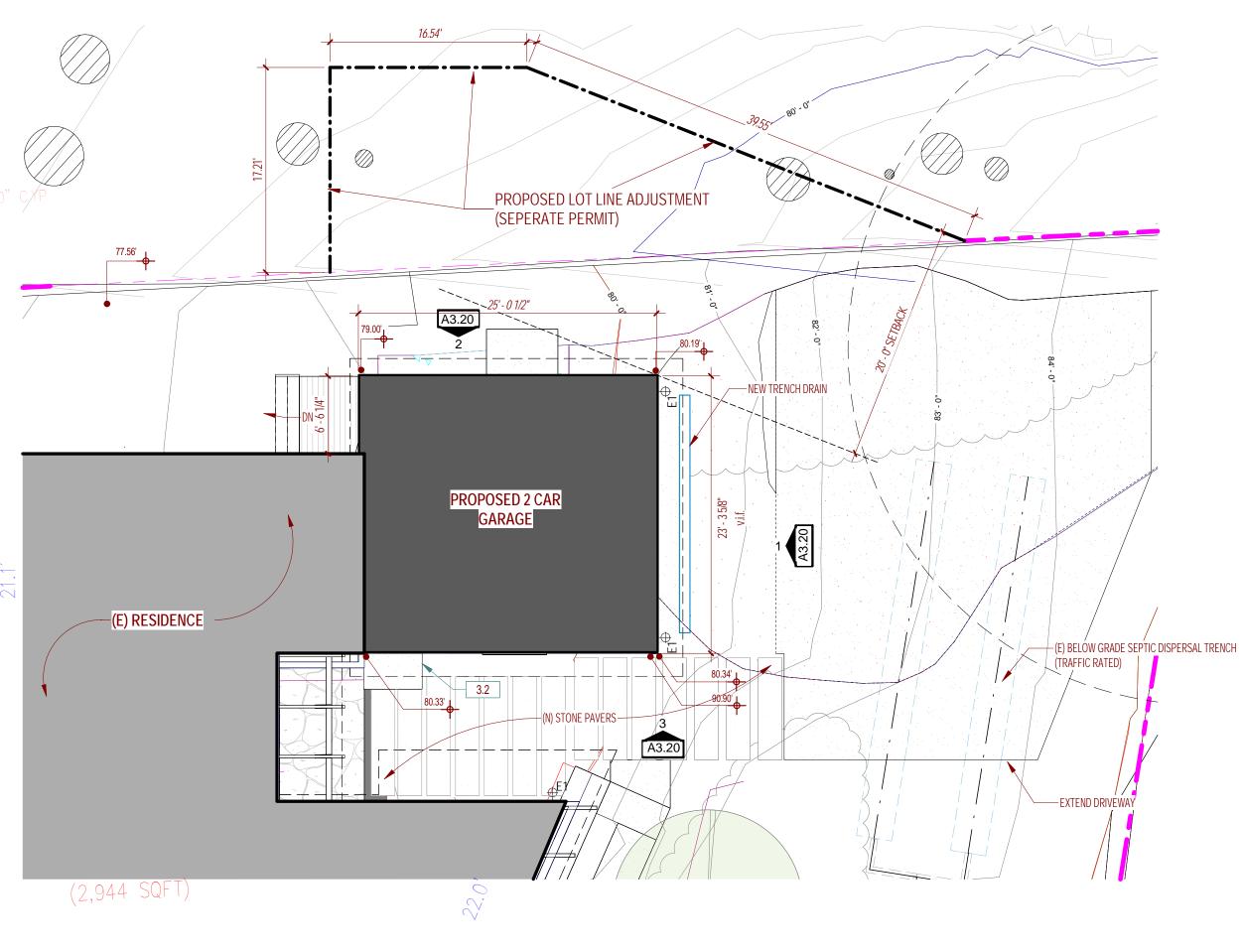
CD 1/8" = 1'-0"

2212 Sheet ENLARGED SITE

PLAN

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1 ENLARGED SITE PLAN 1/8" = 1'-0"

