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:
ROBINSON JEFFREY DALE & LAURA ASSANTE (PLN230219)
RESOLUTION NO. 24-003
Resolution by the Monterey County HCD Chief of Planning:

1) Considering an Addendum together with a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164; and
2) Approving an Administrative Permit and Design Approval to allow the construction of a 3,338 square foot one-story single family residence, a 667 square foot detached two-car garage, 7,179 square feet of site surfaces that include a driveway, steps, walls, patios, decks, and gazebo, and 338 square feet of accessory structures that include a mechanical room, trash collection, and covered terrace. The project includes the removal of 3 protected oak trees.

[PLN230219 Robinson Jeffrey Dale & Laura Assante, 20 Pronghorn Run, Carmel, Greater Monterey Peninsula Area Plan (APN: 239-091-046-000)]

The ROBINSON JEFFREY DALE & LAURA ASSANTE application (PLN230219) came on for hearing before the County of Monterey Chief of Planning on February 7, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, written 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:
- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area 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) Project Scope. The project is the construction of a single family dwelling, accessory structures, and associated site improvements on an undeveloped lot in the Santa Lucia Preserve (SLP):
   - The 3,338 square foot single family dwelling is one story with a detached 2-car garage.
   - The detached 2-car garage will be 667 square feet.
   - Three protected oak trees are proposed for removal, one of which is a landmark tree.
   - A new septic system with a leach field is proposed to support the development and the property will receive potable water from the Santa Lucia Preserve Community Services District (CSD).
   - Other site improvements consist of a gravel driveway with a fire truck turnaround, patio, gazebo, yoga deck, and landscaping.

c) Allowed Use. The property is located at 20 Pronghorn Run, Carmel (APN: 239-091-046-000), in the Greater Monterey Peninsula Area Plan. The parcel is zoned Resource Conservation with a density of 1 unit per 40 acres with Design Control and Site Plan Review overlay zones, or "RC/40-D-S", which allows one single family dwelling (Title 21 Section 21.36.030.A) and accessory structures such as garages (Title 21 Section 21.36.030.E). Therefore, the project is an allowed use for this site.

d) Site Inspection. The project planner conducted a site inspection on November 14, 2023, to verify that the project on the subject parcel conforms to the plans listed above.

e) Lot Legality. The property is shown in its current configuration as Lot 121 in Volume 20 Cities & Towns, Page 33 (Tract No. 1333, Santa Lucia Preserve Phase B). Therefore, the County recognizes the property as a legal lot of record.

f) Design/Neighborhood and Community Character. The property is subject to the regulations within the Design Control "D" overlay zoning district. These regulations require design review of proposed development to assure protection of the public viewshed and compatibility with the neighborhood character. Consistent with Chapter 21.44 of the Zoning Ordinance, a Design Approval Application was submitted. Colors and materials consist of gray exterior plaster and limestone veneer, cedar shutters in blue, metal clad windows in cream, exposed natural stained wood eaves and rafters, and Class "A" flat roof tiles in dark beige. The colors, materials, and mass of the proposed single family dwelling and accessory structures have been designed to blend with the natural environment consistent with the other homes in the area. Other developments in the area consist of Spanish style haciendas, and other architectural styles, of organic colors and materials that blend with the environment The proposed development will be congruent with the neighborhood character.

g) Site Plan Review. The property is subject to the Site Plan Review "S" overlay zoning district, which provides regulations for development, which by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints. A site plan was included in the application and an Administrative Permit application has been received and reviewed pursuant to these

regulations. The project is proposed within a designated "homeland" boundary. Homeland boundaries were established in the original SLP Board Resolution No. 05-046 to protect resources on the property by directing development to less sensitive areas of the property. An archeological report was completed as part of the environmental impact report when the Santa Lucia Preserve subdivision was created; this parcel did not have any archaeological resources identified on the property. A Fuel Management Plan was included in the application which included measures to maintain vegetation surrounding the development area to reduce fire hazards. The applicants provided a grading and erosion control plan to demonstrate the feasibility of their proposed project. A geotechnical report was also prepared, which analyzed the soil conditions of the site and determined it was suitable for development of the proposed project. Pursuant to Title 16 section 16.08.110, all recommendations made in the geotechnical report will be incorporated in the final grading plans and specification. The site plan did not identify any nearby environmentally sensitive habitat area or archaeological resources. Staff reviewed County records and data from California Fish and Wildlife, there are no known resources located within the subject property. A standard condition of approval has been applied requiring submittal of a raptor survey prior to the issuance of building permits if construction is to begin between December and July. This will ensure potential nesting birds will not be impacted by the tree removal and construction activities.

h) Development Standards. Development standards for the Resource Conservation zoning district can be found in Title 21 section 21.36.060. The proposed development is consistent with applicable development standards. All structures are within the homeland boundary (building envelope) established by the recorded final map. The proposed project has been designed to completely avoid development on slopes in excess of 30%. The structures far exceed the required 10 foot setback between structures with approximately 90 feet between the single family dwelling and the detached garage. The maximum allowed site coverage for RC zoning is 25% (440,391 square feet); the proposed site coverage is 0.9% (4,343 square feet). The maximum height allowed for main structures in RC zoning districts is 30 feet. The proposed height for the main dwelling is 22.25 feet above the average natural grade (ANG). The maximum allowed height for non-habitable accessory structures is 35 feet; the proposed detached garage has a height of 19.75 feet from the ANG. A 3-foot-tall chimney atop the main residence is exempt from the height measurement pursuant to section 21.62.030 of Title 21. Therefore, the proposed development complies with all applicable development standards.

i) Tree Removal. Two Coast live oak and one landmark size Valley oak trees are proposed for removal. Since the proposed project does not exceed three trees for removal, an additional Use Permit is not required pursuant to Title 21 section 21.64.260.D.2. The proposed tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact. Given the circumstances of this case, the project has been appropriately sited and designed to minimize tree

removal and the removal will not involve adverse environmental impacts (see Finding 5 and supporting evidence).

j) Land Use Advisory Committee (LUAC) Review. The project was not referred to a Land Use Advisory Committee (LUAC) for review. The property is within the Santa Lucia Preserve which is a special treatment area that does not have a LUAC.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230219.

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 District. 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 soils, trees, biological and archeological resources. The following reports have been prepared:

- "Geotechnical Investigation" (LIB230312) prepared by Belinda & Jeffrey Taluban, Salinas, CA, June 27th, 2023.
- "Tree Assessment" (LIB230315) prepared by Justin Ono, Pacific Grove, CA, July 18th, 2023.
- "Biological Resources Report" (LIB230313) prepared by Jeffrey Froke, Pebble Beach, CA, June 6th, 2022.
- "Cultural Resources Study" (LIB230314) prepared by Dana Supernowicz, Pebble Beach, CA, October 9th, 2023.

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 November 14th, 2023, 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 PLN230219.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the use or structure 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:

a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau,

and Monterey County Regional Fire 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) Domestic water and sewer service will be provided by the Santa Lucia Preserve Community Services District (CSD), who provided a "Can and Will Serve" letter dated October 4, 2023, confirming their ability to serve all proposed development.

c) The subject parcel is located within a State Responsibility Area classified as having a high fire hazard. The construction of the new single family dwelling is designed to be a fire-resistant structure that meets current fire and building code standard. The project also includes a Fuel Management Plan within the Tree Assessment report prepared by Ono Consulting to ensure fire safety regulations are met for the proposed construction. See Finding No. 2, Evidence "b."

d) The parcel has a designated building envelope referred to as the homeland boundary that was established when the subdivision was created for the purpose of minimizing oak tree removal and potential impacts from debris flow (Planning Commission Resolution No. 96-060). The purpose of this boundary is to ensure future development would not encroach within the conservation easement over areas surrounding the parcel.

e) Staff conducted a site inspection on November 14, 2023, 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 PLN230219.

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:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on November 14, 2023 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 PLN230219.

5. FINDING: **SANTA LUCIA PRESERVE SUBDIVISION (PHASE A, B and C): TREE REMOVAL –** The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision.

EVIDENCE:

a) Greater Monterey Peninsula Area Plan Policy GMP-3.5 indicates removal of healthy native oak, Monterey pine, and redwood trees in the planning area shall be discouraged. The Zoning Ordinance (Title 21) section 21.64.260 – Preservation of Oak and Other Protected Trees provides implementing regulations for this policy.

b) The project proposes to remove 2 Coast live oak trees (tree #125.1 at 8 inches diameter at breast height [DBH], and tree #125.2 at 14 inches DBH) and 1 Valley oak tree (tree #103 at 40 inches DBH). The 2 Coast live oak trees are located within the footprint of the proposed single family dwelling and will be impacted by construction. The Valley oak tree is proposed for removal because the tree is in decline, is structurally unsound and is located within the proposed driveway.

c) No trees were allotted for removal from the subject property, Lot 121, under Use Permit PC94067, Resolution No. 96-060. However, an addendum to the Santa Lucia Preserve EIR (see Exhibit C of the February 7, 2024 Administrative Permit staff report) was prepared and identified that the associated tree removal is consistent with what was analyzed in the Santa Lucia Preserve EIR (Resolution No. 94-005). Also see Finding No. 6 and supporting evidence.

d) As part of this permit, the applicant submitted an Arborist Report (LIB230315) prepared by Ono Consulting, which provided a pre-construction tree impact assessment. See Finding No. 2, Evidence "b". The assessment concludes the proposed development should minimally impact the landscape and wildlife habitat, and made recommendations for minimizing disturbances from development and for future maintenance of the remaining trees.

e) Tree replacement is required at a ratio of 3:1 for non-landmark and 5:1 for landmark trees (Condition No. 24 of Use Permit PC94067 [Resolution No. 96-060]). The 3 trees proposed for removal (8 inch, 14 inch, and 40 inch DBH) will be replaced by 8 trees instead of 11 based upon the recommendations of the Arborist Report (LIB230315), which considered fuel management concerns, permissible space for successful tree replanting, and preserving the health of existing tree resources. The project has been conditioned requiring replacement planting and submittal of evidence that the replacement was successful.

f) Tree protection and maintenance measures during construction found in the Santa Lucia Forest Management Plan have been applied as a condition of approval to the project (Condition No. 135 in Use Permit PC94067 [Resolution No. 96-060]). In addition, the project has been conditioned requiring that tree removal not occur until a construction permit has been issued.

g) The project is consistent with Section 21.64.260 of the Monterey County Zoning Ordinance, Title 21, in that the project was sited to require the least amount of tree removal under the circumstance and avoids adverse environmental impacts. The driveway was sited to avoid development close to healthy trees. The tree located within the proposed driveway is structurally unsound and would need to be removed because of its condition. Trees located within proximity to the proposed development will be protected during construction based upon recommendations by the Tree Assessment report.

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230219.

6. FINDING: **CEQA (Addendum) –** An Addendum to a previously certified EIR was

prepared in accordance with CEQA Guidelines Section 15164 to reflect changes or additions in a project that do not cause substantial changes or new information that would require major revisions to the certified EIR.

EVIDENCE: a) An Environmental Impact Report for the Santa Lucia Preserve Subdivision of the Santa Lucia Preserve was prepared and certified by the Board of Supervisors February 6, 1996 (EIR No. 94-005/Resolution No. 96-059).

b) An Addendum to the Environmental Impact Report for the Santa Lucia Preserve Subdivision of the Santa Lucia Preserve was prepared for this project pursuant to CEQA Guidelines Section 15164, and none of the conditions detailed in Section 15162 requiring the preparation of a subsequent EIR or Negative Declaration have occurred.

c) Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. The proposed structures are within a designated building envelope.

d) The Forest Management Plan prepared by Ralph Osterling for the Environmental Impact Report (EIR) in 1994 for Phase B provided specific tree removal estimates for each lot created by the subdivision. Lot 121 had an estimated removal of zero protected trees. The addendum was prepared to address impacts related to the removal of 3 protected trees for the Robinson project.

e) The project includes construction of a new 3,338 square foot single family dwelling, a 667 square foot detached garage, 7,179 square feet of decks and patios and associated site improvements, and the removal of 3 protected trees (1 Valley oak, 2 Coast live oaks).

f) The subject application requests the removal of 3 protected trees to accommodate the construction of the single family dwelling and accessory structures. The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision. As part of the EIR, removal of 1480 trees were contemplated for the subdivision Phases A-C. To date, including the Robinson project, 671 trees have been approved for removal. The estimated 3 trees proposed within the homeland boundary for removal on Lot 121 would represent 0.2 percent of the total trees approved for removal within the homeland boundaries, currently totaling approximately 63 percent of the overall subdivision's tree removal. With this approval, 116 of 254 lots have been built out, and the Santa Lucia Preserve Subdivision (Phase A-C/Rancho San Carlos) is still well under the number of trees analyzed and approved by the EIR to be removed. The total number of trees removed will remain under the approved limits if remaining lots also conform to the approved limits.

g) Tree replacement requirements for the Santa Lucia Preserve Phase C (Condition No. 24 of PC94067) have been incorporated as project conditions. A total of 8 trees will be replanted in accordance with the

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recommendations set forth by the Tree Assessment Report prepared by Ono Consulting.

h) See supporting Finding Nos. 1, 2, and 5. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230219.

7. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Pursuant to Title 21 Section 21.80.040.A, an aggrieved party may appeal a decision of the Chief of Planning to the Planning Commission.

DECISION

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

1. Consider an Addendum together with a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164; and
2. Approve an Administrative Permit and Design Approval to allow the construction of a 3,338 square foot one-story single family residence, a 667 square foot detached two-car garage, 7,179 square feet of site surfaces that include a driveway, steps, walls, patios, decks, and gazebo, and 338 square feet of accessory structures that include a mechanical room, trash collection, and covered terrace. The project includes the removal of 3 protected oak trees.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions where are incorporated herein by reference.

PASSED AND ADOPTED this 7th day of February, 2024.

DocuSigned by:
Melanie Beretti
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Melanie Beretti, AICP
Acting HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON **FEBRUARY 7, 2024**.

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 COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **FEBRUARY 20, 2024**.

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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.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN230219

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN230219) allows the construction of a 3,338 square foot one-story single family residence and 667 square foot detached two-car garage and removal of three (3) Oak trees. The property is located at 20 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-046-000), Santa Lucia Preserve Phase B, Greater Monterey Peninsula Area 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 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:
"An Administrative permit and Design Approval (Resolution Number 24-003) was approved by HCD Chief of Planning for Assessor's Parcel Number 239-091-046-000 on February 7, 2024. The permit was granted subject to 11 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: Planning

Condition/Mitigation Monitoring Measure: 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. Monterey County HCD - Planning 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 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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio recommended by arborist: Ono Consulting (LIB230315).
Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD - Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

7. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (December-July), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 15 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 15 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD-Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

8. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).

Compliance or Monitoring Action to be Performed: Prior to Building permit issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact 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 Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

10. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant 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 payment shall be paid prior to clearing any conditions of approval. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

11. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
“An Arborist Report (LIB230315) prepared by Ono Consulting, dated July 18, 2023, and a Geotechnical Investigation Report (LIB230312) prepared by Soil Surveys Group Inc., dated June 27, 2023 are on file in Monterey County HCD - Planning. All development shall be in accordance with these reports."
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with these reports to the HCD - Planning.

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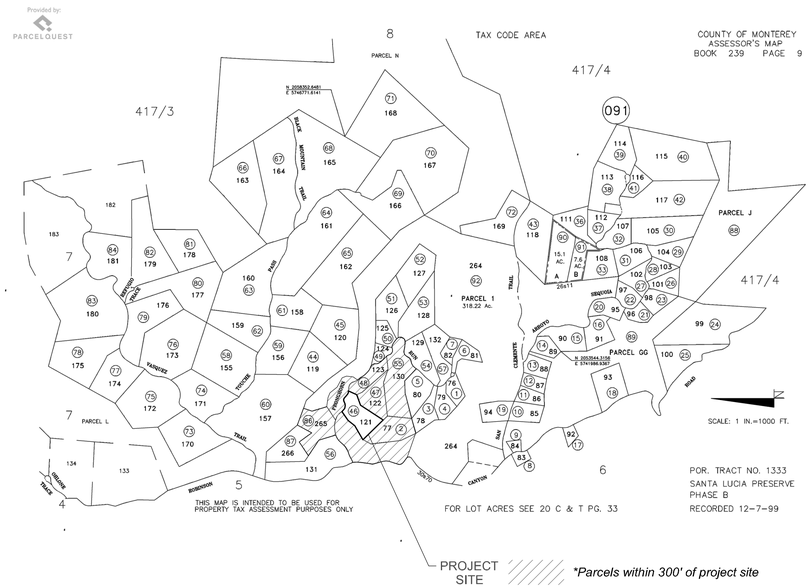
ASSESSOR MAP



SHEET INDEX

ARCHITECTURAL

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A0.1-A0.2	Architectural Specifications & Notes
A0.3-A0.4	CA Green Building Mandatory Measures
-	Survey
A1.1	Architectural Site Plan & Site Section
A1.2	Architectural Construction Site Management Plan
A2.1	Residence Floor Plan
A2.2	Garage Floor & Roof & Reflected Ceiling Plans
A2.3	Garden Gazebo Plans
A3.1	Residence Roof Plan
A4.1	Residence Reflected Ceiling Plan
A5.1-A5.2	Building Sections
A6.1-A6.4	Exterior Elevations
A7.1-A7.2	Conceptual 3D Models
A8.1	Finish Schedules
A8.2	Door & Window Schedules
A9.1-A9.6	Architectural Details

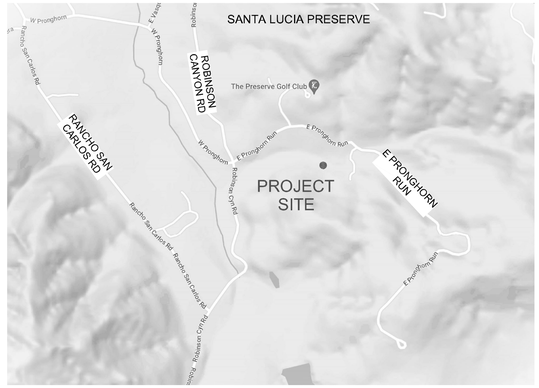
LANDSCAPE

L0.00	Landscape Site Analysis
L0.01	Tree Protection Plan
L0.02	Fuel Management Plan
L1.00	Homestead Site Plan
L2.00	Landscape Planting Plan
L2.01	Planting Legend and Notes
L3.00	Irrigation Plan
L3.01	Irrigation Details
L3.02	Irrigation Details
L4.00	Landscape Lighting Plan
L5.00	Landscape Details
L5.01	Landscape Details

CIVIL

C1	Civil Title Sheet
C2	Overall Grading Plan
C3	Grading Plan
C4	Site Sections
C5	Storm Drain & Utility Plan
C6	Foundation Drainage Plan
C7	Civil Details
C8	Erosion Control Plan
C9	Construction Management Plan

VICINITY MAP



PROJECT DATA

PROJECT ADDRESS	20 Pronghorn Run, Santa Lucia Preserve, Lot 121 Carmel, CA 93923
OWNER	Laura & Jeff Robinson
SCOPE OF WORK	On vacant lot, proposed construction of new one-story residence and detached 2 car garage
EXISTING STRUCTURES	N/A

PLANNING DATA

APN	239-091-046-000
GENERAL LAND USE DESIGNATION	Resource Conservation
ZONE	RC/40-D-S
REQUIRED SETBACKS	Front: 30' Side: 20' Rear: 20' SLP Homeland Boundary: 5'
LOT SIZE	440,391 SF / 10.0 AC
FLOOR AREA RATIO (FAR)	Proposed: .9% (4,082 SF)
BUILDING LOT COVERAGE	Max. Allowable: 25% / Proposed: .9% (4,343 SF)
IMPERVIOUS COVERAGE	Proposed Structures (residence, mechanical, covered terrace, garage, trash): 4,343 SF Proposed Site Surfaces (driveway paving, steps, walls, patios, decks, gazebo): 7,179 SF
GRADING	Yes, refer to civil plans Estimated Earthwork - Cut: 290 CY Fill: 1010 CY Import: 720 CY
TREES TO BE REMOVED	Yes (3 total), refer to arborist report and landscape plans
WASTE WATER SYSTEM	Sewer, SLP Community Services District
WATER SERVICE	SLP Community Services District
WILD LAND/URBAN INTERFACE	Yes
HIGH FIRE HAZARD SEVERITY ZONE	Yes
AVERAGE NATURAL GRADE	1459.5

BUILDING DATA

OCCUPANCY GROUP	R-3
TYPE OF CONSTRUCTION	VB
STORIES	1
SPRINKLERS	Yes, refer to separate permits notes
PARKING	2 covered primary / 2 uncovered guest
PROPOSED FLOOR AREAS	GROSS / NET
RESIDENCE	3307 SF / 3038 SF
MECHANICAL	31 SF / -
COVERED TERRACE	261 SF / -
GARAGE	667 SF / 604 SF
TRASH	77 SF / -

CONSULTANTS

ARBORIST
Ono Consulting
1213 Miles Avenue
Pacific Grove, CA 93950
831.373.7086

SURVEY
Central Coast Surveyors
5 Harris Court, Suite N-11
Monterey, CA 93940
831.394.4930

LANDSCAPE ARCHITECT
Wild Land Workshop / Marie Goulet
wildlandworkshop.com
Carmel, CA 93924
508.797.2237

CIVIL ENGINEER
L&S Engineering, Inc. / Mark Sterner
2460 Garden Road, Suite G
Monterey, CA 93940
831.655.2723

BUILDER
Rocky Maguire, Inc. Lic.#854744
40 Rancho San Carlos Road
Carmel, CA 93923
831.915.4517

NOTES

GENERAL

1. Project shall comply with the 2022 California Building Code (CBC), Title 24, 2022 California Residential Code (CRC), 2022 California Plumbing Code (CPC), 2022 California Mechanical Code (CMC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEnC), 2022 California Green Building Standards Code (CGBSC), and current edition of Monterey County Codes.
2. New buildings, building materials, systems, assemblies and methods of construction located within any High Fire Hazard Severity Zones or Wildland-Urban Interface (WUI) Fire Areas shall be pursuant per (CRC R327) for exterior wildfire exposure requirements.
3. At the time of final inspection a copy of the operation & maintenance manual, compact disc or web based reference, shall be placed in the building and/or provided to building occupant per California Green Building Standards (CBGC 4.410).
4. All utility electrical, cable, television and phone lines shall be placed underground.
5. Prior to building permit issuance, the property shall be certified to be in compliance with the vegetation management requirements prescribed in California Fire Code Section 4906. Refer to landscape plans for additional specifications.
6. 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. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e. and archaeologist registered with the Society 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 proper mitigation measures required for recovery.

NOTIFICATIONS

Notify the **Soils Engineer** 48 hours before the following times:

1. Prior to the time that the site grading work begins.
2. After foundation excavations have been made and prior to placing reinforcing steel and formwork
3. Prior to all concrete pours.

Notify the **Structural Engineer** 48 hours before the following times:

1. Prior to the time that the site grading work begins.
2. After foundation excavations have been made and prior to placing reinforcing steel and formwork
3. Prior to all concrete pours.
4. Prior to placing the first course of concrete masonry units.
5. When rough framing is completed and prior to start of finish work.
6. Prior to covering any plywood sheathing nailing.
7. Prior to covering any shear wall hold-down anchors.

Contact **County Fire Department** for inspection requirements.

SEPARATE PERMITS & DEFERRED SUBMITTALS

All separate permits & deferred submittals per contractor U.N.O., refer to consultant listings for contact.

1. Provide grading under separate permit.
2. Provide propane tank under separate permit.
3. Provide fire sprinklers under deferred submittal.
4. Provide alarm under separate permit.
5. Provide solar photovoltaic under separate permit.
6. Provide separate permit for any site walls above 6'.
7. Provide truss plans and calculations under deferred submittal. Trusses shall not be installed until an approved job copy of the truss submittal is issued by the Monterey County Building Division.

SPECIAL INSPECTIONS

1. All special inspections shall conform to section 1701 of the Uniform Building Code.
2. Structural special inspections and observations are required for this project, refer to structural plans for additional specifications.
3. Required for all concrete with a design ultimate 28 day compressive strength in excess of 2500 psi.
4. Required for all installation of epoxied anchors.
5. During excavation process, a thorough search shall be made under the direction of soils engineer, to locate and remove any man-made buried structures and utilities
6. Inspection of the finished building pad shall be conducted by the soils engineer.
7. Soils engineer to review foundation and grading plans prior to submittal for building permit.
8. A representative of soils engineer shall be requested to inspect all excavations prior to backfilling, steel reinforcement and concrete or soil placement.

WILDLAND URBAN INTERFACE

1. New buildings and structures located in High Fire Hazard Severity Zones in a State responsibility Area for which the application date for a building permit is submitted on or after July 1, 2008 shall comply with the requirements of CBC and, Chapter 7A Section 701A.1. & CRC, Chapter 3, Section 337R. Plans are necessary to demonstrate compliance with the following:

a. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. [§R337.5.4]
b. Roof and attic vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with openings a minimum of 1/16-inch and shall not exceed 1/8-inch. [§R327.6.2]
c. Vents shall not be installed on the underside of eaves and cornices, unless the vents are approved to resist the intrusion of flame and embers, the attic space is sprinklered in accordance with CBC Sec. 903.3.1.1, or if the exterior wall and underside of the eave are of ignition resistant materials and the vents are located more than 12 feet from the ground or walking surface. [§R337.6.3]
d. Exterior wall covering or wall assembly shall be approved noncombustible material, ignition-resistant material, heavy timber, log wall construction, or shall meet the performance criteria of standard SFM 12-7A-1 for 10-minute direct flame contact exposure test. [§R337.7.3] See exceptions to this section for other alternatives.
e. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2-inch nominal solid wood blocking between rafters and eaves at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure. [§R327.7.3.1]
f. The exposed roof deck on the underside of unenclosed eaves shall be approved noncombustible material, ignition-resistant material, one layer of 5/8" Type X gypsum board, or exterior portion of an approved one hour wall assembly. [§R337.7.4] See exceptions to these sections for other alternatives.
g. Exterior windows and exterior glazed doors shall be multipane glazing with a minimum of one tempered pane, glass block units, have a fire resistance rating of 20 minutes when tested in accordance with NFPA 257, or meet the requirements of SFM 12-7A-2. [§R337.8.2.1]
h. Exterior doors shall be of approved noncombustible construction or ignition-resistant material, solid core wood having stiles and rails not less than 1-3/8 inches thick with interior field panel thickness no less than 1- 1/4 inches thick, shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252, or meet the requirements of SFM-7A-1. [§R327.8.3]

TREE PROTECTION AND REPLACEMENT

1. All native trees within 25 ft. of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D throughout all grading and construction activities. The fencing shall be installed 6 ft. outside the dripline of each native tree, and shall be staked every 6 ft., to the maximum extent
2. No construction equipment shall be parked, stored, or placed within 6 ft. of any native tree dripline.
3. No fill soil, rocks, or construction materials shall be stored or placed within 6 ft. of the dripline of all native trees.
4. Any roots encountered that are 1 inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D approved arborist/biologist.
5. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.
6. No permanent irrigation shall occur within the dripline of any existing oak tree.
7. Any construction activity required within 3 ft. of a native tree's dripline shall be done with hand tools.
8. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This condition may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.
9. All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction.
10. All native trees with grading or construction work occurring within 6 ft. of the dripline shall have trunk protection, constructed of solid material (wood), installed to protect said trunks from damage by machinery/implements.

TOM MEANEY | ARCHITECT
629 STATE STREET • SUITE 240 • SANTA BARBARA • CA • 93101
805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

ROBINSON RESIDENCE
20 Pronghorn Run
Santa Lucia Preserve
Carmel, CA 93923

TITLE SHEET

LICENSED ARCHITECT
THOMAS MEANEY
No. C14806
Renew 8/31/25
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Date	OCT 2023
Scale	
Drawn	JS
Sheet	A0.0

SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS

1.1 THE WORK TO BE DONE BY EACH CONTRACTOR INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS,SERVICES, AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THIS PROJECT, INCLUDING SITEWORK. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL COMPLY WITH THE FOLLOWING:

- 1.1.1 THESE NOTES AND DRAWINGS.
- 1.1.2 ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND REGULATIONS LISTED IN THESE DOCUMENTS.
- 1.1.3 WORKMANSHIP SHALL MEET NORMAL PROFESSIONAL STANDARDS OF THE TRADE AND SHALL MEET THE ARCHITECT'S AND OWNER'S SATISFACTION WITHIN THE STANDARDS NORMALLY PROVIDED BY VARIOUS TRADES.
- 1.1.4 INSTALLATION OF EQUIPMENT AND MATERIAL SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR APPLICABLE ASSOCIATION STANDARDS.
- 1.1.5 ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED, AND SHALL BE EQUAL TO OR SUPERIOR TO THOSE ITEMS SPECIFIED IF A SUBSTITUTION IS APPROVED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL.

1.2 SITE VERIFICATION - EACH CONTRACTOR AND SUB-CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE COMPLETED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, THE CONFORMATION AND CONDITION OF THE EXISTING GROUND SURFACE AND THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING PROSECUTION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL UNUSUAL CONDITIONS ENCOUNTERED ON THE SITE DURING THE COURSE OF CONSTRUCTION EXCEPT THOSE BELOW EXISTING SLABS OR GRADE OF WHICH THE CONTRACTOR MAY NOT HAVE KNOWLEDGE. ALL SUCH EXISTING CONDITIONS SHALL BE INCORPORATED INTO THE CONTRACTOR'S BID PROPOSAL, WHETHER SHOWN ON THE DRAWINGS OR NOT. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS AND THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK PERFORMED.

1.3 CONSTRUCTION DOCUMENTS

- 1.3.1 THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY FOR CONSTRUCTION. DEVIATIONS FROM THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.
- 1.3.2 THE CONTRACTOR IS FULLY RESPONSIBLE FOR OBSERVATION OF CONSTRUCTION AND PROPER EXECUTION OF WORK SHOWN ON THE DRAWINGS, AS WELL AS FOR PERFORMANCE OF WORK ON THIS PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR METHODS USED, SAFETY ON, IN, OR ABOUT THE JOB SITE, OR FOR TIMELINESS OF PERFORMANCE OF CONSTRUCTION WORK.
- 1.3.3 THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL MATERIAL TAKE-OFFS FROM THESE DOCUMENTS. HE MUST VERIFY DIMENSIONS OF ALL EXISTING OR BUILT-IN ITEMS.
- 1.3.4 THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DEVIATION FROM OR INTERPRETATION OF CONSTRUCTION DOCUMENTS MADE BY THE CONTRACTOR WITHOUT OBTAINING WRITTEN DIRECTION FROM THE ARCHITECT FIRST.
- 1.3.5 THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNTIL THEY ARE REVIEWED BY A QUALIFIED PLAN CHECK EXAMINER AND STAMPED "APPROVED" BY THE BUILDING DEPARTMENT AND A BUILDING PERMIT IS ISSUED.

1.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR LOCATION AND CONSTRUCTION OF THE WORK AND SHALL CALL THE ARCHITECT'S ATTENTION TO ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

1.5 EACH TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES.

1.6 NEW AND REPAIR WORK IN THIS PROJECT WHICH ENCOMPASSES SIMILAR ITEMS IN EXISTING WORK SUCH AS STUCCO, DRYWALL, EAVES AND FASCIA, TRIM, GUTTERS AND DOWNSPOUTS, ELECTRICAL SWITCHING AND RECEPTACLE PLATES, AND OTHER ITEMS, SHALL MATCH EXISTING MATERIAL, INSTALLATION, FINISH, AND COLOR UNLESS OTHERWISE NOTED.

1.7 EACH TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. AT THE COMPLETION OF THE WORK THEY SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIAL AND LEAVE THE JOB IN A BROOM CLEAN CONDITION. CONTRACTOR SHALL PERFORM FINAL CLEAN UP.

1.8 THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE APPROVAL OF THE OWNER AND WITH MINIMUM DISRUPTION. THE OWNER SHALL BE CONSULTED BEFORE ANY BUILDING SERVICES ARE TEMPORARILY CUT OFF. TEMPORARILY RE-ROUTE ANY UTILITIES REQUIRED BY THE OWNER FOR CONTINUOUS SERVICE.

1.9 THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONS, EXISTING CONSTRUCTION, AND ADJACENT PROPERTY, AND TO ENSURE THE SAFETY OF THE STRUCTURE THROUGHOUT THE CONSTRUCTION PERIOD, INCLUDING ANY SHORING DESIGN DRAWINGS WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL PROVIDE, AT HIS OWN EXPENSE, ERECTION BRACING AND DRAWINGS REQUIRED BY LAW, OSHA, OR FOR GENERAL SAFE CONSTRUCTION PRACTICES.

1.10 THE ARCHITECT RESERVES THE RIGHT TO HAVE ANY WORK NOT DONE CORRECTLY AS PER DRAWINGS, SPECIFICATIONS, CONTRACT, OR ANY OTHER MEANS OF COMMUNICATION CORRECTED AT NO ADDITIONAL COST TO OWNER.

1.11 THE CONTRACTOR SHALL CARRY IN FORCE ALL NEEDED INSURANCE, LICENSES, FEES, PERMITS, TAXES AS REQUIRED BY LAW FOR THE DURATION OF THE PROJECT.

DIVISION 2 - SITEWORK

2.1 AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, THE CONTRACTOR SHALL RECOGNIZE THAT ALL EXISTING UTILITY INSTALLATIONS AND OTHER UNDERGROUND STRUCTURES AND FACILITIES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THAT THEIR LOCATION WHERE SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES, STRUCTURES, AND OTHER FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY PROVIDER FOR EXACT LOCATIONS OF UTILITIES.

2.2 DEMOLITION

- 2.2.1 REMOVE ALL PORTIONS OF BUILDING, EQUIPMENT, PAVING, FOUNDATIONS, ETC. AS SHOWN OR AS REQUIRED TO COMPLETE THE WORK.
- 2.2.2 DISCONNECT ALL UTILITY LINES FROM ALL EQUIPMENT, FIXTURES, AND APPLIANCES TO BE REMOVED.
- 2.2.3 REMOVE ALL ABANDONED ABOVE OR BELOW GROUND UTILITY LINES, PIPE, CABLE, WIRE, CONDUIT, DUCTS, ETC. TO AS CLOSE TO THE SOURCE AS POSSIBLE. ALL ABANDONED ELECTRICAL CABLE AND WIRES SHALL BE REMOVED FROM CONDUITS IF CONDUITS MUST REMAIN IN PLACE.
- 2.2.4 REMOVE ALL ELECTRICAL OUTLETS AND SWITCHES AS REQUIRED TO COMPLETE THE WORK.
- 2.2.5 REMOVE ALL DEBRIS FROM THE SITE AND LEGALLY DISPOSE UNLESS OTHERWISE NOTED.
- 2.2.6 PROTECT ADJACENT PROPERTY AND STRUCTURES FROM DAMAGE DURING THE PROGRESS OF THE WORK.
- 2.2.7 PROVIDE CONTROL OF DUST AS REQUIRED.
- 2.2.8 PROVIDE PROTECTION FOR THE PORTION OF THE STRUCTURE EXPOSED DURING CONSTRUCTION FROM DAMAGE FROM THE ELEMENTS.
- 2.2.9 COORDINATE WITH OWNER ANY ITEMS THEY MAY WISH TO RETAIN.

2.3 DIRECT SURFACE DRAINAGE AWAY FROM THE STRUCTURE (1% MINIMUM).

2.4 IN THE EVENT UNSUITABLE SOIL IS ENCOUNTERED AT THE REQUIRED DEPTH, THE ARCHITECT AND GEOLOGIST SHALL BE NOTIFIED SO THAT THEY MAY DETERMINE HOW TO PROVIDE PROPER BEARING FOR THE STRUCTURE.

2.5 ALL STUMPS AND ROOTS ARE TO BE REMOVED FROM THE SOIL TO A DEPTH OF AT LEAST 12" BELOW THE SURFACE OF THE GROUND IN THE AREA TO BE OCCUPIED BY THE BUILDING OR PROPOSED STRUCTURE.

2.6 REFER TO SOILS REPORT FOR ALL BEARING CAPACITIES AND SPECIFIC REQUIREMENTS. IN THE ABSENCE OF A SOILS REPORT VERIFY WITH THE ARCHITECT AND ENGINEER AND/OR LOCAL BUILDING AUTHORITY/INSPECTORS REGARDING SPECIFIC EARTHWORK CONSTRAINTS AND REQUIREMENTS.

2.7 EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO THE WIDTH, LENGTH, AND DEPTH REQUIRED. FINISH WITH LEVEL BOTTOMS. ALL FOUNDATIONS TO EXTEND TO UNDISTURBED SOIL. EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER. ALL CRAWL SPACES TO BE MINIMUM 18" CLEAR.

2.8 IN THE BUILDING AREA, SOFT SPONGY OR POROUS MATERIALS SHALL BE REMOVED TO A DEPTH OF THREE FEET BELOW THE BOTTOM OF THE FOOTING AND RECOMPACTED. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CARRIED TO A DEPTH OF AT LEAST 18" BELOW THE TOP OF THE LOWEST EXISTING ADJACENT GRADE (24" IN AREAS WITH EXPANSIVE SOIL).

2.9 PROTECT ALL TREES AND LANDSCAPING NOT TO BE REMOVED.

2.10 FILL MATERIALS SHALL BE FREE FROM DEBRIS, VEGETABLE MATTER, AND OTHER FOREIGN SUBSTANCES.

2.11 BACKFILLING FOR TRENCHES SHALL BE COMPACTED TO 90 PERCENT DENSITY. BACKFILL FOR PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN SIX INCH LAYERS.

DIVISION 3 - CONCRETE

3.1 FOR STRUCTURAL CONCRETE DESIGN AND CONSTRUCTION REQUIREMENTS SEE STRUCTURAL PLANS.

3.2 CONCRETE FLATWORK SHALL BE TRUE TO WITHIN 1/8 INCH IN TEN FEET IN ALL DIRECTIONS, OR SLOPED TO DRAIN AS INDICATED ON THE DRAWINGS ALLOWING NO PUDDLING TO OCCUR IN THE DIRECTION OF FLOW.

3.3 LOCATION OF CONSTRUCTION JOINTS SHALL BE REVIEWED BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO POURING IF NOT SPECIFICALLY SHOWN ON THE DRAWINGS.

3.4 INTERIOR AND GARAGE SLABS: STEEL TROWEL FINISH; SLOPE TO DRAIN WHERE INDICATED ON DRAWINGS.

3.5 INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (CGBC 4.505.2)

DIVISION 4 - MASONRY

4.1 FOR STRUCTURAL DESIGN AND CONSTRUCTION REQUIREMENTS FOR CONCRETE MASONRY UNITS SEE STRUCTURAL PLANS.

4.2 WHEN INCORPORATED INTO THE DESIGN OF THE PROJECT, FURNISH AND INSTALL ALL MASONRY WORK COMPLETE, INCLUDING MASONRY VENEER AND MASONRY REINFORCING AND WATERPROOFING.

4.3 MASONRY VENEER SHALL COMPLY WITH U.B.C. 2019. FIREPLACES SHALL CONFORM TO U.B.C. 2019.

4.4 FILL ALL CONCRETE MASONRY UNITS WITH SOLID GROUT.

DIVISION 5 - METALS

5.1 FOR STRUCTURAL DESIGN, FABRICATION, AND CONSTRUCTION REQUIREMENTS FOR STRUCTURAL STEEL SEE STRUCTURAL PLANS.

5.2 ALL STRUCTURAL STEEL DELIVERED ON SITE SHALL BE PRIMED WITH TWO COATS OF THE APPROPRIATE PRIMER. IF EXPOSED, PAINT AS DIRECTED.

5.3 ALL WELDS SHALL COMPLY WITH THE SPECIFICATIONS OF THE "AMERICAN WELDING SOCIETY". ALL WELDS SHALL BE GROUND SMOOTH AND ALL WELDING SPLATTER SHALL BE REMOVED. ALL EXPOSED WELDS ARE TO BE CONTINUOUS WELDS.

5.4 FURNISH ALL METAL SUPPORTS, ANGLES, PLATES, ATTACHMENTS, BOLTS, GATES, RAILINGS, WELDING, SHOP PRIMING AND INCLUDE INSTALLATION AS REQUIRED TO COMPLETE THE WORK.

DIVISION 6 - WOOD AND PLASTIC

6.1 FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED MECHANICS IN ACCORDANCE WITH APPLICABLE BUILDING CODES.

6.2 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

6.3 VERIFY ALL BUILT-IN EQUIPMENT DIMENSIONS PRIOR TO FABRICATION.

6.4 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY AND WITHIN 18" OF GRADE TO BE PRESSURE TREATED WEST COAST DOUGLAS FIR OR FOUNDATION GRADE REDWOOD.

6.5 PROVIDE DOUBLE TRIMMERS EACH SIDE OF OPENINGS 6'-0" WIDE OR GREATER AT BEARING WALLS.

6.6 PROVIDE FIRE STOPPING IN STUD SPACES AT ALL FLOOR AND CEILING LEVELS AND STUD SPACES OVER TEN FEET.

6.7 ALL BEAM, JOISTS, AND RAFTERS SHALL BE INSTALLED WITH THE CROWN SIDE UP.

6.8 CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE TEMPORARY ERECTION BRACING ON ALL BEAMS, WALLS, ETC. TO PROVIDE FULL STRUCTURAL STABILITY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENT SUPPORTED IS CAPABLE OF SUPPORTING ITS DESIGN LOADING.

6.9 BLOCK ALL EDGES OF PLYWOOD FLOOR SHEATHING.

6.10 ROUGH CARPENTRY

- 6.10.1 FOR STRUCTURAL DESIGN REQUIREMENTS OF ROUGH CARPENTRY, SEE STRUCTURAL PLANS.
- 6.10.2 ALL FRAMING LUMBER SHALL BE GRADE MARKED AND CONFIRM WITH THE STANDARD GRADING AND DRESSING RULES (NO.16) OF THE WEST COAST LUMBER INSPECTION BUREAU, DOUGLAS FIR/LARCH. GRADE FRAMING MEMBER AS FOLLOWS UNLESS OTHERWISE NOTED:
  VERTICAL MEMBERS: NO.2
  POSTS: NO.1
  HORIZONTAL FRAMING 2x JOISTS: NO.2
  4x BEAMS OR LARGER: NO. 1
- 6.10.3 PLYWOOD SHALL BE STRUCTURAL II AS COVERED IN USDC PS-1; CDX; EXTERIOR GLUE, OR EQUAL, UNLESS OTHERWISE NOTED. FACE GRAIN TO RUN PERPENDICULAR TO SUPPORTS WITH EDGES STAGGERED. PROVIDE ONE PLY CLIP BETWEEN EACH SET OF RAFTERS AT UNBLOCKED EDGES UNLESS TONGUE AND GROOVE IS USED.
- 6.10.4 FRAMING CONTRACTOR TO PROVIDE BACKING FOR WALL AND CEILING MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO POLES AND SHELVES, TOILET PAPER HOLDERS, TOWEL BARS, MEDICINE CABINET, AND DRAPERY RODS.
- 6.10.5 PROVIDE WOOD BLOCKING AT ALL HOT MOPPED CURBS, CANT STRIPS, FIXTURES, LIGHTS, BUILT-IN CABINETS, SHELVES, ETC.
- 6.10.6 WHERE WOOD IS EXPOSED VERTICAL GRAIN APPEARANCE GRADE OR BETTER IS TO BE USED.
- 6.10.7 WHERE A PARTITION CONTAINING HEATING OR OTHER SYSTEMS RUNS PARALLEL TO FLOOR JOISTS PROVIDE DOUBLE JOISTS SPACED AND BRIDGED TO PERMIT PASSAGE OF SUCH SYSTEMS.
- 6.10.8 FIREBLOCK ALL SPACES GREATER THAN TEN FEET AND AT DRYWALL JOINTS. DRAFT STOP ALL FLOOR CONSTRUCTION WHERE HEAT OR EXHAUST DUCTS PASS THROUGH AS PER APPLICABLE CODE.
- 6.10.9 ALL BOLTS AND LAG SCREWS SHALL HAVE WASHERS UNDER HEADS AND NUTS. ALL NUTS AND SCREWS SHALL BE TIGHTENED WHEN INSTALLED AND RETIGHTENED BEFORE COVERING.
- 6.10.10 NO STRUCTURAL MEMBER SHALL BE CUT OR DRILLED THROUGH WITHOUT PRIOR REVIEW BY THE STRUCTURAL ENGINEER.
- 6.10.11 FIRE BLOCK STUD WALLS (@ 10' INTERVALS/HORIZ. & VERT), ENCLOSED AND CONCEALED SPACES, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, ATTIC AND CHIMNEY CHASE, STAIR STRINGERS, AND SIMILAR PLACES AT CEILING AND FLOOR LEVELS PER (CBC 717.2)

6.11 FINISH CARPENTRY

- 6.11.1 ADJUST FRAMING FURR-OUTS AND SHEAR WALLS AS REQUIRED TO MAINTAIN A FLAT AND FLUSH SURFACE FOR INTERIOR OR EXTERIOR FINISHES.
- 6.11.2 FURNISH AND INSTALL ALL FINISH CARPENTRY COMPLETE INCLUDING TRIM, DOOR FRAMES, PANELING, WEATHER-STRIPPING
- 6.11.3 ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY METERED, BUFFED, OR COPED WITH NAILS SET AND SURFACES FREE OF TOOL MARKS.
- 6.11.4 ALL WORK SHALL BE MACHINED OR HAND SANDED, SHARP EDGES AND SPLINTERS REMOVED. FULL LENGTH BOARDS SHALL BE USED WHENEVER APPLICABLE OR NOTED.
- 6.11.5 ALIGN ALL PIECES AND GRAIN WHEN INSTALLING FINISH LUMBER, UNLESS OTHERWISE SHOWN.

6.12 CABINETS

- 6.12.1 ALL CABINETS SHALL MEET THE REQUIREMENTS OF THE ARCHITECTURAL WOODWORKING INSTITUTE.
- 6.12.2 ALL JOINTS TO BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE BUTTED, COPED, OR METERED, NAILS AND SCREWS SET AND SURFACES FREE OF TOOL MARKS.
- 6.12.3 USE CONCEALED FASTENERS, UNLESS OTHERWISE SHOWN.
- 6.12.4 SHELVES TO BE 1x, UNLESS OTHERWISE NOTED. SHELVES WIDER THAN 12" SHALL BE 3/4" PLYWOOD WITH MATCHING VENEER AND EDGE BAND LET INTO CASE ENDS.
- 6.12.5 PROVIDE VENTS AND HOLES FOR WIRING CONNECTIONS FOR ALL SHOE, ENTERTAINMENT CENTERS, FREEZER, REFRIGERATOR, AND OTHER EQUIPMENT IN BUILT-IN CABINETS. COORDINATE SIZE, LOCATION, AND OPERATION OF ALL APPLIANCES IN ADVANCE OF FABRICATION. PROVIDE ACCESS FOR APPLIANCE SERVICE AND REPLACEMENT WITHOUT DAMAGING CABINETS.
- 6.12.6 ALL CABINET DOORS UP TO FIVE FEET IN HEIGHT TO BE 3/4" HARDWOOD, 1 1/8" THICK IF TALLER. MAXIMUM HINGING DISTANCE TO BE 36". ADJUST DOOR FACES TO BE FLUSH. DOORS ARE TO CLOSE STRAIGHT AND FLUSH. PROVIDE STIFFENERS AS REQUIRED FOR OVERSIZED DOORS.
- 6.12.7 DRAWERS ARE TO BE 18" DEEP UNLESS OTHERWISE NOTED. FRONTS TO BE 3/4" HARDWOOD. USE FULL EXTENSION DRAWER ROLLERS. DRAWER HANDLES AS SELECTED BY ARCHITECT.
- 6.12.8 FURNISH AND INSTALL MAGNETIC CATCHES.
- 6.12.9 NOTIFY ARCHITECT OF ANY CHANGES REQUIRED DUE TO OPERATION OF BUILT-IN APPLIANCE, DIMENSION DISCREPANCY, OWNER ALTERATIONS, ETC.
- 6.12.10 SUBMIT SHOP DRAWINGS FOR ALL CABINET WORK TO BE DONE TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

6.13 FOR CERAMIC TILE INSTALLATIONS ON COUNTERTOPS, INSTALL ALL CERAMIC TILE ON ONE INCH MORTAR BED ON SOLID PARTICLE BOARD OR PINE FACED PLYWOOD WITH EXTERIOR WATERPROOF GLUE. PROVIDE WATERPROOF MEMBRANE BETWEEN PARTICLE BOARD AND MORTAR BED. ADJUST MORTAR TO BE LEVEL AND TRUE UNLESS SLOPING IS NECESSARY FOR DRAINING PURPOSES.

6.14 PROVIDE DRAFT STOP WITHIN ATTICS, MANSARD, OVERHANGS AND SIMILAR CONCEALED SPACES IN EXCESS OF 1000 SF OR 60' IN LENGTH FORMED OF COMBUSTIBLE MATERIAL PER CBC § 708.3.1.1.1.

6.15 PROVIDE SPECIAL INSPECTION OF MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING WITH MOISTURE METER BEFORE ENCLOSING (CGBC 4.505.3).

6.16 IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, PROVIDE APPROVED DRAFTSTOPPING TO SUBDIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS NOT TO EXCEED 1000 SQUARE FEET EACH

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7.1 FLASHING

- 7.1.1 SHEET METAL - SHEET METAL WORK SHALL CONFORM TO PUBLISHED STANDARDS OF SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC.:
- 7.1.2 INSTALL ROOFING AND WALL FLASHING PER MANUFACTURER'S RECOMMENDATIONS CAREFULLY ESTABLISHING A CONTINUOUS SEAL WITH SCUPPERS, JACKS, DRAINS, ETC.
- 7.1.3 FLASHING AND COUNTER FLASHING IS REQUIRED AT ROOF/WALL JUNCTIONS, AND AT ALL EXTERIOR OPENINGS.
- 7.1.4 FLASH ALL ROOF PENETRATIONS TO PROVIDE WATERPROOF CONDITIONS.
- 7.1.5 ALL WORK TO BE ACCURATELY FABRICATED TO DETAIL AND FITTED TO JOB CONDITIONS FOLDED AND BREAK FORWARD PIECES SHALL BE FINISHED TRUE AND STRAIGHT, WITH WARP LINES AND ANGLES.
- 7.1.6 LOCK SEAMS FLAT AND TRUE, 1/2" WIDE SWEATED FULL WITH SOLDER.
- 7.1.7 PROVIDE CONTINUOUS 6" HIGH FLASHING AND COUNTERFLASHING AT ALL ROOF TO WALL JOINTS.
- 7.1.8 IN FLASHING AND WATERPROOFING PROVIDE FOR DIFFERENTIAL MOVEMENT OF MATERIALS DUE TO WIND, SEISMIC, LOADING, TEMPERATURE, AND SHRINKAGE.
- 7.1.9 FLASHING SHALL BE 26 GAUGE G.I. MINIMUM UNLESS OTHERWISE NOTED.
- 7.1.10 VALLEY FLASHING SHALL NOT BE LESS THAN NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET, AT LEAST 36 INCH WIDE RUNNING THE FULL LENGTH OF THE VALLEY PER CRC R3327.5.3.
- 7.1.11 ALL GALVANIZED METAL TO BE PRIMED AND PAINTED.

7.2 INSULATION

- 7.2.1 INSULATION SHALL COMPLY WITH THE REQUIREMENTS FOR ENERGY INSULATION STANDARDS OF APPLICABLE CODES.
- 7.2.2 A CERTIFICATE OF COMPLIANCE FOR INSULATION REQUIREMENTS, WHEN REQUIRED BY CODE, SHALL BE SIGNED BY INSULATION CONTRACTOR AND GENERAL CONTRACTOR AND PROMINENTLY POSTED AT SITE AS REQUIRED.
- 7.2.3 PROVIDE A 4 MIL. CONTINUOUS VAPOR BARRIER ON WARM SIDE OF ALL HEATED INSULATED SPACES.
- 7.2.4 ALL CAVITIES, ATTICS, AND SPACES MADE ACCESSIBLE DURING REMODEL WORK SHALL BE INSULATED TO MEET CODE ENERGY REQUIREMENTS.
- 7.2.5 SOUND INSULATION AT ALL INTERIOR WALLS AND FLOORS.
- 7.2.6 ICYNENE SPRAY FOAM INSULATION FOR ALL EXTERIOR WALLS, ROOF RAFTER BAYS, AND INTERIOR PLUMBING WALL BAYS - U.N.O.

7.3 PROVIDE DOUBLE BEAD CAULKING AT SOLE PLATES, JOINTS AROUND WINDOW AND DOOR FRAMES, AND PLUMBING AND ELECTRICAL PENETRATIONS IN EXTERIOR WALLS.

7.4 APPLY ROOFING IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES. DO NOT NAIL THROUGH WATERPROOF MEMBRANE FOR FURRING STRIPS, DO NOT PUNCTURE WATERPROOF MEMBRANE IN ANY WAY.

DIVISION 8 - DOORS AND WINDOWS

8.1 GLAZING SHALL CONFORM TO STANDARDS OF GLAZING MANUAL OF FLAT GLASS JOBBERS ASSOCIATION, AND AS RECOMMENDED BY MANUFACTURER.

8.2 PROVIDE SAFETY GLAZING AS REQUIRED. SAFETY GLASS MUST BE LABELED. DO NOT CUT SAFETY GLASS.

8.3 WEATHERSTRIP ALL WINDOWS AND AND EXTERIOR DOORS. FLASH AND CAULK PERIMETER OF ALL EXTERIOR OPENINGS.

8.4 EXTERIOR DOORS: PER SCHEDULE. PROVIDE THREE HINGES FOR ALL SOLID CORE DOORS AND DOORS CARRYING MIRRORS.

8.5 INTERIOR DOORS: PER SCHEDULE. PROVIDE TWO HINGE SLAB DOORS. PAINTED DOORS TO HAVE HARDBOARD FACES.

8.6 PROVIDE 1/2" CLEAR TO FLOOR FOR RETURN AIR UNLESS A RETURN AIR DUCT OR BYPASS DUCT IS PROVIDED IN A ROOM OR IF DOORS ARE ACOUSTIC DOORS.

