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:
SWEET JASON D & COLLEEN S TRS (PLN230352)
RESOLUTION NO. 24-006
Resolution by the Monterey County HCD Chief of Planning:

1) Finding that Administrative Permit and Design Approval qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303;
2) Approving an Administrative Permit and Design Approval to allow the construction of a 3,810 square foot single family dwelling with attached 840 square foot three-car garage, and 763 square foot covered patio; and a new 560 square foot accessory dwelling unit with 38 square foot covered entry. Colors and materials consist of medium bronze metal roofing, dark bronze windows, cedar wood for walls & trim, Buechel Stone Ledgestone siding and gray stucco. [PLN230352 SWEET JASON D & COLLEEN S TRS, 54 Marguerite, Carmel Valley Master Plan (APN: 169-421-062-000).

Corrected on February 22, 2024 (This resolution corrects the previous resolution mailed out on February 9, 2024.

The SWEET JASON D & COLLEEN S TRS application (PLN230352) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on February 7, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval (Attachment 1) and project plans (Attachment 2), 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;
- Carmel Valley Master Plan; and
- Monterey County Zoning Ordinance (Title 21).

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

b) Project: Administrative Permit and Design Approval to allow the construction of a 3,810 square foot single family dwelling with attached 840 square foot three-car garage, and 763 square foot covered patio; and a new 560 square foot accessory dwelling unit with 38 square foot covered entry. Colors and materials consist of medium bronze metal roofing, dark bronze windows, cedar wood for walls & trim, Buechel Stone Ledgestone siding and gray stucco.

c) Allowed Use. The property is located at 54 Marguerite, Carmel Valley Master Plan (APN: 169-421-062-000). The parcel is zoned "RDR/10-D-S-RAZ" or Rural Density Residential, 10 acres per unit, Design Control District Overlay, Site Plan Review and Residential Allocation Zoning, which allow residential development as a principal use, subject to granting of an Administrative Permit. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject 9.59 acre parcel (417,740 square feet), Assessor's Parcel Number 169-421-062-000, is identified in its current configuration in (Volume 23 C&T40 Lot 45). Additionally, within the Santa Lucia Preserve Subdivision-Phase 4 Tract 1476. Therefore, the county recognizes the subject property as a legal lot of record.

e) Design/Neighborhood and Community Character. The zoning of this property includes a Design Control overlay "D" which is intended to regulate the location, size, configuration, materials, and colors of structures to ensure the protection of public viewshed, neighborhood character and the visual integrity of certain developments without imposing undue restrictions on private property. Colors and materials consist of medium bronze metal roofing, dark bronze windows, cedar wood for walls & trim, Buechel Stone Ledgestone siding and gray stucco. The project, as designed, assures the protection of the public viewshed, is consistent with the neighborhood character, and blends in with the surrounding areas. The project, as designed and sited, assures protection of the public viewshed is consistent with the neighborhood and ensures visual integrity.

f) Development Standards. As proposed, the project meets all required development standards. The development standards for the Rural Density Residential are identified in the MCC Section 21.16.060. The minimum setbacks for the main structure in the RDR district are 30 feet (front), 20 feet (side), and 20 feet (rear). The maximum height allowed is 30 feet. The proposed project has a maximum height of 18 feet and the proposed site is within an established building envelope. Therefore, setbacks are consistent with the minimum required and meet the height requirement for the zoning district in which it is located. The allowable maximum site coverage is twenty-five percent. The subject property is 9.59 acres, which would allow more than what is proposed for, therefore meeting the coverage standard.

g) The project also includes the development of a detached 560 square foot Accessory Dwelling Unit. The proposed accessory structure meets the development standards for Rural Density Residential zoning. The minimum setbacks for a habitable accessory structure in the Rural Density Residential District are 50 feet (front), 6 feet (side), and six feet (rear), with a maximum building height of 15 feet (16 feet for ADU's).

The proposed project is within an established building envelope. Therefore, the setbacks meet the minimum required in the district which it is located.

h) The project planner verified that the project on the subject parcel conforms to the plans listed above.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230352.

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 FPD. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff did not identify any potential impacts. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. An EIR was prepared for the original Santa Lucia Preserve Subdivision. All development shall be in accordance with these reports.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230352.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional FPD. There are no added project conditions as the staff has ensured that the project will not have an adverse effect on the health, safety, and welfare of person either residing or working in the neighborhood.

b) Necessary public facilities will be provided. Domestic water and an engineered OWTS design will be provided by Santa Lucia Community Service District.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230352.

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 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 PLN230352.

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

EVIDENCE:
a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the development of a new single-family dwelling and accessory structures within residentially zoned areas.
b) The project consists of the construction of a 3,810 square foot single family dwelling with attached 840 square foot three-car garage, and 763 square foot covered patio; and a new 560 square foot accessory dwelling unit with 38 square foot covered entry. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.
c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in significant effect, or development, that would result in a cumulatively significant impact.
d) No adverse environmental effects were identified during staff review of the development application.
e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230352.

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

EVIDENCE:
a) Pursuant to Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21).

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DECISION

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

1. Find the Administrative Permit and Design Approval qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and;
2. Approve the Administrative Permit and Design Approval to allow the construction of a 3,810 square foot single family dwelling with attached 840 square foot three-car garage, and 763 square foot covered patio; and a new 560 square foot accessory dwelling unit with 38 square foot covered entry. Colors and materials consist of medium bronze metal roofing, dark bronze windows, cedar wood for walls & trim, Buechel Stone Ledgestone siding and gray stucco, all of which are in general conformance with the attached sketch (Attachment 2) and subject to the attached conditions (Attachment 1), all being attached hereto and 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 DATE **FEBRUARY 9, 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 ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **FEBRUARY 20, 2024**.

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.

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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

PLN230352

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit (PLN230352) allows the construction of a 3,810 square foot swingle family dwelling with attached 840 square foot three-car garage, and 763 square foot covered patio; and a new 560 square foot accessory dwelling unit with 38 square foot covered entry. Colors and materials consist of medium bronze metal roofing, dark bronze windows, cedar wood for walls & trim, Buechel Stone Ledgestone siding and gray stucco. The property is located at 54 Marguerite Road, Carmel (Assessor's Parcel Number 169-421-062-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an 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 (Resolution Number 24-006) was approved by HCD Director or Designee for Assessor's Parcel Number 169-421-062-000 on February 7,2024. The permit was granted subject to 2 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.

SWEET RESIDENCE

FIRE DEPARTMENT NOTES

ADDRESSES FOR BUILDINGS
ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE W/MONTEREY COUNTY ORD. NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPERATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS & SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4" HEIGHT, 1/2" STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, & SHALL BE ARABIC. THE SIGN & NUMBERS SHALL BE REFLECTIVE & MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE & AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION & 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. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

FIRE SPRINKLER SYSTEM
THE RESIDENCE 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 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.

FIRE ALARM SYSTEM
THE RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA STANDARD 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEMS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

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

ROOF CONSTRUCTION
ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION (IN ACCORDANCE WITH CARMEL MUNICIPAL CODE 15.08.120).

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

NEW BUILDINGS, LOCATED IN ANY FIRE HAZARD SEVERITY ZONE OR ANY WILDLAND-URBAN INTERFACE FIRE AREA DESIGNATED BY THE ENFORCING AGENCY, AND FOR WHICH AN APPLICATION FOR A BUILDING PERMIT IS SUBMITTED ON OR AFTER JULY 1ST/ 2008, SHALL COMPLY WITH ALL SECTIONS AND PROVISIONS OF CHAPTER 49 & 7A OF THE 2019 EDITION OF THE CALIFORNIA FIRE CODE.

OWNERSHIP NOTES

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN-LIETZKE DESIGN HEREINAFTER REFERRED TO AS "DESIGNERS" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.

2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE DESIGNERS HEREBY STATE THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

3. THE DESIGNERS DISCLAIM ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.

4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNERS, FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

PROJECT TEAM

PROJECT OWNER:
SWEET FAMILY TRUST
COLLEEN & JASON SWEET
7536 CANADA VISTA WAY
MONTEREY, CA 93940
TEL: 214.770.2339

ARCHITECT:
CONTACT: DAVID DWIGHT
HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A, MONTEREY CA. 93940
TEL: 831.601.3528

CIVIL:
CONTACT: MARK STERNER
L+S ENGINEERING AND SURVEYING INC.
2460 GARDEN RD., MONTEREY, CALIFORNIA 93940
TEL: 831.655.2723

GEOTECHNICAL:
CONTACT: SAM GRICE
GRICE ENGINEERING
561 A BRUNKEN AVE, SALINAS, CA 93901
TEL: 831.422.9619

LANDSCAPE:
CONTACT: PATRICK WILSON
MISSION LANDSCAPING INC
PO BOX 875
PACIFIC GROVE, CA 93950
TEL: 831.373.8293

MECHANICAL:
CONTACT: CHRIS CUMMINGS
MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD. #8, CARMEL, CA 93923
TEL: 831.372.8328

STRUCTURAL:
CONTACT: YUTAKA UYEDA
UYEDA & ASSOCIATES
1010 CASS STREET, SUITE D-9, MONTEREY, CA 93940
TEL: 831.373.3181

SURVEYOR:
L+S ENGINEERING AND SURVEYING INC.
2460 GARDEN RD., MONTEREY, CALIFORNIA 93940
TEL: 831.655.2723

SHEET INDEX

ARCHITECTURAL:

CVR	COVER SHEET
A0.2	GENERAL NOTES
A0.3	CONSTRUCTION BEST MANAGEMENT PRACTICES
A0.4	RESIDENTIAL MANDATORY MEASURES CHECK LIST
A0.5	RESIDENTIAL MANDATORY MEASURES CHECK LIST
A0.6	CERTIFICATE OF DESIGN REVIEW COMPLIANCE

TOPOGRAPHIC SURVEY

CIVIL:

C1	GRADING PLAN TITLE SHEET
C2	SITE GRADING PLAN
C3	DRIVEWAY PROFILE & SITE CROSS SECTIONS
C4	STORMWATER CONTROL PLAN
C5	SITE UTILITY PLAN
C6	CONSTRUCTION DETAILS
C7	EROSION CONTROL PLANS
C8	CONSTRUCTION MANAGEMENT PLAN

A1.2	SITE DIAGRAM
A1.3	SITE FIRE PROTECTION DIAGRAM
A2.1	MAIN HOUSE FLOOR PLAN
A2.2	MAIN HOUSE ROOF PLAN
A2.3	ADU PLANS
A2.4	MAIN HOUSE REFLECTED CEILING PLAN
A2.5	ADU REFLECTED CEILING PLAN
A3.1	MAIN HOUSE EXTERIOR ELEVATIONS
A3.2	MAIN HOUSE EXTERIOR ELEVATIONS
A3.3	MAIN HOUSE EXTERIOR ELEVATIONS
A3.4	ADU EXTERIOR ELEVATIONS
A3.5	BUILDING SECTIONS
A3.6	BUILDING SECTIONS
A3.7	BUILDING SECTIONS
A3.8	BUILDING SECTIONS
A4.1	WINDOW NOTES, SCHEDULES & TYPES
A4.2	DOOR NOTES, SCHEDULES & TYPES
A4.3	WINDOW DETAILS
A4.4	DOOR DETAILS
A7.1	WALL SECTIONS
A8.0	TYPICAL ARCHITECTURAL DETAILS
A8.1	ARCHITECTURAL DETAILS
A8.2	ARCHITECTURAL DETAILS
A8.3	WATERPROOFING SPECIFICATIONS

STRUCTURAL:

S-1.1	GENERAL NOTES & SPECIAL INSPECTION
S-2.1	MAIN RESIDENCE FOUNDATION PLAN
S-2.2	MAIN RESIDENCE ROOF FRAMING PLAN
S-2.3	ACCESSORY DWELLING UNIT FOUNDATION & ROOF FRAMING PLAN
S-3.1	FOUNDATION DETAILS
S-3.2	FOUNDATION DETAILS
S-4.1	ROOF FRAMING DETAILS
S-4.2	ROOF FRAMING DETAILS
WSWH1	ANCHORAGE DETAILS ENGINEERED DESIGNS
WSWH2	FRAMING DETAILS ENGINEERED DESIGNS
WSWH3	FRAMING DETAILS FIRST FLOOR WALL AND TWO-STORY STACKED ENGINEERED DESIGNS
WSWH4	PORTAL SYSTEM FRAMING DETAILS ENGINEERED DESIGNS

MECHANICAL:

M0.1	NOTES
M0.2	MAIN RESIDENCE ENERGY COMPLIANCE
M0.3	MAIN RESIDENCE ENERGY COMPLIANCE
M0.4	MAIN RESIDENCE ENERGY COMPLIANCE
M0.5	ADU ENERGY COMPLIANCE
M0.6	ADU ENERGY COMPLIANCE
M0.7	2022 RESIDENTIAL MANDATORY REQUIREMENTS
M2.1	MAIN RESIDENCE HVAC PLAN
M2.2	ADU HVAC PLAN
P2.1	GAS LINE POINTS OF CONNECTION & GAS LINE SCHEMATIC
PV2.1	SOLAR PHOTOVOLTAIC ROOF LAYOUT & NOTES

LANDSCAPE:

L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION DETAILS
L2.1	IRRIGATION DETAILS
L3.0	LANDSCAPE LIGHTING PLAN

PROJECT DATA

PROJECT DESCRIPTION:
CONSTRUCTION OF NEW 3810 S.F. 3 BEDROOM/3 BATHROOM SINGLE FAMILY RESIDENCE WITH ATTACHED 840 S.F. THREE-CAR GARAGE. CONSTRUCTION OF NEW 560 S.F. 1 BEDROOM/1 BATHROOM ADU.

PROJECT ADDRESS:
54 MARGUERITE RD., CARMEL, CA

ASSESSOR PARCEL NUMBER:
169-421-062

LOT/BLOCK:
LOT 54

ZONING:
RDR/10-D-S-RAZ

LAND USE DESIGNATION:
RESIDENTIAL - RURAL DENSITY 10 ACRES+/UNIT

OCCUPANCY GROUP:
R-3 FOR RESIDENCES
U-1 FOR GARAGE

NUMBER OF STORIES:
ONE (PROPOSED)

TYPE OF CONSTRUCTION:
5B

LOT SIZE:
LOT = 436,036.46 SQ. FT. (10.01 ACRES)

BUILDING SITE COVERAGE:

MAXIMUM ALLOWED:	152,612.76 SQ. FT. (35%)
PROPOSED MAIN HOUSE	3,810 SQ.FT.
PROPOSED ROOFED ENTRY	63 SQ.FT.
PROPOSED ROOFED PATIOS	763 SQ.FT.
PROPOSED ATTACHED GARAGE	840 SQ.FT.
PROPOSED ADU	560 SQ.FT.
PROPOSED ADU ROOFED ENTRY	38 SQ.FT.
TOTAL PROPOSED STRUCTURE COVERAGE	6074 SQ.FT. (1.4%)

FLOOR AREA:

MAXIMUM ALLOWED:	196,216.4 SQ.FT. (45%)
PROPOSED HOUSE	3,810 SQ.FT.
PROPOSED ATTACHED GARAGE	840 SQ.FT.
PROPOSED ADU	560 SQ.FT.
TOTAL PROPOSED FLOOR AREA	5,210 SQ.FT. (1.19%)

AVERAGE NATURAL GRADE:

PROPOSED HOUSE/GARAGE:	+720.0' ELEVATION
PROPOSED ADU:	+718.5' ELEVATION

BUILDING HEIGHT:

MAXIMUM ALLOWED:	+18'-0" ABOVE A.N.G.
PROPOSED MAIN HOUSE:	+17'-6" ABOVE A.N.G.
PROPOSED ADU:	+14'-9" ABOVE A.N.G.

LAND DISTURBANCE: (SEE CIVIL)
0.5 ACRES

CUT/FILL: 475 CY CUT/65 CY FILL

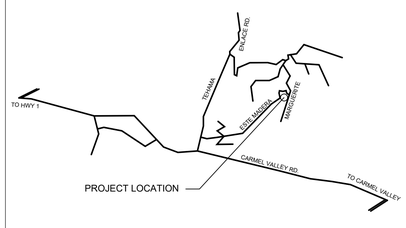
OFF-STREET PARKING:

	REQUIRED	PROVIDED
MAIN HOUSE:	2 (TWO)	5 (THREE COVERED)

WATER AND SEWER SERVICE PROVIDER:
CANADA WOODS WATER COMPANY, LLC

TREES REMOVED:
OAK: 0
PINE: 0

VICINITY MAP



HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
www.hl-arc.com

DATE:	12.08.2023
SCALE:	N.T.S.
DRAWN:	DWD
JOB NUMBER:	21.23
REVISION	

COVER SHEET

SWEET RESIDENCE
54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

CVR

ABBREVIATIONS

A.B.	ANCHOR BOLT
ALT.	ALTERNATE
APPROX.	APPROXIMATE
BD.	BOARD
BLDG.	BUILDING
BM.	BEAM
BOT.	BOTTOM
BTW.	BETWEEN
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONC. BLK.	CONCRETE BLOCK
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CTR.	CENTER
CTSK.	COUNTERSINK
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DWG	DRAWING
E.N.	EDGE NAILING
EA.	EACH
EQ.	EQUAL
(E).	EXISTING
EXP	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.N.	FIELD NAILING
FND.	FOUNDATION
FLR.	FLOOR
F. O. C.	FACE OF CONCRETE
F. O. M.	FACE OF MASONRY
F. O. S.	FACE OF STUD
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G. I.	GALVANIZED IRON
GLU-LAM.	GLUE LAMINATED
GRD.	GRADE
GYP. BD.	GYPSUM BOARD
HDR.	HEADER
HORIZ.	HORIZONTAL
INT.	INTERIOR
JST.	JOIST
MAX.	MAXIMUM
M. B.	MACHINE BOLT
M. F. R.	MANUFACTURER
M. I. W.	MALLEABLE IRON WASHER
MIN.	MINIMUM
N. I. C.	NOT IN CONTRACT
N. T. S.	NOT TO SCALE
O/	OVER
O. C.	ON CENTER
O. H.	OVER HANG/OVER HEAD
PL.	PLATE
P. T. D. F.	PRESSURE TREATED DOUGLAS FIR
PLYWD.	PLYWOOD
R.A.M.	RUBBERIZED ADHERED MEMBRANE
REINF.	REINFORCING
REQ'D.	REQUIRED
RDWD.	REDWOOD
S. B.	SOLID BLOCKING
SCHED.	SCHEDULE
SHT.	SHEET
SHT'G.	SHEATHING
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
SQ.	SQUARE
STD.	STANDARD
SWG.	SWING
SYM.	SYMMETRICAL
T. & G.	TONGUE & GROOVE
T. N.	TOE NAIL
T. O. C.	TOP OF CONCRETE
T. O. W.	TOP OF WALL
T. S.	TUBE STEEL
TYP.	TYPICAL
U. O. N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT
W. W. M.	WELDED WIRE MESH

EROSION CONTROL NOTES

1. EROSION CONTROL STANDARDS

A. GENERAL

MINIMIZE SOIL EXPOSURE DURING THE RAINY SEASON BY PROPER TIMING OF GRADING AND CONSTRUCTION.

RETAIN TREES AND NATURAL VEGETATION TO STABILIZE HILLSIDES, RETAIN MOISTURE AND REDUCE EROSION.

DIVERT RUNOFF AWAY FROM STEEP, DENUDED SLOPES OR OTHER CRITICAL AREAS WITH BARRIERS, BERMS, DITCHES, OR OTHER FACILITIES.

DESIGN GRADING TO BE COMPATIBLE WITH ADJACENT AREAS AND RESULT IN MINIMAL DISTURBANCE OF THE TERRAIN AND NATURAL LAND FEATURES.

LIMIT CONSTRUCTION, CLEARING OF VEGETATION AND DISTURBANCE OF THE SOIL TO AREAS OF PROVEN STABILITY.

CONDUCT FREQUENT SITE INSPECTIONS(BEFORE AND AFTER SIGNIFICANT STORM EVENTS) TO ENSURE THAT CONTROL MEASURES ARE WORKING PROPERLY AND TO CORRECT PROBLEMS, AS NEEDED.

B. SEDIMENT CONTROL

ELIMINATE SEDIMENT TRANSPORT OFF THE SITE TO THE MAXIMUM EXTENT PRACTICABLE THROUGH THE USE OF PUBLISHED BEST MANAGEMENT PRACTICES (BMPS).

USE SEDIMENT PONDS, SILT TRAPS, WATTLES, STRAW BALE BARRIERS OR SIMILAR MEASURES TO RETAIN SEDIMENT TRANSPORTED BY RUNOFF WATER ONSITE.

COLLECT AND DIRECT SURFACE RUNOFF AT NONEROSIVE VELOCITIES TO THE COMMON DRAINAGE COURSES.

AVOID CONCENTRATING SURFACE WATER ANYWHERE EXCEPT DRAINAGE COURSES.

PREVENT MUD FROM BEING TRACKED ONTO THE PUBLIC ROADWAY WITH GRAVEL DRIVEWAYS, ENTRANCES, OR TRUCK TIRE WASHING.

DEPOSIT OR STORE EXCAVATED MATERIALS AWAY FROM DRAINAGE COURSES.

STOCKPILE TOPSOIL ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

PLACE STOCKPILED SOIL IN LOCATIONS, SO THAT IF EROSION OCCURS, IT WILL NOT CONTRIBUTE TO OFFSITE SEDIMENT DISCHARGE.

DISPOSE OF EXCAVATED MATERIALS AT A COUNTY APPROVED DUMP FACILITY.

C. DUST CONTROL

ALL CONSTRUCTION AREAS AND ACCESS ROADS SHALL BE TREATED AND MAINTAINED AS NECESSARY TO MINIMIZE THE EMISSION OF DUST AND NUISANCE TO OFFSITE PROPERTIES.

D. RE-VEGETATION

APPLY TEMPORARY SEEDING OR MULCHING TO DENUDED AREAS FOR STORM PROTECTION.

ESTABLISH A PERMANENT VEGETATIVE COVER ON DENUDED AREAS AS SOON AS POSSIBLE. PERMANENT VEGETATION GROUND COVER MUST CONTROL EROSION AND SURVIVE SEVERE WEATHER CONDITIONS.

RETAIN A VEGETATIVE BARRIER, WHENEVER POSSIBLE, AROUND PROPERTY BOUNDARIES.

USE SELF-SUSTAINING, NON-INVASIVE PLANTS THAT REQUIRE LITTLE OR NO MAINTENANCE AND DO NOT CREATE AN EXTREME FIRE HAZARD.

USE NATIVE PLANT SPECIES, WHEN FEASIBLE.

2. EROSION AND SEDIMENT CONTROL MEASURES

TRAP SEDIMENT-LADEN RUNOFF WATER IN BASINS OR SILT TRAPS TO ALLOW SOIL PARTICLES TO SETTLE OUT BEFORE FLOWS ARE RELEASED TO STORM DRAINS, STREETS, OR ADJACENT PROPERTY.

SILT FENCING OR WATTLES WILL BE INSTALLED AT DOWNHILL LOCATIONS, FIVE FEET FROM THE TOE OF STOCKPILES, AND AS NECESSARY TO RETAIN ALL SEDIMENT ON SITE.

ALL TEMPORARY STOCKPILES WILL BE COVERED WITH 6 MIL PLASTIC SHEETING (E.G. VISQUEEN) WHICH IS SUITABLY ANCHORED TO PREVENT DISRUPTION DURING HIGH WIND EVENTS.

DRAINAGE COURSES WILL BE INSTALLED TO CONTROL SURFACE WATER OVER CUT AND FILL SLOPES AND DIRECT SURFACE WATER AWAY FROM STOCKPILES.

DRAINAGE COURSES SHALL CONTAIN CHECK DAMS TO REDUCE DRAINAGE VELOCITIES. STRAW BALE BARRIERS OR GRAVEL DAMS CAN BE USED AS CHECK DAMS, AS APPROPRIATE.

ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DRAINAGE OUTLETS.

ALL DRIVEWAYS AND CONSTRUCTION ACCESS ROADS SHALL HAVE A GRAVEL SURFACE AND SHALL BE WELL MAINTAINED AT ALL TIMES.

ALL OTHER EXPOSED BARE GROUND SHALL BE COVERED WITH MULCHING MAT, OR OTHER EROSION CONTROL BLANKETS.

SITE MONITORING SHALL BE CONDUCTED BY THE CONTRACTOR/OWNER BEFORE AND AFTER SIGNIFICANT RAINFALL EVENTS TO VERIFY THAT THE EROSION CONTROL MEASURES ARE SATISFACTORY.

DISTURBED VEGETATED AREAS WILL BE REVEGETATED.

ALL EROSION CONTROL MATERIALS SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION FOR INSTALLATION DUE TO UNTIMELY WET WEATHER.

OTHER MEASURES AS NECESSARY.

3. WINTER OPERATIONS

A. NO LAND CLEARING OPERATIONS GREATER THAN ONE ACRE PER YEAR PER SITE OR GRADING OPERATIONS GREATER THAN ONE HUNDRED (100) CUBIC YARDS MAY TAKE PLACE BETWEEN OCTOBER 15TH AND APRIL 15TH, IN WATER SUPPLY WATERSHEDS, AND HIGH EROSION HAZARD AREAS, UNLESS AUTHORIZED BY THE DIRECTOR OF BUILDING INSPECTION AND FOUND TO BE CONSISTENT WITH THE PURPOSES OF THIS CHAPTER. WINTER OPERATIONS FOR OTHER PROJECTS MAY BE DISALLOWED IF A HIGH POTENTIAL FOR EROSION EXISTS DUE TO SLOPE, ROCK OR SOIL TYPE, PROXIMITY TO A STREAM OR DRAINAGE COURSE, MAGNITUDE OR DURATION OF DISTURBANCE, OR OTHER CHARACTERISTICS OF THE PROJECT AND THE SITE. WHEN CONSTRUCTION WILL BE DELAYED DUE TO THE LIMITATION ON WINTER OPERATIONS, THE DATE FOR EXPIRATION OF THE PERMIT SHALL BE EXTENDED BY THAT AMOUNT OF TIME THAT WORK IS DELAYED BY THIS CHAPTER.

B. WHEN WINTER OPERATIONS DO TAKE PLACE, THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT ACCELERATED EROSION. ADDITIONAL MEASURES MAY BE REQUIRED.

1. BETWEEN OCTOBER 15TH AND APRIL 15TH, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

2. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES. EROSION-PROOF SURFACING MAY BE REQUIRED IN AREAS OF HIGH EROSION HAZARD.

3. RUNOFF FROM A SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE PERMITTEE AND/OR PROPERTY OWNER AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.

4. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAYS WORK.

5. THE DIRECTOR OF BUILDING INSPECTION SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

4. PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT:

PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE WNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT THE APPROPRIATE GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO 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.

5. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE:

THE APPLICANT SHALL SCHEDULE AN INSPECTION (300-ENVIRONMENTAL SERVICES INITIAL INSPECTION) WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

6. DURING CONSTRUCTION:

THE APPLICANT SHALL SCHEDULE AN INSPECTION (305-ENVIRONMENTAL SERVICES ACTIVE CONSTRUCTION) WITH RMA-ENVIRONMENTAL TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL INSPECTIONS RECOMMENDED BY THE GEOTECHNICAL ENGINEER HAVE BEEN COMPLETED TO THAT POINT.

7. PRIOR TO FINAL BUILDING INSPECTION:

THE APPLICANT SHALL SCHEDULE AN INSPECTION (310-ENVIRONMENTAL SERVICES HOLD FINAL INSPECTION) WITH RMA-ENVIRONMENTAL SERVICES TO 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.

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.

2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.

3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.

4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.

5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.

6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPT NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2019 C.B.C.)

7. RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.

8. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.

9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS/DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.

12. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.

13. PROTECT ALL TREES DURING CONSTRUCTION.

14. BUILDING CODES: ALL CONSTRUCTION SHALL COMPLY WITH AND MEET THE REQUIREMENTS OF THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CALIFORNIA ENERGY CODE.

15. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

16. CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.

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

18. SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.

19. DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNERS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.

20. SUBSEQUENT CHANGES: ADDITIONAL CONSTRUCTION, LANDSCAPE IMPROVEMENTS, OR OTHER CHANGES IN THE IMPROVEMENTS THAT DIFFER FROM THE APPROVED FINAL DESIGN REVIEW DOCUMENTS, MUST BE SUBMITTED IN WRITING TO THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL, PRIOR TO MAKING CHANGES. ANY CHANGES MADE WITHOUT SPECIFIC APPROVAL ARE CONSIDERED NOT APPROVED, AND SUBJECTED TO REMOVAL OR ALTERATION AS REQUIRED.

21. CONTRACTOR SHALL PROVIDE EMERGENCY ACCESS DURING THE CONSTRUCTION.

22. CONTRACTOR SHALL OBTAIN AN 811/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE KEPT ON SITE FOR INSPECTOR REFERENCE.

23. A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.

NEW CONSTRUCTION NOTES

1. THIS PROJECT INVOLVES CONSTRUCTION OF NEW SINGLE-STORY SINGLE FAMILY RESIDENCE. NO DESTRUCTIVE INVESTIGATIONS OF EXISTING CONDITIONS WERE PERFORMED. BUILDING CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION, FABRICATION, OR ORDERING OF MATERIALS. BUILDING CONTRACTOR SHALL VERIFY PROPOSED PLAN DETAILS WITH FIELD CONDITIONS PRIOR TO COMMENCING WORK. BUILDING CONTRACTOR SHALL REPORT ANY DISCREPANCY BETWEEN UNCOVERED FIELD CONDITIONS AND PLANS TO THE ARCHITECT UPON DISCOVERY, AND CEASE WORK UNTIL CONDITIONS ARE RECTIFIED. BUILDING CONTRACTOR SHALL TAKE ALL NECESSARY METHODS AND MEANS TO STABILIZE THE EXISTING STRUCTURE DURING DEMOLITION ACTIVITIES AND UNTIL NEW STRUCTURAL COMPONENTS ARE IN PLACE.

2. ALL CONSTRUCTION SHALL COMPLY WITH AND MEET THE REQUIREMENTS OF THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CALIFORNIA ENERGY CODE.

3. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2,500 PSI.

4. ALL REINFORCING STEEL SHALL CONFORM TO THE A.S.T.M. A-615 GRADE 60 UNLESS OTHERWISE NOTED ON PLANS. DEFORMATIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. A-305. WELDED WIRE FABRIC: WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A-185.

5. CONTRACTOR SHALL PROVIDE ANY AND/OR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

6. LUMBER SPECIES AND GRADES SHALL CONFORM TO THE FOLLOWING U.O.N.: MAXIMUM MOISTURE CONTENT OF LUMBER SHALL BE 19%. ALL DOUGLAS FIR LUMBER WHICH IS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL GRADING SHALL CONFORM TO THE RULES AND REGULATIONS OF THE W.W.P.I., R.A. & A.P.A. PLYWOOD SHALL BE D.F. CONFORMING TO U.S. PRODUCT STANDARDS PS 1-74 WITH EXTERIOR GLUE, GRADE STAMPED A.P.A. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.

7. THE FRAMING OF EXTERIOR AND INTERIOR WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS SPECIFIED IN SECTION 2308 UNLESS A SPECIFIC DESIGN IS FURNISHED (CBC 2304.3)

8. NAILING AND FASTENING TO BE IN COMPLIANCE WITH CBC TABLE 2304.10.1.

9. PROVIDE FIRE BLK'G PER 2019 CBC SECTION 718 CONCEALED SPACES.

10. ALL MANUFACTURER'S INSTALLATION GUIDES AND SPECIFICATIONS SHALL BE PROVIDED TO THE CITY INSPECTOR AT THE TIME OF FIELD INSPECTION.

11. MINIMUM 65% OF THE NON-HAZARDOUS CONSTRUCTION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE IS MORE STRINGENT.

12. ANY DEVIATION IN PLANS, WILL BE IMMEDIATELY CALLED TO R.S.B.A.

12. CONTRACTOR TO SIGN OFF ON ASSOC. REGS.

13. ANY AND ALL CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.

14. VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNERS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.

15. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO EXISTING ADJOINING CONSTRUCTION IN A MANNER THAT WILL ELIMINATE VISUAL EVIDENCE OF PATCHING AND REFINISHING. REMOVE AND REPLACE ANY AND ALL CONSTRUCTION PATCHED IN A VISUALLY UNSATISFACTORY MANNER.

16. USE 5/8" TYPE "X" GYP. BD. @ ALL WALLS, CLG. & ALL EXPOSED STRUCTURAL MEMBERS.

17. ALL SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 1.8 G.P.M.

18. ALL LAVATORY FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.2 GPM @ 60PSI AND KITCHEN FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.8 GPM @ 60PSI.

19. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS (4.8 L) PER FLUSH.

20. USE FIBERGLASS OR CEMENT BASED BACKER BOARD AT NEW SINK AND TILE LOCATIONS.

21. NON-ABSORBENT WALL MATERIAL IN SHOWER SHALL BE 76" A.F.F. MIN.

22. INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION CONTROL VALVES. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASS E 10 16 OR ASME AI12.18.1/CSA B125.1. GANG SHOWERS, WHERE SUPPLIED WITH A SING LE TEMPERATURE-CONTROLLED WATER SUPPLY PIPE, SHALL BE CONTROLLED BY A MIXING VALVE THAT IS IN ACCORDANCE WITH ASS E 1069. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER THE MANUFACTURER 'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F (49°C). WATER HEATER THERMOSTATS SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION (2019 CPC SECTION 408.3).

23. TO MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES, CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
www.hl-arc.com

DATE:	12.08.2023
SCALE:	N.T.S.
DRAWN:	DWD
JOB NUMBER:	21.23
REVISION	

GENERAL NOTES

SWEET RESIDENCE
54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A0.2

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS)

1. MATERIALS & WASTE MANAGEMENT

NON-HAZARDOUS MATERIALS

- [ ] • BERM AND SECURELY COVER STOCKPILES OF SAND, DIRT, OR OTHER CONSTRUCTION MATERIALS WITH TARPS WHEN RAIN IS FORECAST OR IF STOCKPILES ARE NOT ACTIVELY BEING USED. FOR BEST RESULTS, THIS SHOULD BE DONE AT THE END OF THE WORK DAY THROUGHOUT CONSTRUCTION WHEN FEASIBLE.
- [ ] • 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.

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.

WASTE MANAGEMENT

- [ ] • THE CALIFORNIA GREEN BUILDING CODE REQUIRES ALL PERMITTED RESIDENTIAL AND NON-RESIDENTIAL CONSTRUCTION, DEMOLITION AND ADDITIONS/ALTERATIONS PROJECTS TO RECYCLE OR SALVAGE A MINIMUM 65% OF NON-HAZARDOUS CONSTRUCTION MATERIALS FROM THE PROJECT.
- [ ] • COVER WASTE DISPOSAL CONTAINERS SECURELY WITH TARPS AT THE END OF EVERY WORK DAY AND DURING WET WEATHER.
- [ ] • CLEAN OR REPLACE PORTABLE TOILETS, AND INSPECT THEM FREQUENTLY FOR LEAKS AND SPILLS. INCORPORATE SECONDARY CONTAINMENT AND LOCATE THEM AWAY FROM STORM DRAIN INLETS.
- [ ] • DISPOSE OF LIQUID RESIDUES FROM PAINTS, THINNERS, SOLVENTS, GLUES, AND CLEANING FLUIDS AS HAZARDOUS WASTE (THE MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT OFFERS A HOUSEHOLD HAZARDOUS WASTE FACILITY THAT ACCEPTS THESE ITEMS).

2. 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.
- [ ] • INLET PROTECTION IS THE LAST LINE OF SPILL DEFENSE. DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT/DIRT/MUD, OTHER DEBRIS, OR ILLICIT DISCHARGES, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY.

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 (SEE THE MONTEREY REGIONAL WASTE MANAGEMENT DISTRICTS' GUIDELINES FOR ACCEPTING HAZARDOUS WASTE MATERIALS).
- [ ] • 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 (SEE THE MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT'S CONTAMINATED SOIL ACCEPTANCE CRITERIA).
- [ ] • REPORT SIGNIFICANT SPILLS IMMEDIATELY. YOU ARE REQUIRED BY LAW TO REPORT ALL SIGNIFICANT RELEASES OF HAZARDOUS MATERIALS, INCLUDING OIL. TO REPORT A SPILL: DIAL 911.

3. 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, INLET FILLER, 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.
- [ ] • IF ANY OF THE FOLLOWING CONDITIONS ARE OBSERVED, TEST FOR CONTAMINATION AND CONTACT THE MONTEREY COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, REGIONAL WATER QUALITY CONTROL BOARD, AND LOCAL MUNICIPAL INSPECTOR:
  - UNUSUAL SOIL CONDITIONS, DISCOLORATION, OR ODOR
  - ABANDONED UNDERGROUND TANKS
  - ABANDONED WELLS
  - BURIED BARRELS, DEBRIS, OR TRASH.

4. 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 OR 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.
- [ ] • PROTECT STORM DRAIN INLETS, GUTTERS, DITCHES, AND DRAINAGE COURSES WITH APPROPRIATE BMPS, SUCH AS GRAVEL BAGS, INLET FILTERS, BERMS, ETC.
- [ ] • SHOVEL, ABOSORB, 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.

5. 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.

6. 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.

7. 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.

8. 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 PROTECTION OF ITS WATER QUALITY FOR 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, AND/OR DISPOSAL IN SANITARY SEWER MAY BE REQUIRED.
- [ ] • IN AREAS OF KNOWN CONTAMINATION, TESTING IS REQUIRED PRIOR TO REUSE OR DISCHARGE OF GROUNDWATER. CONSULT WITH THE ENGINEER AND MUNICIPAL STAFF TO DETERMINE WHETHER TESTING IS REQUIRED AND HOW TO INTERPRET RESULTS. CONTAMINATED GROUNDWATER MUST BE TREATED OR HAULED OFF-SITE FOR PROPER DISPOSAL

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
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DATE:	12.08.2023
SCALE:	N.T.S.
DRAWN:	DWD
JOB NUMBER:	21.23
REVISION	

CONSTRUCTION BEST MANAGEMENT PRACTICES

SWEET RESIDENCE
54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A0.3

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (JANUARY 2020, INCLUDES AUGUST 2019 SUPPLEMENT)

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

Y N/A R.P.

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.

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 ECTIONS 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.

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

DIVISION 4.1 PLANNING AND DESIGN
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.

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, 4.106.4.2, OR 4.106.4.3 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

EXCEPTIONS:

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 COMMERCIAL POWER SUPPLY.
   1.2 WHERE THERE IS EVIDENCE SUBSTANTIATING THAT MEETING THE REQUIREMENTS WILL ALTER THE LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS ON THE UTILITY SIDE OF THE METER SO AS TO INCREASE THE UTILITY SIDE COST TO THE HOMEOWNER OR DEVELOPER BY MORE THAN $400.00 PER UNIT.
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 SUB-PANEL 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 SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVER-CURRENT PROTECTIVE DEVICE.

4.106.4.1.1 IDENTIFICATION. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

4.106.4.2 NEW MULTIFAMILY DWELLINGS. IF RESIDENTIAL PARKING IS AVAILABLE, TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE EVSE. CALCULATIONS FOR THE REQUIRED NUMBER OF EV SPACES SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER.

NOTES:

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.

4.106.4.2.1 ELECTRIC VEHICLE CHARGING SPACE (EV SPACE) LOCATIONS. CONSTRUCTION DOCUMENTS SHALL INDICATE THE LOCATION OF PROPOSED EV SPACES. AT LEAST ONE EV SPACE SHALL BE LOCATED IN COMMON USE AREAS AND AVAILABLE FOR USE BY ALL RESIDENTS.

4.106.4.2.1.1 ELECTRIC VEHICLE CHARGING STATIONS (EVCS). WHEN EV CHARGERS ARE INSTALLED, EV SPACES REQUIRED BY SECTION 4.106.2.2, ITEM 3, SHALL COMPLY WITH AT LEAST ONE OF THE FOLLOWING OPTIONS:

1. THE EV 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 EV 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 4.106.4.2.1.1 AND SECTION 4.106.4.2.2, ITEM 3.

NOTE: ELECTRIC VEHICLE CHARGING STATIONS SERVING PUBLIC HOUSING ARE REQUIRED TO COMPLY WITH THE CALIFORNIA BUILDING CODE, CHAPTER 11B.

4.106.4.2.2 ELECTRIC VEHICLE CHARGING SPACE (EV SPACE) DIMENSIONS. THE EV SPACE 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 EV SPACES, BUT NOT LESS THAN ONE EV SPACE, SHALL HAVE AN 8-FOOT (2438 MM) WIDE MINIMUM AISLE. A 5-FOOT (1524 MM) WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EV SPACE IS 12 FEET (3658 MM).
   A. SURFACE SLOPE FOR THIS EV SPACE AND THE AISLE SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083 PERCENT SLOPE) IN ANY DIRECTION.

4.106.4.2.3 SINGLE EV SPACE REQUIRED. INSTALL A LISTED RACEWAY CAPABLE OF ACCOMMODATING A 208/240-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 SUB-PANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV SPACE. CONSTRUCTION DOCUMENTS SHALL IDENTIFY THE RACEWAY TERMINATION POINT. THE SERVICE PANEL AND/OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVER-CURRENT PROTECTIVE DEVICE.

4.106.4.2.4 MULTIPLE EV SPACES REQUIRED. CONSTRUCTION DOCUMENTS SHALL INDICATE THE RACEWAY TERMINATION POINT AND PROPOSED LOCATION OF FUTURE EV SPACES AND EV CHARGERS. CONSTRUCTION DOCUMENTS SHALL ALSO PROVIDE INFORMATION ON AMPERAGE OF FUTURE EVSE, RACEWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL LOAD CALCULATIONS TO VERIFY THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMER(S), HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. REQUIRED RACEWAYS AND RELATED COMPONENTS THAT ARE PLANNED TO BE INSTALLED UNDERGROUND, ENCLOSED, INACCESSIBLE OR IN CONCEALED AREAS AND SPACES SHALL BE INSTALLED AT THE TIME OF ORIGINAL CONSTRUCTION.

4.106.4.2.5 IDENTIFICATION. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

NOTES:

1. THE CALIFORNIA DEPARTMENT OF TRANSPORTATION ADOPTS AND PUBLISHES THE "CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CALIFORNIA MUTCD)" TO PROVIDE UNIFORM STANDARDS AND SPECIFICATIONS FOR ALL OFFICIAL TRAFFIC CONTROL DEVICES IN CALIFORNIA. ZERO EMISSION VEHICLE SIGNS AND PAVEMENT MARKINGS CAN BE FOUND IN THE NEW POLICIES & DIRECTIVES NUMBER 13-01. WEBSITE:WWW.DOT.CA.GOV/TRAFFICOPS/POLICY/13-01.PDF
2. SEE VEHICLE CODE SECTION 22511 FOR EV CHARGING SPACE SIGNAGE IN OFF-STREET PARKING FACILITIES AND FOR USE OF EV CHARGING SPACES.
3. THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR) PUBLISHED A ZERO-EMISSION VEHICLE COMMUNITY READINESS GUIDEBOOK WHICH PROVIDES HELPFUL INFORMATION FOR LOCAL GOVERNMENTS, RESIDENTS AND BUSINESSES. WEBSITE: HTTP://OPR.CA.GOV/DOCS/ZEV_GUIDEBOOK.PDF.

4.106.4.3 NEW HOTELS AND MOTELS. ALL NEWLY CONSTRUCTED HOTELS AND MOTELS SHALL PROVIDE EV SPACES CAPABLE OF SUPPORTING FUTURE INSTALLATION OF EVSE. THE CONSTRUCTION DOCUMENTS SHALL IDENTIFY THE LOCATION OF THE EV SPACES.

NOTES:

1. CONSTRUCTION DOCUMENTS ARE INTENDED TO DEMONSTRATE THE PROJECT'S CAPABILITY AND CAPACITY OR FACILITATING FUTURE EV CHARGING.
2. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL EV CHARGERS ARE INSTALLED FOR USE.

4.106.4.3.1 NUMBER OF REQUIRED EV SPACES. THE NUMBER OF REQUIRED EV SPACES SHALL BE BASED ON THE TOTAL NUMBER OF PARKING SPACES PROVIDED FOR ALL TYPES OF PARKING FACILITIES IN ACCORDANCE WITH TABLE 4.106.4.3.1. CALCULATIONS FOR THE REQUIRED NUMBER OF EV SPACES SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 ELECTRIC VEHICLE CHARGING SPACE (EV SPACE) DIMENSIONS. THE EV SPACES SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:

1. THE MINIMUM LENGTH OF EACH EV SPACE SHALL BE 18 FEET (5486MM).
2. THE MINIMUM WIDTH OF EACH EV SPACE SHALL BE 9 FEET (2743MM)

4.106.4.3.3 SINGLE EV SPACE REQUIRED. WHEN A SINGLE EV SPACE IS REQUIRED, THE EV SPACE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 4.106.4.2.3.

4.106.4.3.4 MULTIPLE EV SPACES REQUIRED. WHEN MULTIPLE EV SPACES ARE REQUIRED, THE EV SPACES SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 4.106.4.2.4.

4.106.4.3.5 IDENTIFICATION. THE SERVICE PANELS OR SUB-PANELS SHALL BE IDENTIFIED IN ACCORDANCE WITH SECTION 4.106.4.2.5.

4.106.4.3.6 ACCESSIBLE EV SPACES. IN ADDITION TO THE REQUIREMENTS IN SECTION 4.106.4.3, EV PACES FOR HOTELS/MOTELS AND ALL EVSE, WHEN INSTALLED, SHALL COMPLY WITH THE ACCESSIBILITY PROVISIONS FOR THE EV CHARGING STATIONS IN THE CALIFORNIA BUILDING CODE, CHAPTER 11B.

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.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 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

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 JOBSITE 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 EQUI

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (JANUARY 2020, INCLUDES AUGUST 2019 SUPPLEMENT)

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

Y N/A R.P.

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 INDICATION THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOOD STOVES, 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).

4.504.3 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF AT LEAST ONE OF THE FOLLOWING:

1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS" VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).
3. NSF/ANSI 140 AT THE GOLD LEVEL.
4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.

4.504.3.1 CARPET CUSHION. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.

4.504.3.2 CARPET ADHESIVE. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE

4.504.4 RESILIENT FLOORING SYSTEMS. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

1. PRODUCTS COMPLIANT WITH 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 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
2. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
4. MEET 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 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

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.

HOLDREN+LIETZKE ARCHITECTURE

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MONTEREY, CA 93940

Ph: 831.649.6001
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DATE:	12.08.2023
SCALE:	N.T.S.
DRAWN:	DWD
JOB NUMBER:	21.23
REVISION	

RESIDENTIAL MANDATORY MEASURES CHECK LIST

SWEET RESIDENCE
54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A0.5

Certificate of Design Review Compliance – Sweet Residence & ADU

Landscape Description (summary of native plant inventory and tree relocation, when appropriate; natural features; turf usage as percentage of total landscaped area; ground plane treatments; landscape drainage; irrigation methods; summary of landscape materials including trees, shrubs ground covers, etc.; parking areas and drives; water features; etc.)

The proposed landscaping features use a mix of native and non-native plants, **all with low water use**. Tehama cannot determine at this time if some of the proposed plants are considered fire-prone or highly combustible by Monterey County. As such, the final plant list, and any proposed mulches have been given conditional approval and will be rechecked in the field for compliance with state and local fire defense zone requirements, the Tehama vegetation and Fuel Management Guidelines for Residents, and the Tehama Design Guidelines prior to installation**. The Ember Resistant zone, located in the 0-to-5-foot zone from structures is to consist of a mineralized surface only with no planting or potted plants.** Tehama will need to review and approve a planting plan with actual plant locations and plants drawn to size prior to installation, per the Tehama Design Review Guidelines.

The landscape plan depicts use of a drip irrigation system.

The landscaped area above the septic vault is to remain free of plantings, per the approved plans.

The proposed project does not currently include an entry gate or address signage. Entry signage, lighting for that area, and any additional plantings will need to be approved prior to or during construction.

The joint trench as well as water and sewer trenches are located along the proposed driveway. The building contractor must consult with Canada Woods Water Company and Tehama for the correct tie-in locations at the street for all utilities.

NOTE: INSTALLED LANDSCAPES IN TEHAMA MUST CONFORM ANY AND ALL CHANGES OF STATE, COUNTY, FIRE DISTRICT, AND TEHAMA REQUIREMENTS.

Exterior Lighting Description (summary of fixtures and applications; nighttime lighting placement including driveway, garden, step lights, wall sconces and lanterns, trees and specimen plants, security lighting, underwater lighting, sport court lighting; energy conservation measures; etc.)

Exterior lighting fixtures for the main residence and ancillary units as well as exterior light fixtures for the landscaped areas, and driveway are conditionally approved currently depending on visibility of the light source and visibility off site. Exterior lighting, including path, landscape, and structures must shield the light source. Exterior lighting will be field checked for final approval and conformance to Tehama and the County's lighting standards. Uplighting is not allowed in Tehama. Exterior light fixtures must shield the light source and conform to County wattage limits. Interior lighting and exterior lighting, as well as light from skylights will be subject to a nighttime field check to evaluate light issues within Tehama. Skylights must conform to County and Tehama standards to minimize light leak.

Certificate of Design Review Compliance – Sweet Residence & ADU
Lot 45, 54 and 54A Marguerite, Carmel, CA 93923 - APN 169-421-062-000

This Certificate of Design Review Compliance serves as a written authorization that the applicants, Jason and Colleen Sweet, owners of Lot # 45 in Tehama, APN # 169-421-062-000, located at 54 and 54A Marguerite, Carmel, CA 93923, have conditionally completed the Tehama Design Review Process, and have received approval from the Tehama Architectural Review Committee of the following required submittals:

- Step 1: Pre-Design Conference - approved February 2022
- Step 2: Concept Design Conference –
- Part 1 – Site Analysis & Concept Design – approved October 2022
- Part 2 – Building Massing Model and Elevations – approved May 2023
- Step 3: Preliminary Design Review – approved October 2023
- Step 4: Final Design Review – approved December 6, 2023

Tehama's Architectural Review Committee has given conditional approval for the subject project. All conditional approvals are subject to additional review and field checks prior to and during construction (see pages 2 through 4). Tehama ARC will need to receive and approve all revisions of plans per County comments as well as the Building Plan set prior to submittal to the County Building Department.

To facilitate the County process, a copy of this signed Certificate of Design Review Compliance is to be submitted to the Planning and Building Inspection Departments, along with all plans and documents required by the County.

The Builder must receive a copy of this signed Certificate of Design Review Compliance, and Grading and Building Permits from the applicant prior to bringing any construction trailer or temporary building on site or commencing any construction activity.

Committee Representative — December 6, 2023 Date

Owner (Applicant) — Date

Owner (Applicant) — Date

Certificate of Design Review Compliance – Sweet Residence & ADU

NOTE: The design team or general contractor must provide Tehama with a full and approved planning and building set with all changes after pulling permits from Monterey County.

Proposed Changes Prior to or During Construction

Changes prior to or during construction that affect, but are not limited to, structures, grading, walls, exterior finishes, exterior lighting, landscaping and hardscape materials, paths, and irrigation, as approved by the Tehama Architectural Review Committee, must be re-submitted to Tehama for additional review and approval.

Designs for electric, gas, telephone, and cable service must be reviewed by Tehama prior to trenching and installation. Utility trenching and installation must follow paths indicated on the approved civil engineering plans. Any proposed changes in utility locations, including trenching and meter location, must be reviewed by Tehama Architectural Review Committee. Trenching must also be reviewed by Canada Woods Water Company for sewer before trenches are filled in. Storm Water Pollution Prevention Program requirements, monitoring and reporting must be followed during construction per State regulations. Plans, details and cut sheets for any additional structures such as, but not limited to, solar panels, spas, fire pits, retaining or site walls, entryways and fencing must be provided to Tehama for review prior to installation.

In certain instances, the owner may be billed at an hourly rate for additional design review costs, depending on the nature and magnitude of the proposed change. The contractor and all crews must follow the Tehama Construction Rules and Regulations.

Plans approved by Tehama Architectural Review and the County are to be built AS APPROVED.

Jason and Colleen Sweet, owners of Lot # 45 in Tehama, APN # 169-421-062-000, located at 54 and 54A Marguerite, Carmel, CA 93923, do certify that the above is a true and accurate summary of the final design as approved by the Architectural Review Committee of Tehama.

Owner (Applicant) — Date

Owner (Applicant) — Date

The Architectural Review Committee of Tehama has read the above description and concurs that it is an accurate summary of the final design as approved by the Committee.

Committee Representative — December 6, 2023 Date

Certificate of Design Review Compliance – Sweet Residence & ADU

Description of Final Approved Design:

Lot Description (lot type; lot size; building envelope size; setback of structures from property line; size of final approved area of improvements; viewshed issues; scenic easement restrictions; site features; final amount of cut and fill, description of vegetation, etc.)

Open lot in Tehama, consisting of 10.01 acres, including a 0.68-acre Building Envelope. Lots in Tehama are in the Monterey County Title 21 Inland Zone. Project setbacks from property lines are within County requirements and improvements fall within the designated building envelope for the lot. This lot is zoned as RDR/10-D-S-RAZ.

Areas outside the building envelope are under scenic easement restrictions. Proposed improvements are located within the designated Building Envelope. The proposed earthwork includes 475 CY of cut, and 65 CY of fill, for a net of 410 CY of cut.

Main Residence (architectural style; square footage of main residence; roof forms and materials; primary and secondary exterior materials; type of heating system; energy conservation and sustainable building practices employed; placement of septic holding tank; color palette; height of retaining walls; decks; terraced areas; courtyards; outdoor eating or entertaining areas; pools or spas; sport courts; etc.)