Graphic Scale: 1 inch = 8 feet

AVERAGE GRADE CALCULATION

 LOW GRADE =
 79.00

 HIGH GRADE =
 80.34

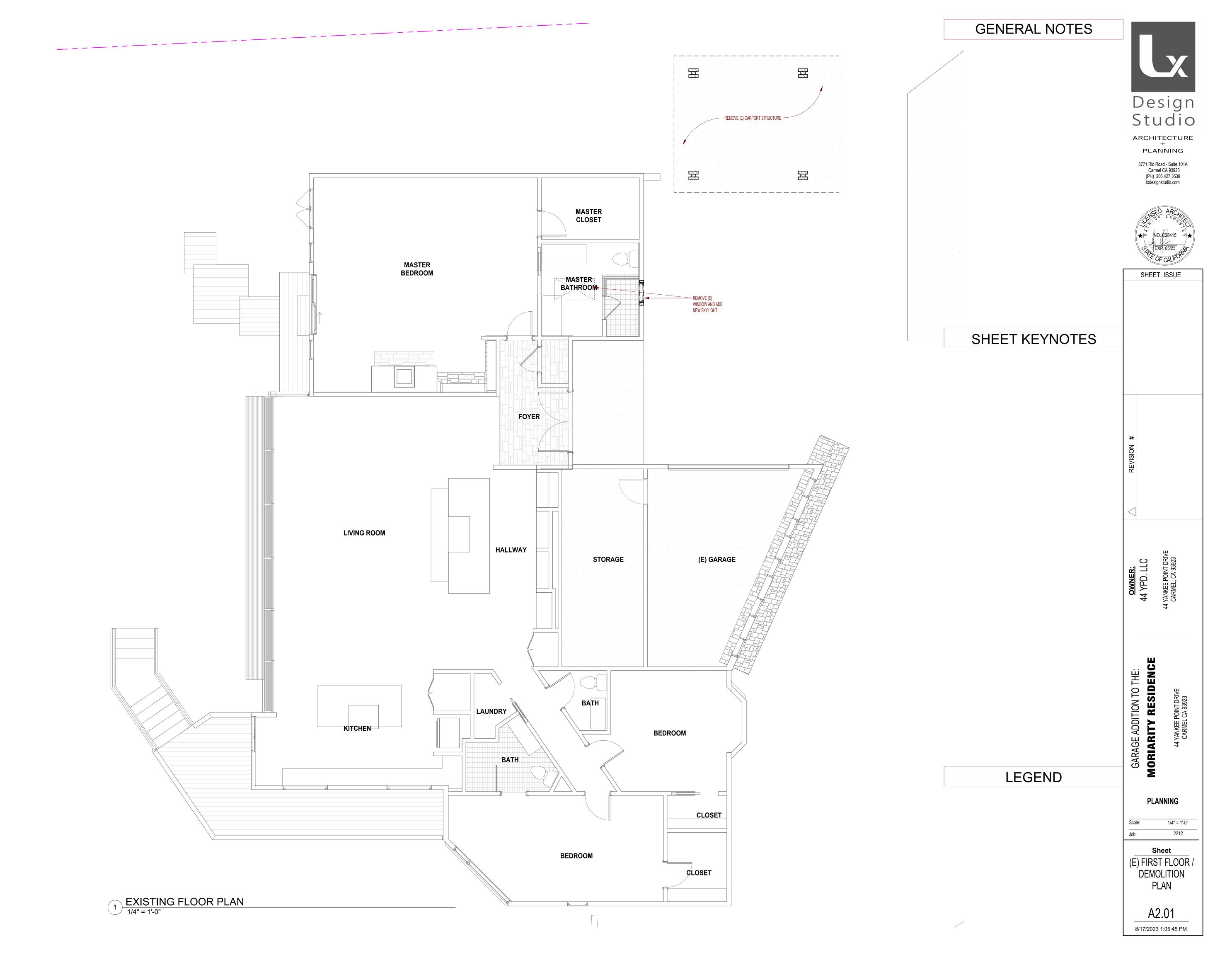
 TOTAL = 159.34 CALCULATIONS: 159.34 / 2 = 79.67'