8.7 PROVIDE DOOR VENT SIZED AS REQUIRED FOR FAU AND WATER HEATER CLOSETS. LOCATE VENTS 12" FROM FLOOR AND 12" FROM HEAD.

8.8 ALL DOORS TO HAVE WATERPROOF GLUE.

8.9 VERIFY ALL DOOR SELECTIONS, HARDWARE, COLORS, AND FINISHES WITH THE ARCHITECT PRIOR TO PURCHASING OR HANGING. VERIFY HARDWARE COMPATIBILITY WITH DOORS SELECTED PRIOR TO PURCHASE.

8.10 CONTRACTOR IS TO PRIME ALL EXTERIOR DOORS WITHIN 24 HOURS OF INSTALLATION EVEN IF CONTRACTOR IS NOT HANDLING THE CONTRACT FOR PAINTING.

8.11 SECURITY

- 8.11.1 DOOR STOPS OF ALL IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
- 8.11.2 ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS.
- 8.11.3 THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH.
- 8.11.4 STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".
- 8.11.5 WINDOW AND DOOR LIGHTS WITHIN 18" OF THE GROUND ARE TO BE FULLY TEMPERED.

8.12 ALUMINUM THRESHOLDS AT EXTERIOR CONDITIONS TO HAVE INTEGRAL WEATHERSTRIPPING.

8.13 PROVIDE ALUMINUM THRESHOLD AND SELF-CLOSING DEVICE AT ALL DOORS LEADING FROM GARAGE TO A LIVING SPACE.

8.14 AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

DIVISION 9 - FINISHES

9.0 POLLUTANT CONTROL

- 9.0.1 FINISH MATERIALS SHALL COMPLY PER (CGBC 4.504.2). SEALANT VOC LIMITS LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER AS FOLLOWS: SEALANTS - ARCHITECTURAL (250G), MARINE DECK (760G), NON-MEMBRANE ROOF (300G), ROADWAY (250), SINGLE PLY ROOF MEMBRANE (450G), OTHER (420). SEALANT PRIMERS - ARCHITECTURAL POROUS (250G), ARCHITECTURAL NON-POROUS (775G), MODIFIED BITUMINOUS (500G), MARINE DECK (760G), OTHER (750G).

9.1 DRYWALL

- 9.1.1 FURNISH AND INSTALL ALL GYPSUM WALLBOARD, TRIM, AND SURFACING PAINT READY.
- 9.1.2 DRYWALL SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE DRYWALL INFORMATION TRUST FUND.
- 9.1.3 GYPSUM WALLBOARD BY U.S. GYPSUM OR APPROVED EQUAL TO BE 5/8" THICK UNLESS OTHERWISE NOTED.
- 9.1.4 NAILING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OR THESE DRAWINGS, WHICHEVER IS STRICTEST, AND INSPECTED PRIOR TO TAPING.
- 9.1.5 BATHS, KITCHEN, SAUNA, HOT TUB ROOMS, SHOWERS, LAUNDRIES, AND OTHER DAMP ENVIRONMENTS ARE TO HAVE WATERPROOF DRYWALL (TYPE "X" GREENBOARD). CEILINGS TO HAVE TYPE "X", BUT NOT GREENBOARD.
- 9.1.6 CASE ALL CORNERS, OPENINGS, ENDS, AND EXPOSED EDGES, WITH GALVANIZED TRIM. TRIM SHALL BE TIGHT TO WALL, PLUMB, LEVEL AND TRUE TO PLAN SECURELY ATTACHED.
- 9.1.7 TAPE AND COMPOUND ALL JOINTS WITH MATERIALS RECOMMENDED BY MANUFACTURER. FINISH ALL JOINTS SMOOTH AND TRUE, SANDED, AND READY FOR PAINTING. CONCEAL ALL EXPOSED NAILS WITH SANDED JOINT COMPOUND. AT ANGLED SITUATIONS SUCH AS HIPS, VALLEYS, AND RIDGES, BEVEL EDGES OF DRYWALL TO ACHIEVE A CLEAN CRISP LINE AT THE JOINT.
- 9.1.8 FOR RENOVATION AND ADDITION WORK, TEXTURE TO MATCH EXISTING INTERIOR PLASTER, UNLESS OTHERWISE NOTED.
- 9.1.9 PROTECT ALL EXPOSED WOOD BEAMS, POSTS, CERAMIC, METALS, ETC. FROM DRYWALL AND COMPOUND STAIN.

9.2 STUCCO

- 9.2.1 FURNISH AND INSTALL ALL PLASTERING WORK COMPLETE INCLUDING GROUNDS, DRIPS, SCREEDS, CASING BEADS AT ALL EDGES, OPENINGS, PENETRATIONS, AND CORNER BEADS AT ALL CORNERS.
- 9.2.2 PROVIDE A THREE COAT CEMENT PLASTER APPLICATION OVER PAPER BACKED METAL LATH (7/8" THICKNESS TOTAL). APPLY PER MANUFACTURER'S RECOMMENDATIONS AND/OR AS FOLLOWS:
  - 9.2.2.1 FIRST (SCRATCH) COAT FULLY EMBEDDED 3/8". KEEP MOIST FOR TWO DAYS.
  - 9.2.2.2 SECOND (BROWN) COAT SCREEN TRUE 3/8". DO NOT APPLY SOONER THAN 48 HOURS AFTER INSTALLATION OF SCRATCH COAT. DAMPEN, BUT DO NOT SATURATE THE SCRATCH COAT. KEEP BROWN COAT MOIST FOR TWO DAYS.
  - 9.2.2.3 FINISH COAT WITH INTEGRAL COLOR 1/8". DO NOT APPLY FINISH COAT SOONER THAN SEVEN DAYS AFTER THE INSTALLATION OF BROWN COAT.
- 9.2.3 FOR RENOVATION AND ADDITION WORK, TEXTURE TO MATCH EXISTING BUILDING FINISH UNLESS OTHERWISE NOTED.
- 9.2.4 PROTECT ADJACENT PROPERTIES, FINISHES, AND VEGETATION FROM OVERSPRAY AND SPLATTERING.

9.3 RESILIENT FLOORING

- 9.3.1 ALL INSTALLATION TO BE BY SKILLED APPLICATORS PER MANUFACTURER'S DIRECTIONS.
- 9.3.2 PRIOR TO INSTALLATION, UNDERFLOOR TO BE CLEAN, LEVEL, DRY, DUST FREE, AND ALL NAILS SET.
- 9.3.3 USE WATERPROOF ADHESIVE PER MANUFACTURER'S SPECIFICATIONS.

9.4 CARPET

- 9.4.1 FURNISH AND INSTALL CARPET AND PADDING SELECTED BY ARCHITECT.
- 9.4.2 LAY CARPET SECURELY ANCHORED FREE OF WRINKLES AND STRESS LINES.
- 9.4.3 PROVIDE REDUCER STRIP AT LINE OF MATERIAL CHANGE BETWEEN CARPET AND OTHER FINISHES. COLOR TO BE APPROVED BY ARCHITECT.
- 9.4.4 FLOOR TO BE FREE OF ANY DEBRIS OR DIRT PRIOR TO LAYING CARPET.
- 9.4.5 PROTECT CARPET FROM DAMAGE BY SUBSEQUENT TRADES.
- 9.4.6 ALL CARPET OVER IMPACT BARRIER LD CARPET UNDERLAYMENT.

9.5 PAINTING AND FINISHING

- 9.5.1 ALL MATERIALS SHALL BE DELIVERED TO THE SITE IN SEALED ORIGINAL MANUFACTURER'S CONTAINERS.
- 9.5.2 COLORS AS NOTED ON PLANS OR AS SELECTED BY ARCHITECT. ANY SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT.
- 9.5.3 SURFACE PREPARATION: ALL SURFACES TO BE DRY , CLEAN, SMOOTH, AND IN SUITABLE CONDITION FOR FINISH SPECIFIED. REMOVE ALL OIL, GREASE, BOND BREAKING AGENTS, DUST, MILL SCALE, AND EFFLORESCENCE.
- 9.5.4 CRACKS, HOLES, AND KNOTS, SHALL BE FILLED, SANDED SMOOTH AND SEALED. WOOD SURFACES EXCEPT RESAWN WOOD SHALL BE SANDED PERFECTLY SMOOTH AND SANDING DUST SHALL BE REMOVED PRIOR TO PAINTING.
- 9.5.5 HARDWARE SHALL BE MASKED OR REMOVED PRIOR TO PAINTING. TRIM AND OTHER FINISH WORK SHALL BE BACK PAINTED PRIOR TO INSTALLATION.
- 9.5.6 EACH COAT OF PAINT SHALL BE UNIFORMLY APPLIED, WELL BRUSHED OUT AND FREE OF RUNS, SAGS, SKIPS, BRUSH MARKS AND THICKNESS VARIATIONS.
- 9.5.7 ALL PAINT FINISHES SHALL BE CUT SHARPLY TO LINE. PROTECT ALL ADJACENT SURFACES. UNLESS OTHERWISE SPECIFIED, PAINT ALL EXPOSED UNFINISHED SURFACES. UNLESS OTHERWISE SPECIFIED, DO NOT PAINT SASH FINISHES, EXTERIOR CONCRETE, CONCRETE MASONRY, BRICK, ROUGH SAWN WOOD, ALUMINUM, CHROME, BRASS, STAINLESS STEEL, AND WOOD TO BE STAINED. PROTECT ALL EXISTING FINISHES, CARPETS, FURNITURE, DRAPES, ETC. IN REMODEL AND TOUCH-UP WORK. CONTRACTOR TO REMOVE AND/OR PROTECT ALL "TO REMAIN" ITEMS.
- 9.5.8 ALL PAINT, STAINS, AND SEALERS TO BE APPLIED EXACTLY PER MANUFACTURER'S SPECIFICATIONS WITH ADJUSTMENTS FOR TEMPERATURE, EXPOSURE, AND MOISTURE WHEN REQUIRED.
- 9.5.9 SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR.

9.6 CERAMIC TILE

- 9.6.1 ALL WORK TO CONFORM TO THE LATEST TILE COUNCIL OF AMERICA INSTALLATION GUIDE HANDBOOK.
- 9.6.2 CENTER TILE TO EACH SECTION TO AVOID SMALL CUTS.
- 9.6.3 ALL POINTING TO BE NON-STAINING, WITH COLOR SPECIFIED BY ARCHITECT.
- 9.6.4 INSTALL EACH SECTION TO ALLOW FOR THERMAL EXPANSION AND MOVEMENT.
- 9.6.5 PROVIDE GALVANIZED METAL MESH IN MORTAR ON ALL TILES SET IN MORTAR 1" OR MORE THICK.
- 9.6.6 ALL FLOOR TILES IN SHOWERS, BATHS, SAUNAS, KITCHENS, AND LAUNDRY TO BE INSTALLED OVER WOOD SHALL HAVE THAT WOOD HOT MOPPED ENTIRELY WITH THE MOPPING EXTENDING 9" UP SIDES OF BASE. ALL JOINTS, CORNERS, AND EDGES OF HOT MOPPING TO HAVE REINFORCED FIBERGLASS MESH.
- 9.6.7 USE EPOXY MORTAR TYPE I FOR ALL THIN-SET TILES.
- 9.6.8 ARCHITECT TO SPECIFY COLORS, GROUT COLOR, JOINT DIRECTIONS UNLESS OTHERWISE SHOWN.
- 9.6.9 WIPE TILES CLEAN AFTER GROUTING USING WATER AND SOFT CLOTHS. DO NOT USE ACID. NO TRAFFIC IS ALLOWED ON TILES FOR 3-7 DAYS AFTER INSTALLATION. PROVIDE PAPER, CARDBOARD, OR WOOD PLANKING PROTECTION IN PLACE TO PROTECT TILES FROM OTHER TRADES.
- 9.6.10 SEAL TILE AND GROUT WITH MANUFACTURER RECOMMENDED SEALER AS SOON AS MANUFACTURER'S SPECIFICATIONS ALLOW.
- 9.6.11 ALL TILE THINSET OVER 3/8" MIN. HARDIE BACKERBOARD

9.7 STONE VENEER

- 9.7.1 ALL WORK TO CONFORM TO THE LATEST TILE COUNCIL OF AMERICA INSTALLATION GUIDE HANDBOOK.

DIVISION 10 - SPECIALTIES

10.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 11 - EQUIPMENT

11.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 12 - FURNISHINGS

12.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

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SPECIFICATIONS & NOTES

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Renew 8/31/23
STATE OF CALIFORNIA

Date AUG 2023
Scale
Drawn JS

Sheet
A0.1

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SPECIFICATIONS (CONTINUED)

DIVISION 13 - SPECIAL CONSTRUCTION

13.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 14 - CONVEYING SYSTEMS

14.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 15 - MECHANICAL

15.1 FOR MECHANICAL AND PLUMBING DESIGN AND CONSTRUCTION REQUIREMENTS SEE MECHANICAL AND PLUMBING PLANS. THE FOLLOWING MECHANICAL AND PLUMBING REQUIREMENTS ARE INTENDED TO SERVE AS BASIS FOR MECHANICAL AND PLUMBING SYSTEM DESIGN IN CONJUNCTION WITH THE MECHANICAL AND PLUMBING PLANS. ANY CONFLICT IN THESE SPECIFICATIONS WITH THE MECHANICAL AND PLUMBING PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

15.2 HEATING AND AIR CONDITIONING

15.2.1 FURNISH AND INSTALL HEATING AND AIR CONDITIONING SYSTEM COMPLETE AND OPERABLE, NOT INCLUDING STRUCTURE, ELECTRIC POWER, AND PLUMBING.

15.2.2 ALL HVAC SHALL BE INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF THE UNIFORM MECHANICAL CODE AND ANY OTHER GOVERNING MECHANICAL CODES.

15.2.3 UNLESS PROVIDED BY THE ARCHITECT OR ENGINEER, CONTRACTOR SHALL PROVIDE LOAD CALCULATIONS FOR APPROVAL BY ARCHITECT AND BUILDING DEPARTMENT PRIOR TO COMMENCING WORK.

15.2.4 DUCTS SHALL COMPLY WITH THE STANDARDS OF THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION (SMACNA).

15.2.5 ALL EQUIPMENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CLEARANCE REQUIREMENTS.

15.2.6 ALL GAS FIRED EQUIPMENT TO HAVE ELECTRICAL IGNITION AND FLUE BACKDRAFT PREVENTER.

15.2.7 INTERIOR DUCTS ABOVE GRADE SHALL BE MINIMUM 24 GAUGE GALVANIZED SHEET METAL. ALL JOINTS TO BE DOUBLE SEALED WITH PRESSURE SENSITIVE TAPE OR GLUED WITH MASTIC TO PREVENT LEAKAGE. ALL DUCTS STRAPPED OR BLOCKED TO PREVENT MOVEMENT DURING OPERATION OR EARTHQUAKE. ALL RETURN DUCTS TO BE OF NON-COMBUSTIBLE MATERIALS. USE GALVANIZED METAL RETURN DUCTS WITH INSULATION FOR RECTANGULAR DUCTS AND TRANSITIONS WHICH RETURN AIR WHEN THE F.A.U. IS WITHIN SIX FEET OF THE RETURN AIR REGISTER.

15.2.8 EXCEPT AS OTHERWISE NOTED ON DRAWINGS, ALL CONCEALED SUPPLY AND RETURN DUCTWORK SHALL BE INSULATED WITH 1 1/2 INCH FIBERGLASS BLANKET INSULATION WITH FOIL SKRIM KRAFT JACKET. INSULATION CONDUCTIVITY (K) SHALL BE 0.29 BTU-IN/HR. SF F RATED AT A MEAN TEMPERATURE OF 75F. INSULATION SHALL BE U.L. LISTED AND HAVE A FIRE HAZARD CLASSIFICATION FLAME/FUEL/SMOKE MAXIMUM 25/50/50. INSULATION SHALL BE FIRMLY WRAPPED AROUND DUCT WITH ALL JOINTS LAPPED A MINIMUM OF 2 INCHES. SECURELY FASTEN INSULATION IN PLACE WITH 16 GAUGE SOFT ANNEALED GALVANIZED WIRE OR STAPLES SPACED NOT MORE THAN 12 INCHES ON CENTERS FOR STRAIGHT RUNS AND 3 INCHES ON CENTERS FOR ELBOWS AND FITTINGS. INSULATION JOINTS SHALL BE TAPED WITH FOIL REINFORCED KRAFT TAPE.

15.2.9 DUCTS EXPOSED TO THE ELEMENTS TO BE 23 GAUGE ALUMINUM OR 24 GAUGE GALVANIZED SHEET METAL (PRIMED AND PAINTED) WITH INSULATED 1" R-5 LINING INSIDE.

15.2.10 MECH. GRILLES, REGISTERS, DAMPERS, AND DUCTS TO BE SIZED TO PROVIDE BALANCED, ADJUSTABLE, NOISE FREE, DRAFT FREE CONDITIONS THROUGHOUT THE BUILDING. SYSTEM IS TO BE ZONED FOR BALANCE, DRAFT FREE, NOISE FREE PERFORMANCE. ALL BATHROOM AND LAUNDRY ROOM REGISTERS TO BE WALL OR CEILING MOUNTED. BY PACIFIC REGISTER, CAST ALUMINUM, COLOR PER ARCHITECT, U.N.O.

15.2.11 REGISTER LOCATIONS ARE APPROXIMATE, FINAL LOCATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO DUCTING. PROVIDE TRANSITIONS FROM DUCT TO REGISTER AND PLENUMS AS REQUIRED TO CONNECT SIZED DUCTS TO F.A.U., EACH OTHER, AND TO REGISTERS.

15.2.12 TEST, BALANCE, AND ADJUST SYSTEM PRIOR TO FINAL ACCEPTANCE.

15.2.13 IN ADDITION TO EQUIPMENT WARRANTIES, FURNISH ONE YEAR GUARANTEE FOR ALL MATERIALS, WORKMANSHIP, EQUIPMENT, AND OPERATION.

15.2.14 STRAP F.A.U. OR BOLT HVAC UNITS TO DECK WITH STRAPS AND BOLTS CAPABLE OF RESISTING A 1G LOAD BASED ON EQUIPMENT WEIGHT.

15.2.15 F.A.U. CLOSET OR ALCOVE MUST BE A MINIMUM OF 12" WIDER THAN THE FURNACE OR FURNACES BEING INSTALLED.

15.2.16 PROVIDE AN APPROVED SPARK ARRESTER FOR CHIMNEYS OF FIREPLACE, STOVE, OR BARBEQUE DEVICES WHICH USE FUEL BURNING MATERIALS.

15.2.17 PROVIDE COMBUSTION AIR TO FAU COMPARTMENT: 200 SQ. IN. MIN. OR 2 SQ. IN. PER 1000 BTU, WHICHEVER IS GREATER. AIR SOURCE SHALL BE DIVIDED TOP AND BOTTOM. COMBUSTION AIR TO BE DRAWN FROM OUTSIDE SOURCE. COMBUSTION AIR OPENING(S) SHALL BE COVERED WITH CORROSION RESISTANT SCREEN OF 1/4" MESH.

15.2.18 VENT ALL FAU'S THROUGH ROOF.

15.2.19 HANGER SUPPORTS FOR DUCTS TO BE SPACED 6 FT. O.C. MAX.

15.2.20 FOR AN FAU LOCATED IN ATTIC, PROVIDE 2 FT. WIDE WALKWAY ACCESS TO FAU. FAU SHALL BE LOCATED WITHIN 20 FT. OF ATTIC ACCESS PANEL. PROVIDE 30"X30" WORK SPACE IN FRONT OF FAU.

15.2.21 PROVIDE 30"X30" ATTIC OR FLOOR ACCESS PANELS FOR FAUS, WHERE APPLICABLE.

15.2.22 PROVIDE WEATHERSTRIP OR SEAL FOR ALL ATTIC ACCESS PANELS TO PREVENT DRAFTS.

15.2.23 PROVIDE AC UNIT WITH SEISMIC STRAPPING ON MIN. 4" CONCRETE PAD 3" MIN. ABOVE GRADE

15.2.24 INSTALL DRYER VENT TO CRAWL SPACE UNDER PORCH.

15.2.25 EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH OPENINGS OF 1/4"-1/2" IN ANY DIMENSION.

15.2.26 COVER ALL DUCT OPENINGS DURING 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 OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEETMETAL TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

15.3 PLUMBING

15.3.1 ALL FIXTURES, OUTLETS, EQUIPMENT, OR DEVICES OPERATING WITH GAS OR WATER OR REQUIRING SEWER CONNECTION SHALL BE SIZED, FURNISHED, AND INSTALLED COMPLETE AND OPERABLE INCLUDING TRENCHING AND BACK FILLING WHICH ARE TO BE COORDINATED WITH FOUNDATION, GRADING, AND UTILITY TRADES.

15.3.2 ALL WORK SHALL CONFORM TO CURRENT UNIFORM PLUMBING CODE AND ANY APPLICABLE GOVERNING CODES.

15.3.3 ROUGH IN TO BE COMPLETED, TESTED, AND APPROVED, BEFORE CLOSING IN WITH OTHER WORK.

15.3.4 KEEP ALL PIPES, DRAINS, AND FITTINGS COVERED DURING CONSTRUCTION.

15.3.5 CONTRACTOR TO PROVIDE CONTINUOUS SOLID BACKING FOR SECURING FIXTURES.

15.3.6 SUPPORT ALL PIPES AT THESE MINIMUM SPACINGS: 1" DIA. AND LESS - 6 FT; 2" DIA. - 10 FT.; 3" DIA. - 12 FT.; 4" DIA. - 14FT.; 5" DIA. - 16 FT. ALSO SUPPORT PIPES AT ALL DIRECTION CHANGES AND POINT LOADS.

15.3.7 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND CLEARANCES.

15.3.8 PROVIDE CLEANOUTS SIZED TO FIT AT EACH LINE END AND WHERE REQUIRED BY CODE.

15.3.9 GRADE SEWERS 1/4" PER FOOT, 1/8" PER FOOT IF 4" DIA. OR OVER; GAS LINES 1" IN 15 FEET; AREA DRAINS 1/4" PER FOOT WHERE POSSIBLE, 1/16" PER FOOT MINIMUM.

15.3.10 WATER HEATERS TO HAVE EXTERNAL R-12 INSULATION BLANKET. WATER HEATERS IN UNHEATED SPACES TO HAVE THE FIRST FIVE FEET OF PIPING COVERED WITH R-3 INSULATION. STRAP WATER HEATER VERTICALLY AND HORIZONTALLY TO RESIST A LOAD OF 10 LB PER GALLON OF WATER HEATER CAPACITY. PROVIDE TEMPERATURE AND PRESSURE RELIEF AND DRAIN INTO GALVANIZED BASE PAN WITH 1/2" DIA. DRAIN FROM PAN TO NON-HAZARDOUS EXTERIOR LOCATION.

15.3.11 CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF BUILDING AND SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER. DUCTS SHALL BE NO LESS THAN 4 INCHES IN DIAMETER, SMOOTH, AND NOT BE CONNECTED WITH/ SHEET METAL SCREWS OR FASTENERS THAT WILL OBSTRUCT AIR FLOW. DUCT LENGTH SHALL NOT EXCEED 14 FT WITH 2 90° ELBOWS. THIS SHALL BE REDUCED 2' FOR EVERY ADDITIONAL ELBOW. DUCTS SHALL NOT BE CONNECTED TO A GAS VENT, CONNECTOR, OR CHIMNEY.

15.3.12 IN ADDITION TO EQUIPMENT WARRANTIES, PROVIDE ONE YEAR GUARANTEE FOR ALL MATERIAL, WORKMANSHIP, AND OPERATION.

15.3.13 CONTRACTOR TO CLEAN OFF ANY EXCESS FLUX AFTER SOLDERING.

15.3.14 AN EARTHQUAKE GAS SHUT-OFF VALVE SHALL BE INSTALLED ON ANY BUILDING CONTAINING FUEL GAS PIPING.

15.3.15 FOR COOLING EQUIPMENT LOCATED IN ATTIC OR FURRED SPACE, AN ADDITIONAL WATER-TIGHT PAN OF CORROSION-RESISTANT METAL SHALL BE INSTALLED BENEATH THE COOLING COIL TO CATCH THE OVERFLOW CONDENSATE DUE TO CLOGGED PRIMARY CONDENSATE DRAIN. THE ADDITIONAL PAN SHALL BE PROVIDED WITH A DRAIN PIPE, 3/4-INCH NOMINAL PIPE SIZE, DISCHARGING AT A POINT WHICH CAN BE READILY OBSERVED.

15.3.16 ALL PLUMBING FITTINGS TO BE SELECTED BY ARCHITECT.

15.3.17 ALL ROOF VENTS 2" DIA. AND SMALLER SHALL BE STANDARD WEIGHT GALVANIZED STEEL CONFORMING TO ASTM A120. ROOF VENTS LARGER THAN 2" DIA. SHALL BE STANDARD WEIGHT CAST IRON. ALL VENT FLASHING SIZED TO FIT VENTS TO BE 26 GAUGE GI. COMBINE VENTS AND EXIT THROUGH THE LEAST VISIBLE LOCATION. AVOID ALL ROOF VALLEYS AND SCUPPER TROUGHS. NO EXPOSED ABS OR PVC VENTS ON ROOF. VERIFY VENT ROUTING OPTIONS WITH ARCHITECT PRIOR TO INSTALLATION.

15.3.18 PLUMBING FIXTURES AND PLUMBING FITTINGS WITH THE FOLLOWING MAXIMUM WATER USAGES SHALL BE INSTALLED AND SHALL MEET THE STANDARDS REFERENCED PER (CGBSC 4.303/T4.303.1-3), WHERE APPLICABLE IN BATHS, WASHROOMS, KITCHEN, LAUNDRY, ETC.;

A) TANK-TYPE TOILETS SHALL HAVE DUAL FLUSH OR EQUAL TO OR LESS THAN 1.28 GALLON PER FLUSH.

B) WATER-SAVING SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 60 PSI, WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MIN. @ 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME, A HAND-HELD SHOWER IS TO BE CONSIDERED A SHOWER HEAD FOR PURPOSES OF THIS PROVISION.

C) WATER-SAVING SINK AND LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.2 GALLONS PER MIN. @ 60 PSI.

D) WATER-SAVING KITCHEN SINK FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 60 PSI. FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MIN. @ 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MIN. @ 60 PSI.

E) INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE SHALL BE PROVIDED.

FIXTURE CONNECTION

DESCRIPTION	MIN. BRANCH SIZE W	V	CW	HW	TRAP	NOTES
WATER CLOSET	3"	2"	1/2"	1/2"	3"	A
KITCHEN/LNDRY. SINK	1 1/2"	1 1/2"	1/2"	1/2"	1 1/2"	D
TUB/SHOWER COMBO	2"	1 1/2"	3/4"	3/4"	1 1/2"	B / E
BATH TUB ONLY	2"	1 1/2"	3/4"	3/4"	1 1/2"	
LAVATORY	1 1/2"	1 1/2"	1/2"	1/2"	1 1/2"	C
CLOTHES WASHER	2"	1 1/2"	3/4"	3/4"	2"	
SHOWER	2"	1 1/2"	3/4"	3/4"	2"	E

15.3.19 COPPER WATER LINES SHALL BE TYPE "L", MINIMUM. DO NOT RUN UNDER SLAB.

15.3.20 SHOWERS AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. ALSO DELIVER MAXIMUM OF 120F TEMPERATURE.

15.3.21 PROVIDE WATER HEATER EXPANSION TANK IF A PRESSURE REGULATOR OR ANY DEVICE THAT PREVENTS PRESSURE RELIEF THROUGH THE BUILDING SUPPLY LINE IS INSTALLED.

15.3.22 PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER.

15.3.23 PROVIDE SEISMIC STRAPPING FOR WATER HEATER AT TOP AND BOTTOM 1/3 OF TANK. IF LOCATED IN GARAGE INSTALL ON 18 INCH PLATFORM. PROVIDE MIN. 100 SQ. IN. COMBUSTION AIR FOR WATER HEATER COMPARTMENT: 50% WITHIN 12" OF CEILING, 50% WITHIN 6" OF FLOOR.

15.3.24 SPRINKLER UNDER SEPARATE PERMIT, IF REQUIRED.

15.3.25 HOSE BIBS SHALL HAVE NON-REMOVABLE ANTI-SIPHON / BACK-FLOW PREVENTION DEVICES.

15.3.26 WATER PRESSURE EXCEEDING 80 PSI REQUIRES PRESSURE REGULATOR.

15.3.27 PROVIDE ACCESS PANEL (12"X12") OR UTILITY SPACE FOR ALL TUBS WITH CONCEALED SLIP-JOINT FITTINGS.

15.3.28 GAS PIPING SHALL NOT BE INSTALLED UNDER SLAB.

15.3.29 ALL VENTS TO REAR SIDE OF RIDGE.

15.3.30 QUIET WRAP PIPE INSULATION SOUND PROOFING AT ALL WATER AND WASTE LINES.

15.4 THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATION SYSTEMS SHALL BE THERMALLY INSULATED WITH A 1" MIN. THICK FOR HOT AND 3/4" MIN. THICK FOR COLD WATER PIPES WITH A DIA. GREATER THAN 2".

15.5 PROVED REMOVABLE PANEL ACCESS FOR ALL WHIRLPOOL BATHTUB PUMPS. PANELS SHALL BE LARGE ENOUGH TO ACCESS AND REMOVE THE PUMP.

DIVISION 16 - ELECTRICAL

16.1 FOR ELECTRICAL DESIGN AND CONSTRUCTION REQUIREMENTS SEE ELECTRICAL PLANS. THE FOLLOWING ELECTRICAL REQUIREMENTS ARE INTENDED TO SERVE AS BASIS FOR ELECTRICAL SYSTEM DESIGN IN CONJUNCTION WITH THE ELECTRICAL PLANS. ANY CONFLICT IN THESE SPECIFICATIONS WITH THE ELECTRICAL PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

16.2 FURNISH AND INSTALL ELECTRICAL WORK COMPLETE AND OPERABLE. CONNECT AND COORDINATE FUNCTIONING WITH EXISTING ELECTRICAL SYSTEM IN RENOVATION AND REMODEL WORK WHERE APPLICABLE.

16.3 ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE AND ANY GOVERNING CODES.

16.4 ALL MATERIALS AND EQUIPMENT TO BE U.L. APPROVED.

16.5 PROVIDE SEPARATE CIRCUITS FOR ALL EQUIPMENT, GARAGE DOOR OPENERS, PUMPS, DISHWASHER, GARBAGE DISPOSAL, ETC.

16.6 ELECTRICIAN TO CONNECT ALL HARD-WIRED EQUIPMENT AND FIXTURES.

16.7 LAMP ALL FIXTURES.

16.8 SWITCH PLATES ARE TO BE LOCATED 48" ABOVE FLOOR.

16.9 POWER, TV, AND PHONE OUTLETS ARE TO BE 12" ABOVE FLOOR, TYPICALLY. ALL COUNTER JACKS, OUTLETS, AND SWITCHES ARE TO BE A MINIMUM OF 8" ABOVE COUNTER, UNLESS OTHERWISE NOTED. VERIFY ALL HEIGHTS OF COUNTERS, CABINETS, ETC. FOR CLEARANCE PRIOR TO INSTALLATION.

16.10 ALL SWITCHES IN BATHROOMS, KITCHENS, SAUNAS, HOT TUBS, AND LAUNDRY ROOMS TO HAVE GROUND FAULT INTERRUPTION CIRCUITS. LOCATE GFI RESET BUTTON IN ACCESSIBLE LOCATION.

16.11 PROVIDE ELECTRICAL IGNITION FOR ALL GAS POWERED EQUIPMENT.

16.12 WHERE SHOWN ON PLANS, PROVIDE BATH, SHOWER, AND LAUNDRY EXHAUST FANS SIZED TO PROVIDE FIVE AIR CHANGES PER HOUR. WHERE CODE PERMITS, SWITCH FANS SEPARATELY FROM LIGHTS.

16.13 120 V. HARD-WIRED, INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACKUP SHALL BE MOUNTED ON THE CEILING OR WALL OF EACH ROOM USED FOR SLEEPING PURPOSES AND AT A POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF CORRIDORS, STAIRWAYS, OR AREAS GIVING ACCESS TO THESE ROOMS.

16.14 BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM.

16.15 BATHROOM EXHAUST FANS TO BE CONTROLLED BY HUMIDISTAT PER (CGBC 4.506.1).

16.16 ALL ELECTRICAL/COMMUNICATION EQUIPMENT AND OUTLETS INSTALLED OUTDOORS, EXPOSED TO WEATHER, OR IN DAMP LOCATIONS SHALL BE GROUND FAULT INTERRUPTER TYPE.

16.17 TELEPHONE WIRING BY PHONE COMPANY WITH CONTRACTOR'S COORDINATION. ALL PHONE WIRING TO BE CONCEALED. PROVIDE PHONE PANEL IN A PROTECTED ACCESSIBLE LOCATION.

16.18 PRIOR TO INSTALLATION, CONTRACTOR AND SUBCONTRACTORS ARE TO COORDINATE WITH EACH OTHER AND UTILITY COMPANIES TO PROVIDE CONDUIT, JUNCTION BOXES, OUTLET BOXES, AND COMMUNICATION AND CABLE JACKS WHERE OUTLETS OCCUR IN MASONRY WALLS.

16.19 ALL ELECTRICAL RECEPTACLES WITHIN 6 FEET OF WATER USE AREAS SHALL BE GFCI PROTECTED.

16.20 RECEPTACLES AT KITCHEN COUNTERS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES (48"O.C.) MEASURED HORIZONTALLY FROM A RECEPTACLE WITHIN THAT SPACE. PROVIDE ADDITIONAL RECEPTACLES AS NEEDED.

16.21 RECEPTACLES IN GARAGE TO BE GFCI PROTECTED IF UNDEDICATED CIRCUITS.

16.22 GENERAL LIGHTING SOURCE IN KITCHENS, BATHROOMS, AND WATER CLOSETS SHALL BE 40 LUMENS/WATT OR GREATER.

16.23 LIGHTING FIXTURES IN SHOWER AND WITHIN 3 FEET OF BATHTUB AND LESS THAN 8 FEET ABOVE RIM OF TUB SHALL BE RECESSED, WATERPROOF, GFCI PROTECTED, AND HAVE NON-METALLIC TRIM.

16.24 RECESSED CEILING FIXTURES SHALL BE IC (INSULATION COVER) APPROVED IF APPLICABLE.

16.25 VERIFY ELECTRICAL LOCATIONS IN FIELD W/ OWNER DURING FRAMING.

16.26 VERIFY DIMMER SWITCHES W/ OWNER.

16.27 SPEAKER LOCATIONS PER OWNER.

16.28 VERIFY OUTLET AND SWITCH TYPES W/ OWNER.

16.29 LOW VOLTAGE WIRING EXPOSED TO THE WEATHER SHALL BE INSTALLED IN A MANNER TO PREVENT PHYSICAL DAMAGE.

16.30 PROVIDE PERMANENT RECEPTACLE AND LIGHT FIXTURE AT FURNACE LOCATIONS. LIGHT SWITCH SHALL BE LOCATED NEAR ATTIC ACCESS PANEL.

16.31 ALL BATHROOM RECEPTACLES MUST BE ON A 20-AMP DEDICATED CIRCUIT.

16.32 ALL KITCHEN RECEPTACLES TO BE GFCI PROTECTED.

16.33 GENERAL LIGHTING IN BATHROOMS TO BE FLUORESCENT OR APPROVED EQUIV., OR EXTERIOR LIGHTING SHALL BE ON PHOTOCELL PER TITLE 24.

16.34 PROVIDE ARC-FAULT INTERRUPTER FOR ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS.

16.35 PROVIDE A BUFFER GROUND WITHIN THE FOUNDATION.

16.36 PROVIDE GFI/WP OUTLET WITHIN 20' OF AC UNIT WITH DISCONNECT SWITCH AT UNIT.

16.37 LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE EITHER SURFACE-MOUNTED OR A RECESSED FIXTURE W/ COMPLETELY ENCLOSED INCANDESCENT LAMP OR A FLUORESCENT LAMP. 12" MIN. CLEARANCE REQUIRED HORIZONTALLY & VERTICALLY FROM COMBUSTIBLE MATERIALS FOR THE INCANDESCENT FIXTURE & 6" MIN. REQUIRED FOR THE FLUORESCENT FIXTURE.

16.38 INSTALL OWNER PROVIDED FIXTURES PER PLAN.

NOTES

GRADING NOTES

1. ALL GRADING SHALL CONFORM WITH MONTEREY COUNTY CODE, STANDARDS, AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.

2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.

3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.

4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.

5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.

6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, AND THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.

7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.

8. AREAS WITH EXISTING SLOPES THAT ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.

9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D 1557 - 91 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.

10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 2 UNITS HORIZONTAL TO 1 UNIT VERTICAL (50% SLOPE). FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 UNITS HORIZONTAL TO 1 UNIT VERTICAL (50% SLOPE). SLOPES OVER 3 FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.

11. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. (CBC SECTION 1804.3)

12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING OPERATION.

13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY THE LOCAL GOVERNING AGENCY. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

2. THE CONTRACTOR'S WORK SHALL CONFORM TO THE FOLLOWING SPECIFIC CODES FOR NEW CONSTRUCTION:

   A. TITLE 24, C.R.C., PART 2, 2019 C.B.C. (U.B.C. W/ CALIFORNIA AMENDMENTS)
   B. TITLE 24, C.R.C., PART 3, 2019 C.E.C. (N.E.C. W/ CALIFORNIA AMENDMENTS)
   C. TITLE 24, C.R.C., PART 4, 2019 C.M.C. (U.M.C. W/ CALIFORNIA AMENDMENTS)
   D. TITLE 24, C.R.C., PART 5, 2019 C.P.C. (U.P.C. W/ CALIFORNIA AMENDMENTS)
   E. TITLE 19, C.R.C., PUBLIC SAFETY, DIVISION 1, STATE FIRE MARSHAL REGULATIONS

3. ALL GENERAL NOTES ARE THE MINIMUM STANDARDS. IF MORE COMPLETE INFORMATION IS ENCOUNTERED IN OTHER PARTS OF THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE MOST STRINGENT REQUIREMENT.

4. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY DESIGNER OF ANY VARIATIONS CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

5. CONTRACTOR SHALL PERFORM DEMOLITION AS REQUIRED BY (N) CONSTRUCTION & BY THE VARIOUS UTILITY COMPANIES. OBTAIN ANY REQUIRED DEMOLITION PERMITS. SHORE & PROTECT, OR REMOVE & REBUILD.

6. ALL EXCAVATION, GRADING FILLING, BACK FILLING, DRAINAGE, ETC SHALL CONFORM TO THE SPECIFICATIONS & RECOMMENDATIONS THE GEOTECHNICAL SOILS FOUNDATION.

7. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

8. DO NOT SHORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION ON OVERHANGING FRAMING.

9. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE, LOCAL, AND O.S.H.A. REGULATIONS.

10. DO NOT CUT OR TRIM ANY TREES ON THE PROPERTY UNLESS OTHERWISE NOTED OR DIRECTED BY DESIGNER AND OWNER. AVOID FILLING OR CUTTING AROUND EXISTING TREES TO REMAIN. PROTECT THESE TREES WITH BARRIERS DURING CONSTRUCTION.

11. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITH OUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT & FROM THE CITY/COUNTY HEALTH DEPARTMENT.

12. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

13. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLE AVAILABLE SOURCE OF RECLAIMED WATER OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT & APPROPRIATE FOR SUCH USE.

14. ALL HOSES USED FOR ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUT OFF CAN NOT BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE & TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT OFF NOZZLE.

15. INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST, MF-1R & THE SPECIFICATIONS. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA CODE OF REGULATIONS.

16. ALL ROOF OVERHANGS, BUILT-UP ROOFS, BUILT-UP ROOFING & SPECIFICATIONS SHALL CONFORM TO U.B.C. 2019

17. SHEET METAL, FLASHING, COUNTER FLASHING, AND VALLEY FLASHING SHALL CONFORM TO U.B.C. 2019 PROVIDE AND INSTALL SHEET METAL AND OR COPPER FLASHING AS DETAILED AND REQUIRED TO INSURE WATERTIGHT ASSEMBLY. ALL PIECES SHALL BE FABRICATED IN MAXIMUM PRACTICAL LENGTHS, FREE OF WARPS, BUCKLES AND DENTS AND OTHER DEFECTS.

18. ROOF DRAINAGE SHALL CONFORM TO U.B.C, 1#4" /12" MIN. SEE ROOF PLAN.SEALANTS: PROVIDE AND INSTALL ACRYLIC LATEX URETHANE BASE SEALANTS AT ALL EXTERIOR JOINTS AND GAPS NECESSARY FOR A WEATHER TIGHT ASSEMBLY.

19. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKET, WETHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRAION. INCLUDING SILL PLATES.

20. PROVIDE FINISH GRADE SLOPING AWAY FROM THE FOUNDATION AT 5% SLOPE FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF WALL, TOWARD A PUBLIC STREET OR ENGINEERED DRAINAGE STRUCTURE.

21. SUBMIT ELEVATOR DETAILS FOR REVIEW AND APPROVAL OF THE CITY AT LEAST 2-WEEKS PRIOR TO INSTALLATION.

22. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.

23. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.

NOTIFICATIONS

1. NOTIFY THE SOILS ENGINEER 48 HOURS BEFORE THE FOLLOWING TIMES:

   A. PRIOR TO THE TIME THAT THE SITE GRADING BEGINS.
   B. AFTER FOUNDATION EXCAVATIONS HAVE BEEN MADE AND PRIOR TO PLACING REINFORCING STEEL AND FORMWORK.
   C. PRIOR TO ALL CONCRETE POURS.

2. NOTIFY THE STRUCTURAL ENGINEER 48 HOURS BEFORE THE FOLLOWING TIMES:

   A. AFTER FOUNDATION EXCAVATIONS HAVE BEEN MADE AND PRIOR TO PLACING REINFORCING STEEL AND FORMWORK.
   B. PRIOR TO ALL CONCRETE POURS.
   C. PRIOR TO PLACING THE FIRST COURSE OF CONCRETE MASONRY UNITS.
   D. WHEN ROUGH FRAMING IS COMPLETED AND PRIOR TO START OF FINISH WORK.
   E. PRIOR TO COVERING ANY PLYWOOD SHEATHING NAILING.
   F. PRIOR TO COVERING ANY SHEAR WALL HOLDDOWN ANCHORS.

TREE PROTECTION AND REPLACEMENT

1. ALL NATIVE TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SATISFACTORY TO PLANNING AND DEVELOPMENT THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES. THE FENCING SHALL BE INSTALLED 6 FEET OUTSIDE THE DRIPLINE OF EACH NATIVE TREE, AND SHALL BE STACKED EVERY 6 FEET TO THE MAXIMUM EXTENT FEASIBLE.

2. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR PLACED WITHIN 6 FEET OF ANY NATIVE TREE DRIPLINE.

3. NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS, SHALL BE STORED OR PLACED WITHIN 6 FEET OF THE DRIPLINE OF ALL NATIVE TREES.

4. ANY ROOTS ENCOUNTERED THAT ARE 1 INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER THE DIRECTION OF A PLANNING AND DEVELOPMENT APPROVED ARBORIST/BIOLOGIST.

5. ANY TRENCHING REQUIRED WITHIN THE DRIPLINE OR SENSITIVE ROOT ZONE OF ANY SPECIMEN TREE SHALL BE DONE BY HAND.

6. NO PERMANENT IRRIGATION SHALL OCCUR WITHIN THE DRIPLINE OF ANY EXISTING OAK TREE.

7. ANY CONSTRUCTION ACTIVITY REQUIRED WITHIN 3 FEET OF A NATIVE TREE'S DRIPLINE SHALL BE DONE WITH HAND TOOLS.

8. ANY UNANTICIPATED DAMAGE THAT OCCURS TO TREES OR SENSITIVE HABITATS RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE MITIGATED IN A MANNER APPROVED BY PLANNING AND DEVELOPMENT. THIS CONDITION MAY INCLUDE, BUT IS NOT LIMITED TO, POSTING OF A PERFORMANCE SECURITY, TREE REPLACEMENT ON A 10:1 RATIO AND HIRING OF AN OUTSIDE CONSULTING BIOLOGIST TO ASSESS THE DAMAGE AND RECOMMEND MITIGATION. THE REQUIRED MITIGATION SHALL BE DONE IMMEDIATELY UNDER THE DIRECTION OF PLANNING AND DEVELOPMENT PRIOR TO ANY FURTHER WORK OCCURRING ON SITE. ANY PERFORMANCE SECURITIES REQUIRED FOR INSTALLATION AND MAINTENANCE OF REPLACEMENT TREES WILL BE RELEASED BY PLANNING AND DEVELOPMENT AFTER ITS INSPECTION AND APPROVAL OF SUCH INSTALLATION.

9. ALL TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.

10. ALL NATIVE TREES WITH GRADING OR CONSTRUCTION WORK OCCURRING WITHIN N 6 FEET OF THE DRIPLINE SHALL HAVE TRUNK PROTECTION CONSTRUCTED OF SOLID MATERIAL (WOOD) INSTALLED TO PROTECT SAID TRUNKS FROM DAMAGE BY MACHINERY/IMPLEMENTS.

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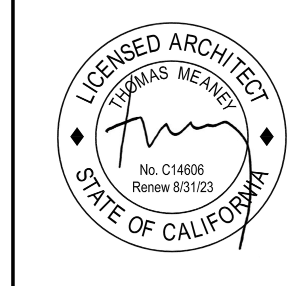
SPECIFICATIONS & NOTES



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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
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 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 building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: 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 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.

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 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.

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.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

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 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.

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.

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.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. 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.
3. 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.

(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:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
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 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 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:
1. 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 local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

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 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 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code.*

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".

Y | N/A | RESPON. PARTY

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of 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 Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.

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.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of 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 Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.

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.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also 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 horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-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 location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. 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 time of original construction.

Y | N/A | RESPON. PARTY

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 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.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

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.

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.

4.303.1.1 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.

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. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 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 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.

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 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.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 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.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 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 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.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Y | N/A | RESPON. PARTY

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with 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:

1. 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/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

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 agency.

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 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. 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.
3. 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 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.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste 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 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.

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 4.408.1

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 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..

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 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 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:
   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.
   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.
5. 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.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 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.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

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 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.

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, 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)*

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.

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.

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.

A0.3

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING 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 openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss 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 Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR 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 Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

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 formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. 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 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

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 recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   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 adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

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.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

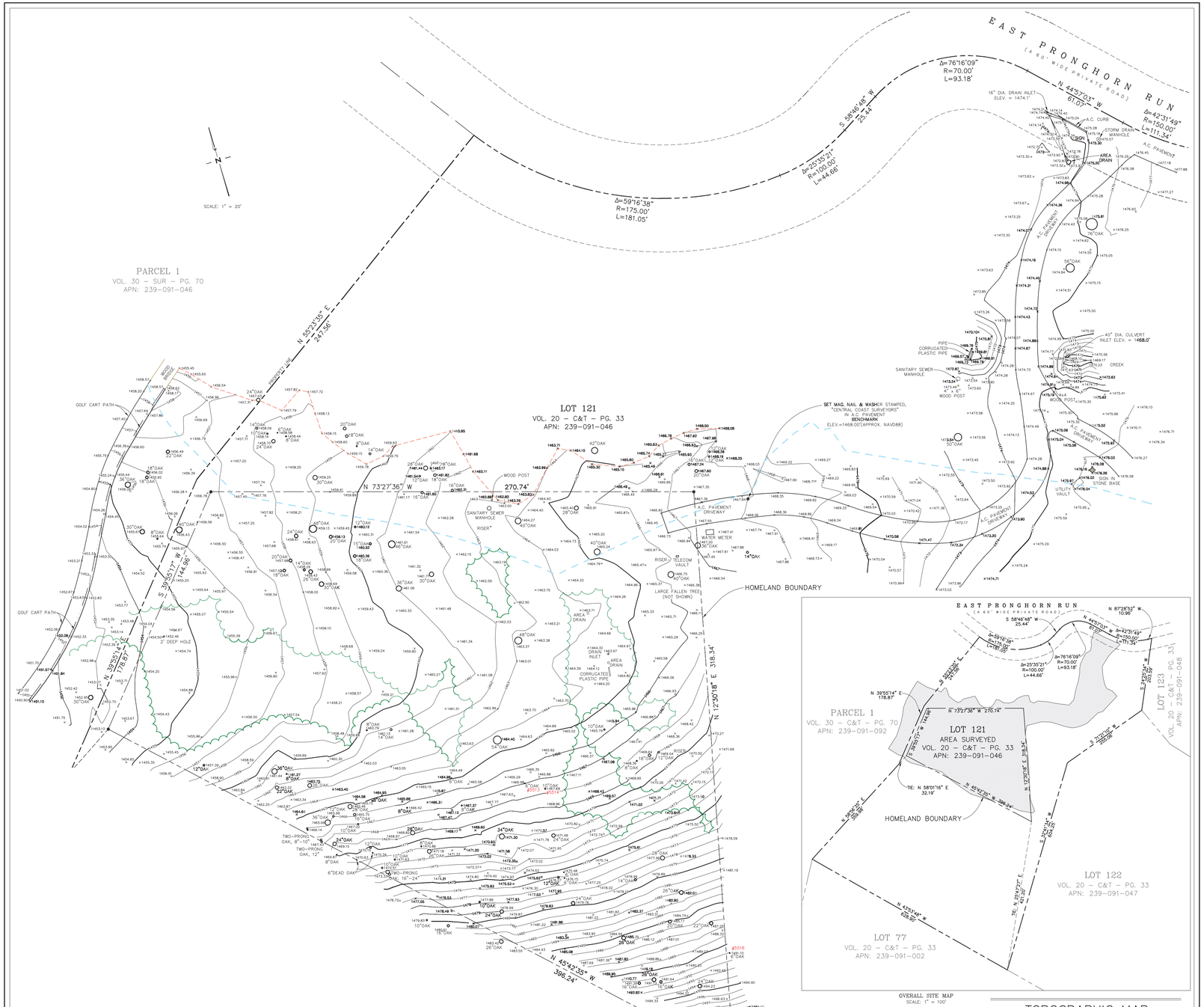
Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the 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 shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*



OVERALL SITE MAP
SCALE: 1" = 100'

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF THE EXISTING DRIVEWAY.
   ELEVATION = 1468.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN. TREE TAGS ARE SHOWN IN RED.
6. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON DECEMBER 17, 2021.