The proposed main residence consists of a 3,810-sf single story dwelling with an attached, 840-sf 3-car garage. The main residence includes a 63-sf roofed entry, and 763-sf for roofed patio areas.

The architectural style is Western Regional Contemporary and is distinguished with a palette of exterior materials that conform to the Tehama Design Guidelines consisting of: Pac-Clad Petersen Standing Seam "Aged Bronze" metal roof; Exterior siding of Saint Paul's Dry Stack lay, stucco with Benjamin Moore Mesa Verde Tan with LRV of 26.91, Windsor wood clad dark bronze windows and doors, custom garage door, trim and fencing of stained natural select cedar, and utility enclosure of select cedar fencing. A 3,000-gallon wastewater holding tank is located east of the main residence. The tank connects to the existing Tehama STEP sewage collection system. The main residence, ADU, and garages are to be fully sprinklered to meet Tehama's required fire safety measures.

The west patio area off the main residence kitchen includes an outdoor barbeque which must meet fire safety standards.

The solar array is located on the flat roof area of the main residence.

Accessory Structures (guest, accessory dwelling unit, senior unit; garage; cabanas and pool houses; equipment or auto storage; covered patios or gazebos; covered walkways; architectural style; square footage and height of
additional structures; primary and secondary exterior materials; color palette; height of retaining walls; decks; terraced areas; courtyards; etc.)

The project proposes a 560-sf ADU with a roofed entry of 38-sf east of the main residence.

HOLDREN+LIETZKE
ARCHITECTURE

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DATE:	12.08.2023
SCALE:	N.T.S.
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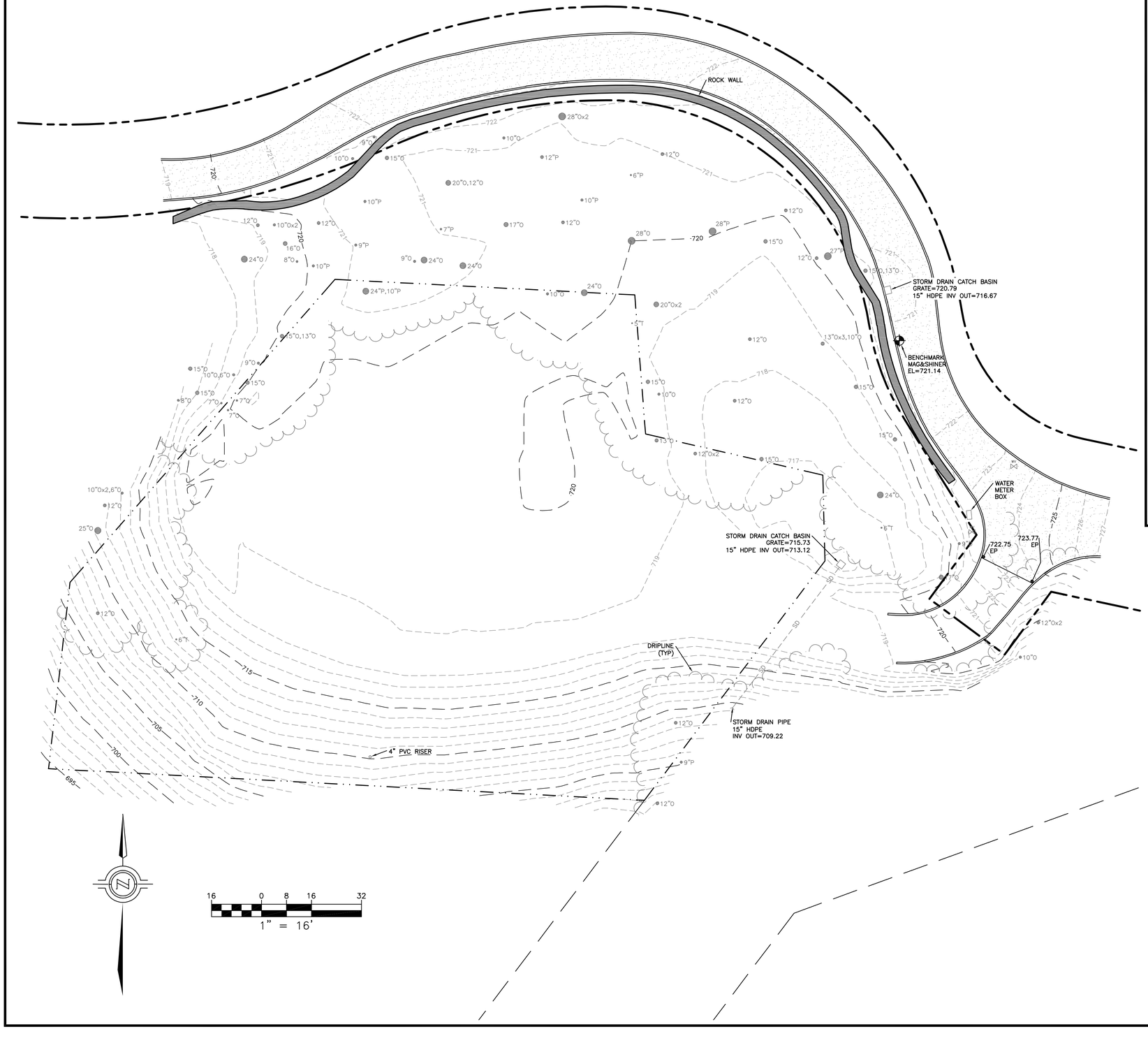
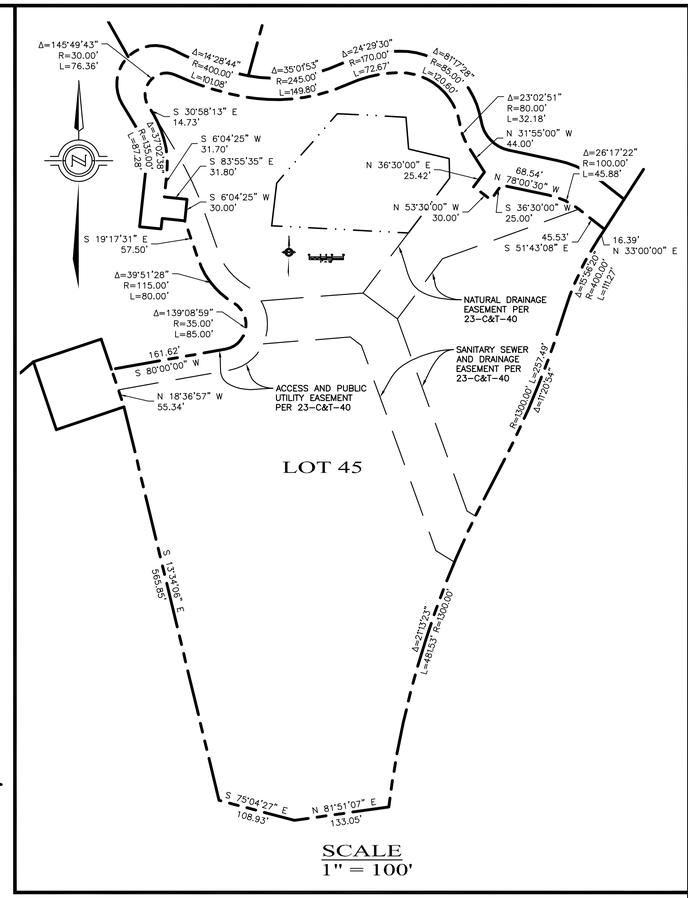
JOB NUMBER:	21.23
REVISION	

CERTIFICATE OF DESIGN REVIEW COMPLIANCE

SWEET RESIDENCE
54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A0.6





SCALE
1" = 100'

LEGEND

- PROPERTY LINE
- BUILDING ENVELOPE
- EASEMENT
- 80 MAJOR CONTOUR
- MINOR CONTOUR
- WATER VALVE
- IRRIGATION CONTROL
- FIRE HYDRANT
- HOSE BIB
- BACKFLOW PREVENTOR
- EL ELECTRICAL METER
- GAS VALVE
- GM GAS METER
- SEWER MANHOLE
- SEWER CLEANOUT
- AC PAVEMENT

80.00 → SPOT ELEVATION

AC	ASPHALT
E	EXISTING
EG	EXISTING GRADE
EL	ELEVATION
MAD	MADRONE TREE
O	OAK TREE
RW	REDWOOD TREE
SCO	SCRUB OAK
T	TREE
TYP	TYPICAL

NOTES

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER FIRST AMERICAN TITLE REPORT ORDER NUMBER 2714-6673736, DATED AUGUST 24, 2021, AND SHOWN APPROXIMATE ONLY.

2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.

3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

5. CONTOUR INTERVAL = ONE FOOT.

6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.

8. A LOCAL BENCHMARK FOR THIS PROJECT IS A SET MAG NAIL & SHINER IN DRIVEWAY AS SHOWN HEREON, HAVING AN ELEVATION OF 721.14 BASED UPON AN ASSUMED DATUM.

9. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN NOVEMBER 2021.

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR
Exp. 12-31-21
No. 8368
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER A. STOLL
No. 59685
EXP. 12-31-21
CIVIL
STATE OF CALIFORNIA

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

DRAWN BY: P/M
DESIGNED BY: N/A
DATE: 11-15-21
SCALE: AS SHOWN
JOB NUMBER: 21-101
LAST REVISED:
REVISED BY:

PREPARED FOR:
JASON SWEET
54 MARGUERITE
CARMEL, CA 93923

TOPOGRAPHIC SURVEY
TEHAMA LOT 45
54 MARGUERITE
CARMEL, CA 93923

APN: 169-421-062

SHEET 1
OF
1 SHEET

Z:\Civil_All Projects\L-S of 1\Jan\DWG\4 Marguerite - Topographic Survey.dwg, 11/30/2021 11:38:11 AM

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 REPORT FOR THE PROPOSED RESIDENCE, GARAGE, AND ADU, SWEET ESTATE,
54 MARGUERITE CARMEL CALIFORNIA 93923, APN 169-421-062-000"

PREPARED BY: GRICE ENGINEERING, INC.
561-A BRUNKEN AVENUE
SALINAS, CA 93901
(831) 422-9619

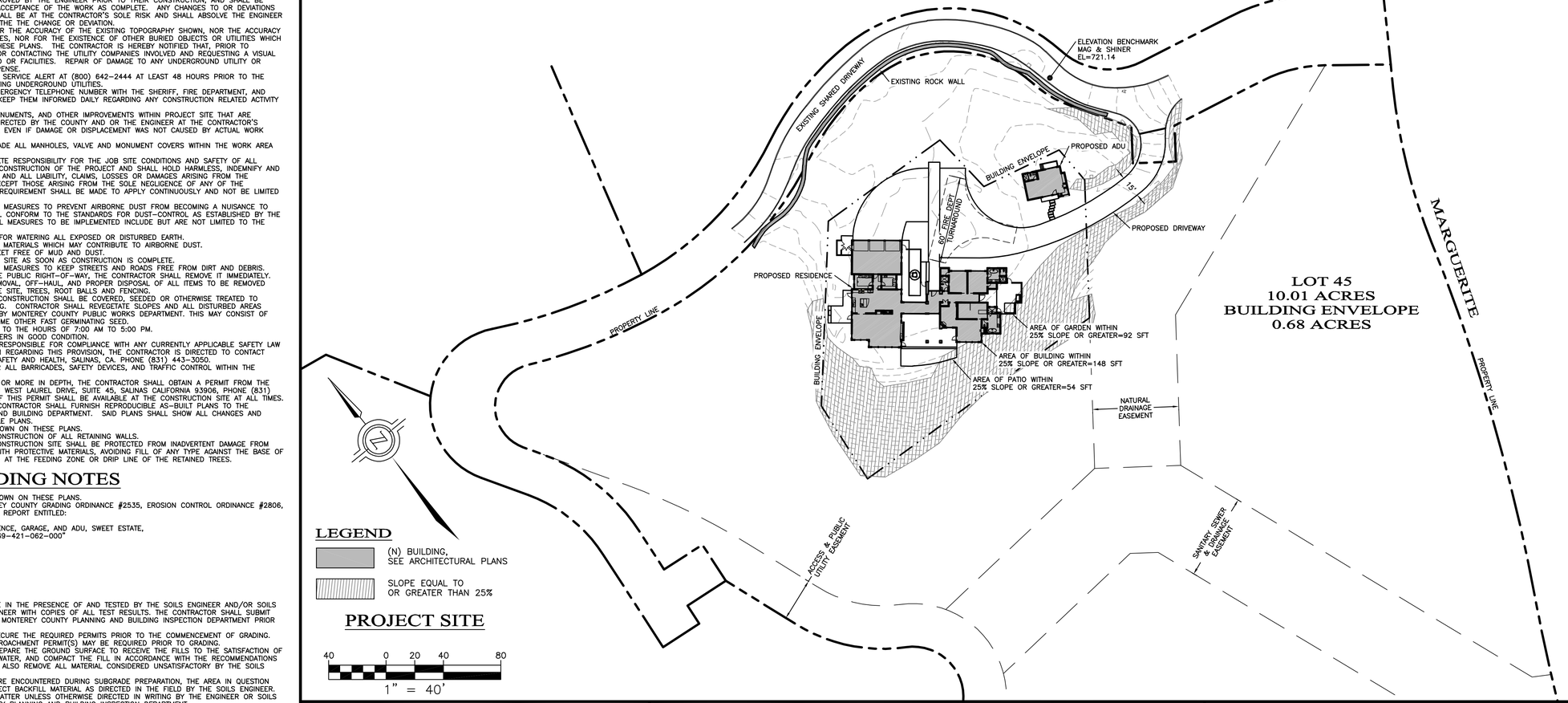
DATED: NOVEMBER 2023

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 C1.
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 ½" 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. 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 54 MARGUERITE 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 SEPARATELY 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) CURB TO BE REMOVED
400	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	PROPERTY LINE
	BUILDING ENVELOPE
	EASEMENT
JT	(E) JOINT UTILITY TRENCH
SD	(E) STORM DRAIN
SS	(E) SANITARY SEWER
W	(E) WATER LINE
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	SITE GRADING PLAN
C3	DRIVEWAY PROFILE & SITE CROSS SECTIONS
C4	STORMWATER CONTROL PLAN
C5	SITE UTILITY PLAN
C6	CONSTRUCTION DETAILS
C7	EROSION CONTROL PLAN
C8	CONSTRUCTION MANAGEMENT PLAN

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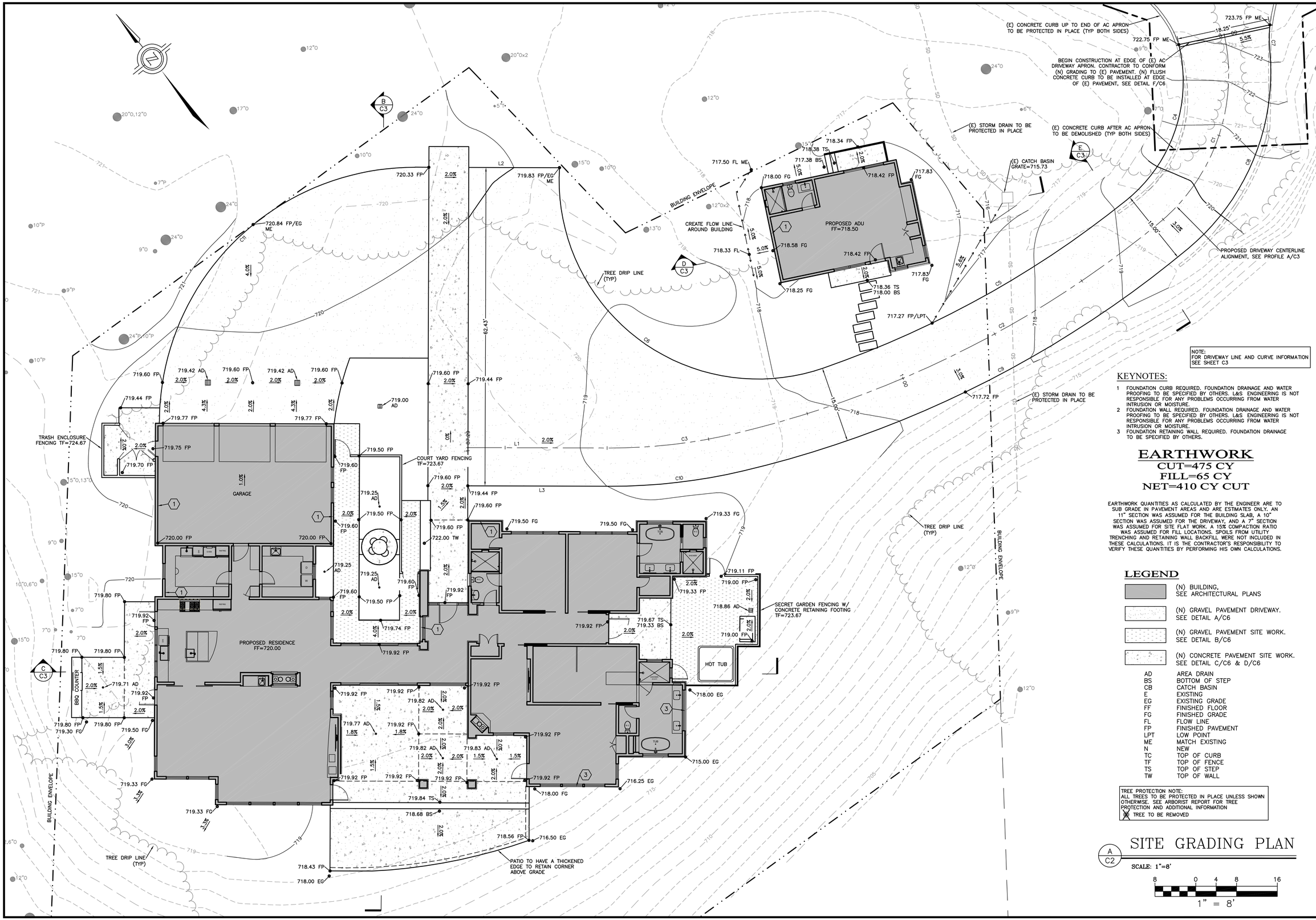
REGISTERED PROFESSIONAL ENGINEER
MARK R. STERNER
No. 69930
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 12-7-2023
SCALE: AS SHOWN
JOB NUMBER: 23-42
LAST REVISED: N/A
REVISED BY: N/A

GRADING PLAN TITLE SHEET

SWEET RESIDENCE
54 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 45)
APN 169-421-062

SHEET C1
OF
8 SHEETS



NOTE:
FOR DRIVEWAY LINE AND CURVE INFORMATION SEE SHEET C3

KEYNOTES:

1 FOUNDATION CURB REQUIRED. FOUNDATION DRAINAGE AND WATER PROOFING TO BE SPECIFIED BY OTHERS. L&S ENGINEERING IS NOT RESPONSIBLE FOR ANY PROBLEMS OCCURRING FROM WATER INTRUSION OR MOISTURE.
2 FOUNDATION WALL REQUIRED. FOUNDATION DRAINAGE AND WATER PROOFING TO BE SPECIFIED BY OTHERS. L&S ENGINEERING IS NOT RESPONSIBLE FOR ANY PROBLEMS OCCURRING FROM WATER INTRUSION OR MOISTURE.
3 FOUNDATION RETAINING WALL REQUIRED. FOUNDATION DRAINAGE TO BE SPECIFIED BY OTHERS.

EARTHWORK

CUT=475 CY
FILL=65 CY
NET=410 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO SUB GRADE IN PAVEMENT AREAS AND ARE ESTIMATES ONLY. AN 11" SECTION WAS ASSUMED FOR THE BUILDING SLAB, A 10" SECTION WAS ASSUMED FOR THE DRIVEWAY, AND A 7" SECTION WAS ASSUMED FOR SITE 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.

LEGEND

(N) BUILDING, SEE ARCHITECTURAL PLANS
(N) GRAVEL PAVEMENT DRIVEWAY. SEE DETAIL A/C6
(N) GRAVEL PAVEMENT SITE WORK. SEE DETAIL B/C6
(N) CONCRETE PAVEMENT SITE WORK. SEE DETAIL C/C6 & D/C6

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
TF	TOP OF FENCE
TS	TOP OF STEP
TW	TOP OF WALL

TREE PROTECTION NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION
X TREE TO BE REMOVED

A C2 SITE GRADING PLAN

SCALE: 1"=8'

8 0 4 8 16
1" = 8'

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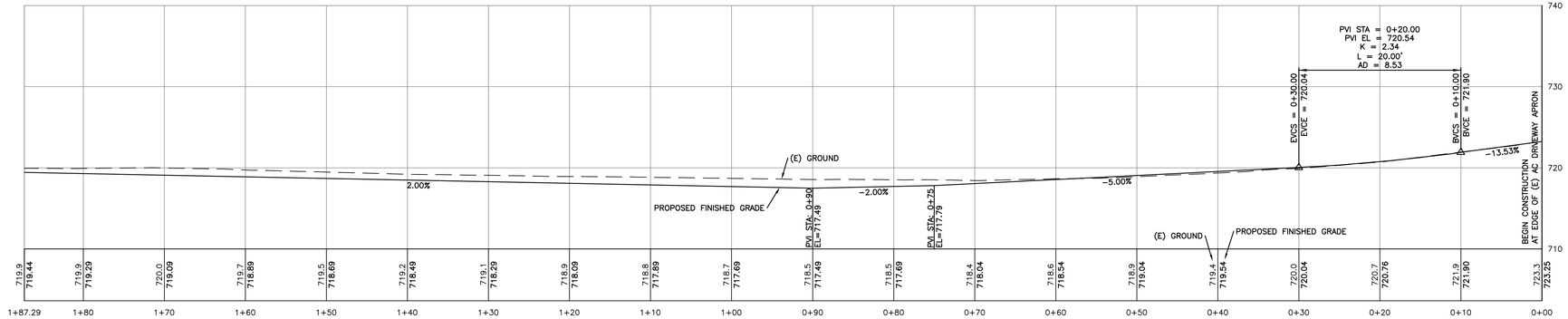
SITE GRADING PLAN

SWEET RESIDENCE
54 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 45)
APN 169-421-062

SHEET C2
OF
8 SHEETS



DRIVEWAY CENTERLINE ALIGNMENT PROFILE

A / C3

SCALE: 1"=8'

DRIVEWAY LINE & CURVE INFORMATION

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	27.87'	S 50°49'39" E
L2	17.79'	S 50°49'32" E
L3	27.87'	N 50°49'39" W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	41.10'	37.50'	62°47'24"
C2	93.72'	205.50'	26°07'51"
C3	24.60'	104.50'	13°29'21"
C4	34.04'	30.00'	65°00'54"
C5	68.27'	198.00'	19°45'18"
C6	76.70'	39.00'	112°40'28"
C7	5.15'	28.85'	10°13'21"
C8	43.57'	45.00'	55°28'34"
C9	98.41'	213.00'	26°28'14"
C10	26.37'	112.00'	13°29'21"
C11	78.54'	50.00'	90°00'07"

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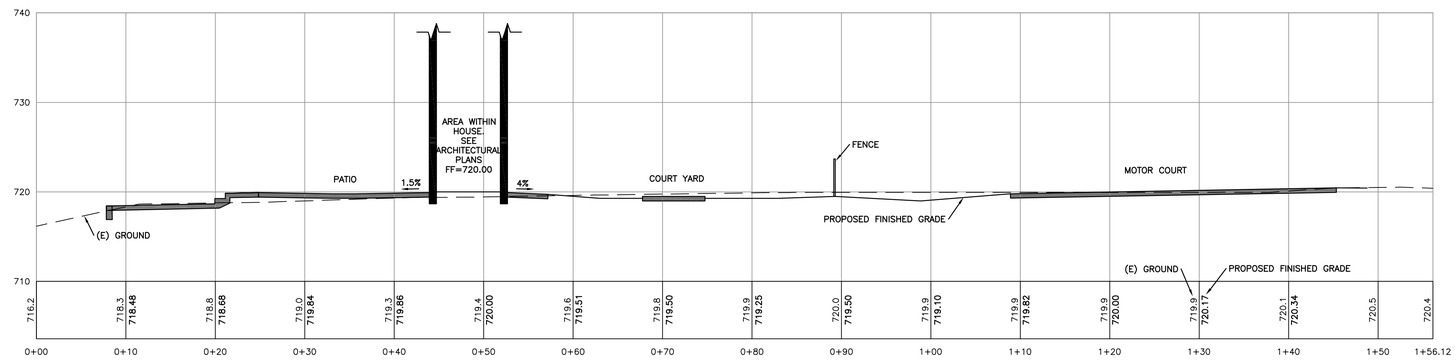
REVISED BY: N/A

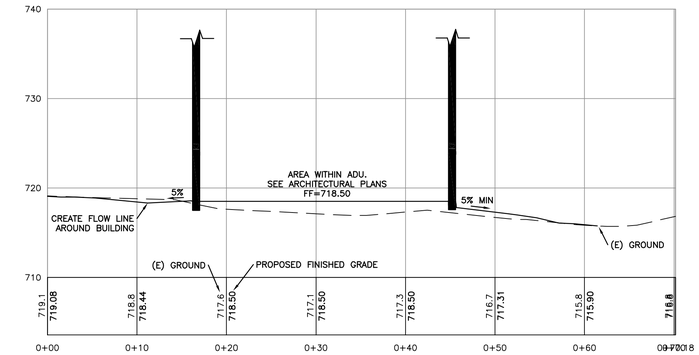
DRIVEWAY PROFILE & SITE CROSS SECTIONS



SITE CROSS SECTION – LOOKING NORTH WEST

B / C3

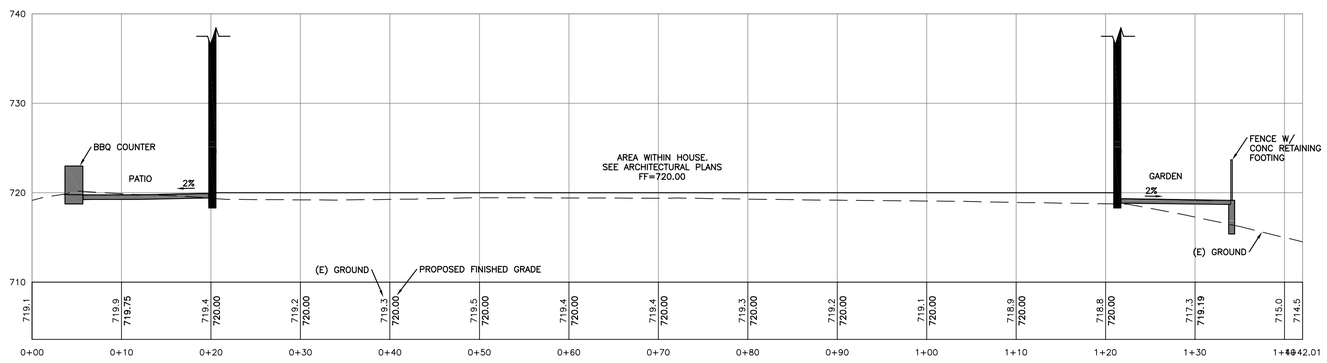
SCALE: 1"=8'



SITE CROSS SECTION – AT ADU

D / C3

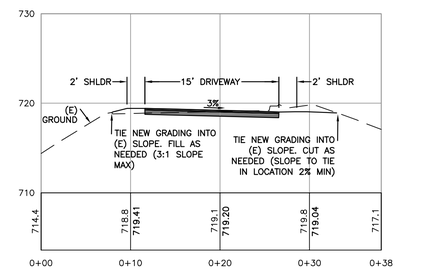
SCALE: 1"=8'



SITE CROSS SECTION – LOOKING NORTH EAST

C / C3

SCALE: 1"=8'



TYPICAL DRIVEWAY SECTION

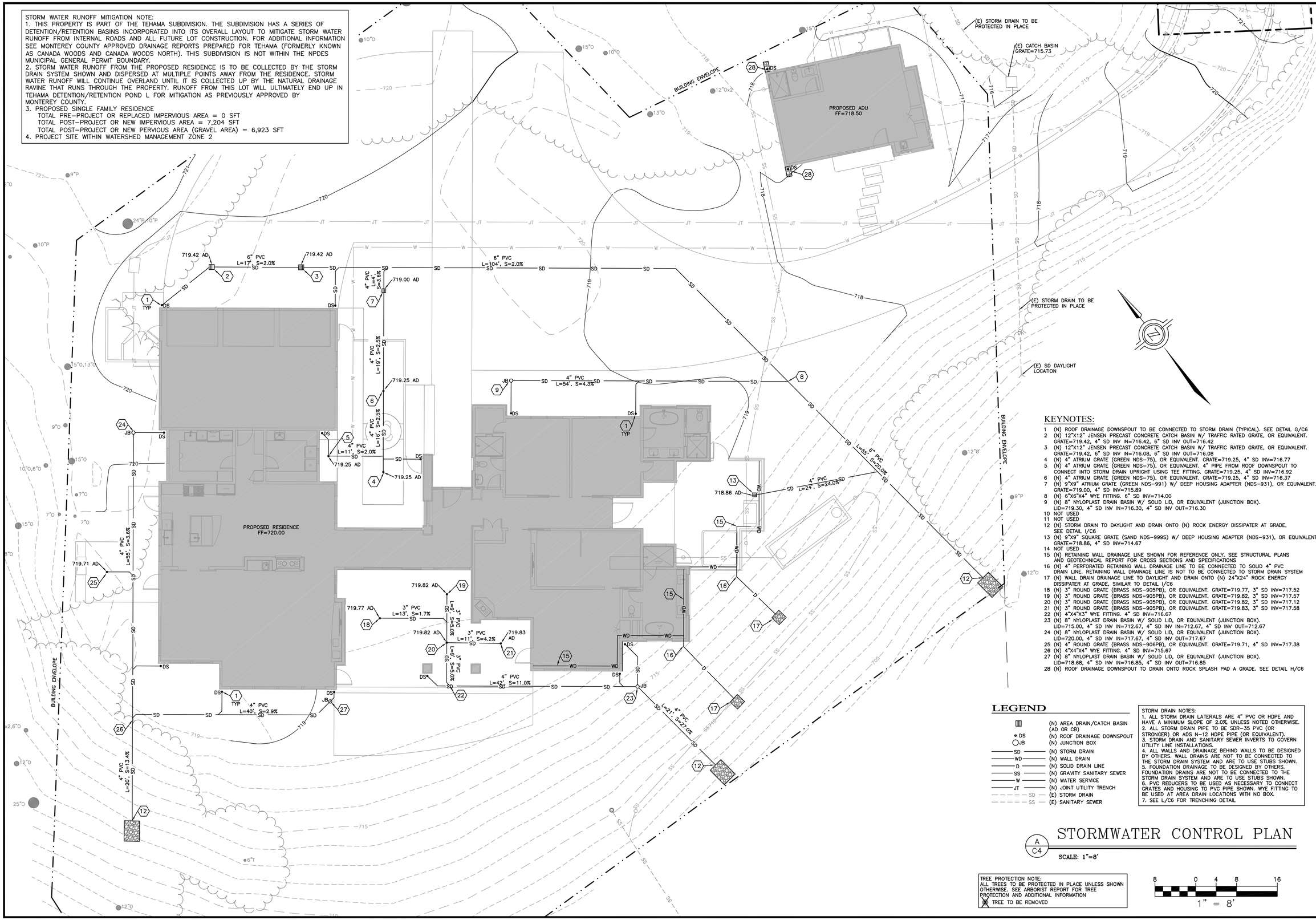
E / C3

SCALE: 1"=8'

SWEET RESIDENCE
54 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 45)
APN 169-421-062

SHEET C3
OF
8 SHEETS

STORM WATER RUNOFF MITIGATION NOTE:
1. THIS PROPERTY IS PART OF THE TEHAMA SUBDIVISION. THE SUBDIVISION HAS A SERIES OF DETENTION/RETENTION BASINS INCORPORATED INTO ITS OVERALL LAYOUT TO MITIGATE STORM WATER RUNOFF FROM INTERNAL ROADS AND ALL FUTURE LOT CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE MONTEREY COUNTY APPROVED DRAINAGE REPORTS PREPARED FOR TEHAMA (FORMERLY KNOWN AS CANADA WOODS AND CANADA WOODS NORTH). THIS SUBDIVISION IS NOT WITHIN THE NPDES MUNICIPAL GENERAL PERMIT BOUNDARY.
2. STORM WATER RUNOFF FROM THE PROPOSED RESIDENCE IS TO BE COLLECTED BY THE STORM DRAIN SYSTEM SHOWN AND DISPERSED AT MULTIPLE POINTS AWAY FROM THE RESIDENCE. STORM WATER RUNOFF WILL CONTINUE OVERLAND UNTIL IT IS COLLECTED UP BY THE NATURAL DRAINAGE RAVINE THAT RUNS THROUGH THE PROPERTY. RUNOFF FROM THIS LOT WILL ULTIMATELY END UP IN TEHAMA DETENTION/RETENTION POND L FOR MITIGATION AS PREVIOUSLY APPROVED BY MONTEREY COUNTY.
3. PROPOSED SINGLE FAMILY RESIDENCE
   TOTAL PRE-PROJECT OR REPLACED IMPERVIOUS AREA = 0 SFT
   TOTAL POST-PROJECT OR NEW IMPERVIOUS AREA = 7,204 SFT
   TOTAL POST-PROJECT OR NEW PERVIOUS AREA (GRAVEL AREA) = 6,923 SFT
4. PROJECT SITE WITHIN WATERSHED MANAGEMENT ZONE 2



KEYNOTES:

1 (N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN (TYPICAL). SEE DETAIL G/C6
2 (N) 12"X12" JENSEN PRECAST CONCRETE CATCH BASIN W/ TRAFFIC RATED GRATE, OR EQUIVALENT. GRATE=719.42, 4" SD INV IN=716.42, 6" SD INV OUT=716.42
3 (N) 12"X12" JENSEN PRECAST CONCRETE CATCH BASIN W/ TRAFFIC RATED GRATE, OR EQUIVALENT. GRATE=719.42, 6" SD INV IN=716.08, 6" SD INV OUT=716.08
4 (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=719.25, 4" SD INV=716.77
5 (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. 4" PIPE FROM ROOF DOWNSPOUT TO CONNECT INTO STORM DRAIN UPRIGHT USING TEE FITTING. GRATE=719.25, 4" SD INV=716.92
6 (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=719.25, 4" SD INV=716.37
7 (N) 9"X9" ATRIUM GRATE (GREEN NDS-991) W/ DEEP HOUSING ADAPTER (NDS-931), OR EQUIVALENT. GRATE=719.00, 4" SD INV=715.89
8 (N) 6"X6"X4" WYE FITTING. 6" SD INV=714.00
9 (N) 8" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=719.30, 4" SD INV IN=716.30, 4" SD INV OUT=716.30
10 NOT USED
11 NOT USED
12 (N) STORM DRAIN TO DAYLIGHT AND DRAIN ONTO (N) ROCK ENERGY DISSIPATER AT GRADE, SEE DETAIL I/C6
13 (N) 9"X9" SQUARE GRATE (SAND NDS-999S) W/ DEEP HOUSING ADAPTER (NDS-931), OR EQUIVALENT. GRATE=718.86, 4" SD INV=714.67
14 NOT USED
15 (N) RETAINING WALL DRAINAGE LINE SHOWN FOR REFERENCE ONLY. SEE STRUCTURAL PLANS AND GEOTECHNICAL REPORT FOR CROSS SECTIONS AND SPECIFICATIONS
16 (N) 4" PERFORATED RETAINING WALL DRAINAGE LINE TO BE CONNECTED TO SOLID 4" PVC DRAIN LINE. RETAINING WALL DRAINAGE LINE IS NOT TO BE CONNECTED TO STORM DRAIN SYSTEM
17 (N) WALL DRAIN DRAINAGE LINE TO DAYLIGHT AND DRAIN ONTO (N) 24"X24" ROCK ENERGY DISSIPATER AT GRADE, SIMILAR TO DETAIL I/C6
18 (N) 3" ROUND GRATE (BRASS NDS-905PB), OR EQUIVALENT. GRATE=719.77, 3" SD INV=717.52
19 (N) 3" ROUND GRATE (BRASS NDS-905PB), OR EQUIVALENT. GRATE=719.82, 3" SD INV=717.57
20 (N) 3" ROUND GRATE (BRASS NDS-905PB), OR EQUIVALENT. GRATE=719.82, 3" SD INV=717.12
21 (N) 3" ROUND GRATE (BRASS NDS-905PB), OR EQUIVALENT. GRATE=719.83, 3" SD INV=717.58
22 (N) 4"X4"X3" WYE FITTING. 4" SD INV=716.67
23 (N) 8" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=715.00, 4" SD INV IN=712.67, 4" SD INV OUT=712.67
24 (N) 8" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=720.00, 4" SD INV IN=717.67, 4" SD INV OUT=717.67
25 (N) 4" ROUND GRATE (BRASS NDS-906PB), OR EQUIVALENT. GRATE=719.71, 4" SD INV=717.38
26 (N) 4"X4"X4" WYE FITTING. 4" SD INV=715.67
27 (N) 8" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=718.68, 4" SD INV IN=716.85, 4" SD INV OUT=716.85
28 (N) ROOF DRAINAGE DOWNSPOUT TO DRAIN ONTO ROCK SPLASH PAD A GRADE. SEE DETAIL H/C6

LEGEND

- (N) AREA DRAIN/CATCH BASIN (AD OR CB)
- DS (N) ROOF DRAINAGE DOWNSPOUT
- JB (N) JUNCTION BOX
- SD (N) STORM DRAIN
- WD (N) WALL DRAIN
- D (N) SOLID DRAIN LINE
- SS (N) GRAVITY SANITARY SEWER
- W (N) WATER SERVICE
- JT (N) JOINT UTILITY TRENCH
- SD (E) STORM DRAIN
- SS (E) SANITARY SEWER

STORM DRAIN NOTES:
1. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 2.0% UNLESS NOTED OTHERWISE.
2. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
3. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
4. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE STUBS SHOWN.
5. FOUNDATION DRAINAGE TO BE DESIGNED BY OTHERS. FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE STUBS SHOWN.
6. PVC REDUCERS TO BE USED AS NECESSARY TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
7. SEE L/C6 FOR TRENCHING DETAIL

STORMWATER CONTROL PLAN

A / C4

SCALE: 1"=8'

TREE PROTECTION NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION
X TREE TO BE REMOVED

8 0 4 8 16
1" = 8'

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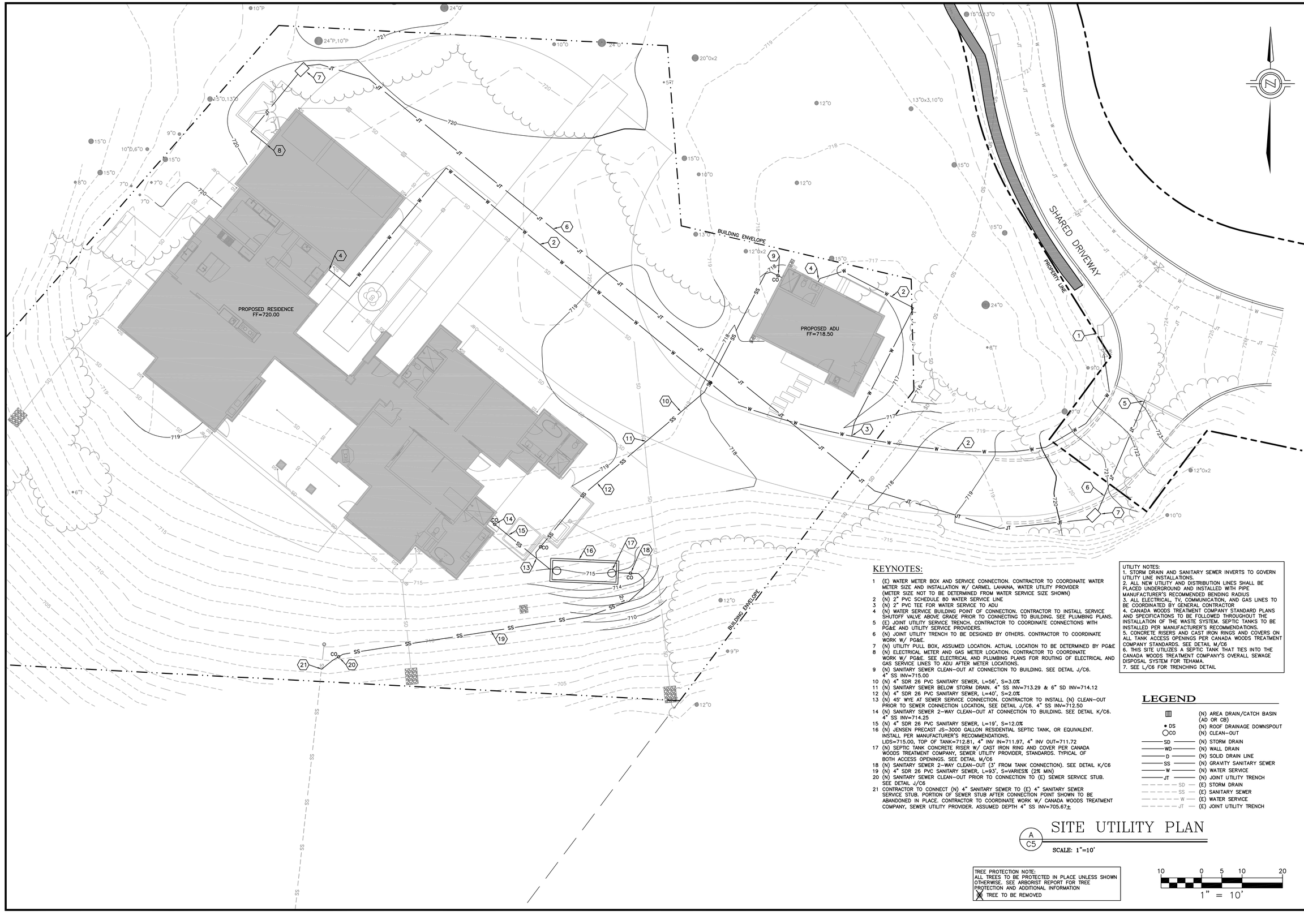
REGISTERED PROFESSIONAL ENGINEER
MARK R. STERNER
No. 69930
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 12-7-2023
SCALE: AS SHOWN
JOB NUMBER: 23-42
LAST REVISED: N/A
REVISED BY: N/A

STORMWATER CONTROL PLAN

SWEET RESIDENCE
54 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 45)
APN 169-421-062

SHEET C4
OF
8 SHEETS



KEYNOTES:

1 (E) WATER METER BOX AND SERVICE CONNECTION. CONTRACTOR TO COORDINATE WATER METER SIZE AND INSTALLATION W/ CARMEL LAHAINA, WATER UTILITY PROVIDER (METER SIZE NOT TO BE DETERMINED FROM WATER SERVICE SIZE SHOWN)
2 (N) 2" PVC SCHEDULE 80 WATER SERVICE LINE
3 (N) 2" PVC TEE FOR WATER SERVICE TO ADU
4 (N) WATER SERVICE BUILDING POINT OF CONNECTION. CONTRACTOR TO INSTALL SERVICE SHUTOFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING. SEE PLUMBING PLANS.
5 (E) JOINT UTILITY SERVICE TRENCH. CONTRACTOR TO COORDINATE CONNECTIONS WITH PG&E AND UTILITY SERVICE PROVIDERS.
6 (N) JOINT UTILITY TRENCH TO BE DESIGNED BY OTHERS. CONTRACTOR TO COORDINATE WORK W/ PG&E.
7 (N) UTILITY PULL BOX, ASSUMED LOCATION. ACTUAL LOCATION TO BE DETERMINED BY PG&E
8 (N) ELECTRICAL METER AND GAS METER LOCATION. CONTRACTOR TO COORDINATE WORK W/ PG&E. SEE ELECTRICAL AND PLUMBING PLANS FOR ROUTING OF ELECTRICAL AND GAS SERVICE LINES TO ADU AFTER METER LOCATIONS.
9 (N) SANITARY SEWER CLEAN-OUT AT CONNECTION TO BUILDING. SEE DETAIL J/C6. 4" SS INV=715.00
10 (N) 4" SDR 26 PVC SANITARY SEWER, L=56', S=3.0%
11 (N) SANITARY SEWER BELOW STORM DRAIN. 4" SS INV=713.29 & 6" SD INV=714.12
12 (N) 4" SDR 26 PVC SANITARY SEWER, L=40', S=2.0%
13 (N) 45° WYE AT SEWER SERVICE CONNECTION. CONTRACTOR TO INSTALL (N) CLEAN-OUT PRIOR TO SEWER CONNECTION LOCATION, SEE DETAIL J/C6. 4" SS INV=712.50
14 (N) SANITARY SEWER 2-WAY CLEAN-OUT AT CONNECTION TO BUILDING. SEE DETAIL K/C6. 4" SS INV=714.25
15 (N) 4" SDR 26 PVC SANITARY SEWER, L=19', S=12.0%
16 (N) JENSEN PRECAST JS-3000 GALLON RESIDENTIAL SEPTIC TANK, OR EQUIVALENT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LIDS=715.00, TOP OF TANK=712.81, 4" INV IN=711.97, 4" INV OUT=711.72
17 (N) SEPTIC TANK CONCRETE RISER W/ CAST IRON RING AND COVER PER CANADA WOODS TREATMENT COMPANY, SEWER UTILITY PROVIDER, STANDARDS. TYPICAL OF BOTH ACCESS OPENINGS. SEE DETAIL M/C6
18 (N) SANITARY SEWER 2-WAY CLEAN-OUT (3' FROM TANK CONNECTION). SEE DETAIL K/C6
19 (N) 4" SDR 26 PVC SANITARY SEWER, L=93', S=VARIES% (2% MIN)
20 (N) SANITARY SEWER CLEAN-OUT PRIOR TO CONNECTION TO (E) SEWER SERVICE STUB. SEE DETAIL J/C6
21 CONTRACTOR TO CONNECT (N) 4" SANITARY SEWER TO (E) 4" SANITARY SEWER SERVICE STUB. PORTION OF SEWER STUB AFTER CONNECTION POINT SHOWN TO BE ABANDONED IN PLACE. CONTRACTOR TO COORDINATE WORK W/ CANADA WOODS TREATMENT COMPANY, SEWER UTILITY PROVIDER. ASSUMED DEPTH 4" SS INV=705.67±

UTILITY NOTES:
1. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
2. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS
3. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR
4. CANADA WOODS TREATMENT COMPANY STANDARD PLANS AND SPECIFICATIONS TO BE FOLLOWED THROUGHOUT THE INSTALLATION OF THE WASTE SYSTEM. SEPTIC TANKS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
5. CONCRETE RISERS AND CAST IRON RINGS AND COVERS ON ALL TANK ACCESS OPENINGS PER CANADA WOODS TREATMENT COMPANY STANDARDS. SEE DETAIL M/C6
6. THIS SITE UTILIZES A SEPTIC TANK THAT TIES INTO THE CANADA WOODS TREATMENT COMPANY'S OVERALL SEWAGE DISPOSAL SYSTEM FOR TEHAMA.
7. SEE L/C6 FOR TRENCHING DETAIL

LEGEND

	(N) AREA DRAIN/CATCH BASIN (AD OR CB)
DS	(N) ROOF DRAINAGE DOWNSPOUT
CO	(N) CLEAN-OUT
SD	(N) STORM DRAIN
WD	(N) WALL DRAIN
D	(N) SOLID DRAIN LINE
SS	(N) GRAVITY SANITARY SEWER
W	(N) WATER SERVICE
JT	(N) JOINT UTILITY TRENCH
SD	(E) STORM DRAIN
SS	(E) SANITARY SEWER
W	(E) WATER SERVICE
JT	(E) JOINT UTILITY TRENCH

SITE UTILITY PLAN

A / C5

SCALE: 1"=10'

TREE PROTECTION NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION
X TREE TO BE REMOVED

10 0 5 10 20
1" = 10'

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REGISTERED PROFESSIONAL ENGINEER
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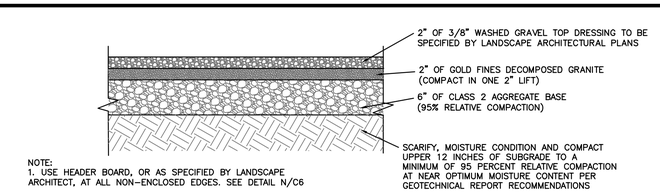
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 12-7-2023
SCALE: AS SHOWN
JOB NUMBER: 23-42
LAST REVISED: N/A
REVISED BY: N/A

SITE UTILITY PLAN

SWEET RESIDENCE
54 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 45)
APN 169-421-062

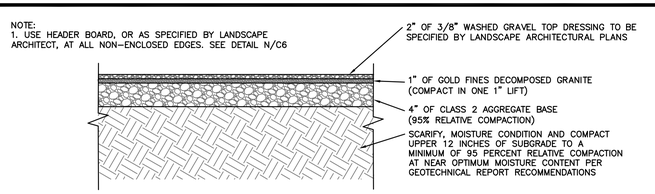
SHEET C5
OF
8 SHEETS



A C6

GRAVEL PAVEMENT DRIVEWAY SECTION

NTS



B C6

GRAVEL PAVEMENT SITE WORK SECTION

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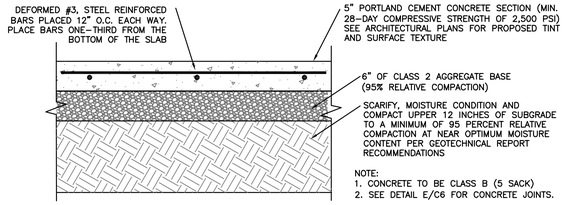
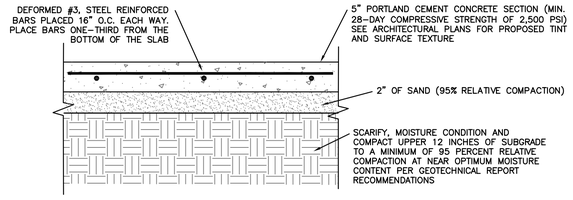


C C6

CONCRETE PAVEMENT SECTION WITHIN VEHICULAR AREA

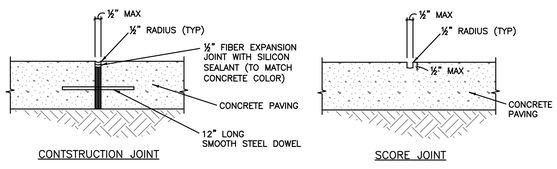
NTS



D C6

CONCRETE PAVEMENT SECTION

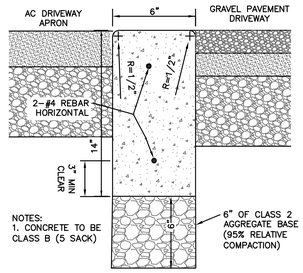
NTS



E C6

CONCRETE JOINTS

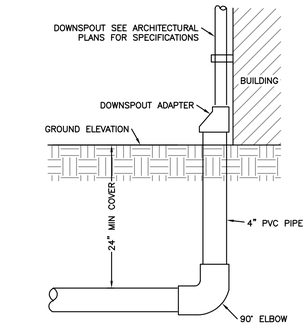
NTS



F C6

FLUSH CONCRETE CURB

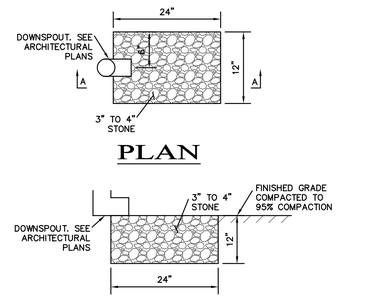
NTS



G C6

DOWNSPOUT CONNECTION

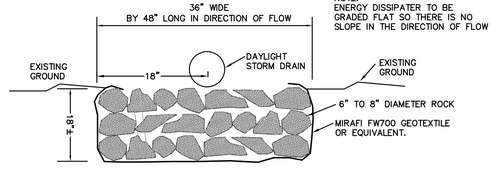
NTS



H C6

ROCK SPLASH PAD

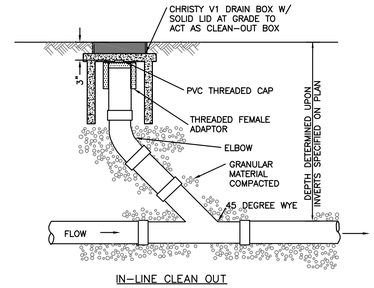
NTS



I C6

ROCK ENERGY DISSIPATER

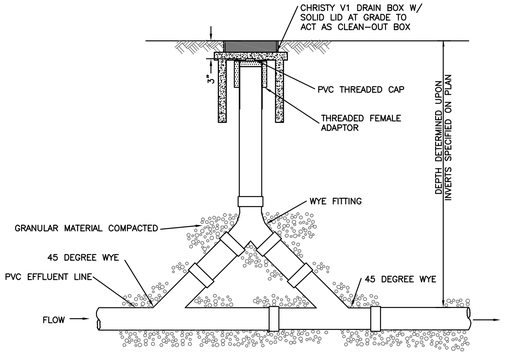
NTS



J C6

SANITARY SEWER CLEAN-OUT

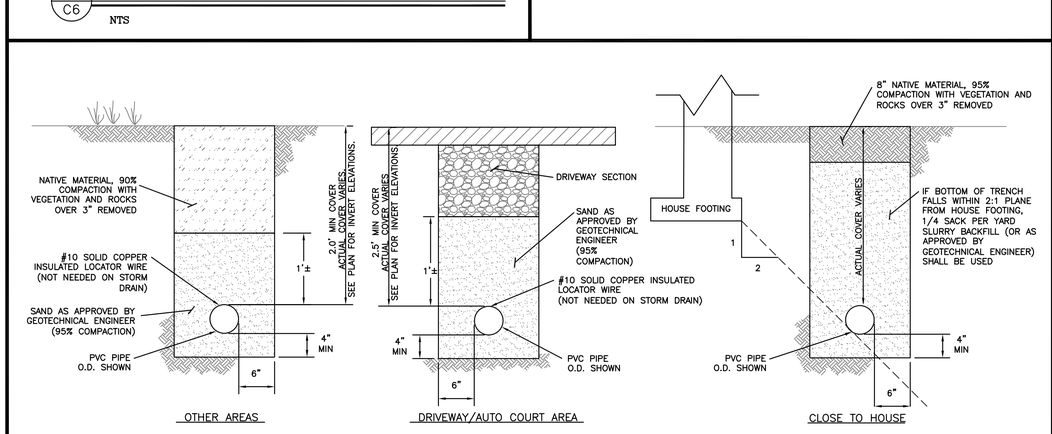
NTS



K C6

2-WAY SEWER CLEAN-OUT

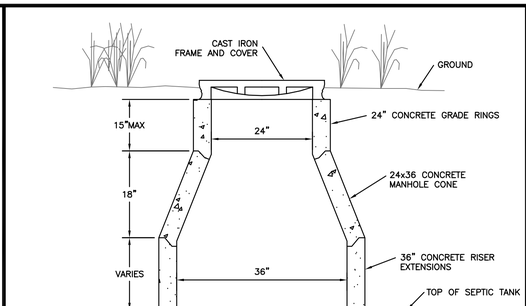
NTS



L C6

UTILITY AND STORM DRAIN TRENCHING DETAIL

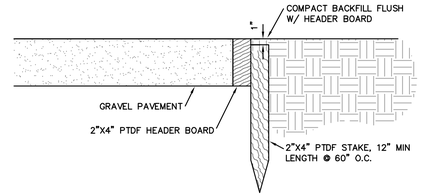
NTS



M C6

SEPTIC TANK CONCRETE RISER

NTS



N C6

HEADER BOARD SECTION

NTS

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CONSTRUCTION DETAILS

SWEET RESIDENCE
54 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 45)
APN 169-421-062

SHEET C6
OF
8 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

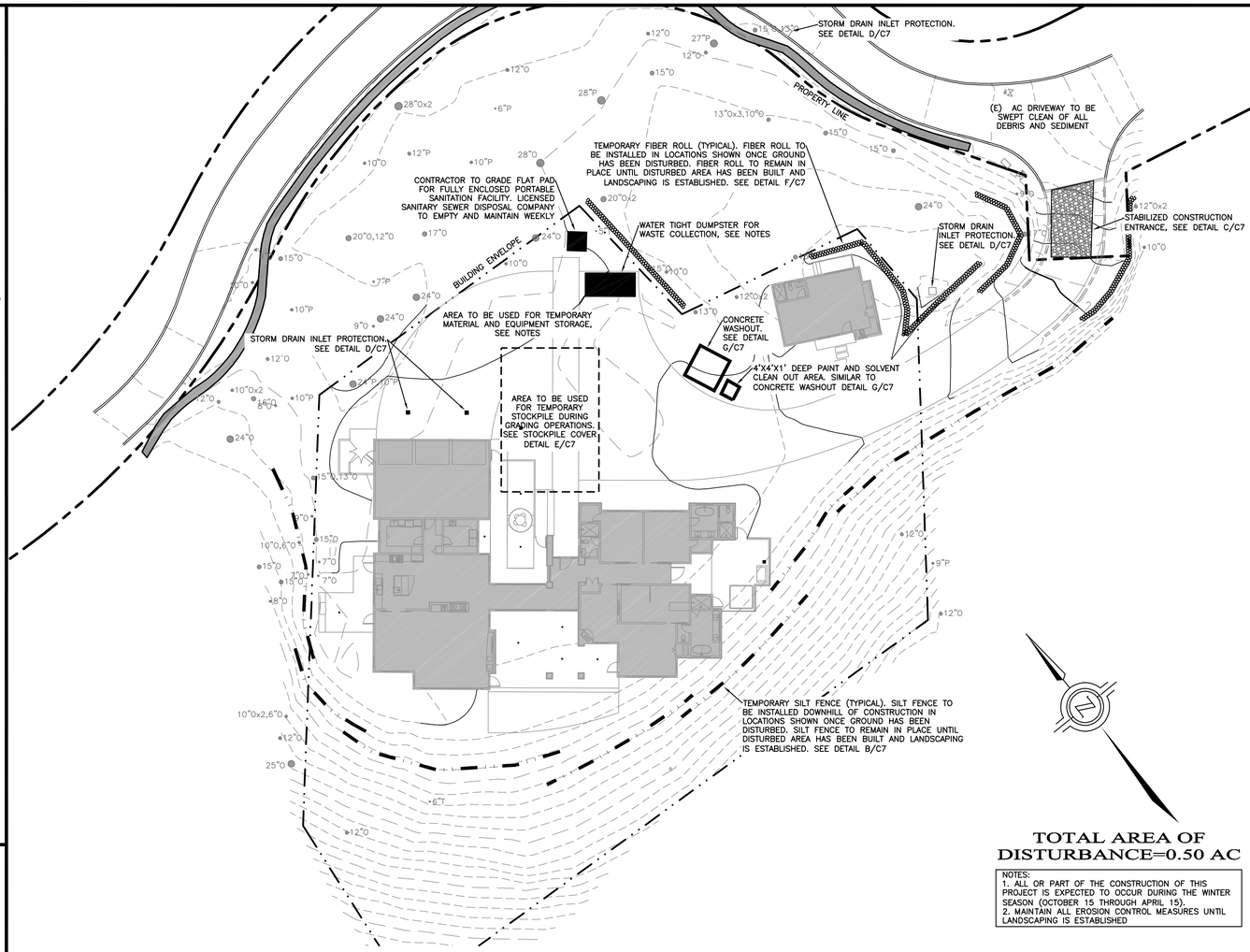
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. A SIGN SHOULD BE INSTALLED ADJACENT 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 LIQUID 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.