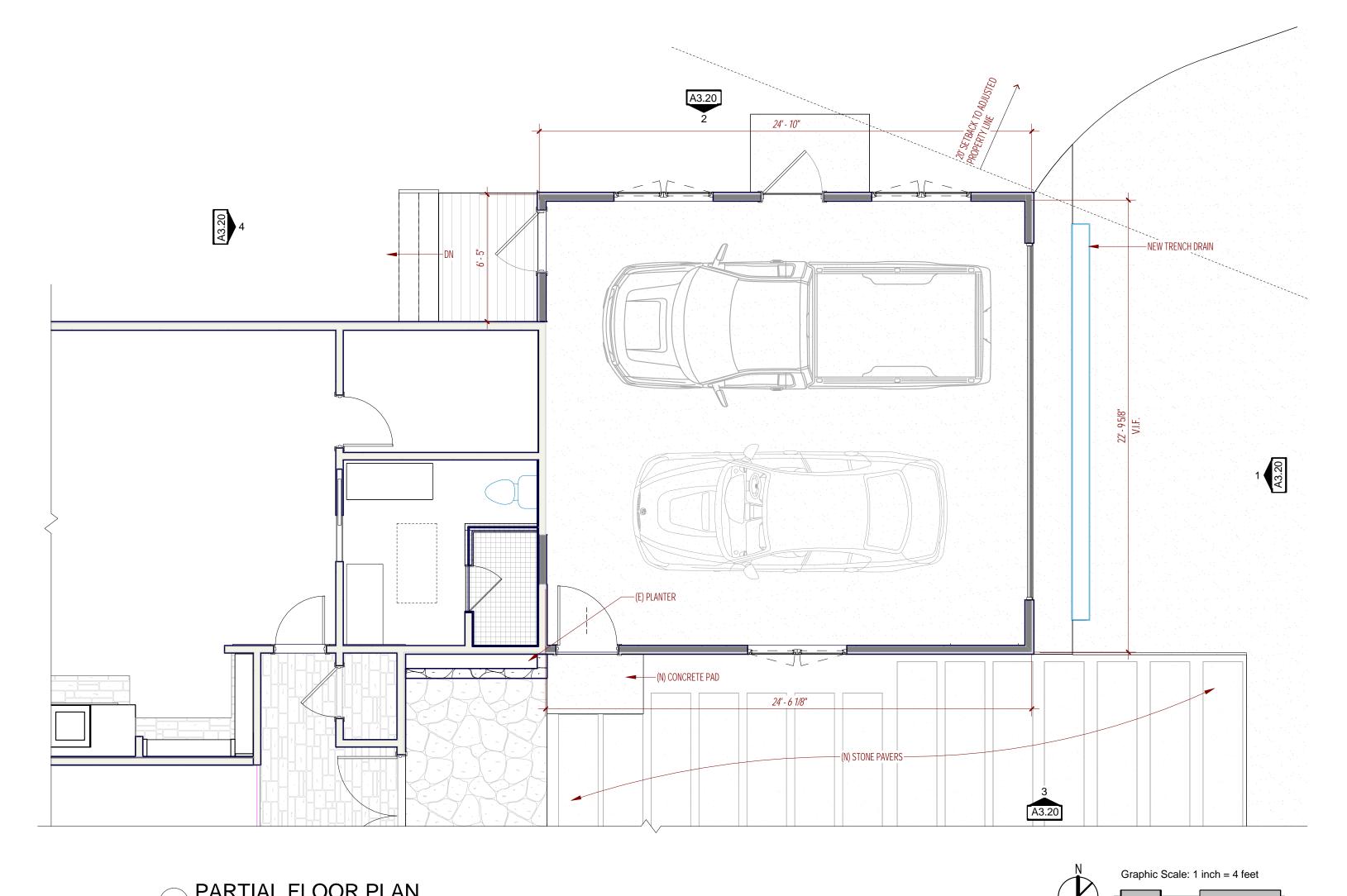
LEGEND

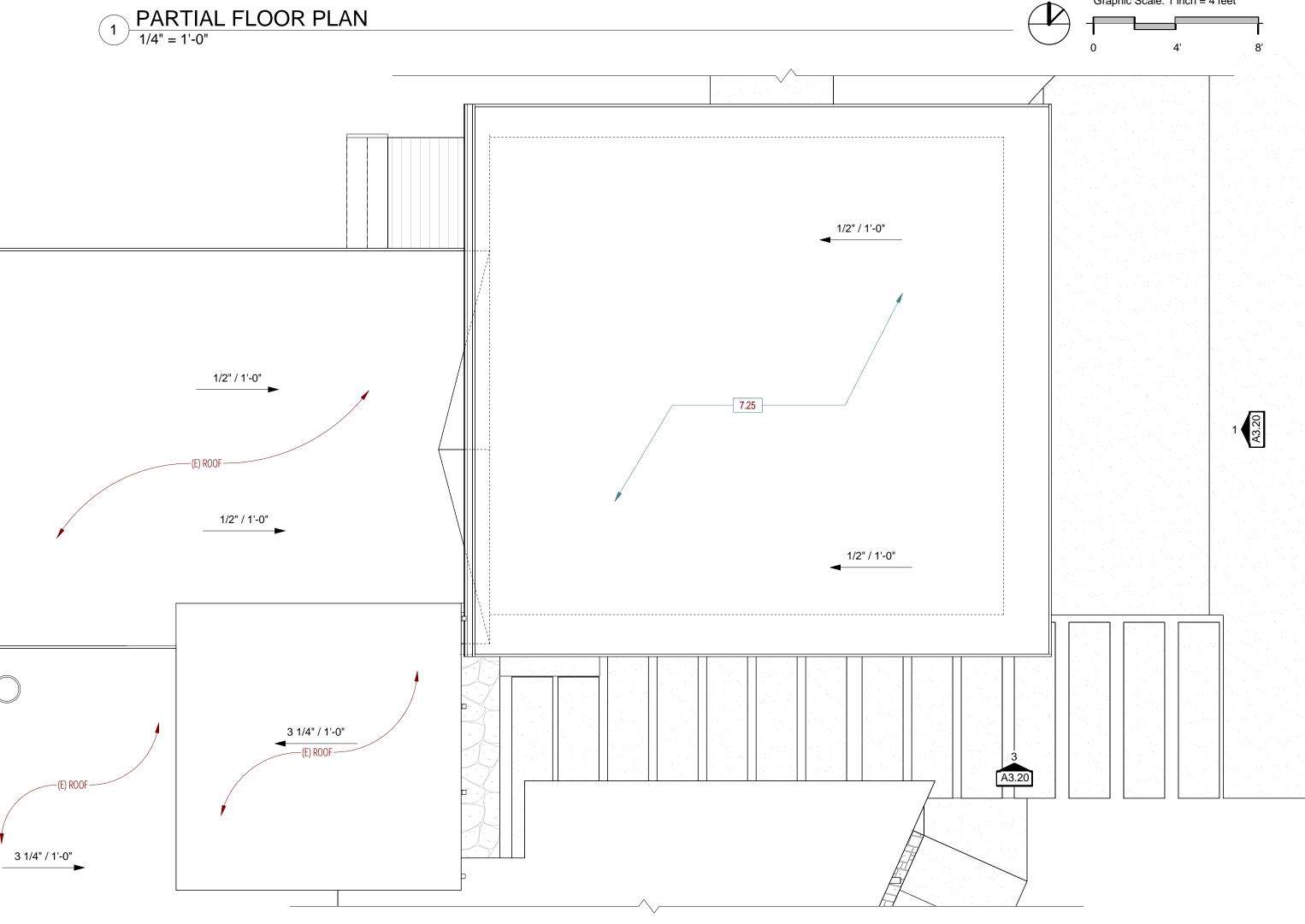
EXISTING CARPORT TO BE REMOVED (E) RESIDENCE (E) BELOW GRADE SEPTIC DISPERSAL TRENCH

(2,944 SQFT)