LEGEND:

- DENOTES DRIPLINE OF TREE CANOPY
- DENOTES A FOUND 1" IRON PIPE W/PLASTIC PLUG STAMPED, L.S. 4876 AT HOMELAND CORNER UNLESS OTHERWISE NOTED
- DENOTES A FLOWLINE
- DENOTES APPROXIMATE TOP OF BANK
- DENOTES APPROXIMATE LIMIT OF RIPARIAN CORRIDOR PER APRIL 2000 HART/HOMERTON HOMELAND FOR PARCEL 121

LICENSED LAND SURVEYOR
EDUARDO T. ESCOBAR
No. 8974
STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF THE HOMELAND AREA

LOT 121 AS SHOWN ON THE MAP ENTITLED, "TRACT NO. 1333, SANTA LUCIA PRESERVE, PHASE B", FILED IN VOL. 20, "CITIES AND TOWNS", PG. 33 OFFICIAL RECORDS OF MONTEREY COUNTY

SANTA LUCIA PRESERVE COUNTY OF MONTEREY STATE OF CALIFORNIA

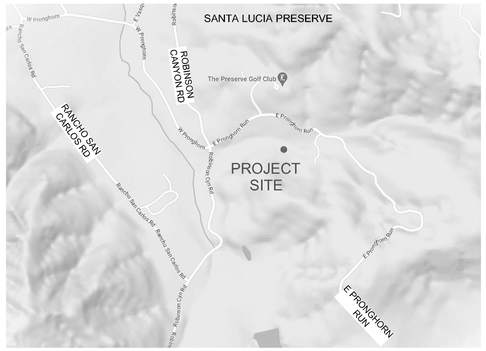
PREPARED FOR
Jeff & Laura Robinson

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 20' JOB No. 21-137 DECEMBER 2021
PREPARER: JTI

APN 239-091-046
DRIVEWAY, TOP OF BANK & CART PATH ADDED 4/13/23

VICINITY MAP



PLANNING DATA

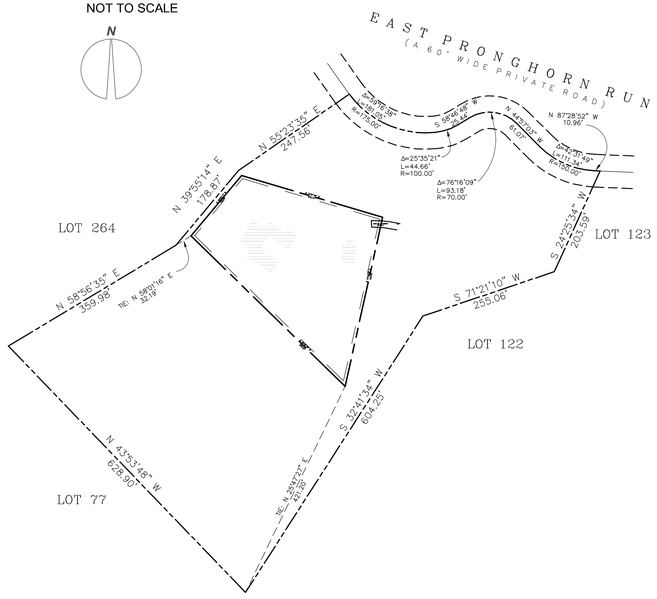
APN	239-091-046-000
GENERAL LAND USE DESIGNATION	Resource Conservation
ZONE	RC/40-D-S
REQUIRED SETBACKS	Front: 30' Side: 20' Rear: 20' SLP Homeland Boundary: 5'
LOT SIZE	440,391 SF / 10.0 AC
FLOOR AREA RATIO (FAR)	Proposed: .9% (4,082 SF)
BUILDING LOT COVERAGE	Max. Allowable: 25% / Proposed: .9% (4,343 SF)
IMPERVIOUS COVERAGE	Proposed Structures (residence, mechanical, covered terrace, garage, trash): 4,343 SF Proposed Site Surfaces (driveway paving, steps, walls, patios, decks): 7,179 SF
GRADING	Yes, refer to civil plans Estimated Earthwork - Cut: 290 CY Fill: 1010 CY Import: 720 CY
TREES TO BE REMOVED	Yes (3 total), refer to arborist report and landscape plans
WASTE WATER SYSTEM	Sewer, SLP Community Services District
WATER SERVICE	SLP Community Services District
WILD LAND/URBAN INTERFACE	Yes
HIGH FIRE HAZARD SEVERITY ZONE	Yes
AVERAGE NATURAL GRADE	1459.5

BUILDING DATA

OCCUPANCY GROUP	R-3
TYPE OF CONSTRUCTION	VB
STORIES	1
SPRINKLERS	Yes, refer to separate permits notes
PARKING	2 covered primary / 2 uncovered guest
PROPOSED FLOOR AREAS	GROSS / NET
RESIDENCE	3307 SF / 3038 SF
MECHANICAL	31 SF / -
COVERED TERRACE	261 SF / -
GARAGE	667 SF / 604 SF
TRASH	77 SF / -

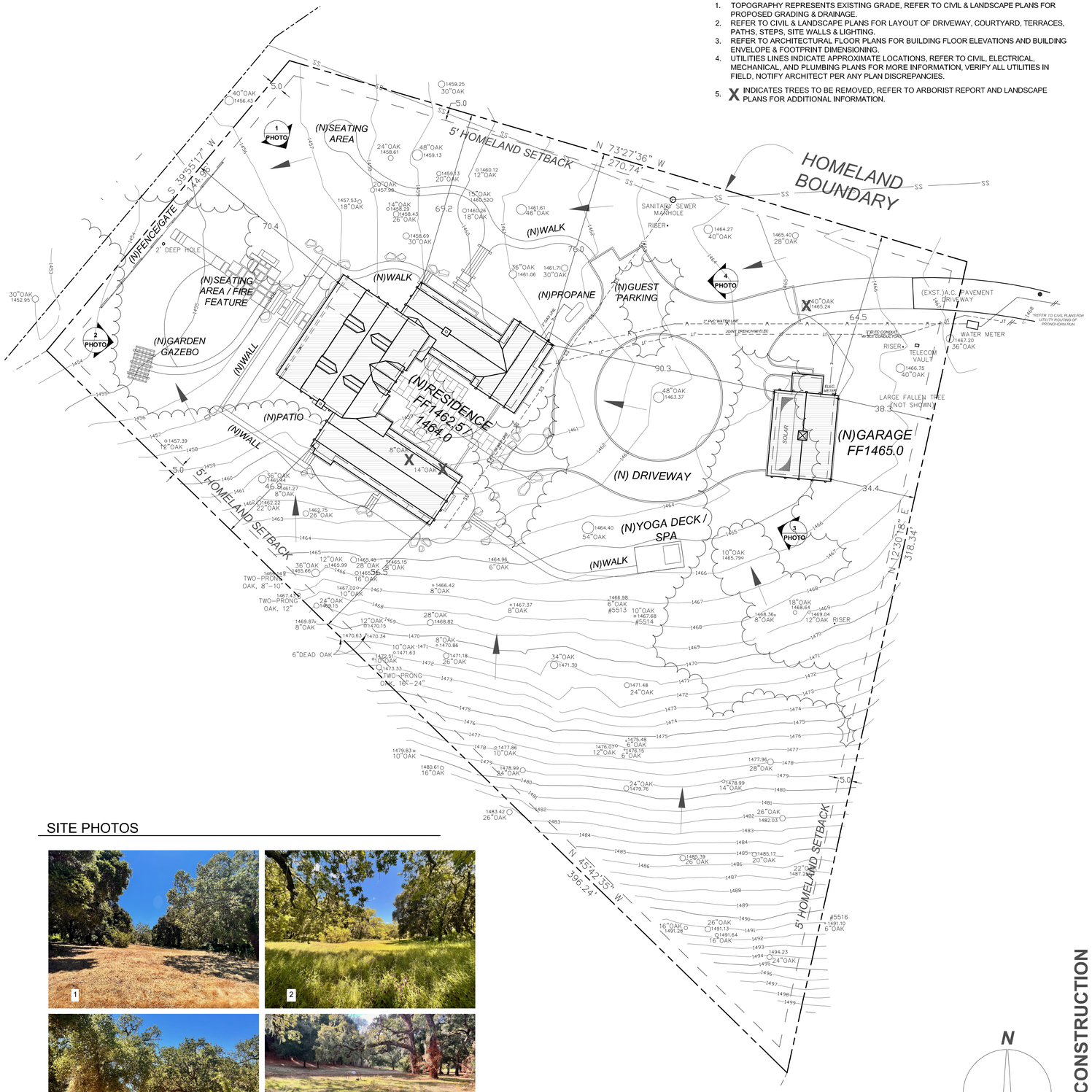
OVERALL PARCEL

NOT TO SCALE



NOTES

1. TOPOGRAPHY REPRESENTS EXISTING GRADE, REFER TO CIVIL & LANDSCAPE PLANS FOR PROPOSED GRADING & DRAINAGE.
2. REFER TO CIVIL & LANDSCAPE PLANS FOR LAYOUT OF DRIVEWAY, COURTYARD, TERRACES, PATHS, STEPS, SITE WALLS & LIGHTING.
3. REFER TO ARCHITECTURAL FLOOR PLANS FOR BUILDING FLOOR ELEVATIONS AND BUILDING ENVELOPE & FOOTPRINT DIMENSIONING.
4. UTILITIES LINES INDICATE APPROXIMATE LOCATIONS, REFER TO CIVIL, ELECTRICAL, MECHANICAL, AND PLUMBING PLANS FOR MORE INFORMATION, VERIFY ALL UTILITIES IN FIELD, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
5. X INDICATES TREES TO BE REMOVED, REFER TO ARBORIST REPORT AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



SITE PHOTOS

HOMELAND AREA SITE PLAN

SCALE 1"=20'

N

0 10 20

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Carmel, CA 93923

SITE PLAN

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Date OCT 2023
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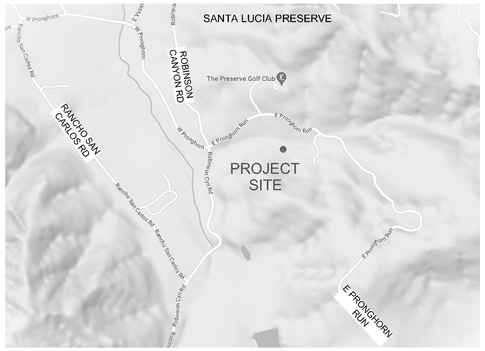
VICINITY MAP



PROJECT DATA

OWNER	Jeff & Laura Robinson
PRIMARY CONTACT	Rocky Maguire, Inc. Rocky Maguire / rockymaguire@sbcglobal.net / 831-915-4517
SECONDARY CONTACT	Tom Meaney Architect Tom Meaney / tom@tommeaney.com / 805-895-2836

CONSTRUCTION NOTES

1. 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 number) 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 inquiries and in emergencies). The construction coordinator shall record the name, phone number, and nature of all complaints and take remedial actions if necessary, within 24 hours of receipt of the complaint or inquiry.
2. Water all active construction areas at least twice per day, frequency should be based upon the type of operation, soil, and wind exposure.
3. All grading activities shall be halted during periods of high winds, 15 MPH or greater.
4. Haul trucks shall maintain 2 feet freeboard and be covered.
5. All inactive construction storage piles to be covered.
6. The signed permits and the approved construction plans shall be maintained in a conspicuous location at the construction job site at all times and with copies to be available for agency review upon request. All persons involved with the construction shall be briefed on the content & meaning of the permits, the approved construction plans, and the public review requirements applicable to them prior to commencement of construction.
7. Equipment washing, refueling and servicing shall take place only onsite. Appropriate best management practices shall be used to ensure that no spills of petroleum products or other chemicals take place during these activities. the construction site shall maintain good construction site housekeeping controls and procedures (e.g. cleanup all leaks, drips, and other spills immediately, keep materials covered and out of the wet weather, 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.
8. Refer to civil plans for proposed construction entrance, materials staging & stockpiling areas, inlet protection, concrete washout, and erosion control plans & details for further specifications.
9. All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each workday.
10. All toxic materials are to be disposed or recycled per local ordinance.
11. All sub-contractors are held to the same standard and procedure.

CONSTRUCTION ACTIVITY

CONSTRUCTION SCHEDULING / DURATION	18 Months, beginning upon permit issuance
CONSTRUCTION HOURS	Monday-Saturday / 8 AM - 6 PM
CONSTRUCTION VEHICLES	5-10 regular pickup trucks per day
CONSTRUCTION WASTE HAULING ROUTE	See civil construction management plan sheet C9 for map
CONSTRUCTION WASTE MANAGEMENT	Trash and unrecycled debris are collected on site in a portable trailer and removed by towing behind a regular pickup truck once a month to approved waste collection landfill site.
CONSTRUCTION GRADING	250 cu yd max. per day, per Air Quality Management District Standards, Refer to civil plans for more information

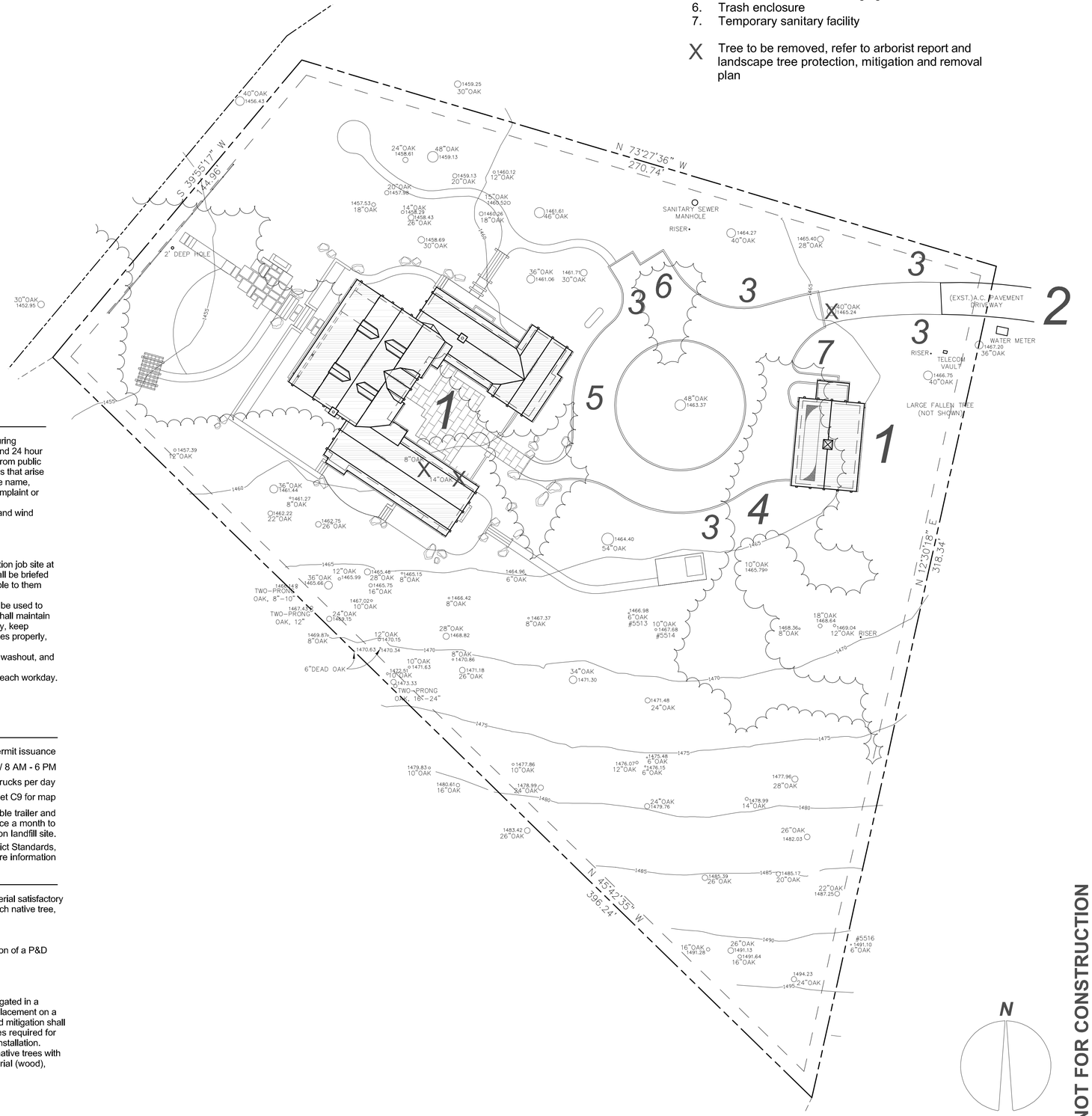
TREE PROTECTION AND REPLACEMENT

1. All native trees within 25 ft. of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D throughout all grading and construction activities. The fencing shall be installed 6 ft. outside the dripline of each native tree, and shall be staked every 6 ft., to the maximum extent.
2. No construction equipment shall be parked, stored, or placed within 6 ft. of any native tree dripline.
3. No fill soil, rocks, or construction materials shall be stored or placed within 6 ft. of the dripline of all native trees.
4. Any roots encountered that are 1 inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D approved arborist/biologist.
5. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.
6. No permanent irrigation shall occur within the dripline of any existing oak tree.
7. Any construction activity required within 3 ft. of a native tree's dripline shall be done with hand tools.
8. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This condition may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.
9. All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction. All native trees with grading or construction work occurring within 6 ft. of the dripline shall have trunk protection, constructed of solid material (wood), installed to protect said trunks from damage by machinery/implements.

LEGEND

1. Proposed residence & garage
2. Construction entrance, refer to civil plans for detail
3. Primary on-site construction vehicle parking
4. Concrete washout area, refer to civil plans for detail
5. Construction materials staging area
6. Trash enclosure
7. Temporary sanitary facility

X Tree to be removed, refer to arborist report and landscape tree protection, mitigation and removal plan



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CONSTRUCTION SITE MANAGEMENT PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 6/31/25 STATE OF CALIFORNIA

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Date OCT 2023
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Sheet

A1.2

NOTES

1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. ALL KEYNOTES PER FINISH SCHEDULES SHEET A8.1.

FLOOR AREAS

	GROSS / NET
RESIDENCE	3307 SF / 3038 SF
MECHANICAL	31 SF / -
COVERED TERRACE	261 SF / -

WALL LEGEND

- (N) 2X4 STUD WALL
- (N) 2X6 STUD WALL
- (N) 2X8 STUD WALL
- STONE CLADDING
- (N) MASONRY WALL

*TOPOGRAPHY REPRESENTS EXISTING GRADE

MASTER BATH
MASTER CL.
30X30 ATTIC ACCESS
MASTER BERDROOM
F.F.1462.5
PATIO
SLOPE
COURTYARD
LAUNDRY
ELEC SUB PANEL A&E
3'-0"clr.
GALLERY
MECH.
WATER HEATER
PANTRY
REF.
KITCHEN
DW
CAB.
BREAKFAST
BANQUETTE
GREAT ROOM
COVERED TERRACE
ENTRY
CL.
BAR
HALF BATH
HALL
STUDIO
F.F.1464.0
SKYCOVE
BATH 1
BEDROOM 1
SHELVING / BOOKS
OFFICE
NICHE
WINDOW ABOVE
ART
DN 3R

N

RESIDENCE FLOOR PLAN

SCALE 1/4"=1'-0"

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RESIDENCE FLOOR PLAN

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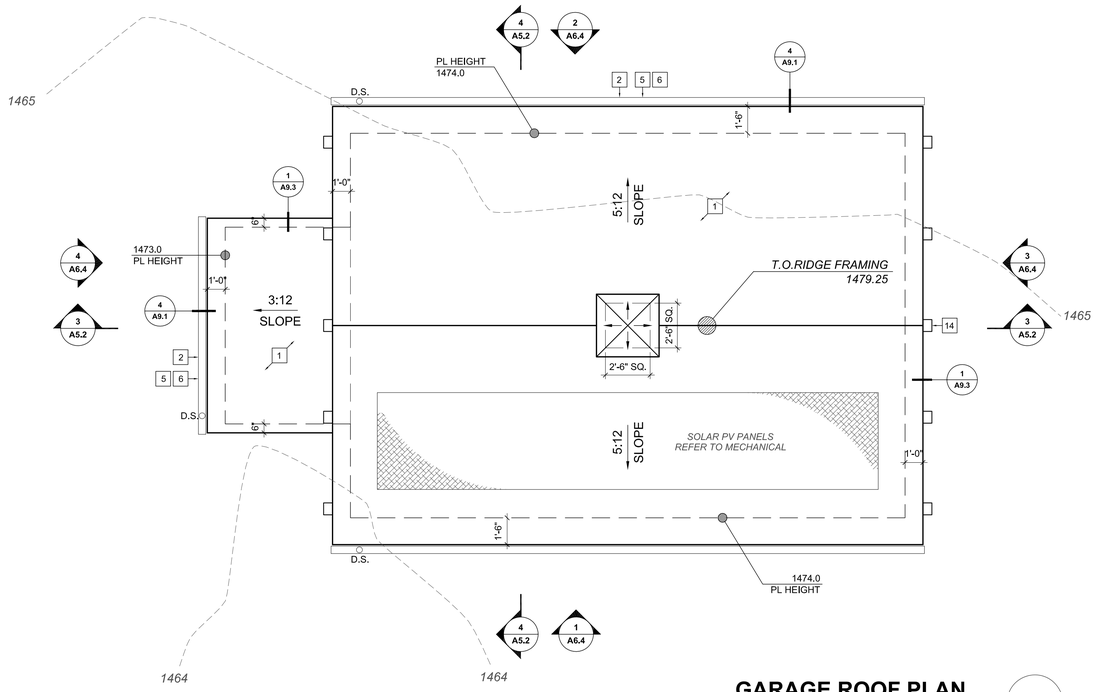
FLOOR AREAS

	GROSS / NET
GARAGE	667 SF / 604 SF
TRASH	77 SF / -

WALL LEGEND

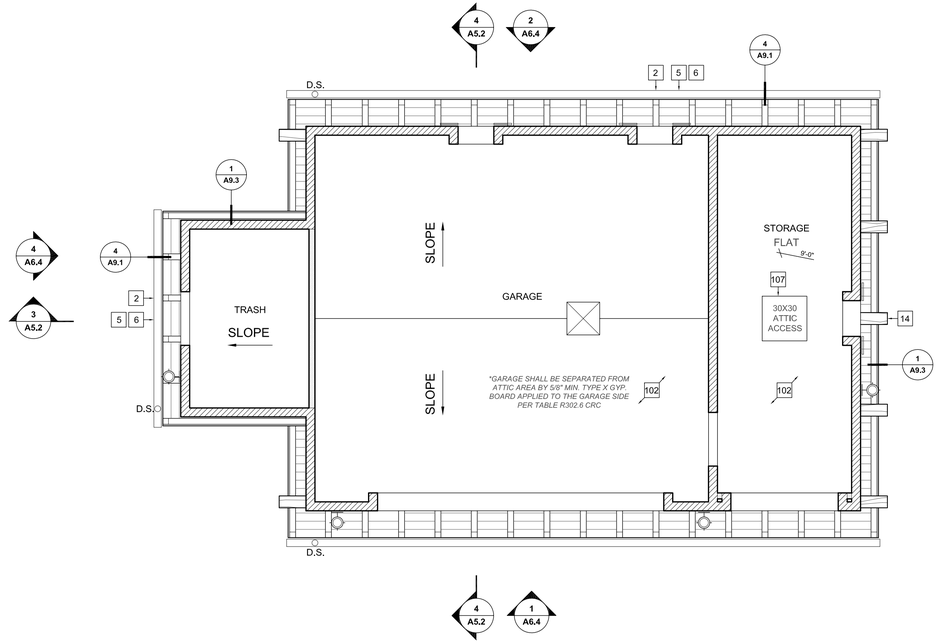
- (N) 2X4 STUD WALL
- (N) 2X6 STUD WALL
- (N) 2X8 STUD WALL
- STONE CLADDING
- (N) MASONRY WALL

TOPOGRAPHY REPRESENTS EXISTING GRADE



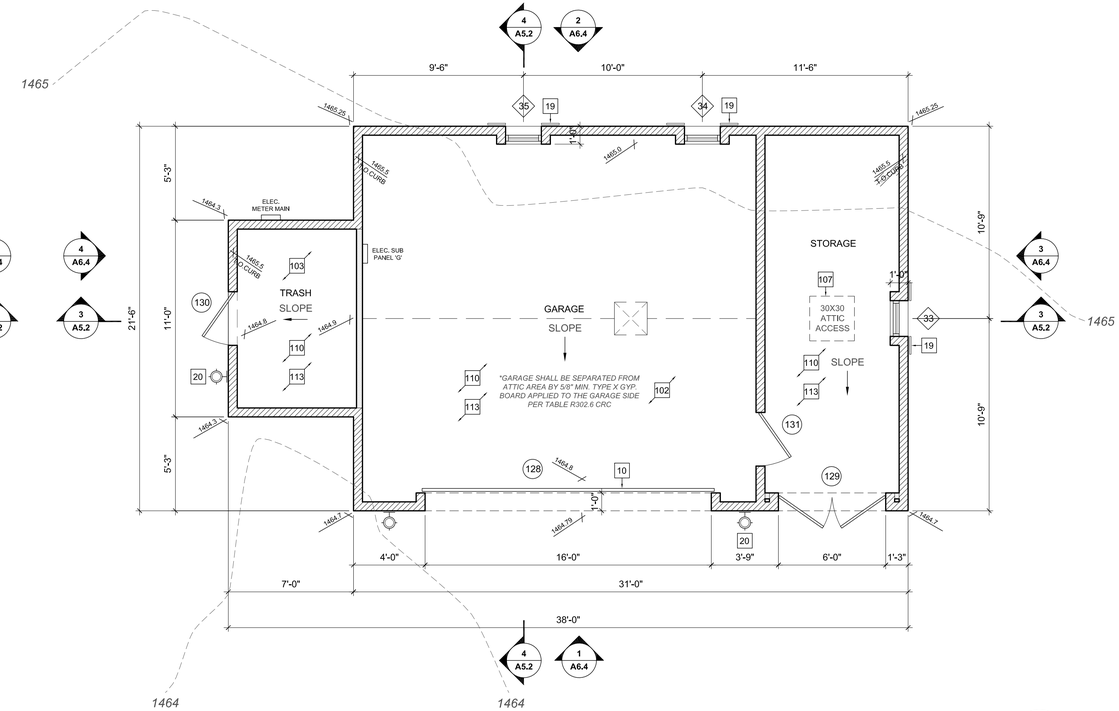
GARAGE ROOF PLAN

SCALE 1/4"=1'-0"



GARAGE REFLECTED CEILING PLAN

SCALE 1/4"=1'-0"



GARAGE FLOOR PLAN

SCALE 1/4"=1'-0"

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GARAGE PLANS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/23
STATE OF CALIFORNIA

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Sheet **A2.2**

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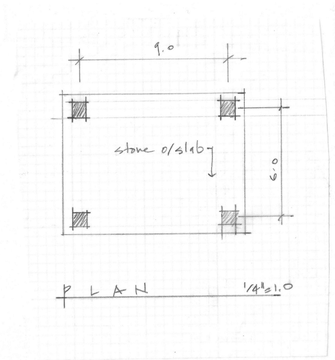

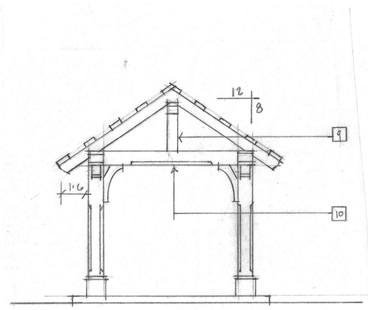

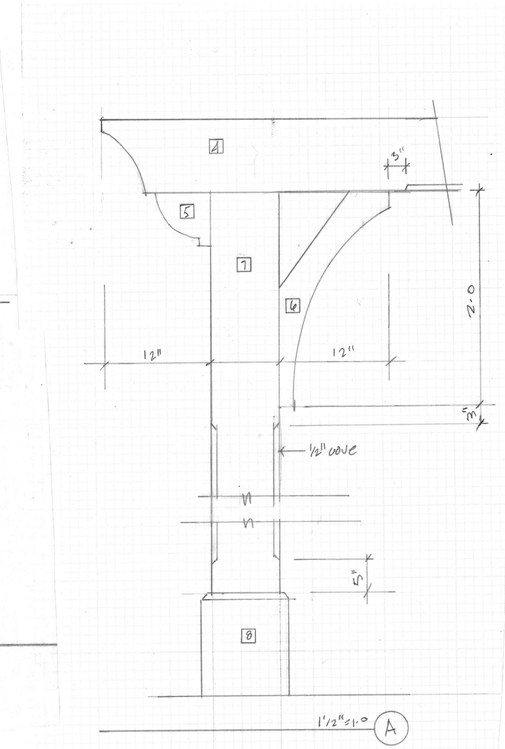

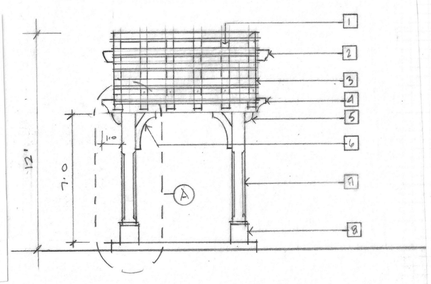

1 4x6 rafters
2 6x6 ridge beam
3 2x6 boards
4 8x8 beam with end per detail
5 Corbel from 6x6
6 Corbel from 6x10
7 8x8 post with ½" cove
8 2x12 base with 1" bevel
9 6x8 king post
10 8x8 beam with ½" cove

All materials sand blasted redwood with concealed connections

GARDEN GAZEBO

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GARDEN
GAZEBO PLANS

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Renew 8/31/25
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NOTES

1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. ALL KEYNOTES PER FINISH SCHEDULES SHEET A8.1.

*TOPOGRAPHY REPRESENTS EXISTING GRADE

RESIDENCE ROOF PLAN

SCALE 1/4"=1'-0"

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ROOF PLANS

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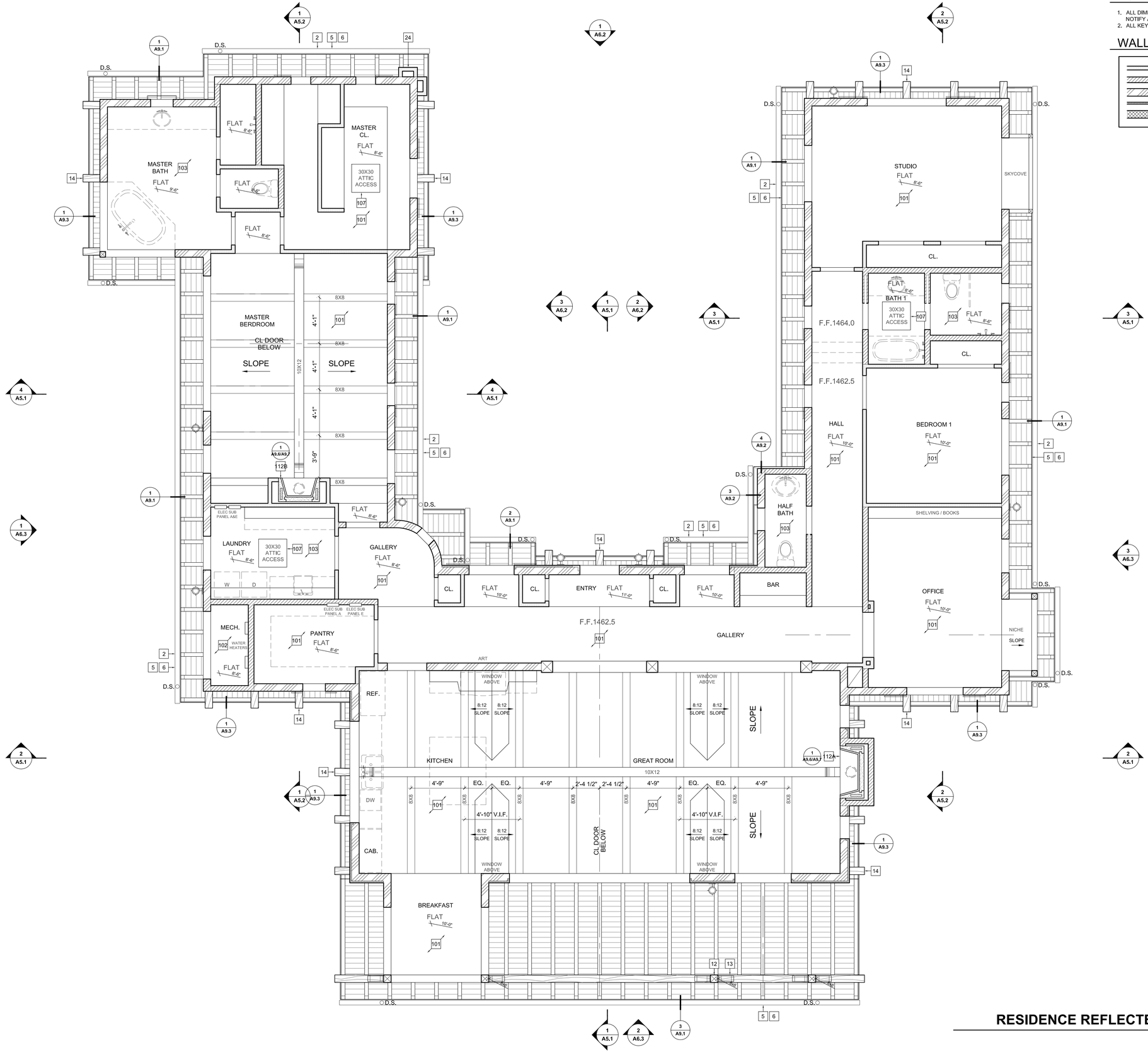
WALL LEGEND

- (N) 2X4 STUD WALL
- (N) 2X6 STUD WALL
- (N) 2X8 STUD WALL
- STONE CLADDING
- (N) MASONRY WALL



RESIDENCE REFLECTED CEILING PLANS

SCALE 1/4"=1'-0"

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REFLECTED CEILING PLANS

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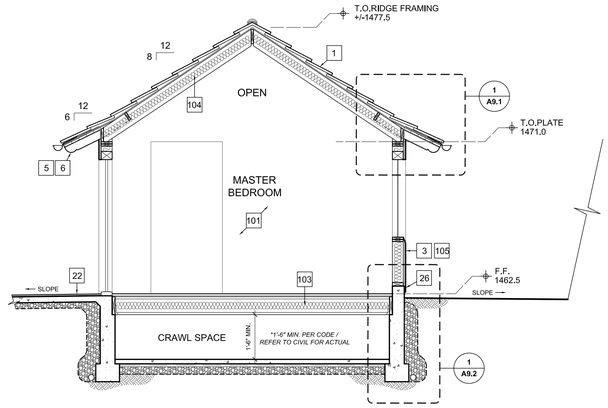
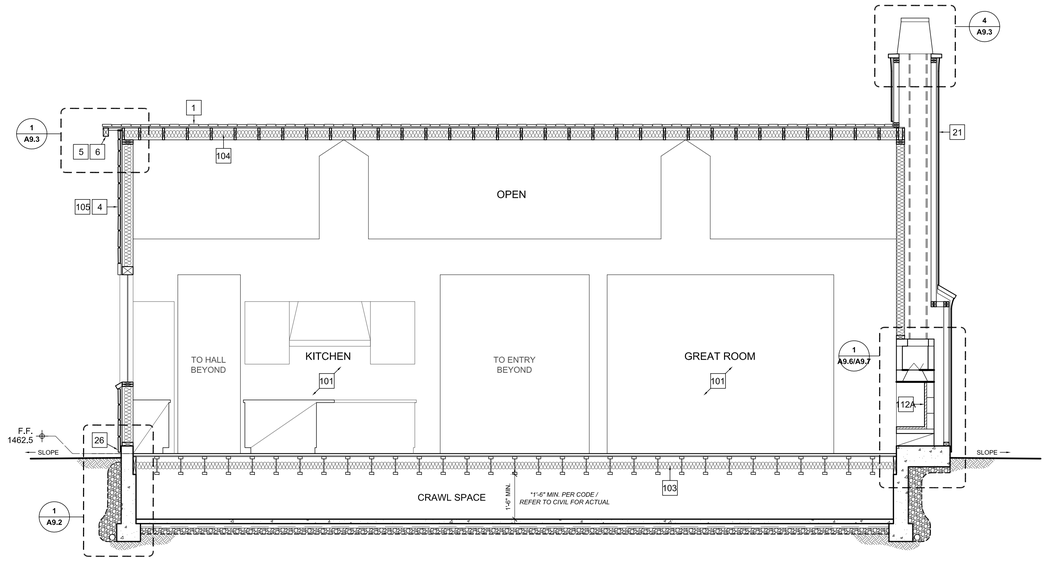


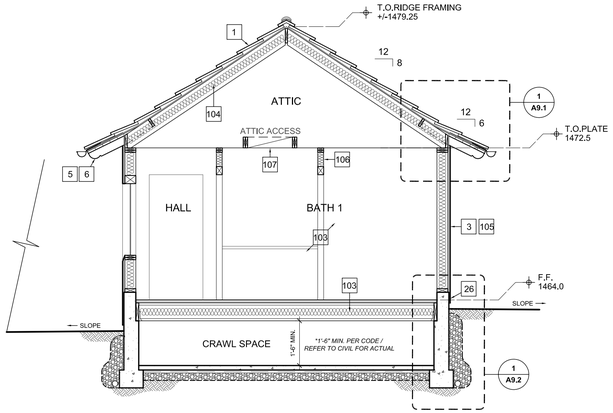
RESIDENCE SECTION 04

SCALE 1/4"=1'-0"



RESIDENCE SECTION 02

SCALE 1/4"=1'-0"



RESIDENCE SECTION 03

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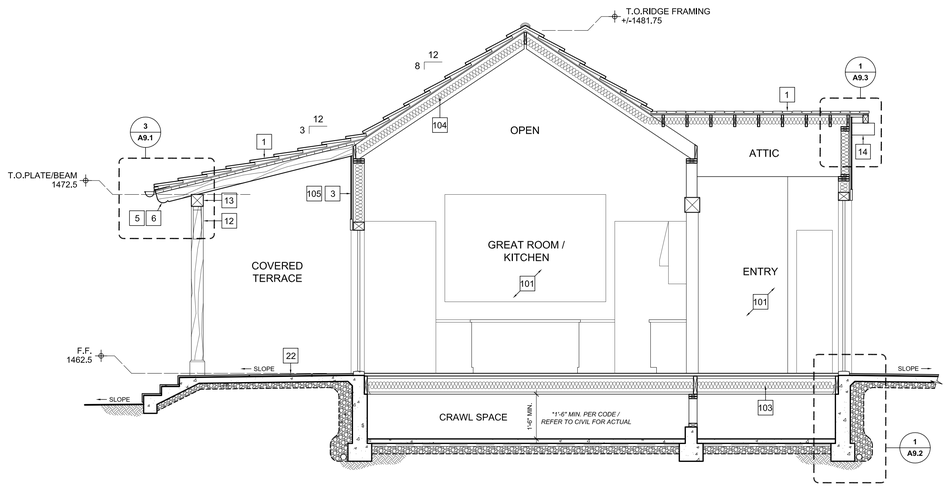

RESIDENCE SECTION 01

SCALE 1/4"=1'-0"

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BUILDING SECTIONS

LICENSED ARCHITECT
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No. C14606
Renew 8/31/23
STATE OF CALIFORNIA

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NOTES

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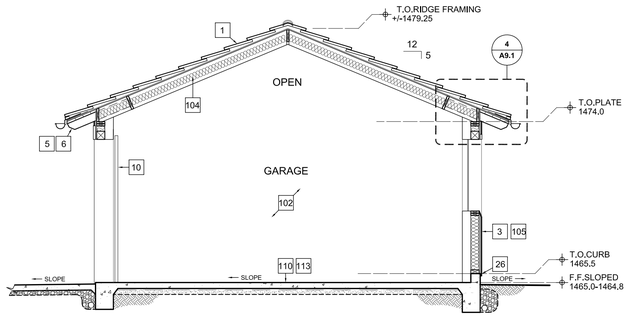
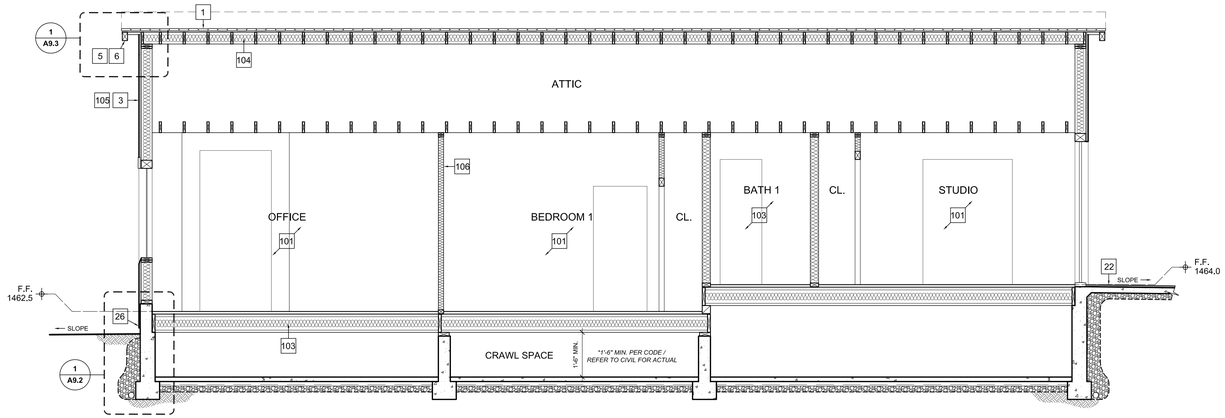
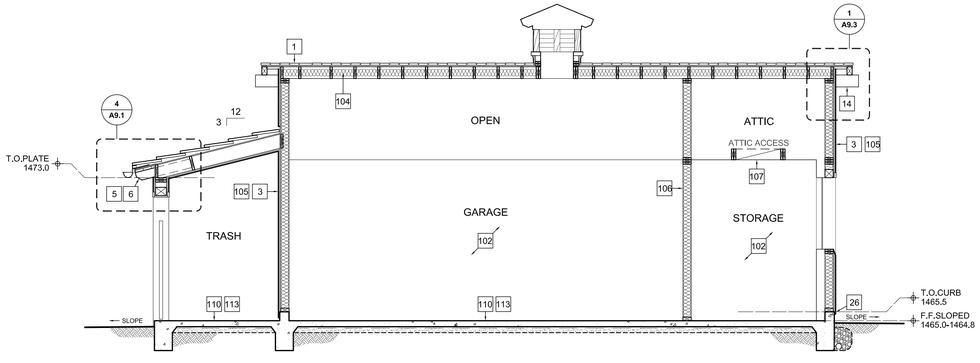
2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1.



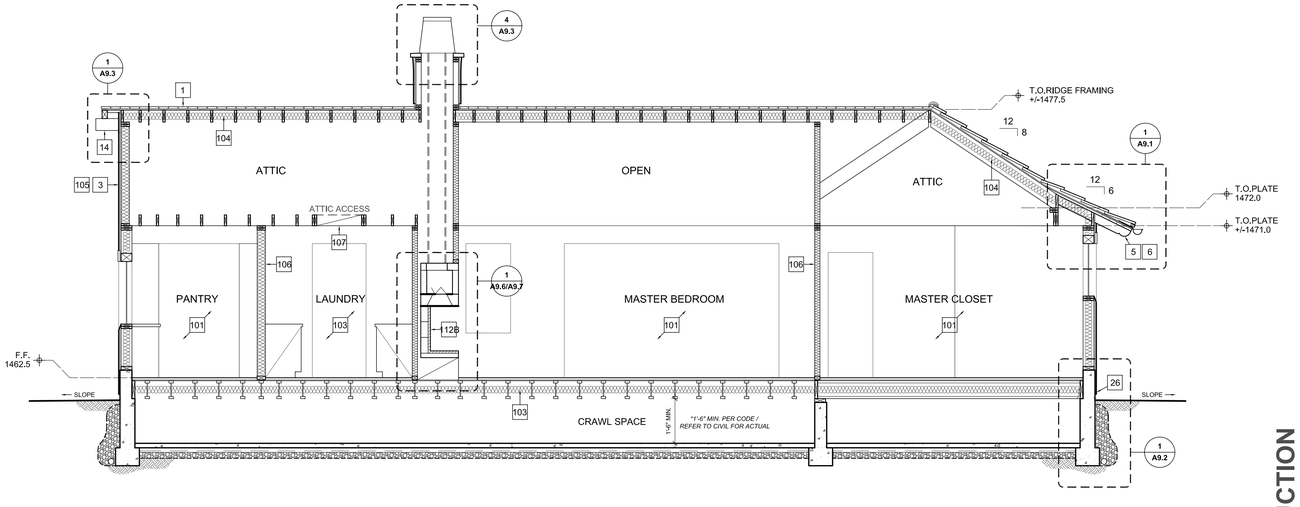
GARAGE SECTION 04
SCALE 1/4"=1'-0"



RESIDENCE SECTION 02
SCALE 1/4"=1'-0"



GARAGE SECTION 03
SCALE 1/4"=1'-0"



RESIDENCE SECTION 01
SCALE 1/4"=1'-0"

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ROBINSON RESIDENCE
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BUILDING SECTIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Date OCT 2023
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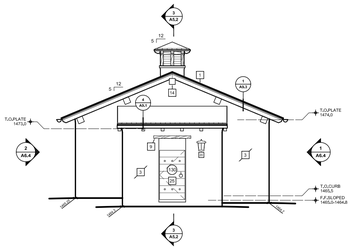
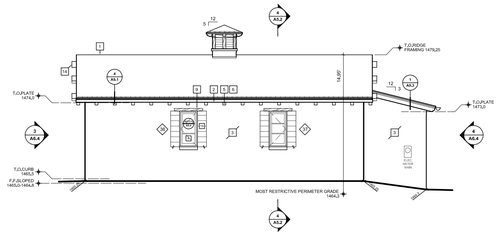
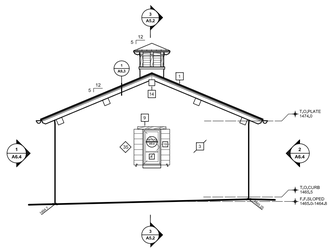
A5.2



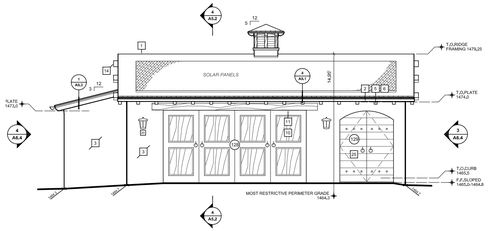
GARAGE - WEST 10
SCALE 1/8"=1'-0"



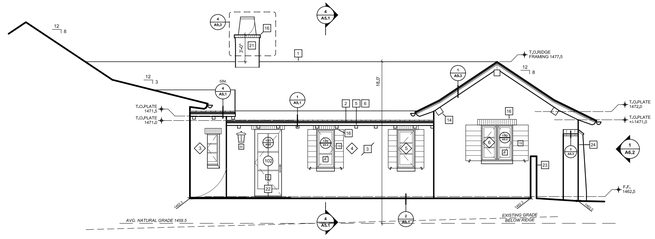
GARAGE - NORTH 09
SCALE 1/8"=1'-0"



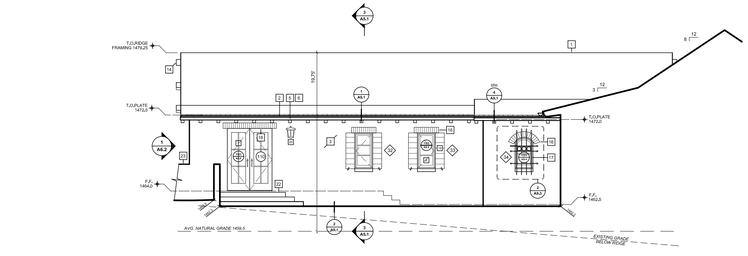
GARAGE - EAST 08
SCALE 1/8"=1'-0"



GARAGE - SOUTH 07
SCALE 1/8"=1'-0"



COURTYARD - SOUTH 06
SCALE 1/8"=1'-0"



COURTYARD - NORTH 05
SCALE 1/8"=1'-0"

NOTES

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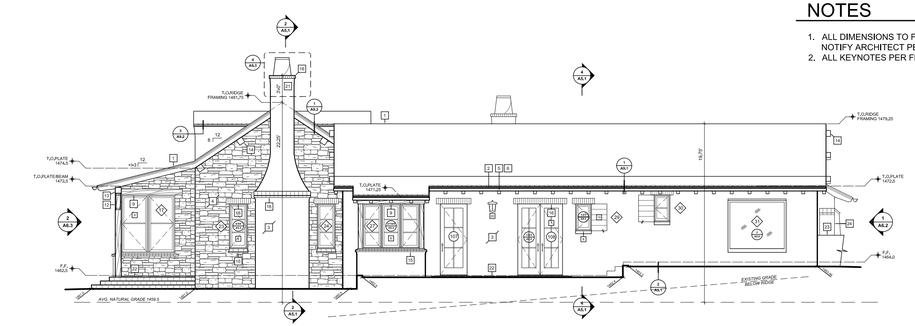
2. ALL KEYNOTES PER FINISH SCHEDULES SHEET A8.1.



SOUTH 04
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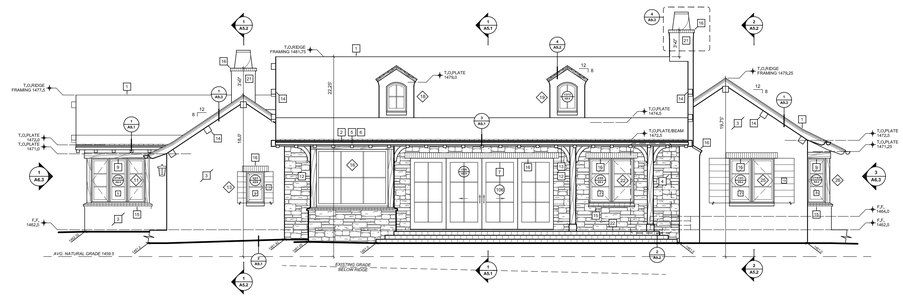

WEST 03
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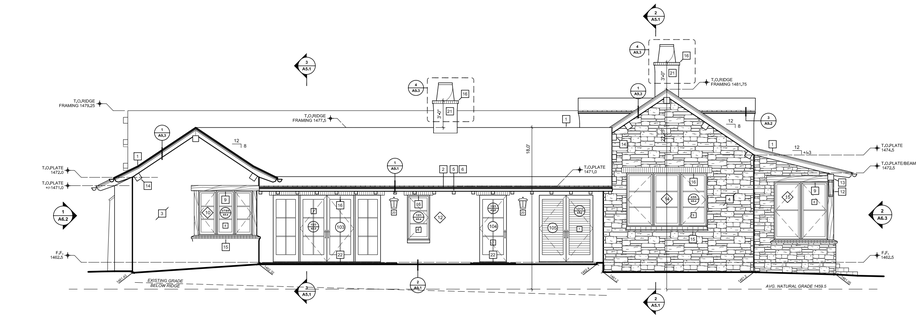
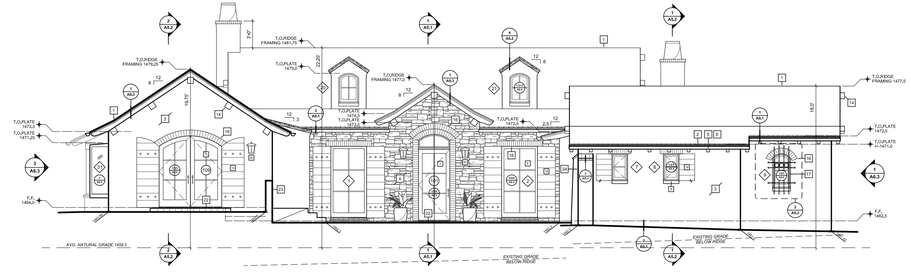


NORTH 02
SCALE 1/8"=1'-0"



EAST 01
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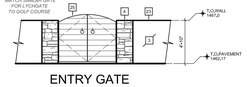

ENTRY GATE

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ROBINSON RESIDENCE
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Santa Lucia Preserve
Carmel, CA 93923

EXTERIOR ELEVATIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Date OCT 2023
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Drawn JS

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NOTES

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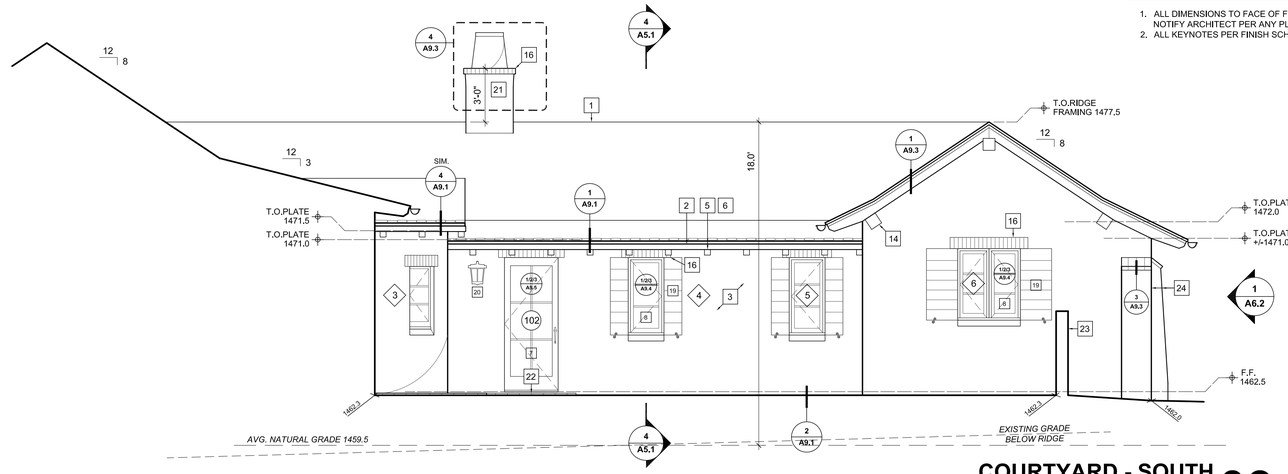
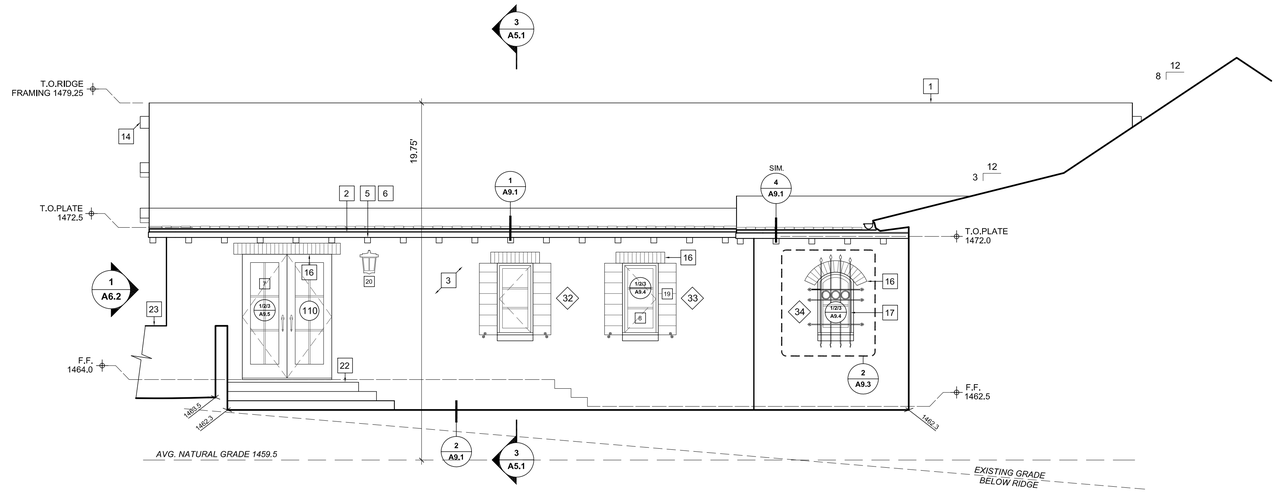


COURTYARD - SOUTH 03

SCALE 1/4"=1'-0"

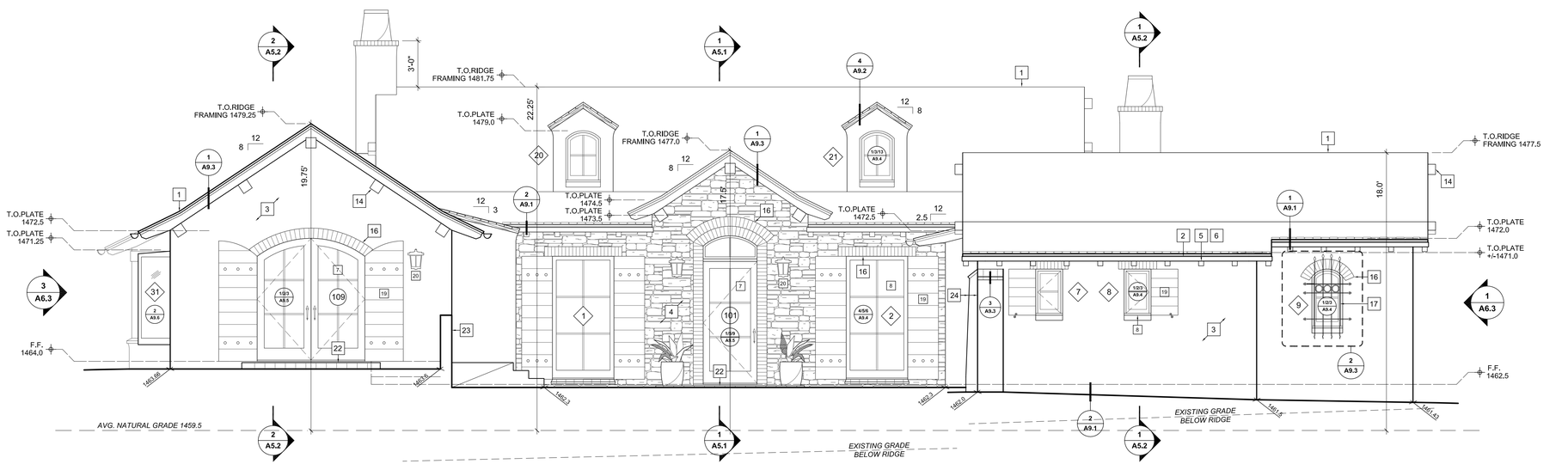


COURTYARD - NORTH 02

SCALE 1/4"=1'-0"