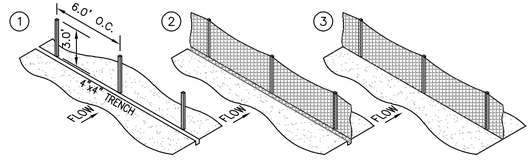
TOTAL AREA OF DISTURBANCE=0.50 AC

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

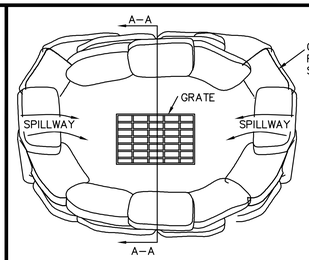
20 0 10 20 40
1" = 20'

A C7 EROSION CONTROL PLAN
SCALE: 1"=20'

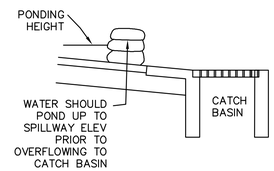
TO BE USED DOWN SLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY SOIL STOCKPILES.
INSTALLATION
1. SET 4' LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
2. ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
3. BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



B C7 SILT FENCE DETAIL
NTS



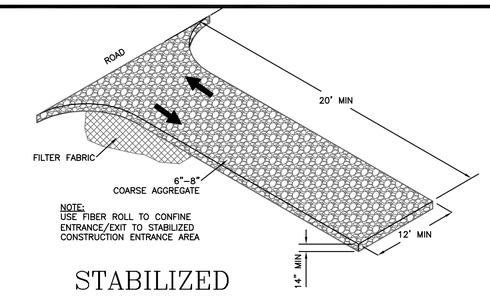
PLAN VIEW



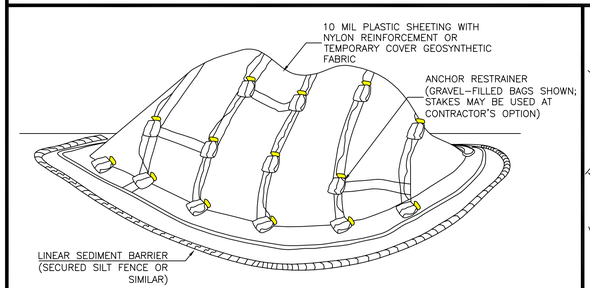
SECTION A-A

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 C7 INLET PROTECTION
NTS

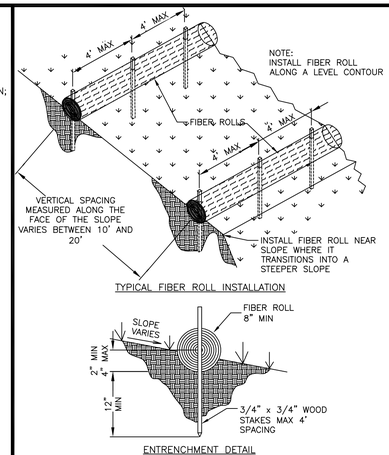


C C7 STABILIZED CONSTRUCTION ENTRANCE
NTS

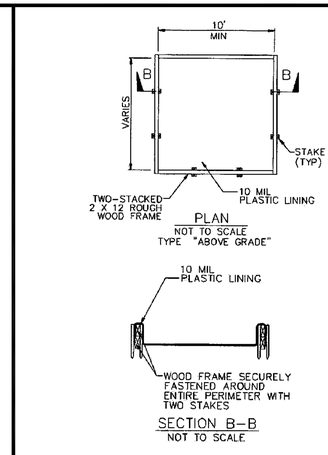


NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE 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 C7 STOCKPILE COVER DETAIL
NTS



F C7 FIBER ROLL DETAIL
NTS



G C7 CONCRETE WASHOUT
NTS

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: 12-7-2023
SCALE: AS SHOWN
JOB NUMBER: 23-42
LAST REVISED: N/A
REVISED BY: N/A

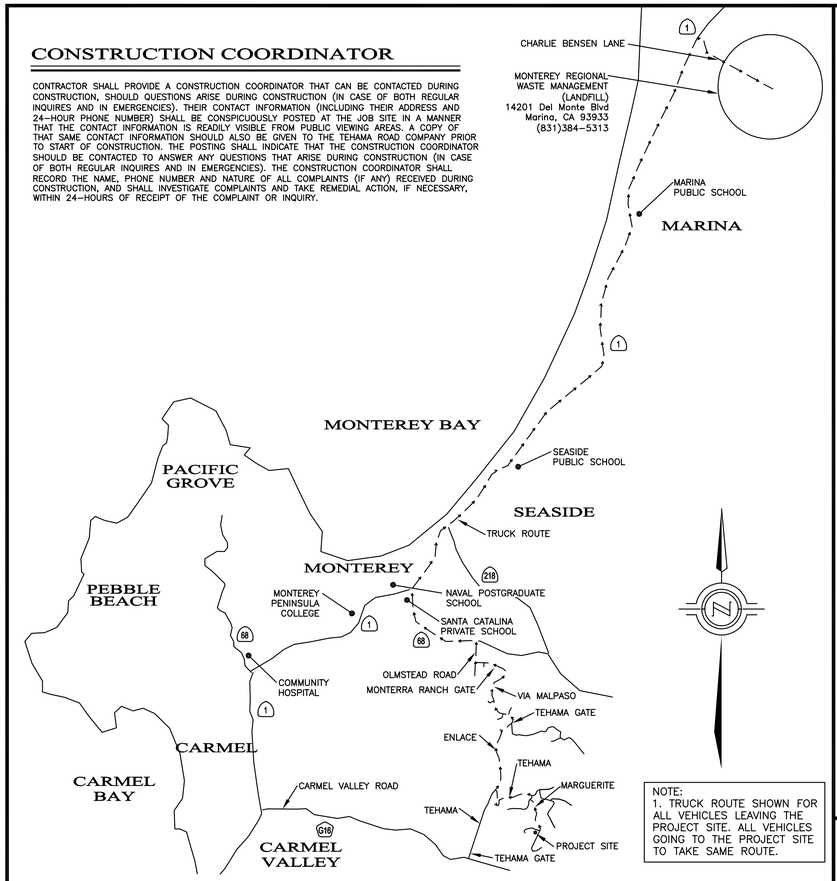
EROSION CONTROL PLAN

SWEET RESIDENCE
54 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 45)
APN 169-421-062

SHEET C7
OF
8 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 TEHAMA ROAD COMPANY 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 LEAVING THE PROJECT SITE. ALL VEHICLES GOING TO THE PROJECT SITE TO TAKE SAME ROUTE.

A / C8

VICINITY MAP/OVERALL TRUCK ROUTING PLAN

1"=6000'

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.

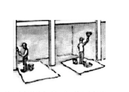
Sawcutting & Asphalt/Concrete Removal
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you 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.

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.

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) 755-4800

* 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!

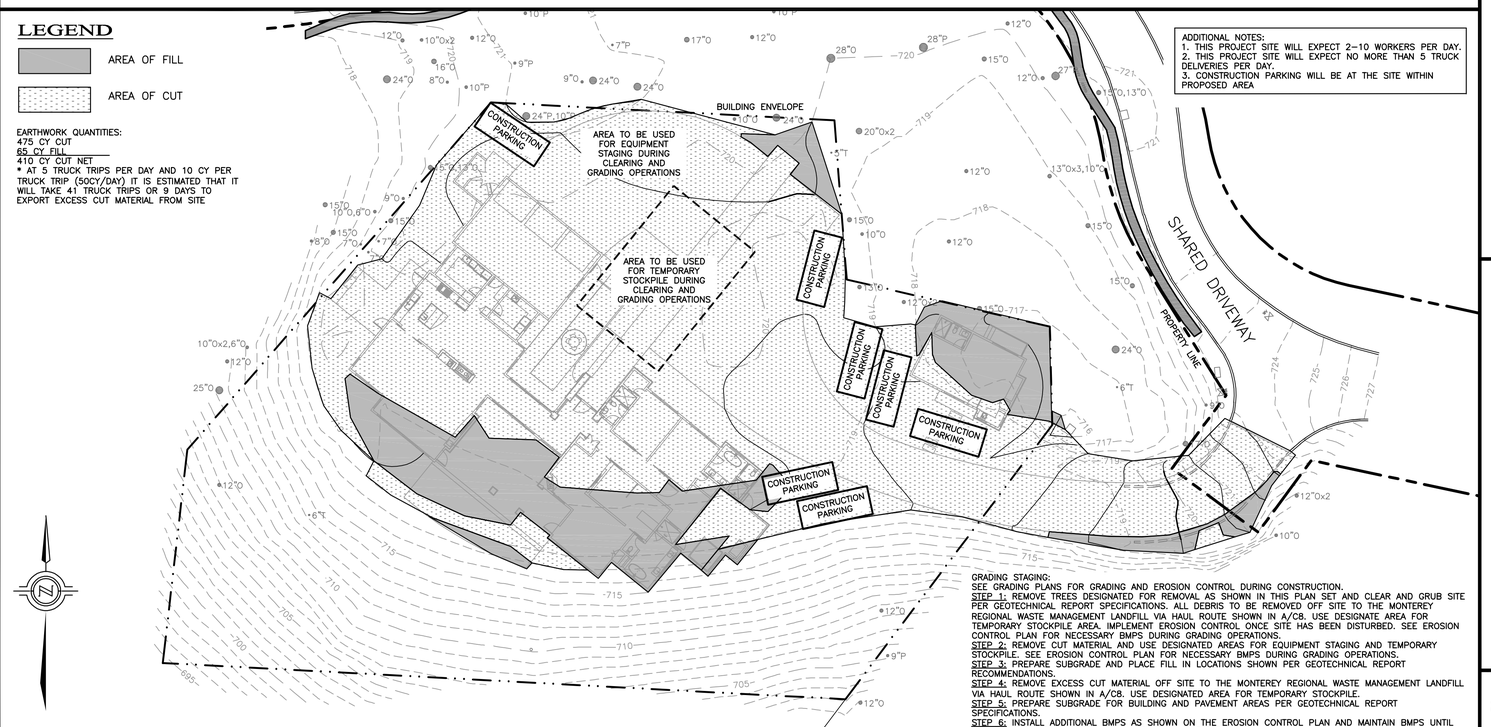
v.3 Oct 2015

LEGEND

AREA OF FILL

AREA OF CUT

EARTHWORK QUANTITIES:
475 CY CUT
65 CY FILL
410 CY CUT NET
* AT 5 TRUCK TRIPS PER DAY AND 10 CY PER TRUCK TRIP (50CY/DAY) IT IS ESTIMATED THAT IT WILL TAKE 41 TRUCK TRIPS OR 9 DAYS TO EXPORT EXCESS CUT MATERIAL FROM SITE



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/C8. 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 USE DESIGNATED AREAS FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE. SEE EROSION CONTROL PLAN FOR NECESSARY BMPS DURING GRADING OPERATIONS.
STEP 3: PREPARE SUBGRADE AND PLACE FILL IN LOCATIONS SHOWN PER GEOTECHNICAL REPORT RECOMMENDATIONS.
STEP 4: REMOVE EXCESS CUT MATERIAL OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C8. USE DESIGNATED AREA FOR TEMPORARY STOCKPILE.
STEP 5: PREPARE SUBGRADE FOR BUILDING AND PAVEMENT AREAS PER GEOTECHNICAL REPORT SPECIFICATIONS.
STEP 6: INSTALL ADDITIONAL BMPS AS SHOWN ON THE EROSION CONTROL PLAN AND MAINTAIN BMPS UNTIL CONSTRUCTION IS FINISHED AND LANDSCAPING IS ESTABLISHED.

B / C8

GRADING STAGING PLAN

SCALE: 1"=20'

20 0 10 20 40
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

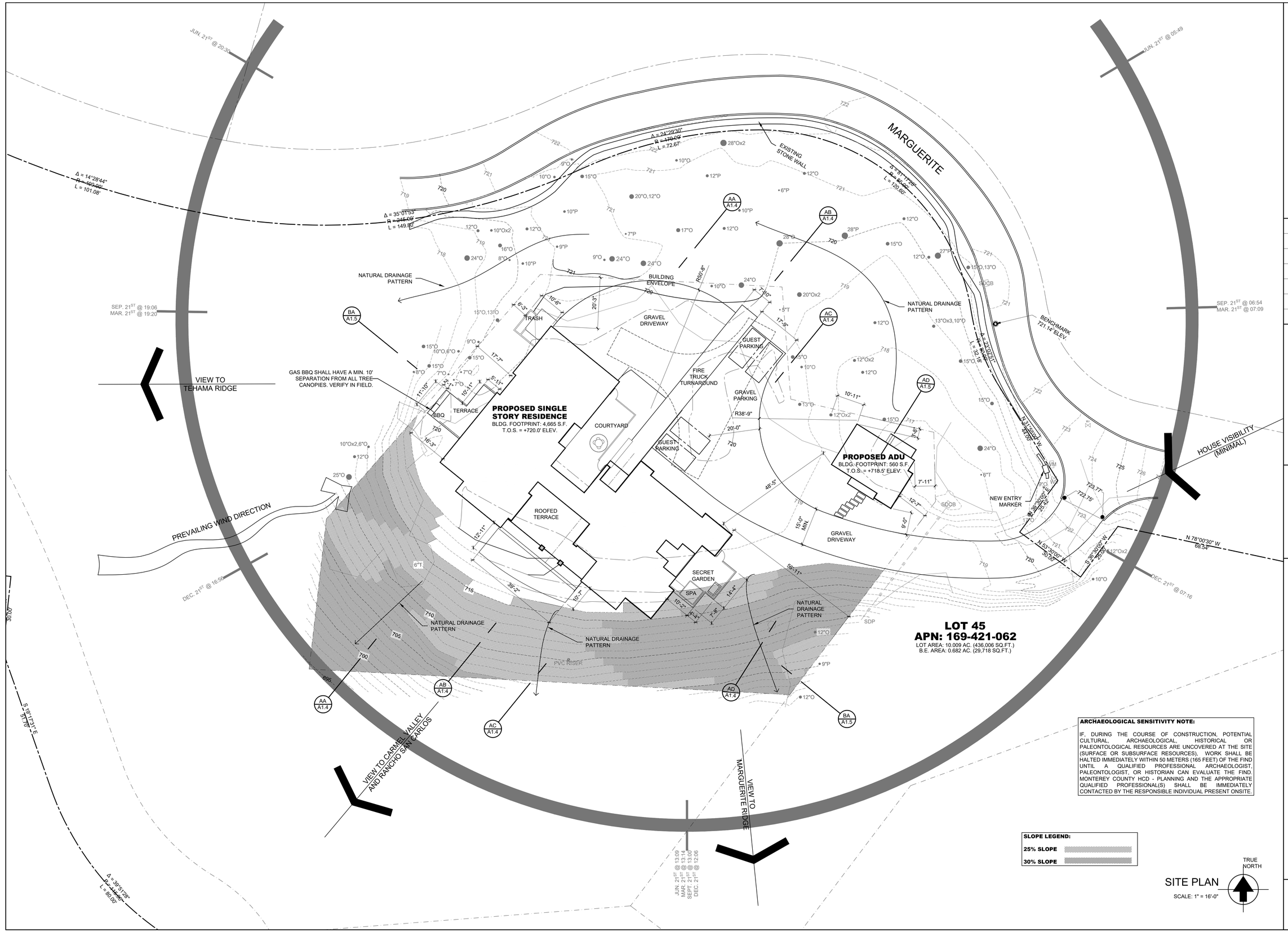
REGISTERED PROFESSIONAL ENGINEER
MARK R. STERNER
No. 69930
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 12-7-2023
SCALE: AS SHOWN
JOB NUMBER: 23-42
LAST REVISED: N/A
REVISED BY: N/A

CONSTRUCTION MANAGEMENT PLAN

SWEET RESIDENCE
54 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 45)
APN 169-421-062

SHEET C8
OF
8 SHEETS



LOT 45
APN: 169-421-062
LOT AREA: 10.009 AC. (436,006 SQ.FT.)
B.E. AREA: 0.682 AC. (29,718 SQ.FT.)

ARCHAEOLOGICAL SENSITIVITY NOTE:

IF, DURING THE COURSE OF CONSTRUCTION, POTENTIAL 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, PALEONTOLOGIST, OR HISTORIAN CAN EVALUATE THE FIND. MONTEREY COUNTY HCD - PLANNING AND THE APPROPRIATE QUALIFIED PROFESSIONAL(S) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ONSITE.

SLOPE LEGEND:
25% SLOPE
30% SLOPE

SITE PLAN
SCALE: 1" = 16'-0"

TRUE NORTH

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
www.hl-arc.com

DATE:	12.08.2023
SCALE:	1"=16'-0"
DRAWN:	DWD
JOB NUMBER:	21.23
REVISION	

PROPOSED SITE PLAN

SWEET RESIDENCE

54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A1.2

CALIFORNIA CODE OF REGULATIONS TITLE 14 - NATURAL RESOURCES
DIVISION 1.5 - DEPARTMENT OF FORESTRY AND FIRE PROTECTION
CHAPTER 7 - FIRE PROTECTION
SUBCHAPTER 3 - FIRE HAZARD
ARTICLE 3 - FIRE HAZARD REDUCTION AROUND BUILDINGS AND STRUCTURES, SECTION 1299.03 - REQUIREMENTS

CURRENT THROUGH REGISTER 2022, NO. 38, SEPTEMBER 23, 2022

DEFENSIBLE SPACE IS REQUIRED TO BE MAINTAINED AT ALL TIMES, WHENEVER FLAMMABLE VEGETATIVE CONDITIONS EXIST. ONE HUNDRED FEET (100 FT.) OF DEFENSIBLE SPACE CLEARANCE SHALL BE MAINTAINED IN TWO DISTINCT "ZONES" AS FOLLOWS:
"ZONE 1" EXTENDS THIRTY FEET (30 FT.) OUT FROM EACH "BUILDING OR STRUCTURE," OR TO THE PROPERTY LINE, WHICHEVER COMES FIRST;
"ZONE 2" EXTENDS FROM THIRTY FEET (30 FT.) TO ONE HUNDRED FEET (100 FT.) FROM EACH "BUILDING OR STRUCTURE," BUT NOT BEYOND THE PROPERTY LINE.
THE VEGETATION TREATMENT REQUIREMENTS FOR ZONE 1 ARE MORE RESTRICTIVE THAN FOR ZONE 2, AS PROVIDED IN (A) AND (B) BELOW.
ZONES 1 AND 2 CURRENTLY MAKE UP THE 100 FEET OF DEFENSIBLE SPACE REQUIRED BY LAW. ASSEMBLY BILL 3074, PASSED INTO LAW IN 2020, REQUIRES A THIRD ZONE FOR DEFENSIBLE SPACE. THIS LAW REQUIRES THE BOARD OF FORESTRY AND FIRE PROTECTION TO DEVELOP THE REGULATION FOR A NEW EMBER-RESISTANT ZONE (ZONE 0) WITHIN 0 TO 5 FEET OF THE HOME BY JANUARY 1, 2023.
THE DEPARTMENT OF FORESTRY AND FIRE PROTECTION'S "PROPERTY INSPECTION GUIDE, 2000 VERSION, APRIL 2000," PROVIDES ADDITIONAL GUIDANCE ON VEGETATION TREATMENT WITHIN ZONE 1 AND ZONE 2, BUT IS NOT MANDATORY AND IS NOT INTENDED AS A SUBSTITUTE FOR THESE REGULATIONS.

ZONE 0 - EMBER-RESISTANT (EMBERCAST) ZONE:
(1) USE HARDSCAPE LIKE GRAVEL, PAVERS, CONCRETE AND OTHER NONCOMBUSTIBLE MULCH MATERIALS. NO COMBUSTIBLE BARK OR MULCH.

(2) REMOVE ALL DEAD AND DYING WEEDS, GRASS, PLANTS, SHRUBS, TREES, BRANCHES AND VEGETATIVE DEBRIS (LEAVES, NEEDLES, CONES, BARK, ETC.); CHECK YOUR ROOFS, GUTTERS, DECKS, PORCHES, STAIRWAYS, ETC.

(3) REMOVE ALL BRANCHES WITHIN 10 FEET OF ANY CHIMNEY OR STOVEPIPE OUTLET. LIMIT COMBUSTIBLE ITEMS (OUTDOOR FURNITURE, PLANTERS, ETC.) ON TOP OF DECKS. PLANTS ARE NOT ALLOWED IN THE EMBER RESISTANT ZONE, 0-TO-5 FEET FROM STRUCTURES.

(4) RELOCATE FIREWOOD AND LUMBER TO ZONE 2, REPLACE COMBUSTIBLE FENCING, GATES, AND ARBORS ATTACH TO THE HOME WITH NONCOMBUSTIBLE ALTERNATIVES. CONSIDER RELOCATING GARBAGE AND RECYCLING CONTAINERS OUTSIDE THIS ZONE. CONSIDER RELOCATING BOATS, RVS, VEHICLES AND OTHER COMBUSTIBLE ITEMS OUTSIDE THIS ZONE.

ZONE 1 - GREEN ZONE:
(1) REMOVE ALL DEAD OR DYING GRASS, PLANTS, SHRUBS, TREES, BRANCHES, LEAVES, WEEDS, AND PINE NEEDLES FROM THE ZONE WHETHER SUCH VEGETATION OCCURS IN YARD AREAS AROUND THE "BUILDING OR STRUCTURE," ON THE ROOF OR RAIN GUTTERS OF THE "BUILDING OR STRUCTURE," OR ANY OTHER LOCATION WITHIN THE ZONE.

(2) REMOVE DEAD TREE OR SHRUB BRANCHES THAT OVERHANG ROOFS, BELOW OR ADJACENT TO WINDOWS, OR WHICH ARE ADJACENT TO WALL SURFACES, AND KEEP ALL BRANCHES A MINIMUM OF TEN FEET (10 FT.) AWAY FROM CHIMNEY AND STOVEPIPE OUTLETS.

(3) RELOCATE EXPOSED FIREWOOD PILES OUTSIDE OF ZONE 1 UNLESS THEY ARE COMPLETELY COVERED IN A FIRE RESISTANT MATERIAL.

(4) REMOVE FLAMMABLE VEGETATION AND ITEMS THAT COULD CATCH FIRE WHICH ARE ADJACENT TO OR UNDER COMBUSTIBLE DECKS, BALCONIES AND STAIRS.

ZONE 2 - REDUCE FUEL ZONE:
(1) IN THIS ZONE CREATE HORIZONTAL AND VERTICAL SPACING AMONG SHRUBS AND TREES USING THE "FUEL SEPARATION" METHOD, THE "CONTINUOUS TREE CANOPY" METHOD OR A COMBINATION OF BOTH TO ACHIEVE DEFENSIBLE SPACE CLEARANCE REQUIREMENTS. FURTHER GUIDANCE REGARDING THESE METHODS IS CONTAINED IN THE STATE BOARD OF FORESTRY AND FIRE PROTECTION'S, "GENERAL GUIDELINES FOR CREATING DEFENSIBLE SPACE, FEBRUARY 8, 2006," INCORPORATED HEREIN BY REFERENCE, AND THE "PROPERTY INSPECTION GUIDE" REFERENCED ELSEWHERE IN THIS REGULATION.

(2) IN BOTH THE FUEL SEPARATION AND CONTINUOUS TREE CANOPY METHODS THE FOLLOWING STANDARDS APPLY:
(A) DEAD AND DYING WOODY SURFACE FUELS AND AERIAL FUELS SHALL BE REMOVED. LOOSE SURFACE LITTER, NORMALLY CONSISTING OF FALLEN LEAVES OR NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES, SHALL BE PERMITTED TO A MAXIMUM DEPTH OF THREE INCHES (3 IN.).

(B) CUT ANNUAL GRASSES AND FORBS DOWN TO A MAXIMUM HEIGHT OF FOUR INCHES (4 IN.).

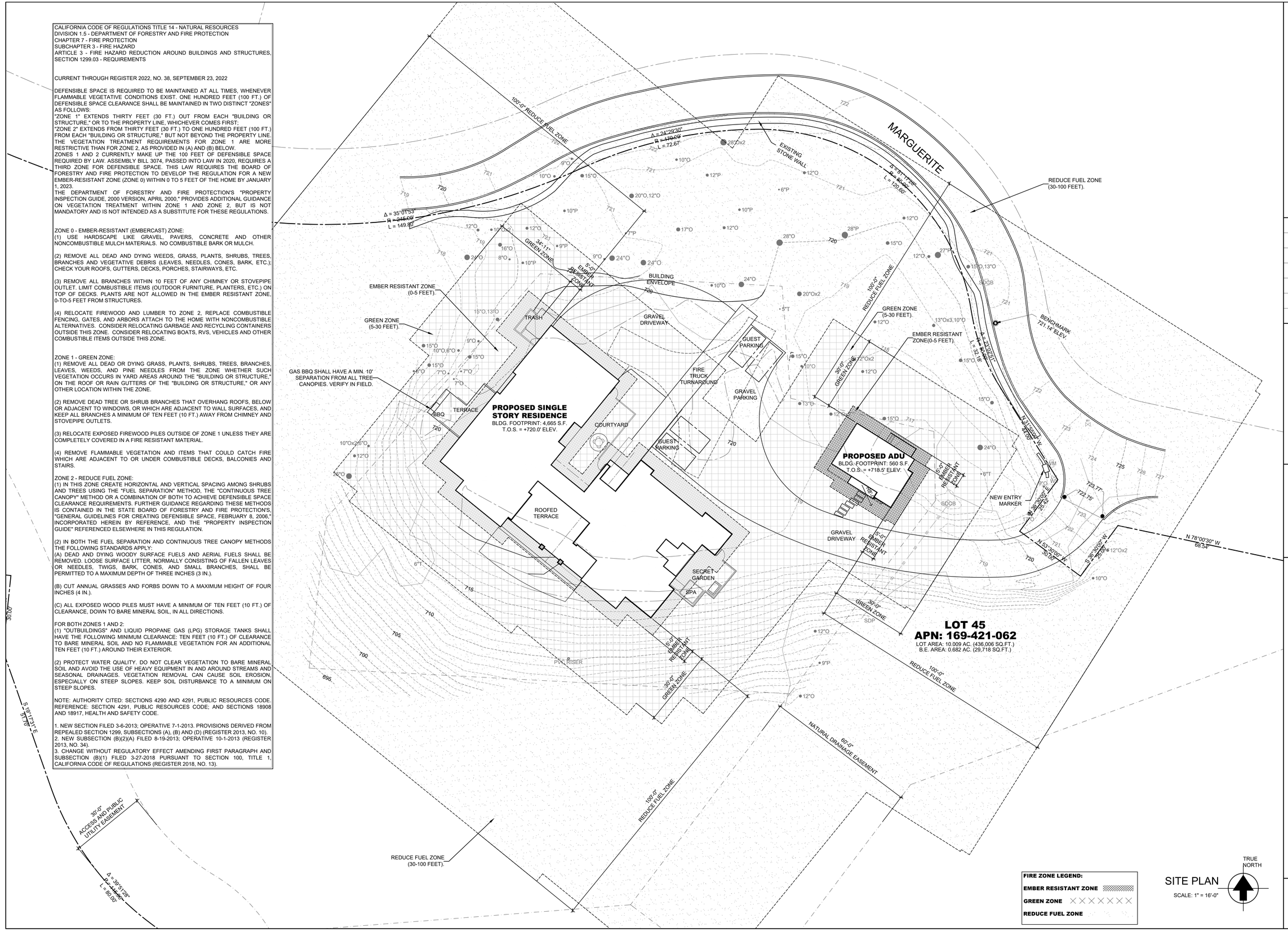
(C) ALL EXPOSED WOOD PILES MUST HAVE A MINIMUM OF TEN FEET (10 FT.) OF CLEARANCE, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.

FOR BOTH ZONES 1 AND 2:
(1) "OUTBUILDINGS" AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE THE FOLLOWING MINIMUM CLEARANCE: TEN FEET (10 FT.) OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL TEN FEET (10 FT.) AROUND THEIR EXTERIOR.

(2) PROTECT WATER QUALITY. DO NOT CLEAR VEGETATION TO BARE MINERAL SOIL AND AVOID THE USE OF HEAVY EQUIPMENT IN AND AROUND STREAMS AND SEASONAL DRAINAGES. VEGETATION REMOVAL CAN CAUSE SOIL EROSION, ESPECIALLY ON STEEP SLOPES. KEEP SOIL DISTURBANCE TO A MINIMUM ON STEEP SLOPES.

NOTE: AUTHORITY CITED: SECTIONS 4290 AND 4291, PUBLIC RESOURCES CODE. REFERENCE: SECTION 4291, PUBLIC RESOURCES CODE; AND SECTIONS 18908 AND 18917, HEALTH AND SAFETY CODE.

1. NEW SECTION FILED 3-6-2013; OPERATIVE 7-1-2013. PROVISIONS DERIVED FROM REPEALED SECTION 1299, SUBSECTIONS (A), (B) AND (D) (REGISTER 2013, NO. 10).
2. NEW SUBSECTION (B)(2)(A) FILED 8-19-2013; OPERATIVE 10-1-2013 (REGISTER 2013, NO. 34).
3. CHANGE WITHOUT REGULATORY EFFECT AMENDING FIRST PARAGRAPH AND SUBSECTION (B)(1) FILED 3-27-2018 PURSUANT TO SECTION 100, TITLE 1, CALIFORNIA CODE OF REGULATIONS (REGISTER 2018, NO. 13).



FIRE ZONE LEGEND:
EMBER RESISTANT ZONE
GREEN ZONE
REDUCE FUEL ZONE

SITE PLAN
SCALE: 1" = 16'-0"

TRUE NORTH

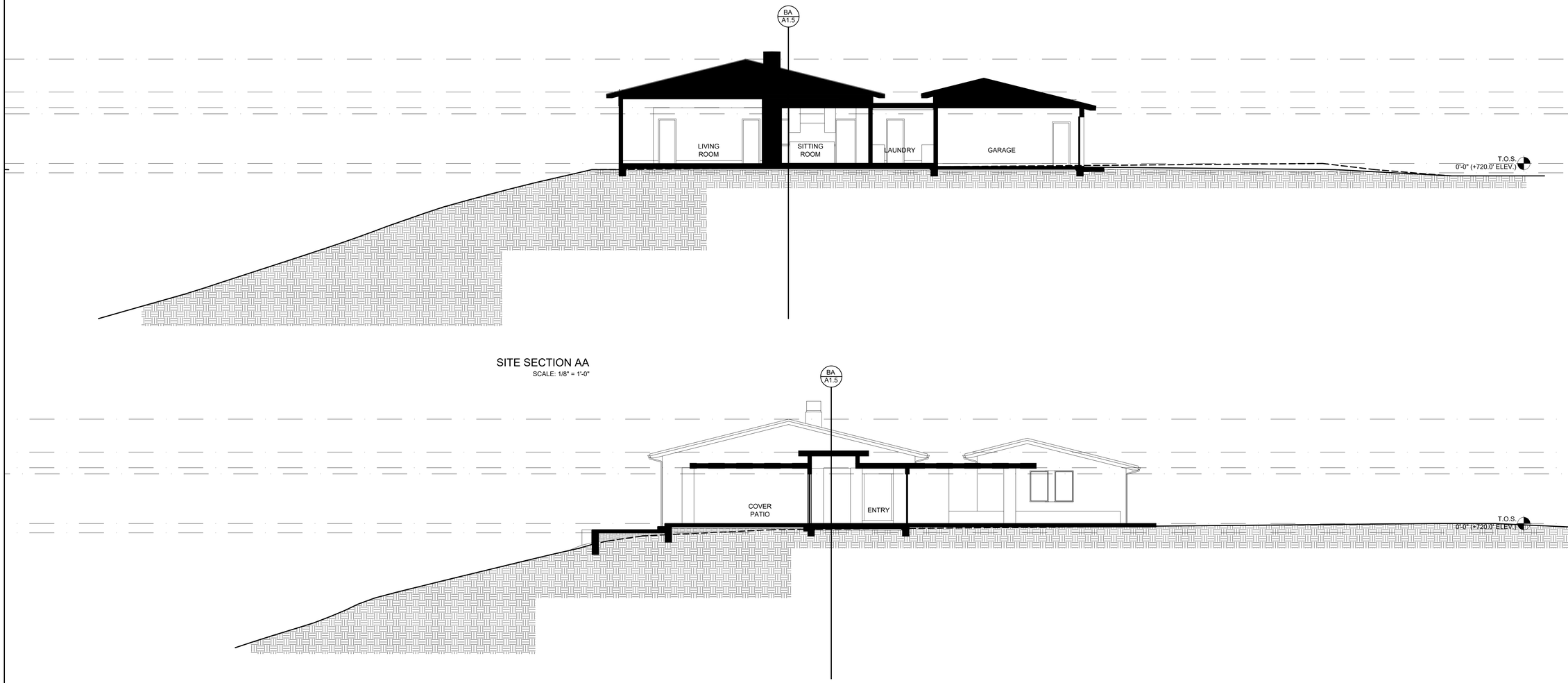
HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
www.hl-arc.com

DATE:	12.08.2023
SCALE:	1"=16'-0"
DRAWN:	DWD
JOB NUMBER:	21.23
REVISION	

PROPOSED SITE FIRE PROTECTION PLAN

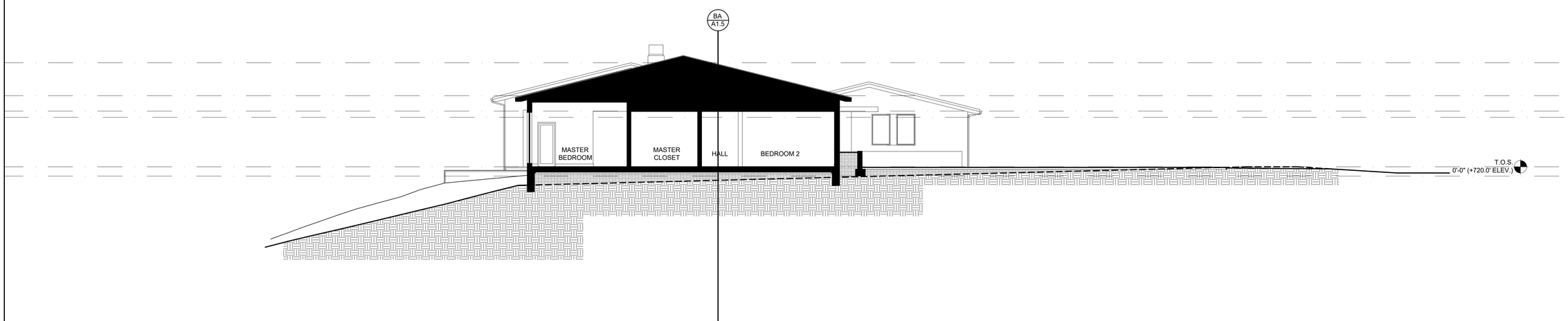
SWEET RESIDENCE
54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A1.3



SITE SECTION AA
SCALE: 1/8" = 1'-0"

SITE SECTION AB
SCALE: 1/8" = 1'-0"



SITE SECTION AC
SCALE: 1/8" = 1'-0"

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
www.hl-arc.com

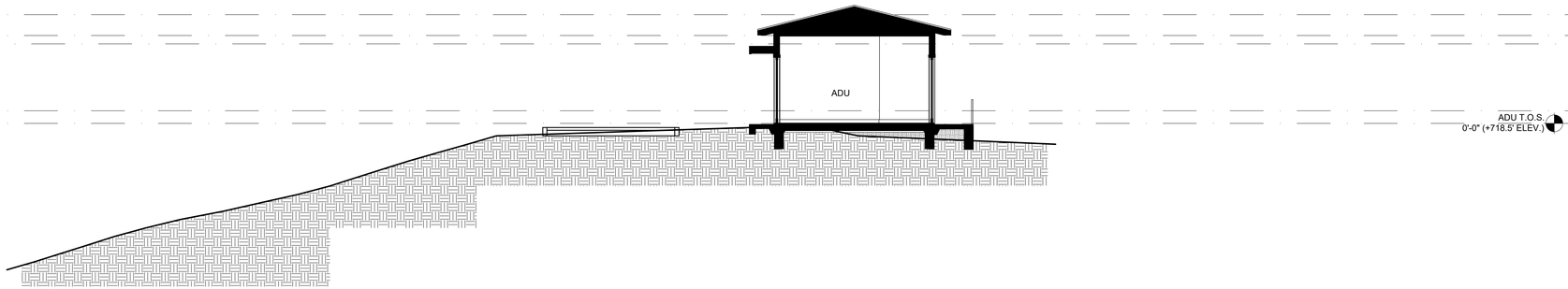
DATE:	11.17.2023
SCALE:	1/8"=1'-0"
DRAWN:	DWD
JOB NUMBER:	21.02
REVISION	

SITE SECTIONS

SWEET RESIDENCE

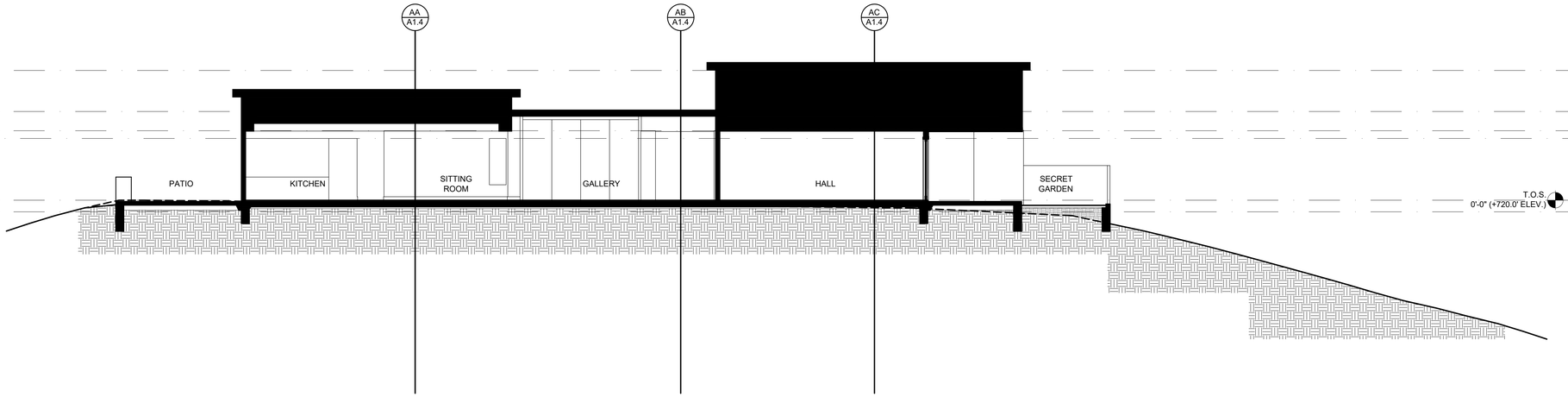
54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A1.4



SITE SECTION AD

SCALE: 1/8" = 1'-0"



SITE SECTION BA

SCALE: 1/8" = 1'-0"

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
www.hl-arc.com

DATE:	11.17.2023
SCALE:	1/8"=1'-0"
DRAWN:	DWD
JOB NUMBER:	21.02
REVISION	

SITE SECTIONS

SWEET RESIDENCE

54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A1.5

WALL LEGEND:

- 2x4 STUD WALL.
- 2x6 STUD WALL.
- THIN STONE VENEER.

PAGE NOTES:

1. SEE SHEET A4.1 & A4.2 FOR WINDOW AND DOOR SCHEDULES.
2. SEE SHEET A2.3 FOR KEYNOTES INDEX.

TRASH ENCLOSURE (7'-0"x10'-0")

GARAGE (34'x23')

LAUNDRY (10'-6"x10')

HALLWAY (5'6"x10')

PROJECT (12'-0"x10')

GARDEN COURT

SITTING ROOM (19'-6"x16'-3")

KITCHEN (14'-6"x16'-3")

DINING (12'x18')

LIVING (22'x23')

GALLERY (27'x7'-3")

SITTING PATIO (24'-9"x19'-0")

ENTRY (7'-6"x16')

ENTRY (8'x9'-4")

CL. #2 (5'-6"x5')

BATH #2 (5'-6"x10'-6")

OFFICE (12'-6"x15')

BEDROOM #1 (13'-6"x15')

HALLWAY (27'x6')

COATS

SITTING (11'x14'-6")

MASTER CLOSET (11'x20'-4")

MASTER BEDROOM (17'x15'-6")

BATH #1 (8'x9'-8")

TC (4'x4'-10")

SHWR (4'-0"x3'-4")

CLOSET #1 (6'x3'-10")

MASTER BATH (8'-6"x13'-6")

SECRET GARDEN

MAIN FLOOR PLAN

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

TRUE NORTH / PLAN NORTH

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001

www.hl-arc.com

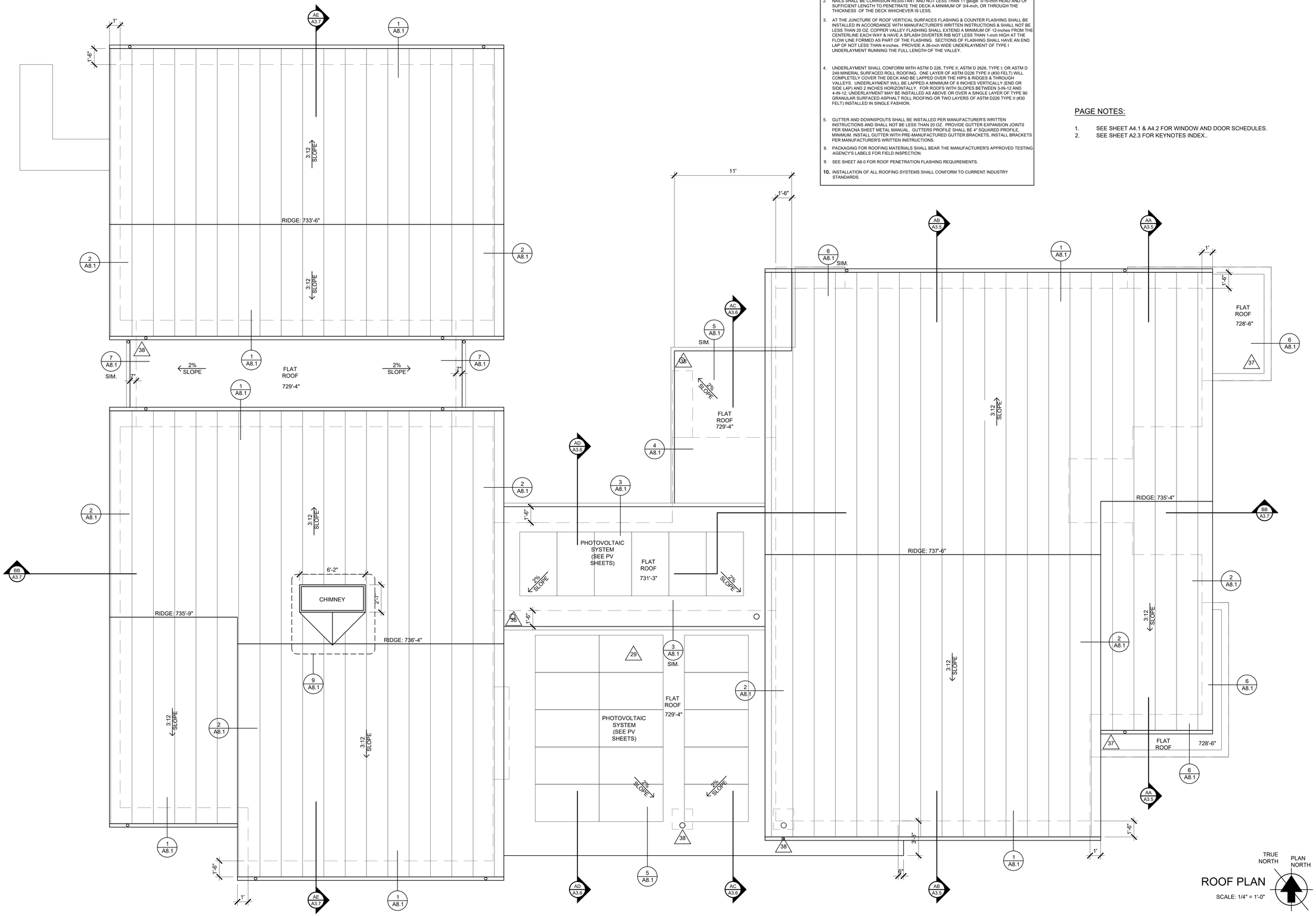
DATE:	12.08.2023
SCALE:	1/4"=1'-0"
DRAWN:	DWD
JOB NUMBER:	21.23
REVISION	

PROPOSED FLOOR PLAN

SWEET RESIDENCE

54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A2.1



GENERAL ROOF INSTALLATION NOTES

1. ROOFING SHALL BE TYPE 'A' FIRE-RESISTANT AND SHALL COMPLY WITH ASTM C 1492.
2. NAILS SHALL BE CORRISION RESISTANT AND NOT LESS THAN 11 gauge. 5/16-inch HEAD AND OF SUFFICIENT LENGTH TO PENETRATE THE DECK A MINIMUM OF 3/4-inch, OR THROUGH THE THICKNESS OF THE DECK WHICHEVER IS LESS.
3. AT THE JUNCTURE OF ROOF VERTICAL SURFACES FLASHING & COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & SHALL NOT BE LESS THAN 20 OZ. COPPER VALLEY FLASHING SHALL EXTEND A MINIMUM OF 12-inches FROM THE CENTERLINE EACH WAY & HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1-inch HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4-inches. PROVIDE A 36-inch WIDE UNDERLAYMENT OF TYPE I UNDERLAYMENT RUNNING THE FULL LENGTH OF THE VALLEY.
4. UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE II; ASTM D 2626, TYPE I; OR ASTM D 249 MINERAL SURFACED ROLL ROOFING. ONE LAYER OF ASTM D226 TYPE II (#30 FELT) WILL COMPLETELY COVER THE DECK AND BE LAPPED OVER THE HIPS & RIDGES & THROUGH VALLEYS. UNDERLAYMENT WILL BE LAPPED A MINIMUM OF 6 INCHES VERTICALLY (END OR SIDE LAP) AND 2 INCHES HORIZONTALLY. FOR ROOFS WITH SLOPES BETWEEN 3-IN-12 AND 4-IN-12, UNDERLAYMENT MAY BE INSTALLED AS ABOVE OR OVER A SINGLE LAYER OF TYPE 90 GRANULAR SURFACED ASPHALT ROLL ROOFING OR TWO LAYERS OF ASTM D226 TYPE II (#30 FELT) INSTALLED IN SINGLE FASHION.
5. GUTTER AND DOWNSPOUTS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND SHALL NOT BE LESS THAN 20 OZ. PROVIDE GUTTER EXPANSION JOINTS PER SMACNA SHEET METAL MANUAL. GUTTERS PROFILE SHALL BE 4" SQUARED PROFILE, MINIMUM. INSTALL GUTTER WITH PRE-MANUFACTURED GUTTER BRACKETS, INSTALL BRACKETS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
8. PACKAGING FOR ROOFING MATERIALS SHALL BEAR THE MANUFACTURER'S APPROVED TESTING AGENCY'S LABELS FOR FIELD INSPECTION.
9. SEE SHEET A8.0 FOR ROOF PENETRATION FLASHING REQUIREMENTS.
10. INSTALLATION OF ALL ROOFING SYSTEMS SHALL CONFORM TO CURRENT INDUSTRY STANDARDS.