2 EXISTING ENLARGED SITE PLAN
1/8" = 1'-0"







PARTIAL ROOF PLAN

1/4" = 1'-0"

7.20 - PVC LOW SLOPE ROOF - COLOR GRAY

GENERAL NOTES

GENERAL PARTITION TYPE NOTES

- 1. ALL PARTITIONS SHALL EXTEND TO UNDERSIDE OF STRUCTURE UNLESS OTHERWISE NOTED.
- 2. ALL PARTITIONS TO SUPPORT LATERAL LOADS OF NOT LESS THAN 5 LBS. /SQUARE FOOT. PROVIDE BRACING ABOVE AS REQUIRED.
- 3. PROVIDE LATERAL BRACING FOR ALL PARTITIONS NOT EXTENDING TO STRUCTURE.
- 4. WALLS WITH ACOUSTIC BATT INSULATION SHALL BE SEALED AROUND THE PERIMETER WITH NON-HARDENING ACOUSTIC SEALANT.
- 5. SOUND RATED PARITIONS SHALL BE FLOOR TO CEILING CONSTRUCTION TO ACHIEVE THE STATED "STC" SOUND TRANSMISSION CLASS RATING AND "IIC" IMPACT INSULATION CLASS RATING.
- 6. ALL SHOWER & BATH WALLS SHALL USE EITHER SCHLUTER TILE BACKER BOARDS OR CEMENTITIOUS BACKER BOARD/ MORTAR BED WITH LIQUID APPLIED WATERPROOFING.
- 7. PROVIDE WATER-RESISTANT GYPSUM BOARD IN ALL AREAS POTENTIALLY IN CONTACT WITH WATER, SUCH AS BEHIND TOILET FIXTURES, COUNTER-MOUNTED SINKS.
- 8. PARTITION TYPES ARE INDICATED ON FLOOR PLANS. UNMARKED PARTITIONS SHALL MATCH ADJACENT TYPES.
- 9. PROVIDE ALL NECESSARY BLOCKING, BACKING PLATES, FRAMING, SUPPORTS AND ANCHORING DEVICES WITHIN PARTITION FRAMING REQUIRED FOR THE PROPER INSTALLATION OF ELECTRICAL DEVICES, MECHANICAL EQUIPMENT, TOILET ACCESSORIES, SPECIAL EQUIPMENT AND OTHER MOUNTED ITEMS.



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SHEET ISSUE

SHEET KEYNOTES	S

KEYNO TE# DESCRIPTION NEW CLASS A SINGLE PLY PVC ROOFING MEMBRANE (LIGHT GREY COLOR). FULLY ADHERED OVER TAPERED INSULATION AND PROTECTION BOARD.

GARAGE ADDITION TO THE: Moriarity residence

PLANNING

Sheet

PROPOSED

FLOOR & ROOF

PLAN

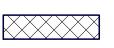
1/4" = 1'-0"

2212

LEGEND



NEW WALL - SEE WALL / PARTITION TYPES (SEE SHEET A0.1 SERIES SHEETS)



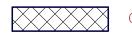
—PARTITION/ WALL MODIFIER

— PARTITION/ WALL ASSEMBLY INDICATOR - (SEE A0.10 SERIES SHEETS)

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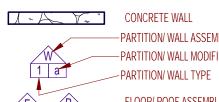


EXISTING STUD WALL TO REMAIN (RENOVATION PROJECTS ONLY)