COURTYARD - ENTRY GATE 04

SCALE 1/4"=1'-0"



EAST 01

SCALE 1/4"=1'-0"

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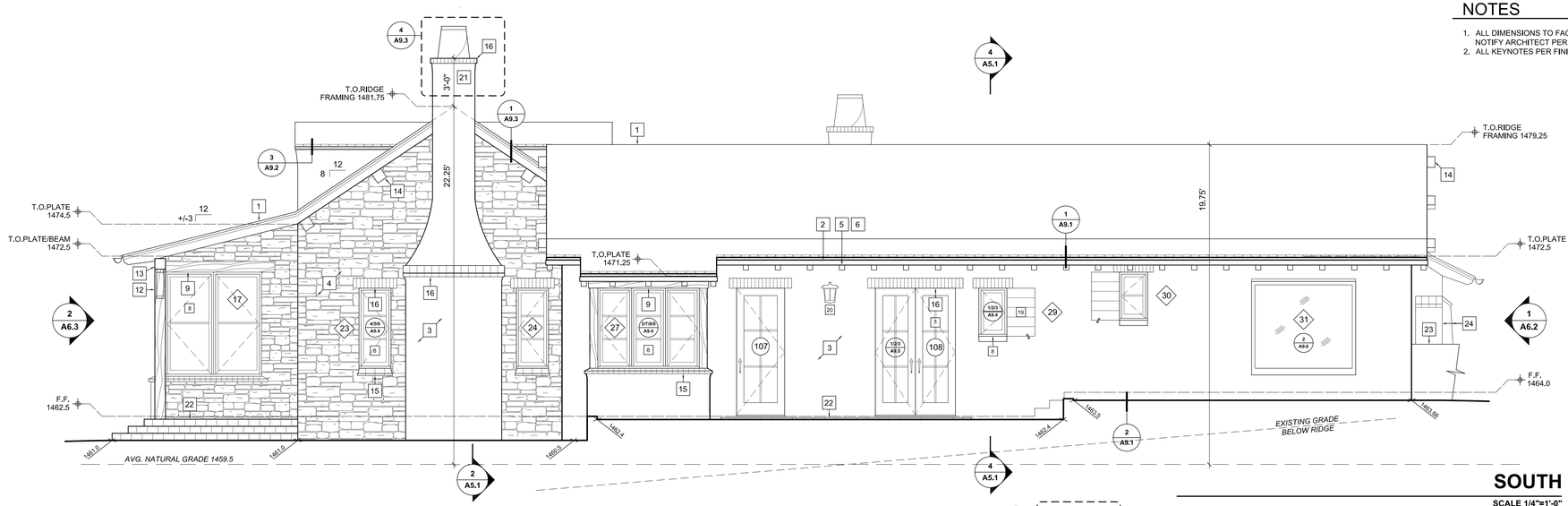
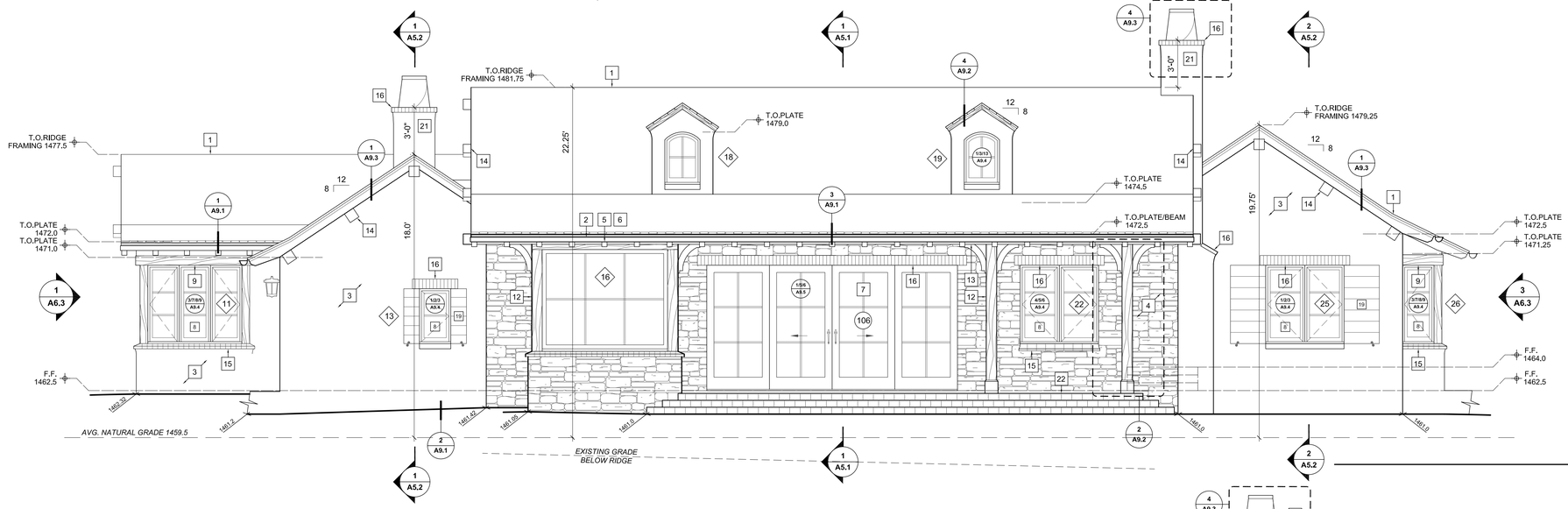


SOUTH 03
SCALE 1/4"=1'-0"



WEST 02
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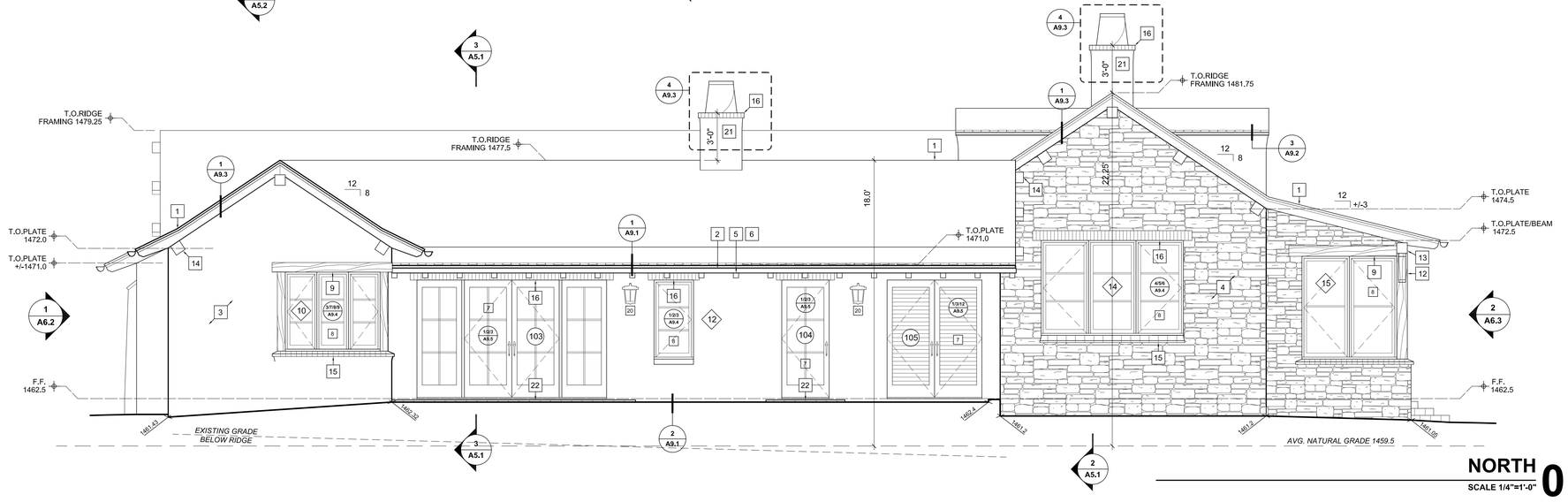

NORTH 01
SCALE 1/4"=1'-0"

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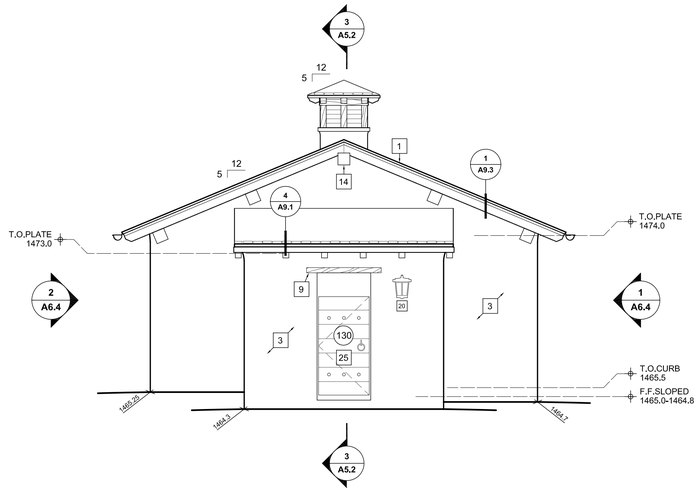
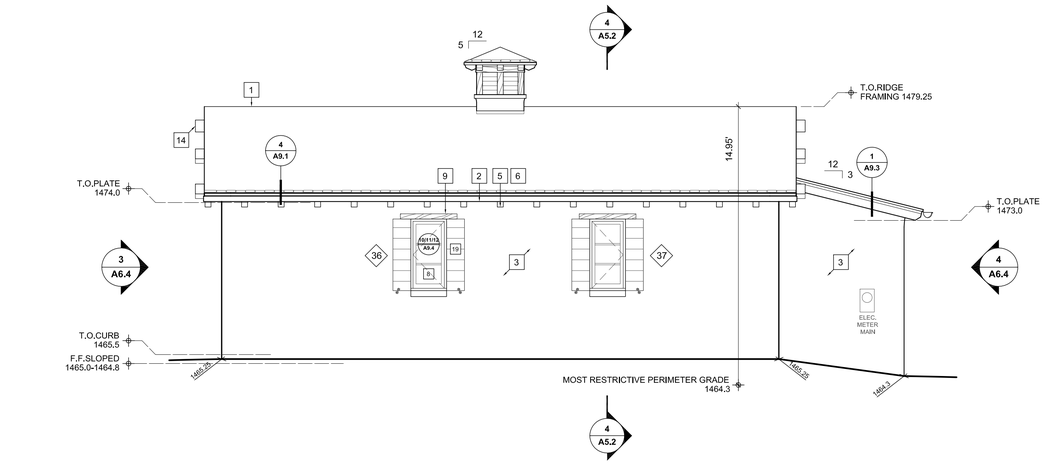
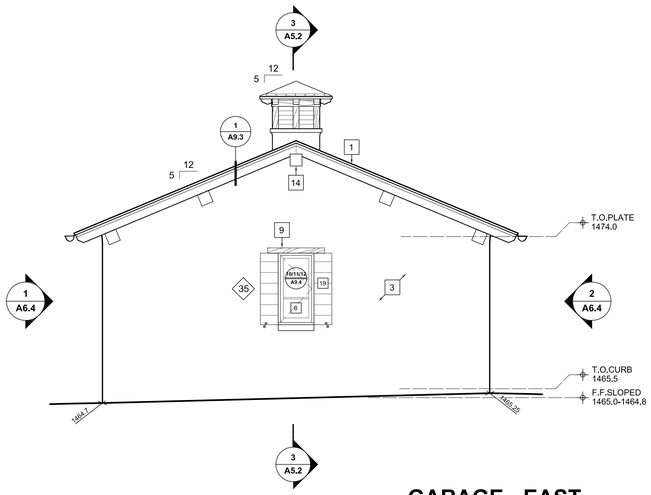


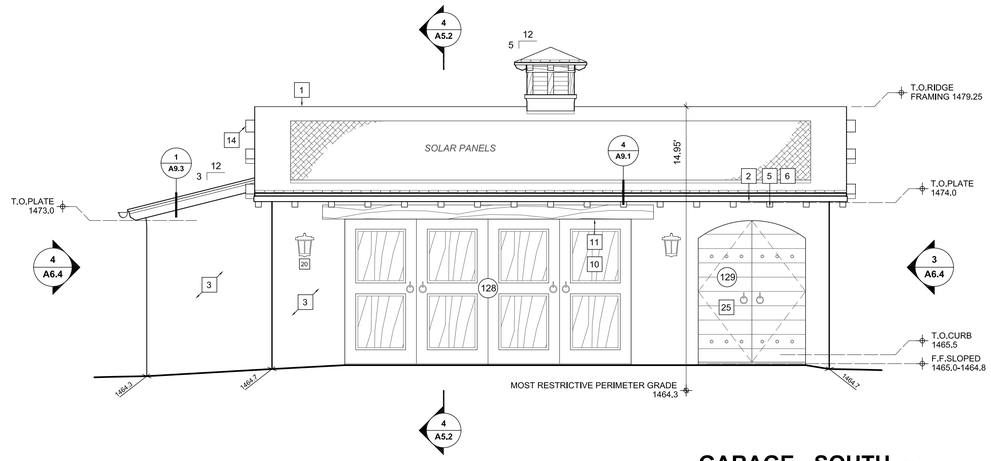
GARAGE - WEST 04
SCALE 1/4"=1'-0"



GARAGE - NORTH 02
SCALE 1/4"=1'-0"



GARAGE - EAST 03
SCALE 1/4"=1'-0"



GARAGE - SOUTH 01
SCALE 1/4"=1'-0"

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EXTERIOR ELEVATIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/25
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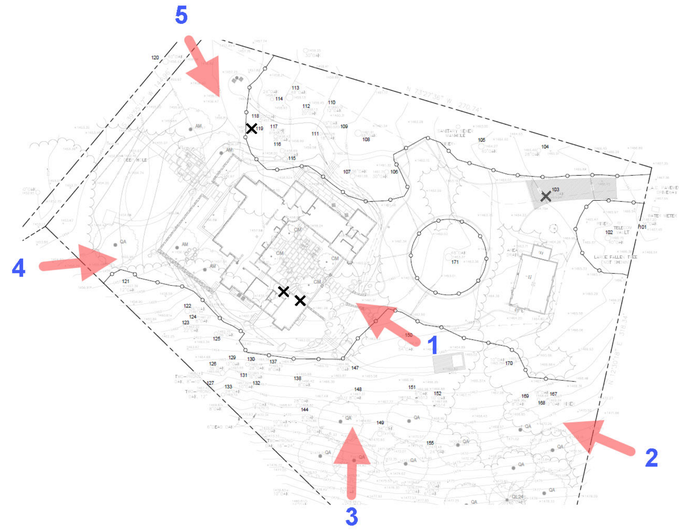
3 - VIEW FROM SOUTH

2 - VIEW FROM EAST AT ENTRY



1 - VIEW AT ENTRY

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CONCEPTUAL
RENDERED VIEWS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/23
STATE OF CALIFORNIA

Date	2023-05-10
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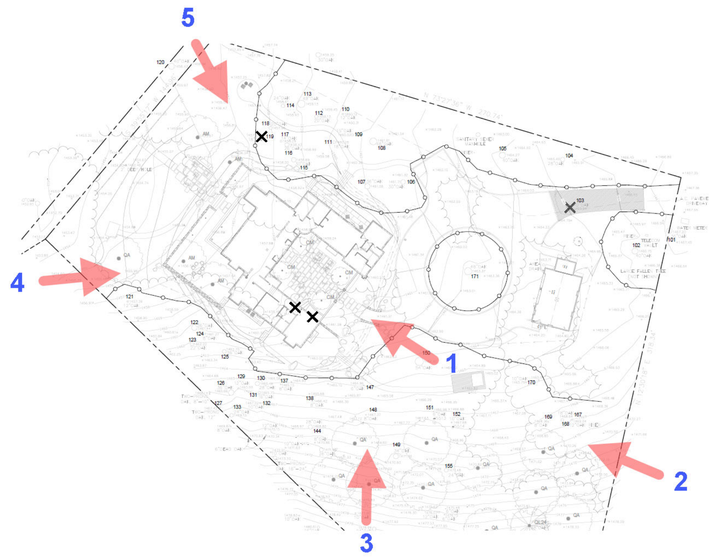
5 -VIEW FROM N.W.

4 - VIEW FROM WEST



REVISION SCHEDULE

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LICENSED ARCHITECT
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INTERIOR FINISHES

101 DRYWALL - 5/8" TYP., CORNER FORM & TEXTURE PER ARCHITECT, W/ HAND FORMED CORNERS, PROVIDE SAMPLES

102 DRYWALL - 5/8" TYPE X, CORNER FORM & TEXTURE PER ARCHITECT, PROVIDE SAMPLES

103 DRYWALL - 5/8" TYPE WR, CORNER FORM & TEXTURE PER ARCHITECT, PROVIDE SAMPLES

104 AIR IMPERMEABLE SPRAY FOAM INSULATION AT ALL RAFTER BAYS & ATTIC EXTERIOR WALLS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, MFR: ICYNENE - MD-C-200 (WWW.ICYNENE.COM / ICC ESR-3199), INSTALLATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING, ADDITIONAL INSTALLATION PER MFR SPECS

105 BATT INSULATION AT ALL EXTERIOR WALLS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, INSTALLATION PER MFR SPECS

106 BATT INSULATION AT ALL INTERIOR WALLS AND FRAMED FLOORS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, INSTALLATION PER MFR SPECS

107 ATTIC ACCESS 30"X30" U.N.O. PER PLAN, PROVIDE 30" MIN. HEADROOM CLEARANCE ABOVE OPENINGS, FOR ACCESS ABOVE GARAGE PROVIDE SOLID WOOD DOOR NO LESS THAN 1 3/8" THICK THAT IS SELF CLOSING, LATCHING, AND TIGHT FITTING

108 WOOD FLOORING - TYP., FLUSH W/ ADJACENT FLOORING, SUPPLY/FINISH: VERIFY W/ ARCHITECT

109 TILE FLOORING AT ALL BATHS & LAUNDRY, FLUSH W/ ADJACENT FLOORING, SUPPLY/FINISH: VERIFY W/ ARCHITECT

110 EPOXY COATING OVER CONCRETE SLAB

111 CAST ALUMINUM REGISTERS - TYP. WHERE OCCURS PER MECHANICAL PLANS, MFR: PACIFIC REGISTER CAST *(WWW.PACIFICREGISTERCO.COM)*

112 FIREPLACE PER PLAN & DETAIL, ALL FIREBOXES SET FLUSH W/ TOP OF HEARTH ON NON-COMBUSTIBLE METAL FRAMING PER MFR. SPEC., 20" MIN. CLEARANCE FROM FIREPLACE OPENING TO COMBUSTIBLE FLOORING, PROVIDE COMBUSTION AIR INTAKE FROM OUTSIDE AIR DIRECTLY INTO FIREBOX MIN. 6 SQUARE INCHES AND EQUIPPED WITH A READILY ACCESSIBLE / OPERABLE / TIGHT- FITTING DAMPER, EXTERIOR AIR INTAKE BELOW FIREBOX AND SCREENED W/ 1/4" CORROSION RESISTANT WIRE MESH, PROVIDE GAS SUPPLY & KEY IN ACCORDANCE TO MFR SPECS, AND WITHIN 6' MAX. FROM THE GAS OUTLET, PROVIDE GLASS DOORS COVERING THE ENTIRE OPENING OF FIREBOX, PROVIDE APPROVED INSTALLATION INSTRUCTIONS AT JOB SITE AT TIME OF INSPECTION

A. GREAT ROOM — ISOKERN SOLID FUEL MASONRY - MAGNUM / FIREBOX 4'-0"X3'-0"
B. MASTER BEDROOM — ISOKERN SOLID FUEL MASONRY - MAGNUM / FIREBOX 3'-0"X3'-0"

113 CONCRETE SLAB OR 3" CONCRETE RAT SLAB PER PLAN, OVER CLASS I VAPOR BARRIER, VERIFY W/ GEOTECHNICAL REPORT

EXTERIOR FINISHES

1 CLASS 'A' ROOF, RECLAIMED FLAT ANTIQUE TILE CAPS, SUPPLY: TRADITIONAL MATERIALS *(WWW.TRADITIONAL-MATERIALS.COM)*, VERIFY W/ ARCHITECT, OVER EXTERIOR PLY AND 2 LAYERS CLASS 'A' WATERPROOF BITUMINOUS UNDERLAYMENT (1 LAYER BASE SHEET NAILED & 1 LAYER GRANULATED TOP SHEET TORCH DOWN), VALLEY FLASHING 26 GAUGE MIN. CORROSION RESISTANT SHEET METAL OVER 36" MIN. WIDE UNDERLAYMENT OF 72# MINERAL-SURFACED NON-PERFORMANCE CAP SHEET (ASTM D3909) RUN FULL LENGTH OF VALLEY

2 5"Ø HALF ROUND COPPER GUTTER W/ 4"Ø DOWNSPOUT TO MATCH, PROVIDE HINGED GUTTER GUARD TO MATCH, LOCK ON STYLE, COMPATIBLE W/ 5" GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS, CONNECT DRAINAGE TO STORM DRAIN SYSTEM

3 7/8" EXTERIOR PLASTER, INTEGRAL COLOR, PROVIDE SAMPLES IN FIELD, TIGHT HAND FORMED CORNERS AND SMOOTH STEEL TROWEL FINISH, COLOR: SHERWIN WILLIAMS ANEW GRAY/SW7030 - VERIFY W/ ARCHITECT, INTEGRATE FIBERGLASS MESH INTO WET BASE BROWN COAT (OMEGA PRODUCTS INTERNATIONAL CRACK ISOLATION SYSTEM OR EQUIVALENT), OVER METAL LATHE, TYVEK (TWO LAYERS AT SHEAR WALLS), AND EXTERIOR PLY, EXTERIOR WALL FINISH TO EXTEND FROM TOP OF FOUNDATION TO ROOF TERMINATING AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS

4 ADHERED THIN STONE VENEER, 1 1/2" MAX., SUPPLY/OVERGROUT/COLOR: MODERN BUILDERS SUPPLY, RUSTIC GOLD LIMESTONE, VERIFY W/ ARCHITECT, PROVIDE SAMPLES IN FIELD, HORIZONTAL LAY RECTANGULAR W/ OVERSIZED CORNERS, OVER SCRATCH COAT, METAL LATHE, TYVEK (TWO LAYERS AT SHEAR WALLS), AND EXTERIOR PLY, EXTERIOR WALL FINISH TO EXTEND FROM TOP OF FOUNDATION TO ROOF TERMINATING AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS

5 4X6 APPLIED DOUGLAS FIR RAFTER TAILS PER DETAIL, +/-24" O.C., COLOR/TEXTURE: *REFER TO FOOTNOTE

6 2X6 T&G KILN DRIED DOUGLAS FIR EAVES PER DETAIL, NO 'V' GROOVE, COLOR/TEXTURE: *REFER TO FOOTNOTE

7 EXTERIOR DOOR, METAL-CLAD, MFR./COLOR: CREAM, VERIFY W/ ARCHITECT, SEE DOOR SCHEDULE FOR ADDITIONAL NOTES

8 EXTERIOR WINDOW, METAL-CLAD, MFR./COLOR: CREAM, VERIFY W/ ARCHITECT, SEE WINDOW SCHEDULE FOR ADDITIONAL NOTES

9 EXPOSED CEDAR LINTEL, SEMI-TRANSPARENT STAIN, NON-TREATED, PLUMB CUT ENDS W/ EASED EDGES, SIZES: 3 1/2" AT OPENINGS 3'-0" OR LESS, 5 1/2" AT OPENINGS 3'-0"-6'-0", AND 7 1/2" AT OPENINGS GREATER THAN 6'-0", OVERHANG BEYOND SIDES TO BE TWICE THE HEIGHT OF LINTEL, COLOR/TEXTURE: *REFER TO FOOTNOTE

10 CEDAR GARAGE DOOR, WIRE BRUSHED PANELS AND EASED EDGES, HAND HAMMERED FLAT BLACK IRON PULLS, REFER TO DOOR SCHEDULE ELEVATIONS, COLOR/TEXTURE: *REFER TO FOOTNOTE

11 EXPOSED CEDAR LINTEL AT GARAGE DOOR PER DETAIL, COLOR/TEXTURE: *REFER TO FOOTNOTE

12 8X8 DOUGLAS FIR POST PER PLAN & DETAIL, *REFER TO NOTE, COLOR/TEXTURE: *REFER TO FOOTNOTE

13 8X8 DOUGLAS FIR BEAM PER PLAN & DETAIL, *REFER TO NOTE, COLOR/TEXTURE: *REFER TO FOOTNOTE

14 8X8 DOUGLAS FIR OUTLOOKER BEAM PER PLAN & DETAIL, COLOR/TEXTURE: *REFER TO FOOTNOTE

15 STANDARD TUMBLED BRICK SILL, OVER SCRATCH COAT, METAL LATHE, TYVEK AND EXTERIOR PLY, SUPPLY: GENERAL SHALE - CHESAPEAKE

16 STANDARD TUMBLED BRICK SURROUND TRIM OR CAP, OVER SCRATCH COAT, METAL LATHE, TYVEK AND EXTERIOR PLY, SUPPLY: GENERAL SHALE - CHESAPEAKE

17 HAND FORGED IRON WINDOW GRILLE PER DETAIL, FLAT BLACK, FULL SIZE SHOP DRAWINGS TO BE PROVIDED/APPROVED BY ARCHITECT, TYPICAL FOR ALL IRONWORK

18 NOT USED

19 CEDAR SHUTTERS, WIRE BRUSHED HORIZONTAL PLANKS, LIGHT SANDBLAST, HAND HAMMERED FLAT BLACK SHUTTER DOGS, COLOR: BENJAMIN MOORE SANTORINI BLUE/BM1634 - VERIFY W/ ARCHITECT

20 EXTERIOR WALL OR POST MOUNTED SCONCE PER PLAN, EXTERIOR LIGHTING SHALL BE "DARK SKY COMPLIANT" AND SHALL BE DESIGNED AND INSTALLED SO THAT THE FILAMENTS, LIGHT SOURCES, OR LENSES ARE DIRECTED AT A DOWNWARD BEAM ANGLE OR SHIELDED WITH OPAQUE MATERIAL IN A WAY THAT IS NOT VISIBLE AT PROPERTY LINES, 3.5 LED WATT HIGH EFFICIENCY BULB 3500 KELVIN OR LOWER (WARM NOT COOL), HEAVY SEEDED OBSCURED GLASS, INSTALLATION HEIGHT PER PLAN, SUPPLY: STEVEN HANDELMAN STUDIOS / MODEL: LA PAZ 10" / COLOR: VERIFY W/ ARCHITECT

21 CHIMNEY WITH PLASTER TO MATCH 3, CAP TO MATCH 16, AND DECORATIVE COPPER SHROUD, VERIFY W/ ARCHITECT, PER DETAIL, W/ CLASS 'A' INSULATED DOUBLE WALL STAINLESS STEEL FLUE FOR ALL CHIMNEY LENGTHS & ASSOCIATED COMPONENTS PER MFR SPECS, REPORTS & LISTINGS (UL103), MFR: DURAVENT - DURATECH 12" (WWW.DURAVENT.COM), PROVIDE SHROUD AND SPARK ARRESTOR AT THE TERMINATION OF CHIMNEYS FOR FACTOR- BUILT FIREPLACES THAT ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT FIREPLACE SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MFR. SPEC., CHIMNEY TO EXTEND 2' ABOVE ANY PORTION OF THE BUILDING AND ROOF WITHIN 10' OF THE CHIMNEY OUTLET AND 3' ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF, NET FREE AREA UNDER CHIMNEY CAP TO BE 4 TIMES GREATER THAN THE AREA OF THE CHIMNEY FLUE OUTLET

22 TERRACE & LANDING PAVERS, SLOPE 1/8" PER FT. TO DRAIN AWAY FROM STRUCTURES, STAIR LANDINGS 2% SLOPE MAX., PROVIDE 36" MIN. LANDING AT EACH GRADE LEVEL EXIT IN THE DIRECTION OF EGRESS, SUPPLY/COLOR: VERIFY W/ ARCHITECT, REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFO

23 C.M.U. BLOCK WALL WITH PLASTER TO MATCH 3

24 PLASTER BUTTRESS W/ BRICK CAP TO MATCH 16, PER PLAN/DETAIL

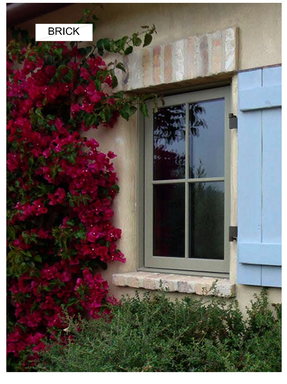
25 CEDAR GATE, WIRE BRUSHED PLANKS AND EASED EDGES, HAND HAMMERED FLAT BLACK IRON STRAPS AND HARDWARE, COLOR/TEXTURE: LIGHT SANDBLAST, VERIFY W/ ARCHITECT

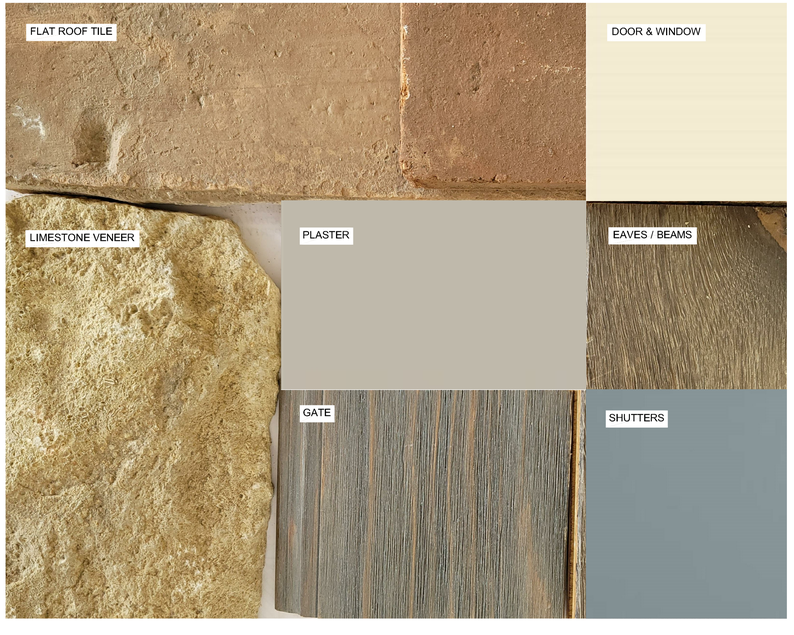
26 WEEP SCREED PER DETAIL, 26 GAUGE MIN., 4" MIN. ABOVE GRADE OR 2" MIN. ABOVE CONCRETE OR PAVING WHERE OCCURS

**NOTE - ALL COLORS VERIFY W/ ARCHITECT, PROVIDE SAMPLE IN FIELD, ALL WOOD & HEAVY TIMBERS LIGHT SANDBLAST TEXTURE W/ EASED EDGES, SEMI-TRANSPARENT STAIN, COLOR: VERIFY W/ ARCHITECT*

EXTERIOR MATERIALS

SCONCE, SEE KEYNOTE 20





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ROBINSON RESIDENCE
20 Pronghorn Run
Santa Lucia Preserve
Carmel, CA 93923

FINISH SCHEDULE

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

Date OCT 2023
Scale
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DOOR SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	DOOR TYPE	DOOR FINISH	FRAME TYPE	REMARKS
	RESIDENCE / GARAGE							
101	ENTRY	A	3'-6"	9'-8"	WOOD	PNT.	SWING IN	1W 8'-0" TALL DOOR, W/ FIXED FLAT ARCH TRANSOM
102	MASTER BEDROOM	B	3'-0"	7'-6"	MTL. CLD.	PNT.	SWING OUT	1W
103	MASTER BEDROOM	F	12'-0"	7'-6"	MTL. CLD.	PNT.	SWING OUT	4W(OXXO)
104	LAUNDRY	B	3'-0"	7'-6"	MTL. CLD.	PNT.	SWING OUT	1W
105	MECHANICAL	E	6'-0"	7'-6"	METAL	PNT.	SWING OUT	2W LOUVERED, SELF CLOSING, SELF LATCHING, W/ 1/8" CORROSION RESISTANT METAL WIRE MESH ON INTERIOR
106	GREAT ROOM	G	16'-0"	8'-0"	MTL. CLD.	PNT.	SLIDING	4W(OXXO)
107	OFFICE	B	3'-0"	8'-0"	MTL. CLD.	PNT.	SWING OUT	1W
108	BEDROOM 1	C	5'-0"	8'-0"	MTL. CLD.	PNT.	SWING OUT	2W
109	STUDIO	D	7'-0"	8'-0"	MTL. CLD.	PNT.	SWING OUT	2W PAIR SHUTTERS
110	STUDIO	C	5'-0"	7'-0"	MTL. CLD.	PNT.	SWING OUT	2W
111	STUDIO		4'-0"	7'-0"	WOOD		SWING	2W
112	STUDIO		4'-0"	7'-0"	WOOD		SWING	2W
113	STUDIO		3'-0"	7'-0"	WOOD		SWING	1W
114	BATH 1		2'-4"	7'-0"	WOOD		POCKET	1W
115	BATH 1		2'-4"	7'-0"	WOOD		POCKET	1W
116	BEDROOM 1 CL.		5'-0"	7'-0"	WOOD		SWING	2W
117	BEDROOM 1		3'-0"	7'-0"	WOOD		SWING	1W
118	HALF BATH		2'-6"	7'-0"	WOOD		POCKET	1W
119	ENTRY CL.		2'-0"	7'-0"	WOOD		SWING OUT	1W
120	ENTRY CL.		2'-0"	7'-0"	WOOD		PER PLAN	1W
121	ENTRY CL.		2'-0"	7'-0"	WOOD		PER PLAN	1W
122	PANTRY		3'-0"	7'-0"	WOOD		PER PLAN	1W
123	LAUNDRY		3'-0"	7'-0"	WOOD		PER PLAN	1W
124	MASTER BEDROOM		3'-0"	7'-0"	WOOD		PER PLAN	1W
125	MASTER CL.		2'-6"	7'-0"	WOOD		PER PLAN	1W
126	MASTER BATH		2'-6"	7'-0"	WOOD		PER PLAN	1W
127	MASTER BATH		2'-0"	7'-0"	WOOD		PER PLAN	1W
128	GARAGE	H	16'-0"	8'-0"	WOOD	STN.	FOLD-UP	1W
129	GARAGE	I	6'-0"	8'-0"	WOOD	STN.	SWING IN	2W
130	GARAGE TRASH	J	3'-0"	5'-6"	WOOD/GATE	STN.	SWING OUT	1W
131	GARAGE STORAGE		3'-0"	7'-0"	WOOD		PER PLAN	1W SELF CLOSING, SELF LATCHING

WINDOW SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	HEAD HT. AT F.F.	WINDOW TYPE	FRAME TYPE	GLASS TYPE	REMARKS
	RESIDENCE / GARAGE								
1	GALLERY	K	4'-0"	8'-0"	8'-4"	STEEL	FIXED	DUAL LOW E	1W PAIR SHUTTERS
2	GALLERY	K	4'-0"	8'-0"	8'-4"	STEEL	FIXED	DUAL LOW E	1W PAIR SHUTTERS
3	GALLERY	G	1'-6"	3'-6"	7'-0"	MTL. CLD.	CSMT.	DUAL LOW E	1W
4	MASTER BEDROOM	G	2'-0"	4'-4"	7'-6"	MTL. CLD.	CSMT.	DUAL LOW E	1W PAIR SHUTTERS
5	MASTER BEDROOM	G	2'-0"	4'-4"	7'-6"	MTL. CLD.	CSMT.	DUAL LOW E	1W PAIR SHUTTERS
6	MASTER CL.	C	3'-6"	4'-0"	8'-0"	MTL. CLD.	CSMT.	DUAL LOW E	2W PAIR SHUTTERS
7	MASTER CL.	A	1'-9"	3'-0"	7'-6"	MTL. CLD.	CSMT.	DUAL LOW E	1W SINGLE SHUTTER
8	MASTER CL.	A	1'-9"	3'-0"	7'-6"	MTL. CLD.	CSMT.	DUAL LOW E	1W SINGLE SHUTTER
9	MASTER BATH	G	2'-0"	3'-10"	7'-6"	MTL. CLD.	CSMT.	DUAL LOW E	1W, FLAT ARCH W/ IRON GRILLE TEMPERED GLASS
10	MASTER BATH	G	6'-0"	5'-0"	8'-0"	MTL. CLD.	CSMT.	DUAL LOW E	3W (XOX) TEMPERED GLASS
11	MASTER BATH	C	6'-0"	5'-0"	8'-0"	MTL. CLD.	CSMT.	DUAL LOW E	3W (XOX) TEMPERED GLASS
12	MASTER BEDROOM	G	2'-6"	5'-0"	7'-6"	MTL. CLD.	CSMT.	DUAL LOW E	1W
13	PANTRY	A	2'-0"	3'-6"	6'-6"	MTL. CLD.	CSMT.	DUAL LOW E	1W PAIR SHUTTERS
14	KITCHEN	D	9'-0"	6'-0"	10'-0"	MTL. CLD.	CSMT.	DUAL LOW E	3W (XOX) TEMPERED GLASS
15	BREAKFAST	J	6'-0"	6'-6"	9'-0"	STEEL	FIXED	DUAL LOW E	2W
16	BREAKFAST	J	8'-0"	6'-6"	9'-0"	STEEL	FIXED	DUAL LOW E	1W
17	BREAKFAST	J	6'-0"	6'-6"	9'-0"	STEEL	FIXED	DUAL LOW E	2W
18	GREAT ROOM DORMER	H	2'-3"	3'-4"	16'-6"	MTL. CLD.	FIXED	DUAL LOW E	1W, FLAT ARCH
19	GREAT ROOM DORMER	H	2'-3"	3'-4"	16'-6"	MTL. CLD.	FIXED	DUAL LOW E	1W, FLAT ARCH
20	GREAT ROOM DORMER	H	2'-3"	3'-4"	16'-6"	MTL. CLD.	FIXED	DUAL LOW E	1W, FLAT ARCH
21	GREAT ROOM DORMER	H	2'-3"	3'-4"	16'-6"	MTL. CLD.	FIXED	DUAL LOW E	1W, FLAT ARCH
22	GREAT ROOM	C	5'-0"	5'-0"	8'-0"	MTL. CLD.	CSMT.	DUAL LOW E	2W
23	GREAT ROOM	G	2'-0"	5'-0"	8'-0"	MTL. CLD.	CSMT.	DUAL LOW E	1W
24	GREAT ROOM	G	2'-0"	5'-0"	8'-0"	MTL. CLD.	CSMT.	DUAL LOW E	1W
25	OFFICE	G	5'-0"	5'-0"	8'-0"	MTL. CLD.	CSMT.	DUAL LOW E	2W PAIR SHUTTERS
26	OFFICE	G	2'-0"	5'-0"	8'-0"	MTL. CLD.	CSMT.	DUAL LOW E	1W
27	OFFICE	G	6'-4"	5'-0"	8'-0"	MTL. CLD.	CSMT.	DUAL LOW E	3W
28	OFFICE	G	2'-0"	5'-0"	8'-0"	MTL. CLD.	CSMT.	DUAL LOW E	1W
29	BEDROOM 1	A	1'-9"	3'-0"	8'-0"	MTL. CLD.	CSMT.	DUAL LOW E	1W SINGLE SHUTTER
30	BATH 1	A	1'-9"	3'-0"	7'-6"	FIBERGLASS	CSMT.	DUAL LOW E	1W SINGLE SHUTTER TEMPERED GLASS / OBSCURED GLASS
31	STUDIO	F	6'-6"	5'-10"	7'-0"	STEEL	FIXED	DUAL LOW E	1W
32	HALL	G	2'-0"	4'-0"	6'-6"	MTL. CLD.	CSMT.	DUAL LOW E	1W PAIR SHUTTERS
33	HALL	G	2'-0"	4'-0"	8'-0"	MTL. CLD.	CSMT.	DUAL LOW E	1W PAIR SHUTTERS
34	HALF BATH	G	2'-0"	3'-6"	7'-6"	MTL. CLD.	CSMT.	DUAL LOW E	1W, FLAT ARCH W/ IRON GRILLE TEMPERED GLASS
35	GARAGE	G	2'-0"	4'-0"	7'-6"	MTL. CLD.	CSMT.	DUAL LOW E	1W PAIR SHUTTERS
36	GARAGE	G	2'-0"	4'-0"	7'-6"	MTL. CLD.	CSMT.	DUAL LOW E	1W PAIR SHUTTERS
37	GARAGE	G	2'-0"	4'-0"	7'-6"	MTL. CLD.	CSMT.	DUAL LOW E	1W PAIR SHUTTERS

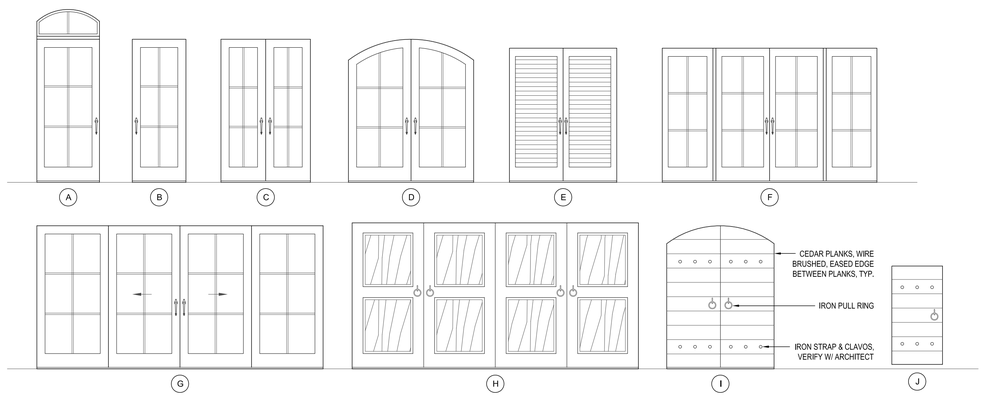
DOOR NOTES

1. ALL EXTERIOR DOORS - METAL CLAD FIR, SINGLE COLOR, LOW E U.N.O. PER SCHEDULE.
2. ALL GLASS DOORS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) TEMPERED GLAZING FOR ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING, AND OPERABLE DOORS PER CRC R308.4.
3. ALL EXTERIOR DOOR ASSEMBLIES SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER CRC R327.8.
4. ALL INTERIOR DOORS CLEAR VERTICAL GRAIN FIR.
5. ALL DOORS, VERIFY SWING PER PLAN.

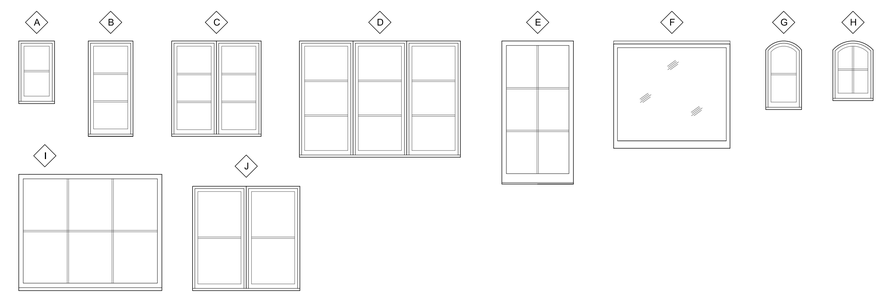
WINDOW NOTES

1. ALL WINDOWS - METAL CLAD WOOD, SINGLE COLOR, DUAL GLAZING, LOW E U.N.O. PER SCHEDULE.
2. ALL WINDOWS INTERIOR FINISH TO MATCH DOORS, U.N.O.
3. ALL WINDOWS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) GLAZING WITH A MINIMUM OF ONE TEMPERED PANE PER CRC R327.8.
4. FLASHING SHALL BE A MIN. OF 9" WIDE, FLASHING SHALL WRAP INTO WINDOW OPENING GREATER THAN THE DEPTH OF THE WINDOW AND OUT ONTO THE WALL 3" MIN., SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS, OVERLAPS TO BE 2" MIN.
5. SILL PAN TO BE COPPER U.N.O.
6. PRIOR TO WINDOW INSTALLATION SURFACES SHALL BE CLEAN AND DRY AND PRIMED WITH CONTACT ADHESIVE.
7. ALL WINDOWS, VERIFY SWING PER PLAN. ALL OPERABLE WINDOWS, TO BE SCREENED.

DOOR ELEVATIONS - NOT TO SCALE

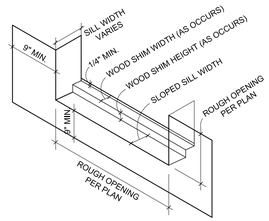


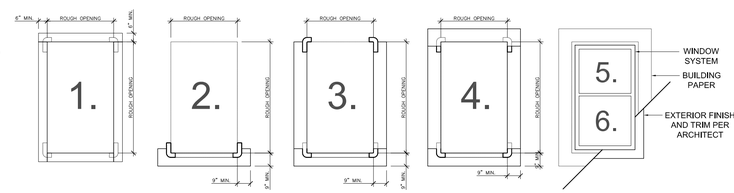
WINDOW ELEVATIONS - NOT TO SCALE



INSTALLATION NOTES BELOW:

1. APPLY PLIABLE MEMBRANE TAPE OVER SHEATHING AT CORNERS OF ROUGH OPENING. APPLY PEEL AND STICK MEMBRANE AT FRAME.
2. INSTALL SILL FLASHING, APPLY METAL SILL PAN, AND APPLY FLASHING OVER CORNERS.
3. INSTALL JAMB FLASHING AND APPLY FLASHING OVER CORNERS.
4. INSTALL HEAD FLASHING AND APPLY FLASHING OVER CORNERS.
5. INSTALL WINDOW SHIMS AS NECESSARY INSTALL AND SET WINDOW IN OPENING PER MFR. REQUIREMENTS. MECHANICALLY FASTEN FLANGE TO SUBSTRATE AND APPLY TAPE OVER REMAINING SIDES OF FLANGE.
6. APPLY BUILDING PAPER OVER WINDOW FLANGES, MAINTAIN EXTERIOR OVERLAP, APPLY EXTERIOR FINISH AND TRIM PER DETAIL.