PAGE NOTES:

1. SEE SHEET A4.1 & A4.2 FOR WINDOW AND DOOR SCHEDULES.
2. SEE SHEET A2.3 FOR KEYNOTES INDEX..

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

TRUE NORTH
PLAN NORTH

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PROPOSED ROOF PLAN

SWEET RESIDENCE
54 MARGUERITE RD.
CARMEL, CA
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A2.2

KEYNOTES:

1. WALK-IN CLOSET, ORGANIZED SHELVING WITH POLE. PAINTED. SEE INTERIOR DESIGN PACKAGE.
2. SHELF AND POLE.
3. CUSTOM WOOD BATHROOM VANITY WITH STONE COUNTER TOP & RECESSED MEDICINE CABINET ABOVE. SEE ELECTRICAL PLAN AND INTERIOR DESIGN PACKAGE.
4. RECESSED SHOWER NICHE, INTEGRATE WITH TILE LAYOUT. SEE INTERIOR DESIGN PACKAGE.
5. SHOWER DRAIN BY ZERN OR APPROVED EQUAL.
6. WOOD SHELVING, FIXED AND PAINTED.
7. MASTER CLOSET INSTALLATION BY CALIFORNIA CLOSETS OR OWNER APPROVED EQUAL. VIF DIMENSIONS AND MECHANICAL LOCATIONS PRIOR TO ORDER.
8. WOOD SHELVING AND BUILT-IN STORAGE. STAINED. SEE INTERIOR DESIGN PACKAGE.
9. PLUMBING AND UTILITY CHASE, AS NEEDED.
10. CUSTOM KITCHEN ISLAND WITH SYNTHETIC COUNTER TOP, AND SINKS. VENTING FOR ISLAND FIXTURES SHALL COMPLY WITH SECTION 909 OF THE 2013 PLUMBING CODE. SEE INTERIORS PACKAGE. SEE INTERIOR DESIGN PACKAGE.
11. CUSTOM BUILT-IN WOOD BAR. STAINED. SEE INTERIOR DESIGN PACKAGE.
12. DUAL SIDED 48X20 GAS HEATER/FIREBOX BY DA VINCI OR APPROVED EQUAL. CUSTOM METAL AND STONE SURROUND. SEE INTERIOR DESIGN PACKAGE.
13. CUSTOM WOOD KITCHEN CABINETS WITH CUSTOM STAINLESS STEEL HOOD SHROUD ABOVE. SEE INTERIOR DESIGN PACKAGE.
14. CUSTOM WOOD MEDIA & STORAGE CABINET BUILT-IN WITH INTEGRATED ELECTRICAL SEE ELECTRICAL PLAN AND INTERIOR PACKAGE.
15. RECESSED WASHER AND DRYER HOOKUP. VERIFY APPLIANCE LOCATION PRIOR TO INSTALLATION. SEE MFR. SPECIFICATIONS. SEE ELECTRICAL & MECHANICAL SHEETS FOR ADDITIONAL DUCT INSTALLATION INFORMATION.
16. LAUNDRY CABINET WITH INTEGRATED STAINLESS STEEL SINK. SEE INTERIOR DESIGN PACKAGE.
17. GARAGE STORAGE SYSTEM, PER CLIENT.
18. 36"X20" SINGLE SIDED LINEAR FIREPLACE BY DA VINCI OR APPROVED EQUAL. DRYWALL AND STONE SURROUND. SEE INTERIOR DESIGN PACKAGE.
19. ATTIC ACCESS, SEE ELECTRICAL AND RCP PLANS.
20. FIXED SHELVING, TO MATCH CABINET BELOW. SEE INTERIOR DESIGN PACKAGE.
21. CUSTOM BUILT-IN PROJECT/PANTRY STORAGE CABINET. STAINED. SEE INTERIOR DESIGN PACKAGE.
22. OWNER SELECTED FREE STANDING TUB. SEE INTERIOR DESIGN PACKAGE.
23. OWNER SELECTED RUBBERIZED GARAGE SURFACE.
24. CEDAR OUTDOOR STORAGE & TRASH ENCLOSURE. SEE TEHAMA REQUIREMENTS.
25. TINTED CONCRETE PATIO, OWNER SELECTED COLOR AND FINISH. SEE TEHAMA REQUIREMENTS.
26. OUTDOOR KITCHEN WITH INTEGRATED GAS GRILL. PTDF STRUCTURE, NEOLITH COUNTERTOP OR APPROVED EQUAL, AND CEDAR FACADE. SEE SITE PLAN. STONE OR OUTDOOR CERAMIC FINISH, OWNER SELECTED.
27. STONE OR CERAMIC PATIO FINISH, OWNER SELECTED. SEE TEHAMA REQUIREMENTS.
28. CUSTOM BUILT-IN CABINET WITH INTEGRATED SINK & ELECTRICAL. SEE INTERIOR DESIGN PACKAGE.
29. 'FLAT' PHOTOVOLTAIC SYSTEM. SEE SOLAR DESIGN PACKAGE FOR EXACT LAYOUT AND DIMENSIONS. SEE STRUCTURAL DESIGN PACKAGE FOR ATTACHMENT ANCHORAGE REQUIREMENTS.
30. CONCRETE LANDSCAPE WALL W/ WATER FEATURE. SHOP DRAWINGS REQUIRED.
31. CUSTOM WOOD BUILT-IN STORAGE. STAINED. SEE INTERIOR DESIGN PACKAGE.
32. MANUFACTURED SPA WITH TINTED CONCRETE PAD PER MFR. REQS.
33. CEDAR FENCE, VIF HEIGHT.
34. TINTED CONC. LANDSCAPE PATH. SEE LANDSCAPE AND SITE PLAN. OWNER SELECTED COLOR.
35. TINTED CONC. DRAINAGE APRON AT GARAGE DOORS. MIN. 2% SLOPE. OWNER SELECTED COLOR.
36. STEEL GUARD RAIL. PAINTED.
37. PARAPET ROOF DRAIN WITH INTEGRATED OVERFLOW.
38. ROOF DRAIN WITH INTEGRATED OVERFLOW, BY ZERN OR APPROVED EQUAL.

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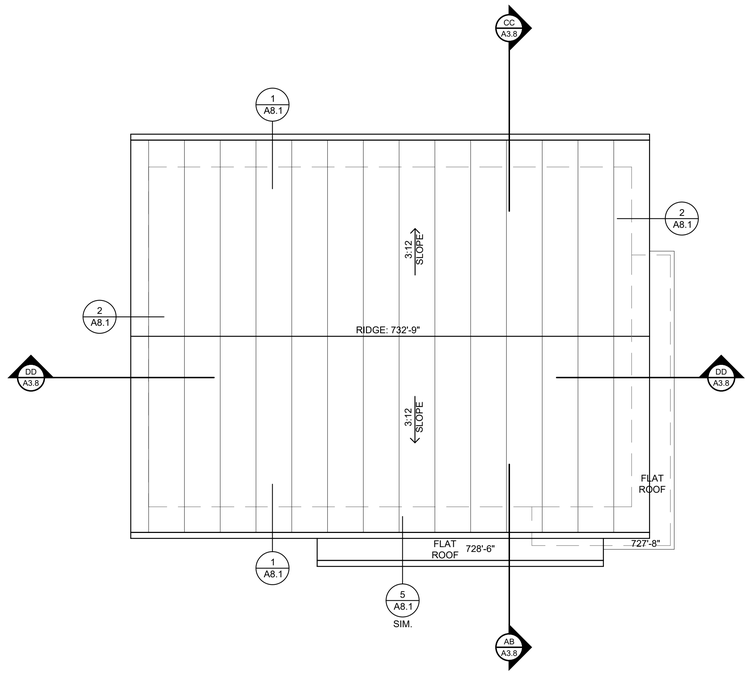
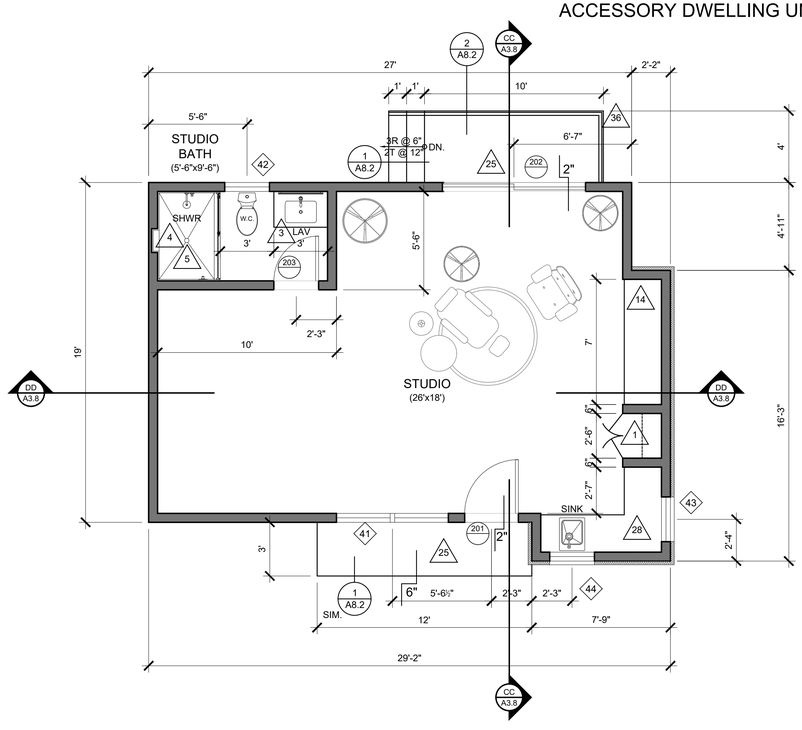


ACCESSORY DWELLING UNIT ROOF PLAN

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

TRUE NORTH / PLAN NORTH



ACCESSORY DWELLING UNIT FLOOR PLAN

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TRUE NORTH / PLAN NORTH

HOLDREN+LIETZKE ARCHITECTURE

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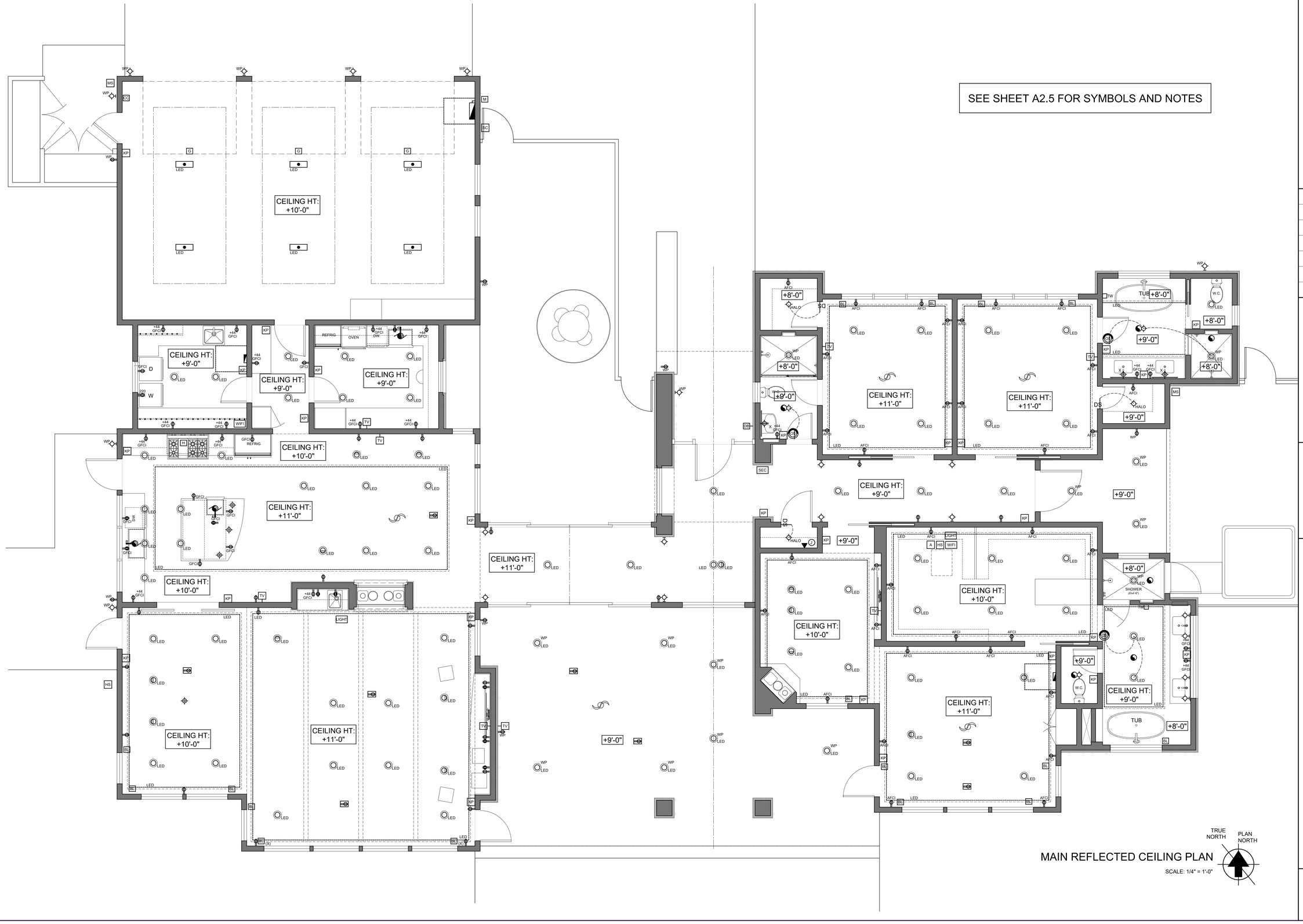
REVISION	

PROPOSED ADU PLANS

SWEET RESIDENCE

54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A2.3



MAIN REFLECTED CEILING PLAN

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

TRUE NORTH

PLAN NORTH

HOLDREN+LIETZKE ARCHITECTURE

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PROPOSED REFLECTED CEILING PLAN

SWEET RESIDENCE

54 MARGUERITE RD.
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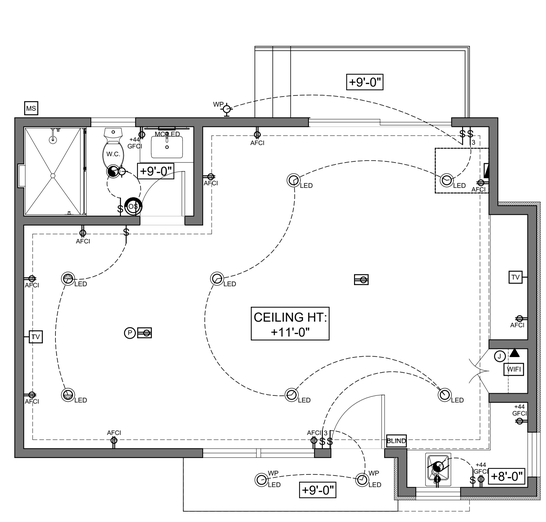
A2.4

LIGHTING AND POWER SYMBOLS LEGEND

	SINGLE POLE ON/OFF SWITCH - INSTALL DIMMER ON SWITCHES TO ALL NON-FLUOR. FIXTURES	LP	400 A. PANEL LOCATION
	MULTI-POLE SWITCH		SUB-PANEL LOCATION
	SINGLE POLE DOOR ON/OFF SWITCH	LED	3" LED DOWNLIGHT, 3000K TEMP, BY TECH LIGHTING OR APPROVED EQUAL
KP	KEYPAD/SWITCH LOCATION (X2 INDICATES DUAL)	LED	3" LED DOWNLIGHT, 3000K TEMP, BY TECH LIGHTING OR APPROVED EQUAL - WALL WASHER/ART LENSE
OS	OCCUPANT SENSOR SWITCH		CEILING OR BEAM MOUNTED DECORATIVE LED PENDANT
AFCI	DUPLEX OUTLET WITH ARC FAULT CIRCUIT INTERRUPT	HALO	4" SURFACE MOUNT LED BY HALO SMDMR-4-6-930-WH
GFCI	DUPLEX OUTLET WITH GROUND FAULT CIRCUIT INTERRUPT	LED	UNDERSHELF LED STRIP LIGHTING CHANNELED, DIFFUSED, 3K TEMP, DIMMABLE
	BELOW COUNTER/APPLIANCE DUPLEX OUTLET	MC-LED	MEDICINE CABINET WITH INTEGRATED LIGHTING & GFIC OUTLET BY ROBERN OR APPROVED EQ.
220	220 OUTLET IF REQUIRED FOR EQUIPMENT		MONORAIL TRACKLIGHT SYSTEM BY TECH OR APPROVED EQUAL
WP	WATERPROOF-LABLED "SUITABLE FOR WET" OR "SUITABLE FOR DAMP LOCATIONS"		LED ANGLED COVE STRIP LIGHT DIFFUSED, 3K TEMP, DIMMABLE
	FLOOR DUPLEX W/BRASS COVER, PLUG HEAD RECESSED BELOW FLOOR LEVEL	LED	OVERHEAD GARAGE LED FIXTURE
TV	DUAL CAT 6 / COAX LOCATION	WP	LED EXTERIOR WALL SCONCE, PLANNING PERMIT COMPLIANT, BY TECH OR HUBBARDTON.
D	DATA CABLE JUNCTION BOX/HOME RUN NODE	X	WALL SCONCE.
	PHONE JACK @ 54" U.O.N (WIRING: TWISTED PAIR - 4 CONDUCTOR)		WHISPERCEILING DC FAN/LIGHT BY PANASONIC OR APPROVED EQUAL
P	PROJECTOR LOCATION WITH OUTLET - VERIFY MAKE AND MODEL FOR ALL REQUIREMENTS	HS	HOUSE SWITCHING SYSTEM NODE LOCATION
H	HOOD FAN AND LIGHT	MS	MOTION SENSOR & PHOTOCELL W/ TIMER FOR ALL LOW EFFICACY LIGHTS (30 MIN. MAX.)
	GARBAGE DISPOSAL W/AIR SWITCH	SC	SOLAR CUTOFF LOCATION W/ REQUIRED SIGNAGE PER FIRE AUTHORITY
SD CO	COMBINATION CARBON MONOXIDE & SMOKE DETECTOR W/ PRIMARY POWER FROM BUILDING & BATTERY BACKUP	G	GARAGE DOOR OPENER - WIRELESS
			ULTRA QUIET ENERGY STAR EXHAUST FAN - 5 AC/HR. - VENTED TO THE OUTSIDE
TW	ELECTRIC TOWEL WARMER, BY AMBRA OR APPROVED EQUAL.	EC	ELECTRIC CAR CHARGING STATION
M	SERVICE ENTRANCE AND METER - SEE CIVIL	DB	DOORBELL WITH CHIME RING
A	PROVIDE FLUOR. FIXT., SWITCH & GFCI DUPLEX OUTLET IN ATTIC SPACE ADJACENT TO ACCESS	WIFI	WIFI ACCESS POINT
BL (X)	LINE LOCATION FOR MOTORIZED BLIND SYSTEM (ADDITIONAL POWER CONNECTIONS IF NOTED)	LIGHT	LIGHTING CONTROL/MODULE LOCATION
	CEILING FAN	SEC	SECURITY PANEL
WAC	WALL MOUNTED AC UNIT, HIDDEN HOUSING		
	GAS		

NOTES:
- ALL SWITCHES SHALL BE LOCATED WITH 49.5" TO BOTTOM OF SWITCH PLATE.



ADU REFLECTED CEILING PLAN

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

TRUE NORTH
PLAN NORTH

HOLDREN+LIETZKE ARCHITECTURE

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ADU REFLECTED CEILING PLAN

SWEET RESIDENCE

54 MARGUERITE RD.
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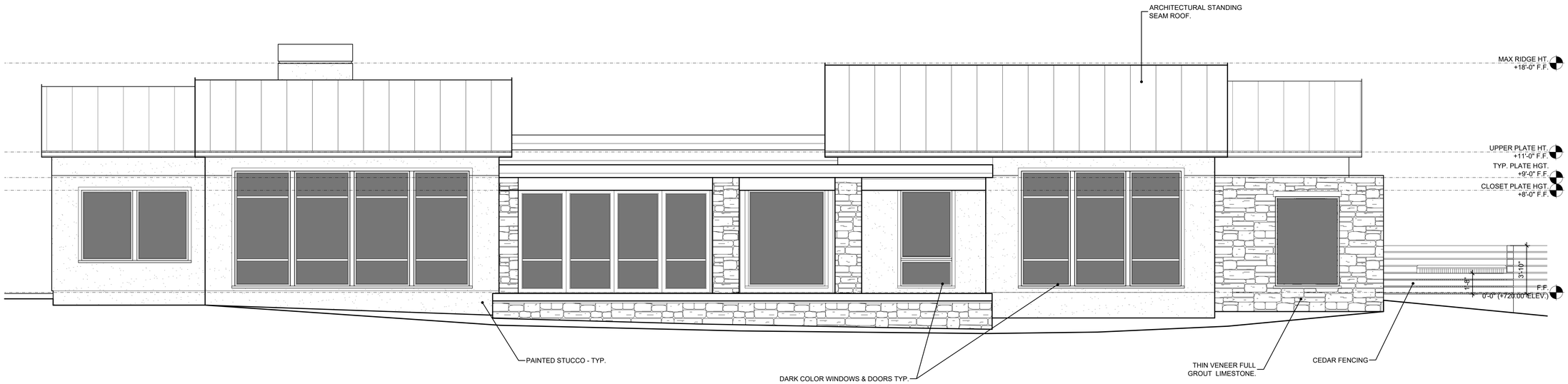
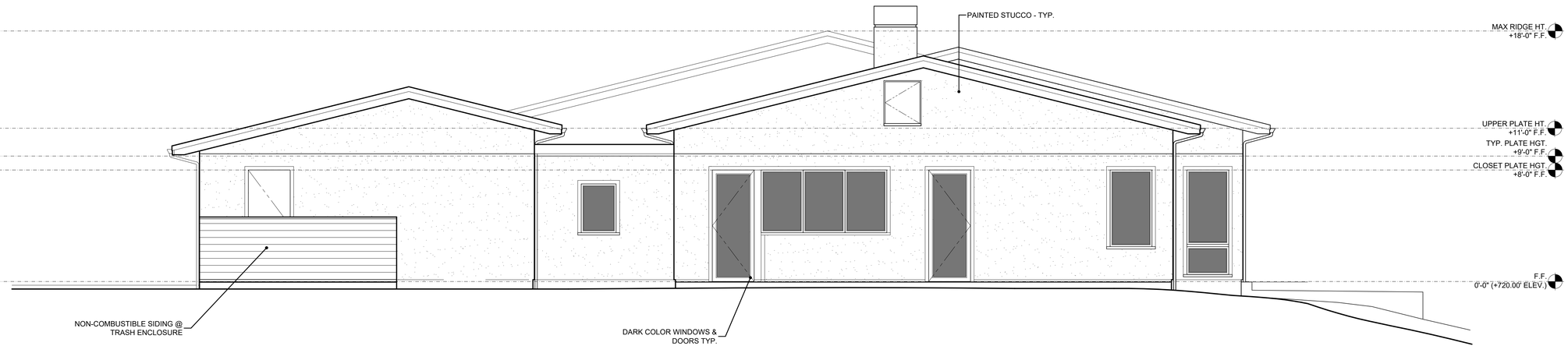
A2.5



PROPOSED SOUTH ELEVATION

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



PROPOSED WEST ELEVATION

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

HOLDREN+LIETZKE ARCHITECTURE

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PROPOSED MAIN HOUSE EXTERIOR ELEVATIONS

SWEET RESIDENCE

54 MARGUERITE RD.
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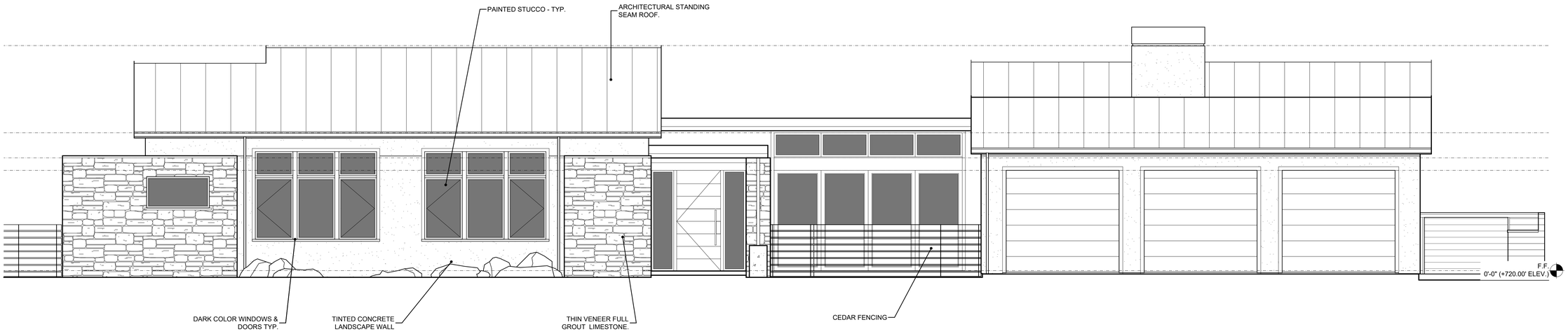
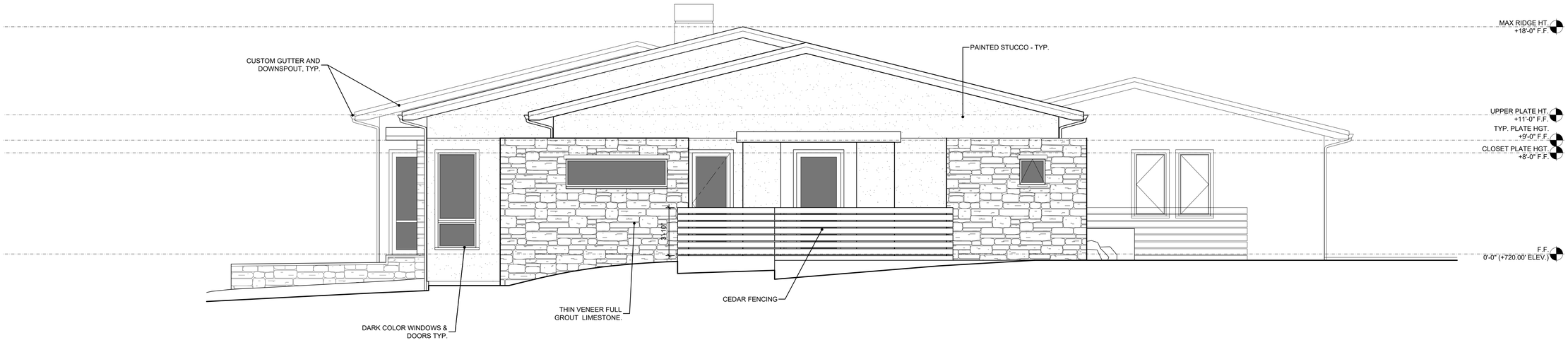
A3.1



PROPOSED NORTH ELEVATION

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



PROPOSED EAST ELEVATION

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

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PROPOSED MAIN HOUSE EXTERIOR ELEVATIONS

SWEET RESIDENCE

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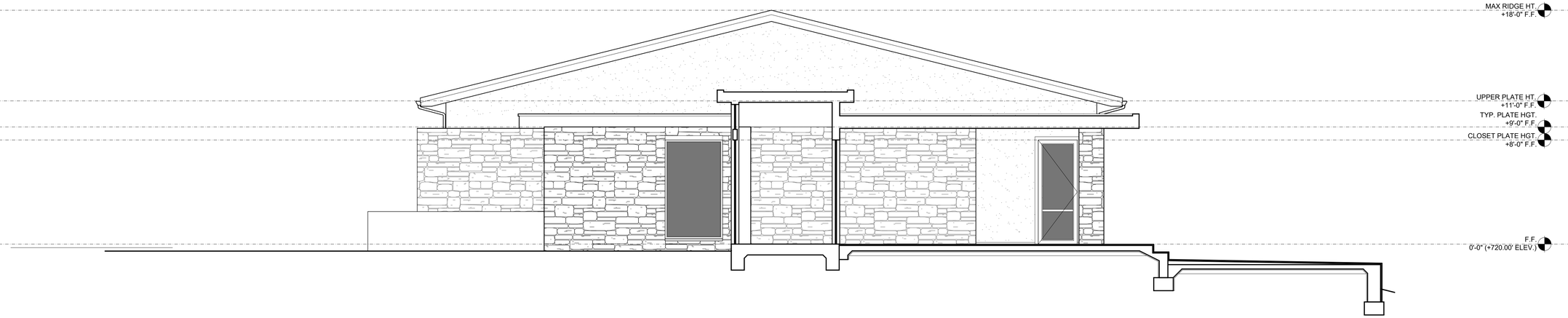
A3.2



PROPOSED INTERIOR EAST ELEVATION

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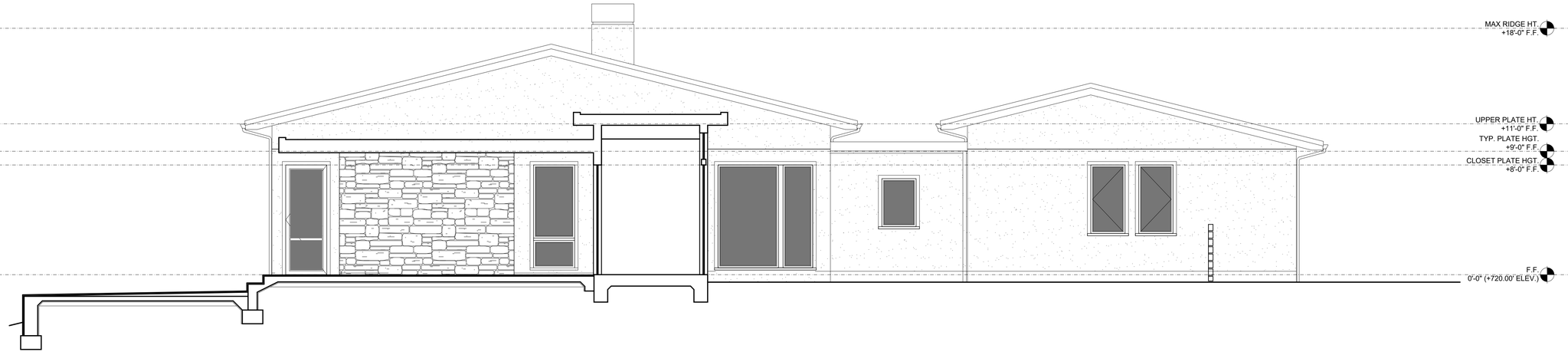

PROPOSED INTERIOR WEST ELEVATION

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HOLDREN+LIETZKE
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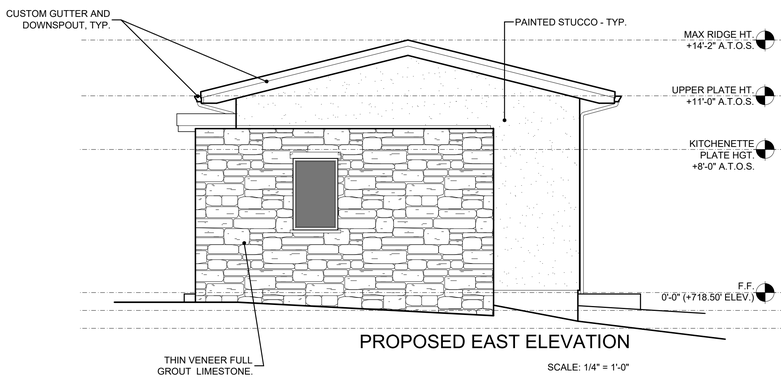

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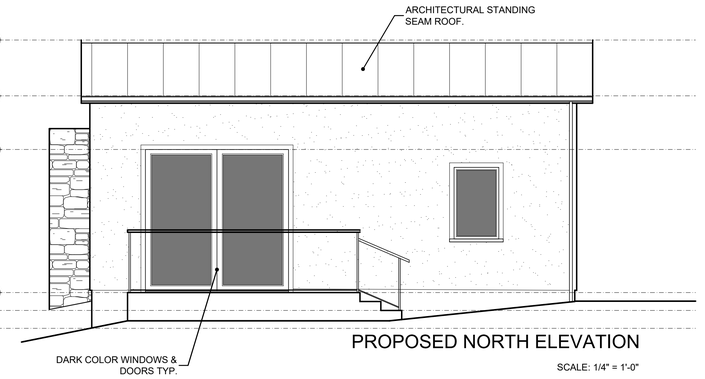

PROPOSED NORTH ELEVATION

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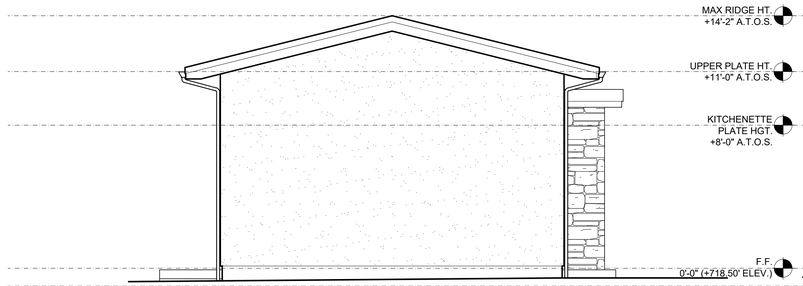

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PROPOSED ADU EXTERIOR ELEVATIONS

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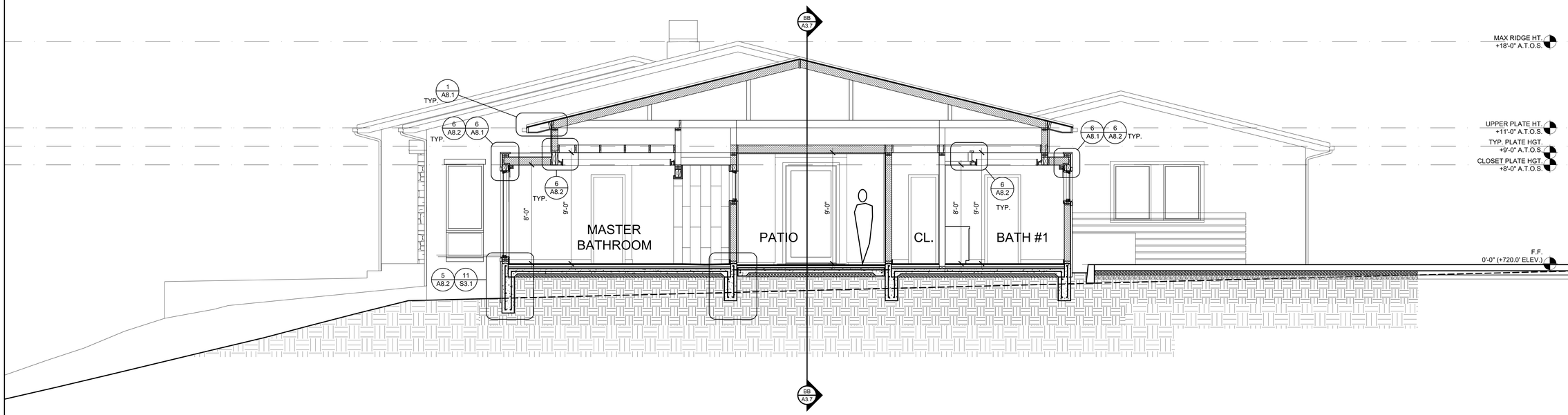
A.P.N. 169-421-062-000

A3.4



BUILDING SECTION AA

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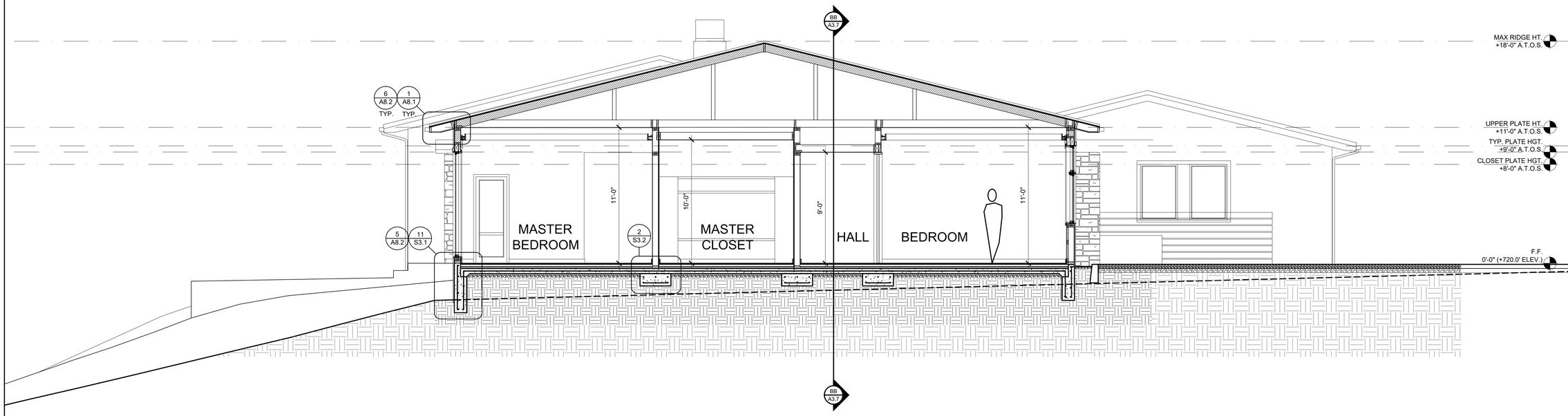

BUILDING SECTION AB

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

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

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BUILDING SECTIONS

SWEET RESIDENCE

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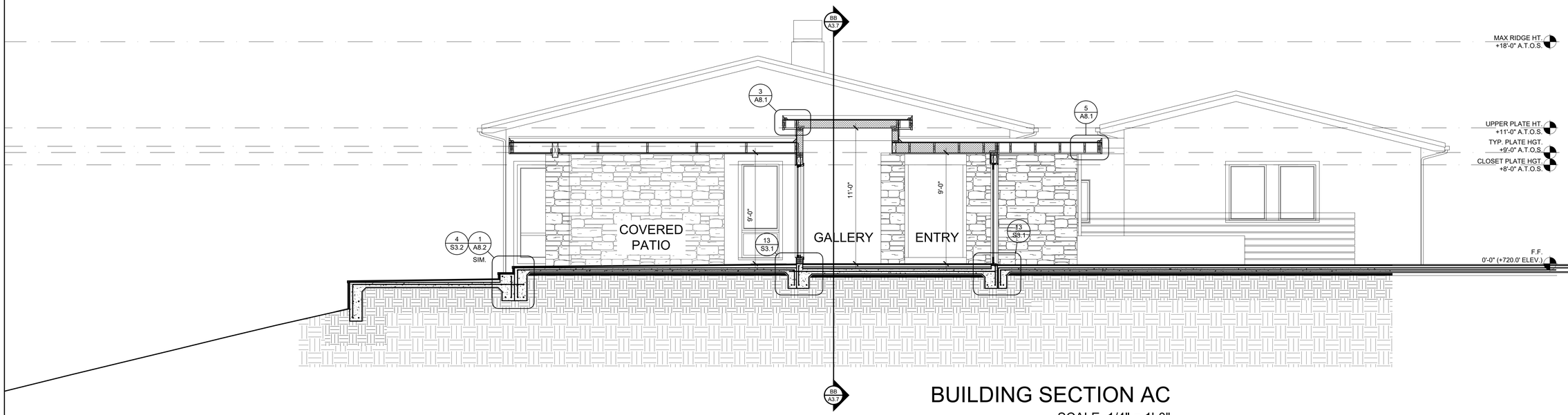
A3.5



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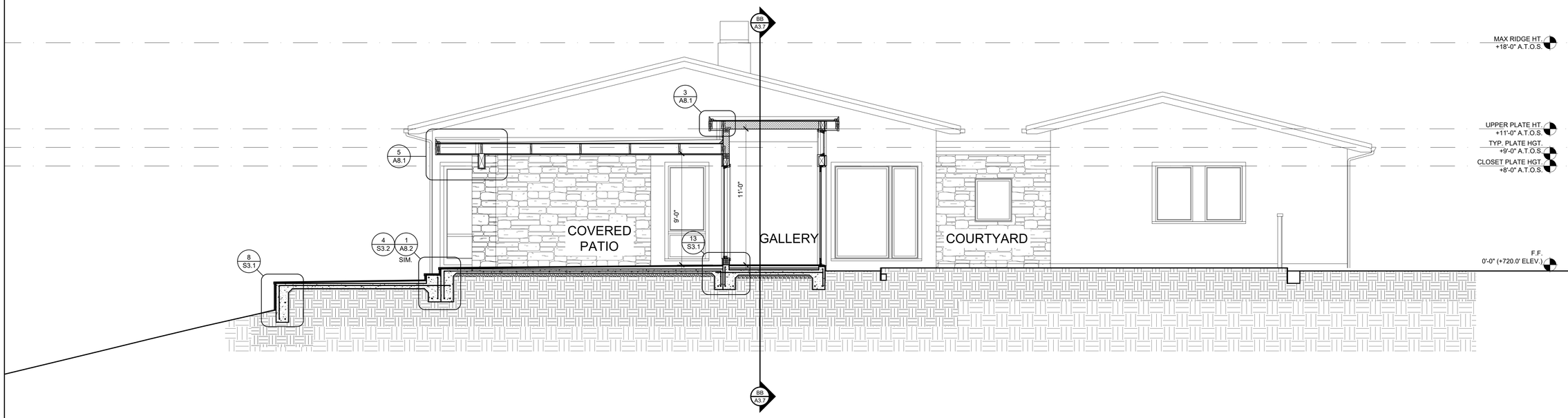

BUILDING SECTION AD

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

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BUILDING SECTIONS

SWEET RESIDENCE

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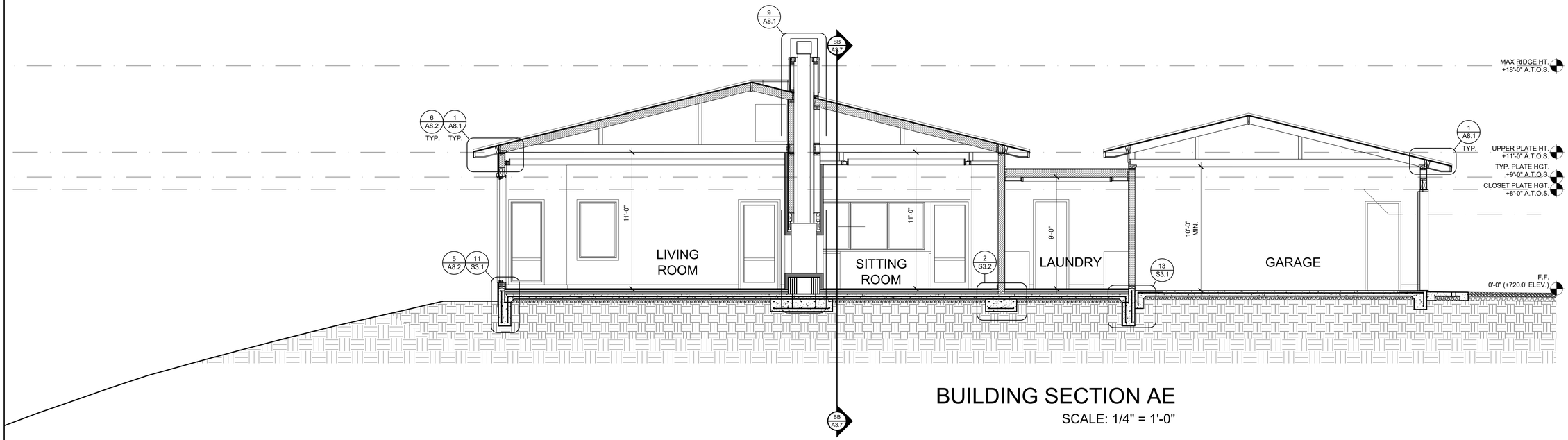
A3.6



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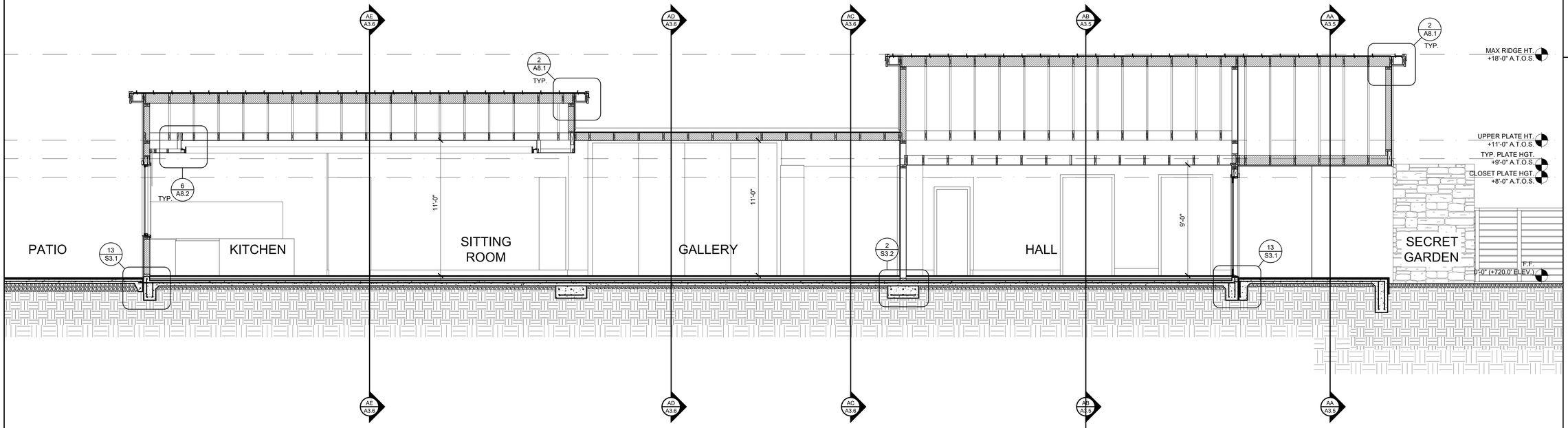

BUILDING SECTION BB

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

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BUILDING SECTIONS

SWEET RESIDENCE

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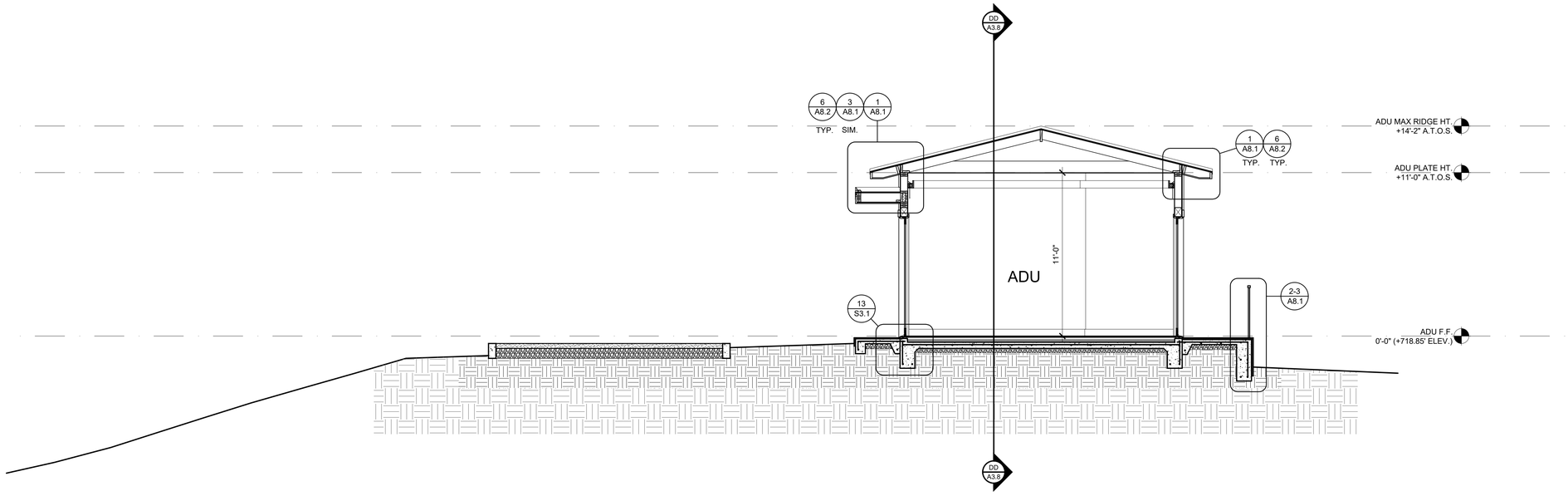

BUILDING SECTION CC

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

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ARCHITECTURE

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DATE:	12.08.2023
SCALE:	1/4"=1'-0"
DRAWN:	DWD
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BUILDING SECTIONS

SWEET RESIDENCE

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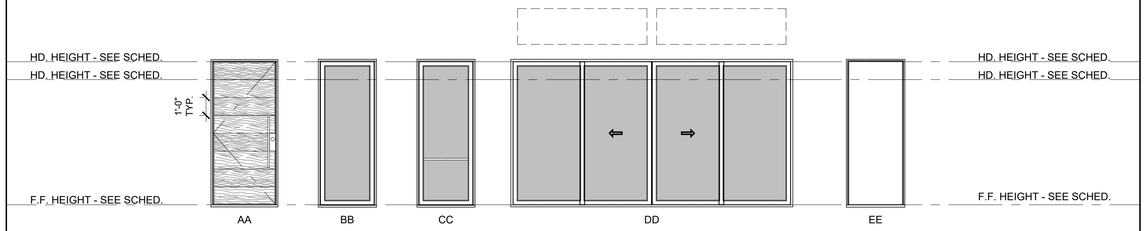
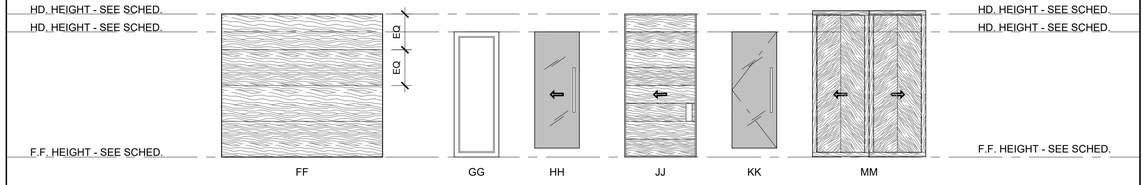
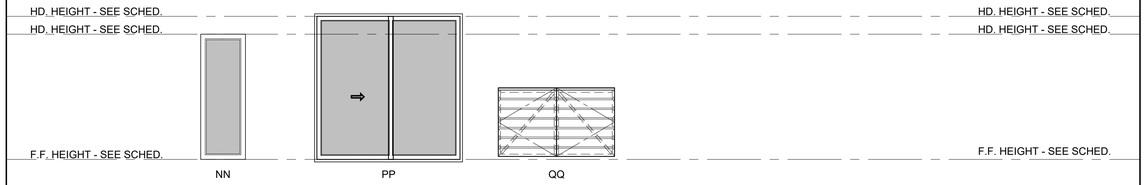
A3.8