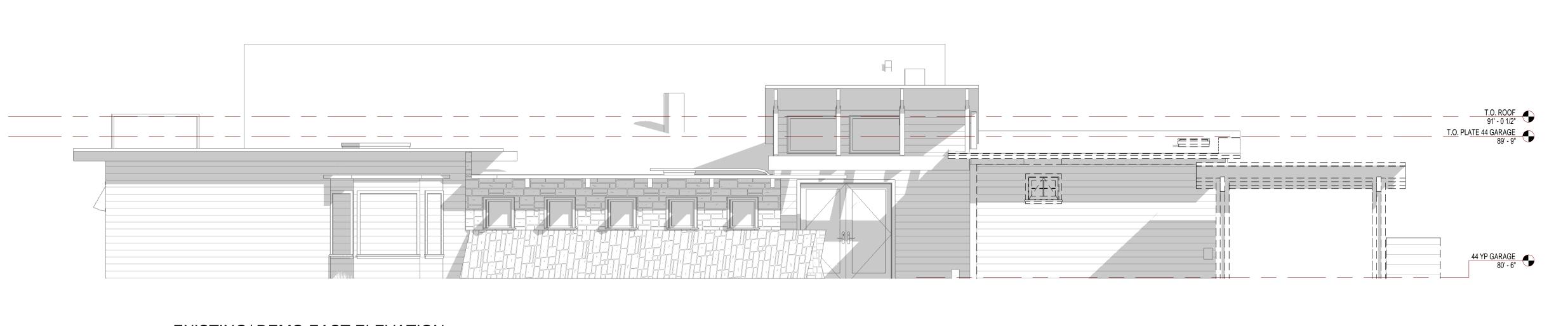
101

Graphic Scale: 1 inch = 4 feet

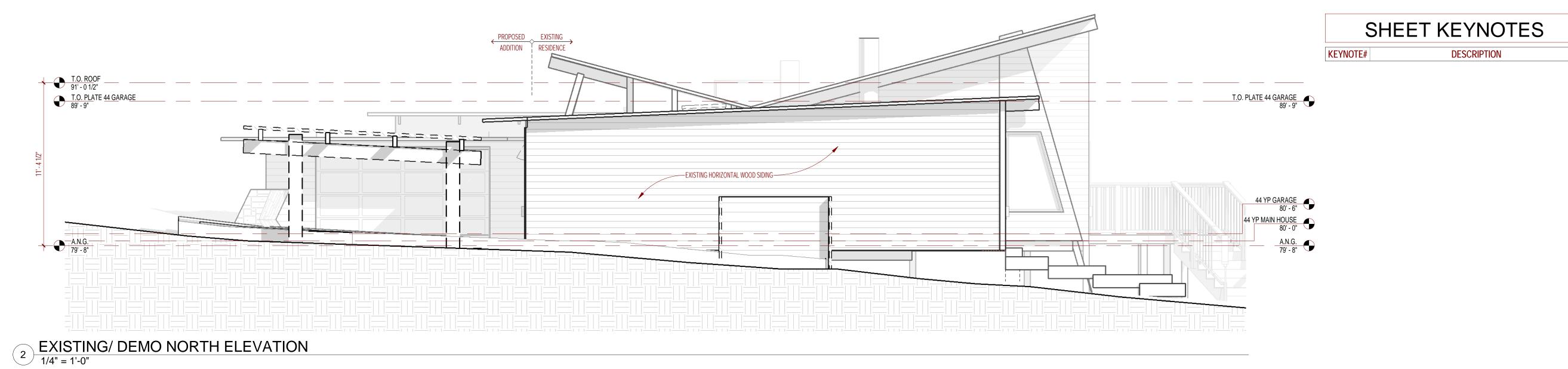


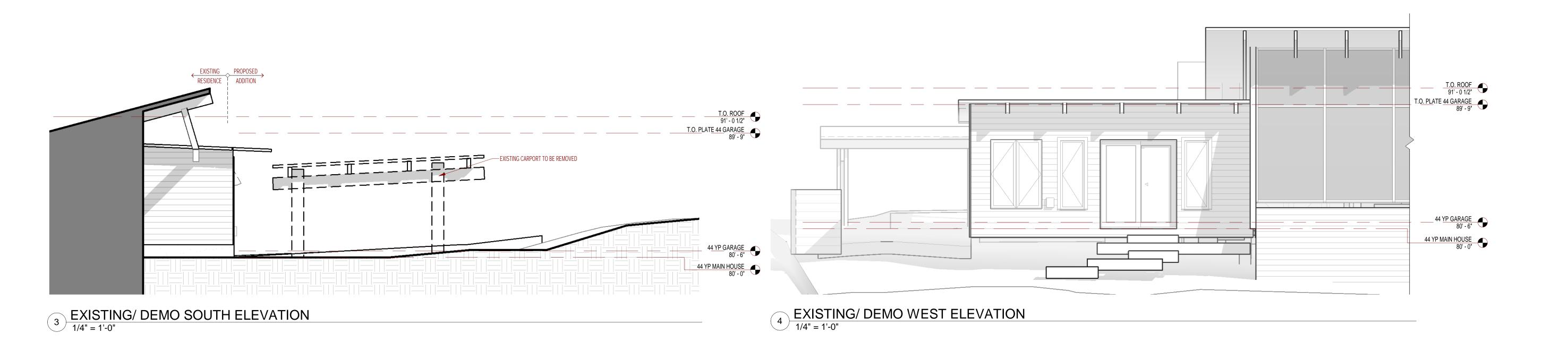
FLOOR/ ROOF ASSEMBLY TAG (SEE SHEET A0.1 SERIES SHEETS)





1 EXISTING/ DEMO EAST ELEVATION 1/4" = 1'-0"





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SHEET ISSUE

44 YANKEE POINT DRIV CARMEL, CA 93923 OWNER: 44 YPD. LLC

GARAGE ADDITION TO THE: MORIARITY RESIDENCE

1/4" = 1'-0"

Sheet EXISTING/ DEMO **EXTERIOR ELEVATIONS**

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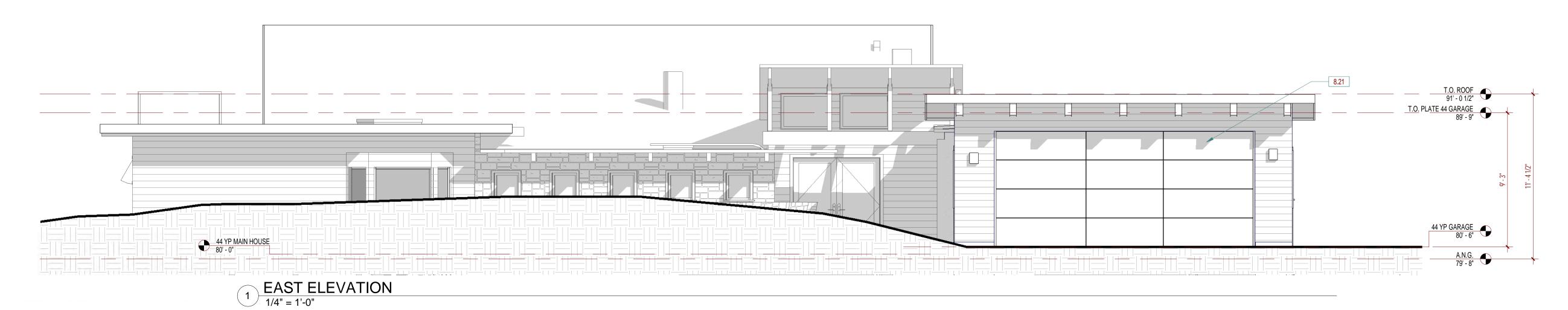