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ROBINSON RESIDENCE
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DOOR&WINDOW SCHEDULE

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/23
STATE OF CALIFORNIA

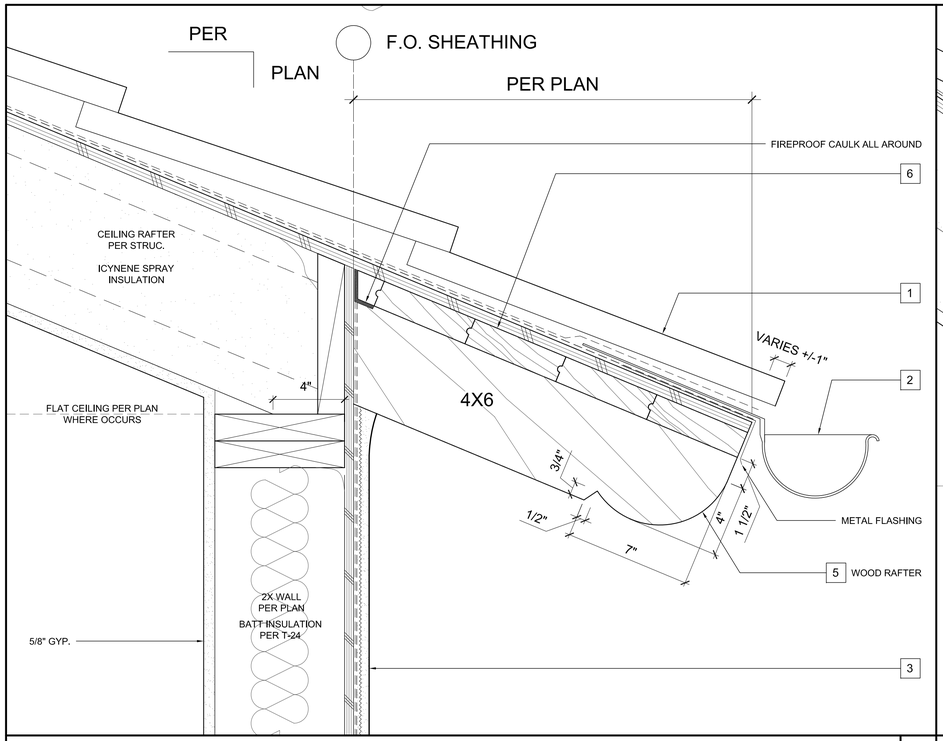
NOT FOR CONSTRUCTION

Date OCT 2023
Scale
Drawn JS
Sheet

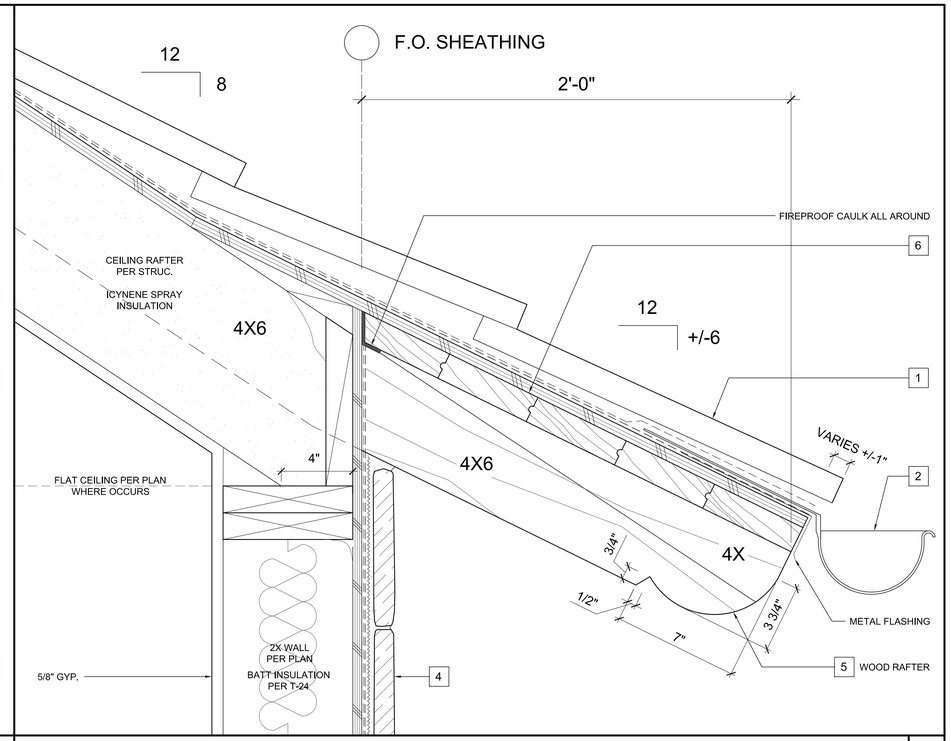
A8.2

NOTES

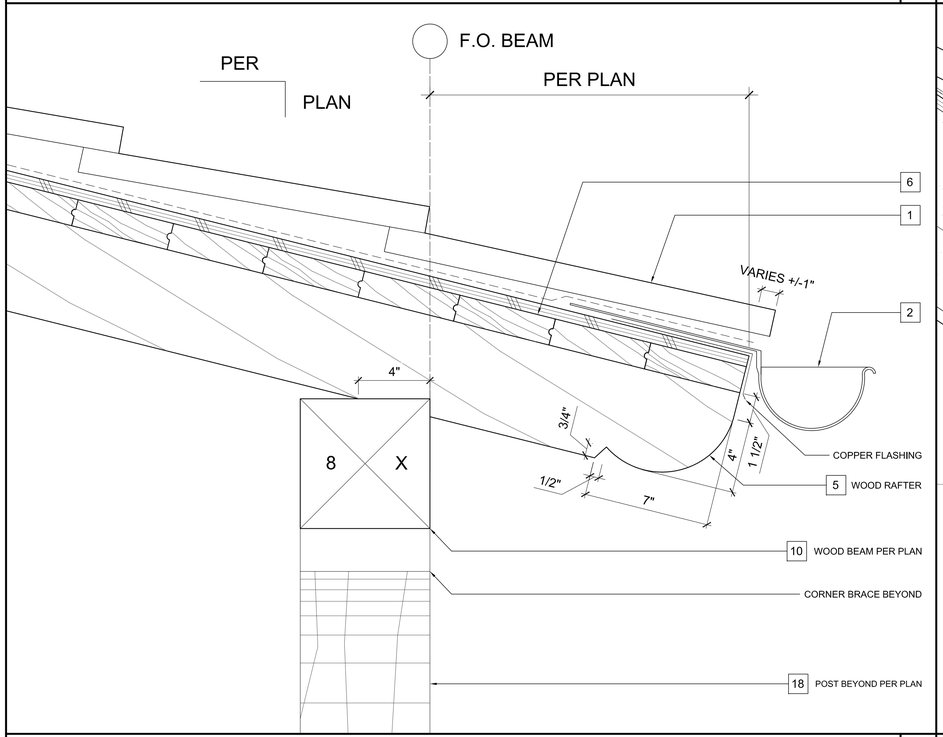
1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. ALL KEYNOTES PER FINISH SCHEDULES SHEET A8.1



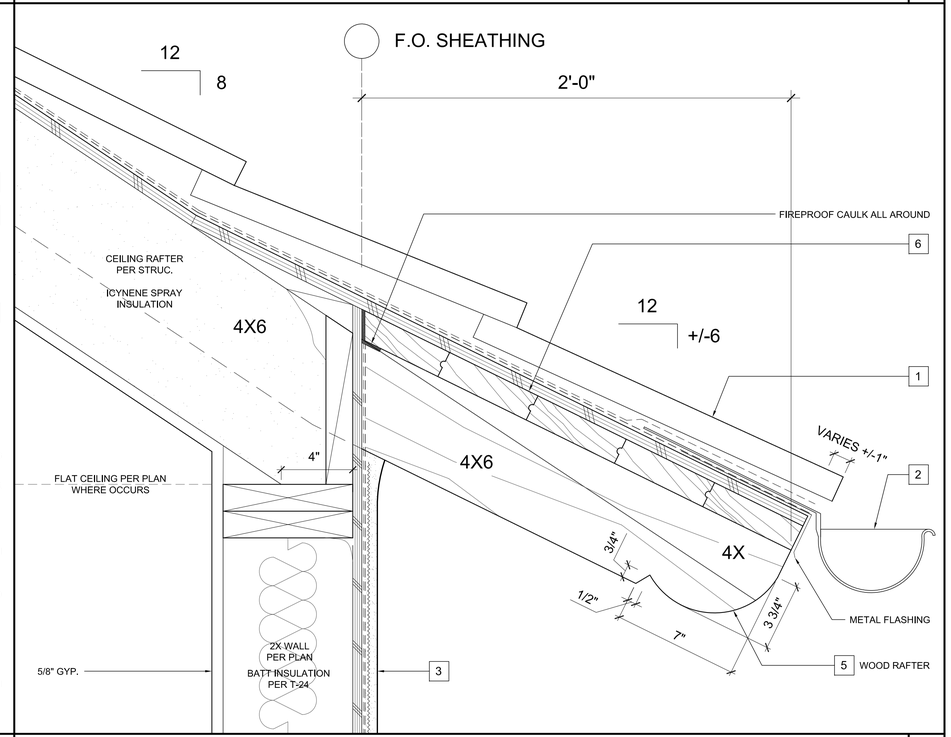
3"=1'-0" EXPOSED RAFTER AT GARAGE 4



3"=1'-0" EXPOSED RAFTER EAVE AT STONE 2



3"=1'-0" RAFTER EAVE AT POST & BEAM 3



3"=1'-0" EXPOSED RAFTER EAVE AT PLASTER 1

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ROBINSON RESIDENCE
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Carmel, CA 93923

ARCHITECTURAL DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14806
Renew 8/31/23
STATE OF CALIFORNIA

Date AUG 2023
Scale
Drawn JS
Sheet

A9.1

NOTES

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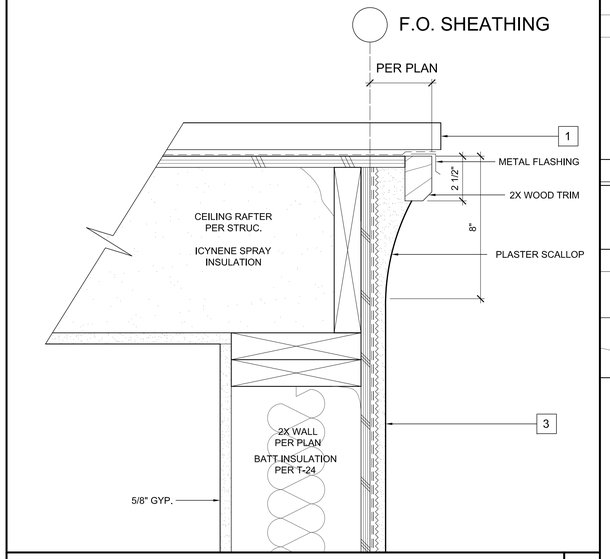
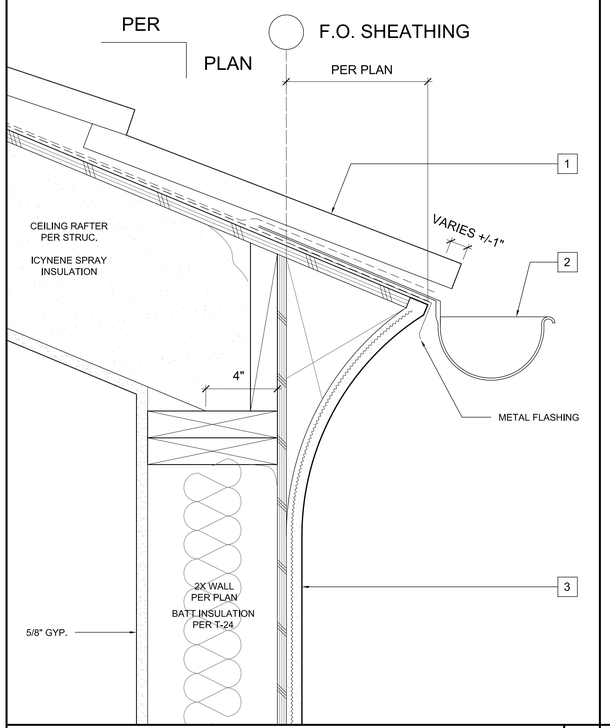
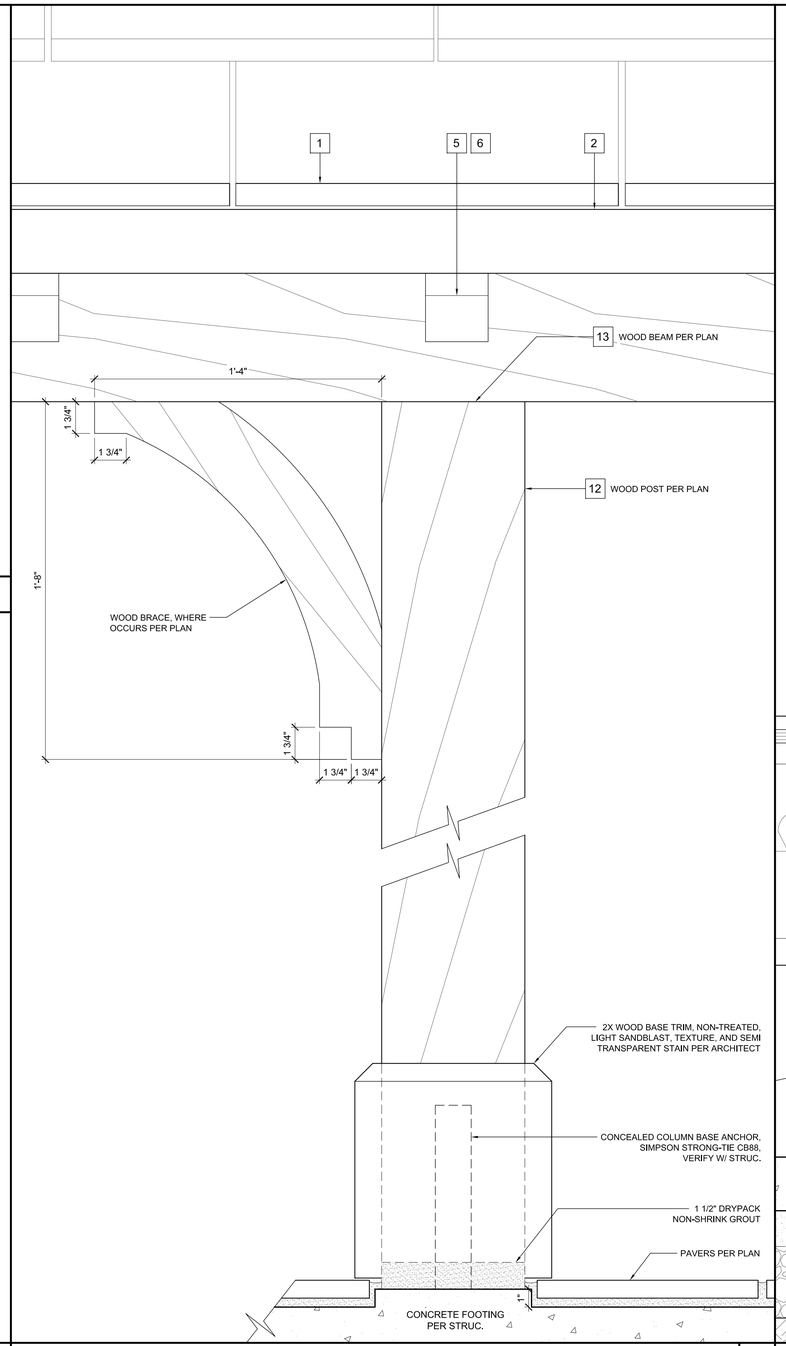
2. ALL KEYNOTES PER FINISH SCHEDULES SHEET A8.1



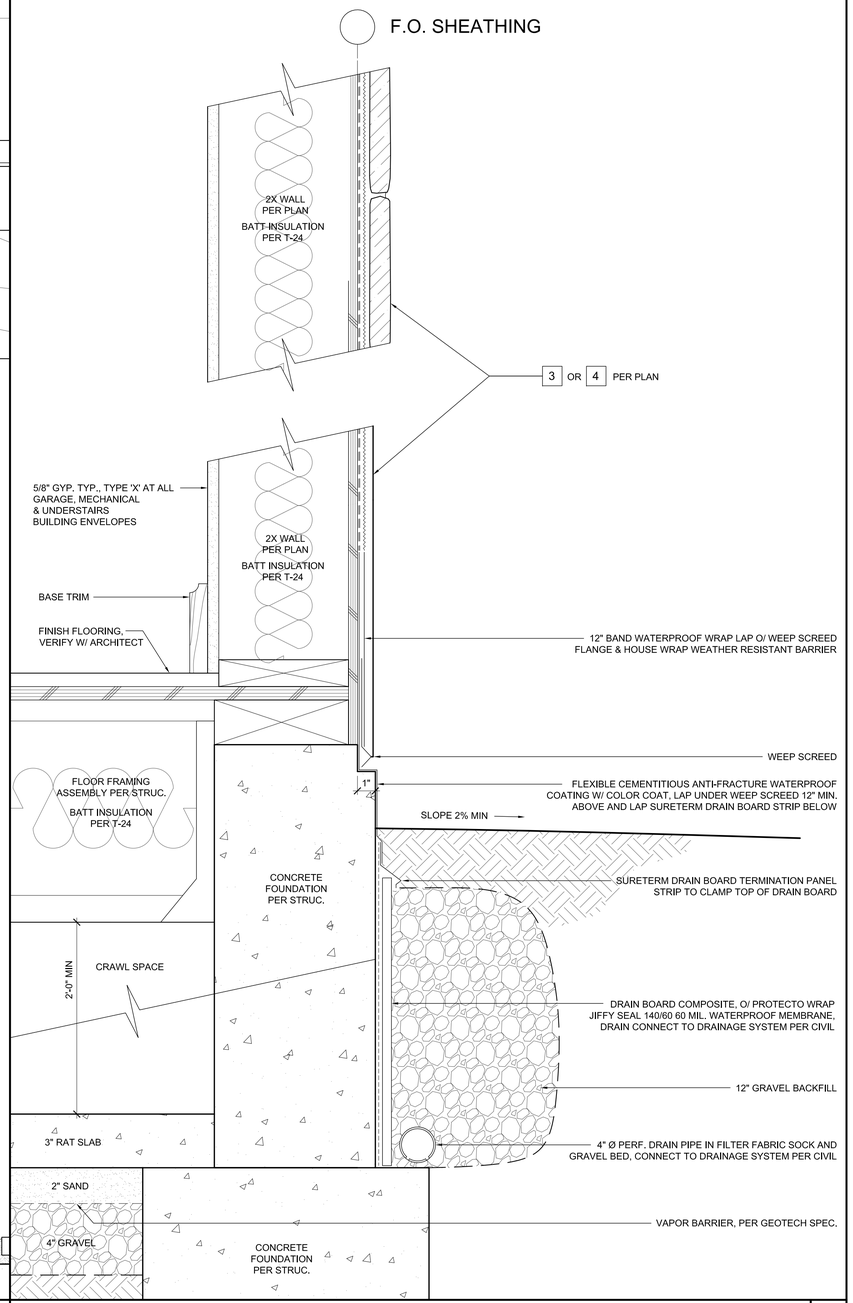
3"=1'-0" PLASTER RAKE AT DORMER 4



3"=1'-0" PLASTER EAVE AT DORMER 3



3"=1'-0" POST & BEAM ELEVATION 2



3"=1'-0" FOUNDATION DRAINAGE & WALL SECTION 1

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ARCHITECTURAL DETAILS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/23 STATE OF CALIFORNIA

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Sheet

A9.2

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NOTES

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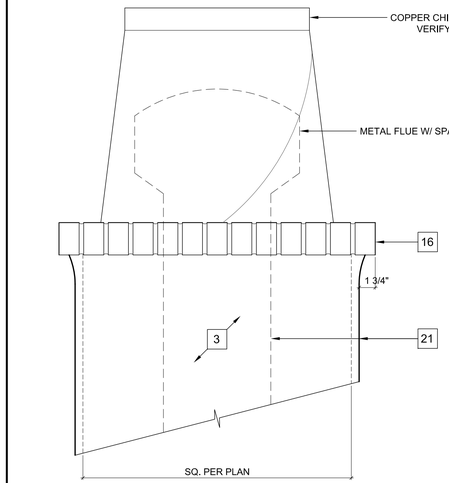
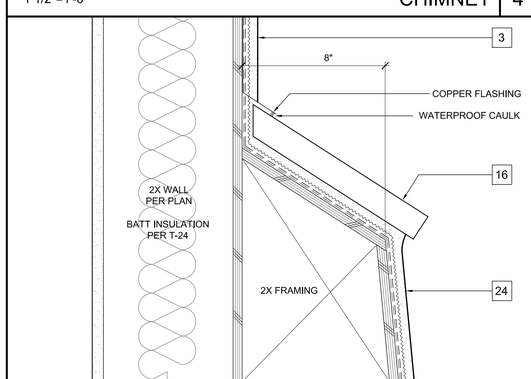
2. ALL KEYNOTES PER FINISH SCHEDULES SHEET A8.1

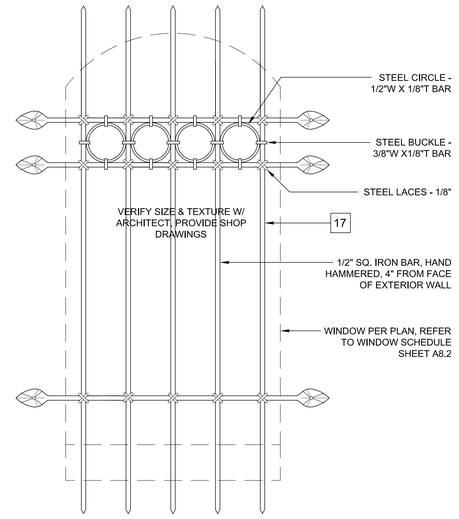
- NOT USED -



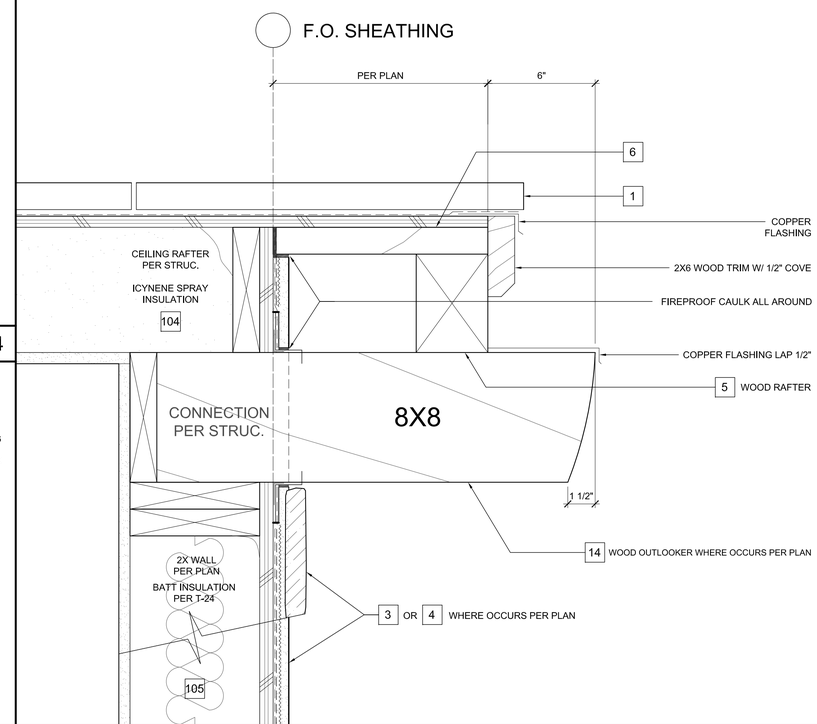
1 1/2"=1'-0" CHIMNEY 4



3"=1'-0" BUTTRESS 3



1 1/2"=1'-0" IRON WINDOW GRILLE 2



3"=1'-0" RAKE 1

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Santa Lucia Preserve
Carmel, CA 93923

ARCHITECTURAL DETAILS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/23 STATE OF CALIFORNIA

Date AUG 2023
Scale
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Sheet

A9.3

NOTES

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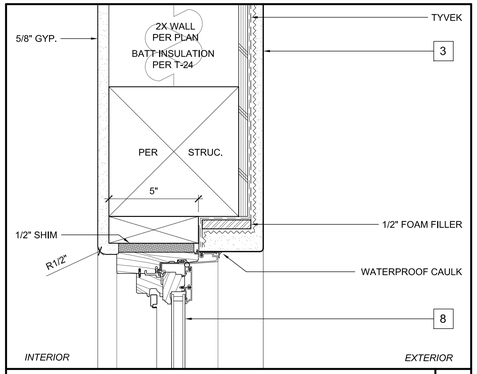
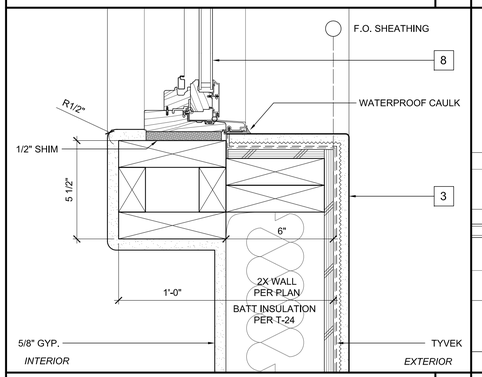
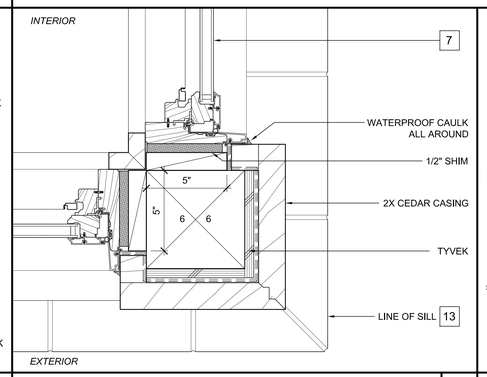


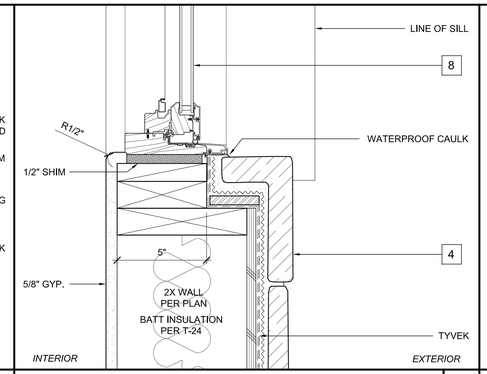
3"=1'-0" WINDOW HEAD PLASTER 13



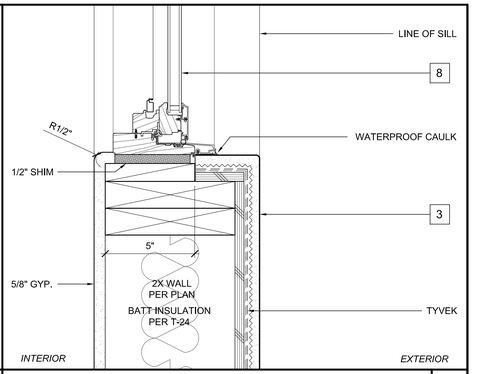
3"=1'-0" WINDOW JAMB AT GARAGE 12



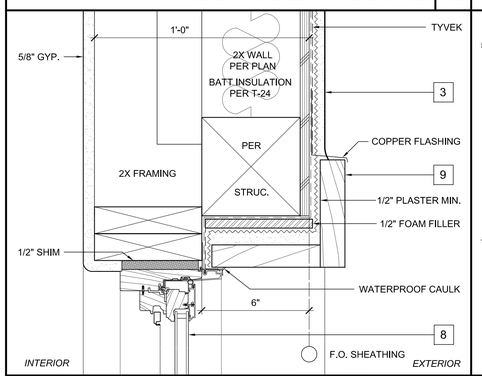
3"=1'-0" WINDOW JAMB AT CORNER BAY 9



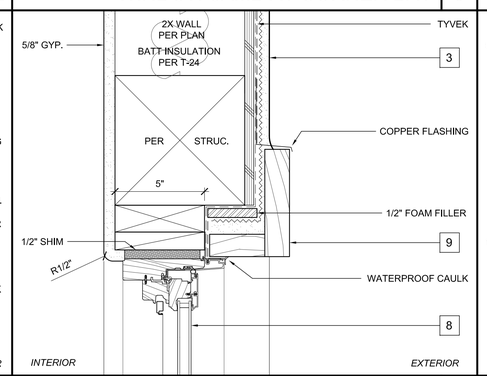
3"=1'-0" WINDOW JAMB STONE 6



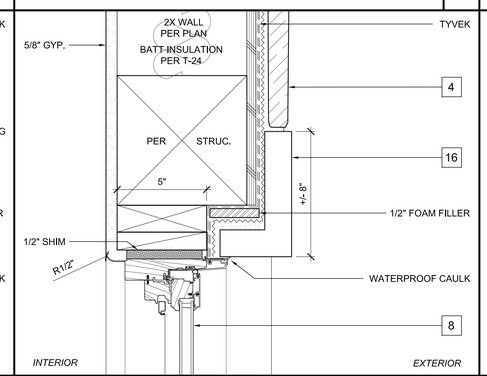
3"=1'-0" WINDOW JAMB PLASTER 3



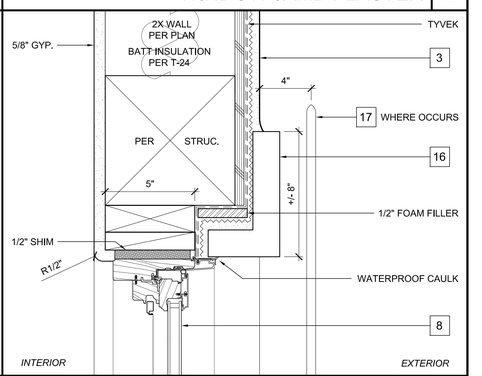
3"=1'-0" WINDOW HEAD LINTEL AT GARAGE 11



3"=1'-0" WINDOW HEAD LINTEL AT PLASTER 8



3"=1'-0" WINDOW HEAD BRICK AT STONE 5



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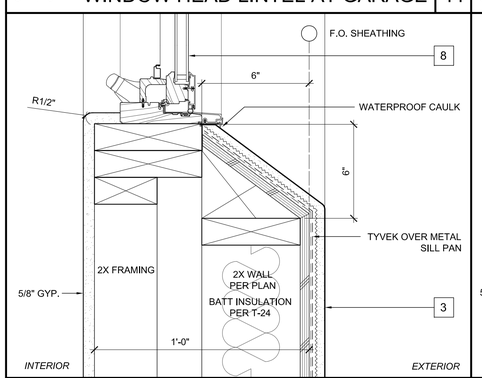
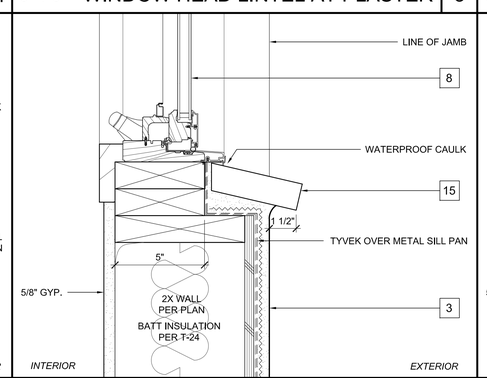
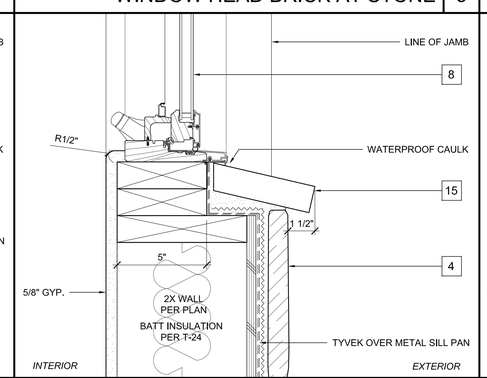


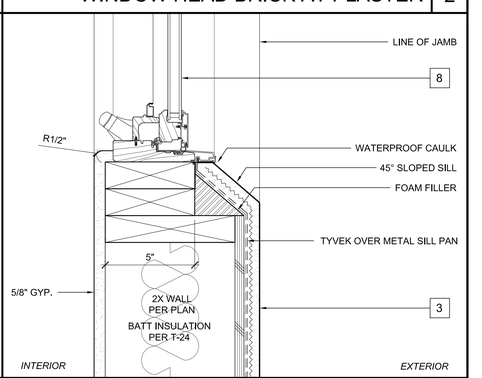
3"=1'-0" WINDOW SILL PLASTER AT GARAGE 10



3"=1'-0" WINDOW SILL BRICK AT PLASTER 7



3"=1'-0" WINDOW SILL BRICK AT STONE 4



3"=1'-0" WINDOW SILL PLASTER 1

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A9.4

NOTES

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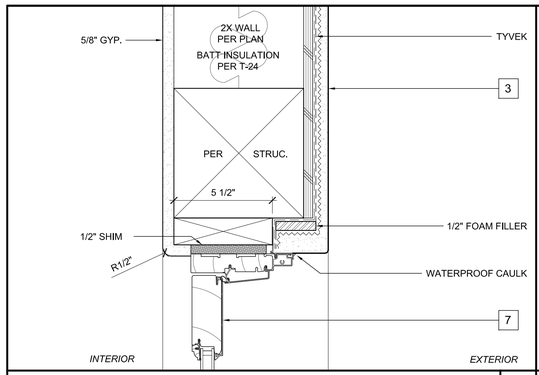
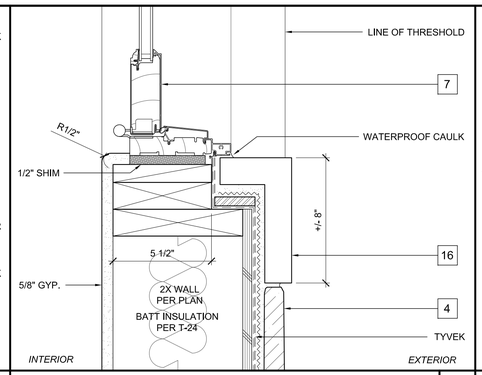


3"=1'-0" DOOR HEAD PLASTER 12



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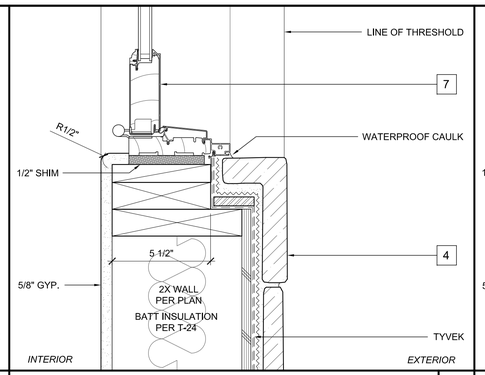

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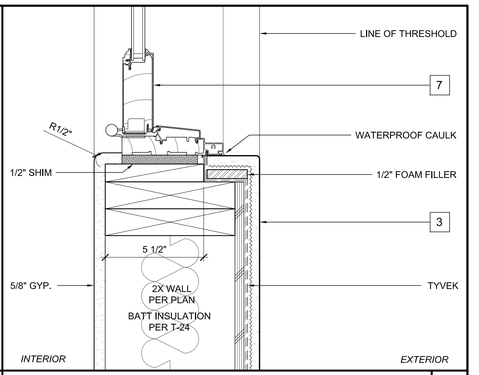
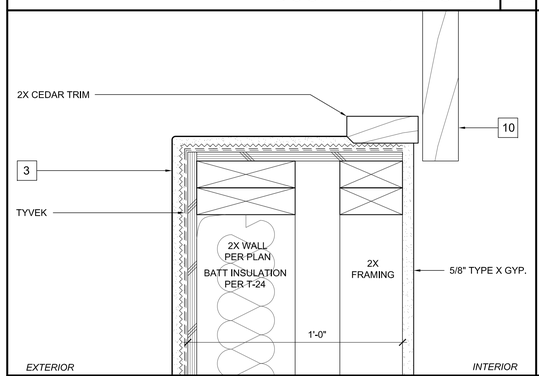
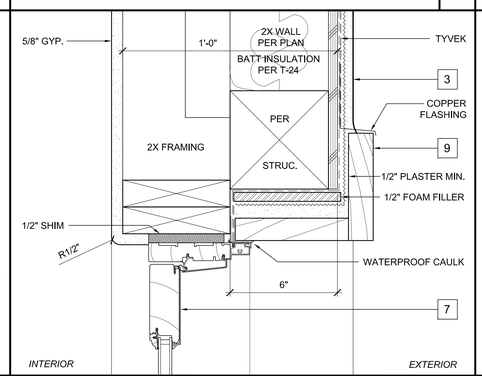


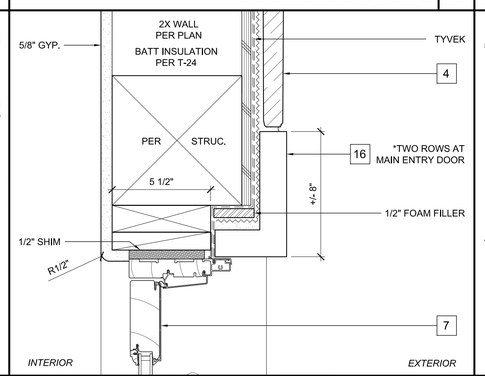
3"=1'-0" DOOR JAMB PLASTER 3



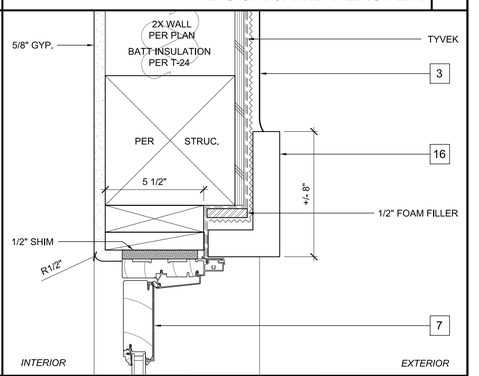
3"=1'-0" GARAGE DOOR JAMB 11



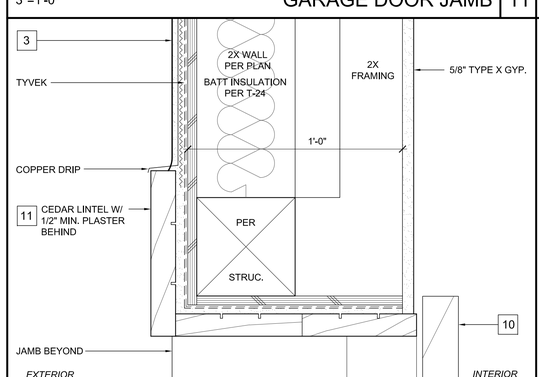
3"=1'-0" DOOR HEAD LINTEL AT PLASTER 8



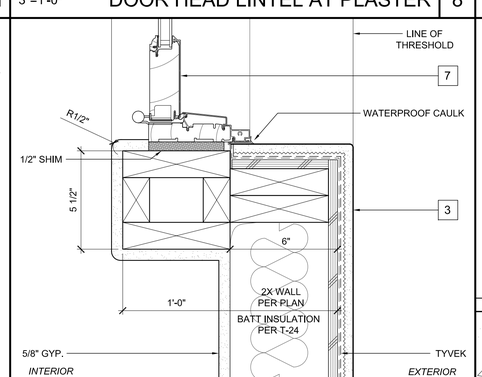
3"=1'-0" DOOR HEAD BRICK AT STONE 5



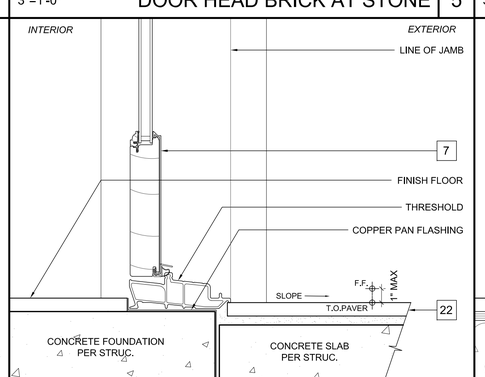
3"=1'-0" DOOR HEAD BRICK AT PLASTER 2



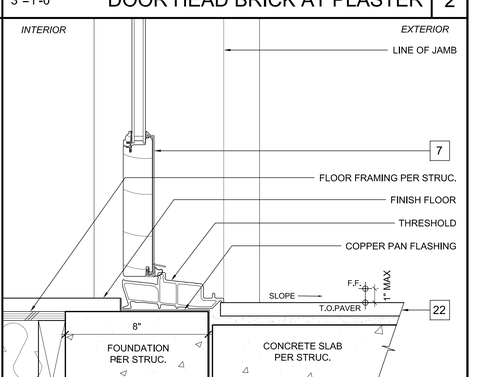
3"=1'-0" GARAGE DOOR HEAD 10



3"=1'-0" DOOR JAMB AT GARAGE 7



3"=1'-0" THRESHOLD AT SLAB 4



3"=1'-0" THRESHOLD AT RAISED FLOOR 1

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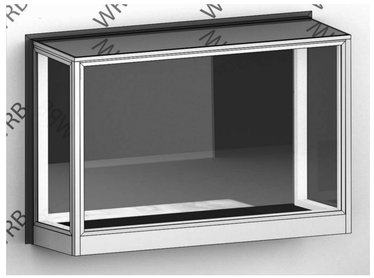
MARVIN *Skycove*



Declaration for Safety Glazing

All Marvin Skycove units use glazing products that meet safety glazing requirements for the top pane. Both the top exterior tempered pane and bottom laminated pane are SGCC certified and meet tempered safety glazing requirements specified: ANSI Z97.1 2015, 16 CFR 1201 CII, CAN/CGSB 12.1 – 2017. The safety laser logos are permanently etched onto each pane of tempered and laminated glass but may be obscured by framing or covers on this product. This notice will serve as confirmation that these products will meet the requirements, even when the logo is obscured.

MARVIN *Skycove*

Minimum and Maximum Guidelines and Certified Sizes

Minimum and Maximum Sizes

Configuration	Rough Opening								Projection			
	Min Width		Min Height		Max Width		Max Height		Min Depth		Max Depth	
	in	mm	in	mm	in	mm	in	mm	in	mm	in	mm
Skycove	76 1/4	(1937)	67 47/64	(1720)	99 1/4	(2521)	83 47/64	(2127)	25 1/2	(648)	25 1/2	(648)

NOTE: Four Call Number sizes are available, two heights and two widths.
Custom sizes not available.

Certified Sizes and Ratings

Product	Air Test to PSF	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure	Overall Width		Overall Height	
						in	mm	in	mm
SC P	1.57	9.82	97.5	CW-PG65-SP	DP65	101	(2565)	93 1/2	(2375)

Certification based upon AAMA/WDMA/CSA 101/I.S.2/A440-08

MARVIN *Skycove*

Standard Size Measurements

Standard Size Charts

Configuration		RO				Projection	
Width	Height	Width		Height		Depth	
Call Number	Call Number	in	mm	in	mm	in	mm
78	70	76 1/4	(1937)	67 47/64	(1720)	25 1/2	(648)
78	86	76 1/4	(1937)	83 47/64	(2127)	25 1/2	(648)
101	70	99 1/4	(2521)	67 47/64	(1720)	25 1/2	(648)
101	86	99 1/4	(2521)	83 47/64	(2127)	25 1/2	(648)

Standard Size Width Dimensions

Call Number Widths	Masonry Opening		Rough Opening		Frame Size		Interior Opening	
	in	mm	in	mm	in	mm	in	mm
78	78 1/2	(1994)	76 1/4	(1937)	78	(1981)	69 3/32	(1755)
101	101 1/2	(2578)	99 1/4	(2521)	101	(2565)	92 3/32	(2339)

Standard Size Height Dimensions

Call Number Heights	Masonry Opening		Rough Opening		Frame Size		Interior Opening	
	in	mm	in	mm	in	mm	in	mm
70	70 1/2	(1791)	67 47/64	(1720)	70	(1778)	61 35/64	(1563)
86	86 1/2	(2197)	83 47/64	(2127)	86	(2184)	77 35/64	(1970)

Standard Estimated Size Weights and Crating Dimensions

Call Number	Weight (lbs.)			Crate Measurements (inches)		
	Unit	Crate	Combined	Depth	Width	Height
CN7870	728	319	1047	37 1/2	85	79 1/2
CN7870 Tripane	804	319	1123	37 1/2	85	79 1/2
CN7886	824	342	1166	37 1/2	85	95 1/2
CN10170	920	320	1240	37 1/2	108	79 1/2
CN10186	965	391	1356	37 1/2	108	95 1/2

Standard Size Daylight Opening Dimensions

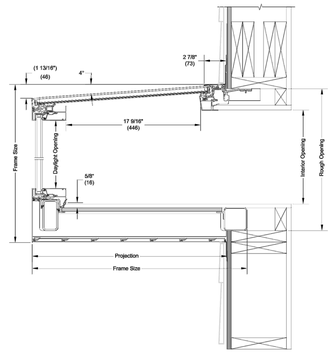
Configuration		DLO											
		A1/A3						A2				B2	
Width	Height	Width		Height (HS)		Height (LS)		Width		Height		Width	Height
Call Number	Call Number	in	mm	in	mm	in	mm	in	mm	in	mm	in mm	in mm
78	70	19 45/64	(502)	59 17/32	(1518)	58 5/32	(1483)	69 3/32	(1762)	17 9/16	(448)	72 17/64	(1843) 58 13/64 (1484)
78	86	19 45/64	(502)	75 17/32	(1926)	74 5/32	(1891)	69 3/32	(1762)	17 9/16	(448)	72 17/64	(1843) 74 13/64 (1892)
101	70	19 45/64	(502)	59 17/32	(1518)	58 5/32	(1483)	92 3/32	(2348)	17 9/16	(448)	95 17/64	(2429) 58 13/64 (1484)
101	86	19 45/64	(502)	75 17/32	(1926)	74 5/32	(1891)	92 3/32	(2348)	17 9/16	(448)	95 17/64	(2429) 74 13/64 (1892)

A1/A3 - flankers, A2 - top glass, B2 - center glass

MARVIN *Skycove*

Section Details: Section View

Scale: 3" = 1' 0"

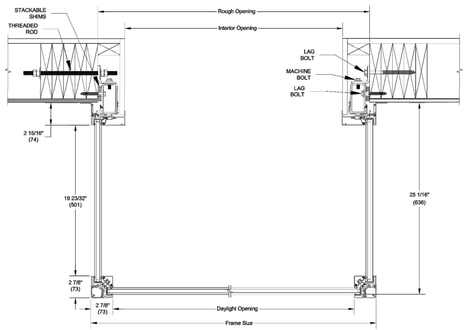


NOTE: Reference the Verification Document for specific Rough Opening reinforcement
Typical wood frame construction shown. Refer to verification document for structural requirements.
Measurement between bottom of cover to unit base.

MARVIN *Skycove*

Section Details: Plan View

Scale: 3" = 1' 0"

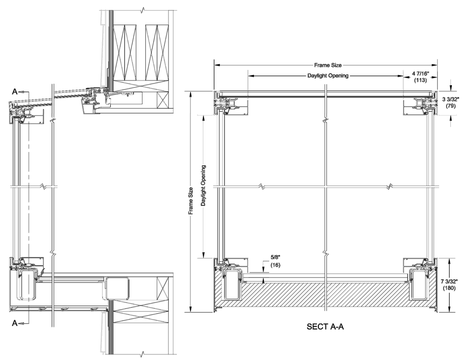


NOTE: Typical wood frame construction shown. Refer to verification document for structural requirements.

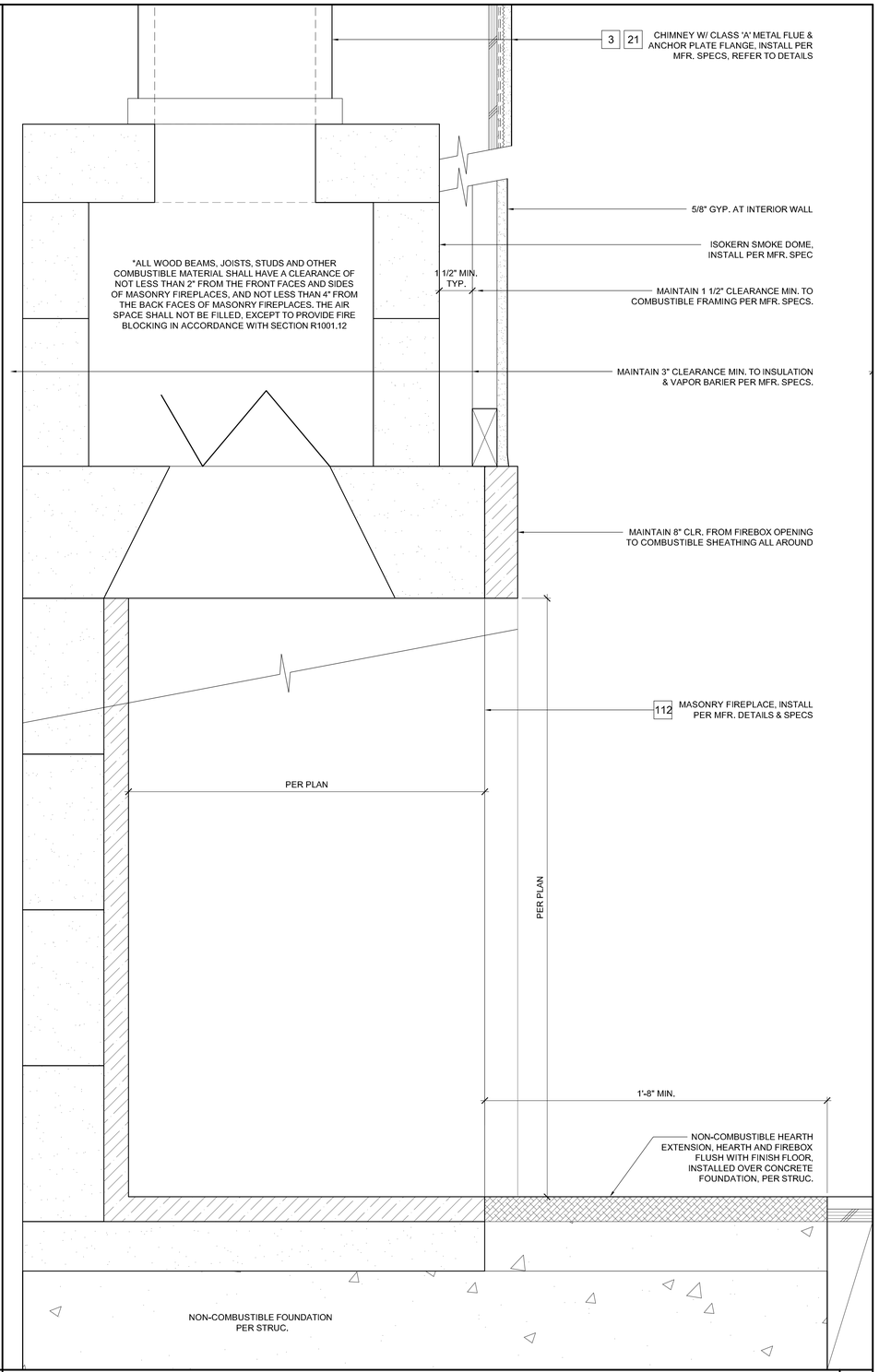
MARVIN *Skycove*

Section Details: Front Elevation View

Scale: 3" = 1' 0"



NOTE: Dimensions at glass. Due to projection and angle of side panels, the dimensions at the wall would Frame Size + X
Typical wood frame construction shown. Refer to verification document for structural requirements.



NOT TO SCALE | MARVIN SKYCOVE WINDOW TYP. NOTES & DETAILS | 2 | 3"=1'-0" | FIREPLACE -TYP. | 1

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ARCHITECTURAL DETAILS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/23 STATE OF CALIFORNIA

Date AUG 2023
Scale
Drawn JS
Sheet

A9.6

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Fire-Lite Application - General Information

General Information:

The Fire-Lite is an application of the Isokern Standard and Magnum fireplaces designed, tested and listed with the ability to be installed on a combustible floor system. The design and installation require that the system use Class A metal flue, or equivalent. The Fire-Lite assembled unit must sit on a raised, noncombustible platform allowing a minimum 4" air space between the Isokern base plate and the combustible floor.

Many of the requirements for the Fire-Lite such as fire brick installation, safety precautions and installation instructions for the Isokern Standard and Magnum fireplaces will apply and are referred to in previous pages of this manual. Refer to those instructions for additional information.

The following pages will refer to installation requirements specific to the Fire-Lite system.

Intended Use Statement:

The Fire-Lite fireplace is designed to sit on a combustible floor system and is intended to burn solid wood fuel, propane or natural gas. The fireplace is intended for use as a supplemental heat source only and is not intended for heavy use as a primary heating system.

Notes:

The local authority having code jurisdiction should be consulted before installation to determine the need to obtain a permit. Refer to page 4 of this manual for areas of concern.

Do not scale drawings. Illustrations in this manual are not to scale and are intended to show "typical" installations. Nominal dimensions are given for design and framing reference only, since actual installations may vary due to job specific design preferences. Always maintain the stated minimum clearances to combustible materials. Do not violate any specific installation requirements.

The Fire-Lite has been tested and listed by Warnock Hersey (Report Nos. J20004277-231 and 632-912500) to UL 127-1999. These units are intended for installation in residential homes, and other buildings of conventional construction.

Fire-Lite fireplace systems are also designed for installation in accordance with the National Fire Protection Association Standard for chimneys, fireplaces, vents and Solid Fuel-Burning Appliances (NFPA 211).

Though any Class A or UL 103 metal chimney can be installed with a Fire-Lite, the following installation instructions refer to the FTF-13 chimney system. If an equivalent metal chimney system is used, follow the metal flue manufacturer's explicit installation instructions.

Safety Instructions:

Because the Fire-Lite is an application of the Magnum or Isokern Standard Series fireplaces, the safety instructions are listed on pages 5 & 6 of this manual. Please refer to them and read them carefully before installing your Fire-Lite system.

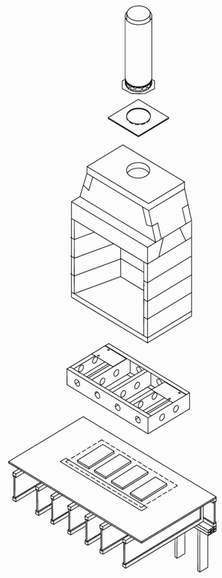

FIGURE 79

Rough Framing Dimensions

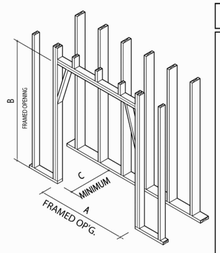

FIGURE 5

Rough Framing Dimensions

Model	Width A	Height B	Depth C
Magnum			
Model 28	38 1/2"	61 1/2"	29.5"
Model 36	46"	71"	29.5"
Model 42	52"	71"	29.5"
Model 48	56"	71"	29.5"
Isokern Standard			
Model 36	46"	65"	26 3/4"
Model 42	52"	65"	26 3/4"
Model 46	56"	65"	26 3/4"

Notes:

1. "B" includes the 3" thick base plate. "B" is reduced by 3" if the base plate is eliminated to create a "flush hearth".

2. "Raised hearth" requires additional rough opening height at "B" equal to the height of the raised hearth detail.

3. Rough framing dimension for width "A" allows for the required 1-1/2" clearance at the sides of the Fireplaces.

4. Rough framing dimension for depth "C" allows for the required 1-1/2" clearance at the back of the Fireplaces.

Corner Location Layout

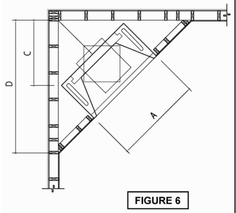

FIGURE 6

The following chart of dimensions is intended to aid in the positioning of a fireplace in a corner condition where the DM chimney must turn 45° degrees to align with overhead framing.

Magnum	A	B	C	D
Model 28	33 1/2"	18 1/4"	24"	65 1/2"
Model 36	43"	16 3/4"	32"	78 3/4"
Model 42	49"	26 1/2"	36"	83"
Model 48	53"	28 1/2"	39"	85 3/4"
Isokern Standard				
Model 36	43"	49"	35"	72"
Model 42	49"	52"	37"	75"
Model 46	53"	54"	39"	79"

To turn flue 45°, first set one offset block on the firebox so that the chimney offsets 3" toward the back of the firebox. (Figure 6)

Set a DM outer casing onto this offset block so that the outer casing is at 45° to the firebox and square to the overhead framing system. Run the vertical DM chimney through the overhead framing.

More offset blocks can be used - if necessary to align with overhead framing - before running the vertical DM chimney outer casing and liner.

Note: Support the third offset down to footings and at each third offset block thereafter (see pages 33 & 34).

Required Clearance to Combustibles

The fireplaces and DM chimney systems are tested and listed for installation with "clearance to combustibles" as follows:

The Isokern Standard and Magnum Series firebox side walls and back wall require 1-1/2" clearance. (Figures 3 & 4)

The smoke dome front wall requires 0" clearance.

All DM chimney components require 0" clearance to combustibles. (Figure 3)

Note: "Combustibles" are defined as "normal construction materials" and are considered to be: wood framing materials, particle board, mill board, plywood sub-flooring, plywood paneling and wood flooring.

Sheathing materials, such as plywood, particle board and drywall may cover the smoke dome front at 0" clearance. All combustible sheathing materials that protrude beyond front of firebox must be held 8" away from the sides of the firebox opening and 8" above the top of the firebox opening.

Wherever insulation is used, the Fireplaces must not be placed directly against it. **Keep all insulation, vapor barriers, "house wrap" paper and other insulating type membranes and products, including fiberglass, cellulose and other insulation, (anything that carries an "R" rating) a minimum of three inches (3") away from all firebox and chimney surfaces.**

Exception:

If insulation is used in walls surrounding the fireplace, insulation may be installed behind sheathing of gypsom board, plywood, particle board or other material on the side facing the Isokern. The facing material cannot be within 1 1/2" to the fireplace sidewalls.

Notes:

A. The fireplaces must sit upon a concrete support slab designed to bear the total installed weight of the fireplace and DM chimney system. These support slabs can have no wood underpinnings. (Figure 4)

The fireplaces are rated for installation on a combustible floor system when using the Fire-Lite application only. See pages 46-51 for Fire-Lite installation instructions.

B. Concrete support slabs for fireplaces must provide the noncombustible hearth extension substrate needed to support the code required noncombustible hearth extension finish materials. (Figure 4)

C. All fireplaces shall have hearth extensions of approved noncombustible material such as brick, tile, or stone that is properly supported, with no combustible material against the underside thereof. Wooden forms used during the construction of hearths and hearth extensions must be removed when the construction is complete.

D. If a raised fireplace floor and raised hearth extension are preferred, the raised underlying structure must be built of noncombustible material and must sit on noncombustible substrate.

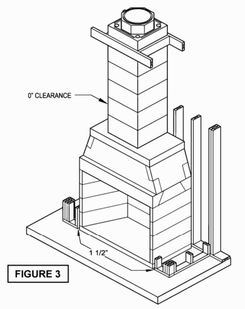

FIGURE 3

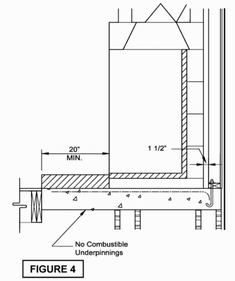

FIGURE 4

Fire-Lite Application - Required Clearance To Combustibles

The Fire-Lite is tested and listed for installation with "clearance to combustibles" as follows:

1) Four inches (4") clearance to the combustible floor.
2) Zero inch (0") clearance at the Isokern smoke dome front wall (Figure 77).
3) One and one half inches (1-1/2") clearance at the Isokern firebox back walls and side walls.
4) Two inches (2") minimum air space to combustibles at all FTF-13 metal chimney components' outer layer.

Important: "Combustibles" are defined as "normal construction materials" and are considered to be: wood framing materials, particle board, mill board, plywood sub-flooring, plywood paneling and wood flooring. Sheathing materials, such as plywood, particle board and drywall may cover the smoke dome front at zero inch (0") clearance. All combustible sheathing materials must be held eight inches (8") away from the sides of the firebox opening and eight inches (8") above the top of the firebox opening.

The firebox backwall, side walls and the smoke dome back require 1 1/2" clearance. (Figures 80 & 81)

Keep all insulation, vapor barriers, "house wrap" paper and other insulating type membranes and products, including fiberglass, cellulose and other insulation, (anything that carries an "R" rating) a minimum of three inches (3") away from all firebox and chimney surfaces.

Exception: If insulation is used in walls surrounding the fireplace, insulation may be installed behind sheathing of gypsom board, plywood, particle board or other material on the side facing the Isokern. (Figure 81)

The sheathing material holding back the insulation cannot be closer than 1 1/2" to the fireplace sidewalls, backwall or chimney system. (Figure 83)

When Fireplace installations are surrounded by walls that are to be insulated, the walls must have enough clearance to the Isokern unit in order to maintain the three inch (3") minimum clearance to insulation for unsupported insulation. **Never spray the Fireplace or chimney system with any type of sealer, insulation or other material.**

Notes:

The Fire-Lite Application is designed, tested and approved for installation at a minimum of four inches (4") above combustible floor systems per the installation specifications given in this manual.

Any portion of the combustible floor system left exposed under the base plate is to be covered with minimum 1" thick ceramic fiber insulation board or equivalent rated to 2100 degrees Fahrenheit (Figure 79).