DOOR STYLE DIAGRAMS







DOOR SCHEDULE

	MARK		TYPE	LOCATION	NOMINAL DIMS WD.	NOMINAL DIMS HT.	NOMINAL DIMS THK.	GLAZING	EXTERIOR FINISH	INTERIOR FINISH	HEAD HT. (A.F.F.)	CORE	HARDWARE	SEE SHEETS A8.X-A8.X FOR DETAILS HEAD	SEE SHEETS A8.X-A8.X FOR DETAILS JAMB	SEE SHEETS A8.X-A8.X FOR DETAILS SILL	REMARKS
MAIN HOUSE	001	AA	**CUSTOM HARDWOOD**	MAIN ENTRY PORCH/ ENTRY	3'-6"	8'-0"	MFR.	TEMP	DARK BRONZE ALUMINUM	PAINTED WOOD	8'-0" VIF	N/A	**ENTRY**	5/A4.4	6/A4.4	7/A4.4 3/A4.4 SIM.	**CUSTOM WOOD ENTRY DOOR. SEE STYLE DIAGRAM FOR ARRANGEMENT. INSWING.**
	002	BB	**GLAZED EXTERIOR**	SECRET GARDEN PATIO/HALLWAY	4'-0"	8'-0"	MFR.	TEMP	DARK BRONZE ALUMINUM	PAINTED WOOD	8'-0"	N/A	**ENTRY**	1/A4.4	1/A4.4 SIM.	2/A4.4	**TEMP. GLASS ENTRY DOOR. OUTSWING.**
	003	CC	**GLAZED EXTERIOR**	MASTER BEDROOM/ MAIN PATIO	3'-0"	8'-0"	MFR.	TEMP	DARK BRONZE ALUMINUM	PAINTED WOOD	8'-0"	N/A	**ENTRY**	1/A4.4	1/A4.4 SIM.	2/A4.4	**TEMP. GLASS ENTRY DOOR. OUTSWING.**
	004	DD	**4 PANEL GL. EXT. SLIDER**	GALLERY/ MAIN PATIO	15'-0"	8'-0"	MFR.	TEMP	DARK BRONZE ALUMINUM	PAINTED WOOD	8'-0"	N/A	**ENTRY**	9/A4.4 SIM.	10/A4.4	11/A4.4	**X00X- TEMP. GLASS DUAL SLIDER. SEE STYLE DIAGRAM FOR ARRANGEMENT.**
	005	BB	**GLAZED EXTERIOR**	MASTER BATH/ SHOWER	2'-6"	8'-0"	MFR.	TEMP	DARK BRONZE ALUMINUM	DARK BRONZE ALUMINUM	8'-0"	N/A	**ENTRY**	3/A4.4	3/A4.4 SIM	14/A4.3	**TEMP. GLASS ENTRY DOOR. OUTSWING. ALL ALUMINUM DOOR. APPLY DECORATIVE PRIVACY FILM BY 3M, CLIENT APPROVED PATTERN.**
	006	CC	**GLAZED EXTERIOR**	LIVING ROOM/ MAIN PATIO	3'-0"	8'-0"	MFR.	TEMP	DARK BRONZE ALUMINUM	PAINTED WOOD	8'-0"	N/A	**ENTRY**	1/A4.4	1/A4.4 SIM.	2/A4.4	**TEMP. GLASS ENTRY DOOR. OUTSWING.**
	007	BB	**GLAZED EXTERIOR**	DINING ROOM/ DINING PATIO	3'-0"	8'-0"	MFR.	TEMP	DARK BRONZE ALUMINUM	PAINTED WOOD	8'-0"	N/A	**ENTRY**	1/A4.4	1/A4.4 SIM.	2/A4.4	**TEMP. GLASS ENTRY DOOR. OUTSWING.**
	008	BB	**GLAZED EXTERIOR**	KITCHEN/ DINING PATIO	3'-0"	8'-0"	MFR.	TEMP	DARK BRONZE ALUMINUM	PAINTED WOOD	8'-0"	N/A	**ENTRY**	1/A4.4	4/A4.4	4/A4.4	**TEMP. GLASS ENTRY DOOR. OUTSWING.**
	009	EE	**EXTERIOR**	GARAGE/ UTILITY PATIO	3'-0"	8'-0"	MFR.	N/A	DARK BRONZE PAINTED	PAINTED	8'-0"	N/A	**ENTRY**	1/A4.4 SIM.	1/A4.4 SIM.	3/A4.4 SIM.	**METAL CLAD HINGED DOOR. OUTSWING.**
	010			NOT USED													
	011	FF	**SEGMENTED GARAGE**	GARAGE	9'-0"	7'-0"	MFR.	N/A	CEDAR ENHANCED	PAINTED WOOD	7'-0"* VIF	N/A	**GARAGE OPENER**	MFR.	MFR.	8/A4.4	**PAINTED WOOD SEGMENTED GARAGE DOOR.**
	012	FF	**SEGMENTED GARAGE**	GARAGE	9'-0"	7'-0"	MFR.	N/A	CEDAR ENHANCED	PAINTED WOOD	7'-0"* VIF	N/A	**GARAGE OPENER**	MFR.	MFR.	8/A4.4	**PAINTED WOOD SEGMENTED GARAGE DOOR.**
	013	FF	**SEGMENTED GARAGE**	GARAGE	9'-0"	7'-0"	MFR.	N/A	CEDAR ENHANCED	PAINTED WOOD	7'-0"* VIF	N/A	**GARAGE OPENER**	MFR.	MFR.	8/A4.4	**PAINTED WOOD SEGMENTED GARAGE DOOR.**
	014	DD	**4 PANEL GL. EXT. SLIDER**	GALLERY/ COURTYARD	15'-0"	8'-0"	MFR.	TEMP	DARK BRONZE ALUMINUM	PAINTED WOOD	8'-0"* VIF	N/A	**ENTRY**	9/A4.4	10/A4.4	11/A4.4	**X00X- TEMP. GLASS DUAL SLIDER. SEE STYLE DIAGRAM FOR OPERATION.**
	015	QQ	**FRENCH VENT. GATE**	TRASH ENCLOSURE	6'-6"	3'-10"	N/A	N/A	CEDAR ENHANCED	N/A	4'-0"	N/A	**GATE**	4/A8.2	4/A8.2 SIM.	~	**WOOD GATE, WITH SPACED CEDAR BOARDS. S.S. FASTENERS.**
	016	QQ	**FRENCH VENT. GATE**	TRASH ENCLOSURE	6'-6"	3'-10"	N/A	N/A	CEDAR ENHANCED	N/A	4'-0"	N/A	**GATE**	4/A8.2	4/A8.2 SIM.	~	**WOOD GATE, WITH SPACED CEDAR BOARDS. S.S. FASTENERS.**
	101	GG	**INTERIOR**	BATH 2	2'-6"	7'-0"	1.75"	N/A	PAINTED WOOD	PAINTED WOOD	7'-0"	SOLID	**PRIVACY**	4/A4.4	4/A4.4	~	**FLUSH PANEL WITH RECESSED GROOVE.**
	102	GG	**INTERIOR**	BATH 2	2'-6"	7'-0"	1.75"	N/A	PAINTED WOOD	PAINTED WOOD	7'-0"	SOLID	**PRIVACY**	4/A4.4	4/A4.4	~	**FLUSH PANEL WITH RECESSED GROOVE.**
	103	HH	**SLIDING SHOWER**	BATH 2	2'-6"	6'-6"	.375"	TEMP STARFIRE	N/A	N/A		N/A	**SHOWER PULL**	~	~	~	**TEMP. GLASS SHOWER DOOR, CLIENT SELECTED HARDWARE BY CR LAURENCE.**
	104	GG	**INTERIOR**	OFFICE CL.	2'-6"	7'-0"	1.75"	N/A	PAINTED WOOD	PAINTED WOOD	7'-0"	SOLID	**CLOSET**	4/A4.4	4/A4.4	~	**FLUSH PANEL WITH RECESSED GROOVE.**
	105	JJ	**INTERIOR POCKET**	OFFICE	4'-0"	8'-0"	2.25"	N/A	STAINED WOOD	STAINED WOOD	8'-0"	SOLID	**POCKET**	13/A4.4	12/A4.4	~	**FLUSH PANEL WITH RECESSED GROOVE.**
	106	JJ	**INTERIOR POCKET**	BEDROOM 1	4'-0"	8'-0"	2.25"	N/A	STAINED WOOD	STAINED WOOD	8'-0"	SOLID	**POCKET**	13/A4.4	12/A4.4	~	**FLUSH PANEL WITH RECESSED GROOVE.**
	107	GG	**INTERIOR**	BEDROOM 1 CL.	2'-2"	7'-0"	1.75"	N/A	PAINTED WOOD	PAINTED WOOD	7'-0"	SOLID	**CLOSET**	4/A4.4	4/A4.4	~	**FLUSH PANEL WITH RECESSED GROOVE.**
	108	GG	**INTERIOR**	BATH 1	2'-6"	7'-0"	1.75"	N/A	PAINTED WOOD	PAINTED WOOD	7'-0"	SOLID	**PRIVACY**	4/A4.4	4/A4.4	~	**FLUSH PANEL WITH RECESSED GROOVE.**
	109	KK	**HINGED SHOWER**	BATH 1	2'-6"	6'-0"	.375"	TEMP STARFIRE	N/A	N/A		N/A	**SHOWER PULL**	~	~	~	**TEMP. GLASS SHOWER DOOR, CLIENT SELECTED HARDWARE BY CR LAURENCE.**
	110			NOT USED													
	111	JJ	**INTERIOR POCKET**	BATH 1 TC	2'-4"	7'-0"	1.75"	N/A	PAINTED WOOD	PAINTED WOOD	7'-0"	SOLID	**POCKET PRIVACY**	13/A4.4	12/A4.4	~	**FLUSH PANEL WITH RECESSED GROOVE.**
	112	GG	**INTERIOR**	MASTER BATH TC	2'-4"	7'-0"	1.75"	N/A	PAINTED WOOD	PAINTED WOOD	7'-0"	SOLID	**PRIVACY**	4/A4.4	4/A4.4	~	**FLUSH PANEL WITH RECESSED GROOVE.**
	113	KK	**HINGED SHOWER**	MASTER BATH	2'-6"	6'-6"	.375"	N/A	N/A	N/A	7'-0" VIF	N/A	**SHOWER PULL**	~	~	~	**TEMP. GLASS SHOWER DOOR, CLIENT SELECTED HARDWARE BY CR LAURENCE.**
	114	JJ	**INTERIOR POCKET**	MASTER CLOSET	2'-6"	7'-0"	1.75"	N/A	PAINTED WOOD	PAINTED WOOD	7'-0"	SOLID	**POCKET**	13/A4.4	12/A4.4	~	**FLUSH PANEL WITH RECESSED GROOVE.**
	115	JJ	**INTERIOR POCKET**	SITTING	4'-0"	8'-0"	2.25"	N/A	STAINED WOOD	STAINED WOOD	8'-0"	SOLID	**POCKET PRIVACY**	13/A4.4	12/A4.4	~	**FLUSH PANEL WITH RECESSED GROOVE.**
	116	GG	**INTERIOR**	HALLWAY CL.	3'-0"	7'-0"	1.75"	N/A	PAINTED WOOD	PAINTED WOOD	7'-0"	SOLID	**CLOSET**	4/A4.4	4/A4.4	~	**FLUSH PANEL WITH RECESSED GROOVE.**
	117	MM	**PAIR BARNDOOR**	DINING	PR. 3'-2"	8'-2"*	1.75"	N/A	PAINTED WOOD	PAINTED WOOD	8'-0" VIF	SOLID	**(2) PULL**	~	~	~	**CUSTOM VENEERED PANELIZED DOORS. SHOP FABRICATION DRAWINGS REQUIRED FOR APPROVAL. WALL MOUNTING HARDWARE MFR. TBD.**
	118	NN	**INTERIOR GLAZED**	LAUNDRY	2'-6"	7'-0"	1.75"	TEMP	PAINTED WOOD	PAINTED WOOD	7'-0"	SOLID FRAME	**PASS THROUGH**	4/A4.4	4/A4.4	~	**TEMP. GLASS HINGED DOOR.**
	119	NN	**INTERIOR GLAZED**	PANTRY	2'-6"	7'-0"	1.75"	TEMP	PAINTED WOOD	PAINTED WOOD	7'-0"	SOLID FRAME	**PASS THROUGH**	4/A4.4	4/A4.4	~	**TEMP. GLASS HINGED DOOR.**
	120			NOT USED													
	121	GG	**FIRE-RATED HINGED**	GARAGE	3'-0"	7'-0"	MFR.	N/A	PAINTED STEEL	PAINTED STEEL	7'-0"	FIRE CORE PER MFR.	**ENTRY**	MFR.	MFR.	MFR.	
ADU	201	BB	**GLAZED EXTERIOR**	ENTRY PORCH/ STUDIO	3'-0"	8'-0"	MFR.	TEMP	DARK BRONZE	PAINTED WOOD	8'-0"	N/A	**ENTRY**	1/A4.4	1/A4.4 SIM.	2/A4.4	**TEMP. GLASS HINGED DOOR. INSWING.**
	202	PP	**2 PANEL GL. EXT. SLIDER**	REAR PORCH/ STUDIO	8'-0"	8'-0"	MFR.	TEMP	DARK BRONZE	PAINTED WOOD	8'-0"	N/A	**ENTRY**	9/A4.4 SIM.	10/A4.4	11/A4.4 SIM.	**X0- TEMP. GLASS SLIDER. SEE STYLE DIAGRAM FOR OPERATION.**
	203	GG	**INTERIOR GLAZED**	ADU BATH	2'-6"	7'-0"	1.75"	TEMP	PAINTED WOOD	PAINTED WOOD	7'-0"	SOLID FRAME	**PRIVACY**	4/A4.4	4/A4.4	~	**TEMP. GLASS HINGED DOOR. APPLY DECORATIVE PRIVACY FILM BY 3M, CLIENT APPROVED PATTERN.**
	204	HH	**SLIDING SHOWER**	ADU BATH	2'-6"	6'-6"	.375"	TEMP STARFIRE	N/A	N/A	7'-0"	N/A	**SHOWER PULL**	~	~	~	**TEMP. GLASS SHOWER DOOR, CLIENT SELECTED HARDWARE BY CR LAURENCE.**
	205			NOT USED													

DOOR SPECIFICATIONS

1. PINNACLE SELECT SERIES BY WINDSOR.
2. DARK BRONZE COLOR.
3. PRIMED WHITE INTERIOR.
4. CONTEMPORARY HARDWARE: SATIN NICKEL FINISH
5. DUAL LOW-E HS GLAZING.
6. 1.125" SHORT EXTERIOR GRILLE - CONTEMPORARY DIVIDES.

DOOR NOTES

HARDWARE NOTES:
ALL DOORS SHALL COMPLY W/THE FOLLOWING, U.O.N.:

1. ALL EXTERIOR DOORS TO BE 20 MINUTE RATED & WEATHERSTRIPPED
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
4. PROVIDE MIN. (3) 4" BUTTS ON ALL DOORS
5. HARDWARE FINISH TO BE SELECTED.
6. ALL FIRE RATED DOORS SHALL HAVE PEMKO S88D (OR EQUAL) SMOKE SEALS

GENERAL NOTES:
1. SEE EXTERIOR ELEVATIONS FOR DOOR OPERATION
2. ALL DOOR GLAZING TO BE TEMPERED:
   TEMPERED GL. - A PERMANENT LABEL PER CBC SECTION 2406.2 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING.
3. VERIFY ROUGH OPENINGS WITH DOOR MFR. PRIOR TO FRAMING DOOR OPENINGS.
4. PROVIDE JAMB EXTENSIONS TO MATCH WALL THICKNESS, IF REQUIRED.
5. SEE MANUFACTURERS INSTALLATION DATA AND DETAIL SHEETS FOR THRESHOLD FLASHING REQUIREMENTS.

GLAZING NOTES

1. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE & THICKNESS OF GLASS. LABELS MAY BE OMITTED FROM OTHER THAN SAFETY GLAZING MATERIALS UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL. TO QUALIFY AS GLASS WITH SPECIAL PERFORMANCE CHARACTERISTICS, EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS & BE VISIBLE WHEN THE UNIT IS GLAZED.

2. PROVIDE JAMBS EXTENSIONS TO MATCH WALL THICKNESS SHOWN, AS REQUIRED.

3. PER CRC R337.8.2.1: EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFTEY GLAZING.

4. INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION 16-CFR OR BY COMPARATIVE TEST SHALL BE PROVEN TO PRODUCE AT LEAST EQUIVALENT PERFORMANCES. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR

THE PURPOSE OF GLAZING:
- A. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS.
- B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
- C. GLAZING IN ALL UNFRAMED SWINGING DOORS.
- D. GLAZING IN DOORS AND TUB ENCLOSURES. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING A SHOWER OR TUB COMPARTMENT WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN OUTLET.
- E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION & THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
- F. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT HAS AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 sq. ft., THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.

HOLDREN+LIETZKE ARCHITECTURE

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MONTEREY, CA 93940

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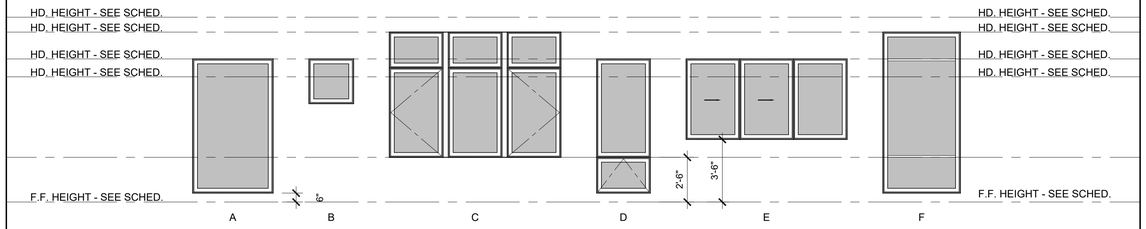
DATE:	12.08.2023
SCALE:	N/A
DRAWN:	DWD
JOB NUMBER:	21.23
REVISION	

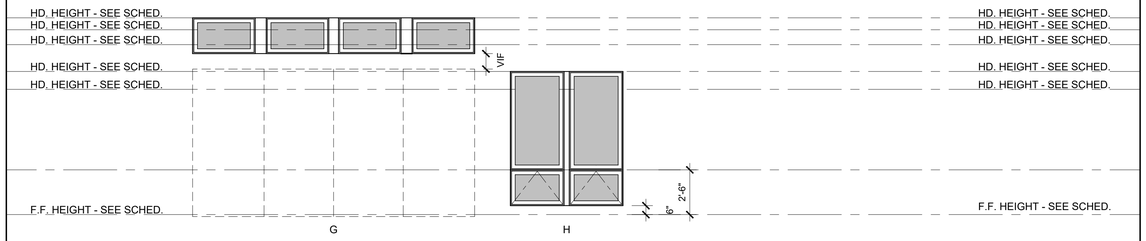
DOOR NOTES, SCHEDULES & TYPES

SWEET RESIDENCE
54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A4.1

WINDOW STYLE DIAGRAMS





WINDOW SCHEDULE

MAIN RESIDENCE

MARK		TYPE	NOMINAL DIMS WIDTH X HEIGHT	HEAD HT. (A.F.F.)	FRAME/ FINISH	GLAZING	LOW e	SEE SHEET A4.2 FOR DETAILS HEAD	JAMB	SILL	REMARKS
01	A	**FIXED**	4'-6" X 7'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	9/A4.3	10/A4.3	11/A4.3	**TEMP. GLASS.**
02	B	**CASEMENT**	2'-0" X 2'-0"	7'-6"	DK. BRONZE	DOUBLE INSULATED	X	5/A4.3	6/A4.3	7/A4.3	**TEMP. GLASS.**
03	C	**FIXED/CASEMENT ASSEMBLY**	9'-4" X 7'-0"	9'-6"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3	3/A4.3	**TEMP. GLASS EGRESS WINDOW AND ASSEMBLY. SEE STYLE DIAGRAM FOR ARRANGEMENT.**
04	C	**FIXED/CASEMENT ASSEMBLY**	9'-4" X 7'-0"	9'-6"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3	3/A4.3	**TEMP. GLASS EGRESS WINDOW AND ASSEMBLY. SEE STYLE DIAGRAM FOR ARRANGEMENT.**
05	B	**FIXED**	5'-0" X 2'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	5/A4.3	6/A4.3	7/A4.3	**TEMP. GLASS.**
06	B	**AWNING**	2'-0" X 2'-0"	7'-6"	DK. BRONZE	DOUBLE INSULATED	X	5/A4.3	6/A4.3	7/A4.3	**TEMP. GLASS.**
07	B	**AWNING**	3'-0" X 2'-0"	7'-6"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3 SIM.	2/A4.3 SIM.	3/A4.3 SIM.	**TEMP. GLASS.**
08		NOT USED									
09	B	**FIXED**	8'-0" X 2'-0"	7'-6"	DK. BRONZE	DOUBLE INSULATED	X	5/A4.3	6/A4.3	7/A4.3	**TEMP. GLASS.**
10		NOT USED									
11	A	**FIXED**	5'-0" X 7'-0"	7'-6"	DK. BRONZE	DOUBLE INSULATED	X	5/A4.3	6/A4.3	7/A4.3	**TEMP. GLASS ASSEMBLY. SEE STYLE DIAGRAM FOR ARRANGEMENT.**
12	D	**FIXED/AWNING ASSEMBLY**	3'-0" X 7'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3	4/A4.3	**TEMP. GLASS ASSEMBLY. SEE STYLE DIAGRAM FOR ARRANGEMENT.**
13	F	**FIXED**	4'-0" X 9'-0"	9'-6"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3 8/A4.3	4/A4.3	**TEMP. GLASS.**
14	F	**FIXED**	4'-0" X 9'-0"	9'-6"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	8/A4.3	4/A4.3	**TEMP. GLASS.**
15	F	**FIXED**	4'-0" X 9'-0"	9'-6"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3 8/A4.3	4/A4.3	**TEMP. GLASS.**
16	D	**FIXED/AWNING ASSEMBLY**	4'-0" X 7'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3	3/A4.3	**TEMP. GLASS ASSEMBLY. SEE STYLE DIAGRAM FOR ARRANGEMENT.**
17	A	**FIXED**	6'-0" X 7'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3	4/A4.3	**TEMP. GLASS.**
18	D	**FIXED/AWNING ASSEMBLY**	3'-0" X 7'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3	3/A4.3	**TEMP. GLASS ASSEMBLY. SEE STYLE DIAGRAM FOR ARRANGEMENT.**
19	F	**FIXED**	4'-0" X 9'-0"	9'-6"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3 8/A4.3	4/A4.3	**TEMP. GLASS.**
20		NOT USED									
21	F	**FIXED**	4'-0" X 9'-0"	9'-6"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	8/A4.3	4/A4.3	**TEMP. GLASS.**
22	F	**FIXED**	4'-0" X 9'-0"	9'-6"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	8/A4.3	4/A4.3	**TEMP. GLASS.**
23	F	**FIXED**	4'-0" X 9'-0"	9'-6"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3 8/A4.3	4/A4.3	**TEMP. GLASS.**
24	D	**FIXED/AWNING ASSEMBLY**	3'-0" X 7'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3	4/A4.3	**TEMP. GLASS ASSEMBLY. SEE STYLE DIAGRAM FOR ARRANGEMENT.**
25	B	**FIXED**	4'-0" X 5'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3 8/A4.3	3/A4.3	**TEMP. GLASS.**
26	B	**FIXED**	4'-0" X 5'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3 8/A4.3	3/A4.3	**TEMP. GLASS.**
27	B	**CASEMENT**	3'-0" X 5'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3	3/A4.3	**TEMP. GLASS.**
28	E	**TRIPLE SLIDER**	9'-0" X 4'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3	3/A4.3	**TEMP. GLASS ASSEMBLY. SEE STYLE DIAGRAM FOR ARRANGEMENT.**
29	B	**FIXED**	2'-6" X 3'-6"	7'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3	3/A4.3	**TEMP. GLASS.**
30		NOT USED									
31	B	**CASEMENT**	3'-0" X 5'-0"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3	3/A4.3	**TEMP. GLASS.**
32	B	**CASEMENT**	3'-0" X 5'-0"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3	3/A4.3	**TEMP. GLASS.**
33	A	**CASEMENT**	2'-6" X 3'-6"	7'-0"	DK. BRONZE	DOUBLE INSULATED	X	5/A4.3	6/A4.3	7/A4.3	**TEMP. GLASS.**
34	A	**FIXED**	2'-0" X 7'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3	3/A4.3	**TEMP. GLASS.**
35	A	**FIXED**	2'-0" X 7'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3 8/A4.3	3/A4.3	**TEMP. GLASS.**
36	A	**FIXED**	4'-6" X 7'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3 8/A4.3	3/A4.3	**TEMP. GLASS.**
37	G	**TRANSOM WINDOW ASSEMBLY**	(4)3'-6" X 1'-8"	11'-0"	DK. BRONZE	DOUBLE INSULATED	X	13/A4.3	2/A4.3	9/A4.4	**TEMP. GLASS TRANSOM. ALIGN TO DOOR BELOW, SEE STYLE DIAGRAM FOR ARRANGEMENT.**
38		NOT USED									
39		NOT USED									
40		NOT USED									
41	H	**FIXED/AWNING ASSEMBLY**	6'-4" X 7'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3	4/A4.3	**TEMP. GLASS ASSEMBLY. SEE STYLE DIAGRAM FOR ARRANGEMENT.**
42	B	**CASEMENT**	2'-6" X 2'-6"	8'-0"	DK. BRONZE	DOUBLE INSULATED	X	1/A4.3	2/A4.3	3/A4.3	**TEMP. GLASS.**
43	B	**CASEMENT**	2'-6" X 3'-6"	7'-6"	DK. BRONZE	DOUBLE INSULATED	X	5/A4.3	6/A4.3	7/A4.3	**TEMP. GLASS.**
44	B	**CASEMENT**	2'-6" X 3'-6"	7'-6"	DK. BRONZE	DOUBLE INSULATED	X	5/A4.3	6/A4.3	7/A4.3	**TEMP. GLASS.**
45		NOT USED									

WINDOW NOTES

1. ALL CASEMENT WINDOWS SHALL PIVOT TO FACILITATE CLEANING THE EXTERIOR FROM THE INTERIOR.

2. SEE FLOOR PLANS FOR WINDOW LOCATIONS.

3. SEE EXTERIOR ELEVATIONS FOR WINDOW MULLION PATTERNS, OPERATION, ETC.

4. WINDOW SIZES INDICATED ARE APPROXIMATE & MAY BE ALTERED SLIGHTLY TO MEET ROUGH OPENING DIMENSIONS.

5. SEE SPECIFICATIONS FOR TECHNICAL DATA, FINISHES, HARDWARE, WEATHER STRIPPING, ETC.

6. CONTRACTOR IS RESPONSIBLE FOR REVIEWING FLOOR PLANS & EXTERIOR ELEVATIONS FOR VERIFICATION OF NUMBER & LOCATION OF ALL SASH HEREIN SCHEDULED.

7. WALL THICKNESS MAY VARY - VERIFY WALL DIMENSIONS PRIOR TO MANUFACTURING WINDOWS.

8. ALL WINDOWS DOUBLE INSULATED CLEAR "LOW-E II", ARGON FILLED, TEMP. GLAZING.

WINDOW SPECIFICATIONS

1. PINNACLE SERIES BY WINDSOR.
2. DARK BRONZE COLOR.
3. DOUGLAS FIR INTERIOR.
4. CONTEMPORARY HARDWARE: SATIN NICKEL FINISH
5. DUAL LOW-E HS GLAZING.
6. 1.125" SHORT EXTERIOR GRILLE - CONTEMPORARY DIVIDES.
7. ULTRAVUE SCREENS, WHERE APPLICABLE - SEE WINDOW TYPES.

GLAZING NOTES

1. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE & THICKNESS OF GLASS. LABELS MAY BE OMITTED FROM OTHER THAN SAFETY GLAZING MATERIALS UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL. TO QUALIFY AS GLASS WITH SPECIAL PERFORMANCE CHARACTERISTICS, EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS & BE VISIBLE WHEN THE UNIT IS GLAZED.

2. PROVIDE JAMBS EXTENSIONS TO MATCH WALL THICKNESS SHOWN, AS REQUIRED.

3. PER CRC R337.8.2.1: EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFTEY GLAZING.

4. INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION 16-CFR OR BY COMPARATIVE TEST SHALL BE PROVEN TO PRODUCE AT LEAST EQUIVALENT PERFORMANCES. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:

A. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS.
B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
C. GLAZING IN ALL UNFRAMED SWINGING DOORS.
D. GLAZING IN DOORS AND TUB ENCLOSURES. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING A SHOWER OR TUB COMPARTMENT WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN OUTLET.
E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION & THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
F. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT HAS AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 sq. ft., THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

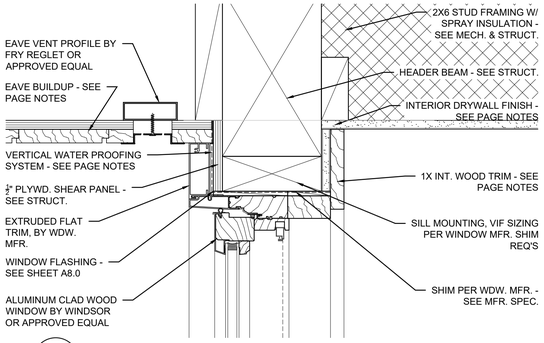
Ph: 831.649.6001
www.hl-arc.com

DATE:	12.08.2023
SCALE:	N/A
DRAWN:	DWD
JOB NUMBER:	21.23
REVISION	

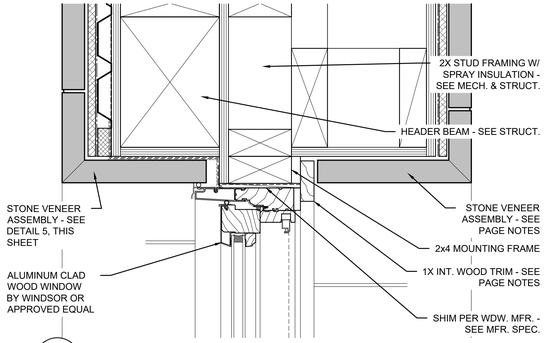
WINDOW NOTES, SCHEDULES & TYPES

SWEET RESIDENCE
54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A4.2



13 **HEADER @ GALLERY**
SCALE: 3"= 1'-0"



9 **STONE WINDOW HEADER**
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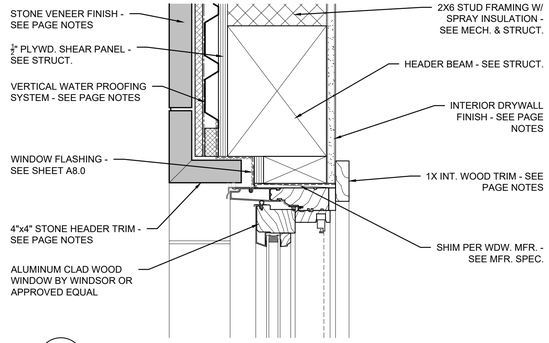

5 **TYP. STONE WINDOW HDR**
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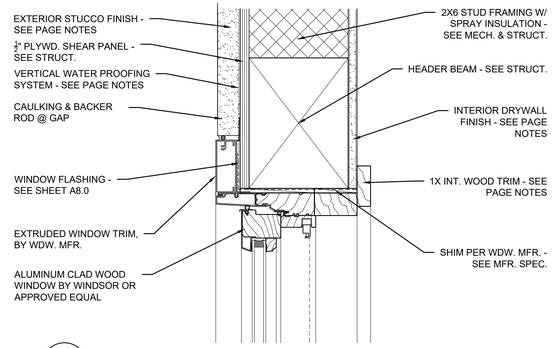

1 **TYP. WINDOW HEADER**
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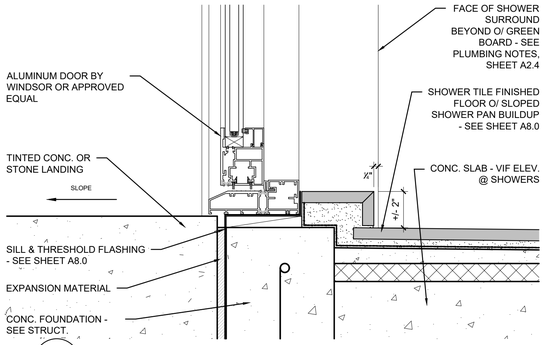

14 **SHOWER THRESHOLD**
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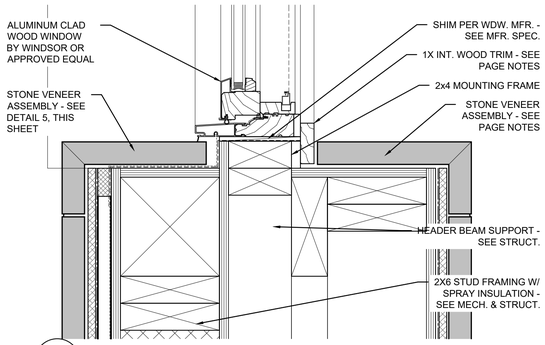

10 **STONE WINDOW JAMB**
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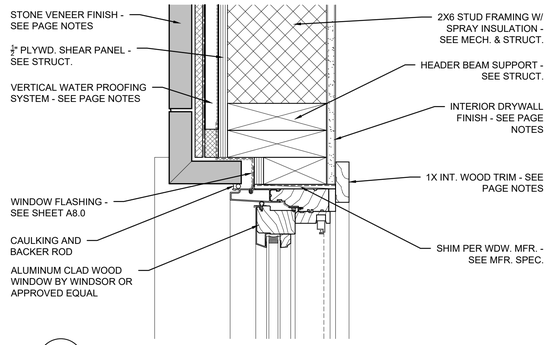

5 **TYP. STONE WDW JAMB**
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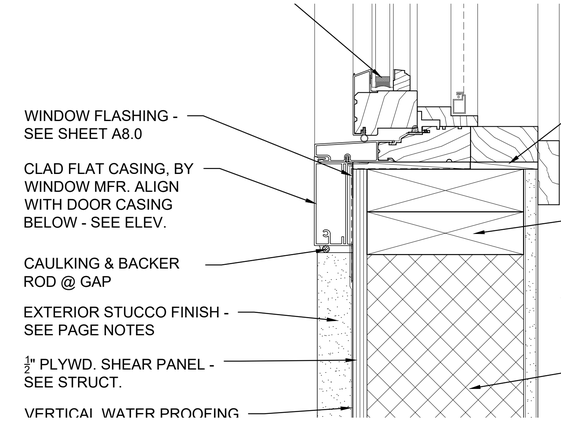


PAGE NOTES

ROOF FINISH:
SLOPED ROOF: SNAP-CLAD PANEL BY PAC-CLAD, PETERSEN ALUMINUM OR APPROVED EQUAL. 18" STANDARD PANELS, AGED BRONZE O/ ROOF WATER PROOFING SYSTEM.

FLAT ROOF: EVERGUARD TPO BY GAF OR APPROVED EQUAL. TAN 820 O/ ROOF WATER PROOFING SYSTEM.

INSTALL ROOF SYSTEM O/ (2) LAYERS ICE & WATER SHIELD (GRACE ULTRA HIGH TEMP. OR APPROVED EQ.). SEE ROOF PLAN.

EXTERIOR WALL FINISH:
STUCCO: 1.25" - MIN. THREE COATS, PORTLAND CEMENT PLASTER O/ FIBER MESH O/ LATH (SEC 2512.1) O/ VERTICAL WATERPROOFING SYSTEM - WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION 1404.2. SMOOTH STEEL TROWEL FINISH. PAINT COLORS PER DRB APPROVAL.

STONE: LEDGESTONE SILVER PATINA, THIN STONE VENEER, BY BUECHEL STONE OR APPROVED EQUAL. ASSORTED SIZES, FULL CORNER PIECES. ALL WALL CAPS SHALL BE MIN 2" THICK.

EXTERIOR TRIM:
FLAT ROOF EDGE: PAC-LOC FASCIA 2000, BY PAC LOC OR APPROVED EQUAL. COLOR TO MATCH METAL ROOF.
SLOPED ROOF EDGE: METAL PERIMETER PER ROOF MFR. COLOR TO MATCH METAL ROOF.
WOOD: CEDAR, SMOOTH FINISH.
STONE: ASHLAR, TO MATCH STONE EXTERIOR WALL FINISH. SANDED FINISH.

EXTERIOR EAVE:
FLAT & SLOPED: .75"X5.5" CEDAR T&G, SMOOTH FINISH O/ CEMENT BACKER BOARD.

EXTERIOR FLASHING/WATERPROOFING:
HORIZONTAL (ROOF) WATERPROOFING SYSTEM: DELTA FOXX BY DORKEN OR APPROVED EQUAL. APPLIED TO ALL ROOF SURFACES, INSTALL PER. MFR. SPEC.
VERTICAL WATERPROOFING SYSTEM: DELTA VENT BY DORKEN OR APPROVED EQUAL. APPLIED TO ALL EXTERIOR WALL SURFACES. INSTALL PER MFR. SPEC.
FLASHING: 22GA STAINLESS STEEL OR APPROVED EQUAL.

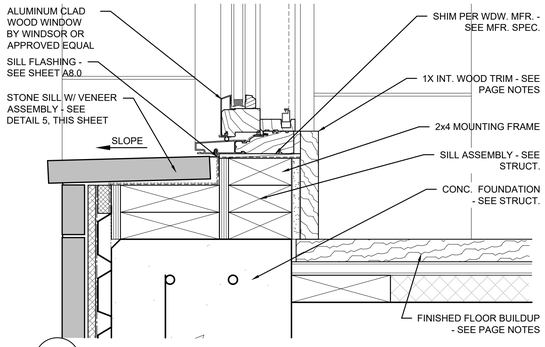
INTERIOR WALL FINISH:
DRYWALL: ½" DRYWALL, LEVEL 4 SURFACE, PAINTED.

FLOOR FINISH: (ASSUMED 3" BUILDUP)
WOOD: CLIENT SELECTED ENGINEERED HARDWOOD O/ FURRING AND INSULATION.
CERAMIC: CLIENT SELECTED CERAMIC FINISH O/ GROUT BED. SLOPED TO DRAIN, WHERE REQ'D.
STONE: MIN. 1" THK. 10"X16" ASHLAR STONE TO MATCH VERTICAL STONE VENEER, O/ GROUT BED. SLOPE TO DRAIN WHERE REQ'D.

CEILING FINISH:
DRYWALL: ½" DRYWALL, LEVEL 4 SURFACE, PAINTED TO MATCH WALL COLOR.

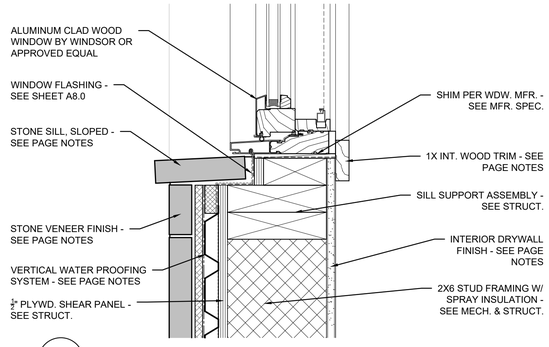
INTERIOR TRIM:
WOOD TRIM: .75"X2.5" POPLAR, SANDED, PAINTED OFF SHADE OF CEILING/WALL COLOR. INLAYS AS DETAILED.
WOOD BASE BOARD: .625"X3.5 POPLAR, PAINTED OFF SHADE OF CEILING/WALL COLOR.

CLOSED-CELL INSULATION:
MANUFACTURED INSULATION SHALL COMPLY WITH CRC SEC. 806. SEE MECH. & PROVIDED SPEC.



11 **STONE WINDOW SILL**
SCALE: 3"= 1'-0"

12 **NOT USED**
SCALE: 3"= 1'-0"



7 **TYP. STONE WDW SILL**
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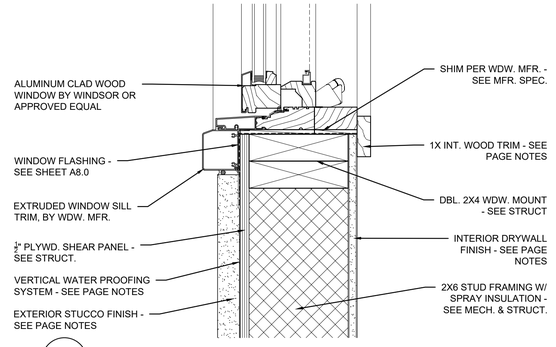

3 **TYP. WINDOW SILL**
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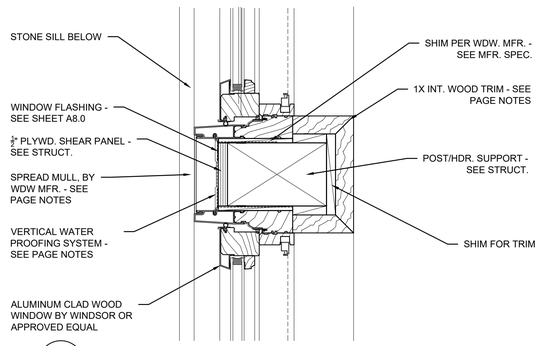

8 **WINDOW POST**
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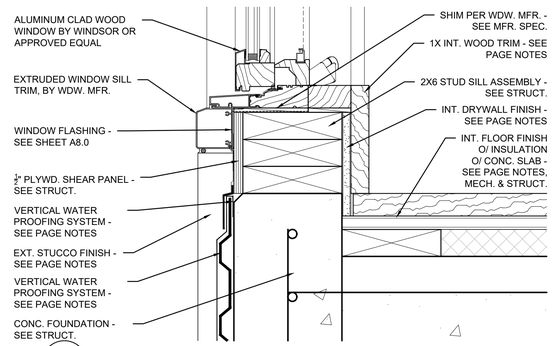


4 **WINDOW SILL**
SCALE: 3"= 1'-0"

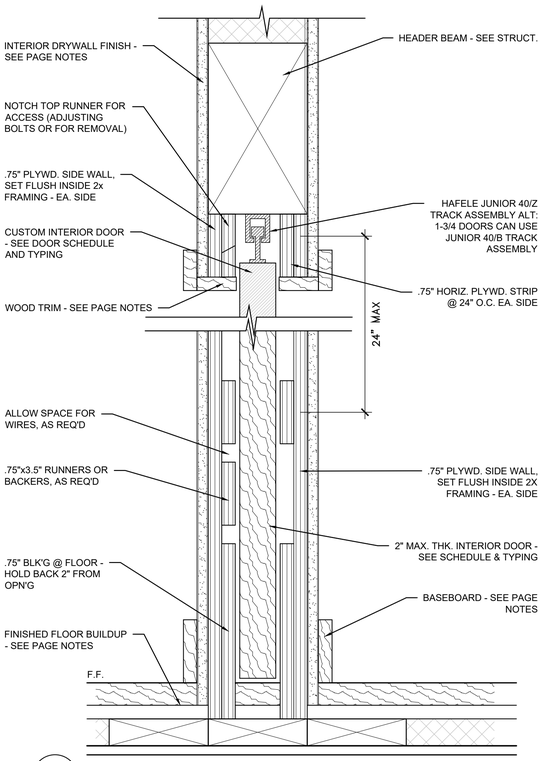
HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
www.hl-arc.com

DATE:	12.08.2023
SCALE:	VARIES
DRAWN:	DWD
JOB NUMBER:	21.23
REVISION	

WINDOW DETAILS

SWEET RESIDENCE
54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A4.3



13 **TYP. INT. POCKET DOOR**
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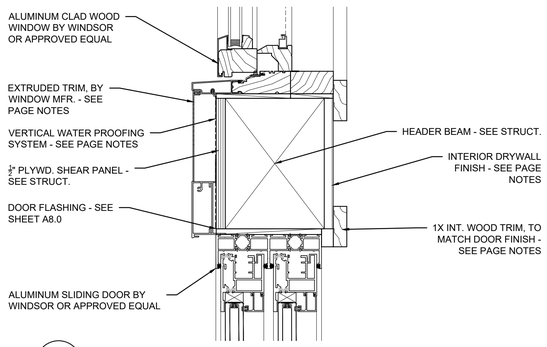
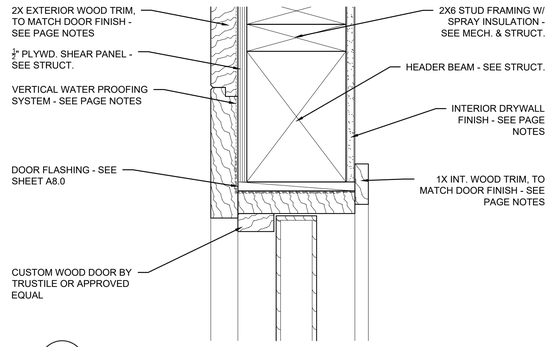
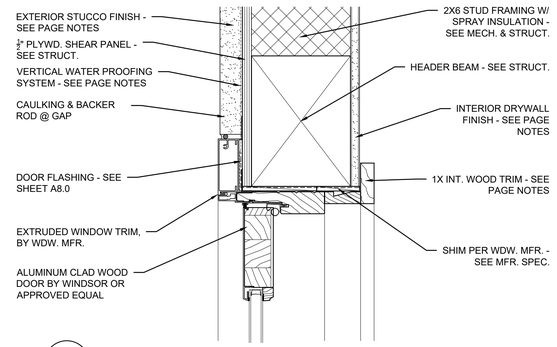


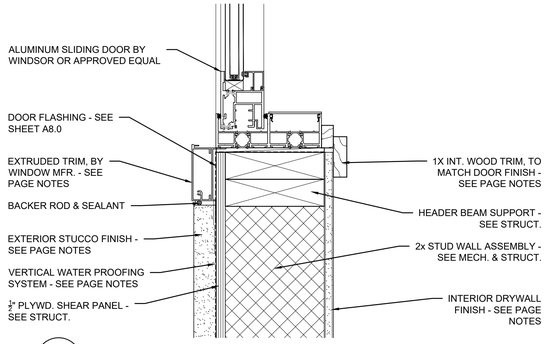
9 **GALLERY DOOR HEADER**
SCALE: 3"= 1'-0"



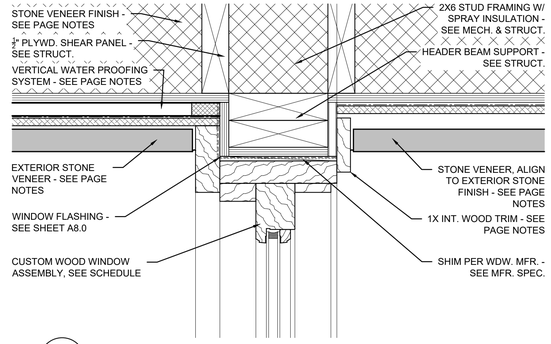
4 **ENTRY DOOR HEADER**
SCALE: 3"= 1'-0"



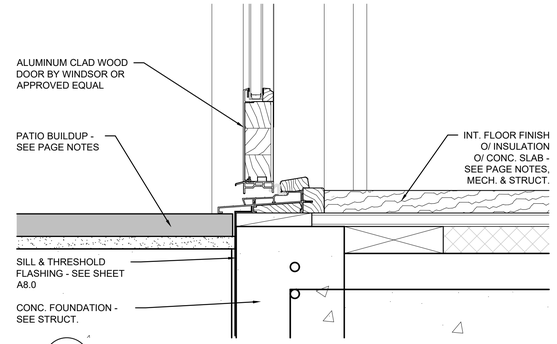
1 **TYP. DOOR HEADER**
SCALE: 3"= 1'-0"



10 **GALLERY DOOR JAMB**
SCALE: 3"= 1'-0"



5 **ENTRY DOOR JAMB**
SCALE: 3"= 1'-0"



3 **TYP. DOOR THRESHOLD**
SCALE: 3"= 1'-0"

PAGE NOTES

ROOF FINISH:
SLOPED ROOF: SNAP-CLAD PANEL BY PAC-CLAD, PETERSEN ALUMINUM OR APPROVED EQUAL. 18" STANDARD PANELS, AGED BRONZE O/ ROOF WATER PROOFING SYSTEM.

FLAT ROOF: EVERGUARD TPO BY GAF OR APPROVED EQUAL. TAN 820 O/ ROOF WATER PROOFING SYSTEM.

INSTALL ROOF SYSTEM O/ (2) LAYERS ICE & WATER SHIELD (GRACE ULTRA HIGH TEMP. OR APPROVED EQ.). SEE ROOF PLAN.

EXTERIOR WALL FINISH:
STUCCO: 1.25" - MIN. THREE COATS, PORTLAND CEMENT PLASTER O/ FIBER MESH O/ LATH (SEC 2512.1) O/ VERTICAL WATERPROOFING SYSTEM - WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION 1404.2. SMOOTH STEEL TROWEL FINISH. PAINT COLORS PER DRB APPROVAL.

STONE: LEDGESTONE SILVER PATINA, THIN STONE VENEER, BY BUECHEL STONE OR APPROVED EQUAL. ASSORTED SIZES, FULL CORNER PIECES. ALL WALL CAPS SHALL BE MIN 2" THICK.

EXTERIOR TRIM:
FLAT ROOF EDGE: PAC-LOC FASCIA 2000, BY PAC LOC OR APPROVED EQUAL. COLOR TO MATCH METAL ROOF.
SLOPED ROOF EDGE: METAL PERIMETER PER ROOF MFR. COLOR TO MATCH METAL ROOF.
WOOD: CEDAR, SMOOTH FINISH.
STONE: ASHLAR, TO MATCH STONE EXTERIOR WALL FINISH. SANDED FINISH.

EXTERIOR EAVE:
FLAT & SLOPED: .75"X5.5" CEDAR T&G, SMOOTH FINISH O/ CEMENT BACKER BOARD.

EXTERIOR FLASHING/WATERPROOFING:
HORIZONTAL (ROOF) WATERPROOFING SYSTEM: DELTA FOXX BY DORKEN OR APPROVED EQUAL. APPLIED TO ALL ROOF SURFACES, INSTALL PER. MFR. SPEC.
VERTICAL WATERPROOFING SYSTEM: DELTA VENT BY DORKEN OR APPROVED EQUAL. APPLIED TO ALL EXTERIOR WALL SURFACES. INSTALL PER MFR. SPEC.
FLASHING: 22GA STAINLESS STEEL OR APPROVED EQUAL.

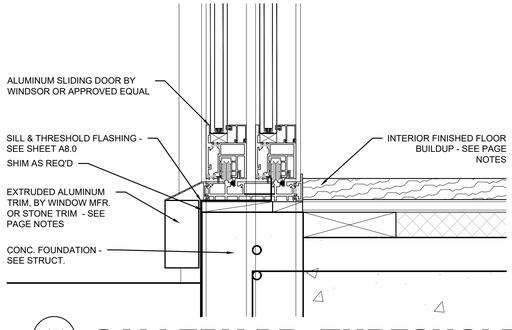
INTERIOR WALL FINISH:
DRYWALL: ⅝" DRYWALL, LEVEL 4 SURFACE, PAINTED.

FLOOR FINISH: (ASSUMED 3" BUILDUP)
WOOD: CLIENT SELECTED ENGINEERED HARDWOOD O/ FURRING AND INSULATION.
CERAMIC: CLIENT SELECTED CERAMIC FINISH O/ GROUT BED. SLOPED TO DRAIN, WHERE REQ'D.
STONE: MIN. 1" THK. 10"X16" ASHLAR STONE TO MATCH VERTICAL STONE VENEER, O/ GROUT BED. SLOPE TO DRAIN WHERE REQ'D.

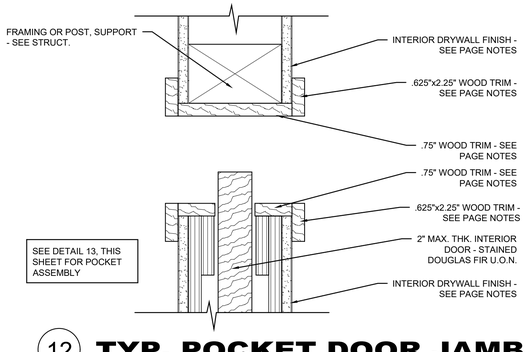
CEILING FINISH:
DRYWALL: ⅝" DRYWALL, LEVEL 4 SURFACE, PAINTED TO MATCH WALL COLOR.

INTERIOR TRIM:
WOOD TRIM: .75"X2.5" POPLAR, SANDED, PAINTED OFF SHADE OF CEILING/WALL COLOR. INLAYS AS DETAILED.
WOOD BASE BOARD: .625"X3.5 POPLAR, PAINTED OFF SHADE OF CEILING/WALL COLOR.

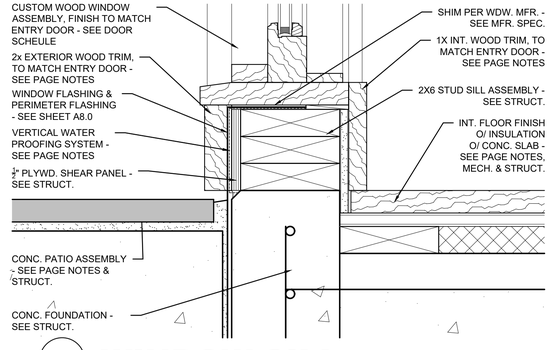
CLOSED-CELL INSULATION:
MANUFACTURED INSULATION SHALL COMPLY WITH CRC SEC. 806. SEE MECH. & PROVIDED SPEC.