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PLANNING



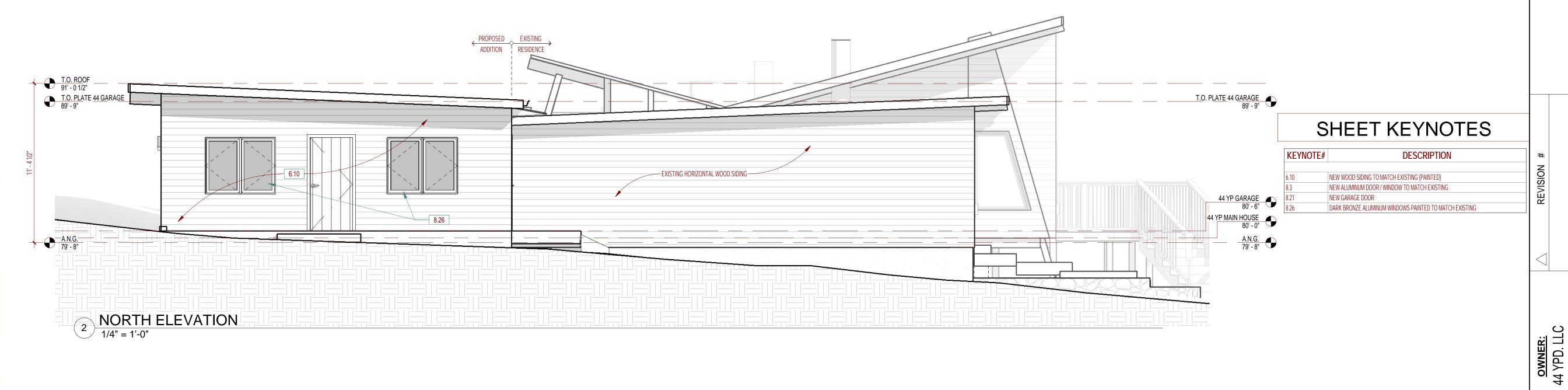


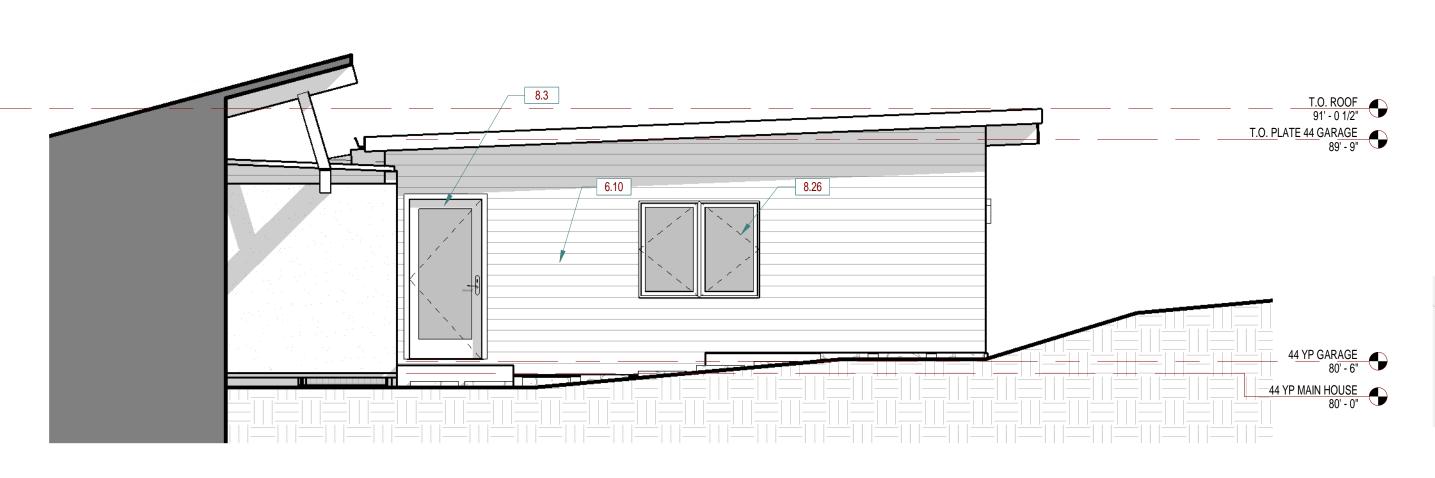


8.13 - ALUMINUM CLAD WOOD EXTERIOR DOORS AND WINDOWS - "MIDNIGHT BRONZE" COLOR BY LOEWEN WINDOWS



6.10 - CEDAR T&G HORIZONTAL SIDING (PAINTED TO MATCH EXISTING)









WEST ELEVATION

1/4" = 1'-0"

GARAGE ADDITION TO THE:

MORIARITY RESIDENCE

A44 YANKEE POINT DRIVE

44 YANKEE POINT DRIV CARMEL, CA 93923

b: 2212

Sheet

EXTERIOR ELEVATIONS

A3.20
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DOOR NOTES:

- 1. CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING DOORS.
- 2. ALL GLASS IN DOORS TO BE SAFETY TEMPERED GLAZING TO MEET LOCAL AND STATE BUILDING CODES.
- 3. SEE DOOR TYPES FOR ELEVATIONS
- 4. GENERAL ABBREVIATIONS:

WD = WOOD, STN = STAIN, PNT = PAINT, ALUM = ALUMINIUM, GLS = TEMPERED GLASS, FG = FIBERGLASS

WINDOW NOTES:

1. WINDOWS ARE BY LOEWEN WINDOWS

GLAZING: HEAT SMART DOUBLE 366 - DUAL GLAZED MTL: ALUMINUM / WOOD CLAD / DARK BRONZE COLOR

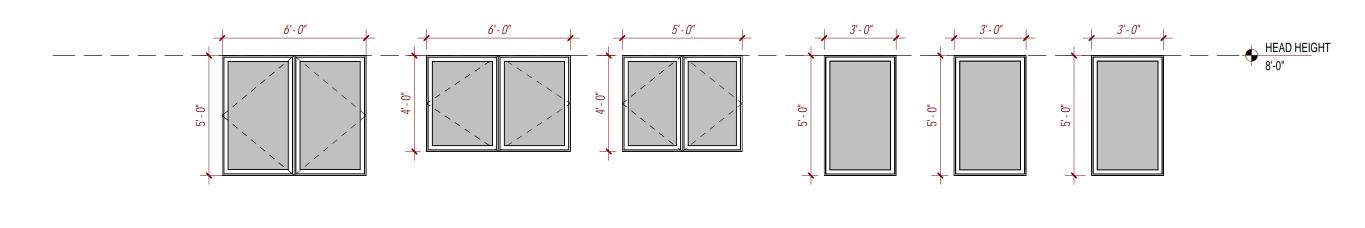
2. CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS.

- 3. ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
- 4. ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE

STRAIGHT LINE OF THE GLAZING

- 5. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
- (A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET; AND (B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND (C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND (D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A
- 6. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- 7. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING DOORS AND WINDOWS.
- 8. ALL WINDOWS TO BE DUAL GLAZED THERMAL SPACER- DARK BRONZE OR BLACK COLOR.

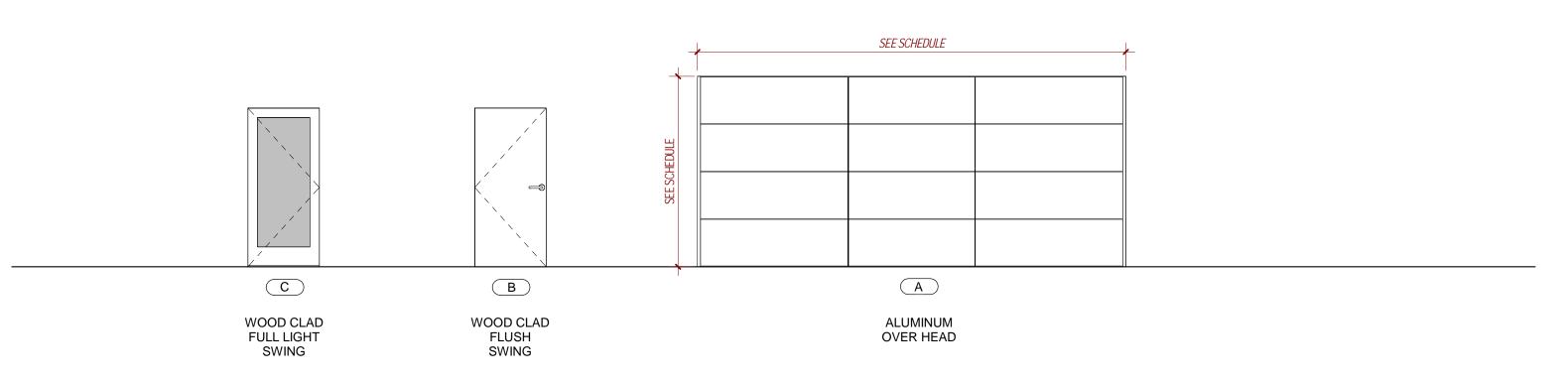
	DOOR SCHEDULE1												
	ORIENTATION DOOR												
DOOR	FROM ROOM	TO ROOM					DOOR	DOOR	DOOR	FRAME	FRAME	HRDW	
NO.	NAME	NAME	WIDTH	HEIGHT	THICK	Fire Rating	TYPE	MTL	FINISH	MTL.	FINISH	GROUP	COMMENTS
101a	EXTERIOR	ATTACHED GARAGE	3' - 0"	6' - 8"	0' - 1 3/8"		С	WD/ CLAD	PAINTED	WOOD CLAD	STAINED		TO MATCH EXISTING
101b	ATTACHED GARAGE	EXTERIOR	18' - 0"	8' - 0"			А	ALUMINUM	PAINTED	ALUMINU M	PAINTED		PAINTED TO MATCH SIDING
101c	ATTACHED GARAGE	EXTERIOR	3' - 0"	6' - 8"	0' - 1 3/4"	-	В	WOOD	PAINTED	WOOD CLAD	STAINED		TO MATCH EXISTING
101d	ATTACHED GARAGE	EXTERIOR	3' - 0"	6' - 8"	0' - 1 3/4"	-	В	WOOD	PAINTED	WOOD CLAD	STAINED		TO MATCH EXISTING