All Fire-Lite Series result in the finished fire brick floor of the firebox being at least eight inches (8 1/2")* above the combustible floor system (Figure 80).

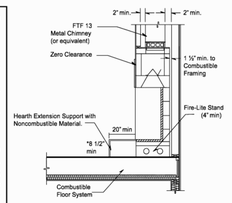

FIGURE 80

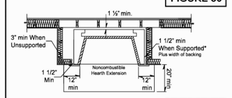

FIGURE 81

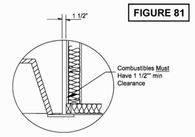

FIGURE 82

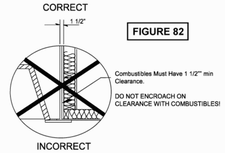

FIGURE 83

Metal Flue

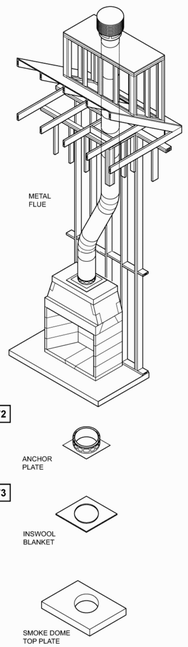

FIGURE 72

FIGURE 73

Fireplaces are tested and listed for use with factory-built metal, Class "A" (solid fuel) chimneys as an option. Any Class "A" or UL 103 listed metal chimney system is accetable for use on any Isokern system. (Figure 72)

Metal Flue Types:

The selected factory-built metal chimney for use with the fireplaces, at a minimum, must be listed by a recognized agency for solid fuel and as tested to UL 103, for continuous use of one thousand degrees (1000°) Fahrenheit and intermittent use of seventeen hundred degrees (1700°) Fahrenheit.

The factory-built metal flue design can be from the following types:

1. Non-insulated completely thermal siphoning, double-wall, air-cooled solid fuel rated chimneys listed to UL 103, ULC S629.

2. Double-wall with solid-pack insulation.

3. A combination of double-wall, solid-pack insulation and air space (triple-wall).

4. Triple-wall air space solid fuel chimney.

5. Listed chimney liners conforming with the seventeen hundred degree (1700°) Fahrenheit requirements of UL 1777 or ULCS635 or ULC640 may also be used with Isokern fireplaces.

Note:

The selected, approved chimney manufacturer must provide the masonry anchor plate designed to fit their flue system. (Figure 73)

All chimneys and chimney liners must be installed in accordance with the manufacturer's installation instructions and under the terms of their listing for use with open faced fireplaces.

Maximum height of a metal flue system is not required as all the load can be taken off the firebox.

Refer to metal flue manufacturer for number of offsets, approved chimney shrouds, clearance to combustibles and any information specific to that flue system. Earthcore does not manufacture these components and defers to manufacturers instructions.

**PROVIDE COMPLETE MANUFACTURER INSTALLATION MANUAL & INSTRUCTIONS ON JOB SITE AT THE TIME OF INSPECTION*

TM TOM MEANEY | ARCHITECT
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805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

ROBINSON RESIDENCE
20 Pronghorn Run
Santa Lucia Preserve
Carmel, CA 93923

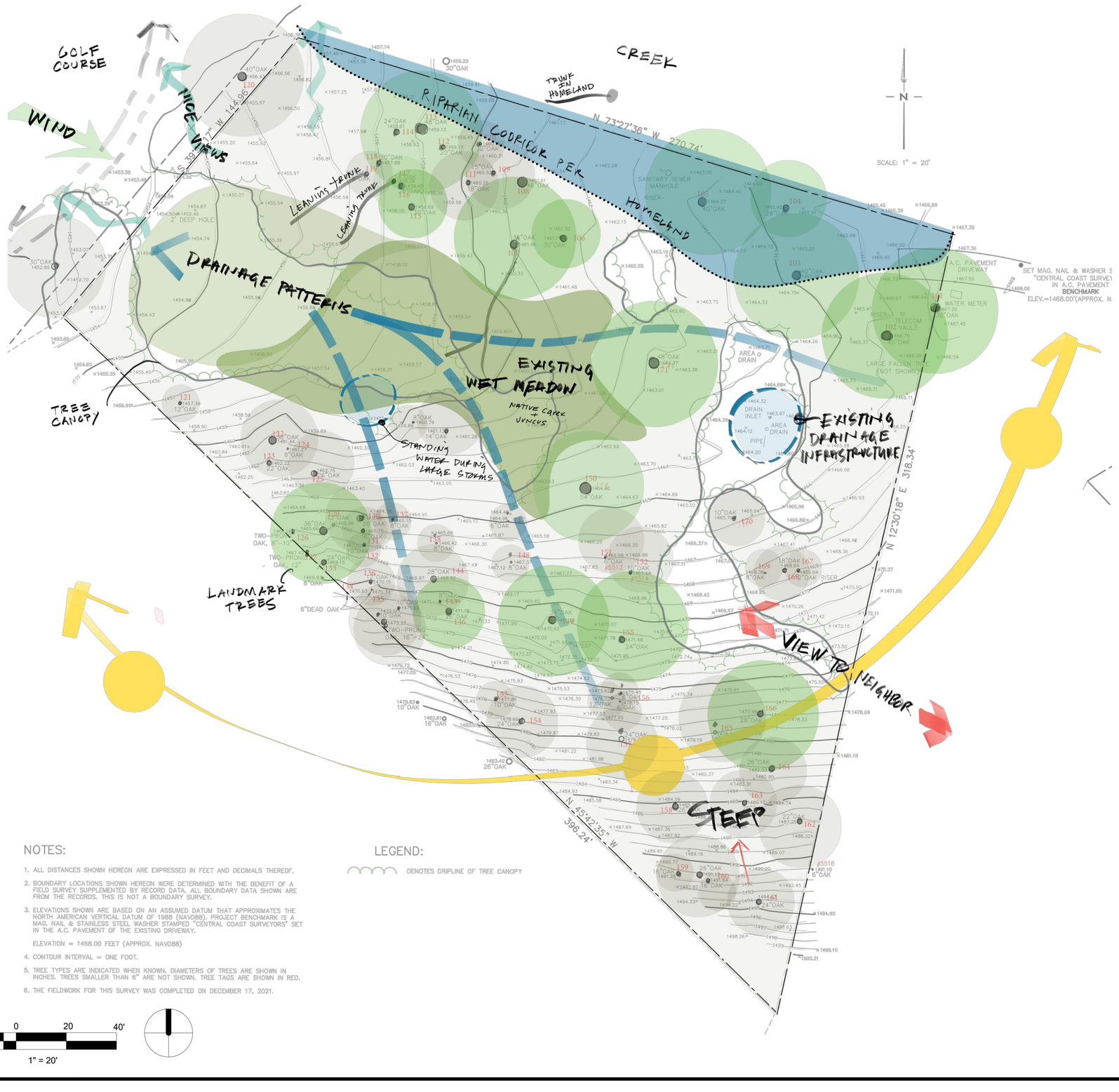
ARCHITECTURAL DETAILS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/23 STATE OF CALIFORNIA

Date AUG 2023
Scale
Drawn JS
Sheet

A9.7

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF THE EXISTING DRIVEWAY.

   ELEVATION = 1468.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN. TREE TAGS ARE SHOWN IN RED.
6. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON DECEMBER 17, 2021.

LEGEND:

DENOTES DRIPLINE OF TREE CANOPY

20' 0 20 40'

1" = 20'

7/19/2023 11:25 AM

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WILD LAND WORKSHOP
carmel valley, california
www.wildlandworkshop.com

REGISTERED LANDSCAPE ARCHITECT MARIE S. GOULET 6335 06/30/2024 01/06/2023 STATE OF CALIFORNIA

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CIVIL ENGINEER
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ATTN: MARK STERNER
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831.655.2723

team

JEFF AND LAURA ROBINSON

owner

ROBINSON RESIDENCE

20 PRONGHORN RUN
SANTA LUCIA PRESERVE LOT 121
CARMEL, CA 93923

project

no.	description	date:
5	PLANNING	07.11.2023
4	FINAL DESIGN REVIEW	05.04.2023
3	DESIGN REVISION REVIEW	03.20.2023
2	PRELIMINARY DESIGN REVIEW	01.20.2023
1	CONCEPTUAL DESIGN REVIEW	09.15.2022

date: 07.11.2023

SITE ANALYSIS

sheet title

L0.00

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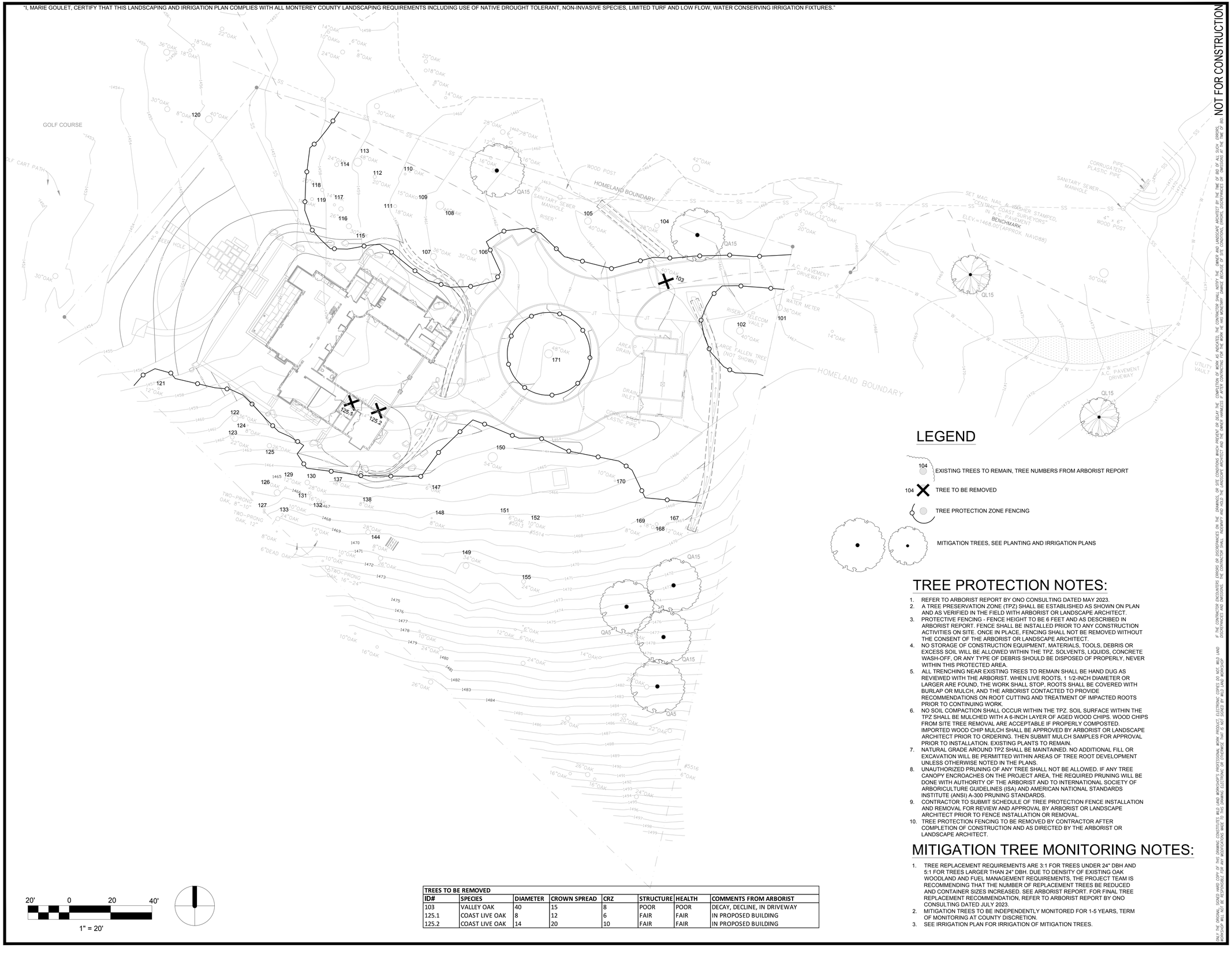
"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



LEGEND

- 104 — EXISTING TREES TO REMAIN, TREE NUMBERS FROM ARBORIST REPORT
- 104 — TREE TO BE REMOVED
- TREE PROTECTION ZONE FENCING
- MITIGATION TREES, SEE PLANTING AND IRRIGATION PLANS

20' 0 20 40'

1" = 20'

TREES TO BE REMOVED							
ID#	SPECIES	DIAMETER	CROWN SPREAD	CRZ	STRUCTURE	HEALTH	COMMENTS FROM ARBORIST
103	VALLEY OAK	40	15	8	POOR	POOR	DECAY, DECLINE, IN DRIVEWAY
125.1	COAST LIVE OAK	8	12	6	FAIR	FAIR	IN PROPOSED BUILDING
125.2	COAST LIVE OAK	14	20	10	FAIR	FAIR	IN PROPOSED BUILDING

TREE PROTECTION NOTES:

1. REFER TO ARBORIST REPORT BY ONO CONSULTING DATED MAY 2023.
2. A TREE PRESERVATION ZONE (TPZ) SHALL BE ESTABLISHED AS SHOWN ON PLAN AND AS VERIFIED IN THE FIELD WITH ARBORIST OR LANDSCAPE ARCHITECT.
3. PROTECTIVE FENCING - FENCE HEIGHT TO BE 6 FEET AND AS DESCRIBED IN ARBORIST REPORT. FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ONCE IN PLACE, FENCING SHALL NOT BE REMOVED WITHOUT THE CONSENT OF THE ARBORIST OR LANDSCAPE ARCHITECT.
4. NO STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, DEBRIS OR EXCESS SOIL WILL BE ALLOWED WITHIN THE TPZ. SOLVENTS, LIQUIDS, CONCRETE WASH-OFF, OR ANY TYPE OF DEBRIS SHOULD BE DISPOSED OF PROPERLY, NEVER WITHIN THIS PROTECTED AREA.
5. ALL TRENCHING NEAR EXISTING TREES TO REMAIN SHALL BE HAND DUG AS REVIEWED WITH THE ARBORIST. WHEN LIVE ROOTS, 1 1/2-INCH DIAMETER OR LARGER ARE FOUND, THE WORK SHALL STOP, ROOTS SHALL BE COVERED WITH BURLAP OR MULCH, AND THE ARBORIST CONTACTED TO PROVIDE RECOMMENDATIONS ON ROOT CUTTING AND TREATMENT OF IMPACTED ROOTS PRIOR TO CONTINUING WORK.
6. NO SOIL COMPACTION SHALL OCCUR WITHIN THE TPZ. SOIL SURFACE WITHIN THE TPZ SHALL BE MULCHED WITH A 6-INCH LAYER OF AGED WOOD CHIPS. WOOD CHIPS FROM SITE TREE REMOVAL ARE ACCEPTABLE IF PROPERLY COMPOSTED. IMPORTED WOOD CHIP MULCH SHALL BE APPROVED BY ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO ORDERING. THEN SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. EXISTING PLANTS TO REMAIN.
7. NATURAL GRADE AROUND TPZ SHALL BE MAINTAINED. NO ADDITIONAL FILL OR EXCAVATION WILL BE PERMITTED WITHIN AREAS OF TREE ROOT DEVELOPMENT UNLESS OTHERWISE NOTED IN THE PLANS.
8. UNAUTHORIZED PRUNING OF ANY TREE SHALL NOT BE ALLOWED. IF ANY TREE CANOPY ENCROACHES ON THE PROJECT AREA, THE REQUIRED PRUNING WILL BE DONE WITH AUTHORITY OF THE ARBORIST AND TO INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES (ISA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
9. CONTRACTOR TO SUBMIT SCHEDULE OF TREE PROTECTION FENCE INSTALLATION AND REMOVAL FOR REVIEW AND APPROVAL BY ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO FENCE INSTALLATION OR REMOVAL.
10. TREE PROTECTION FENCING TO BE REMOVED BY CONTRACTOR AFTER COMPLETION OF CONSTRUCTION AND AS DIRECTED BY THE ARBORIST OR LANDSCAPE ARCHITECT.

MITIGATION TREE MONITORING NOTES:

1. TREE REPLACEMENT REQUIREMENTS ARE 3:1 FOR TREES UNDER 24" DBH AND 5:1 FOR TREES LARGER THAN 24" DBH. DUE TO DENSITY OF EXISTING OAK WOODLAND AND FUEL MANAGEMENT REQUIREMENTS, THE PROJECT TEAM IS RECOMMENDING THAT THE NUMBER OF REPLACEMENT TREES BE REDUCED AND CONTAINER SIZES INCREASED. SEE ARBORIST REPORT. FOR FINAL TREE REPLACEMENT RECOMMENDATION, REFER TO ARBORIST REPORT BY ONO CONSULTING DATED JULY 2023.
2. MITIGATION TREES TO BE INDEPENDENTLY MONITORED FOR 1-5 YEARS, TERM OF MONITORING AT COUNTY DISCRETION.
3. SEE IRRIGATION PLAN FOR IRRIGATION OF MITIGATION TREES.

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WILD LAND WORKSHOP
carmel valley, california
www.wildlandworkshop.com

REGISTERED LANDSCAPE ARCHITECT MARIE S. GOULET 6335 06/30/2024 10/20/2023 STATE OF CALIFORNIA

seal

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CIVIL ENGINEER
L&S ENGINEERING, INC.
ATTN: MARK STERNER
2460 GARDEN ROAD,
MONTEREY, CALIFORNIA 93940
831.655.2723

team

JEFF AND LAURA ROBINSON

owner

ROBINSON RESIDENCE

20 PRONGHORN RUN
SANTA LUCIA PRESERVE LOT 121
CARMEL, CA 93923

project

no.	description	date
6	PLANNING CHECKLIST	10.20.2023
5	PLANNING	07.11.2023
4	FINAL DESIGN REVIEW	05.04.2023
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2	PRELIMINARY DESIGN REVIEW	01.20.2023
1	CONCEPTUAL DESIGN REVIEW	09.15.2022

date: 10.20.2023

TREE PROTECTION & TREE MITIGATION PLAN

sheet title

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10/20/2023 9:11 AM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

LEGEND

- 104 — EXISTING TREES TO REMAIN, TREE NUMBERS FROM ARBORIST REPORT
- 104 — TREE TO BE REMOVED
- FUEL MANAGEMENT ZONE

FUEL MANAGEMENT ZONE NOTES::

1. REFER TO ARBORIST REPORT BY ONO CONSULTING DATED MAY 2023
2. SEE FUEL MANAGEMENT PLAN BY ONO CONSULTING DATED MAY 2023
3. A FUEL MANAGEMENT ZONE (FMZ) SHALL BE ESTABLISHED AS SHOWN ON PLAN AND AS VERIFIED IN THE FIELD WITH ARBORIST OR LANDSCAPE ARCHITECT.
4. NON-COMBUSTIBLE ZONE - TO A DISTANCE OF 5 FEET. A NON-COMBUSTIBLE BUFFER OF 5 FEET AROUND THE STRUCTURE CONSISTING OF HARDSCAPE SURFACES (SUCH AS PATIOS AND GRAVEL) AND LANDSCAPE MATERIALS (SUCH AS LAWN AND SUCCULENTS).
5. LANDSCAPING ZONE - PER LANDSCAPING PLANS. ALL LANDSCAPING OCCURS WITHIN THE HOMELAND AREA. THE PLANTING OF FLAMMABLE SHRUBS AND ORNAMENTAL GRASSES IS DISCOURAGED IN THIS AREA. THE SPACING BETWEEN LANDSCAPING PLANTS AND VOLUME OF LANDSCAPING BIOMASS SHOULD MIMIC THE OAK WOODLAND ZONE
6. DRIVEWAY ZONE - FOR A WIDTH OF 15 FEET FROM THE EDGE OF PAVEMENT. THIS AREA SHOULD BE TREATED TO REDUCE THE INTENSITY OF FIRE NEAR PAVEMENT AND TO PROVIDE FOR CLEARANCE FOR LARGER VEHICLES: GRASSLAND AND THE UNDERSTORY OF OAK SAVANNAH AND OAK WOODLAND SHOULD BE MOWED WITHIN 15 FEET FROM THE PAVEMENT EDGES. ALL CHAPARRAL, COASTAL SCRUB AND OAK/SHRUB WOODLAND VEGETATION SHOULD BE TREATED TO 30 FEET FROM THE PAVEMENT EDGE. ALL TREE BRANCHES EXTENDING OVER DRIVEWAY SURFACES MUST BE PRUNED TO ENSURE 15 FEET OF VERTICAL CLEARANCE. A MINIMUM OF 3 FEET RADIUS SHALL BE MOWED AROUND EACH FIRE HYDRANT.
7. GRASSLAND ZONE - FOR A WIDTH OF 30 FEET FROM THE STRUCTURE. ANNUAL GRASSLAND AREAS MUST BE MOWED AT LEAST ONCE ANNUALLY IN LATE SPRING OR EARLY SUMMER TO A MINIMUM HEIGHT OF 4 INCHES. NATIVE PERENNIAL GRASSES AND WILDFLOWERS SHOULD NOT BE MOWED MORE FREQUENTLY THAN 60 DAYS, IDEALLY AFTER THEY HAVE SET SEED. TREES GROWING IN THE GRASSLAND ZONE SHOULD BE TREATED ACCORDING TO THE RECOMMENDATIONS MADE IN THE OAK WOODLAND ZONE.
8. OAK SAVANNAH ZONE - FOR A WIDTH OF 150 FEET FROM THE STRUCTURE. GRASS UNDER TREES MUST BE MOWED ANNUALLY AND SMALL-DIAMETER LOWER TREE BRANCHES MUST BE PRUNED. WITHIN 30 FEET OF STRUCTURES GRASS SHALL BE MOWED ACCORDING TO RECOMMENDATIONS FOR THE GRASSLAND ZONE. WITHIN 100 FEET OF STRUCTURES, ALL GRASS GROWING UNDER TREES UP TO 6 FEET BEYOND THE DRIP LINE OF TREES SHALL BE MOWED IN EARLY SUMMER TO A MINIMUM HEIGHT OF FOUR INCHES. GRASS GROWING BETWEEN 30-100 FEET OF STRUCTURE IN THE OPEN AWAY FROM TREES DOES NOT NEED TO BE MOWED. ON OAKS, ALL DEAD BRANCHES SMALLER THAN THREE INCHES IN DIAMETER SHALL BE REMOVED ANNUALLY. LARGER DEAD LIMBS SHOULD BE LEFT. ONCE INITIAL PRUNING IS ACCOMPLISHED, TREE PRUNING IS LIKELY TO BE NEEDED INFREQUENTLY ON AN INTERVAL OF EVERY 3 TO 5 YEARS. REMOVAL OF SEEDLINGS AND SAPLINGS OF ANY OAK TREES REQUIRES PRIOR APPROVAL FROM THE SANTA LUCIA CONSERVANCY.
9. OAK WOODLAND ZONE - FOR A WIDTH OF 150 FEET FROM THE STRUCTURE. AN INITIAL TREATMENT SHALL REQUIRE PRUNING OF SMALLER BRANCHES UP TO 8 FEET ABOVE THE GROUND AND A DENSITY REDUCTION OF UNDERSTORY SHRUBS, THIS IS TO BE MAINTAINED ANNUALLY TO A MAXIMUM HEIGHT OF 2.5 FEET. WHEN THINNING, DO NOT CLEAR CUT BUT SELECTIVELY REMOVE MORE FLAMMABLE SPECIES (SUCH AS COYOTE BUSH) AND PRUNE MORE DESIRABLE SPECIES (SUCH AS CURRANT AND WILD ROSE). LEAF LITTER SHOULD BE KEPT TO A MAXIMUM DEPTH OF NO MORE THAN FOUR INCHES. ANNUAL MOWING OF GRASS IN EARLY SUMMER TO A MINIMUM OF FOUR INCHES WITHIN 30 FEET OF STRUCTURES.

30' 0 30 60'

1" = 30'

10/20/2023 9:32 AM

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WILD LAND WORKSHOP
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team

JEFF AND LAURA ROBINSON

owner

ROBINSON RESIDENCE

20 PRONGHORN RUN
SANTA LUCIA PRESERVE LOT 121
CARMEL, CA 93923

project

no.	description	date:
6	PLANNING CHECKLIST	10.20.2023
5	PLANNING	07.11.2023
4	FINAL DESIGN REVIEW	05.04.2023
3	DESIGN REVISION REVIEW	03.20.2023
2	PRELIMINARY DESIGN REVIEW	01.20.2023
1	CONCEPTUAL DESIGN REVIEW	09.15.2022

date: 10.20.2023

FUEL MANAGEMENT PLAN

sheet title

L0.02

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"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

LEGEND

1. NEW DRIVEWAY/FIRE TURN AROUND
2. ENTRY PATH OVER SWALE
3. ROCK LINED AND PLANTED SWALE, SEE CIVIL
4. ENTRY COURTYARD WITH WATER FEATURE
5. COVERED PORCH, SEE ARCHITECTS DRAWINGS
6. FIRE PLACE PATIO (1 L5.01)
7. NATIVE MEADOW/LAWN
8. LYCHGATE, SEE ARCHITECTS DRAWINGS
9. DINING TERRACE
10. GUEST PATIO
11. BOARDWALK OVER SWALE (2 L5.00)
12. YOGA DECK AND SPA
13. TRASH ENCLOSURE, SEE ARCHITECTS DRAWINGS
14. GUEST PARKING
15. DOG RUN

PROPOSED PLANTING AREAS, SEE PLANTING PLAN
PROPOSED LAWN WITH GOPHER WIRE UNDERLAYMENT
PROPOSED RETAINING WALLS TO MATCH STONE VENEER ON HOUSE (1 L5.00)
PROPOSED GRAVEL PAVING, ⅜" CRUSHED ROSE GOLD (2 L5.00)
PROPOSED BOULDERS (3 L5.00)
PROPOSED STONE OR CONCRETE PAVERS (4 L5.00)
PROPOSED DECKING, THERMORY ASH 1X6 OR EQUAL (5 L5.00)
PROPOSED FENCE, SEE PHOTO THIS SHEET
STONE FOR SWALE - MIXED SIZE HOLLISTER GRANITE RANGING FROM ¾" TO 12"
STEEL EDGING - 4" X ¼" STEEL HEADER
PROPOSED GRADING, SEE CIVIL DRAWINGS
PROPOSED TREES, SEE PLANTING PLAN
EXISTING TREE TO BE REMOVED, SEE ARBORIST REPORT AND TREE PROTECTION PLAN
DENOTES APPROXIMATE LIMIT OF RIPARIAN CORRIDOR PER APRIL 2000 HART HOWERTON HOMELAND FOR PARCEL 121
HOMELAND BOUNDARY
5' SETBACK FROM HOMELAND BOUNDARY
FUEL MANAGEMENT ZONES, SEE LOT SPECIFIC FUEL MANAGEMENT PLAN PREPARED BY JUSTIN ONO, DATED MAY 4, 2023

20' 0 20 40'
1" = 20'

LANDSCAPE DESIGN NARRATIVE:

THE PROPOSED LANDSCAPE DESIGN IS INTENDED TO COMPLIMENT THE NATIVE OAK WOODLAND AND MEADOWS ON THE SITE WHILE ALSO RELATING TO THE ADJACENT GOLF COURSE. THIS IS ACCOMPLISHED BY USING NATURAL MATERIALS, NATIVE RESTORATION TYPE PLANTINGS, AND ENHANCING THE SITE DRAINAGE THROUGH PLANTED, ROCK LINED SWALES.

GENERAL NOTES:

1. ALL EXISTING TREES TO REMAIN AND PROTECT IN PLACE. SEE TREE PROTECTION PLAN AND ARBORIST REPORT.
2. POOL/SPA DRAWINGS TO BE SUBMITTED AS A DEFERRED SUBMITTAL AT A LATER DATE
3. ALL WORK SHALL BE IN CONFORMANCE WITH REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION, INCLUDING STATE AND LOCAL ZONING AND BUILDING CODES AND ORDINANCES AND CONDITIONS FOR APPROVAL
4. ALL CONSTRUCTION SHALL CONFORM TO THE SANTA LUCIA PRESERVE DESIGN AND CONSTRUCTION GUIDELINES

PRECEDENT IMAGERY

NOT FOR CONSTRUCTION

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IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR STOP THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ANY SUCH ERRORS, DISCREPANCIES OR CONDITIONS. IF THE CONTRACTOR DOES NOT NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ANY SUCH ERRORS, DISCREPANCIES OR CONDITIONS, THE CONTRACTOR SHALL CORRECT ANY WORK THAT IS INCORRECTLY INSTALLED AS A RESULT OF SUCH ERRORS, DISCREPANCIES OR CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.

7/19/2023 11:25 AM

WILD LAND WORKSHOP
carmel valley, california
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CALIFORNIA LANDSCAPE ARCHITECT MARIE S. GOULET 5335 — 06/30/2024 — 01/06/2023 — STATE OF CALIFORNIA

seal

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HOMELAND SITE PLAN

sheet title

L1.00

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20' 0 20 40'

1" = 20'

NOTE: SEE SHEET L2.01 FOR LEGEND, DETAILS, AND NOTES

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IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT ONE FROM CONSTRUCTING THE WORK AS SHOWN, HE SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH DISCREPANCIES AND BEGINNING THE CONSTRUCTION SHALL CONSTITUTE AN ACCEPTANCE OF THE CONDITIONS AS SHOWN AND AS THEY EXIST.

WILD LAND WORKSHOP
carmel valley, california
www.wildlandworkshop.com

CALIFORNIA LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2024
01/06/2023
STATE OF CALIFORNIA

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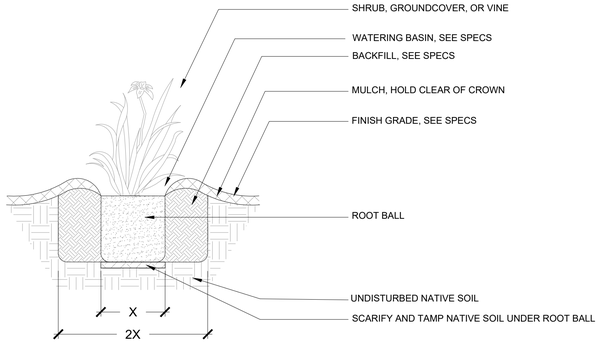
LANDSCAPE PLANTING PLAN

sheet title

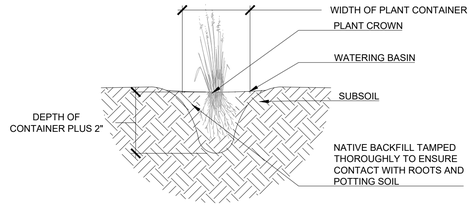
L2.00

7/19/2023 11:26 AM

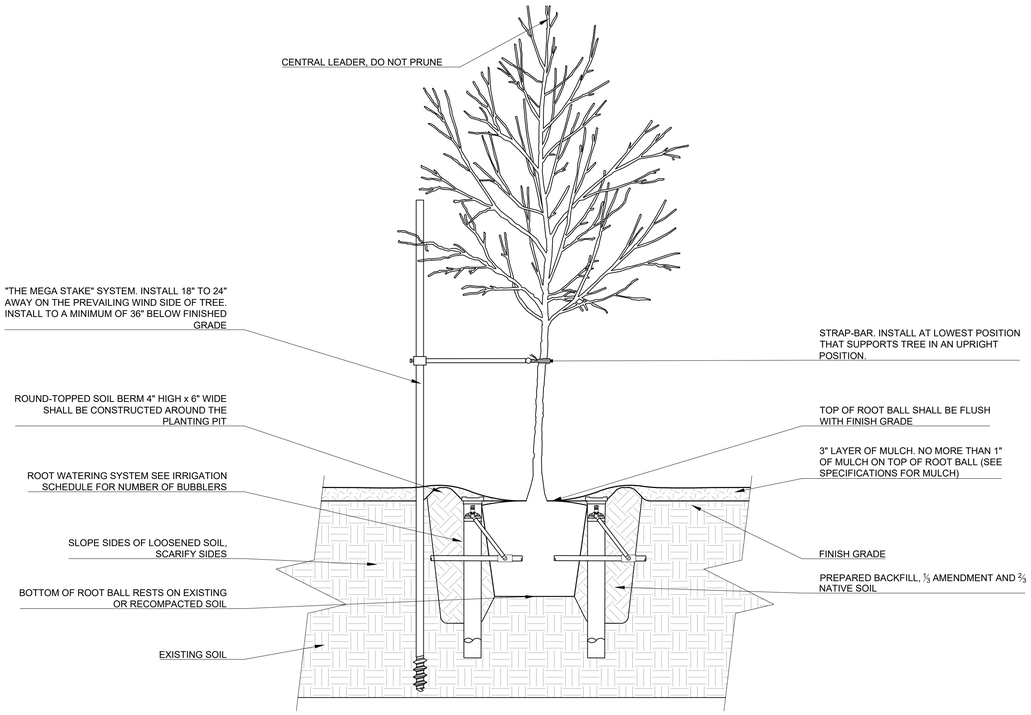
"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



1 SHRUB AND PERENNIAL PLANTING
SCALE: 1/2" = 1'



2 PLUG PLANTING
SCALE: 1-1/2" = 1'



3 TREE PLANTING WITH BUBBLER
SCALE: 3/4" = 1'

PLANTING NOTES:

PLANTING DESIGN AND FUEL MANAGEMENT DESCRIPTION: THE INTENT OF THIS DESIGN IS TO BLEND THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE AND ADAPTED GRASSLAND AND OAK WOODLAND SPECIES APPROPRIATE FOR THE AREA.

1. SEE ARBORIST REPORT
2. ALL SHRUB PLANTING AREAS TO RECEIVE 3" DEEP MULCH, VERIFY SPEC WITH LANDSCAPE ARCHITECT.

AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS, CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING

3. AFTER ESTABLISHMENT, THIS PLANTING DESIGN NEEDS VERY INFREQUENT WATER IN THE SUMMER MONTHS TO MAINTAIN THE HEALTH OF THE PLANTS AND THE AESTHETICS OF THE LANDSCAPE.
4. THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER CONSERVATION, USING AN ET BASED AUTOMATIC CONTROLLER AND A MASTER VALVE/FLOW SENSOR THAT DETECTS LEAKS
5. THE IRRIGATION DESIGN SHALL COMPLY WITH CURRENT STATE AND LOCAL REGULATIONS
6. SANTA LUCIA PRESERVE EROSION CONTROL SEED MIX, AVAILABLE FROM PACIFIC COAST SEED, SHALL BE HYDROSEEDED WHERE SITE IS DISTURBED AND PLANTS ARE NOT SHOWN. HYDROSEED SHALL BE APPLIED NO LATER THAN DECEMBER 1ST.

TREE LEGEND

KEY

KEY	BOTANICAL NAME	COMMON NAME	SPACING	WATER USE	QUANTITY
AM	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	L	2
CO	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	VL	7
CM	CITRUS X MEYERI	IMPROVED MEYER LEMON	15 GAL	M	1
OS	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	VL	2
QA5	QUERCUS AGRIFOLIA	COAST LIVE OAK	5 GAL	VL	2
QA15	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	VL	4
QL15	QUERCUS LOBATA	VALLEY OAK	15 GAL	L	2

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY
ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	WAYSIDE MANZANITA	5 GAL	4' OC	L	72
CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	4' OC	M	7
CEANOTHUS 'JULIA PHELPS'	JULIA PHELPS CEANOTHUS	5 GAL	6' OC	L	4
CHOISYA TERNATA	MEXICAN ORANGE	5 GAL	5' OC	M	13
CORNUS SERICEA	REDTWIG DOGWOOD	5 GAL	4' OC	H	5
FESTUCA MAIREI	ATLAS FESCUE	1 GAL	2' OC	L	46
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	4' OC	L	2
HYDRANGEA 'PEE WEE'	DWARF HYDRANGEA	5 GAL	3' OC	M	6
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	3' OC	L	54
RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	6' OC	L	19
RIBES 'CLAREMONT'	PINK WINTER CURRANT	5 GAL	6' OC	L	2
ROSMARINUS OFFICINALIS 'BOULE'	BOULE ROSEMARY	5 GAL	2' OC	L	54
SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GAL	3' OC	L	25
STACHYS BULLATA	HEDGE NETTLE	1 GAL	2' OC	L	36
WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	4' OC	M	33

COURTYARD PLANTING AND CONTAINER MIX

BOTANICAL NAME	COMMON NAME	SPACING	SIZE	% OF MIX	WUCOLS	QUANTITY
AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	2'-0"	1 GAL	5%	L	8
ANEMONE 'HONORINE JOBERT'	JAPANESE ANEMONE	2'-0"	1 GAL	5%	M	8
ARTEMISIA 'POWIS CASTLE'	SILVER SAGE	2'-0"	1 GAL	10%	L	17
CAREX PRAEGRACILIS	FIELD SEDGE	2'-0"	1 GAL	20%	L	33
GARDENIA 'RADICANS'	MOZART ROSEMARY	2'-0"	5 GAL	5%	M	8
IRIS 'CANYON SNOW'	CANYON SNOW IRIS	2'-0"	1 GAL	15%	L	25
LAVANDULA 'GROSSO'	GROSSO LAVENDER	2'-0"	1 GAL	10%	L	17
NEPETA 'WALKER'S LOW'	CATMINT	2'-0"	1 GAL	10%	L	17
PELARGONIUM 'AMERICANA WHITE'	WHITE GERANIUMS	2'-0"	1 GAL	5%	M	8
ROSMARINUS 'MOZART'	MOZART ROSEMARY	2'-0"	1 GAL	10%	L	17
WOODWORDIA FIMBRIATA	GIANT CHAIN FERN	2'-0"	5 GAL	5%	M	8

WOODLAND / SWALE MIX

BOTANICAL NAME	COMMON NAME	SPACING	SIZE	% OF MIX	WUCOLS	QUANTITY
ACHILLEA 'SONOMA COAST'	SONOMA COAST YARROW	1'-6"	LINER	5%	L	79
ARCTOSTAPHYLOS 'WAYSIDE'	WAYSIDE MANZANITA	1'-6"	1 GAL	5%	L	56
CAREX BARBARAE	SANTA BARBARA SEDGE	1'-6"	LINER	30%	L	337
FESTUCA MAIREI	ATLAS FESCUE	1'-6"	LINER	20%	L	225
IRIS DOUGLASIANA	DOUGLAS IRIS	1'-6"	LINER	5%	L	56
JUNCUS PATENS	COMMON RUSH	1'-6"	LINER	10%	L	112
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1'-6"	1 GAL	10%	L	112
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1'-6"	1 GAL	5%	L	56
STACHYS BULLATA	WOOD MINT	1'-6"	1 GAL	5%	L	56
SYMPHOROCARPUS ALBUS	SNOWBERRY	1'-6"	1 GAL	5%	L	34

MEADOW MIX

PERENNIALS - 40%

BOTANICAL NAME	COMMON NAME	SPACING	SIZE	% OF MIX	WUCOLS	QUANTITY
ACHILLEA 'CORONATION GOLD'	CORONATION GOLD YARROW	1'-6"	1 GAL	8%	L	79
ALLIUM UNIFOLIUM	ONELEAF ONION - BULB	1'-6"	BULB	3%	L	30
EPILOBIUM CANUM	CALIFORNIA FUSHIA	1'-6"	1 GAL	5%	L	49
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1'-6"	1 GAL	5%	L	49
ESCHSCHOLZIA CAESPITOSA	FOOTHILL POPPY	1'-6"	LINER	3%	L	30
PENSTEMON SPECTABILIS	SHOWY PENSTEMON	1'-6"	1 GAL	5%	L	49
RANUNCULUS CALIFORNICA	CALIFORNIA BUTTERCUP	1'-6"	LINER	3%	L	30
SIDALCEA MALVIFLORA	CHECKERBLOOM	1'-6"	LINER	3%	L	30
SOLIDAGO CALIFORNIA	CALIFORNIA GOLDENROD	1'-6"	1 GAL	5%	L	49
SYMPHYOTRICHUM CHILENSE	CALIFORNIA ASTER	1'-6"	LINER	3%	L	30

GRASSES - 60%

BOTANICAL NAME	COMMON NAME	SPACING	SIZE	% OF MIX	WUCOLS	QUANTITY
CAREX BARBARAE	SANTA BARBARA SEDGE	1'-6"	LINER	20%	L	197
FESTUCA MAIREI	ATLAS FESCUE	1'-6"	LINER	20%	L	197
SPOROBOLUS AIROIDES	ALKALI SACATON	1'-6"	LINER	20%	L	197

TURF GRASS: 896 SF

UC VERDE BUFFALO GRASS PLUGS. 6" ON CENTER SPACING

EROSION CONTROL SEED MIX

SANTA LUCIA PRESERVE EROSION CONTROL SEED MIX, AVAILABLE FROM PACIFIC COAST SEED, SHALL BE HYDROSEEDED WHERE SITE IS DISTURBED AND PLANTS ARE NOT SHOWN. HYDROSEED SHALL BE APPLIED NO LATER THAN DECEMBER 1ST.

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ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING. ELECTRONIC OR OTHERWISE, THAT DEVIATE FROM THE ORIGINAL SIGNED AND SEALED DRAWING.

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4	FINAL DESIGN REVIEW	05.04.2023
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1	CONCEPTUAL DESIGN REVIEW	09.15.2022

date: 07.11.2023

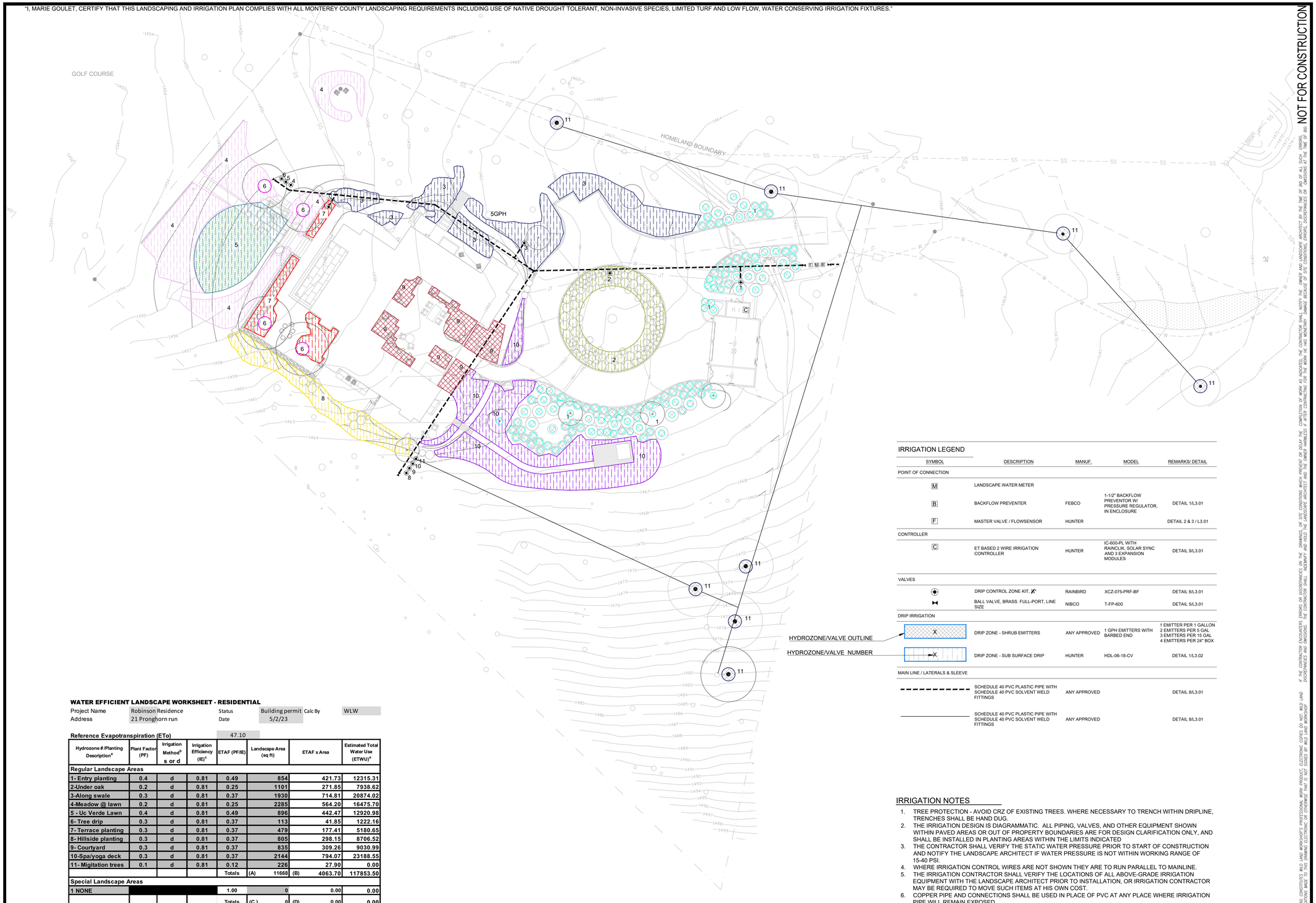
PLANTING LEGEND AND NOTES

sheet title

L2.01

7/19/2023, 11:26 AM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUF.	MODEL	REMARKS/ DETAIL
POINT OF CONNECTION				
M	LANDSCAPE WATER METER			
B	BACKFLOW PREVENTER	FEBCO	1-1/2" BACKFLOW PREVENTOR W/ PRESSURE REGULATOR, IN ENCLOSURE	DETAIL 1/L3.01
F	MASTER VALVE / FLOWSENSOR	HUNTER		DETAIL 2 & 3 / L3.01
CONTROLLER				
C	ET BASED 2 WIRE IRRIGATION CONTROLLER	HUNTER	IC-600-PL WITH RAINCLIK, SOLAR SYNC AND 3 EXPANSION MODULES	DETAIL 9/L3.01
VALVES				
	DRIP CONTROL ZONE KIT, X"	RAINBIRD	XCZ-075-PRF-BF	DETAIL 6/L3.01
	BALL VALVE, BRASS. FULL-PORT, LINE SIZE	NIBCO	T-FP-600	DETAIL 5/L3.01
DRIP IRRIGATION				
X	DRIP ZONE - SHRUB EMITTERS	ANY APPROVED	1 GPH EMITTERS WITH BARBED END	1 EMITTER PER 1 GALLON 2 EMITTERS PER 5 GAL 3 EMITTERS PER 15 GAL 4 EMITTERS PER 24" BOX
X	DRIP ZONE - SUB SURFACE DRIP	HUNTER	HDL-06-18-CV	DETAIL 1/L3.02
MAIN LINE / LATERALS & SLEEVE				
	SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS	ANY APPROVED		DETAIL 8/L3.01
	SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS	ANY APPROVED		DETAIL 8/L3.01

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name: Robinson Residence — Status: Building permit — Calc By: WLW
Address: 21 Pronghorn run — Date: 5/2/23

Reference Evapotranspiration (ETo): 47.10

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b] s or d	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1- Entry planting	0.4	d	0.81	0.49	854	421.73	12315.31
2-Under oak	0.2	d	0.81	0.25	1101	271.85	7938.62
3-Along swale	0.3	d	0.81	0.37	1930	714.81	20874.02
4-Meadow @ lawn	0.2	d	0.81	0.25	2285	564.20	16475.70
5 - Uc Verde Lawn	0.4	d	0.81	0.49	896	442.47	12920.98
6- Tree drip	0.3	d	0.81	0.37	113	41.85	1222.16
7- Terrace planting	0.3	d	0.81	0.37	479	177.41	5180.65
8- Hillside planting	0.3	d	0.81	0.37	805	298.15	8706.52
9- Courtyard	0.3	d	0.81	0.37	835	309.26	9030.99
10-Spa/yoga deck	0.3	d	0.81	0.37	2144	794.07	23188.55
11- Migitation trees	0.1	d	0.81	0.12	226	27.90	0.00
				Totals	(A) 11668	(B) 4063.70	117853.50
Special Landscape Areas							
1 NONE				1.00	0	0.00	0.00
				Totals	(C) 0	(D) 0.00	0.00
						ETWU Total (Gallons)	117853.50
						Maximum Allowed Water Allowance (MAWA)* (Gallons)	187400.91
						ETWU (Acre Feet)	0.36
						MAWA (Acre Feet)	0.58

20' 0 20 40'
1" = 20'

IRRIGATION NOTES

1. TREE PROTECTION - AVOID CRZ OF EXISTING TREES. WHERE NECESSARY TO TRENCH WITHIN DRIPLINE, TRENCHES SHALL BE HAND DUG.
2. THE IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE LIMITS INDICATED
3. THE CONTRACTOR SHALL VERIFY THE STATIC WATER PRESSURE PRIOR TO START OF CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT IF WATER PRESSURE IS NOT WITHIN WORKING RANGE OF 15-40 PSI.
4. WHERE IRRIGATION CONTROL WIRES ARE NOT SHOWN THEY ARE TO RUN PARALLEL TO MAINLINE.
5. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
6. COPPER PIPE AND CONNECTIONS SHALL BE USED IN PLACE OF PVC AT ANY PLACE WHERE IRRIGATION PIPE WILL REMAIN EXPOSED.
7. INSTALL IRRIGATION CONTROL WIRE PARALLEL TO MAINLINE IN CONDUIT. DIRECT BURIAL IS ACCEPTABLE IN PLANTING AREAS.
8. HAND TRENCH UNDER EXISTING TREES TO AVOID DAMAGING ROOTS
9. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE LEAST AMOUNT OF WATER NEEDED FOR GOOD PLANT HEALTH. CONTRACTOR TO PROGRAM CONTROLLER ACCORDINGLY.
10. VALVE BOXES TO BE GREEN IN COLOR WITH BOLT DOWN NON HINGED LIDS THAT ARE MARKED IRRIGATION

NOT FOR CONSTRUCTION

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY MISTAKES DUE TO THE UNAUTHORIZED USE OF ELECTRONIC COPIES OF DRAWINGS THAT EXIST ONLY IN WILD LAND WORKSHOP'S COMPUTER SYSTEM.

IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR AFFECT THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS. IN THE ABSENCE OF SUCH NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIONS REQUIRED.

WILD LAND WORKSHOP
carmel valley, california
www.wildlandworkshop.com

seal

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TOM MEANEY
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ROCKY MAGUIRE
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831.655.2723

team

owner

JEFF AND LAURA ROBINSON

project

ROBINSON RESIDENCE

20 PRONGHORN RUN
SANTA LUCIA PRESERVE LOT 121
CARMEL, CA 93923

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IRRIGATION PLAN

L3.00

7/19/2023 11:26 AM

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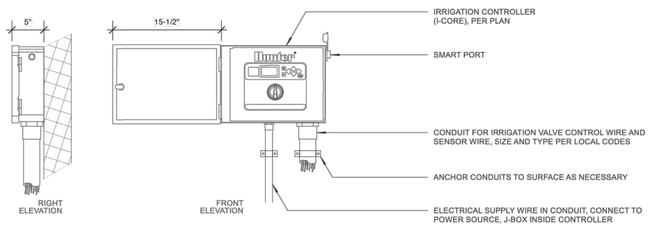
CONTROLLER AND SENSOR NOTES:

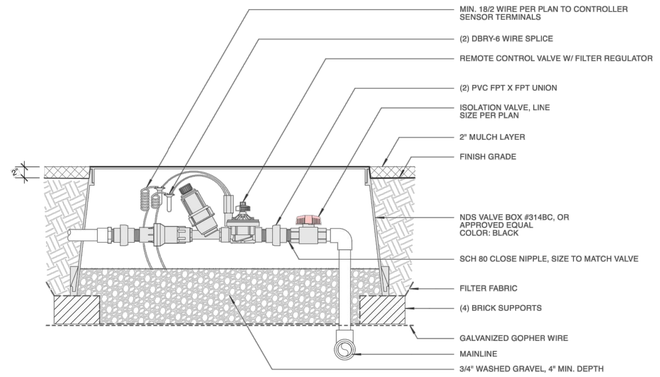
1. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE. PRIOR TO INSTALLATION, CONFIRM LOCATION OF CONTROLLER WITH OWNER

2. ALL SENSORS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS

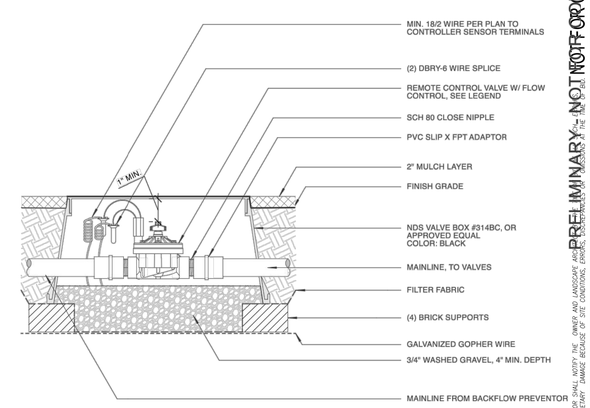
3. ALL ELECTRICAL WORK TO CONFORM WITH LOCAL CODES



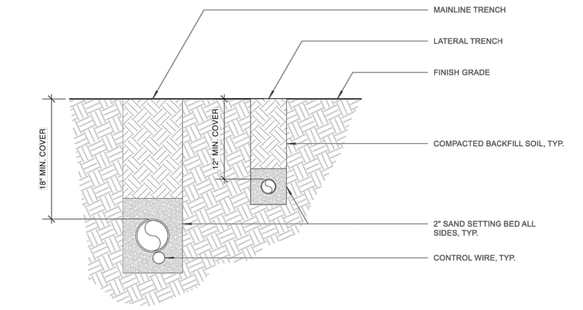
9 CONTROLLER W/ FLOW & SOLAR SENSOR - INTERIOR
N.T.S.



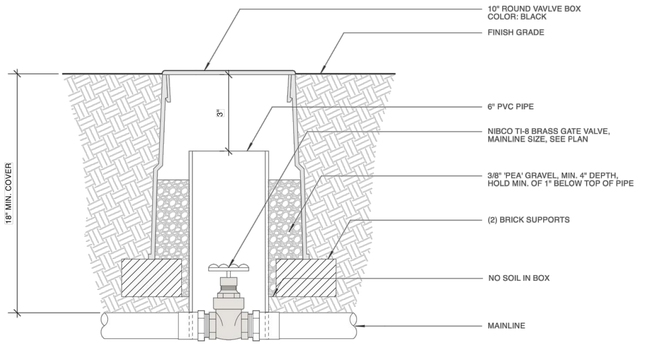
6 DRIP CONTROL ZONE KIT W/ UNIONS AND SHUT-OFF
N.T.S.