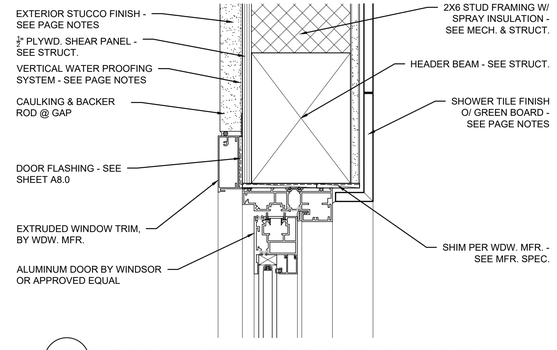
11 **GALLERY DR. THRESHOLD**
SCALE: 3"= 1'-0"



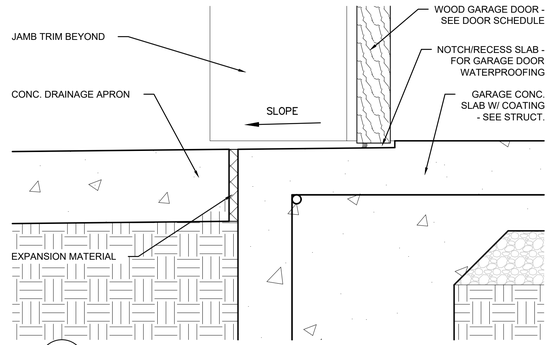
12 **TYP. POCKET DOOR JAMB**
SCALE: 3"= 1'-0"



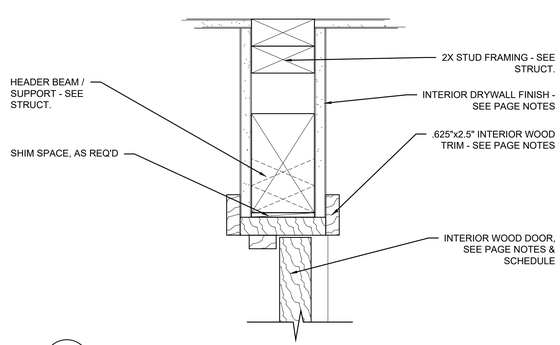
7 **WINDOW SILL**
SCALE: 3"= 1'-0"



3 **SHOWER DOOR HEADER**
SCALE: 3"= 1'-0"



8 **GARAGE DOOR THRESH.**
SCALE: 3"= 1'-0"



4 **TYP. INT. DR. HD. & JAMB**
SCALE: 3"= 1'-0"

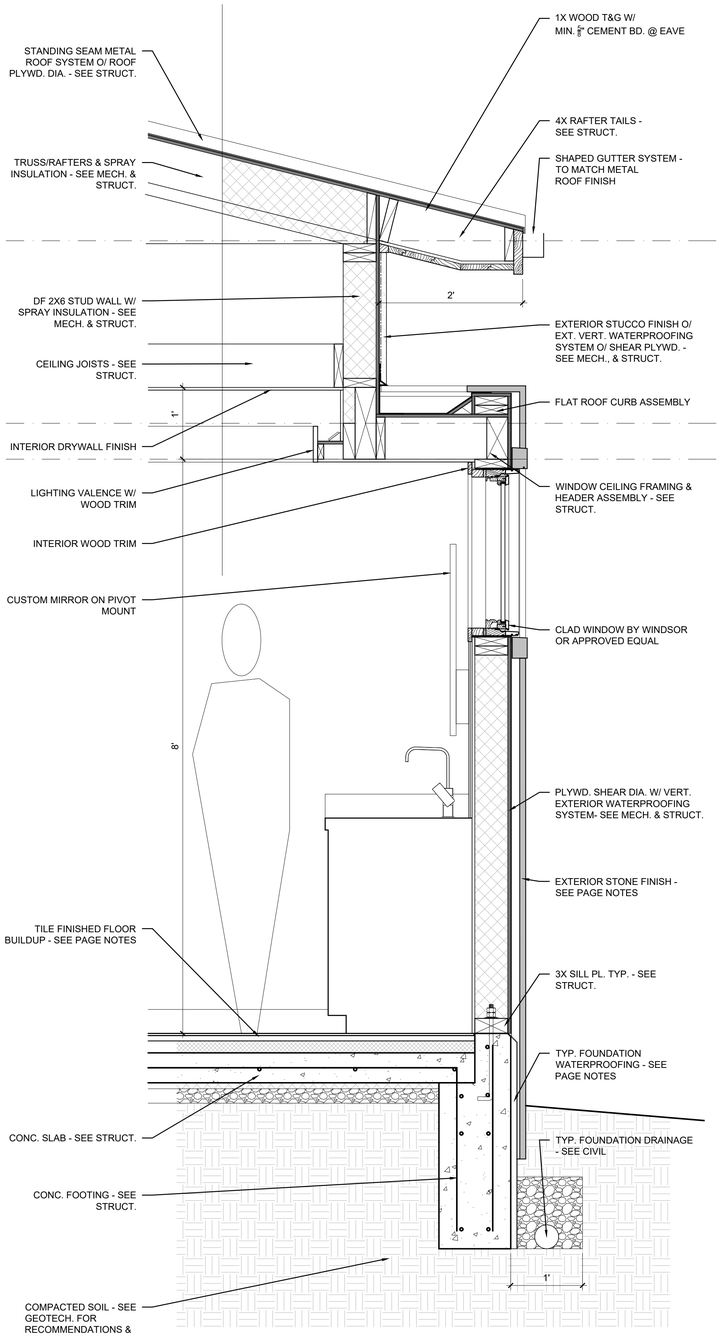
HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
www.hl-arc.com

DATE:	12.08.2023
SCALE:	VARIES
DRAWN:	DWD
JOB NUMBER:	21.23
REVISION	

DOOR DETAILS

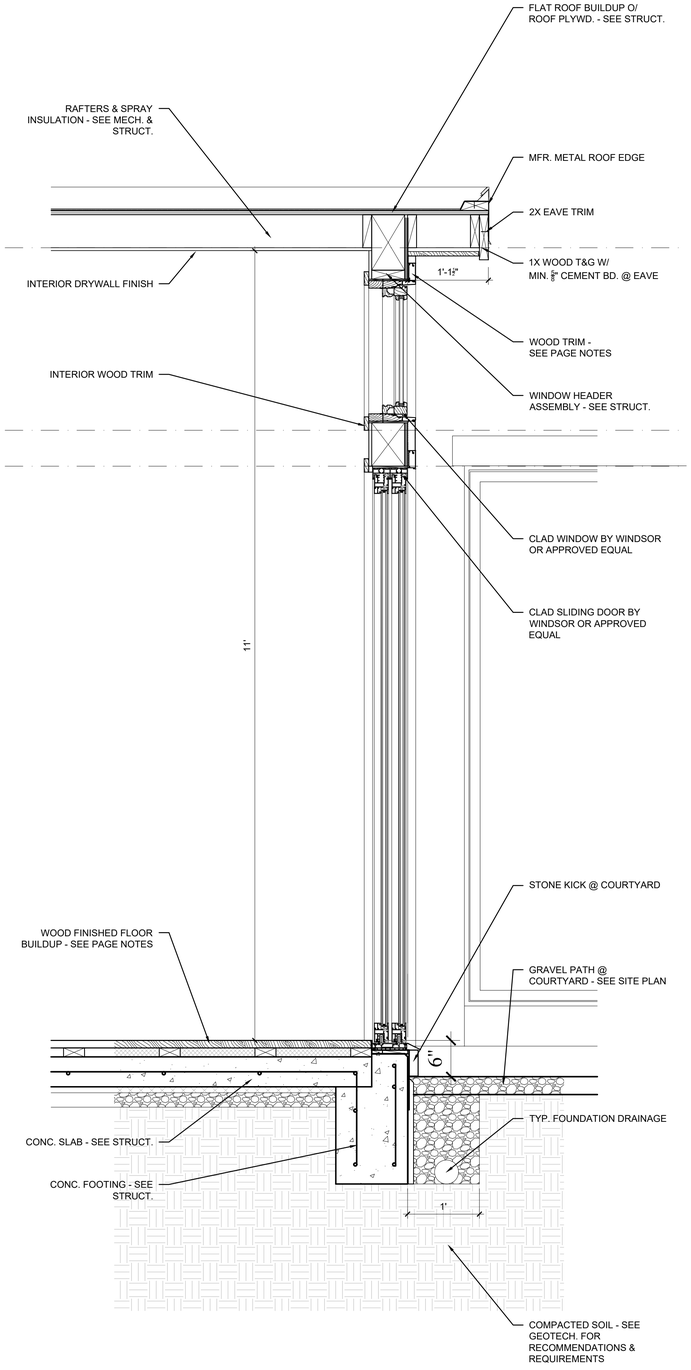
SWEET RESIDENCE
54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A4.4



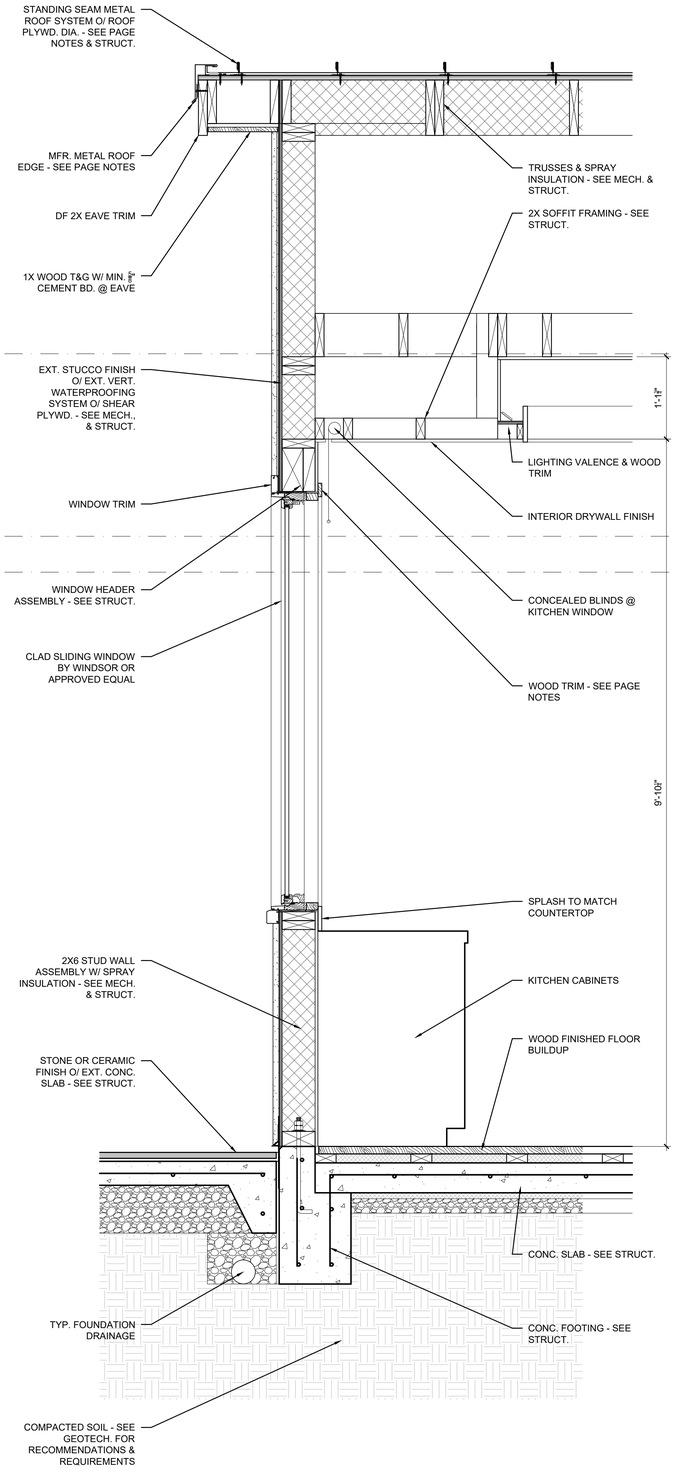
03 WALL SECTION @ MASTER BATH

SCALE: 1"= 1'-0"



02 WALL SECTION @ GALLERY

SCALE: 1"= 1'-0"



01 WALL SECTION @ BATH

SCALE: 1"= 1'-0"

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
www.hl-arc.com

DATE:	12.08.2023
SCALE:	VARIES
DRAWN:	DWD
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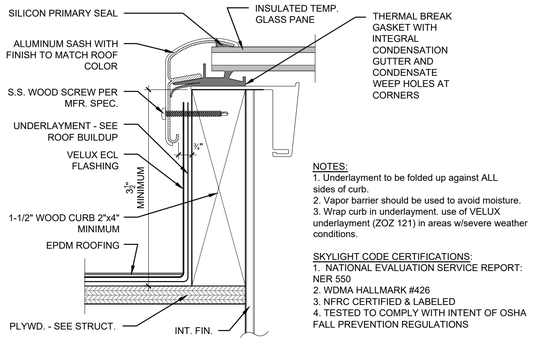
REVISION	

WALL SECTIONS

SWEET RESIDENCE

54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

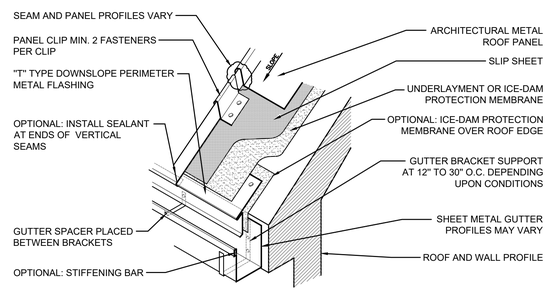
A7.1



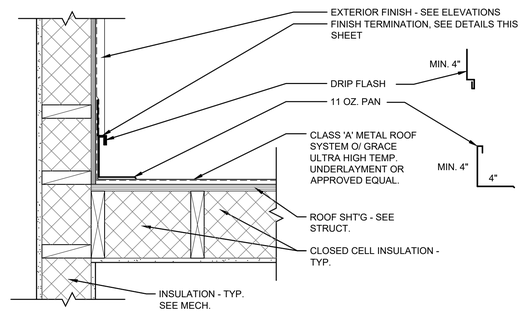
NOTES:
1. Underlayment to be folded up against ALL sides of curb.
2. Vapor barrier should be used to avoid moisture.
3. Wrap curb in underlayment. use of VELUX underlayment (ZOZ 121) in areas w/severe weather conditions.

SKYLIGHT CODE CERTIFICATIONS:
1. NATIONAL EVALUATION SERVICE REPORT: NER 550
2. WDMA HALLMARK #426
3. NFRC CERTIFIED & LABELED
4. TESTED TO COMPLY WITH INTENT OF OSHA FALL PREVENTION REGULATIONS

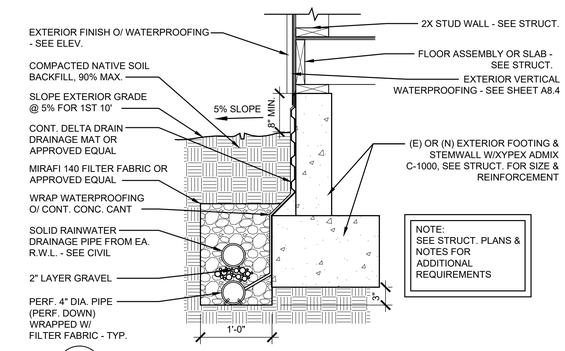
11 SKYLIGHT CURB FLASH.
SCALE: 3" = 1'-0"



9 METAL ROOF ASSEMBLY
SCALE: 3/8"= 1'-0"

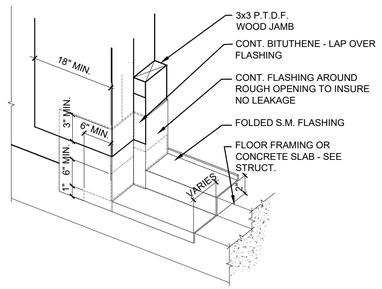


5 WALL/ROOF FLASHING
SCALE: 1-1/2"= 1'-0"



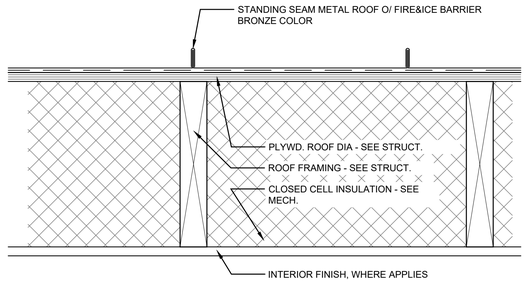
1 TYP. FOUND. DRAINAGE
SCALE: 1"= 1'-0"

NOTE: THE DETAILS ON THIS SHEET ARE TO BE CONSIDERED AS CONSTRUCTION MINIMUMS. THEY ARE NOT INTENDED TO DICTATE FINAL FINISHES, COLORS, OR ESTABLISH ARCHITECTURAL FORMS. SHOULD A CONSTRUCTION CONFLICT BE PRESENTED DUE TO THESE DESIRED MINIMUMS, CONTACT THE ARCHITECT, AND CLARIFICATION WILL BE PRESENTED IN WRITING.

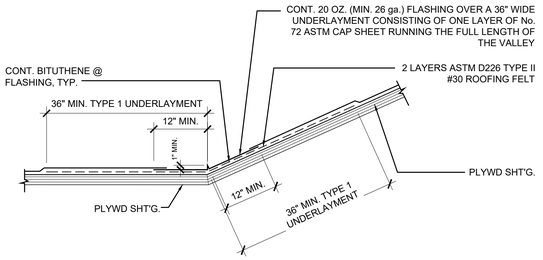


10 THRESHOLD FLASHING
SCALE: N.T.S.

ALL ROOF SURFACES SHALL BE MIN. 2% SLOPE



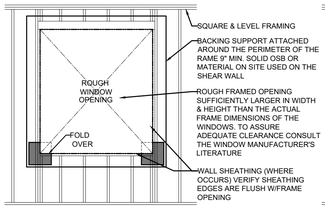
6 TYP. ROOF BUILDUP
SCALE: N.T.S.



2 VALLEY FLASHING
SCALE: 1"= 1'-0"

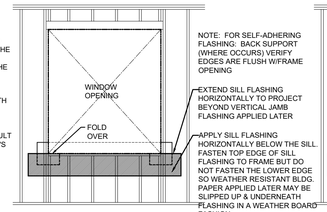
NOTES:
1. ENSURE ALL SURFACES TO RECEIVE MEMBRANE FLASHING ARE CLEAN AND DRY.
2. ENSURE MEMBRANE IS WELL SEATED AGAINST EXTERIOR VAPOR BARRIER (HOUSE WRAP) - EXERCISE CARE SO AS TO REDUCE WRINKLES IN APPLIED MEMBRANES.

FIG. 1 - R.O. & BACKING SUPPORT



1. INSTALL 12" sq. SELF-ADHESIVE MEMBRANE CORNER PATCHES.
2. FOLD ENDS IN AT JAMBS.
3. ENSURE MEMBRANE EXTENDS TO FULL WALL WIDTH ON EXTERIOR FACE.

FIG. 2 - SILL FLASHING



1. INSTALL 12" WIDE SELF-ADHESIVE MEMBRANE STRIP AT WINDOW SILL.
2. LAP SILL MEMBRANE OVER CORNER PATCHES.
3. ENSURE MEMBRANE EXTENDS MINIMUM OF 6" BEYOND CORNER PATCHES.
4. FOLD OVER SILL STRIP TO ENSURE THAT MEMBRANE EXTENDS TO FULL WALL WIDTH.

FIG. 3A - WINDOW INSTALLATION (METHOD A)

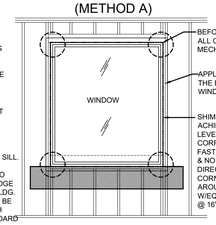
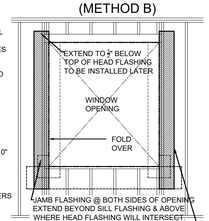


FIG. 3B - JAMB FLASHING (METHOD B)



1. INSTALL 8" WIDE SELF-ADHESIVE MEMBRANE STRIP AT WINDOW JAMBS.
2. LAP JAMB MEMBRANE OVER SILL MEMBRANE.
3. FOLD OVER JAMB STRIPS TO ENSURE THAT MEMBRANE EXTENDS TO FULL WALL WIDTH.

STUCCO NOTES:

PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3-COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH (CBC SECTION 2508).

THE FIRST COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO FILL SOLIDLY ALL OPENINGS IN THE LATH.

THE SURFACE SHALL BE SCORED HORIZONTALLY SUFFICIENTLY ROUGH TO PROVIDE ADEQUATE BOND TO RECEIVE THE SECOND COAT.

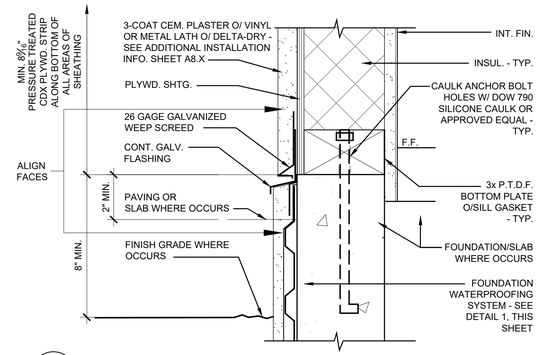
THE MINIMUM CURE TIME PRIOR TO PLACEMENT OF THE SECOND APPLICATION SHALL BE 48 HOURS.

THE SECOND COAT SHALL BE BROUGHT OUT TO PROPER THICKNESS, RODDED, AND FLOATED SUFFICIENTLY ROUGH TO PROVIDE ADEQUATE BOND FOR THE FINISH COAT.

THE SECOND COAT SHALL HAVE NO VARIATION GREATER THAN 1/4" IN ANY DIRECTION UNDER A 5-FOOT STRAIGHT EDGE. (CBC TABLE 25-F)

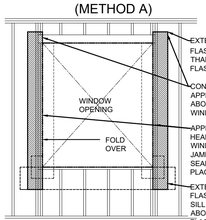
THE MINIMUM CURE TIME PRIOR TO PLACEMENT OF THE CEMENT PLASTER FINISH COAT SHALL BE 7 DAYS. (CBC TABLE 25-F)

CEMENT PLASTER FINISH COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL THICKNESS AND PRESSURE TO BOND TO AND TO COVER/CONCEAL THE "BROWN COAT".



3 TYP. WEEP SCREED
SCALE: 3"= 1'-0"

FIG. 4A - JAMB FLASHING (METHOD A)



1. INSTALL 8" WIDE SELF-ADHESIVE MEMBRANE STRIP AT WINDOW JAMBS.
2. LAP JAMB MEMBRANE OVER SILL MEMBRANE.
3. FOLD OVER JAMB STRIPS TO ENSURE THAT MEMBRANE EXTENDS TO FULL WALL WIDTH.

FIG. 4B - WINDOW INSTALLATION (METHOD B)

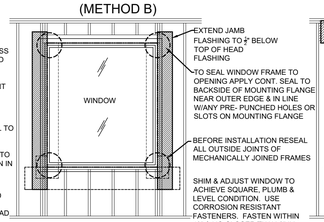
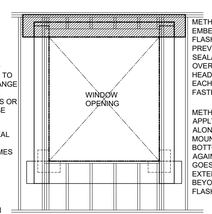
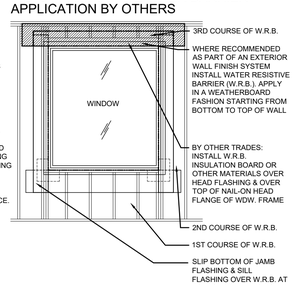


FIG. 5 - HEAD FLASHING



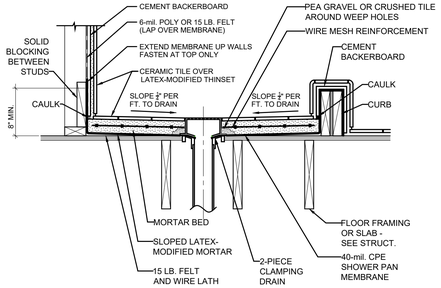
1. INSTALL WINDOW PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. INSTALL FLASHING - EXTEND PAST WINDOW OPENING TO EDGE OF JAMB MEMBRANE.
3. INSTALL 12" wide SELF-ADHESIVE MEMBRANE OVER G.I. FLASHING, EXTEND 6" PAST JAMB MEMBRANE.

FIG. 6 - PRIMARY WEATHER BARRIER APPLICATION BY OTHERS

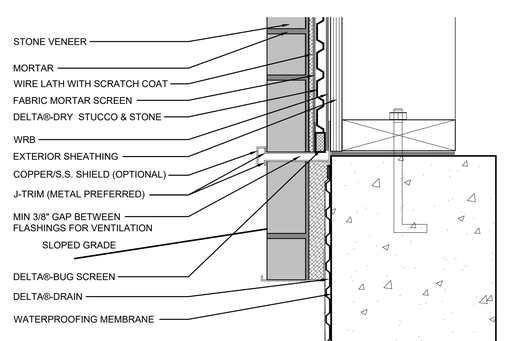


16 TYP. WINDOW FLASHING REQUIREMENTS
SCALE: N.T.S.

NOTE: SHOWER PAN SHALL COMPLY WITH CPC SECTION 408.



8 SHOWER PAN BUILDUP
SCALE: 1"= 1'-0"



4 MASONRY VEN. ATTACH.
SCALE: N.T.S.

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
www.hl-arc.com

DATE:	12.08.2023
SCALE:	VARIES
DRAWN:	DWD
JOB NUMBER:	19.10
REVISION	

TYP. ARCHITECTURAL DETAILS

SWEET RESIDENCE
54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A8.0

GENERAL ROOF INSTALLATION NOTES

1. ROOFING SHALL BE TYPE 'A' FIRE-RESISTANT AND SHALL COMPLY WITH ASTM C 1492.
2. NAILS SHALL BE CORRISION RESISTANT AND NOT LESS THAN 11 GAUGE. 5/16-INCH HEAD AND OF SUFFICIENT LENGTH TO PENETRATE THE DECK A MINIMUM OF 3/4-INCH, OR THROUGH THE THICKNESS OF THE DECK WHICHEVER IS LESS.
3. AT THE JUNCTURE OF ROOF VERTICAL SURFACES FLASHING & COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & SHALL NOT BE LESS THAN 20 OZ. COPPER VALLEY FLASHING SHALL EXTEND A MINIMUM OF 12-INCHES FROM THE CENTERLINE EACH WAY & HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1-INCH HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4-INCHES. PROVIDE A 36-INCH WIDE UNDERLAYMENT OF TYPE I UNDERLAYMENT RUNNING THE FULL LENGTH OF THE VALLEY.
4. UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE II; ASTM D 2626, TYPE I; OR ASTM D 249 MINERAL SURFACED ROLL ROOFING. ONE LAYER OF ASTM D226 TYPE II (#30 FELT) WILL COMPLETELY COVER THE DECK AND BE LAPPED OVER THE HIPS & RIDGES & THROUGH VALLEYS. UNDERLAYMENT WILL BE LAPPED A MINIMUM OF 6 INCHES VERTICALLY (END OR SIDE LAP) AND 2 INCHES HORIZONTALLY. FOR ROOFS WITH SLOPES BETWEEN 3-IN-12 AND 4-IN-12, UNDERLAYMENT MAY BE INSTALLED AS ABOVE OR OVER A SINGLE LAYER OF TYPE 90 GRANULAR SURFACED ASPHALT ROLL ROOFING OR TWO LAYERS OF ASTM D226 TYPE II (#30 FELT) INSTALLED IN SINGLE FASHION.
5. GUTTER AND DOWNSPOUTS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND SHALL NOT BE LESS THAN 20 OZ. PROVIDE GUTTER EXPANSION JOINTS PER SMACNA SHEET METAL MANUAL. GUTTERS PROFILE SHALL BE 4" SQUARED PROFILE, MINIMUM. INSTALL GUTTER WITH PRE-MANUFACTURED GUTTER BRACKETS, INSTALL BRACKETS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
6. PACKAGING FOR ROOFING MATERIALS SHALL BEAR THE MANUFACTURER'S APPROVED TESTING AGENCY'S LABELS FOR FIELD INSPECTION.
7. SEE SHEET A8.0 FOR ROOF PENETRATION FLASHING REQUIREMENTS.
8. INSTALLATION OF ALL ROOFING SYSTEMS SHALL CONFORM TO CURRENT INDUSTRY STANDARDS.

PAGE NOTES

ROOF FINISH:
SLOPED ROOF: SNAP-CLAD PANEL BY PAC-CLAD, PETERSEN ALUMINUM OR APPROVED EQUAL. 18" STANDARD PANELS, AGED BRONZE O/ ROOF WATER PROOFING SYSTEM.

FLAT ROOF: EVERGUARD TPO BY GAF OR APPROVED EQUAL. TAN 820 O/ ROOF WATER PROOFING SYSTEM.

INSTALL ROOF SYSTEM O/ (2) LAYERS ICE & WATER SHIELD (GRACE ULTRA HIGH TEMP. OR APPROVED EQ.). SEE ROOF PLAN.

EXTERIOR WALL FINISH:
STUCCO: 1.25" - MIN. THREE COATS, PORTLAND CEMENT PLASTER O/ FIBER MESH O/ LATH (SEC 2512.1) O/ VERTICAL WATERPROOFING SYSTEM - WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION 1404.2. SMOOTH STEEL TROWEL FINISH. PAINT COLORS PER DRB APPROVAL.

STONE: LEDGESTONE SILVER PATINA, THIN STONE VENEER, BY BUECHEL STONE OR APPROVED EQUAL. ASSORTED SIZES, FULL CORNER PIECES. ALL WALL CAPS SHALL BE MIN 2" THICK.

EXTERIOR TRIM:
FLAT ROOF EDGE: PAC-LOC FASCIA 2000, BY PAC LOC OR APPROVED EQUAL. COLOR TO MATCH METAL ROOF.
SLOPED ROOF EDGE: METAL PERIMETER PER ROOF MFR. COLOR TO MATCH METAL ROOF.
WOOD: CEDAR, SMOOTH FINISH.
STONE: ASHLAR, TO MATCH STONE EXTERIOR WALL FINISH. SANDED FINISH.

EXTERIOR EAVE:
FLAT & SLOPED: .75"X5.5" CEDAR T&G, SMOOTH FINISH O/ CEMENT BACKER BOARD.

EXTERIOR FLASHING/WATERPROOFING:
HORIZONTAL (ROOF) WATERPROOFING SYSTEM: DELTA FOXX BY DORKEN OR APPROVED EQUAL. APPLIED TO ALL ROOF SURFACES, INSTALL PER. MFR. SPEC.
VERTICAL WATERPROOFING SYSTEM: DELTA VENT BY DORKEN OR APPROVED EQUAL. APPLIED TO ALL EXTERIOR WALL SURFACES. INSTALL PER MFR. SPEC.
FLASHING: 22GA STAINLESS STEEL OR APPROVED EQUAL.

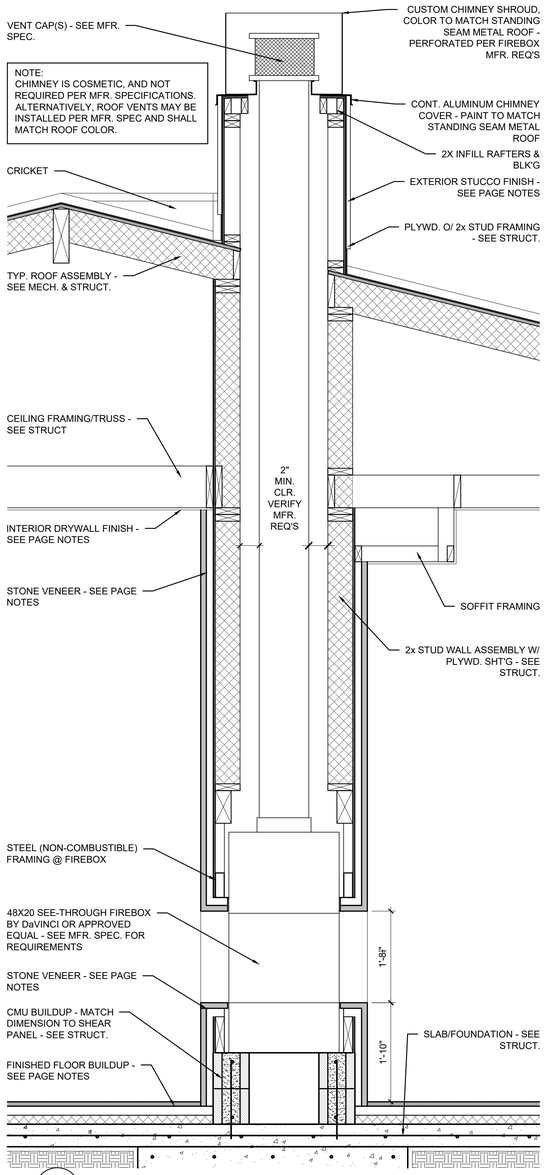
INTERIOR WALL FINISH:
DRYWALL: ⅝" DRYWALL, LEVEL 4 SURFACE, PAINTED.

FLOOR FINISH: (ASSUMED 3" BUILDUP)
WOOD: CLIENT SELECTED ENGINEERED HARDWOOD O/ FURRING AND INSULATION.
CERAMIC: CLIENT SELECTED CERAMIC FINISH O/ GROUT BED. SLOPED TO DRAIN, WHERE REQ'D.
STONE: MIN. 1" THK. 10"X16" ASHLAR STONE TO MATCH VERTICAL STONE VENEER, O/ GROUT BED. SLOPE TO DRAIN WHERE REQ'D.

CEILING FINISH:
DRYWALL: ⅝" DRYWALL, LEVEL 4 SURFACE, PAINTED TO MATCH WALL COLOR.

INTERIOR TRIM:
WOOD TRIM: .75"X2.5" POPLAR, SANDED, PAINTED OFF SHADE OF CEILING/WALL COLOR. INLAYS AS DETAILED.
WOOD BASE BOARD: .625"X3.5 POPLAR, PAINTED OFF SHADE OF CEILING/WALL COLOR.

CLOSED-CELL INSULATION:
MANUFACTURED INSULATION SHALL COMPLY WITH CRC SEC. 806. SEE MECH. & PROVIDED SPEC.



9 **FIREBOX AND CHIMNEY**
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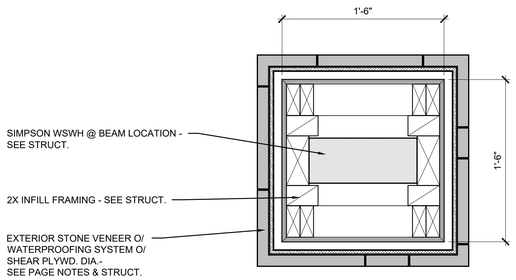

10 **TYP. STONE PILLAR**
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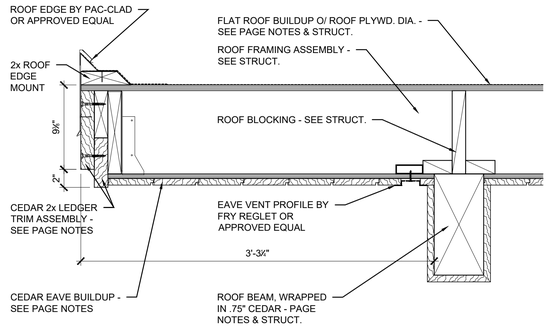

5 **PATIO ROOF EDGE**
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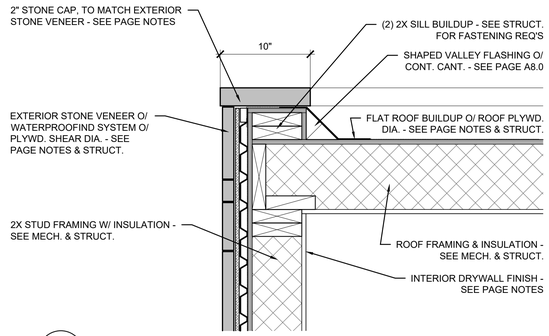

6 **STONE ROOF PARAPET**
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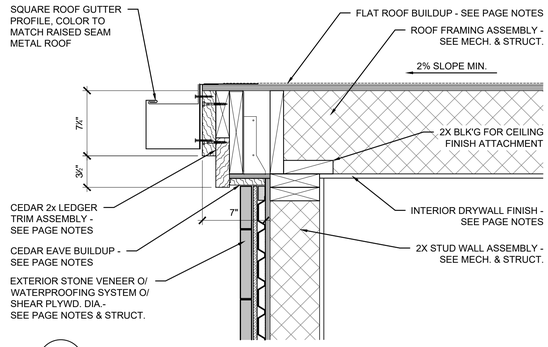

7 **FLAT ROOF EDGE**
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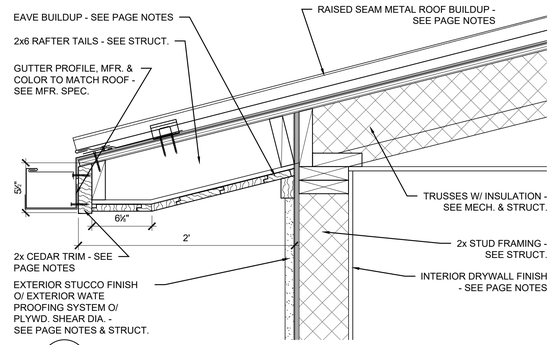

1 **TYP. SLOPED ROOF EAVE**
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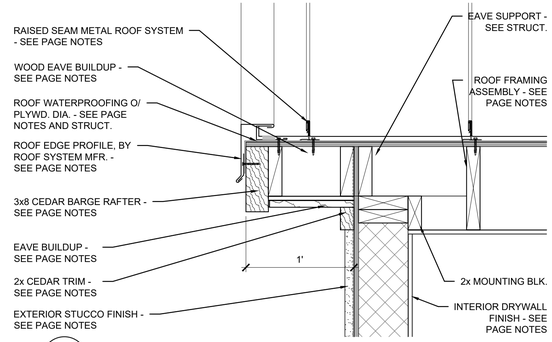

2 **FLAT ROOF EAVE**
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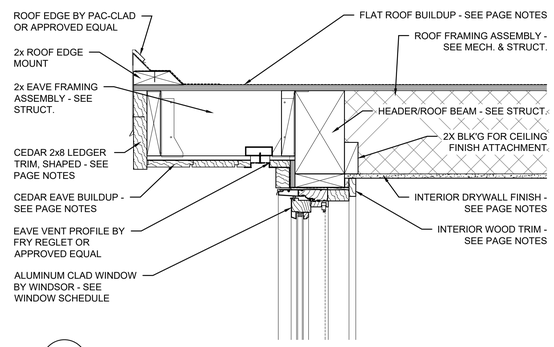
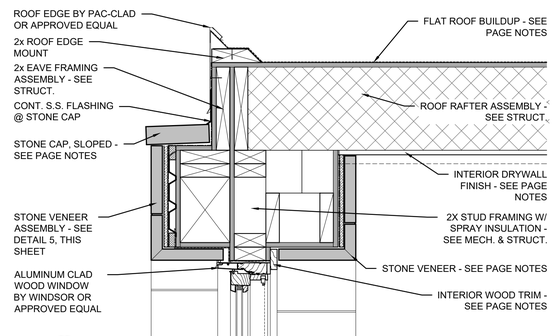


3 **FLAT ROOF EAVE**
SCALE: 1-1/2"= 1'-0"



4 **ROOF CONNECTION**
SCALE: 1-1/2"= 1'-0"

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
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DATE:	12.08.2023
SCALE:	VARIES
DRAWN:	DWD
JOB NUMBER:	21.23
REVISION	

ARCHITECTURAL DETAILS

SWEET RESIDENCE
54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A8.1

STAIR NOTES:

1. THE TRIANGULAR OPENINGS FORMED BY RISER,TREAD, & BOTTOM ELEMENT OF GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A SPHERE 6" IN DIA. CANNOT PASS THROUGH - TYP. (SEC 509.3 - CA. BLDG. CODE)
2. THE TOP OF GURADRAIL/HANDRAIL SHALL NOT BE LESS THAN 36 INCHES AT OPEN SIDES OF STAIRWAYS MORE THAN 30 INCHES ABOVE THE FLOOR BELOW.
3. STAIRS SHALL HAVE MINIMUM 6 FEET 8 INCH VERTICAL HEADROOM MEASURED AT STAIRWAY TREAD NOSINGS.
4. ALL STAIRWAYS SHALL HAVE A MINIMUM 36" CLEAR WIDTH.
5. THE REQUIRED WIDTH OF THE TREAD (9 INCHES MINIMUM) SHALL BE PROVIDED AT A POINT NOT MORE THAN 12 INCHES FROM THE SIDE OF THE STAIRWAY WHERE THE TREADS ARE NARROWER.
6. THE WIDTH OF THE TREAD SHALL NOT BE LESS THAN 6 INCHES AT ANY POINT.
7. ALL USEABLE SPACE UNDER INTERIOR STAIRS TO HAVE 5/8" TYPE 'X' GYP. BD. INSTALLED OVER FRAMING ON ALL SURFACES.
8. MAXIMUM HEIGHT DIFFERENCE BETWEEN RISERS SHALL NOT EXCEED 3/8".
9. GUARDS SHALL BE INSTALLED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS & LANDINGS THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
10. GUARDS SHALL HAVE A HEIGHT OF NOT LESS THAN 42" MEASURED VERTICALLY ABOVE THE WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. GUARDS LOCATED ON THE OPEN SIDE OF STAIRS MAY HAVE A HEIGHT OF NOT LESS THAN 34".
11. RAIL & RAIL CONNECTIONS SHALL RESIST 200 LB PER LINEAR FOOT LOAD APPLIED HORIZONTALLY AT RIGHT ANGLES TO THE TOP RAIL.

PAGE NOTES

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INSTALL ROOF SYSTEM O/ (2) LAYERS ICE & WATER SHIELD (GRACE ULTRA HIGH TEMP. OR APPROVED EQ.). SEE ROOF PLAN.

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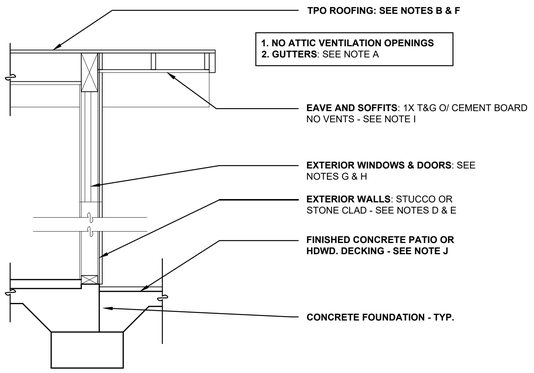

'HIGH' FIRE HAZARD SEVERITY ZONE NOTES:
WHEN IN A STATE RESPONSIBILITY AREA, NEW BUILDINGS AND STRUCTURES SHALL COMPLY WITH REQUIREMENTS OF CBC AND CHAPTER 7A SECTION 701A.1 & CRC, CHAPTER 3, SECTION 327R.

A. ROOF GUTTERS: PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER. (R327.5.4).

B. ROOF AND ATTIC VENTS: SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO ATTIC INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF $\frac{1}{16}$" AND SHALL NOT EXCEED $\frac{1}{8}$". (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 IN 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. (R327.6.3)

D. EXTERIOR WALLS: COVERING OR ASSEMBLY SHALL BE APPROVED NON-COMUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, OR SHALL MEET THE EXPOSURE TEST. (R327.7.3) SEE EXCEPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES.
E. EXTERIOR WALL COVERINGS: EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2" 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. ROOF DECK: THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED EAVES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANCT MATERIAL, ONE LAYER OF $\frac{5}{8}$" TYPE X GYPSUM BOARD, OR EXTERIOR PORTION OF AN APPROVED ONE-HOUR WALL ASSEMBLY. (R327.7.4) SEE EXCEPTIONS TO THESE SECTIONS FOR OTHER ALTERNATIVES.

G. EXTERIOR WINDOWS AND GLAZED DOORS: SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED, 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. (R327.8.1)

H. EXTERIOR DOORS: SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN $1\frac{3}{8}$" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN $1\frac{1}{2}$" THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET WITH REQUIREMENTS OF SFM-71-1. (R327.8.3)

I. EAVE AND SOFFITS: MUST BE IGNITION-RESISTANT OR NON-COMBUSTIBLE. NO VENTS ARE ALLOWED. (CBC 704A.2.2, 2.3)
EXCEPTION: EAVE AND CORNICE VENTS MAY BE USED PROVIDED THEY RESIST THE INTRUSION OF FLAME AND BURNING EMBERS INTO THE ATTIC AREA OF THE STRUCTURE.

J. DECKING SURFACES: INCLUDING STAIR TREADS, RISERS, AND LANDINGS FOR DECKS, PORCHES AND BALCONIES. SURFACES MUST BE NON-COMBUSTIBLE, FIRE RETARDANT-TREATED WOOD, HEAVY TIMBER CONSTRUCTION OR HAVE A LISTED APPROVAL AS IGNITION-RESISTANT. *(CBC 704A.4.1.1) (SEE CODE SECTION FOR ADDITIONAL CRITERIA)*

K. CANTILEVERED AND OVERHANGING FLOOR PROJECTIONS: THE UNDERSIDE MUST HAVE THE SAME IGNITION-RESISTANCE OF THE WALLS OR BE ENCLOSED TO GRADE. THE UNDERSIDE OF FLOORS SUCH AS BEAMS AND COLUMNS CAN BE EXPOSED IF THEY ARE IGNITION-RESISTANT OR HEAVY TIMBER CONSTRUCTION. (CBC 704A.4.2)

L. VEGETATION MANAGEMENT REQUIREMENTS: PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5.

7 WUI TYPICAL DETAIL
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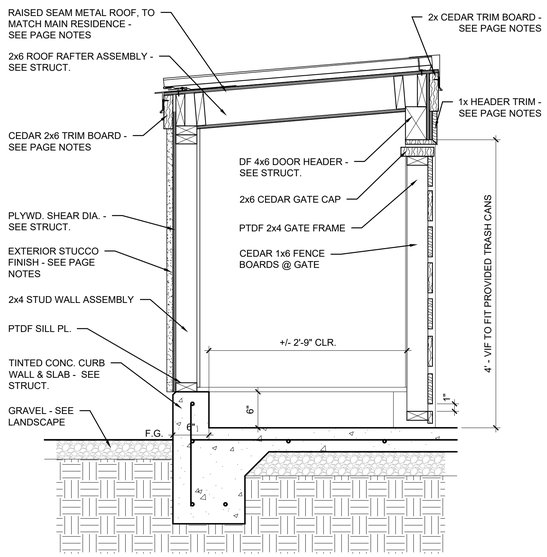

4 TRASH ENCLOSURE
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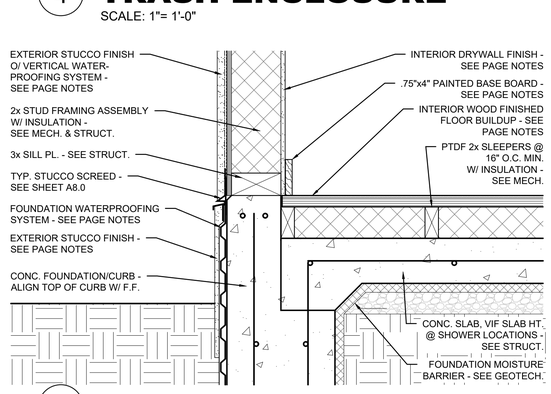

5 TYP. EXT. WALL BASE
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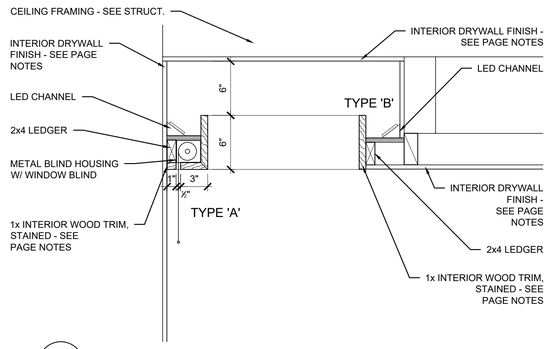

6 SOFFIT PROFILES
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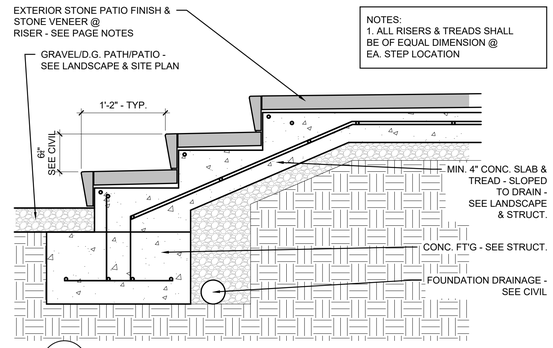

1 TYP. PATIO STEP
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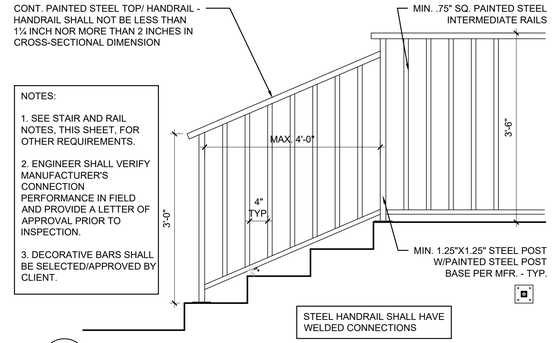

2 TYP. EXT. STAIR RAIL
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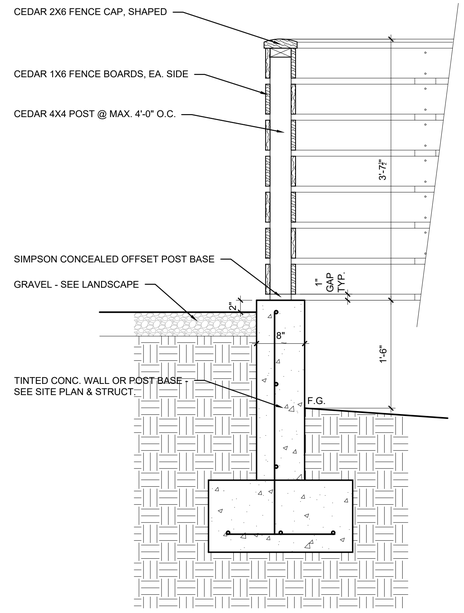

3 TYP. WOOD FENCE
SCALE: 1"= 1'-0"

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
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DATE:	12.08.2023
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DRAWN:	DWD
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REVISION	

ARCHITECTURAL DETAILS

SWEET RESIDENCE
54 MARGUERITE RD.
CARMEL, CA
A.P.N. 169-421-062-000

A8.2

GRACE ICE & WATER SHIELD HT

VAPOR PERMEABLE UNDERLAYMENT FOR ROOFS WITH METAL CLADDING

MATERIAL DESCRIPTION:

GRACE ICE & WATER SHIELD HT IS A HIGH TEMPERATURE SELF-ADHERED ROOFING UNDERLAYMENT IS A PREMIER MEMBRANE DESIGNED TO DELIVER PREMIUM IN-PLACE PERFORMANCE FOR HIGH TEMPERATURE APPLICATIONS. IT IS COMPOSED OF TWO WATERPROOFING MATERIALS: AN INNOVATIVE AND PROPRIETARY RUBBERIZED ASPHALT ADHESIVE COMBINED WITH A HIGH PERFORMANCE POLYMERIC FILM WITH UV BARRIER PROPERTIES. THE RUBBERIZED ASPHALT SURFACE IS BACKED WITH A FOLDLESS RELEASE PAPER THAT PROTECTS ITS ADHESIVE QUALITY. DURING APPLICATION, THE RELEASE PAPER IS EASILY REMOVED, ALLOWING THE RUBBERIZED ASPHALT TO BOND TIGHTLY TO THE ROOF DECK. THE RIPCORD EMBEDDED IN THE ADHESIVE PROVIDES THE APPLICATOR A "SPLIT RELEASE ON DEMAND" FEATURE, MAKING IT EASIER TO APPLY IN DETAIL AREAS.

PERFORMANCE PROPERTIES:

A.COLOR:	GREY-BLACK	
B.THICKNESS MEMBRANE:	40 MIL	ASTM D3767 METHOD A
C.TENSILE STRENGTH MEMBRANE:	MD 25 LBF/IN., CD 25 LBF/IN.	ASTM D412 (DIE C MODIFIED)
D.ELONGATION MEMBRANE:	250%	ASTM D412 (DIE C MODIFIED)
LOW TEMPERATURE FLEXIBILITY:	UNAFFECTED @ -20°F ASTM D1970	
E.ADHESION TO PLYWOOD:	3.0 LBS/IN. WIDTH	ASTM D903
F.PERMEANCE (MAX):	0.05 PERMS	ASTM E96
G.MATERIAL WEIGHT INSTALLED (MAX):	0.22 LB/FT	ASTM D461

CODE COMPLIANCE:

GRACE ICE & WATER SHIELD HT UNDERLAYMENT MEETS ALL KEY CODE PERFORMANCE REQUIREMENTS FOR SELF-ADHERED UNDERLAYMENTS.

- MEETS ASTM D1970
- ICC-ES ESR-3121 APPROVAL ACCORDING TO AC–48 ACCEPTANCE CRITERIA FOR SELF-ADHERED UNDERLAYMENTS TO BE USED AS AN ICE BARRIER.
- MIAMI-DADE COUNTY CODE REPORT NOA #15-0728.11.
- FLORIDA STATE APPROVAL REPORT NO. FL289-R3.
- CCMC APPROVAL NO. 13671-L.
- UNDERWRITERS LABORATORIES INC. R13399- CLASS A FIRE CLASSIFICATION UNDER FIBER-GLASS SHINGLES AND CLASS C UNDER ORGANIC FELT SHINGLES (PER ASTM E108/UL 790).
- UNDERWRITERS LABORATORIES INC. CLASSIFIED SHEATHING MATERIAL FIRE RESISTANCE CLASSIFICATION WITH ROOF DESIGNS: P225, P227, P230, P237, P259, P508, P510, P512, P514, P701, P711, P717, P722, P723, P732, P734, P736, P742, P803, P814, P818, P824.

PRECAUTIONS & LIMITATIONS:

- SLIPPERY WHEN WET OR COVERED BY FROST.
- CONSISTENT WITH GOOD ROOFING PRACTICE, ALWAYS WEAR FALL PROTECTION WHEN WORKING ON A ROOF DECK.
- RELEASE LINERS ARE SLIPPERY. REMOVE FROM WORK AREA IMMEDIATELY AFTER MEMBRANE APPLICATION.
- DO NOT LEAVE PERMANENTLY EXPOSED TO SUNLIGHT. COVER WITHIN 120 DAYS.
- PLACE METAL DRIP EDGES OR WOOD STARTER SHINGLES OVER THE MEMBRANE.
- DO NOT FOLD OVER THE ROOF EDGE UNLESS THE EDGE IS PROTECTED BY A DRIP EDGE, GUTTER OR OTHER FLASHING MATERIAL.
- DO NOT INSTALL ON THE CHAMFERED EDGES OF WOOD PLANK.
- DO NOT INSTALL DIRECTLY ON OLD ROOF COVERINGS.
- CHECK WITH THE MANUFACTURER OF THE METAL ROOFING SYSTEM FOR ANY SPECIAL REQUIREMENTS WHEN USED UNDER METAL ROOFING. DO NOT INSTALL DIRECTLY UNDER ROOF COVERINGS ESPECIALLY SENSITIVE TO CORROSION, SUCH AS ZINC, WITHOUT PROVIDING PROPER VENTILATION.
- DO NOT INSTALL UNDER COPPER, COR-TEN, OR ZINC METAL ROOFING IN HIGH ALTITUDES. THESE ROOFS CAN REACH EXTREMELY HIGH TEMPERATURES DUE TO THE LOW REFLECTIVITY, HIGH ABSORPTION, AND HIGH CONDUCTIVITY OF THE METALS. USE GRACE ULTRA™ BUTYL-BASED UNDERLAYMENT FOR THESE ROOF TYPES. CONTACT YOUR GCP APPLIED TECHNOLOGIES SALES REPRESENTATIVE FOR ASSISTANCE CHOOSING THE BEST PRODUCT FOR YOUR APPLICATION.
- PROVIDE PROPER ROOF INSULATION AND VENTILATION TO HELP REDUCE ICE DAMS AND TO MINIMIZE CONDENSATION. GRACE ICE & WATER SHIELD HT UNDERLAYMENT IS AN AIR AND VAPOR BARRIER.
- REPAIR HOLES, FISHMOUTHS, TEARS, AND DAMAGE TO MEMBRANE WITH A ROUND PATCH OF MEMBRANE EXTENDING PAST THE DAMAGED AREA 6" IN ALL DIRECTIONS. IF FASTENERS ARE REMOVED LEAVING HOLES IN THE MEMBRANE, THEY MUST BE PATCHED. THE MEMBRANE MAY NOT SELF-SEAL OPEN FASTENER PENETRATIONS.
- DO NOT INSTALL FASTENERS THROUGH THE MEMBRANE OVER UNSUPPORTED AREAS OF THE STRUCTURAL DECK, SUCH AS OVER THE JOINTS BETWEEN ADJACENT STRUCTURAL PANELS.
- DUE TO ITS SLIGHT ASPHALTIC ODOR, DO NOT APPLY WHERE THE MEMBRANE IS EXPOSED TO INTERIOR LIVING SPACE. REFER TO PRODUCT LITERATURE FOR MORE COMPLETE INFORMATION.
- NOT COMPATIBLE WITH EPDM OR TPO; USE GRACE ULTRA™ FOR TIE-INS (REFER TO TECHNICAL LETTER 5, CHEMICAL COMPATIBILITY).
- NOT COMPATIBLE WITH POLYSULFIDES, FLEXIBLE PVC, OR HIGH CONCENTRATIONS OF RESIN (PITCH) FOUND IN SOME WOOD PLANK DECKS. FOR MORE INFORMATION, REFER TO TECHNICAL LETTER 5.