(W) $\left\langle \begin{array}{c} W \\ 101 \end{array} \right\rangle$ W 105 $\left\langle \begin{array}{c} W \\ 104 \end{array} \right\rangle$ \(\begin{vmatrix} W \\ 103 \end{vmatrix} \(\begin{vmatrix} W \\ 102 \end{vmatrix} WOOD CLAD DOUBLE CASEMENT WOOD CLAD DOUBLE CASEMENT WOOD CLAD DOUBLE CASEMENT WOOD CLAD FIXED WOOD CLAD FIXED WOOD CLAD FIXED

WINDOW TYPES

1/4" = 1'-0"



DOOR TYPES

1/4" = 1'-0"



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SHEET ISSUE

OWNER: 44 YPD. LLC 44 YANKEE POINT DRIV CARMEL, CA 93923

GARAGE ADDITION TO THE: Moriarity residence

CD

1/4" = 1'-0" 2212

Sheet DOOR AND WINDOW SCHEDULE

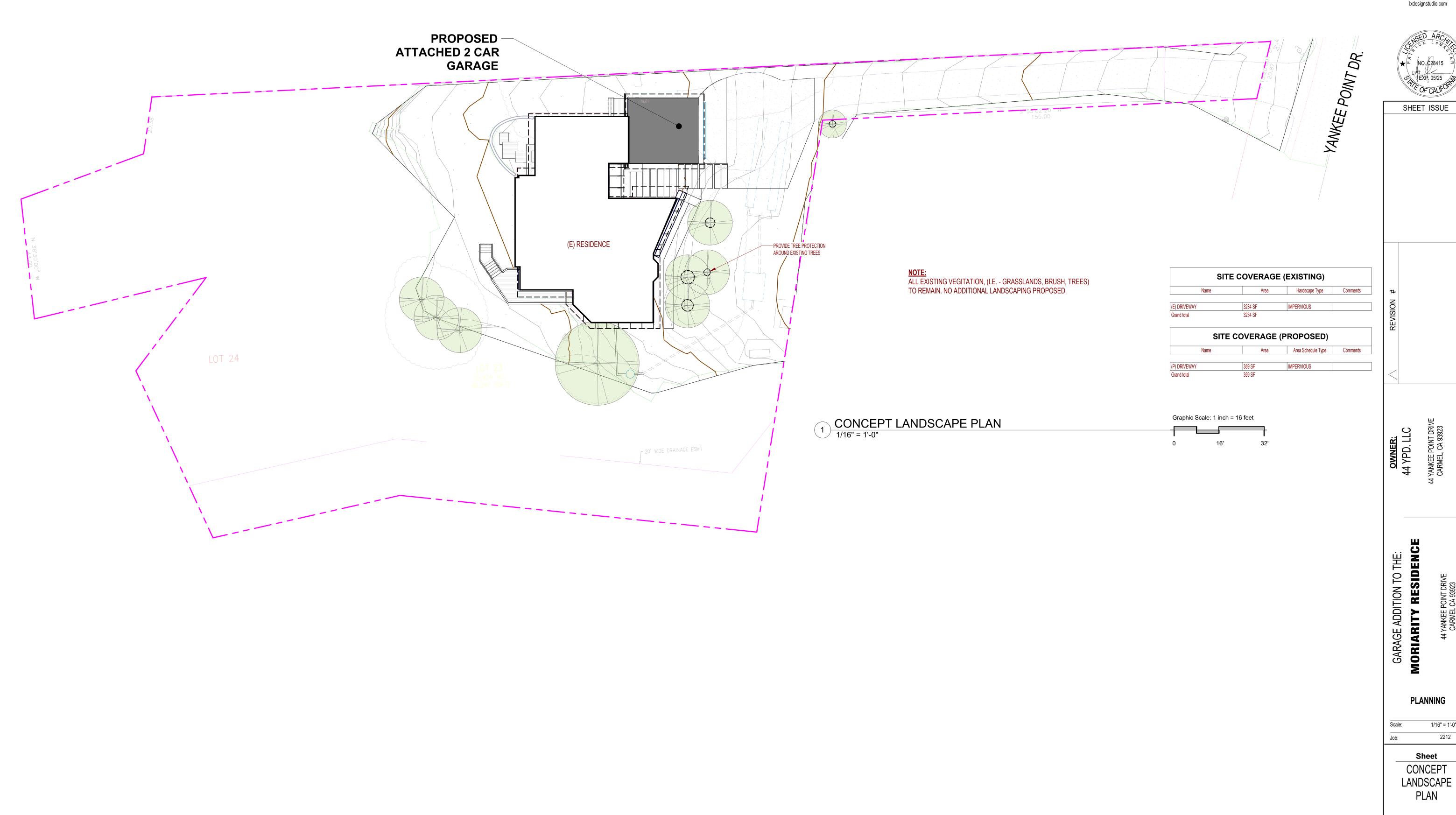
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1/16" = 1'-0"

12/1/2023 11:54:06 AM

2212



PROJECT FILE NO.

PHOTOGRAPHS



Date:	Site Address:	Planner:	
Description:			

PROJECT FILE NO.

PHOTOGRAPHS



Date:	Site Address:	Planner:	
Description:			

COLOR SAMPLES FOR PROJECT FILE NO. SEE SHEET A3.20 Materials: _____ Colors: ______ Description: _____ SEE SHEET A3.20 Materials: _____ Colors: ______ Description: _____ Materials: _____ Colors: ____ Description:

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