3 MASTER VALVE: IN-LINE
N.T.S.



8 MAINLINE AND LATERAL PIPE TRENCHING AND COVER
N.T.S.

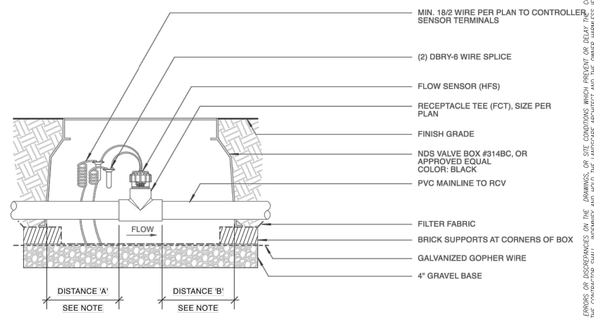


5 GATE VALVE IN 10" ROUND BOX
N.T.S.

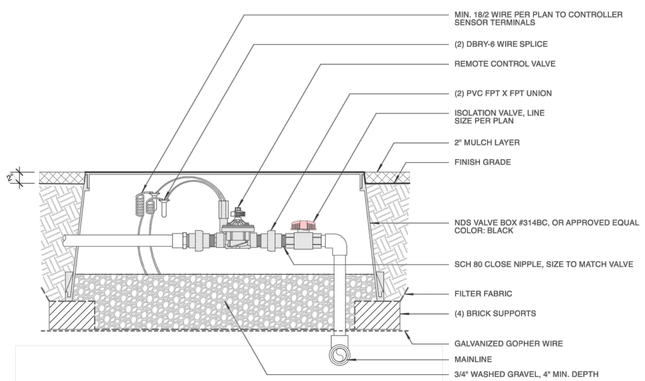
NOTES:

1. DISTANCE 'A' TO BE 10 X DIA. OF STRAIGHT PIPE FREE OF FITTINGS OR ELBOWS (EXAMPLE: 1-1/2" PIPE DIA X 10 = 15")

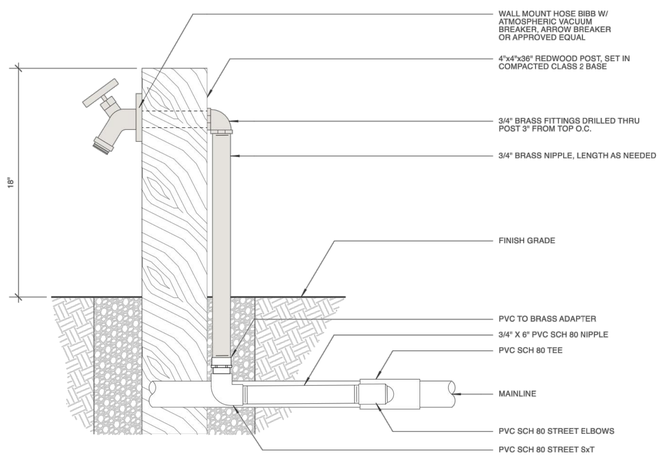
2. DISTANCE 'B' TO BE 5 X DIA. OF STRAIGHT PIPE FREE OF FITTINGS OR ELBOWS (EXAMPLE: 1-1/2" PIPE DIA X 5 = 7-1/2")



2 FLOW SENSOR
N.T.S.



7 REMOTE CONTROL VALVE W/ UNIONS AND SHUT-OFF
N.T.S.



4 BRASS HOSE BIB MOUNTED ON POST
N.T.S.

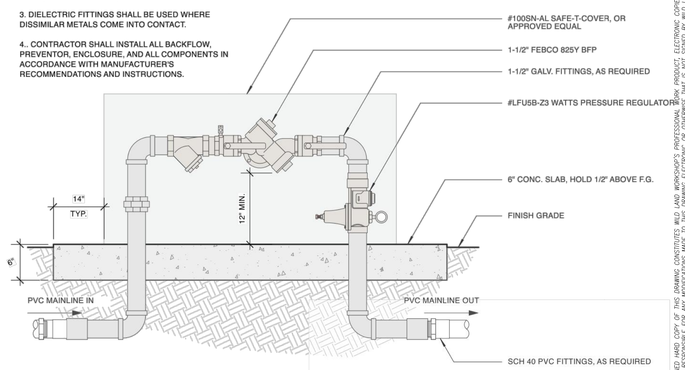
BACKFLOW PREVENTOR NOTES:

1. CONTRACTOR TO VERIFY PRESSURE AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE BACKFLOW PREVENTER AND PRESSURE REGULATOR

2. GALV. FITTINGS AND PIPE THAT ARE IN CONTACT WITH CONC. OR SOIL SHALL BE WRAPPED IN 3M™ SCOTCHRAP™ ALL-WEATHER CORROSION PROTECTION TAPE (1/2" OVERLAP MIN.)

3. DIELECTRIC FITTINGS SHALL BE USED WHERE DISSIMILAR METALS COME INTO CONTACT.

4., CONTRACTOR SHALL INSTALL ALL BACKFLOW, PREVENTOR, ENCLOSURE, AND ALL COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.



1 BACK FLOW PREVENTOR W/ ENCLOSURE
N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

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THESE PLANS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF WILD LAND WORKSHOP. THEY ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF WILD LAND WORKSHOP. IN THE EVENT OF UNAUTHORIZED REUSE, THE USER WILL HOLD HARMLESS WILD LAND WORKSHOP'S PROFESSIONAL CONSULTANTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION THEREWITH. USE OF THIS DRAWING CONSTITUTES THE ACCEPTANCE OF THESE TERMS AND CONDITIONS. ANY REPRODUCTION, UNAUTHORIZED USE OR DISCLOSURE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN CONSENT OF WILD LAND WORKSHOP IS STRICTLY PROHIBITED. ANY PARTY MAKING UNAUTHORIZED USE OF THESE DRAWINGS WITHOUT ADHERING TO THE ABOVE STIPULATIONS AGREES TO INDEMNIFY AND HOLD HARMLESS WILD LAND WORKSHOP AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THIS DRAWING OTHER THAN THOSE MADE BY WILD LAND WORKSHOP.

7/19/2023 11:26 AM

WILD LAND WORKSHOP
carmel valley, california
www.wildlandworkshop.com

FRANCISCO LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2024
Date
01/06/2023
Date Signed
STATE OF CALIFORNIA

seal

ARCHITECT
TOM MEANEY
629 STATE STREET
SANTA BARBARA, CALIFORNIA 93101
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IRRIGATION DETAILS

L3.01

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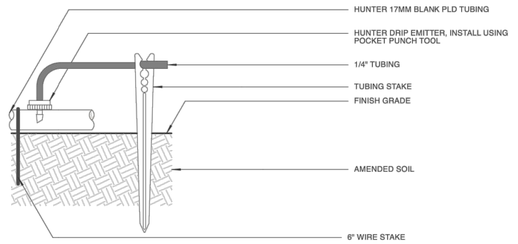
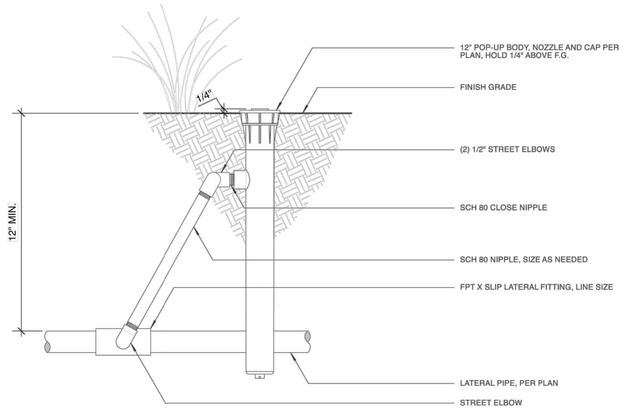
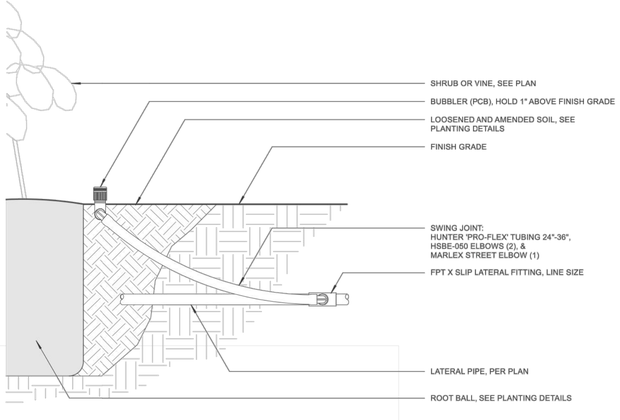


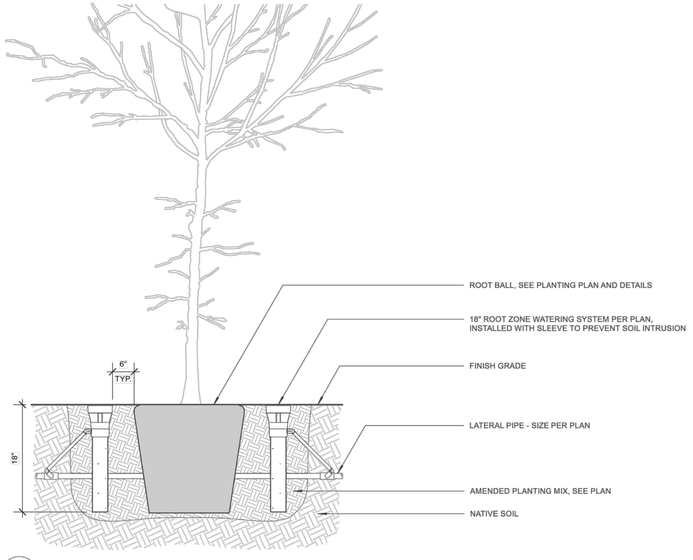
7 EMITTER W/ 1/4" TUBING AND STAKE
N.T.S.



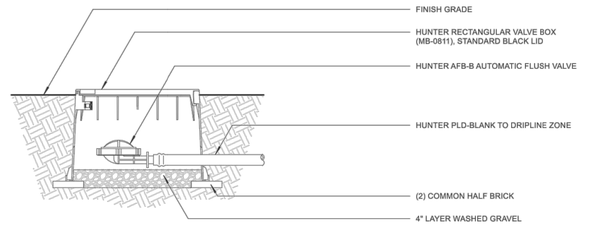
6 12" POP-UP BODY W/ FIELD BUILT SWING ARM
N.T.S.



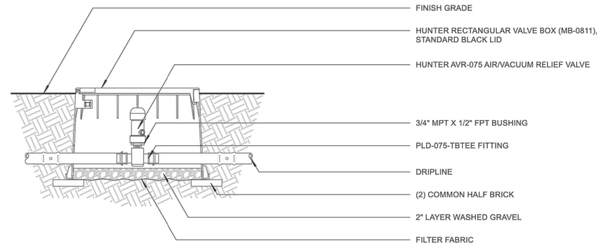
8 BUBBLER AT SHRUBS
N.T.S.



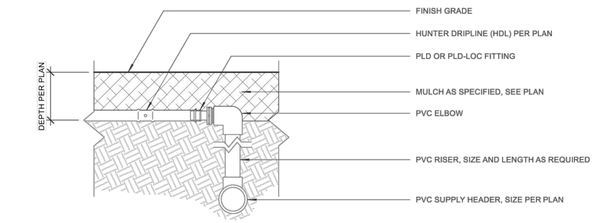
5 ROOT ZONE WATERING SYSTEM - 18"
N.T.S.



4 AUTOMATIC FLUSH VALVE
N.T.S.



3 AIR RELIEF VALVE - DRIPLINE
N.T.S.



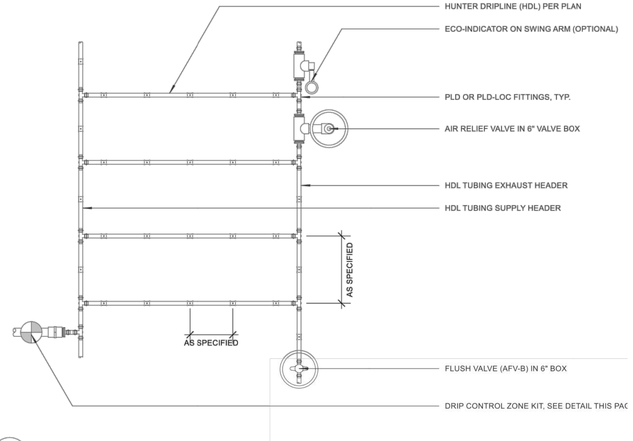
2 DRIPLINE CONNECTION W/ PVC RISER AND ELBOW
N.T.S.

DRIPLINE NOTES:

1. AIR RELIEF/VACUUM VALVE INSTALLED IN BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMODATE DIFFERENCES IN GRADE.

2. OPTIONAL ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN ACTIVATED.

3. FLUSH VALVE TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.



1 PLAN VIEW: DRIPLINE @ PLANTER BED TYPICAL LAYOUT
N.T.S.

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NOT FOR CONSTRUCTION

7/19/2023 11:26 AM

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carmel valley, california
www.wildlandworkshop.com

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MARIE S. GOULET
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05/30/2024
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Date of Exp.
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IRRIGATION DETAILS (2)

sheet title

L3.02

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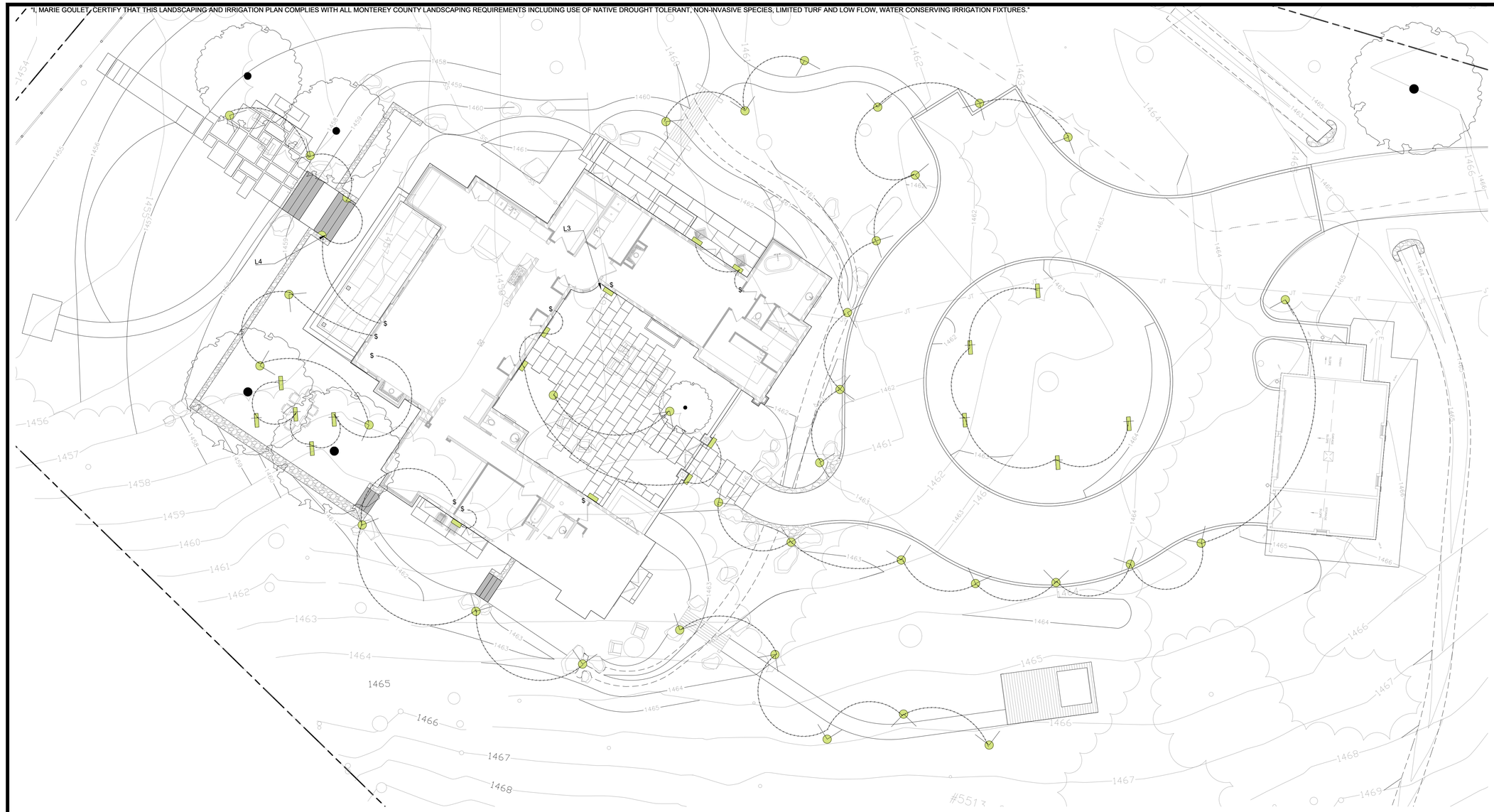


NOT FOR CONSTRUCTION

IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH DISCREPANCIES, ERRORS, OR OMISSIONS AND BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT SHALL RESOLVE ALL DISCREPANCIES, ERRORS, OR OMISSIONS AND ISSUE INSTRUCTIONS TO THE CONTRACTOR AND OWNER PRIOR TO THE CONTINUATION OF THE AFFECTED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS OR DELAYS CAUSED BY FAILURE TO NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE AFFECTED WORK.

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED ALTERATIONS OR OTHERWISE THAT IS NOT SIGNED BY WILD LAND WORKSHOP.

LIGHTING LEGEND

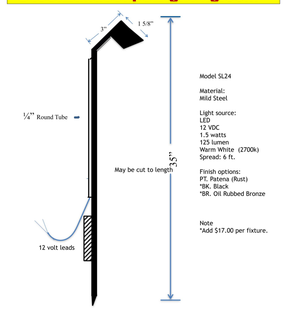
SYMBOL	APPLICATION	WATTAGE
L1	PATH LIGHT: CUSTOM STEEL LED PATH LIGHT, AVAILABLE FROM ALLEN BUBAR, ALLENKEYELECTRIC@ICLOUD.COM, (831) 484-5600	1.5 WATT
L2	ARCHITECTURAL WALL LIGHT: 10" LA PAZ BLACK WROUGHT IRON WALL BRACKET SCONCE FROM STEVEN HANDELMAN STUDIOS	60 WATT
L3	PENDANT LIGHT: LE-ZD-1LED-AB FROM FX LUMINAIRE	2 WATT
L4	WALL LIGHT: PO-1LED-WW-BS FROM FX LUMINAIRE	2 WATT

10' 0 10' 20'

1" = 10'

L1 PATH LIGHT:

SteelLandscapeLighting.com



Model SL24

Material:
Mild Steel

Light source:
LED
12 VDC
1.5 watts
125 lumen
Warm White (2700k)
Spread: 6 ft.

Finish options:
PT. Patena (Rust)
*BK. Black
*BR. Oil Rubbed Bronze

Note
*Add $17.00 per fixture.

Material- 1" x ¼" flat cold rolled steel
1 1/8" O.D. Round Tubing cold rolled steel
¼" Round Tubing

L2 ARCHITECTURAL WALL LIGHT:

L3 PENDANT LIGHT:

LE LED Down Light SPECIFICATIONS

Number of LEDs	1
Delivered Lumens (Nominal)	23 lm
Rated LED Life (L70)	50,000 hrs avg
Input Voltage	12 to 15V
10 Total Luminaires per 1a. min dia transformer	2 A
Watts Used	2 W
Lumens per Watt (Efficacy)	11.5
Max Lumens	55
CRI (Ra)	80.0
SDCM	4
Amber Filter	2700K
Frosted Filter	3000K
Green Filter	4500K
Blue Filter	5000K

LANDSCAPE AND ARCHITECTURAL LIGHTING

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L4 WALL LIGHT:

PO Wall Light SPECIFICATIONS

Output	1LED
Total Lumens**	4-39
Input Voltage	10 to 15V
Input Power (W)	2.0
VA	2.4
Efficacy (Lumens/Watt)	8
Color Rendering Index (CRI)	80+
Max Candela*	24
Dimming	PWM, Phase**
RGBW Available	No
Luxor Compatibility	
Default	Zoning
ZD Option	Zoning+Dimming
ZDC Option	--
Minimum Rated Life (L90/B10)	55,000 Hrs

* Measured using the 2,900K CCT lens. Multipliers for other CCTs include:1.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K)
** Measured using the Round (RD) fixtures. Multipliers for other footprints include: 1.0 (Square), 2.0 (Oval), and 0.4 (Wall Wash)
*** For optimal performance, use a trailing-edge, phase-cut dimmer.

FX Luminaire
FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color temperature tuning. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge lighting and control systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials
Die-cast C360 brass faceplate, A360 aluminum housing, A380 construction mounting sleeve.

Socket
Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

Lamp
Integrated module with Cree LEDs, Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Features an on-board intelligent driver uses firmware-controlled constant current reduction maximizing LED life. Field-upgradeable and replaceable, the LEDs are rated to 50,000 hrs. Maximum drive current 1 A.

Optics
Multiple selectable color temperature adjustment lenses included with fixture: 2,700K (pre-installed), 3,500K (no lens), 4,500K, and 5,200K. Color temperature lenses field-serviceable. Beam angle is calculated using the IES method for 50L lumens.

Wiring
18 AWG (1 mm); SPT-1W, 220°F (105°C), 300V, 10' (3 m) length.

Power
12 VDC (15 VAC/VDC, 50/60 Hz. Remote transformer required (specify separately).

Housing
Die-cast aluminum housing with capacity for 1LED or 2LED lamps.

Faceplate
Die-cast brass faceplate.

Lens
Tempered glass lens with shock resistance and high tolerance for thermal expansion and stress.

Finish
Options of natural brass finish, antique finish with brushed (Antique Bronze) or smooth (Oil Rubbed) finish effect, or TGIC powder-coat finish. Antique finishes sealed with a clear TGIC powder-coat layer.

Hardware
Includes AISI-304SS mounting screws (#10 mm) NPT female hole for strain relief. Strain relief specified separately. Outer diameter of ABS conduit sleeve: 1.9" (48 mm).

Ambient Operating Temperature
-29°F to 140°F (-34°C to 60°C)

Weight
2.3 lbs. (1.0 kg)

Control
ZD option utilizes Luxor technology to zone light fixtures into up to 256 mode, dim each group in 1% increments between 0% and 100%.

International Compliance
Complies per IEC 60598-1 and IEC 60598-2-7 when installed as directed. Wet (IP67/NEMA 6).

Sustainability
Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED lighting delivers high-quality light at optimal energy efficiency, lifespan, and durability.

ICS Classification
Type IV (PO14.5G), Type V (ST) Type II (WW).

Warranty
10-year limited warranty

Installation Requirements
ST - Designed for recessed installation in a vertical wall in the down lighting position only.

WW - Designed for recessed installation in a vertical wall in any orientation.

ST - Designed for recessed installation in a vertical or horizontal wall, ensure substantial drainage flow for up lighting (e.g., decking).

Listings
cULus Listed, Dark Sky Approved, RoHS Compliant, CE, EAC

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WILD LAND WORKSHOP
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seal

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team

JEFF AND LAURA ROBINSON

owner

ROBINSON RESIDENCE

20 PRONGHORN RUN
SANTA LUCIA PRESERVE LOT 121
CARMEL, CA 93923

project

no.	description	date
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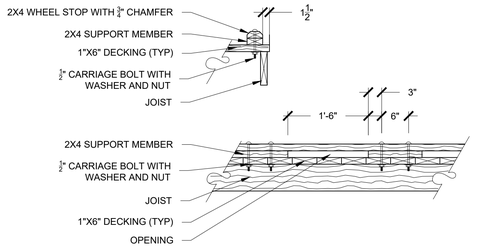
date: 07.11.2023

L4.00 -LANDSCAPE LIGHTING PLAN

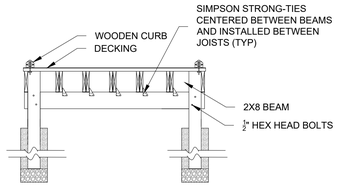
sheet title

7/19/2023 11:26 AM

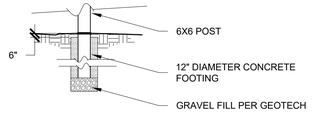
"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



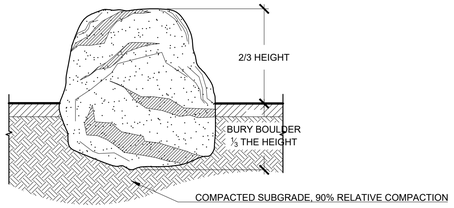
5A WOODEN CURB
SCALE: 3/4"=1'



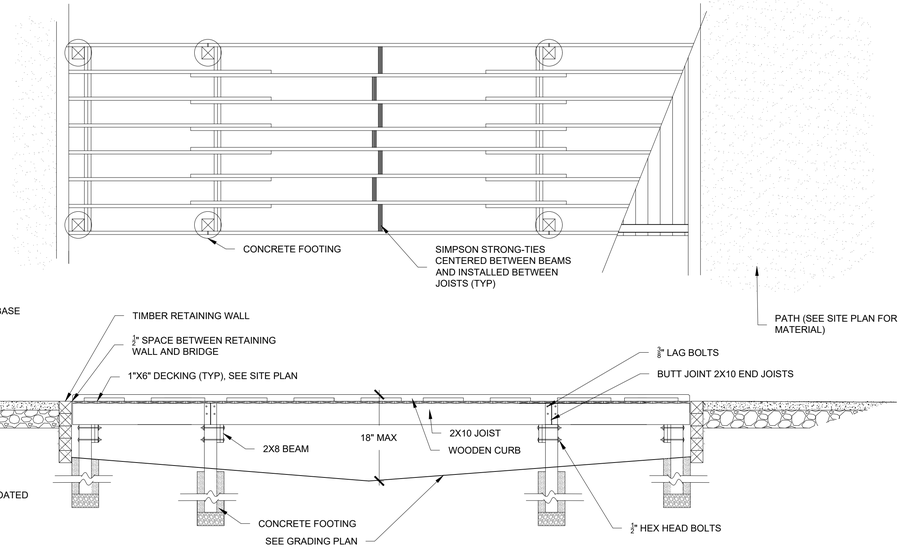
5B BRIDGE CROSS SECTION
SCALE: 3/4"=1'



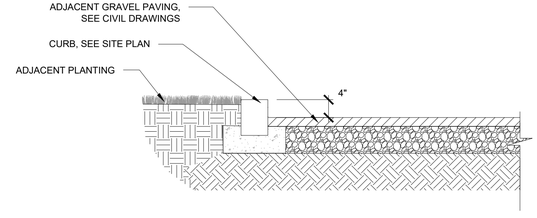
5C CONCRETE FOOTING
SCALE: 3/4"=1'



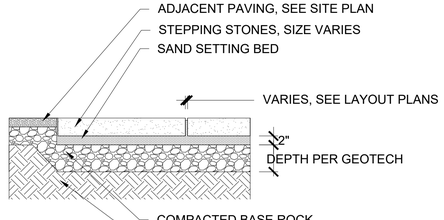
3 BOULDER
SCALE: 3/4"=1'



5 STEPS AND BRIDGE
SCALE: 3/4"=1'

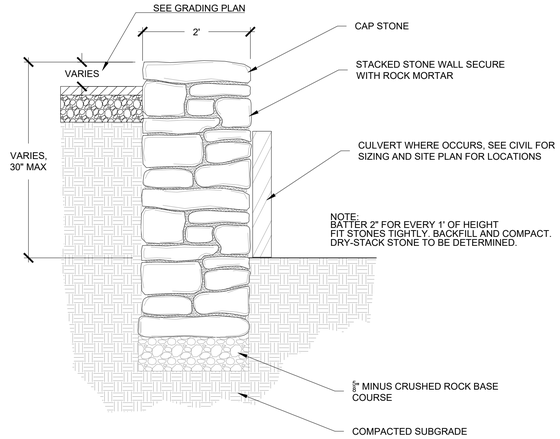


2 CURBING AT DRIVEWAY EDGE
SCALE: 3/4" = 1'-0"



NOTE: REVIEW LAYOUT OF PAVING IN FIELD WITH OWNER/LANDSCAPE ARCHITECT

4 SAND SET PAVERS
SCALE: 3/4"=1'



1 DRY-STACK STONE RETAINING WALL
SCALE: 3/4"=1'

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WILD LAND WORKSHOP
carmel valley, california
www.wildlandworkshop.com

seal

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TOM MEANEY
629 STATE STREET
SANTA BARBARA, CALIFORNIA 93101
805.895.2836

GENERAL CONTRACTOR
ROCKY MAGUIRE
LIC # 854744
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8831.915.4517

CIVIL ENGINEER
L&S ENGINEERING, INC.
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2460 GARDEN ROAD,
MONTEREY, CALIFORNIA 93940
831.655.2723

team

JEFF AND LAURA ROBINSON

owner

ROBINSON RESIDENCE

20 PRONGHORN RUN
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LANDSCAPE DETAILS

sheet title

L5.00

7/19/2023 11:26 AM

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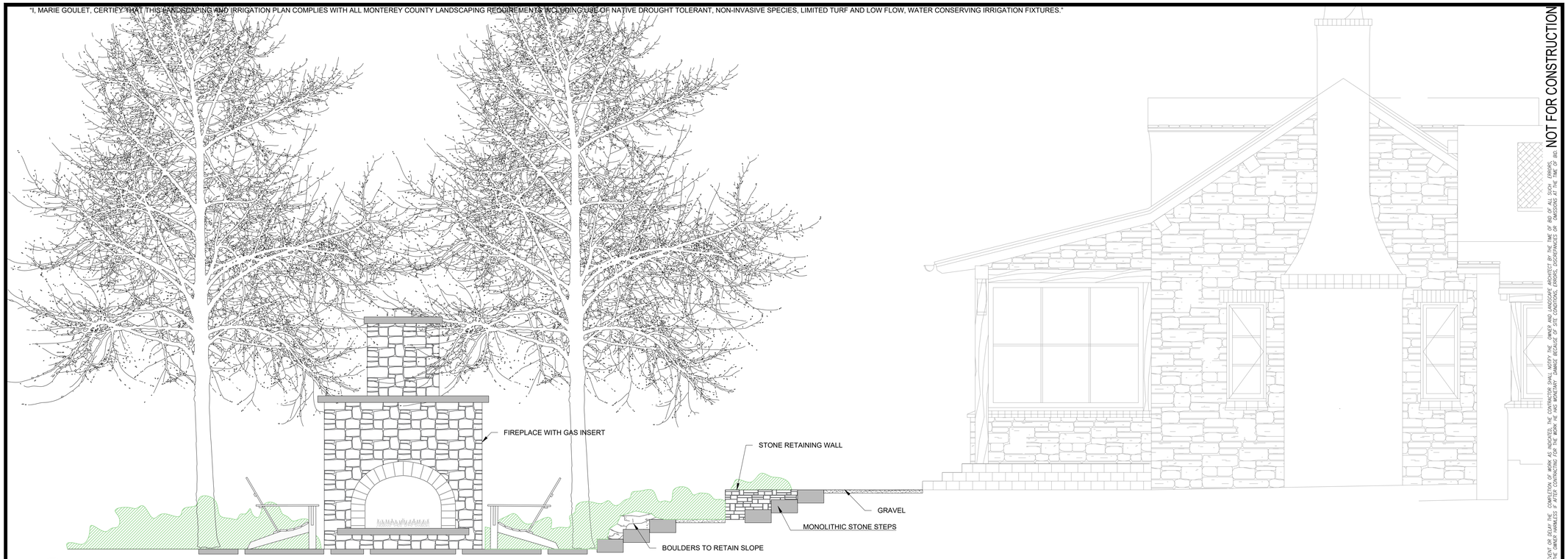

2 SECTION - FIREPLACE TO STEPS
SCALE: 3/8"=1'

1 SECTION - COURTYARD
SCALE: 3/8"=1'

7/19/2023 11:26 AM

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WILD LAND WORKSHOP
carmel valley, california
www.wildlandworkshop.com

CALIFORNIA LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2024
01/06/2023
STATE OF CALIFORNIA

seal

ARCHITECT
TOM MEANEY
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LANDSCAPE DETAILS (2)

sheet title

L5.01

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GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON. IN ADDITION ALL WORK SHALL ALSO COMPLY WITH TITLE 24 AND 2019 CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA ENERGY CODE AS THEY MAY APPLY.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
4. IN THE EVENT THAT THE CONTRACTOR FINDS A CONFLICT OR A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE OWNER, AND OR THE OWNER'S REPRESENTATIVE(S) IMMEDIATELY.
5. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR THE ACCURACY OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
8. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE SHERIFF, FIRE DEPARTMENT, AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT-OF-WAY.
9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND OR THE ENGINEER AT THE CONTRACTOR'S EXPENSE WHETHER SHOWN ON THE PLANS OR NOT, EVEN IF DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL MANHOLES, VALVE AND MONUMENT COVERS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
11. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER AND THE ENGINEER FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: DEBRIS FROM THE SITE, TREES, ROOT BALLS AND FENCING.
15. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY PUBLIC WORKS DEPARTMENT. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
16. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF 7:00 AM TO 5:00 PM.
17. CONSTRUCTION EQUIPMENT SHALL HAVE MUFFLERS IN GOOD CONDITION.
18. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF OF ANY JURISDICTIONAL BODY, FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CA. PHONE (831) 443-3050.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA.
20. FOR ALL TRENCH EXCAVATIONS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 21 WEST LAUREL DRIVE, SUITE 45, SALINAS CALIFORNIA 93906, PHONE (831) 443-3050, PRIOR TO ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
21. AT COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS-BUILT PLANS TO THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT. SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS.
22. PAVEMENT SECTION TO BE DETERMINED AS SHOWN ON THESE PLANS.
23. A SEPERATE PERMIT IS REQUIRED FOR THE CONSTRUCTION OF ALL RETAINING WALLS.
24. TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.

GRADING NOTES

1. REFER TO GENERAL NOTES AND DETAILS AS SHOWN ON THESE PLANS.
2. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, THE CALIFORNIA BUILDING CODE AND GEOTECHNICAL REPORT ENTITLED:

"GEOTECHNICAL INVESTIGATION FOR THE PROPOSED SINGLE FAMILY RESIDENCE, DETACHED GARAGE, AND SPA
APN 239-091-046 CARMEL, CALIFORNIA LAURA AND JEFF ROBINSON"

PREPARED BY: SOIL SURVEYS GROUP INC.
103 CHURCH ST
SALINAS, CA 93901
(831) 757-2172

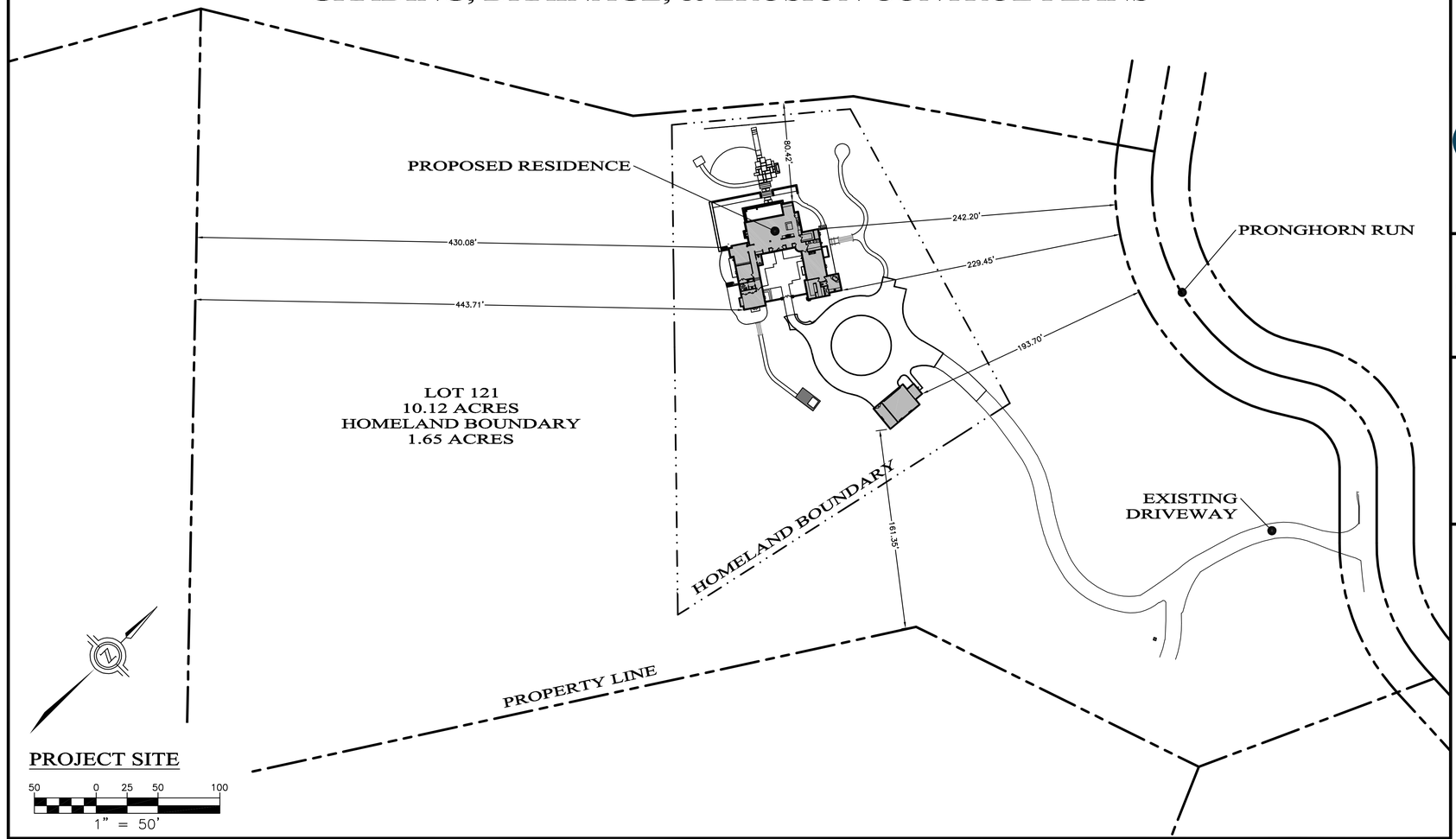
DATED: JUNE 27, 2023

3. ALL GRADING AND COMPACTION SHALL BE DONE IN THE PRESENCE OF AND TESTED BY THE SOILS ENGINEER AND/OR SOILS TESTING CONSULTANT, WHO WILL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORT FROM SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT PRIOR TO SCHEDULING ANY INSPECTIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER.
7. ALL CUT AND FILL SLOPE SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR SOILS ENGINEER AND APPROVED BY THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT.
8. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER AND LANDSCAPE MAINTENANCE WILL BE REQUIRED UNTIL GROUND COVER IS ESTABLISHED.
9. ELEVATION BENCHMARK: SEE SHEET C2.
10. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
11. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
12. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
13. STRIPINGS TO BE USED AS TOPSOIL SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS.
14. STOP WORK WITHIN 50 METERS (165 FT) 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.
15. ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RESEEDED WHEN GRADING IS COMPLETE. NO HAUL ROADS SHALL BE ALLOWED IN AREAS WHICH ARE NOT SHOWN TO BE GRADED WITHOUT PRIOR APPROVAL OF THE ENGINEER. RESTORATION OF HAUL ROADS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
16. EARTHWORK QUANTITIES ARE SHOWN ON SHEET C2.
17. ALL GRADES TO BE A MINIMUM OF 5% AWAY FROM FOUNDATIONS FOR 10 FEET UNLESS SPECIFIED OTHERWISE ON PLANS.
18. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 3" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
19. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(MONTEREY COUNTY GRADING/EROSION ORD. NO. 2806-16.12.090)
20. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
21. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 5 TO 1, AND THE HEIGHT IS GREATER THAN 5 FT, BY BENCHING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
22. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH. NO ROCK OVER 12" IN ITS MAXIMUM DIMENSION MAY BE USED IN A FILL.
23. PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
24. ALL FILL SOILS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
25. OVER EXCAVATION SHOULD BE CONDUCTED BELOW THE FOUNDATIONS AND FLOOR SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
26. A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

STATEMENT OF PURPOSE

THESE PLANS WERE PRODUCED TO PROVIDE FOR GRADING, DRAINAGE, AND EROSION CONTROL FOR AND DURING THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AT 20 PRONGHORN RUN IN CARMEL CALIFORNIA 93923

GRADING, DRAINAGE, & EROSION CONTROL PLANS



FIRE DEPARTMENT NOTES

1. FIRE007-DRIVEWAYS SHALL NOT BE LESS THAN 12 FT WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FT. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15%. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FT OF AC ON 0.34 FT OF AB SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90' AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 25 FT. FOR DRIVEWAYS WITH TURNS GREATER THAN 90', THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FT. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FT SHALL BE ADDED. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FT OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FT OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FT FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD T IS USED, THE TOP OF THE T SHALL BE A MINIMUM OF 60 FT IN LENGTH, OR AS APPROVED BY THE FIRE CHIEF.
2. FIRE008-ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT 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 FT WIDE. WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40 FT 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.
3. FIRE011-ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO1241. 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 SEPARELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4 IN HEIGHT, 1/2 IN 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.
4. FIRE020-REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LIMB TREES 6 FT UP FROM GROUND. REMOVE LIMBS WITHIN 10 FT 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.
5. FIRE022-FIRE PROTECTION EQUIPMENT & SYSTEMS-FIRE SPRINKLER SYSTEM-(HAZARDOUS CONDITIONS). THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.

GEOTECHNICAL INSPECTION WITH TIMING OF INSPECTION

DESCRIPTION OF THE REQUIRED INSPECTION:	WHEN INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTOR NAME:	COMPLETION DATE:
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	1) PRIOR TO BACKFILLING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST BUILDING PAD SUBGRADE:	1) PRIOR TO EXCAVATION FOOTINGS OR PLACEMENT OF SLAB-ON-GRADE MATERIALS	GEOTECHNICAL ENGINEER		
INSPECT SLAB-ON-GRADE INSTALLATION:	1) PRIOR TO CONCRETE PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS:	1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST RETAINING WALL BACKFILL:	1) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	1) DURING FILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	2) SUBGRADE, PRIOR TO BASEROCK PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	3) BASEROCK PRIOR TO PAVEMENT APPLICATION	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRAINAGE INSTALLATION:	1) AFTER PIPE PLACEMENT, PRIOR TO BACKFILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRAINAGE INSTALLATION:	2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
CL	CENTERLINE
DIA	DIAMETER
DWY	DRIVEWAY
E	ELECTRICAL SERVICE
(E)	EXISTING
EC	END CURVE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FP	FINISHED PAVEMENT
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
G	GAS SERVICE
HDPE	HIGH DENSITY POLYETHYLENE
JT	JOINT UTILITY TRENCH
K	CURVE COEFFICIENT
LF	LINEAR FEET
MIN	MINIMUM
N/A	NOT APPLICABLE
(N)	NEW
NTS	NOT TO SCALE
PG&E	PACIFIC GAS & ELECTRIC
PVC	POLYVINYL CHLORIDE
SD	STORM DRAIN
S	SLOPE
SS	SANITARY SEWER
SSCO	SEWER CLEAN-OUT
FM	FORCE MAIN
TC	TOP OF CURB
TD	TRENCH DRAIN
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
W	WATER

LEGEND

	(E) CURB
	(E) EDGE OF PAVEMENT
	(E) EDGE OF DIRT ACCESS
400	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	PROPERTY LINE
	HOMELAND BOUNDARY
	EASEMENT
JT	(E) JOINT UTILITY TRENCH
SD	(E) STORM DRAIN
SS	(E) SANITARY SEWER
W	(E) WATER LINE
	(N) EDGE OF PAVEMENT
JT	(N) JOINT UTILITY TRENCH
SD	(N) STORM DRAIN
SS	(N) SANITARY SEWER
FD	(N) FOUNDATION DRAIN
W	(N) WATER LINE
	(N) WALL
	(N) SAWCUT LINE
400	DESIGN MAJOR CONTOUR
	DESIGN MINOR CONTOUR
	(N) BUILDING FOOTPRINT

SHEET INDEX

C1	GRADING PLAN TITLE SHEET
C2	OVERALL GRADING PLAN
C3	SITE GRADING PLAN
C4	SITE CROSS SECTIONS
C5	STORM DRAIN & UTILITY PLAN
C6	FOUNDATION DRAINAGE PLAN
C7	CONSTRUCTION DETAILS
C8	EROSION CONTROL PLAN
C9	CONSTRUCTION MANAGEMENT PLAN

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REGISTERED PROFESSIONAL ENGINEER
MARK R. STERNER
No. 69930
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 7-17-2023
SCALE: AS SHOWN
JOB NUMBER: 22-83
LAST REVISED: N/A
REVISED BY: N/A

GRADING PLAN TITLE SHEET

ROBINSON RESIDENCE
SANTA LUCIA PRESERVE LOT 121
20 PRONGHORN RUN
CARMEL, CA 93923
APN 239-091-046

SHEET C1
OF
9 SHEETS

LINE AND CURVE INFORMATION FOR NEW AUTO COURT

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	65.79'	201.50'	18°42'25"
C2	39.19'	30.00'	74°51'02"
C3	17.23'	12.00'	82°15'52"
C4	34.82'	40.00'	49°52'54"
C5	21.53'	10.00'	123°20'44"
C6	13.30'	16.50'	46°12'00"
C7	24.90'	30.00'	47°33'29"
C8	48.59'	40.00'	69°35'51"
C9	20.75'	30.00'	39°37'47"
C10	4.92'	4.00'	70°32'17"
C11	3.10'	25.00'	7°05'50"
C12	7.15'	4.00'	102°21'53"
C13	7.65'	4.00'	109°35'24"
C14	24.55'	25.00'	56°16'14"
C15	35.97'	189.50'	10°52'37"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	8.72'	S 31°57'22" E
L2	10.00'	S 58°02'38" W
L3	5.45'	S 31°57'22" E
L4	10.00'	S 58°02'38" W
L5	6.76'	S 31°57'22" E
L6	12.34'	S 0°25'36" W
L7	7.10'	N 84°50'14" W
L8	3.00'	N 5°09'46" E
L9	13.55'	N 84°50'14" W

PRONGHORN RUN

(E) GOLF COURSE CART PATH

(E) SEWER MANHOLE

12.50'

(E) AC DRIVEWAY

(E) 40" DIAMETER CULVERT

(E) CREEK FLOW LINE

(N) 36" WIDE X 6" DEEP ROCK LINED DRAINAGE DITCH TO REDIRECT STORM WATER RUNOFF FROM LOT 122 DRIVEWAY TO CREEK PRIOR TO DRIVEWAY INTERSECTION. SIMILAR TO DITCH AT FRONT OF HOUSE, SEE DETAIL M/C7

(E) AC DRIVEWAY FOR LOT 122. STORM WATER RUNOFF CURRENTLY FLOWS ALONG NORTH SIDE OF DRIVEWAY, CROSSES INTERSECTION, AND CONTINUES TO LOT 121 HOMELAND BOUNDARY.

NOTE:
(E) SEWER AND WATER UTILITY LOCATIONS SHOWN ARE ASSUMED. LOCATIONS ARE BASED OFF SANTA LUCIA PRESERVE UTILITY MAPPING

TOP OF BANK

HOMELAND BOUNDARY

(N) 48" WIDE ROCK LINED DRAINAGE DITCH TO END AT TOP OF BANK. COLLECTED STORM WATER TO DRAIN INTO (E) CREEK

ELEVATION BENCHMARK
MAG NAIL & WASHER STAMPED
CENTRAL COAST SURVEYORS
ELEV=1468.00

RIPARIAN CORRIDOR

(N) GRAVEL PAVEMENT FIRE DEPARTMENT TURNOUT. SEE GRAVEL PAVEMENT SECTION B/C7

BEGIN CONSTRUCTION AT END OF (E) AC DRIVEWAY

(E) SEWER MANHOLE

(E) WATER METER BOX

(E) UTILITY VAULT

(N) 17"X13" CORRUGATED STEEL CULVERT AT AC DRIVEWAY. SEE SECTION DETAIL E/C4

PROPERTY LINE

FIRE DEPARTMENT TURN AROUND R=40'

R=24.50'

GARAGE FF=1465.00

PROPOSED RESIDENCE FF=1462.50

FF= 1464.00

(N) 48" WIDE X 12" DEEP ROCK LINED DRAINAGE DITCH TO PROTECT SITE FROM STORM WATER RUNOFF FLOWING ONTO SITE. SEE DETAIL L/C7

(N) 17"X13" CORRUGATED STEEL CULVERT AT ENTRY WALK. SEE SECTION DETAIL F/C4

CONTRACTOR TO CREATE FLOW LINE TO PROTECT HOUSE FROM STORM WATER RUNOFF FLOWING ONTO SITE

(N) 36" WIDE X 6" DEEP ROCK LINED DRAINAGE DITCH TO PROTECT HOUSE FROM STORM WATER RUNOFF FLOWING ONTO SITE. SEE DETAIL M/C7

LEGEND

(N) BUILDING, SEE ARCHITECTURAL PLANS

SLOPE EQUAL TO OR GREATER THAN 30%. NO PORTION OF THE SURVEYED AREA IS 30% OR GREATER.