INSTALLATION PROCEDURE:

1. SURFACE PREPARATION

- INSTALL GRACE ICE & WATER SHIELD HT ROOFING UNDERLAYMENT DIRECTLY ON A CLEAN, DRY, CONTINUOUS STRUCTURAL DECK. SOME SUITABLE DECK MATERIALS INCLUDE PLYWOOD, WOOD COMPOSITION, WOOD PLANK, METAL, CONCRETE, AND GYPSUM SHEATHING. PRIOR TO MEMBRANE APPLICATION REMOVE DUST, DIRT, LOOSE NAILS, AND OLD ROOFING MATERIALS. PROTRUSIONS FROM THE DECK AREA MUST BE REMOVED. DECKS SHALL HAVE NO VOIDS, DAMAGED, OR UNSUPPORTED AREAS. WOOD PLANKS SHOULD BE CLOSELY BUTTED TOGETHER. REPAIR DECK AREAS AS NEEDED BEFORE INSTALLING THE MEMBRANE. (REFER TO TECH LETTER #5, CHEMICAL COMPATIBILITY, WHEN INSTALLING OVER WOOD PLANK DECKS).
- PRIME CONCRETE, MASONRY SURFACES AND DENSGLASS GOLD WITH PERM-A-BARRIER WB PRIMER. PRIME WOOD COMPOSITION AND GYPSUM SHEATHING WITH PERM-A-BARRIER WB PRIMER IF ADHESION IS FOUND TO BE MARGINAL (REFER TO TECHNICAL LETTER 12, USE ON ORIENTED STRAND BOARD (OSB) ROOF SHEATHING). APPLY PERM-A-BARRIER WB PRIMER AT A RATE OF 250–350 FT /GAL (6–8 M /L). PRIMING IS NOT REQUIRED FOR OTHER SUITABLE SURFACES PROVIDED THAT THEY ARE CLEAN AND DRY.

2. MEMBRANE INSTALLATION

- APPLY GRACE ICE & WATER SHIELD HT ROOFING UNDERLAYMENT IN FAIR WEATHER WHEN THE AIR, ROOF DECK, AND MEMBRANE ARE AT TEMPERATURES OF 40°F OR HIGHER. APPLY ROOF COVERING MATERIAL AT TEMPERATURES OF 40°F OR HIGHER.
- CUT THE MEMBRANE INTO 10–15 FT LENGTHS AND RE-ROLL LOOSELY. PEEL BACK 1–2 FT OF RELEASE LINER, ALIGN THE MEMBRANE, AND CONTINUE TO PEEL THE RELEASE LINER FROM THE MEMBRANE. PRESS THE MEMBRANE IN PLACE WITH HEAVY HAND PRESSURE.
- SIDE LAPS MUST BE A MINIMUM OF 3.5 IN. AND END LAPS A MINIMUM OF 6 IN. FOR VALLEY AND RIDGE APPLICATION, PEEL THE RELEASE LINER, CENTER THE SHEET OVER THE VALLEY OR RIDGE, DRAPE, AND PRESS IT IN PLACE. WORK FROM THE CENTER OF THE VALLEY OR RIDGE OUTWARD IN EACH DIRECTION AND START AT THE LOW POINT AND WORK UP THE ROOF.
- ALTERNATIVELY, STARTING WITH A FULL ROLL OF MEMBRANE, UNROLL A 3–6 FT PIECE OF MEMBRANE LEAVING THE RELEASE LINER IN PLACE. ALIGN THE MEMBRANE AND ROLL IN THE INTENDED DIRECTION OF MEMBRANE APPLICATION. CAREFULLY CUT THE RELEASE LINER ON TOP OF THE ROLL IN THE CROSS DIRECTION BEING CAREFUL NOT TO CUT THE MEMBRANE. PEEL BACK ABOUT 6" OF THE RELEASE LINER IN THE OPPOSITE DIRECTION OF THE INTENDED MEMBRANE APPLICATION EXPOSING THE BLACK ADHESIVE. HOLD THE RELEASE LINER WITH ONE HAND AND PULL THE ROLL ALONG THE DECK WITH THE RELEASE LINER, LEAVING THE APPLIED MEMBRANE BEHIND. USE THE OTHER HAND TO APPLY PRESSURE ON THE TOP OF THE ROLL. STOP FREQUENTLY TO PRESS THE MEMBRANE IN PLACE WITH HEAVY HAND PRESSURE. WHEN FINISHED WITH THE ROLL GO BACK TO THE BEGINNING, RE-ROLL AND PULL THE REMAINING RELEASE PAPER FROM THE MATERIAL, FINISHING THE INSTALLATION.
- FOR SUCCESSIVE MEMBRANE COURSES, ALIGN THE EDGE OF THE RELEASE LINER WITH THE DASHED LINE PROVIDED ON THE SURFACE OF THE MEMBRANE TO ACHIEVE THE 3.5 IN SIDE LAP.
- CONSISTENT WITH GOOD ROOFING PRACTICE, INSTALL THE MEMBRANE SUCH THAT ALL LAPS SHED WATER. ALWAYS WORK FROM THE LOW POINT TO THE HIGH POINT OF THE ROOF. APPLY THE MEMBRANE IN VALLEYS BEFORE THE MEMBRANE IS APPLIED TO THE EAVES. FOLLOWING PLACEMENT ALONG THE EAVES, CONTINUE APPLICATION OF THE MEMBRANE UP THE ROOF. THE MEMBRANE MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY.
- USE SMOOTH SHANK, ELECTRO-PLATED GALVANIZED NAILS FOR FASTENING SHINGLES TO GET THE BEST SEAL. HAND NAILING GENERALLY PROVIDES A BETTER SEAL THAN POWER-ACTIVATED NAILING. IF NAILING OF THE MEMBRANE IS NECESSARY ON STEEP SLOPES DURING HOT OR EXTREME COLD WEATHER, BACK-NAIL AND COVER THE NAILS BY OVERLAPPING WITH THE NEXT SHEET.
- EXTEND THE MEMBRANE ON THE ROOF DECK ABOVE THE HIGHEST EXPECTED LEVEL OF WATER BACK-UP FROM ICE DAMS AND ABOVE THE HIGHEST EXPECTED LEVEL OF SNOW AND ICE ON THE WALL SHEATHING ON VERTICAL SIDE WALLS (DORMERS) AND VERTICAL FRONT WALLS FOR ICE DAM PROTECTION. CONSIDER A DOUBLE LAYER OF MEMBRANE IN CRITICAL AREAS, SUCH AS ALONG THE EAVES OR IN VALLEYS AND IN CLIMATES WHERE SEVERE ICE DAMS ARE ANTICIPATED. APPLY THE MEMBRANE TO THE ENTIRE ROOF DECK FOR WIND-DRIVEN RAIN PROTECTION. APPLY A NEW LAYER OF GRACE ICE & WATER SHIELD HT MEMBRANE DIRECTLY OVER THE OLD GCP SELFADHERED UNDERLAYMENT (EXCEPT GCP GRANULAR UNDERLAYMENT) IN RETROFIT APPLICATIONS FOLLOWING THE STANDARD MEMBRANE APPLICATION PROCEDURE.

DELTA-DRY STUCCO & STONE

VENTILATED RAINSCREEN WITH PRE-INSTALLED MORTAR SCREEN FOR MANUFACTURED STONE AND CONVENTIONAL STUCCO CLADDINGS

RECOMMENDED MATERIALS:
- DELTA-DRY STUCCO & STONE
- DELTA-BUG SCREEN
- DELTA®-FLEXX-BAND

NOTES AND LIMITATIONS:
- THESE INSTALLATION INSTRUCTIONS FOR DELTA-DRY STUCCO & STONE ARE INTENDED ONLY AS A GUIDE AND ARE FOR THE CONVENIENCE OF THE CONTRACTORS, SPECIFIERS, AND OTHER INTERESTED PARTIES. THE FINAL APPLICATION AND DETAILS ARE THE SOLE RESPONSIBILITY OF THE DESIGN AUTHORITY ON RECORD FOR THE PROJECT.
- ALWAYS CONFIRM THE LOCAL BUILDING CODE REQUIREMENTS PRIOR TO INSTALLATION.
- DO NOT INSTALL DELTA-DRY STUCCO & STONE IN ADVERSE WEATHER CONDITIONS. HIGH WINDS MAY HAMPER APPLICATION.
- LOCAL BUILDING CODES MAY REQUIRE TWO LAYERS OF WRB (WATER-RESISTIVE BARRIER) BEHIND ABSORPTIVE CLADDINGS SUCH AS PLASTER OR MANUFACTURED STONE VENEER APPLIED OVER WOOD-BASED SHEATHING. WHERE TWO LAYERS OF WRB ARE REQUIRED, BOTH LAYERS SHOULD BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDED PROCEDURES DIRECTLY OVER THE WOOD-BASED SHEATHING TO THE INTERIOR SIDE OF DELTA-DRY STUCCO & STONE.
- WINDOW, DOOR AND OTHER OPENINGS SHOULD BE PROPERLY FLASHED AND INTEGRATED INTO THE WRB IN ACCORDANCE WITH ASTM E-2112-07 OR AAMA 2400-02.
- ALWAYS FOLLOW CLADDING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ENSURE PROTRUSIONS THAT MAY PENETRATE THE MEMBRANE ARE REMOVED FROM SUBSTRATE.
- PRODUCT IS NOT DESIGNED FOR PERMANENT UV EXPOSURE. ALWAYS COVER AS SOON AS POSSIBLE.

INSTALLATION:
- FOR CLADDINGS ON WALLS SUCH AS ADHERED MANUFACTURED STONE VENEER AND PLASTER (STUCCO), INSTALL FLASHING WITH DRIP EDGE AT BOTTOM OF WALL, COVERING TRANSITION FROM EXTERIOR SHEATHING BOARD (E.G. OSB) TO FOUNDATION WALL. ENSURE THAT APPROVED WRB TERMINATES SHINGLE-FASHION OVER TOP OF THIS FLASHING WITH DRIP EDGE.
- FOR EASE OF INSTALLATION, WORK WITH TWO PEOPLE.
- FASTEN DELTA-BUG SCREEN TO THE FLASHING WITH ACCEPTABLE FASTENERS. ENSURE BOTTOM EDGE OF DELTA-BUG SCREEN IS ALIGNED WITH PLANNED BOTTOM TERMINATION OF BOTTOM EDGE OF CLADDING.
- COVER THE ENTIRE WALL WITH DELTA-DRY STUCCO & STONE WHEREVER WALL CLADDING IS TO BE INSTALLED. ALWAYS UNROLL DELTA-DRY STUCCO & STONE IN A HORIZONTAL DIRECTION. MAKE SURE THE MORTAR SCREEN (FABRIC) FACES THE INSTALLER.
- PLACE BOTTOM EDGE OF FIRST COURSE OF DELTA-DRY STUCCO & STONE DIRECTLY ON TOP OF DELTA-BUG SCREEN.
- PROPER VENTILATION AT TOP AND BOTTOM OF THE WALL IS VERY IMPORTANT FOR SYSTEM PERFORMANCE.
- AS ONE PERSON HOLDS DELTA-DRY STUCCO & STONE, THE OTHER INSTALLS THE FASTENERS. BEGIN FASTENING DELTA-DRY STUCCO & STONE IN THE MIDDLE OF THE MEMBRANE. FASTEN DELTA-DRY STUCCO & STONE MAXIMUM EVERY 24" (60 CM) HORIZONTALLY ALONG THE MIDDLE OF DELTA-DRY STUCCO & STONE. SECURE DELTA-DRY STUCCO & STONE BY FASTENING INTO THE STUDS (WHEREVER POSSIBLE).

SIDE LAPS AND END LAPS:
- SIDE LAPS AND END LAPS SHALL BE PLACED TIGHTLY TO THE ADJACENT ROLL. DO NOT OVERLAP OR INTERLOCK DELTA-DRY STUCCO & STONE.
- AT END LAPS, FASTEN DELTA-DRY STUCCO & STONE APPROXIMATELY EVERY 12" (30 CM) VERTICALLY.
- AT SIDE LAPS, FASTEN DELTA-DRY STUCCO & STONE APPROXIMATELY EVERY 12" (30 CM) HORIZONTALLY.

INSTALLING AROUND CORNERS:
- INSTALL DELTA-DRY STUCCO & STONE ON INSIDE CORNERS AS TIGHTLY AS POSSIBLE BY PUSHING THE MEMBRANE INTO THE CORNER, THEN ANCHOR IN PLACE WITH FASTENERS IN THE BODY.
- INSTALL DELTA-DRY STUCCO & STONE ON OUTSIDE CORNERS AS TIGHTLY AS POSSIBLE BY PRESSING THE MEMBRANE AROUND THE CORNER, THEN ANCHOR IN PLACE WITH FASTENERS IN THE BODY.

PENETRATIONS:
- CUT DELTA-DRY STUCCO & STONE AS TIGHTLY AS POSSIBLE AROUND WINDOW, DOOR, PIPE, AND OTHER OPENINGS.
- FOR THE TOP OF ALL WINDOWS AND DOORS, INSTALL DELTA-BUG SCREEN AT BOTTOM EDGE OF FLASHING (PLANNED BOTTOM TERMINATION OF BOTTOM EDGE OF CLADDING). PLACE BOTTOM EDGE OF DELTA-DRY STUCCO & STONE DIRECTLY ON TOP OF DELTA-BUG SCREEN.
- FOR THE BOTTOM OF WINDOWS AND DOORS WIDER THAN 6 FT (1.8 M), VENTILATION IS REQUIRED. FOR WINDOWS AND DOORS LESS THAN 6' (1.8 M) WIDE, NO VENTILATION GAP IS REQUIRED AT THE BOTTOM.

TOP OF WALL:
- AT THE TOP OF WALLS, INSTALL WOOD BLOCKING, CUT TO FIT ON SITE. FASTEN DELTA-BUG SCREEN DIRECTLY AGAINST THE BOTTOM OF THE WOOD BLOCKING. ENSURE THAT THE CONTINUITY OF THE APPROVED WRB IS MAINTAINED BEHIND THE WOOD BLOCKING. THE TOP OF DELTA-DRY STUCCO & STONE SHALL BE INSTALLED DIRECTLY AGAINST THE BOTTOM EDGE OF DELTA-BUG SCREEN.
- TO MAINTAIN PROPER VENTILATION, THE WOOD BLOCKING SHALL EXTEND BEYOND THE TOP EDGE OF THE CLADDING BY AT LEAST 3/8" (10 MM).
- TO PROTECT THE 3/8" (10 MM) AIR GAP FROM WIND-DRIVEN RAIN, FASTEN MOLDING PIECE TO THE WOOD BLOCKING. ENSURE THAT IT OVERLAPS THE CLADDING BY A MINIMUM OF 2" (5 CM), DEPENDING ON LOCAL WIND CONDITIONS.

BUILDINGS OVER TWO STORIES HIGH:
- ON BUILDINGS OVER TWO STORIES HIGH, A HORIZONTAL VENTILATION DETAIL MUST BE INSTALLED EVERY TWO STORIES.
- IN CLIMATE ZONE 4C (MARINE), A HORIZONTAL VENTILATION DETAIL MUST BE INSTALLED EVERY STORY.

INSPECTION AND CLEAN-UP:
- REPAIR TORN RAINSCREEN AS FOLLOWS: ANY, RIPS, TEARS OR HOLES IN THE DELTA-DRY STUCCO & STONE SMALLER THAN 2" IN DIAMETER SHOULD BE PATCHED WITH DELTA®-FLEXX-BAND CENTERED OVER THE TEAR. ANY RIPS, OR HOLES LARGER THAN 2" IN DIAMETER SHOULD BE PATCHED WITH DELTA-DRY STUCCO & STONE. CUT A PIECE OF DELTA-DRY STUCCO & STONE THE DIAMETER OF THE TEAR. REMOVE FABRIC THE SIZE OF THE PATCH FROM OVER THE TEAR. CENTER THE PATCH OVER THE TEAR AND FASTEN WITH APPROVED FASTENERS OR TAPE EDGES OF PATCH WITH DELTA®-FLEXX-BAND.
- REMOVE MUD AND SIMILAR MARKS WITH A WATER SCRUB. IF CHEMICALS HAVE BEEN SPILLED ON DELTA-DRY STUCCO & STONE, TREAT AS A TEAR AND REPAIR AS STATED ABOVE.
- ENSURE WALL CLADDING IS INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDED PROCEDURES.
- SELECT CLADDING FASTENERS TO ALLOW FOR THE ADDITIONAL THICKNESS OF DELTA-DRY STUCCO & STONE.

DISPOSAL OF WASTE:
- DELTA-DRY STUCCO & STONE IS MADE FROM ENVIRONMENTALLY FRIENDLY HDPE. WASTE CAN BE RECYCLED WHERE FACILITIES ALLOW.

DELTA-VENT SA

SELF-ADHERED VAPOR PERMEABLE WATER-RESISTIVE & AIR BARRIER INSTALLATION INSTRUCTIONS

RECOMMENDED MATERIALS:
- DELTA-VENT SA
- DELTA-HF PRIMER OR DELTA-ADHESIVE LVC
- DELTA-FAS CORNER (PRE-FABRICATED WINDOW CORNER)
- DELTA-FLEXX BAND (FLEXIBLE FLASHING)
- DELTA-MULTI BAND TAPE
- DELTA-FLASHING 9
- DELTA-THAN OR DELTA-TILAXX

NOTES ON AIR BARRIER CONTINUITY:
- TO ENSURE THE CONTINUITY OF AIR AND WATER-RESISTIVE BARRIER, IT IS ESSENTIAL TO INSTALL DELTA-VENT SA AND ALL DELTA COMPONENTS IN A MANNER THAT SEALS ALL THE POTENTIAL LEAKAGE POINTS:
  - CONNECTIONS OF THE WALLS TO THE ROOF AIR BARRIER
  - CONNECTIONS OF THE WALLS TO THE FOUNDATION
  - SEISMIC AND EXPANSION JOINTS
  - PIPING, CONDUIT, DUCT AND SIMILAR PENETRATIONS
  - MASONRY TIES, SCREWS, BOLTS AND SIMILAR PENETRATIONS CHANGES IN PLANE
  - ALL OTHER POTENTIAL AIR LEAKAGE PATHWAYS IN THE BUILDING ENCLOSURE
- THESE INSTALLATION INSTRUCTIONS FOR DELTA-VENT SA ARE INTENDED ONLY AS A GUIDE AND ARE FOR THE CONVENIENCE OF THE CONTRACTORS, SPECIFIERS, AND OTHER INTERESTED PARTIES. THE FINAL APPLICATION AND DETAILS ARE THE SOLE RESPONSIBILITY OF THE DESIGN AUTHORITY ON RECORD FOR THE PROJECT.
- APPLICATIONS USING CEMENTITIOUS COATING DIRECTLY APPLIED TO SURFACE OF THE DELTA-VENT SA IS NOT RECOMMENDED. FOR THESE APPLICATION, PLEASE CALL OUR TECHNICAL SUPPORT TEAM: 1-888-433-5824 EXT. 326.
- DELTA-VENT SA MEMBRANE SHOULD BE INSTALLED AT 40°F (4.4°C) AND ABOVE, IN COLD WEATHER, STORE ROLLS IN WARM AREA TO ENHANCE ADHESION AND WORKABILITY. DO NOT INSTALL DELTA-VENT SA IN ADVERSE WEATHER CONDITIONS. HIGH WINDS MAY HAMPER APPLICATION.
- ALL SURFACES MUST BE SOUND, DRY, CLEAN AND FREE OF DUST, OIL, GREASE, DIRT, EXCESS MORTAR OR OTHER CONTAMINANTS DETRIMENTAL TO THE ADHESION OF THE MEMBRANE.
- ENSURE PROTRUSIONS THAT MAY PENETRATE THE MEMBRANE ARE REMOVED FROM SUBSTRATE.
- IF BEING APPLIED TO CONCRETE OR MASONRY SUBSTRATES FILL VOIDS, GAPS AND SPALLED AREAS IN SUBSTRATE TO PROVIDE AN EVEN PLANE. STRIKE MASONRY JOINTS FULL-FLUSH.
- IT IS RECOMMENDED THAT DELTA-VENT SA BE INSTALLED PRIOR TO THE INSTALLATION OF SEISMIC STRAPS.
- CURING COMPOUNDS OR RELEASE AGENTS USED IN CONCRETE CONSTRUCTION MUST BE RESIN-BASED WITHOUT OIL, WAX OR PIGMENTS.
- FOR OPTIMUM ADHESION, PRIME SUBSTRATES INCLUDING EXTERIOR-GRADE GYPSUM BOARD, OSB, PLYWOOD, CMU, DELTA®-HF PRIMER OR DELTA-ADHESIVE LVC.
- IF SEALANT IS REQUIRED, DELTA-THAN OR DELTA-TILAXX IS RECOMMENDED.
- WHEN ATTACHING BRICK TIES FOR ANCHORING MASONRY CLADDINGS AFTER THE INSTALLATION OF DELTA-VENT SA, INSTALL A PATCH OF DELTA-FLEXX BAND AT THE PENETRATION SITE BEFORE INSTALLING THE BRICK TIE. THE PATCH SHOULD BE OF AN ADEQUATE SIZE TO SEAL ONLY THE PENETRATION POINT.
- PRODUCT IS NOT DESIGNED FOR PERMANENT UV EXPOSURE. ALWAYS COVER AS SOON AS POSSIBLE.

STEP 1 INSTALLATION:
- IF PRIMER IS BEING USED, APPLY TO SUBSTRATE AT RECOMMENDED APPLICATION RATE. APPLY ONLY TO AREAS WHERE MEMBRANE WILL BE APPLIED THAT DAY.
- CUT DELTA-VENT SA INTO MANAGEABLE LENGTH. DELTA-VENT SA CAN BE INSTALLED VERTICALLY OR HORIZONTALLY.
- STARTING AT THE CORNER OF THE BUILDING, ALIGN AND POSITION DELTA-VENT SA TO SUBSTRATE.
- REMOVE RELEASE LINER FROM TOP HALF OF SHEET AND PRESS DELTA-VENT SA FIRMLY INTO PLACE.
- ENSURE PROPER ALIGNMENT OF MEMBRANE TO AVOID WRINKLES.
- REMOVE BOTTOM HALF OF RELEASE LINER AND PRESS DELTA-VENT SA FIRMLY INTO PLACE.
- AT END LAPS, OVERLAP DELTA-VENT SA BY MINIMUM OF 6" (150 MM). TO ENSURE AIR BARRIER CONTINUITY TAPE ANY LAPS WITHOUT THE SELF-ADHERING EDGE WITH DELTA®-MULTI BAND TAPE.
- AT SIDE LAPS, OVERLAP DELTA-VENT SA BY MINIMUM 4" (100 MM) ENSURING UPPER COURSE COMPLETELY OVERLAPS GLUE STRIP ON LOWER COURSE. REMOVE OVERLAP RELEASE LINER AND PRESS FIRMLY TOGETHER.
- ALWAYS BEGIN THE INSTALLATION OF DELTA-VENT SA AT BOTTOM OF THE BUILDING TO ENSURE PROPER DOWNWARD SHINGLING OF SIDE LAPS.
- USING HAND ROLLER, FIRMLY ROLL ALL MEMBRANE SURFACES TO ENSURE APPROPRIATE ADHESION.

STEP 2 WALL/FOUNDATION TRANSITION:
- IF THROUGH-WALL FLASHING IS INSTALLED, DELTA-VENT SA SHOULD OVERLAP BY MINIMUM OF 6".
- IF NO THROUGH-WALL FLASHING IS INSTALLED, THE BOTTOM EDGE OF DELTA®-VENT SA SHOULD EXTEND BEYOND THE SILL PLATE BY AT LEAST 2". SEAL BOTTOM EDGE WITH DELTA-FLASHING OR DELTA-FLEXX BAND. USE HAND ROLLER FIRMLY TO ENSURE APPROPRIATE ADHESION. TO ENSURE PROPER ADHESION, PRIME SUBSTRATE WITH DELTA-HF PRIMER OR DELTA-ADHESIVE LVC.

STEP 3 WINDOW:
- INSTALL DELTA-FAS CORNER IN LOWER CORNERS OF ROUGH OPENING. STAPLE ON VERTICAL LEG FOR TEMPORARY SUPPORT
- INSTALL DELTA-VENT SA MEMBRANE BELOW WINDOW WITH CUT OUT MINIMUM 8" ABOVE SILL. INSTALL DELTA®-FLASHING MEMBRANE AT SILL. OVERLAP 2" ONTO VERTICAL DELTA-VENT SA MEMBRANE BELOW.
- INSTALL DELTA-VENT SA MEMBRANE STRIP TO WRAP JAMB. LAP 8" ONTO FACE OF WALL AT JAMB, MINIMUM 3" AT HEAD. INSTALL DELTA-VENT SA MEMBRANE AT HEAD OF ROUGH OPENING. LAP MINIMUM 8" ONTO FACE OF WALL AT HEAD. INSTALL DELTA-MULTI-BAND TAPE AT OVERLAPPED EDGES OF DELTA-VENT SA TO ENSURE AIR-TIGHTNESS.
- INSTALL WINDOW SHIMS IN ACCORDANCE WITH WINDOW MANUFACTURER'S SPECIFICATIONS, TYPICALLY AT QUARTER POINTS OF ROUGH OPENING AND UNDER SETTING BLOCK LOCATIONS FOR WINDOW. INSTALL WINDOW IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. GENERALLY, THE GAP BETWEEN WINDOW AND ROUGH OPENING SHOULD BE AROUND 1/2".
- FROM INTERIOR, INSTALL BACKER ROD AROUND THE FULL PERIMETER OF WINDOW. INSTALL DELTA-TILAXX SEALANT AROUND PERIMETER OF WINDOW ALTERNATE AIR SEALING DETAIL. APPLY LOW EXPANSION SPRAY FOAM AROUND FULL PERIMETER OF WINDOW. DO NOT SEAL FULL CAVITY TO ALLOW DRAINAGE FROM SILL FLASHING.

STEP 4 INSTALLATION OF MEMBRANE:
- PRIME SHEATHING WITH DELTA-HF PRIMER OR DELTA-ADHESIVE LVC BEFORE APPLYING DELTA-VENT SA.
- INSTALL DELTA-VENT SA MEMBRANE OVERLAPPING WINDOW FLANGE AND EXTENDING MINIMUM 3" ABOVE TOP FLANGE.
- TAPE DELTA-VENT SA TO WINDOW FLANGE AT BOTH JAMBS WITH DELTA-MULTI-BAND TAPE OR DELTA-FLASHING 6".
- INSTALL DELTA-VENT SA MEMBRANE ABOVE HEAD OF WINDOW, OVERLAPPING WINDOW FLANGE AND LOWER MEMBRANE SHEETS.
- INSTALL DELTA-MULTI-BAND TAPE AT OVERLAPPED EDGES OF DELTA-VENT SA TO ENSURE AIR-TIGHTNESS.
- USING HAND ROLLER, FIRMLY ROLL ALL MEMBRANE SURFACES TO ENSURE APPROPRIATE ADHESION.

STEP 5 PENETRATIONS:
- CUT DELTA-VENT SA AROUND PENETRATIONS AS TIGHTLY AS POSSIBLE.
- SEAL GAPS BETWEEN PENETRATION AND SUBSTRATE WITH DELTA-THAN OR DELTA-TILAXX SEALANT.
- INSTALL DELTA-FLEXX BAND AROUND THE PENETRATION.
- TAPE RIPS, TEARS OR HOLES SMALLER THAN 2" WITH DELTA-MULTI BAND.
- FOR HOLES GREATER THAN 2" A PATCH IS REQUIRED.
- CUT A PATCH MINIMUM 6" LARGER THAN THE HOLE. INSTALL PATCH OF DELTA-VENT SA OVER THE HOLE.
- REMOVE RELEASE LINER, PRESS THE PATCH FIRMLY INTO PLACE, AND HAND ROLL.
- TAPE THE PATCH WITH DELTA®-MULTI BAND IN THE FOLLOWING ORDER: BOTTOM, SIDES, TOP.

DELTA-DRY

VENTILATED RAINSCREEN FOR ABSORPTIVE CLADDING INSTALLATION INSTRUCTIONS

RECOMMENDED MATERIALS:
- DELTA-DRY
- DELTA-BUG SCREEN
- DELTA-FLEXX BAND (FLEXIBLE FLASHING)

NOTES AND LIMITATIONS:
- THESE INSTALLATION INSTRUCTIONS FOR DELTA-DRY ARE INTENDED ONLY AS A GUIDE AND ARE FOR THE CONVENIENCE OF THE CONTRACTORS, SPECIFIERS, AND OTHER INTERESTED PARTIES. THE FINAL APPLICATION AND DETAILS ARE THE SOLE RESPONSIBILITY OF THE DESIGN AUTHORITY ON RECORD FOR THE PROJECT.
- ALWAYS CONFIRM THE LOCAL BUILDING CODE REQUIREMENTS PRIOR TO INSTALLATION.
- DO NOT INSTALL DELTA-DRY IN ADVERSE WEATHER CONDITIONS. HIGH WINDS MAY HAMPER APPLICATION.
- LOCAL BUILDING CODES MAY REQUIRE TWO LAYERS OF WRB (WATER-RESISTIVE BARRIER) BEHIND ABSORPTIVE CLADDINGS SUCH AS PLASTER OR MANUFACTURED STONE VENEER APPLIED OVER WOOD-BASED SHEATHING. WHERE TWO LAYERS OF WRB ARE REQUIRED, THE FIRST LAYER SHOULD BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDED PROCEDURES DIRECTLY OVER THE WOOD-BASED SHEATHING TO THE INTERIOR SIDE OF DELTA-DRY. THE SECOND LAYER SHOULD BE APPLIED ON THE EXTERIOR SIDE OF DELTA-DRY.
- WINDOW, DOOR AND OTHER OPENINGS SHOULD BE PROPERLY FLASHED AND INTEGRATED INTO THE WRB IN ACCORDANCE WITH ASTM E-2112-07 OR AAMA 2400-02.
- ALWAYS FOLLOW CLADDING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ENSURE PROTRUSIONS THAT MAY PENETRATE THE MEMBRANE ARE REMOVED FROM SUBSTRATE.
- PRODUCT IS NOT DESIGNED FOR PERMANENT UV EXPOSURE. ALWAYS COVER AS SOON AS POSSIBLE.

INSTALLATION (BOTTOM OF WALL):
- FOR CLADDINGS ON WALLS SUCH AS ADHERED MANUFACTURED STONE VENEER, PLASTER (STUCCO), CEMENT BOARD AND VINYL CLADDING, INSTALL FLASHING WITH DRIP EDGE AT BOTTOM OF WALL, COVERING TRANSITION FROM EXTERIOR SHEATHING BOARD (E.G. OSB) TO FOUNDATION WALL. ENSURE THAT AP

GENERAL NOTES AND SPECIFICATIONS

WOOD

WOOD FRAMING GENERAL:

- PROVIDE DOUBLE JOISTS UNDER AND PARALLEL TO ALL BEARINGS PARTITIONS.
- ALL BOLT HOLES SHALL DE DRILLED 1/32" TO 1/16" OVERSIZED.
- ALL FOUNDATIONS PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS THAT REST ON CONCRETE OR MASONRY FOUNDATIONS WHITHIN 48" OF THE GROUND, SHALL DE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY.
- 2x12 JOISTS SHALL BE BLOCKED AT THE SUPPORTS AND AT 8 FEET o.c. (AND RAFTERS GREATER THAN 10" DEPTHS AT THE SUPPORTS AND AT 10 FEET O.C.) WITH SOLID 2x BLOCKING 2" SHALLOVER THAN JOISTS OR APPROVED METAL CROSS BRIDGING.
- WOOD FRAMING MEMBERS: DOUGLAS FIR-LARCH N°2 UNLESS OTHERWISE MARKED ON THE PLANS.
- RAFTER TIES SPACED AT 4 FEET (MAX.) ON CENTER ARE REQUIRED IMMEDIATELY ABOVE CEILING JOISTS WHICH ARE NOT PARALLEL TO THE RAFTERS.

NAILING SCHEDULE TABLE

JOIST TO SILL OR GIRDER, TOENAIL	3-8d
BRIDGING TO JOIST, TOENAIL EACH END	2-8d
1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d @16" o.c.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d per 16"
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
DOUBLE STUDS FACE NAIL	16d @24"o.c.
DOUBLED TOP PLATES, TYPICAL FACE NAIL	16d @16"o.c.
DOUBLE TOP PLATES, LAP SPLICE	8-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
RIM JOIST TO TOP PLATE, TOENAIL	8d @6" o.c.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	16d @ o.c. along each edge
CEILING JOISTS TO PLATE, TOENAIL	3-8d
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOENAIL	3-8d
1"x BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
WIDER THAN 1"x8" SHEATHINGS TO EACH BEARING, FACE NAIL	3-8d
BUILT-UP CORNER STUDS	16d @24" o.c.
BUILT-UP GIRDER & BEAMS 20d @32" o.c. AT TOP & BOTTOM & STAGGERED	2-20d @ ENDS
2"x PLANKS	2-16d@ EACH BEARING

WOOD SHEAR AND DIAPHRAGMS:

COMMON NAILS SHALL BE USED FOR ALL DIAPHRAGMS AND SHEAR WALL NAILING.
ROOF SHEATHING: 1/2" THICK PLYWOOD CDX WITH INDEX 32/16.
8d NAILS @ 6" o.c. AT PANELS EDGES, AND 8d NAILS @ 12" o.c. AT PANEL FIELD. ALLOW 1/8" SPACING AT PANEL EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
FLOOR SHEATHING: 3/4" THICK PLYWOOD CDX WITH INDEX 32/16.
USE 10d COMMON NAILS AT 6" o.c. AND @ PANEL EDGES AND 10" o.c. IN THE FIELD. ALLOW 1/8" SPACING AT PANEL EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
PLYWOOD DIAPHRAGMS: PRODUCT STANDARD PS 1-95, DOUGLAS FIR-LARCH.
WATERPROOFING: STUCCO OVER PLYWOOD SHEAR WALL WILL BE WATERPROOFED WITH A MINIMUM OF TWO 15# (GRADE D) UNDERLAYMENTS.

WOOD CONSTRUCTION

STRUCTURAL LUMBER SHALL BE GRADE-MARKED DOUGLAS FIRLACH

RAFTERS	2 TO 4 WIDE UP TO 6 DEEP	No. 2
	2 TO 4 WIDE, 8" OR LARGER	No. 2
JOISTS	2 TO 4 WIDE, 6 AND DEEPER	No. 2
BEAMS, PURLINS	OVER 4 WIDE	No. 1
SUB-PURLINS	2 TO 4 WIDE, 4 DEEP	No. 1
LEDGERS		No. 2
STUDS	2x4 OR 3x4	No. 2
STUDS	2x6	No. 2
POSTS		No. 2
SILLS, PLATES AND BLOCKING		No. 2

SILLS OR PLATES BEARING ON CONCRETE OR MASONRY WHICH IS WITHIN 48" OF EARTH SHALL BE PRESSURE TREATED, OR EQUAL, WOOD PER C.B.C. SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER x 10" BOLTS 4'-0" o.c. 12" MIN. FROM ENDS, OR 2 BOLTS MIN. PER PIECE. WHERE DIFFERENT SIZES AND/OR SPACINGS ARE REQUIERED, THEY SHALL GOVERN. INSTALL WITH 3"x3"x1/4" PLATE WASHER AT EACH ANCHOR BOLT.

PLACE 2" FIREBLOCKING IN STUD WALLS AT CEILING AND FLOOR LEVELS, AT EACH 10" HEIGHT OF STUDS, AND BETWEEN STAIR STRINGERS AT SUPPORTS.
JOISTS SHALL BE BLOCKED AT SUPPORTS AND BRIDGED OR BLOCKED AT INTERVALS OF 8 FT WHERE JOISTS ARE 2x12 OR DEEPER.
JOISTS UNDER NON-BEARING PARTITIONS SHALL BE DOUBLED, EXCEPT AS NOTED
LAGBOLTS (& SCREWS) SHALL BE PRE-DRILLED TO SHANK DIAMETER AND FULL DEPTH AND SCREWED (NOT DRIVEN) INTO PLACE.
CUT WASHERS SHALL BE PLACED UNDER HEADS AND NUTS OF ALL BOLTS AND UNDER HEADS OF LAGBOLTS. ONE CUT WASHER SHALL BE USED FOR BOLTS CONNECTING WOOD LEDGERS TO CONCRETE OR MASONRY WALLS.
ALL HARDWARE USED FOR WOOD CONNECTION SHALL BE SIMPSON STRONG-TIE PRODUCTS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. ATERNATE PRODUCTS WILL ONLY BE PERMITTED IF WRITTEN APPROVAL AND ACCEPTANCE IS OBTAINED BY ENGINEER.
ALL LUMBER SHALL HAVE A MOISTURE CONTENT NOT TO EXCEED 19% AT THE TIME OF FABRICATION OR CONSTRUCTION.
FASTENERS FOR PRESERVATIVE-TREATED OR FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.

DESIGN PARAMETERS

7-22 ASCE : MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES
2021 IBC : INTERNATIONAL BUILDING CODE
2022 CBC : CALIFORNIA BUILDING CODE

SEISMIC VALUES

a.1	IMPORTANCE FACTOR	I
a.2	RISK CATEGORY	II
	LATITUDE:	36.543358 °N
	LONGITUDE:	121.832932 °W
b.	MAPPED SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS	S_S=1.294g
	MAPPED SPECTRAL RESPONSE ACCELERATION AT 1-SECOND PERIOD	S_1=0.480g
c.	SEISMIC SITE CLASS:	"C"
d.	SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS	S_{DS}=1.035g
	SPECTRAL RESPONSE ACCELERATION AT 1-SECOND PERIOD	S_{D1}=0.480g
e.	SEISMIC DESIGN CATEGORY:	SDC="D"
f.	BASIC SEISMIC-FORCE-RESISTING SYSTEMS (Light-Framed Walls Sheathed w/wood struc. panels)	
g.	Total Base Shear (LRDF Design ☐, ASD design ☒)	V =25,368 Lbs
h.	SEISMIC RESPONSE COEFFICIENT:	Cs=0.16
i.	RESPONSE MODIFICATION COEFFICIENT FOR SHEAR WALLS	R=6.5
	APPROXIMATE PERIOD PARAMETER	Ct =0.02
j.	Analysis Procedure (Equivalent Lateral Force Procedure)	
k.	Redundacy Factor	ρ=1.3

WIND VALUES

ULTIMATE & NOMINAL WIND SPEED (3-second gust):	92 mph
WIND EXPOSURE CATEGORY:	"D"
INTERNAL PRESSURE COEF.:	+/-0.18
RISK CATEGORY	II

DEAD & LIVE LOADS

ROOF DEAD LOAD:	14 Psf
EXTERIOR WALL DEAD LOAD:	20 Psf
INTERIOR WALL DEAD LOAD:	8 Psf
ROOF LIVE LOAD:	20 Psf

ADDITIONAL NOTES

1. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OF SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC 1709.1.
2. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, POST-INSTALLED ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED TO RESIST SUSTAINED TENSION LOADS, SHOTCRETE PLACEMENT, CONCRETE STRENGTH f=c>2500 PSI, SPRAYED-ON FIREPROOFING, ENGINEERING MASONRY, HIGH-LIFT GROUTING, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES, AND HELICAL PILE FOUNDATIONS.
3. FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
4. FIELD WELDING TO BE DONE BY WELDERS CERTIFIED FOR (STRUCTURAL STEEL)(REINFORCING STEEL)(LIGHT GAUGE STEEL).CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.
5. SHOP WELDS MUST BE PERFORMED IN A LICENSED FABRICATORS SHOP.
6. LICENSED FABRICATOR IS REQUIRED FOR (TRUSSES),(STRUCTURAL STEEL)
7. GLUED-LAMINATED TIMBERS MUST BE FABRICATED IN A LICENSED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER 2015 NDS SUPPLEMENT TABLE 5A.
8. PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
9. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.
10. SPECIAL ACTIVITY INSPECTION IS REQUIRED FOR (BUILDINGS OVER 5 STORIES OR 60' IN HEIGHT)(BUILDINGS OVER 50,000 SQ.FT. OF GROUND FLOOR AREA)(BUILDINGS OVER 200,000 SQ.FT. OF TOTAL FLOOR AREA.
11. A COPY OF THE ICC REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
12. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
13. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND ⅓ WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES.
14. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.
15. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
16. ALL BOLTS SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
17. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

ICC-ES	ICC-ES #
HOLDOWNS	ESR-2330
FOUNDATION ANCHORS	ESR-2508
HANGERS	ESR-2549
FRAMING CLIPS	ESR-2606
STRAPS	ESR-2105
PLYWOOD PANELS	ESR-2586
EPOXY	ESR-2508
SHOT PINS	ESR-1799
CC COLUMN CAP	ESR-2604

SOIL INFORMATION-FOUNDATION-SLAB NOTES

1. SLAB ON GRADE SHALL BE POURED ON MOISTENED COMPACT EARTH. THE SLABS SHALL BE AT LEAST 4 INCHES THICK AND REINFORCED WITH #4 BARS SPACED AT INTERVALS NOT EXCEEDING 16 INCHES ON CENTER EACH WAY.
2. CONCRETE MIX TO BE 1 PART CEMENT, TO 2-1/2 PARTS SAND TO 3-1/2 PARTS COARSE AGGREGATE WITH A MAXIMUM OF 7 GALLONS OF WATER PER SACK OF CEMENT.
3. CONCRETE FOOTING AND SLAB SHALL BE 2500 PSI
4. REBAR NOTES

   REINFORCING BARS SHALL CONFORM TO THE FOLLOWING ASTM RATING AND GRADE TYPE FOR BAR SIZES LISTED:

   #4 AND SMALLER ASTM A615 GRADE 40 (MIN.)
   #5 AND LARGER ASTM A615 GRADE 60

SPECIAL INSPECTIONS FOR CONCRETE PER CBC2022 SECTION 1705.3

TASK	CONTINUOUS	PERIODIC	REFERENCE STANDARD	CBC REFERENCE
WOOD SHEAR WALL WITH FASTENER EQUAL or LESS to 4" o.c. NAILING, BOLTING, ANCHORING, HOLDOWNS, WOOD SHEAR WALL, DRAG STRUTS. (IBC 2015: 1705.12.2)		X		

STRUCTURAL OBSERVATION:

DURING THE CONSTRCUTION THE OWNER SHALL EMPLOY THE STRUCTURAL ENGINEER RESPONSOBLE FOR THE STRUCTURAL DESIGN TO MAKE VISISTS TO THE SITE TO OBSEVE GENERAL COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS, SPECIFICATIONS AND CHANGE ORDERS. THE ENGINEER SHALL SUBMIT A STATEMENT IN WRITING TO THE BUILDNG OFFICIAL STATING THE SITE VISISTS HAVE BEEN MADE AND THAT ANY DEFICIENCIES NOTED HAVE BEEN CORRECTED.

NOTE: ALL CONSTRUCTION NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION SHOWN AND THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE 2022 EDITION.

ASD - Shear Wall Schedule from Table 4.3A SDPWS-2022 (values divided by 2)

Wall ID ▽	Sheathing Material	Panel Nailing		Sill Plate Foundation Anchor Bolts Bolt Embed = 7"	Bolt Edge Distance New Footing	Bolt Edge Distance Existing Footing	Sill-Plate Nailing at Floors	Double top plate/Blocking connection	Sill-Plate thk.	Shear (lbs/ft)	Special Inspection
		Edges	Fields								
1	15/32" CDX	8d @ 6" o.c. 1⅜" Min. penetration into framing	8d @ 12" o.c. 1⅜" Min. penetration into framing	5/8" @ 48" o.c.	1.75"	2"	20d common nail @ 6" o.c.	A35 @ 24" o.c. to Blkg.	1.5"	280	Not Required
2	15/32" CDX	10d @ 6" o.c. 1½"Min. penetration into framing	10d @ 12" o.c. 1½"Min. penetration into framing	5/8" @ 48" o.c.	1.75"	2"	20d common nail @ 6" o.c.	A35 @ 16" o.c. to Blkg.	1.5"	340	Not Required
3	15/32" CDX	10d @ 4" o.c. 1½"Min. penetration into framing	10d @ 12" o.c. 1½"Min. penetration into framing	5/8" @ 32" o.c.	1.75"	2"	3/8" Dia. x 6" long lag @ 8" o.c	A35 @ 8" o.c. to Blkg.	2.5"	510	Required

Notes:
1) This nailing schedule is for common nails only and all panels edges fastened to framing. Plywood can be installed either horizontally or vertically.
2) Shear Panels 3 to 8 requires 3x Framing members at the bottom sill plate when resting on concrete, and behind vertical or horizontal panel edges. Also minimum 1/2" edge staggered nailing distance at panel ends and edges.
3) Use square plate washers 3" x 3" x 1/4" thk. for 5/8" diameter bolts.

* Framing at adjoining panel edges shall be nominal 3" or wider. nails shall be staggered in two lines along panel edges when nail spacing is 2" o.c., or when 10d common nails spaced 3" o.c. penetrate framing more than 1-5/8".

STRUCTURAL PLANS - SHEET INDEX

S-1.1 GENERAL NOTES & SPECIAL INSPECTION
S-2.1 MAIN RESIDENCE FOUNDATION PLAN
S-2.2 MAIN RESIDENCE ROOF FRAMING PLAN
S-2.3 ACCESSORY DWELLING UNIT FOUNDATION & ROOF FRAMING PLAN
S-3.1 FOUNDATION DETAILS
S-3.1 FOUNDATION DETAILS
S-4.1 ROOF FRAMING DETAILS
S-4.2 ROOF FRAMING DETAILS

DATE: 07-30-2023
SCALE: PER PLAN
DRAWN: Y.U.
JOB NUMBER: 23-46
REVISION
⚠

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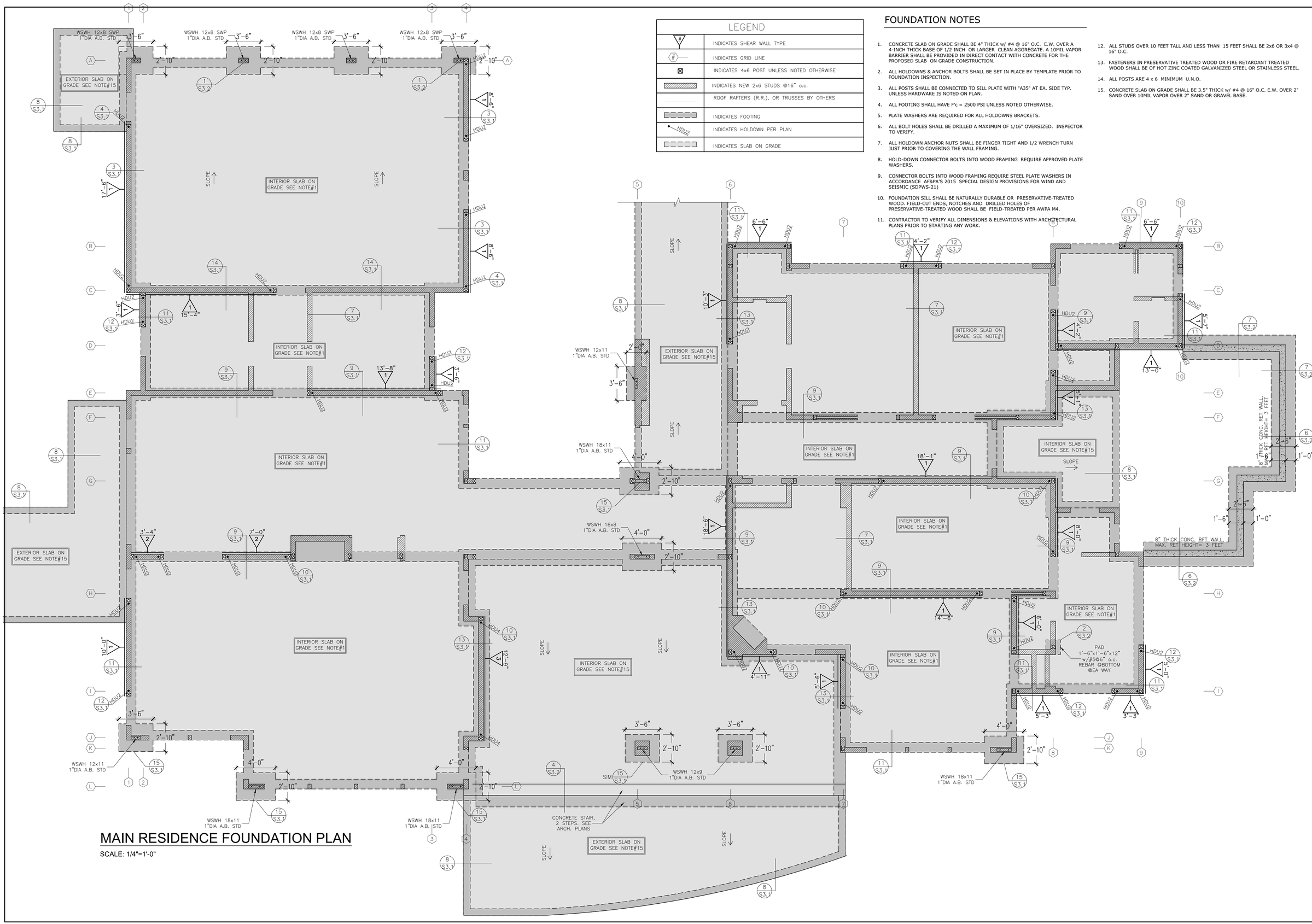
GENERAL NOTES AND SPECIAL INSPECTION

Sweet residence
54 Marguerite Rd. Theama
Carmel, CA 95923
AP#007-322-013

S-1.1



MAIN RESIDENCE FOUNDATION PLAN

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

LEGEND	
#	INDICATES SHEAR WALL TYPE
#	INDICATES GRID LINE
	INDICATES 4x6 POST UNLESS NOTED OTHERWISE
	INDICATES NEW 2x6 STUDS @16" o.c.
	ROOF RAFTERS (R.R.), OR TRUSSES BY OTHERS
	INDICATES FOOTING
HDU2	INDICATES HOLDOWN PER PLAN
	INDICATES SLAB ON GRADE

FOUNDATION NOTES

1. CONCRETE SLAB ON GRADE SHALL BE 4" THICK w/ #4 @ 16" O.C. E.W. OVER A 4-INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE. A 10MIL VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH CONCRETE FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION.
2. ALL HOLDOWNS & ANCHOR BOLTS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.
3. ALL POSTS SHALL BE CONNECTED TO SILL PLATE WITH "A35" AT EA. SIDE TYP. UNLESS HARDWARE IS NOTED ON PLAN.
4. ALL FOOTING SHALL HAVE F'c = 2500 PSI UNLESS NOTED OTHERWISE.
5. PLATE WASHERS ARE REQUIRED FOR ALL HOLDOWNS BRACKETS.
6. ALL BOLT HOLES SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY.
7. ALL HOLDOWN ANCHOR NUTS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING.
8. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS.
9. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE AF&PA'S 2015 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS-21)
10. FOUNDATION SILL SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE FIELD-TREATED PER AWPA M4.
11. CONTRACTOR TO VERIFY ALL DIMENSIONS & ELEVATIONS WITH ARCHITECTURAL PLANS PRIOR TO STARTING ANY WORK.
12. ALL STUDS OVER 10 FEET TALL AND LESS THAN 15 FEET SHALL BE 2x6 OR 3x4 @ 16" O.C.
13. FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
14. ALL POSTS ARE 4 x 6 MINIMUM U.N.O.
15. CONCRETE SLAB ON GRADE SHALL BE 3.5" THICK w/ #4 @ 16" O.C. E.W. OVER 2" SAND OVER 10MIL VAPOR OVER 2" SAND OR GRAVEL BASE.