EARTHWORK

CUT=290 CY
FILL=1010 CY
NET=720 CY FILL

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO SUB GRADE IN PAVED AREAS AND ARE ESTIMATES ONLY. AN 11" SECTION WAS ASSUMED FOR THE GARAGE SLAB, A 36" CRAWL SPACE W/ 3" RAT SLAB WAS ASSUMED FOR THE HOUSE, A 12" SECTION WAS ASSUMED FOR THE AUTO COURT, AN 8" SECTION WAS ASSUMED FOR THE PAVER FLAT WORK, AND A 6" SECTION WAS ASSUMED FOR GRAVEL FLAT WORK. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. SPOILS FROM UTILITY TRENCHING AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

OVERALL GRADING PLAN

A / C2

SCALE: 1"=20'

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE LANDSCAPE ARCHITECTURAL TREE PROTECTION PLAN AND ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION

X TREE TO BE REMOVED

20 0 10 20 40
1" = 20'

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OVERALL GRADING PLAN

ROBINSON RESIDENCE
SANTA LUCIA PRESERVE LOT 121
20 PRONGHORN RUN
CARMEL, CA 93923
APN 239-091-046

SHEET C2
OF
9 SHEETS

KEYNOTES:

1 BEGIN CONSTRUCTION AT EDGE OF (E) AC DRIVEWAY. CONTRACTOR TO CONFORM (N) PAVING TO (E) PAVEMENT GRADE.
2 (N) FLUSH CONCRETE CURB AT EDGE OF GRAVEL PAVEMENT. SEE DETAIL E/C7
3 (N) 4" HIGH CONCRETE CURB. SEE DETAIL F/C7
4 (N) SITE WALL. SEE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS
5 (N) SITE ENTRY WALL & GATE. SEE ARCHITECTURAL PLANS FOR DETAILS
6 (N) 17"X13" CORRUGATED STEEL CULVERT AT ENTRY WALK. SEE SECTION DETAIL F/C4
7 (N) 17"X13" CORRUGATED STEEL CULVERT AT AC DRIVEWAY. SEE SECTION DETAIL E/C4
8 (N) 48" WIDE X 12" DEEP ROCK LINED DRAINAGE DITCH. SEE DETAIL L/C7
9 (N) 36" WIDE X 6" DEEP ROCK LINED DRAINAGE DITCH. SEE DETAIL M/C7
10 (N) WOOD BRIDGE. SEE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS

LEGEND

(N) BUILDING, SEE ARCHITECTURAL PLANS
(N) AC PAVEMENT DRIVEWAY. SEE DETAIL A/C7
(N) GRAVEL PAVEMENT AUTO COURT/SITE WORK. SEE DETAIL B/C7 & D/C7
(N) STONE OR CONCRETE PAVER ENTRIES. SEE DETAIL C/C7
(N) DECK, SEE LANDSCAPE ARCHITECTURAL PLANS
(N) MEADOW/LAWN, SEE LANDSCAPE ARCHITECTURAL PLANS

AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
E	EXISTING
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FP	FINISHED PAVEMENT
LPT	LOW POINT
ME	MATCH EXISTING
N	NEW
TC	TOP OF CURB
TS	TOP OF STEP
TW	TOP OF WALL

SITE GRADING PLAN

A/C3 SCALE: 1"=10'

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE LANDSCAPE ARCHITECTURAL TREE PROTECTION PLAN AND ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION
TREE TO BE REMOVED

10 0 5 10 20
1" = 10'

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SITE GRADING PLAN

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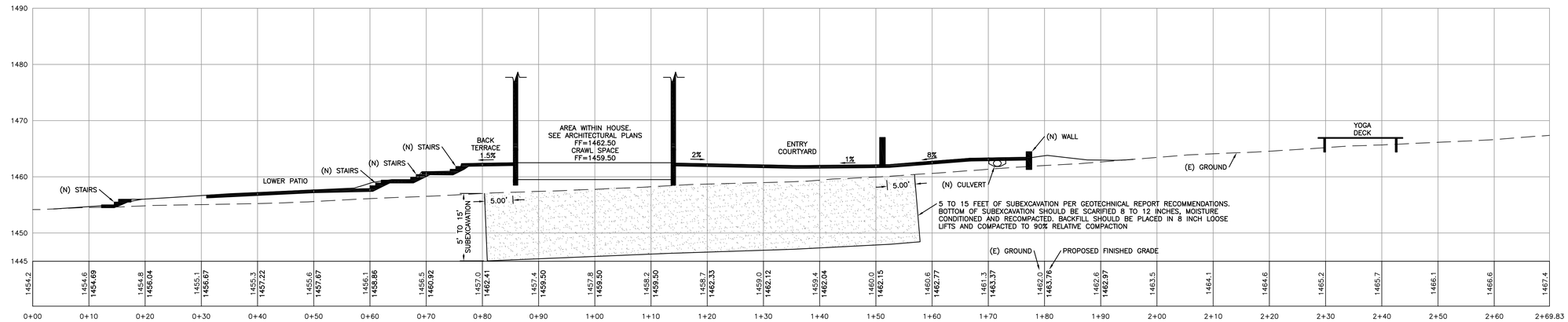
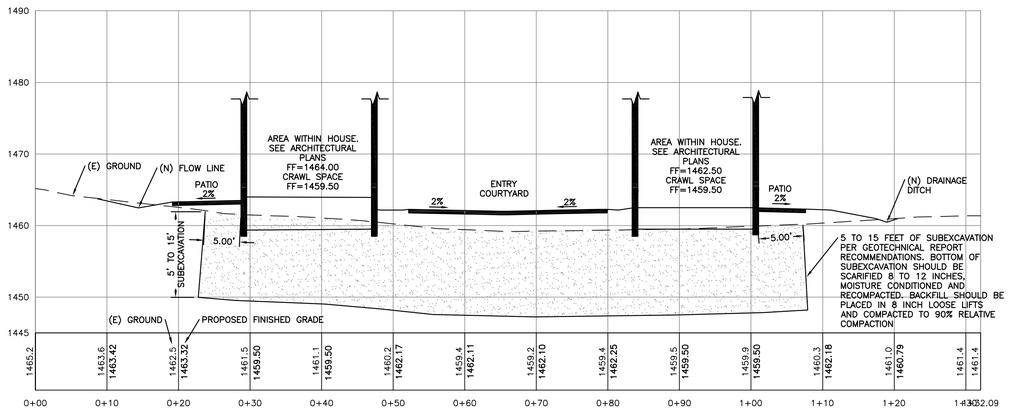
SHEET C3
OF
9 SHEETS



A C4

SITE CROSS SECTION – LOOKING NORTH EAST

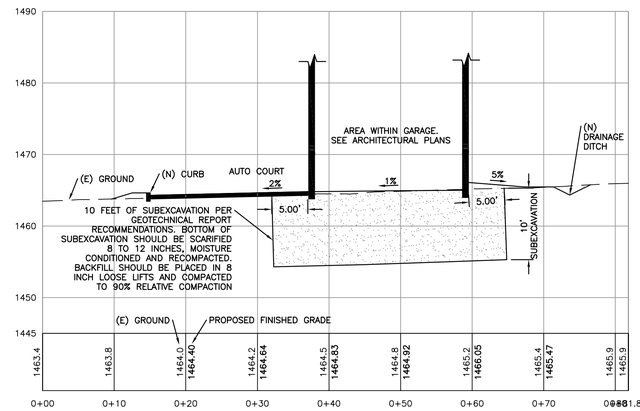
SCALE: 1"=10'



B C4

SITE CROSS SECTION – LOOKING NORTH WEST

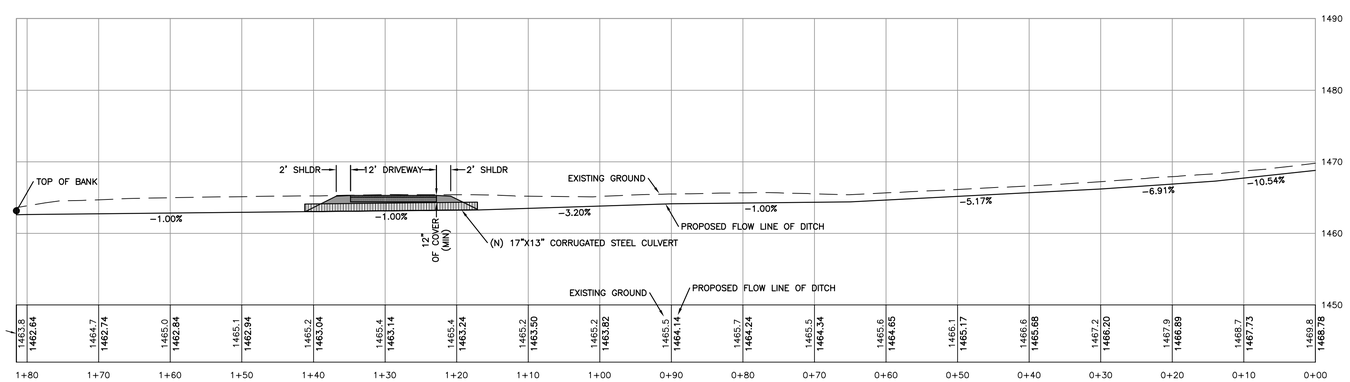
SCALE: 1"=10'



C C4

SITE CROSS SECTION – AT GARAGE

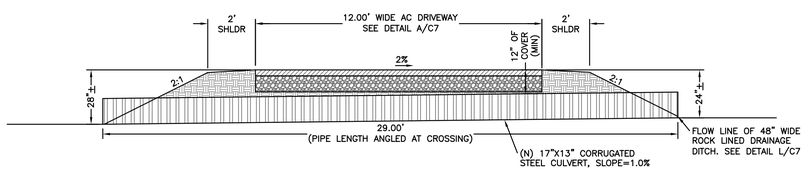
SCALE: 1"=10'



D C4

48" WIDE ROCK LINED DRAINAGE DITCH ALIGNMENT PROFILE

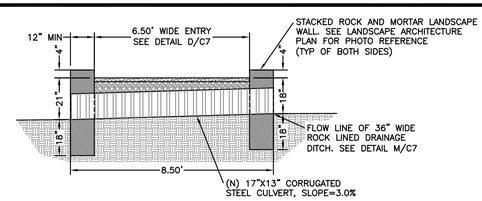
SCALE: 1"=10'



E C4

CROSS SECTION – CULVERT AT DRIVEWAY

SCALE: 1"=3'



F C4

CROSS SECTION – CULVERT AT ENTRY WALK

SCALE: 1"=3'

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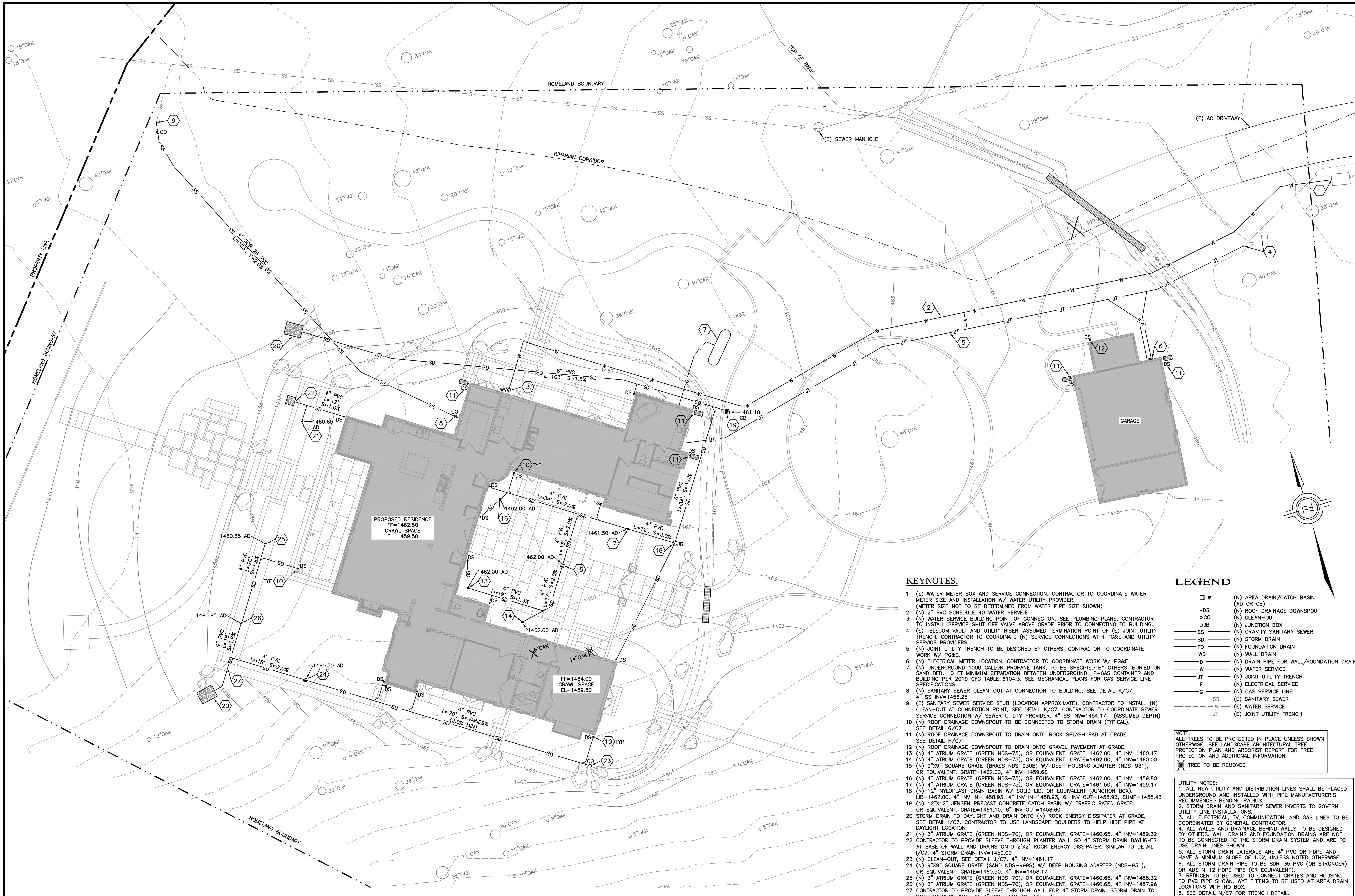
REGISTERED PROFESSIONAL ENGINEER
MARK R. STERNER
No. 69930
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 7-17-2023
SCALE: AS SHOWN
JOB NUMBER: 22-83
LAST REVISED: N/A
REVISED BY: N/A

SITE CROSS SECTIONS

ROBINSON RESIDENCE
SANTA LUCIA PRESERVE LOT 121
20 PRONGHORN RUN
CARMEL, CA 93923
APN 239-091-046

SHEET C4
OF
9 SHEETS



STORM DRAIN & UTILITY PLAN

A / C5

SCALE: 1"=10'

KEYNOTES:

1. (E) WATER METER BOX AND SERVICE CONNECTION. CONTRACTOR TO COORDINATE WATER METER SIZE AND INSTALLATION W/ WATER UTILITY PROVIDER. (METER SIZE NOT TO BE DETERMINED FROM WATER PIPE SIZE SHOWN)
2. (N) 2" PVC SCHEDULE 40 WATER SERVICE
3. (N) WATER SERVICE BUILDING POINT OF CONNECTION, SEE PLUMBING PLANS. CONTRACTOR TO INSTALL SERVICE SHUT OFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING.
4. (E) TELECOM VAULT AND UTILITY RISER. ASSUMED TERMINATION POINT OF (E) JOINT UTILITY TRENCH. CONTRACTOR TO COORDINATE (N) SERVICE CONNECTIONS WITH PG&E AND UTILITY SERVICE PROVIDERS.
5. (N) JOINT UTILITY TRENCH TO BE DESIGNED BY OTHERS. CONTRACTOR TO COORDINATE WORK W/ PG&E.
6. (N) ELECTRICAL METER LOCATION. CONTRACTOR TO COORDINATE WORK W/ PG&E.
7. (N) UNDERGROUND 1000 GALLON PROPANE TANK, TO BE SPECIFIED BY OTHERS, BURIED ON SAND BED. 10 FT MINIMUM SEPARATION BETWEEN UNDERGROUND LP-GAS CONTAINER AND BUILDING PER 2019 CFC TABLE 6104.3. SEE MECHANICAL PLANS FOR GAS SERVICE LINE SPECIFICATIONS
8. (N) SANITARY SEWER CLEAN-OUT AT CONNECTION TO BUILDING, SEE DETAIL K/C7. 4" SS INV=1456.25
9. (E) SANITARY SEWER SERVICE STUB (LOCATION APPROXIMATE). CONTRACTOR TO INSTALL (N) CLEAN-OUT AT CONNECTION POINT, SEE DETAIL K/C7. CONTRACTOR TO COORDINATE SEWER SERVICE CONNECTION W/ SEWER UTILITY PROVIDER. 4" SS INV=1454.17± (ASSUMED DEPTH)
10. (N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN (TYPICAL). SEE DETAIL G/C7
11. (N) ROOF DRAINAGE DOWNSPOUT TO DRAIN ONTO ROCK SPLASH PAD AT GRADE. SEE DETAIL H/C7
12. (N) ROOF DRAINAGE DOWNSPOUT TO DRAIN ONTO GRAVEL PAVEMENT AT GRADE.
13. (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=1462.00, 4" INV=1460.17
14. (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=1462.00, 4" INV=1460.00
15. (N) 9"X9" SQUARE GRATE (BRASS NDS-930B) W/ DEEP HOUSING ADAPTER (NDS-931), OR EQUIVALENT. GRATE=1462.00, 4" INV=1459.66
16. (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=1462.00, 4" INV=1459.80
17. (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=1461.50, 4" INV=1459.17
18. (N) 12" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=1462.00, 4" INV IN=1458.93, 4" INV IN=1458.93, 6" INV OUT=1458.93, SUMP=1458.43
19. (N) 12"X12" JENSEN PRECAST CONCRETE CATCH BASIN W/ TRAFFIC RATED GRATE, OR EQUIVALENT. GRATE=1461.10, 6" INV OUT=1458.60
20. STORM DRAIN TO DAYLIGHT AND DRAIN ONTO (N) ROCK ENERGY DISSIPATER AT GRADE, SEE DETAIL I/C7. CONTRACTOR TO USE LANDSCAPE BOULDERS TO HELP HIDE PIPE AT DAYLIGHT LOCATION
21. (N) 3" ATRIUM GRATE (GREEN NDS-70), OR EQUIVALENT. GRATE=1460.65, 4" INV=1459.32
22. CONTRACTOR TO PROVIDE SLEEVE THROUGH PLANTER WALL SO 4" STORM DRAIN DAYLIGHTS AT BASE OF WALL AND DRAINS ONTO 2'X2' ROCK ENERGY DISSIPATER. SIMILAR TO DETAIL I/C7. 4" STORM DRAIN INV=1459.00
23. (N) CLEAN-OUT, SEE DETAIL J/C7. 4" INV=1461.17
24. (N) 9"X9" SQUARE GRATE (SAND NDS-999S) W/ DEEP HOUSING ADAPTER (NDS-931), OR EQUIVALENT. GRATE=1460.50, 4" INV=1458.17
25. (N) 3" ATRIUM GRATE (GREEN NDS-70), OR EQUIVALENT. GRATE=1460.65, 4" INV=1458.32
26. (N) 3" ATRIUM GRATE (GREEN NDS-70), OR EQUIVALENT. GRATE=1460.65, 4" INV=1457.96
27. CONTRACTOR TO PROVIDE SLEEVE THROUGH WALL FOR 4" STORM DRAIN. STORM DRAIN TO PASS THROUGH WALL AT 4" INV ELEVATION=1457.80

LEGEND

▥ ●	(N) AREA DRAIN/CATCH BASIN (AD OR CB)
•DS	(N) ROOF DRAINAGE DOWNSPOUT
○CO	(N) CLEAN-OUT
○JB	(N) JUNCTION BOX
SS	(N) GRAVITY SANITARY SEWER
SD	(N) STORM DRAIN
FD	(N) FOUNDATION DRAIN
WD	(N) WALL DRAIN
D	(N) DRAIN PIPE FOR WALL/FOUNDATION DRAIN
W	(N) WATER SERVICE
JT	(N) JOINT UTILITY TRENCH
E	(N) ELECTRICAL SERVICE
G	(N) GAS SERVICE LINE
- - SS - -	(E) SANITARY SEWER
- - W - -	(E) WATER SERVICE
- - JT - -	(E) JOINT UTILITY TRENCH

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE LANDSCAPE ARCHITECTURAL TREE PROTECTION PLAN AND ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION

TREE TO BE REMOVED

UTILITY NOTES:
1. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS.
2. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
3. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR.
4. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS AND FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE DRAIN LINES SHOWN.
5. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 1.0%, UNLESS NOTED OTHERWISE.
6. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
7. REDUCER TO BE USED TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
8. SEE DETAIL N/C7 FOR TRENCH DETAIL.

10 0 5 10 20
1" = 10'

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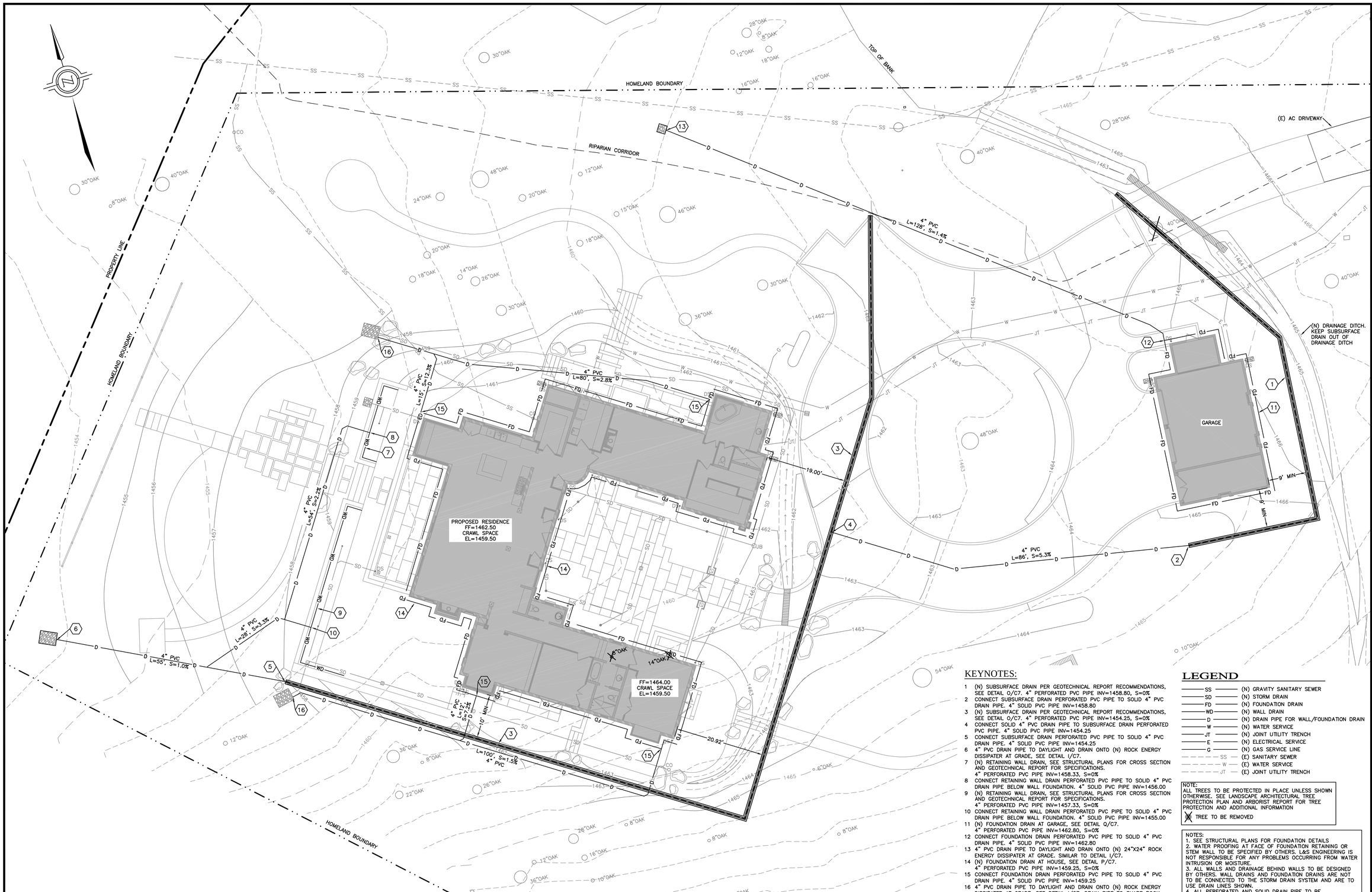
REGISTERED PROFESSIONAL ENGINEER MARK R. STERNER No. 69930 EXP. 9-30-24 CIVIL STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 7-17-2023
SCALE: AS SHOWN
JOB NUMBER: 22-83
LAST REVISED: N/A
REVISED BY: N/A

STORM DRAIN & UTILITY PLAN

ROBINSON RESIDENCE
SANTA LUCIA PRESERVE LOT 121
20 PRONGHORN RUN
CARMEL, CA 93923
APN 239-091-046

SHEET C5
OF
9 SHEETS



FOUNDATION DRAINAGE PLAN

A / C6

SCALE: 1"=10'

KEYNOTES:

1 (N) SUBSURFACE DRAIN PER GEOTECHNICAL REPORT RECOMMENDATIONS, SEE DETAIL O/C7. 4" PERFORATED PVC PIPE INV=1458.80, S=0%
2 CONNECT SUBSURFACE DRAIN PERFORATED PVC PIPE TO SOLID 4" PVC DRAIN PIPE. 4" SOLID PVC PIPE INV=1458.80
3 (N) SUBSURFACE DRAIN PER GEOTECHNICAL REPORT RECOMMENDATIONS, SEE DETAIL O/C7. 4" PERFORATED PVC PIPE INV=1454.25, S=0%
4 CONNECT SOLID 4" PVC DRAIN PIPE TO SUBSURFACE DRAIN PERFORATED PVC PIPE. 4" SOLID PVC PIPE INV=1454.25
5 CONNECT SUBSURFACE DRAIN PERFORATED PVC PIPE TO SOLID 4" PVC DRAIN PIPE. 4" SOLID PVC PIPE INV=1454.25
6 4" PVC DRAIN PIPE TO DAYLIGHT AND DRAIN ONTO (N) ROCK ENERGY DISSIPATER AT GRADE. SEE DETAIL I/C7.
7 (N) RETAINING WALL DRAIN, SEE STRUCTURAL PLANS FOR CROSS SECTION AND GEOTECHNICAL REPORT FOR SPECIFICATIONS. 4" PERFORATED PVC PIPE INV=1458.33, S=0%
8 CONNECT RETAINING WALL DRAIN PERFORATED PVC PIPE TO SOLID 4" PVC DRAIN PIPE BELOW WALL FOUNDATION. 4" SOLID PVC PIPE INV=1456.00
9 (N) RETAINING WALL DRAIN, SEE STRUCTURAL PLANS FOR CROSS SECTION AND GEOTECHNICAL REPORT FOR SPECIFICATIONS. 4" PERFORATED PVC PIPE INV=1457.33, S=0%
10 CONNECT RETAINING WALL DRAIN PERFORATED PVC PIPE TO SOLID 4" PVC DRAIN PIPE BELOW WALL FOUNDATION. 4" SOLID PVC PIPE INV=1455.00
11 (N) FOUNDATION DRAIN AT GARAGE, SEE DETAIL Q/C7. 4" PERFORATED PVC PIPE INV=1462.80, S=0%
12 CONNECT FOUNDATION DRAIN PERFORATED PVC PIPE TO SOLID 4" PVC DRAIN PIPE. 4" SOLID PVC PIPE INV=1462.80
13 4" PVC DRAIN PIPE TO DAYLIGHT AND DRAIN ONTO (N) 24"X24" ROCK ENERGY DISSIPATER AT GRADE. SIMILAR TO DETAIL I/C7.
14 (N) FOUNDATION DRAIN AT HOUSE, SEE DETAIL P/C7. 4" PERFORATED PVC PIPE INV=1459.25, S=0%
15 CONNECT FOUNDATION DRAIN PERFORATED PVC PIPE TO SOLID 4" PVC DRAIN PIPE. 4" SOLID PVC PIPE INV=1459.25
16 4" PVC DRAIN PIPE TO DAYLIGHT AND DRAIN ONTO (N) ROCK ENERGY DISSIPATER AT GRADE, SEE DETAIL I/C7. DRAIN PIPE TO SHARE ROCK ENERGY DISSIPATER WITH STORM DRAIN SHOWN ON SHEET C5

LEGEND

SS	(N) GRAVITY SANITARY SEWER
SD	(N) STORM DRAIN
FD	(N) FOUNDATION DRAIN
WD	(N) WALL DRAIN
D	(N) DRAIN PIPE FOR WALL/FOUNDATION DRAIN
W	(N) WATER SERVICE
JT	(N) JOINT UTILITY TRENCH
E	(N) ELECTRICAL SERVICE
G	(N) GAS SERVICE LINE
SS	(E) SANITARY SEWER
W	(E) WATER SERVICE
JT	(E) JOINT UTILITY TRENCH

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE LANDSCAPE ARCHITECTURAL TREE PROTECTION PLAN AND ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION

TREE TO BE REMOVED

NOTES:
1. SEE STRUCTURAL PLANS FOR FOUNDATION DETAILS
2. WATER PROOFING AT FACE OF FOUNDATION RETAINING OR STEM WALL TO BE SPECIFIED BY OTHERS. L&S ENGINEERING IS NOT RESPONSIBLE FOR ANY PROBLEMS OCCURRING FROM WATER INTRUSION OR MOISTURE.
3. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS AND FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE DRAIN LINES SHOWN.
4. ALL PERFORATED AND SOLID DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER)

10 0 5 10 20
1" = 10'

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FOUNDATION DRAINAGE PLAN

ROBINSON RESIDENCE
SANTA LUCIA PRESERVE LOT 121
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CARMEL, CA 93923
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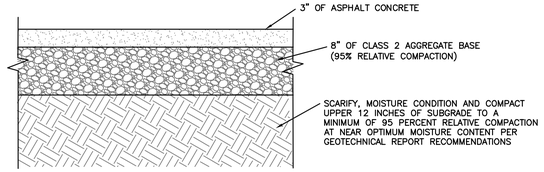
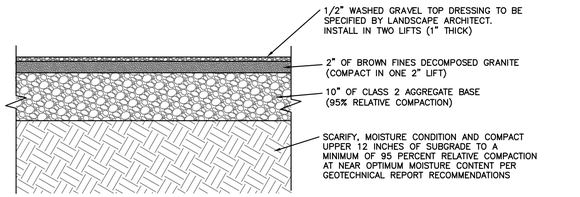
SHEET C6
OF
9 SHEETS



A C7 AC PAVEMENT SECTION

NTS



B C7 GRAVEL PAVEMENT AUTO COURT SECTION

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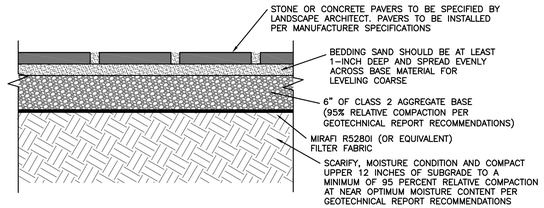

C C7 SAND SET PAVER SECTION

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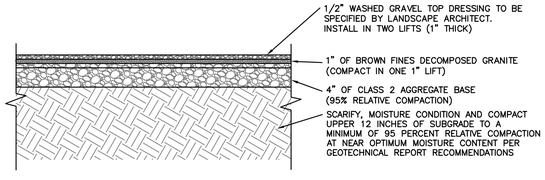

D C7 GRAVEL PAVEMENT SITE WORK SECTION

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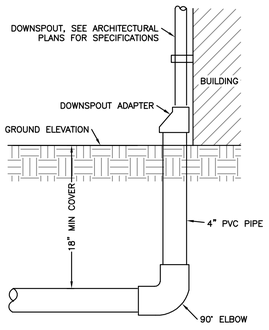

G C7 DOWNSPOUT CONNECTION

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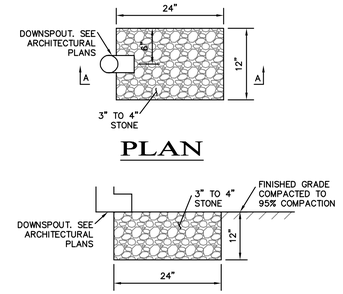
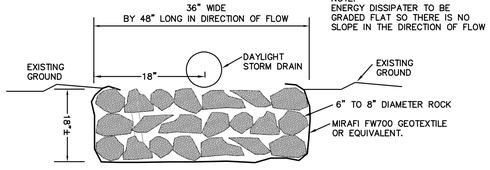


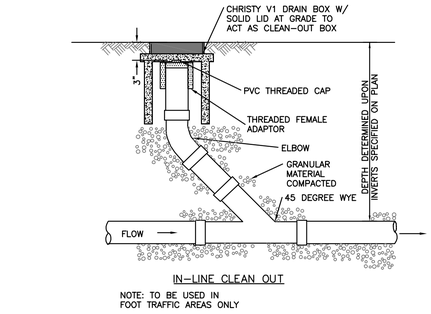
H C7 ROCK SPLASH PAD

NTS



I C7 ROCK ENERGY DISSIPATER

NTS

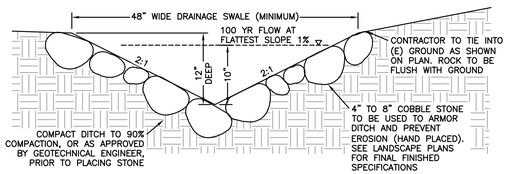


NOTE: TO BE USED IN FOOT TRAFFIC AREAS ONLY

K C7 SANITARY SEWER CLEAN-OUT

NTS

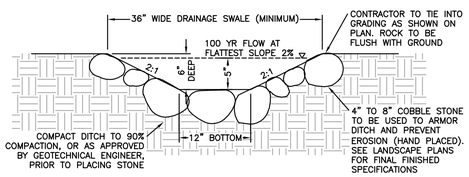
DRAINAGE SWALE DESIGN:
CONTRIBUTING DRAINAGE AREA ABOVE PROPERTY = 5.67 ACRES
FLOW PATH LENGTH = 870 FT (300' SHEET FLOW & 570' CONCENTRATED FLOW)
TIME OF CONCENTRATION=23 MIN
100 YEAR 23 MIN DURATION INTENSITY=2.61 IN/HR
OAK TREE FOREST RUNOFF COEF=0.20
100 YEAR Q=2.94 CFS
HYDROCAD SOFTWARE USED TO ANALYZE 100 YEAR FLOW
HYDRAFLOW CHANNEL SOFTWARE USED TO ANALYZE/DESIGN DRAINAGE SWALE



L C7 48" WIDE ROCK LINED DITCH

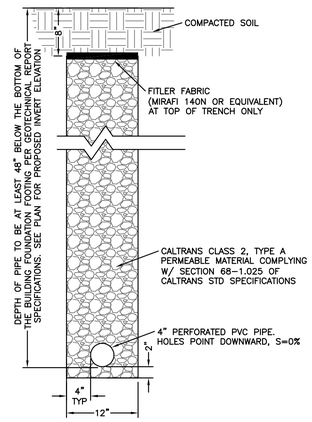
NTS

DRAINAGE SWALE DESIGN:
CONTRIBUTING DRAINAGE AREA ABOVE PROPERTY = 3.67 ACRES
FLOW PATH LENGTH = 630 FT (300' SHEET FLOW & 330' CONCENTRATED FLOW)
TIME OF CONCENTRATION=20 MIN
100 YEAR 20 MIN DURATION INTENSITY=2.82 IN/HR
OAK TREE FOREST RUNOFF COEF=0.20
100 YEAR Q=2.05 CFS
HYDROCAD SOFTWARE USED TO ANALYZE 100 YEAR FLOW
HYDRAFLOW CHANNEL SOFTWARE USED TO ANALYZE/DESIGN DRAINAGE SWALE



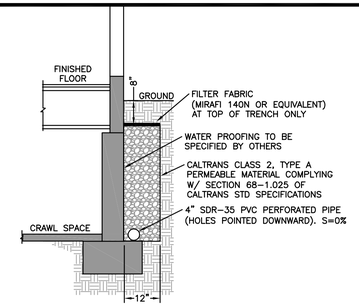
M C7 36" WIDE ROCK LINED DITCH

NTS



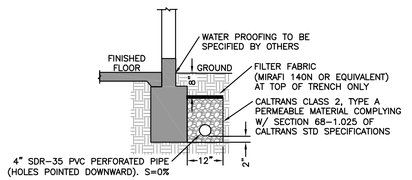
O C7 SUBSURFACE DRAIN

NTS



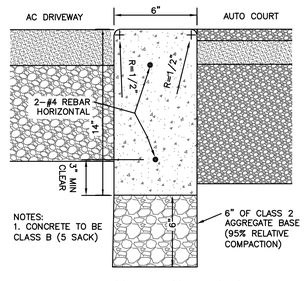
P C7 FOUNDATION DRAIN

NTS



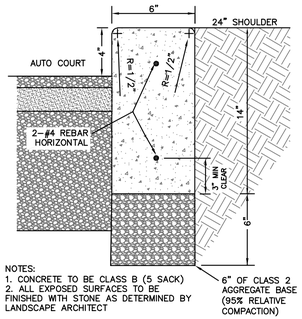
Q C7 FOUNDATION DRAIN

NTS



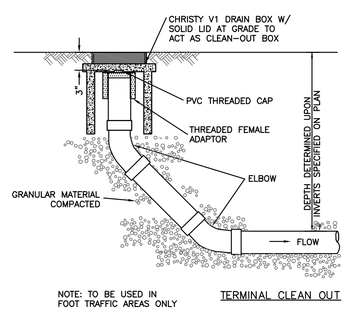
E C7 FLUSH CURB

NTS



F C7 CONCRETE CURB

NTS



J C7 STORM DRAIN CLEAN-OUT

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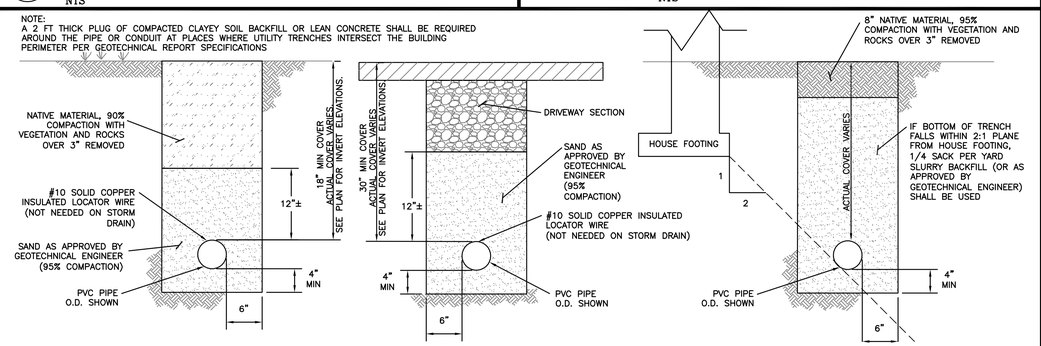

N C7 UTILITY AND STORM DRAIN TRENCHING DETAIL

NTS

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REGISTERED PROFESSIONAL ENGINEER
MARK R. STERNER
No. 69930
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 7-17-2023
SCALE: AS SHOWN
JOB NUMBER: 22-83
LAST REVISED: N/A
REVISED BY: N/A

CONSTRUCTION DETAILS

ROBINSON RESIDENCE
SANTA LUCIA PRESERVE LOT 121
20 PRONGHORN RUN
CARMEL, CA 93923
APN 239-091-046

SHEET C7
OF
9 SHEETS

EROSION/DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.
(MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)
3. RUN-OFF 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 DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF HCD-PLANNING AND HCD-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
8 CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

CONCRETE WASHOUT

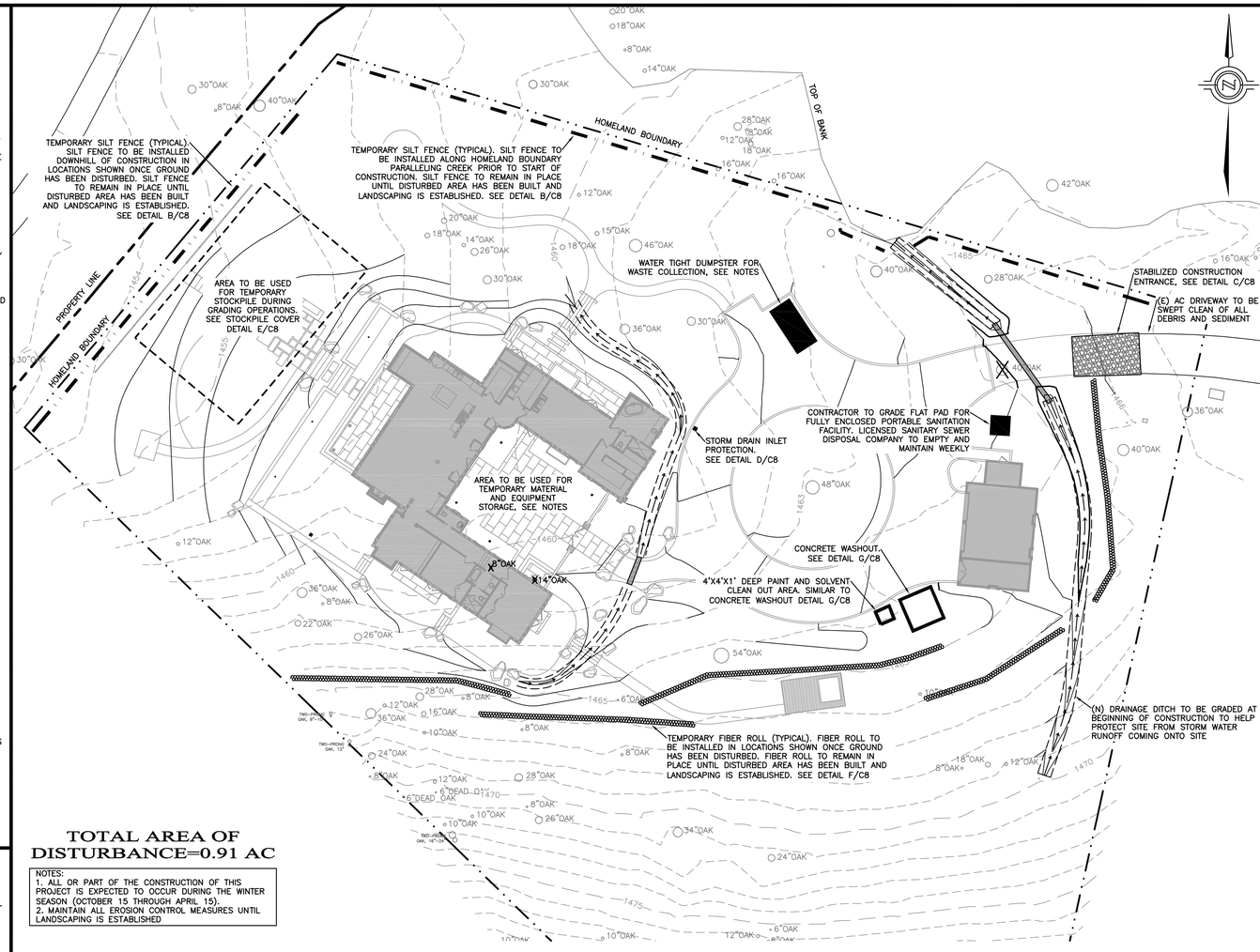
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUIDS AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

WASTE COLLECTION AREA

1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
3. TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
4. CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.
5. FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
6. ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.
7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
8. STORM WATER RUN ON SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SURFACE.
9. WASTE STORED IN STOCKPILES SHALL BE SECURLY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPSTER.
10. SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
11. MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.

MATERIAL DELIVERY AND STORAGE

1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
10. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.
11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.
13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
14. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.
15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.



TOTAL AREA OF DISTURBANCE=0.91 AC

NOTES:
1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).
2. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED

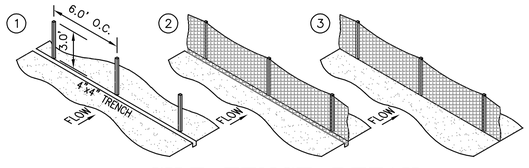
A / C8 EROSION CONTROL PLAN

SCALE: 1"=20'

20 0 10 20 40
1" = 20'

TO BE USED DOWN SLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY SOIL STOCKPILES.

INSTALLATION
1. SET 4' LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
2. ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
3. BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



B / C8 SILT FENCE DETAIL

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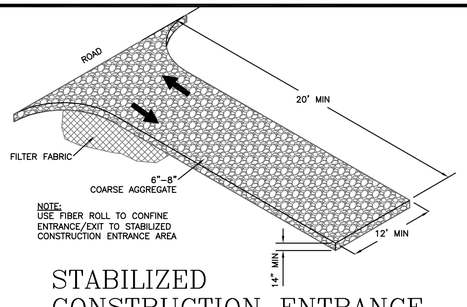
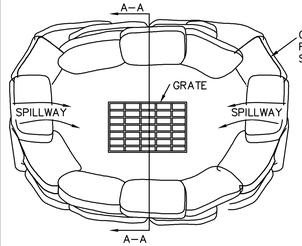


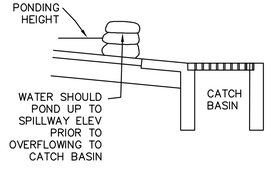
NOTE:
USE FIBER ROLL TO CONFINE ENTRANCE/EXIT TO STABILIZED CONSTRUCTION ENTRANCE AREA

C / C8 STABILIZED CONSTRUCTION ENTRANCE

NTS



PLAN VIEW

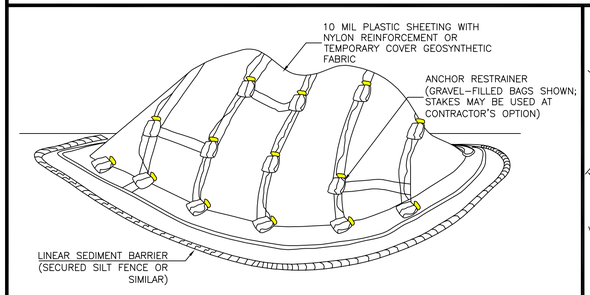


SECTION A-A

INSTALLATION
1. PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS 24" LONG BY 12" WIDE BY 6" HIGH TO BE USED. FILTER BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK. BAGS SHOULD BE STACKED TIGHTLY AND SHOULD CREATE A SPILLWAY TO ALLOW WATER TO POND AND OVERFLOW TO CATCH BASIN.
2. CONFIGURATION SHOWN MAY NEED TO BE ADJUSTED TO ACCOMMODATE EXISTING CATCH BASIN AND FLOW ORIENTATION. CONTRACTOR TO ADJUST AS NEEDED TO ENSURE PROTECTION OF INLET AND MAINTAIN INTENT OF DETAIL SHOWN.

D / C8 INLET PROTECTION

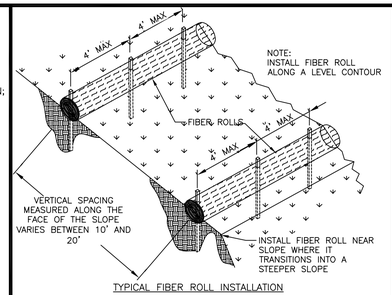
NTS



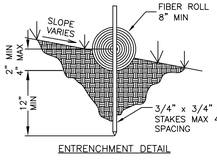
NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

E / C8 STOCKPILE COVER DETAIL

NTS



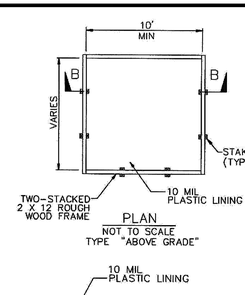
TYPICAL FIBER ROLL INSTALLATION



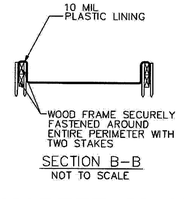
ENTRENCHMENT DETAIL

F / C8 FIBER ROLL DETAIL

NTS



PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"



SECTION B-B
NOT TO SCALE

G / C8 CONCRETE WASHOUT

NTS

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REGISTERED PROFESSIONAL ENGINEER
MARK R. STERNER
No. 69930
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 7-17-2023
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REVISED BY: N/A

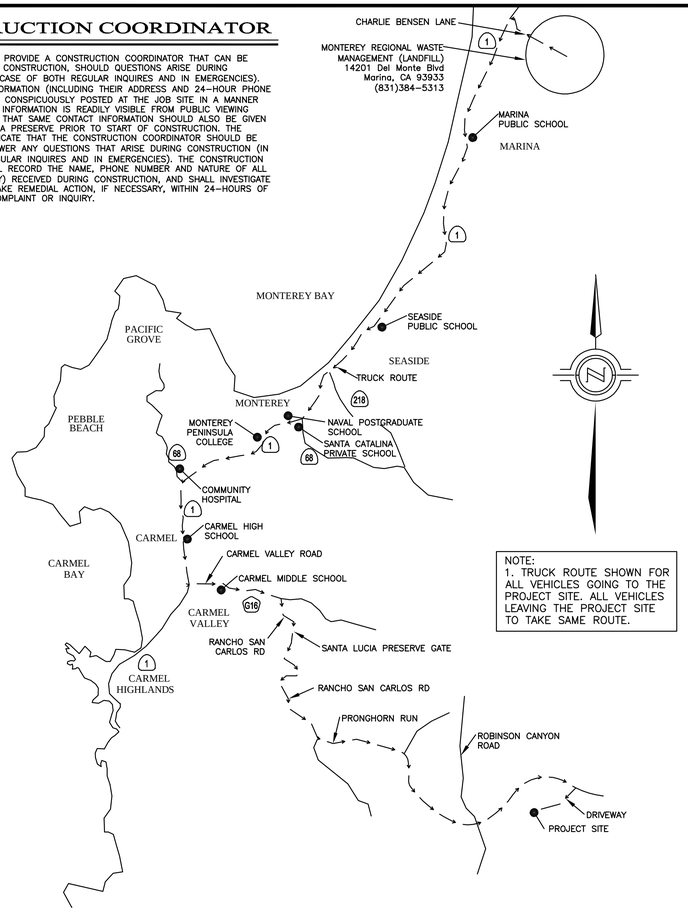
EROSION CONTROL PLAN

ROBINSON RESIDENCE
SANTA LUCIA PRESERVE LOT 121
20 PRONGHORN RUN
CARMEL, CA 93923
APN 239-091-046

SHEET C8
OF
9 SHEETS

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. A COPY OF THAT SAME CONTACT INFORMATION SHOULD ALSO BE GIVEN TO THE SANTA LUCIA PRESERVE PRIOR TO START OF CONSTRUCTION. 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 ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.



NOTE:
1. TRUCK ROUTE SHOWN FOR ALL VEHICLES GOING TO THE PROJECT SITE. ALL VEHICLES LEAVING THE PROJECT SITE TO TAKE SAME ROUTE.

A / C9 VICINITY MAP/OVERALL TRUCK ROUTING PLAN

1"=8000'

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – SATURDAY, 8AM TO 6PM (EXCLUDING NATIONAL HOLIDAYS)
2. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON 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.
3. STOP WORK WITHIN 50 METERS (165 FT) 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. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET.
5. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.
6. 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.
7. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 – DUST CONTROL):
   1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE. – NOT APPLICABLE TO SITE
   2. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
   3. APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS. – NOT APPLICABLE TO SITE
   4. APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA. – NOT APPLICABLE TO SITE
   5. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
   6. COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
   7. PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION. –NOT APPLICABLE TO SITE
   8. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
   9. COVER INACTIVE STORAGE PILES.
   10. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS – NOT APPLICABLE TO SITE
   11. PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT – NOT APPLICABLE TO SITE
   12. SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE.
   13. POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBUAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
   14. LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.

THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.
8. THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
9. THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
10. THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
11. THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE APPROVED TRUCK ROUTE ON THIS SHEET.
12. THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials
- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials
- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter
- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking
- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control
- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

EARTHWORK & CONTAMINATED SOILS

Erosion Control
- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

To Report a Spill: Call 911 or (831) 394-6811
If you see paint, cement. motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

Additional Contact Numbers (Non-Emergency):

City of Carmel-by-the-Sea:	(831) 620-2000
City of Del Rey Oaks:	(831) 394-8511
City of Monterey:	(831) 646-3921
City of Pacific Grove:	(831) 648-5722
City of Sand City:	(831) 394-3054
City of Seaside:	(831) 899-6825
County of Monterey:	(831) 753-4800

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

v.3 Oct 2015

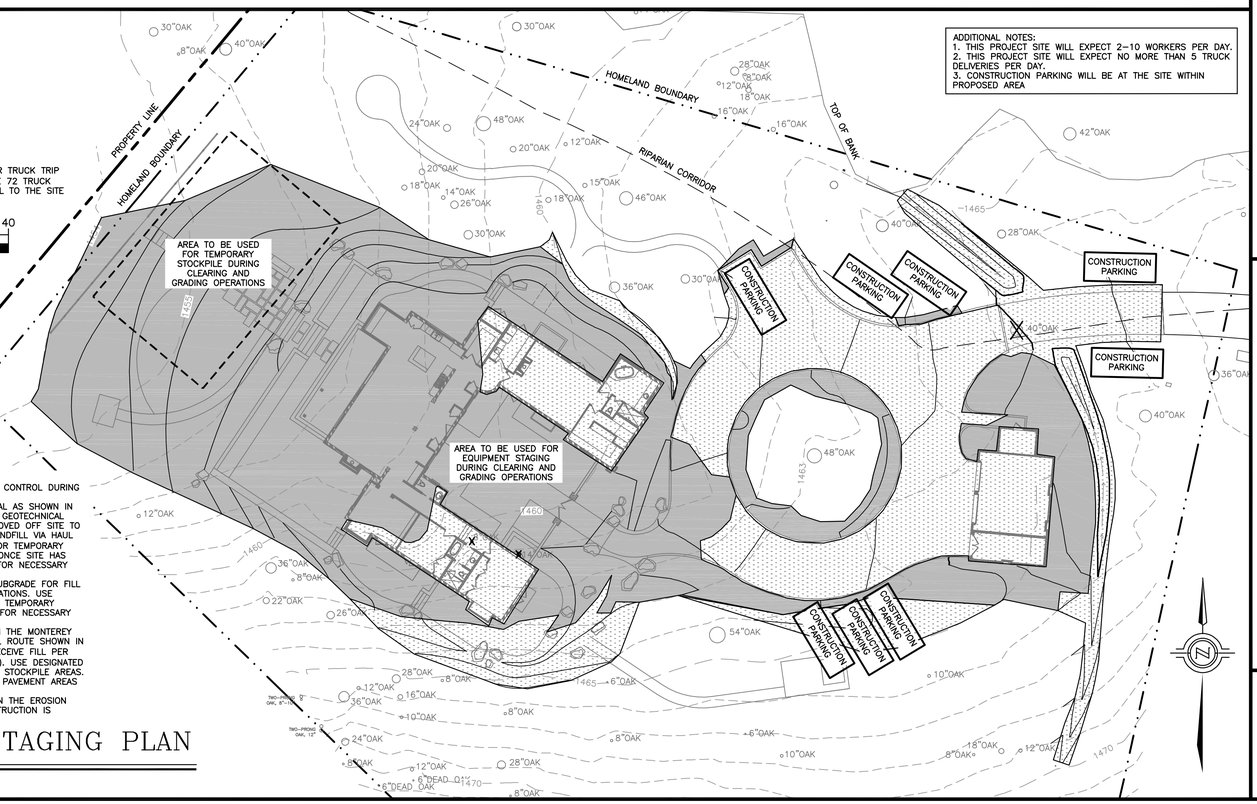
LEGEND

AREA OF FILL

AREA OF CUT

EARTHWORK QUANTITIES:
290 CY CUT
1010 CY FILL
720 CY FILL NET
* AT 5 TRUCK TRIPS PER DAY AND 10 CY PER TRUCK TRIP (50CY/DAY) IT IS ESTIMATED THAT IT WILL TAKE 72 TRUCK TRIPS OR 15 DAYS TO TRANSPORT NEEDED FILL TO THE SITE

20 0 10 20 40
1" = 20'



ADDITIONAL NOTES:
1. THIS PROJECT SITE WILL EXPECT 2–10 WORKERS PER DAY.
2. THIS PROJECT SITE WILL EXPECT NO MORE THAN 5 TRUCK DELIVERIES PER DAY.
3. CONSTRUCTION PARKING WILL BE AT THE SITE WITHIN PROPOSED AREA

GRADING STAGING:
SEE GRADING PLANS FOR GRADING AND EROSION CONTROL DURING CONSTRUCTION.
STEP 1: REMOVE TREES DESIGNATED FOR REMOVAL AS SHOWN IN THIS PLAN SET AND CLEAR AND GRUB SITE PER GEOTECHNICAL REPORT SPECIFICATIONS. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C9. USE DESIGNATE AREA FOR TEMPORARY STOCKPILE AREA. IMPLEMENT EROSION CONTROL ONCE SITE HAS BEEN DISTURBED. SEE EROSION CONTROL PLAN FOR NECESSARY BMPS DURING GRADING OPERATIONS.
STEP 2: REMOVE CUT MATERIAL AND PREPARE SUBGRADE FOR FILL PLACEMENT PER GEOTECHNICAL REPORT SPECIFICATIONS. USE DESIGNATED AREAS FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREAS. SEE EROSION CONTROL PLAN FOR NECESSARY BMPS DURING GRADING OPERATIONS.
STEP 3: BRING FILL MATERIAL TO THE SITE FROM THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C9. PLACE FILL MATERIAL WITHIN AREAS TO RECEIVE FILL PER GEOTECHNICAL REPORT SPECIFICATIONS (ON GOING). USE DESIGNATED AREAS FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREAS.
STEP 4: PREPARE SUBGRADE FOR BUILDING AND PAVEMENT AREAS PER GEOTECHNICAL REPORT SPECIFICATIONS.
STEP 5: INSTALL ADDITIONAL BMPS AS SHOWN ON THE EROSION CONTROL PLAN AND MAINTAIN BMPS UNTIL CONSTRUCTION IS FINISHED AND LANDSCAPING IS ESTABLISHED.

B / C9 GRADING STAGING PLAN

SCALE: 1"=20'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2722 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
MARK R. STERNER
No. 69930
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 7-17-2023
SCALE: AS SHOWN
JOB NUMBER: 22-83
LAST REVISED BY: N/A
REVISED BY: N/A

CONSTRUCTION MANAGEMENT PLAN

ROBINSON RESIDENCE
SANTA LUCIA PRESERVE LOT 121
20 PRONGHORN RUN
CARMEL, CA 93923
APN 239-091-046

SHEET C9
OF
9 SHEETS