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STATE OF CALIFORNIA

DATE: 07-30-2023
SCALE: PER PLAN
DRAWN: Y.U.
JOB NUMBER: 23-46
REVISION

MAIN RESIDENCE FOUNDATION PLAN

Sweet residence
54 Marguerite Rd. Theama
Carmel, CA 95923
AP#007-322-013

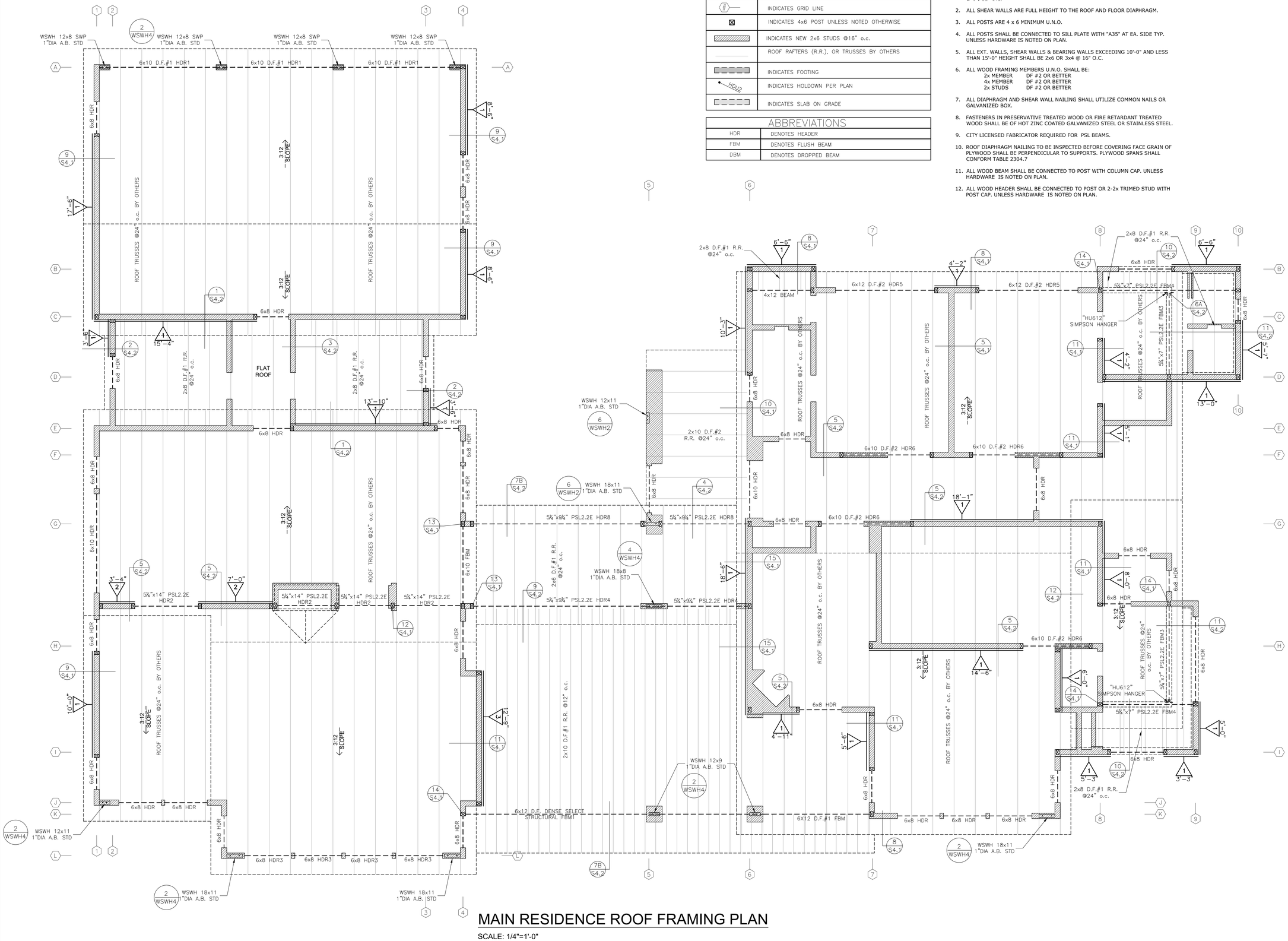
S-2.1

LEGEND	
#	INDICATES SHEAR WALL TYPE
(#)	INDICATES GRID LINE
⊠	INDICATES 4x6 POST UNLESS NOTED OTHERWISE
	INDICATES NEW 2x6 STUDS @16" o.c.
	ROOF RAFTERS (R.R.), OR TRUSSES BY OTHERS
	INDICATES FOOTING
HDU2	INDICATES HOLDOWN PER PLAN
	INDICATES SLAB ON GRADE

ABBREVIATIONS	
HDR	DENOTES HEADER
FBM	DENOTES FLUSH BEAM
DBM	DENOTES DROPPED BEAM

ROOF FRAMING NOTES

1. ROOF SHEATHING SHALL BE 1/2" PLYWOOD, CD-X P11 32/16, w/ 8d COMMON NAILS @ 6", 12" O.C.
2. ALL SHEAR WALLS ARE FULL HEIGHT TO THE ROOF AND FLOOR DIAPHRAGM.
3. ALL POSTS ARE 4 x 6 MINIMUM U.N.O.
4. ALL POSTS SHALL BE CONNECTED TO SILL PLATE WITH "A35" AT EA. SIDE TYP. UNLESS HARDWARE IS NOTED ON PLAN.
5. ALL EXT. WALLS, SHEAR WALLS & BEARING WALLS EXCEEDING 10'-0" AND LESS THAN 15'-0" HEIGHT SHALL BE 2x6 OR 3x4 @ 16" O.C.
6. ALL WOOD FRAMING MEMBERS U.N.O. SHALL BE:
   - 2x MEMBER DF #2 OR BETTER
   - 4x MEMBER DF #2 OR BETTER
   - 2x STUDS DF #2 OR BETTER
7. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
8. FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
9. CITY LICENSED FABRICATOR REQUIRED FOR PSL BEAMS.
10. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. PLYWOOD SPANS SHALL CONFORM TABLE 2304.7
11. ALL WOOD BEAM SHALL BE CONNECTED TO POST WITH COLUMN CAP. UNLESS HARDWARE IS NOTED ON PLAN.
12. ALL WOOD HEADER SHALL BE CONNECTED TO POST OR 2-2x TRIMED STUD WITH POST CAP. UNLESS HARDWARE IS NOTED ON PLAN.



MAIN RESIDENCE ROOF FRAMING PLAN

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

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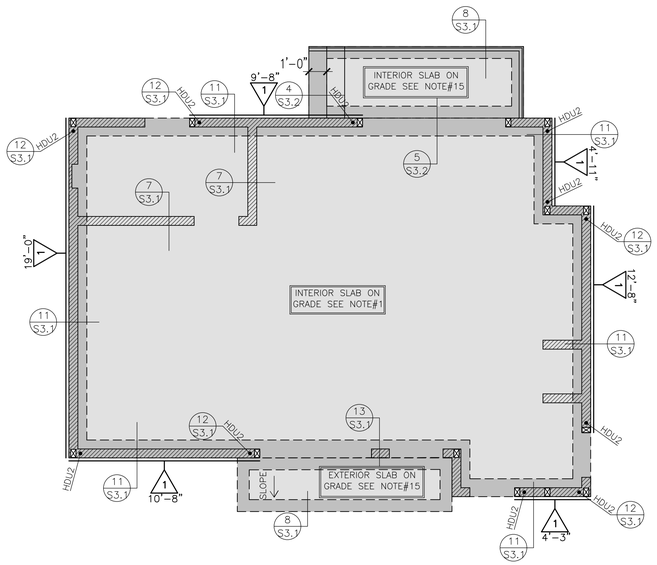
MAIN RESIDENCE ROOF FRAMING PLAN

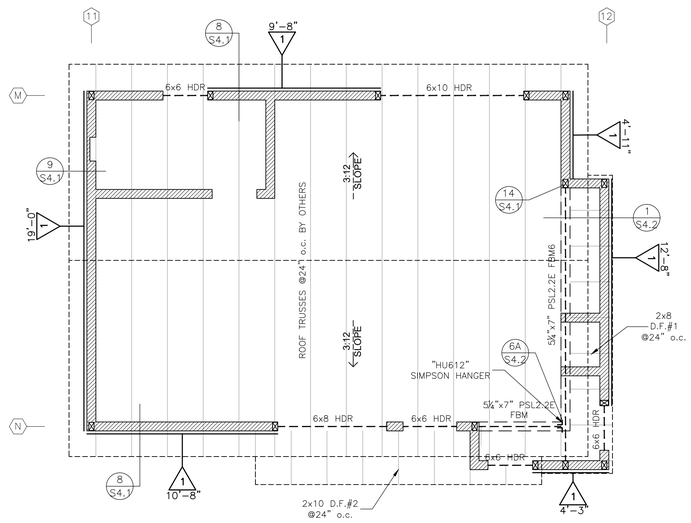
Sweet residence
54 Marguerite Rd. Theama
Carmel, CA 95923
AP#007-322-013

S-2.2



ACCESSORY DWELLING UNIT FOUNDATION PLAN

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



ACCESSORY DWELLING UNIT ROOF FRAMING PLAN

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

LEGEND	
#	INDICATES SHEAR WALL TYPE
(#)	INDICATES GRID LINE
⊠	INDICATES 4x6 POST UNLESS NOTED OTHERWISE
	INDICATES NEW 2x6 STUDS @16" o.c.
	ROOF RAFTERS (R.R.), OR TRUSSES BY OTHERS
	INDICATES FOOTING
HDU2	INDICATES HOLDOWN PER PLAN
	INDICATES SLAB ON GRADE

ABBREVIATIONS	
HDR	DENOTES HEADER
FBM	DENOTES FLUSH BEAM
DBM	DENOTES DROPPED BEAM

ROOF FRAMING NOTES

1. ROOF SHEATHING SHALL BE 1/2" PLYWOOD, CD-X P11 32/16, w/ 8d COMMON NAILS @ 6", 12" O.C.
2. ALL SHEAR WALLS ARE FULL HEIGHT TO THE ROOF AND FLOOR DIAPHRAGM.
3. ALL POSTS ARE 4 x 6 MINIMUM U.N.O.
4. ALL POSTS SHALL BE CONNECTED TO SILL PLATE WITH "A35" AT EA. SIDE TYP. UNLESS HARDWARE IS NOTED ON PLAN.
5. ALL EXT. WALLS, SHEAR WALLS & BEARING WALLS EXCEEDING 10'-0" AND LESS THAN 15'-0" HEIGHT SHALL BE 2x6 OR 3x4 @ 16" O.C.
6. ALL WOOD FRAMING MEMBERS U.N.O. SHALL BE:
   2x MEMBER DF #2 OR BETTER
   4x MEMBER DF #2 OR BETTER
   2x STUDS DF #2 OR BETTER
7. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
8. FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
9. CITY LICENSED FABRICATOR REQUIRED FOR PSL BEAMS.
10. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. PLYWOOD SPANS SHALL CONFORM TABLE 2304.7
11. ALL WOOD BEAM SHALL BE CONNECTED TO POST WITH COLUMN CAP. UNLESS HARDWARE IS NOTED ON PLAN.
12. ALL WOOD HEADER SHALL BE CONNECTED TO POST OR 2-2x TRIMED STUD WITH POST CAP. UNLESS HARDWARE IS NOTED ON PLAN.

FOUNDATION NOTES

1. CONCRETE SLAB ON GRADE SHALL BE 4" THICK w/ #4 @ 16" O.C. E.W. OVER A 4-INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE. A 10MIL VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH CONCRETE FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION.
2. ALL HOLDOWNS & ANCHOR BOLTS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.
3. ALL POSTS SHALL BE CONNECTED TO SILL PLATE WITH "A35" AT EA. SIDE TYP. UNLESS HARDWARE IS NOTED ON PLAN.
4. ALL FOOTING SHALL HAVE F'c = 2500 PSI UNLESS NOTED OTHERWISE.
5. PLATE WASHERS ARE REQUIRED FOR ALL HOLDOWNS BRACKETS.
6. ALL BOLT HOLES SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY.
7. ALL HOLDOWN ANCHOR NUTS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING.
8. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS.
9. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE AF&PA'S 2015 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS-21)
10. FOUNDATION SILL SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE FIELD-TREATED PER AWPA M4.
11. CONTRACTOR TO VERIFY ALL DIMENSIONS & ELEVATIONS WITH ARCHITECTURAL PLANS PRIOR TO STARTING ANY WORK.
12. ALL STUDS OVER 10 FEET TALL AND LESS THAN 15 FEET SHALL BE 2x6 OR 3x4 @ 16" O.C.
13. FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
14. ALL POSTS ARE 4 x 6 MINIMUM U.N.O.
15. CONCRETE SLAB ON GRADE SHALL BE 3.5" THICK w/ #4 @ 16" O.C. E.W. OVER 2" SAND OVER 10MIL VAPOR OVER 2" SAND OR GRAVEL BASE.

DATE: 07-30-2023
SCALE: PER PLAN
DRAWN: Y.U.
JOB NUMBER: 23-46
REVISION
1

UYEDA and ASSOCIATES
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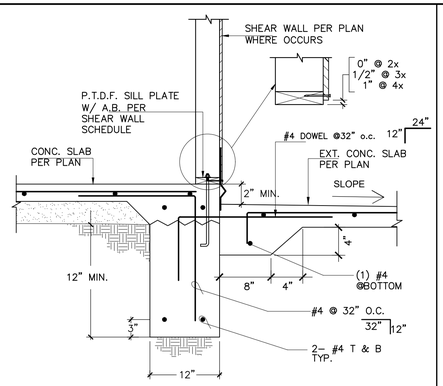
E-MAIL ADDRESS: UYAASE@GMAIL.COM

REGISTERED PROFESSIONAL ENGINEER
YUTAKA UYEDA
No. S-3871
EXP. 12-31-2024
STRUCTURAL
STATE OF CALIFORNIA

ACCESSORY UNIT DWELLING FOUNDATION & ROOF FRAMING PLAN

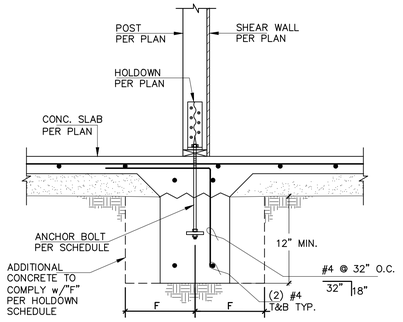
Sweet residence
54 Marguerite Rd. Theama
Carmel, CA 95923
AP#007-322-013

S-2.3



FOR NON-SHEAR BEARING WALL
USE: 2x SILL PLATE W/ 5/8"x10" ANCHOR BOLT, EMBEDDED 7", SPACED MAXIMUM AT 4 Ft. o.c. WITH 0.25"x3"x3" PLATE WASHER. USE MINIMUM (2)ANCHOR BOLTS PER PIECE LOCATED NOT MORE THAN 12" FROM ENDS OF THE PIECE.

13 SHEAR WALL AT EXTERIOR FOUNDATION
N.T.S.



HOLDOWN SCHEDULE NEW FOUNDATION

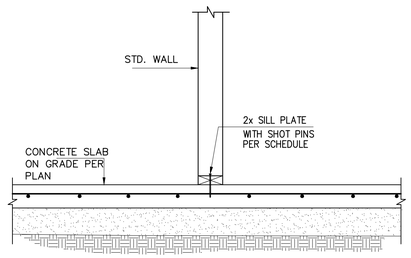
Holdown Type	Anchor Bolt	DIA.	Min. Embed "de"	Plate washer size	F	Wood fasteners
HDU2	PAB5	5/8"	6"	1/2"x1 3/4"x1 3/4"	9"	(6) 1/4"x 2 1/2" SDS
HDU4	PAB5	5/8"	6"	1/2"x1 3/4"x1 3/4"	9"	(10) 1/4"x 2 1/2" SDS
HDU5	PAB5	5/8"	6"	1/2"x1 3/4"x1 3/4"	9"	(14) 1/4"x 2 1/2" SDS
HDU8	PAB7	7/8"	8 1/2"	1/2"x2 1/2"x2 1/2"	13"	(20) 1/4"x 2 1/2" SDS
HDU11	PAB8	1"	10 1/2"	5/8"x3"x2 3/4"	16"	(30) 1/4"x 2 1/2" SDS
HDU14	PAB8	1"	10 1/2"	5/8"x3"x2 3/4"	16"	(36) 1/4"x 2 1/2" SDS
HD19	PAB10	1 1/4"	14"	3/4"x3 1/2"x1 1/2"	21"	(5) 1" DIA. BOTS

10 HOLDOWN SCHEDULE AT INTERIOR FOOTING
N.T.S.

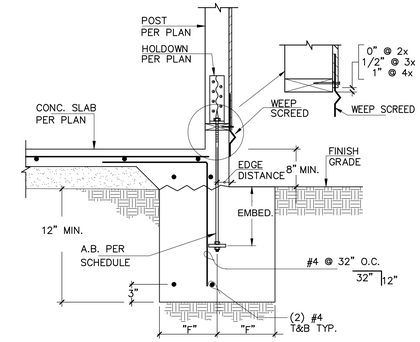
SHOT PINS

NON BEARING WALL - SHOT PINS
1.1 MAX. SPACING 32"
1.2 MANUFACTURER: HILTI INC.
1.3 0.138" DIAM. SHOT PINS
1.4 MIN. PENETRATION 1¼"

BEARING WALL - SHOT PINS
1.1 MAX. SPACING 5½"
1.2 MANUFACTURER: HILTI INC.
1.3 0.138" DIAM. SHOT PINS
1.4 MIN. PENETRATION 1¼"



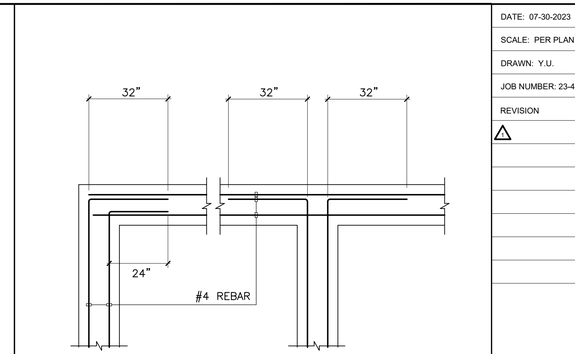
7 ATTACHMENT PARTITION WALL-SLAB ON GRADE
N.T.S.



HOLDOWN SCHEDULE NEW FOUNDATION

Holdown Type	Anchor Bolt	DIA.	Min. Embed "de"	Plate washer size	F	Wood fasteners
HDU2	PAB5	5/8"	6"	1/2"x1 3/4"x1 3/4"	9"	(6) 1/4"x 2 1/2" SDS
HDU4	PAB5	5/8"	6"	1/2"x1 3/4"x1 3/4"	9"	(10) 1/4"x 2 1/2" SDS
HDU5	PAB5	5/8"	6"	1/2"x1 3/4"x1 3/4"	9"	(14) 1/4"x 2 1/2" SDS
HDU8	PAB7	7/8"	8 1/2"	1/2"x2 1/2"x2 1/2"	13"	(20) 1/4"x 2 1/2" SDS
HDU11	PAB8	1"	10 1/2"	5/8"x3"x2 3/4"	16"	(30) 1/4"x 2 1/2" SDS
HDU14	PAB8	1"	10 1/2"	5/8"x3"x2 3/4"	16"	(36) 1/4"x 2 1/2" SDS
HD19	PAB10	1 1/4"	14"	3/4"x3 1/2"x1 1/2"	21"	(5) 1" DIA. BOTS

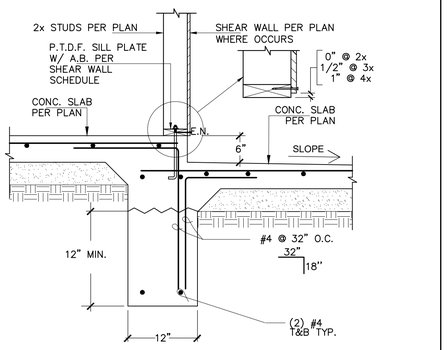
4 HOLDOWN AT EXTERIOR FOOTING
N.T.S.



CORNER INTERSECTION

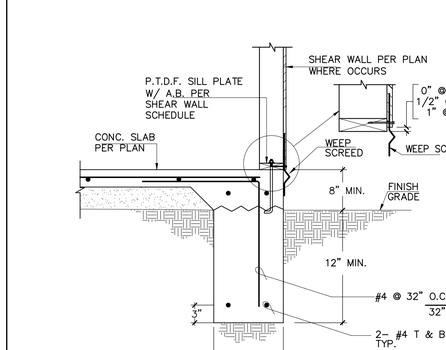
PLAN VIEW

1 CORNER/INTERSECTION REINFORCING
N.T.S.



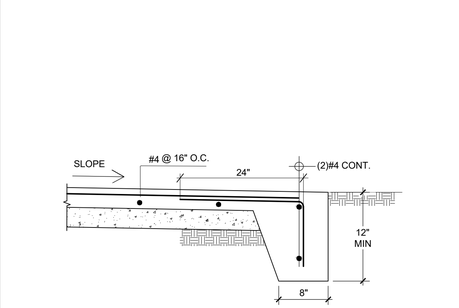
FOR NON-SHEAR BEARING WALL
USE: 2x SILL PLATE W/ 5/8"x10" ANCHOR BOLT, EMBEDDED 7", SPACED MAXIMUM AT 4 Ft. o.c. WITH 0.25"x3"x3" PLATE WASHER. USE MINIMUM (2)ANCHOR BOLTS PER PIECE LOCATED NOT MORE THAN 12" FROM ENDS OF THE PIECE.

14 SHEAR WALL AT INTERIOR FOOTING w/STEP
N.T.S.



FOR NON-SHEAR BEARING WALL
USE: 2x SILL PLATE W/ 5/8"x10" ANCHOR BOLT, EMBEDDED 7", SPACED MAXIMUM AT 4 Ft. o.c. WITH 0.25"x3"x3" PLATE WASHER. USE MINIMUM (2)ANCHOR BOLTS PER PIECE LOCATED NOT MORE THAN 12" FROM ENDS OF THE PIECE.

11 SHEAR WALL AT EXTERIOR FOUNDATION
N.T.S.



8 TYP. SLAB ON GRADE
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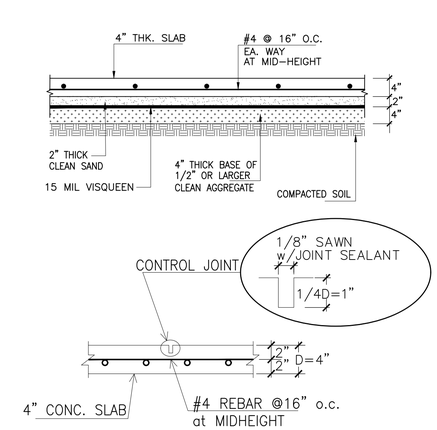
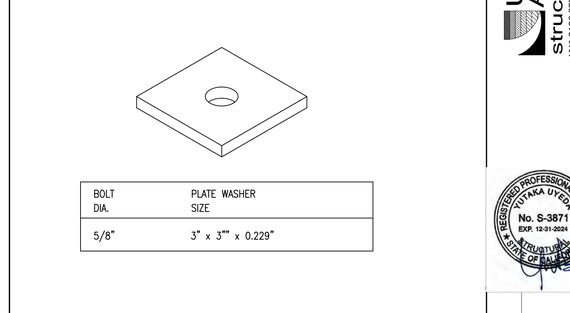


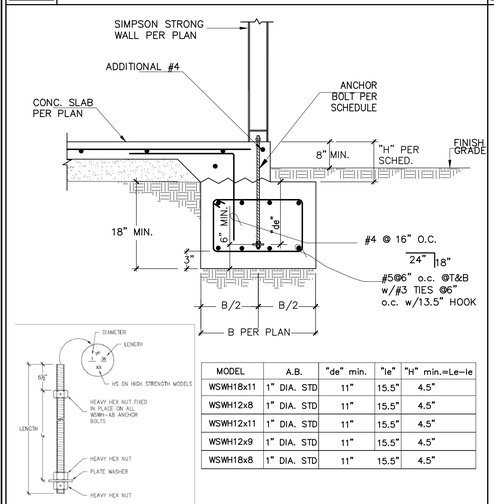
CONTROL JOINT

5 TYP. SLAB ON GRADE
N.T.S.



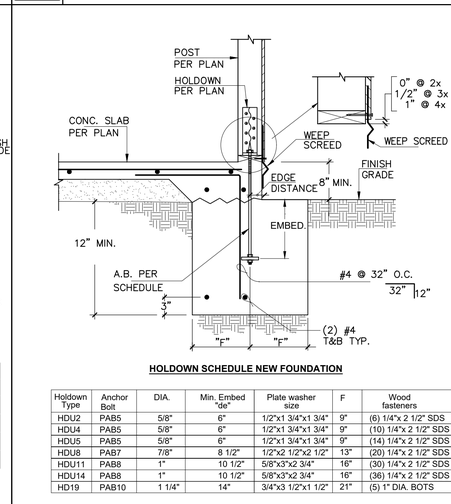
NOTES:
1. ALL BOLT-HOLES SHALL BE 1/16" (MAX.) OVER-SIZED AT THE CONNECTION OF HOLD-DOWNS TO POSTS. INSPECTOR TO VERIFY.
2. HOLD-DOWN CONNECTION BOLTS/NUTS SHALL BE TORQUED 1/2 TURN BEYOND FINGER TIGHT OR AS REQUIRED BY MANUFACTURER. INSPECTOR SHALL VERIFY BY RANDOM INSPECTION PRIOR TO COVERING WALLS.

2 PLATE WASHERS FOR SHEAR WALLS
N.T.S.



MODEL	A.B.	"de" min.	"le"	"H" min.=Le-le
WSWH18x11	1" DIA. STD	11"	15.5"	4.5"
WSWH12x8	1" DIA. STD	11"	15.5"	4.5"
WSWH12x11	1" DIA. STD	11"	15.5"	4.5"
WSWH12x9	1" DIA. STD	11"	15.5"	4.5"
WSWH18x8	1" DIA. STD	11"	15.5"	4.5"

15 WSW PAD AT EXTERIOR FOUNDATION
N.T.S.



HOLDOWN SCHEDULE NEW FOUNDATION

Holdown Type	Anchor Bolt	DIA.	Min. Embed "de"	Plate washer size	F	Wood fasteners
HDU2	PAB5	5/8"	6"	1/2"x1 3/4"x1 3/4"	9"	(6) 1/4"x 2 1/2" SDS
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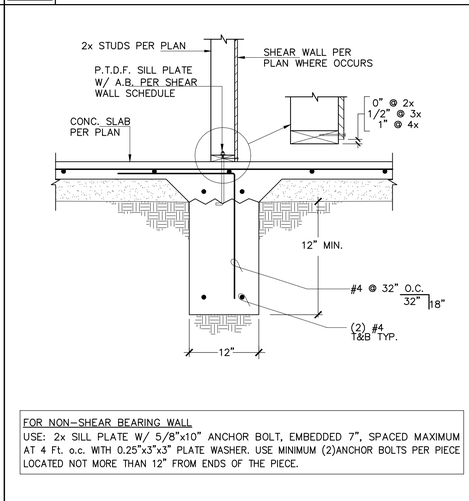
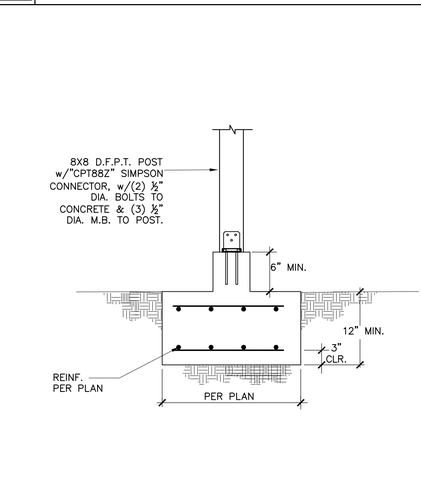
HDU5	PAB5	5/8"	6"	1/2"x1 3/4"x1 3/4"	9"	(14) 1/4"x 2 1/2" SDS
HDU8	PAB7	7/8"	8 1/2"	1/2"x2 1/2"x2 1/2"	13"	(20) 1/4"x 2 1/2" SDS
HDU11	PAB8	1"	10 1/2"	5/8"x3"x2 3/4"	16"	(30) 1/4"x 2 1/2" SDS
HDU14	PAB8	1"	10 1/2"	5/8"x3"x2 3/4"	16"	(36) 1/4"x 2 1/2" SDS
HD19	PAB10	1 1/4"	14"	3/4"x3 1/2"x1 1/2"	21"	(5) 1" DIA. BOTS

12 HOLDOWN AT EXTERIOR FOOTING
N.T.S.



FOR NON-SHEAR BEARING WALL
USE: 2x SILL PLATE W/ 5/8"x10" ANCHOR BOLT, EMBEDDED 7", SPACED MAXIMUM AT 4 Ft. o.c. WITH 0.25"x3"x3" PLATE WASHER. USE MINIMUM (2)ANCHOR BOLTS PER PIECE LOCATED NOT MORE THAN 12" FROM ENDS OF THE PIECE.

9 SHEAR WALL AT INTERIOR FOOTING
N.T.S.



6 POST TO PAD CONNECTION
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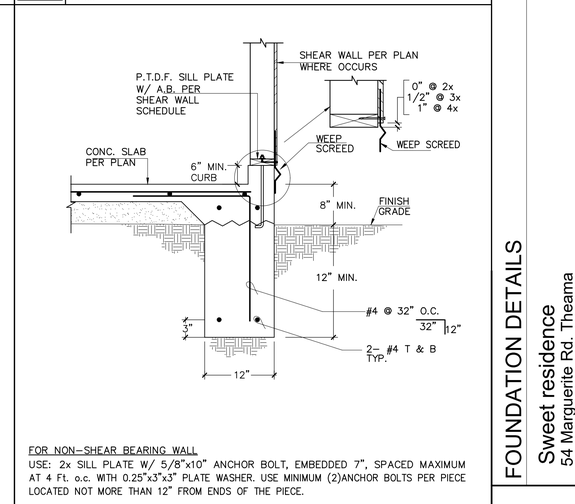

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USE: 2x SILL PLATE W/ 5/8"x10" ANCHOR BOLT, EMBEDDED 7", SPACED MAXIMUM AT 4 Ft. o.c. WITH 0.25"x3"x3" PLATE WASHER. USE MINIMUM (2)ANCHOR BOLTS PER PIECE LOCATED NOT MORE THAN 12" FROM ENDS OF THE PIECE.

3 SHEAR WALL AT EXTERIOR FOUNDATION
N.T.S.

DATE: 07-30-2023
SCALE: PER PLAN
DRAWN: Y.U.
JOB NUMBER: 23-46
REVISION

UYEDA and ASSOCIATES
structural engineers
1010 CASS STREET, SUITE D-9
MONTEREY, CALIFORNIA 93940
PHONE: (831) 655-0160
E-MAIL ADDRESS: UYASE@GMAIL.COM

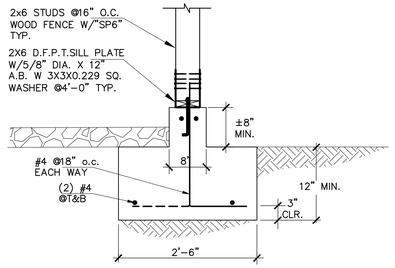
REGISTERED PROFESSIONAL ENGINEER
YUTAKA UYEDA
No. S-3871
EXP. 12-31-2024
STRUCTURAL
STATE OF CALIFORNIA

FOUNDATION DETAILS
Sweet residence
54 Marguerite Rd. Theama
Carmel, CA 95923
AP#007-322-013

S-3.1

13 NOT USED

10 NOT USED



7 WOOD FENCE FOOTING
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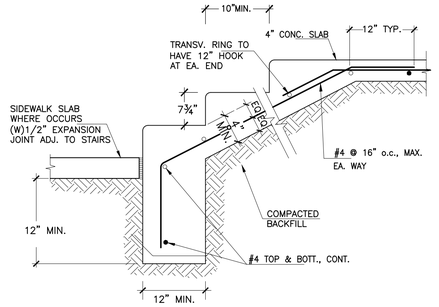

4 CONCRETE STAIRS
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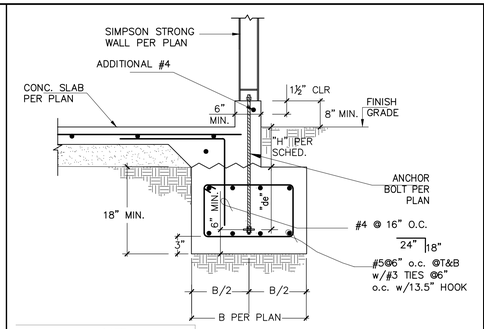
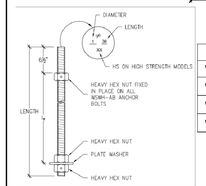




MODEL	A.B.	"de" min.	"le"	"H" min.=Le–le
WSWH12x11	1" DIA. STD	11"	15.5"	4.5"
WSWH12x8	1" DIA. STD	11"	15.5"	4.5"
WSWH12x11	1" DIA. STD	11"	15.5"	4.5"
WSWH12x9	1" DIA. STD	11"	15.5"	4.5"

1 WSW PAD AT EXTERIOR FOUNDATION w/CURB
N.T.S.

14 NOT USED

11 NOT USED

8 NOT USED

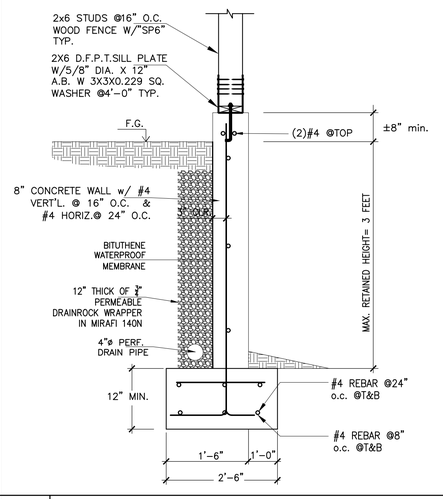
5 EXTERIOR FOUNDATION
N.T.S.

2 PAD–POST AT INTERIOR FOUNDATION
N.T.S.

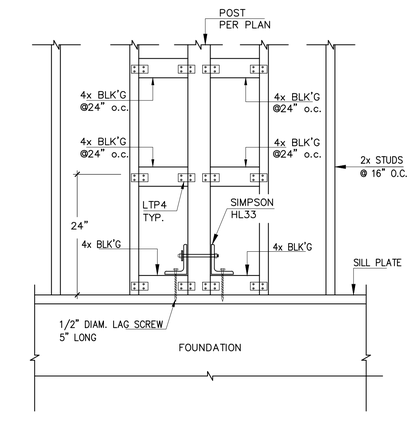
15 NOT USED

12 NOT USED

9 NOT USED



6 SITE CONCRETE WALL
N.T.S.



3 POST–FOOTING CONNECTION
N.T.S.

UYEDA and ASSOCIATES
structural engineers
1010 CASS STREET, SUITE D-9
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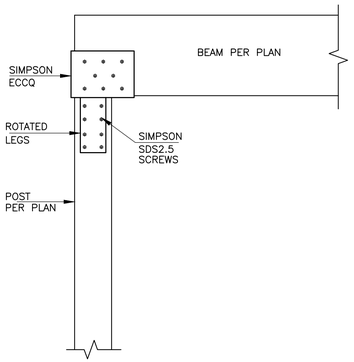
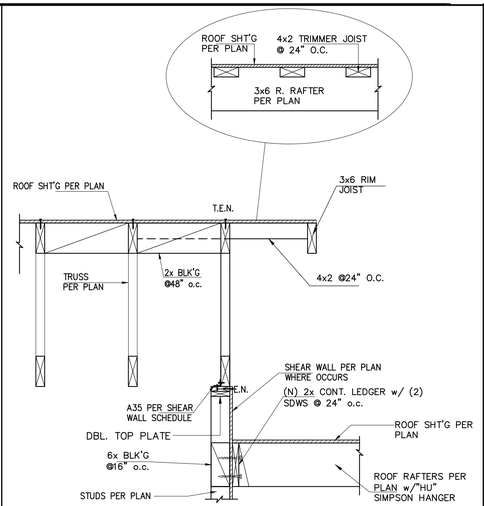
REVISION
1

Sweet residence
54 Marguerite Rd. Theama
Carmel, CA 95923
AP#007-322-013

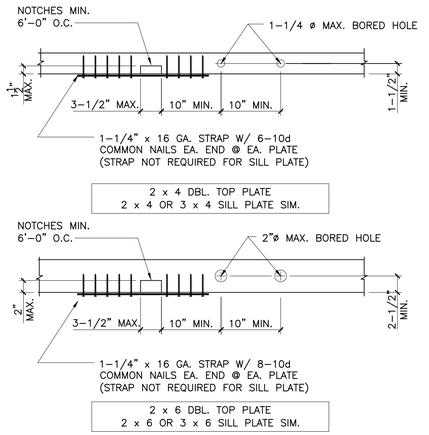
S-3.2



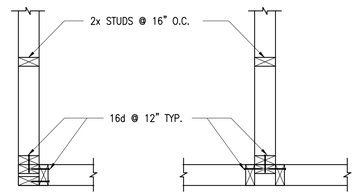
13 POST–BEAM CONNECTION
N.T.S.



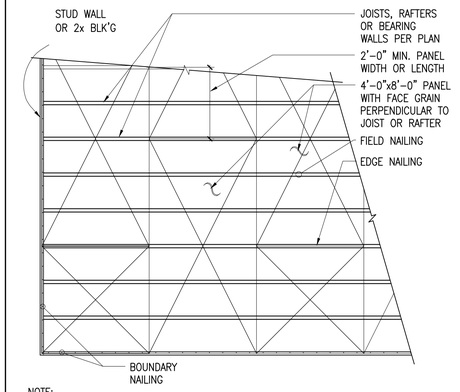
10 END OF TRUSS CONN.
N.T.S.



7 ALLOWABLE BORING OR NOTCHING AT TOP & SILL PLATE
N.T.S.



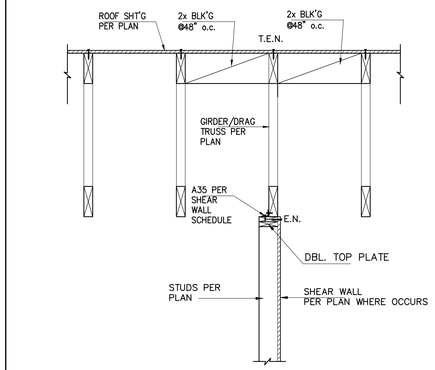
4 TYP. STUD WALL AT INTERSECTIONS
N.T.S.



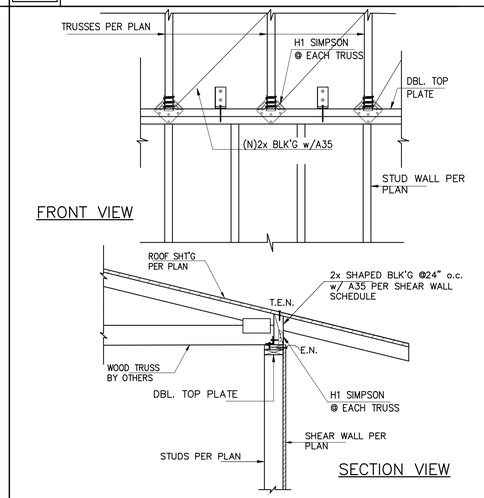
NOTE:
1. SUPPORTED PANEL EDGES SHALL BE PARALLEL TO RAFTERS OR JOISTS.
2. PROVIDE 1/8" GAP BETWEEN PLYWOOD SHEETS.

1 TYP. PLYWOOD DIAPHRAGM
N.T.S.

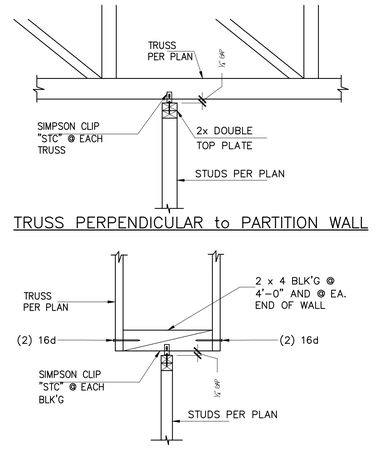
14 POST–BEAM CONNECTION
N.T.S.



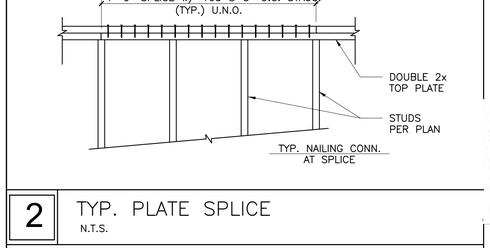
11 TRUSS–INTERIOR WALL CONNECTION
N.T.S.



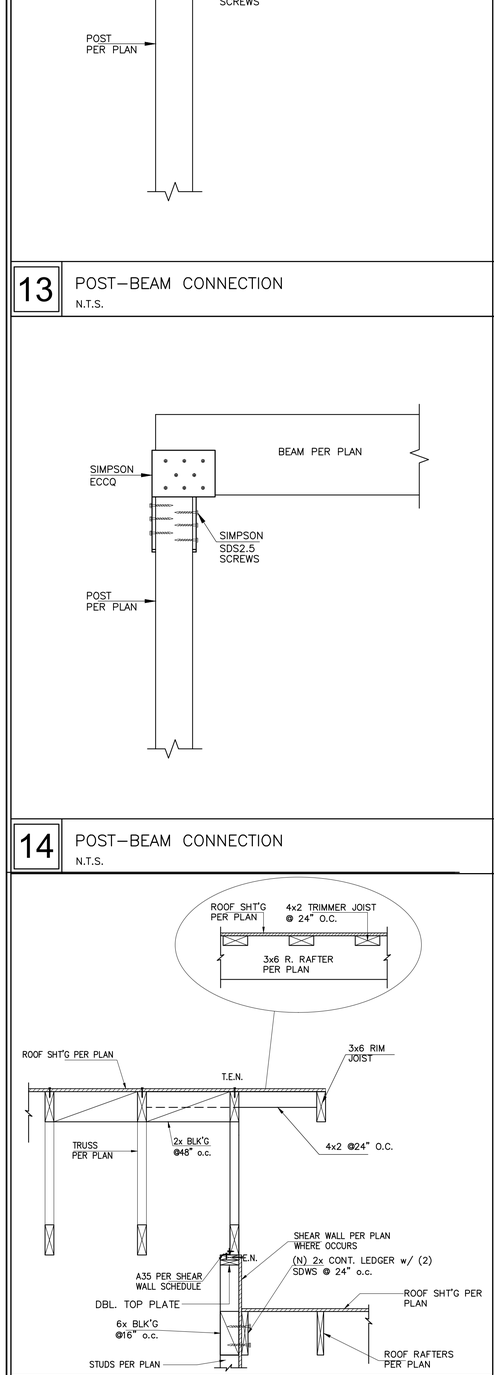
8 TRUSS CONNECTION TO DBL. TOP PLATE
N.T.S.



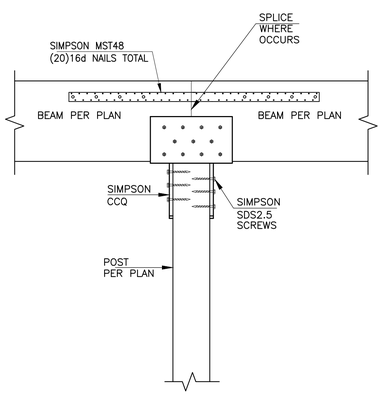
5 TRUSS–PARTITION WALL ATTACHMENT
N.T.S.



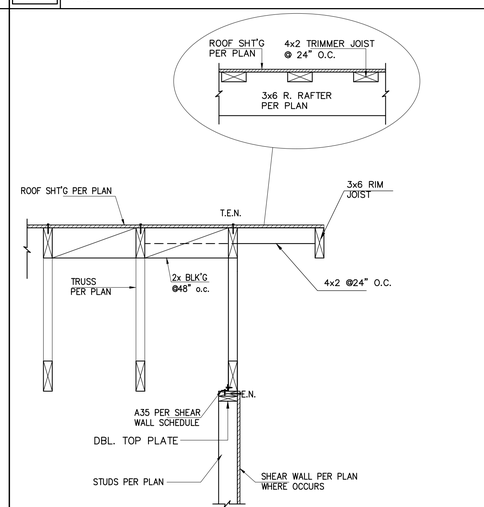
2 TYP. PLATE SPLICE
N.T.S.



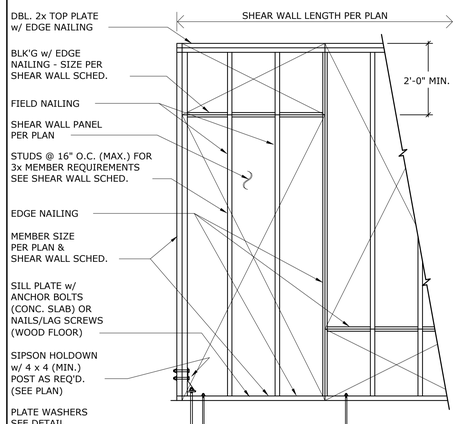
15 END OF TRUSS CONN.
N.T.S.



12 POST TO BEAM CONNECTION
N.T.S.

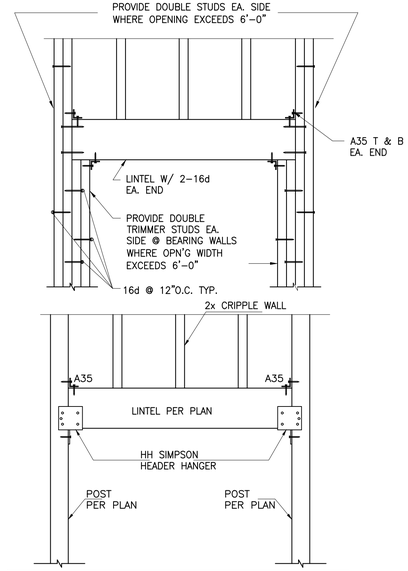


9 END OF TRUSS CONN.
N.T.S.



NOTE: PROVIDE 1/8" GAP BETWEEN PLYWOOD SHEETS.

6 TYP. SHEAR WALL PANEL ON (N)FOOTING
N.T.S.



ALLOWABLE SPAN FOR LINTELS		
MIN. SIZE OF LINTEL U.NO.	SUPPORTING FLOOR, ROOF & CEILING	SUPPORTING ROOF & CEILING ONLY
4 x 4 OR 6 x 4	3'–0"	4'–0"
4 x 6 OR 6 x 6	5'–0"	6'–0"
4 x 8 OR 6 x 8	7'–0"	8'–0"
4 x 10 OR 6 x 10	8'–0"	9'–0"

3 TYP. OPENING IN WALL
N.T.S.

DATE: 07-30-2023
SCALE: PER PLAN
DRAWN: Y.U.
JOB NUMBER: 23-46
REVISION
1

UYEDA and ASSOCIATES
structural engineers
1010 CASS STREET, SUITE D-9
MONTEREY, CALIFORNIA 93940
(831) 920-0107
E-MAIL ADDRESS: UYAASE@GMAIL.COM

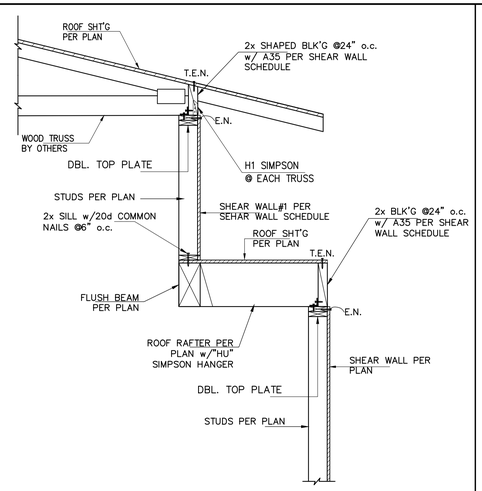
REGISTERED PROFESSIONAL ENGINEER YUTAKA UYEDA No. S-3871 EXP. 12-31-2024 STRUCTURAL STATE OF CALIFORNIA

ROOF FRAMING DETAILS

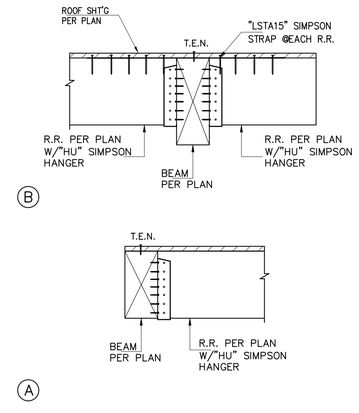
Sweet residence
54 Marguerite Rd. Thearna
Carmel, CA 95923
AP#007-322-013

S-4.1

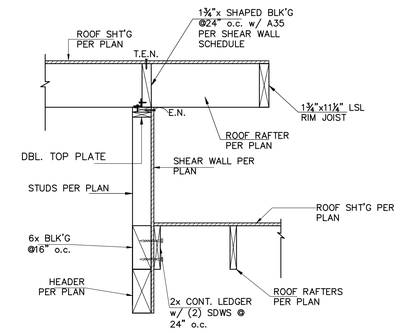
13 NOT USED



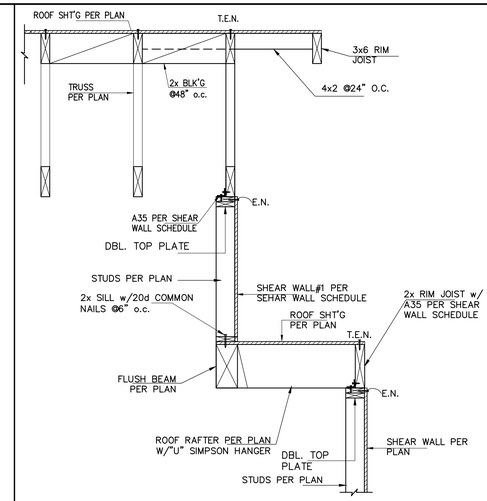
10 ROOF CONNECTION TO DBL. TOP PLATE
N.T.S.



7 R.R.–BEAM CONNECTION
N.T.S.

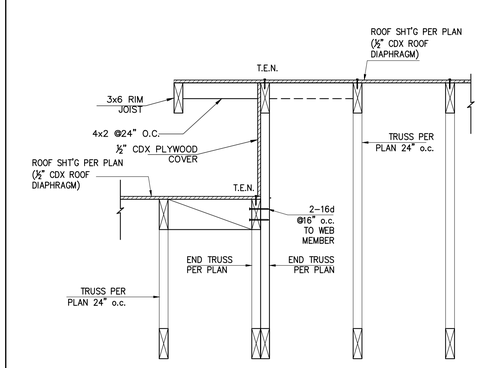


4 ROOF CONNECTION TO DBL. TOP PLATE
N.T.S.

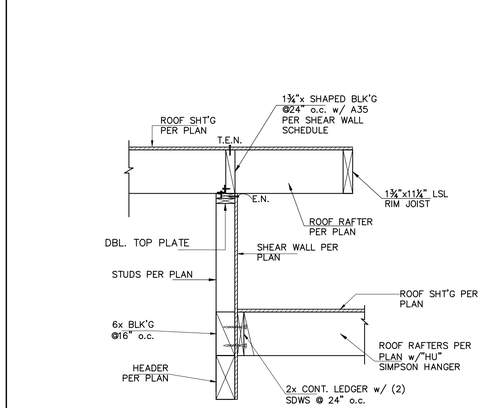


1 ROOF CONNECTION TO DBL. TOP PLATE
N.T.S.

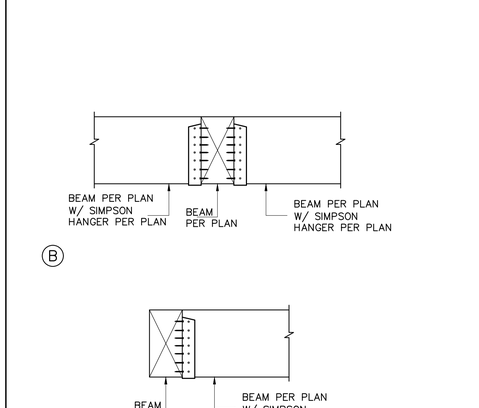
14 NOT USED



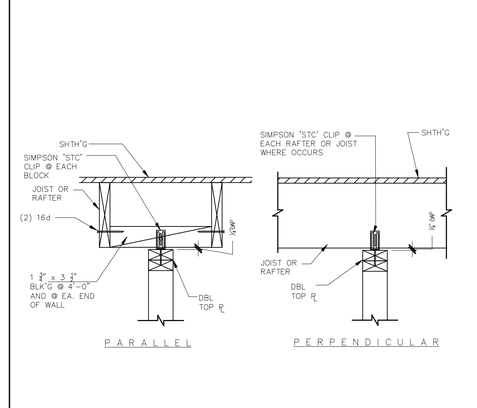
11 ROOF CONNECTION TO DBL. TOP PLATE
N.T.S.



8 END OF TRUSS CONN.
N.T.S.



5 INTERIOR SHEAR WALL CONN.
N.T.S.



2 OVERHANGING RAKE
N.T.S.

15 NOT USED

12 END ROOF TRUSS CONNECTION
N.T.S.

9 ROOF CONNECTION TO DBL. TOP PLATE
N.T.S.

6 BEAM–BEAM CONNECTION
N.T.S.

3 TYP. PARTITION WALLS
N.T.S.

UYEDA and ASSOCIATES
structural engineers
1010 CASS STREET, SUITE D-9
MONTEREY, CALIFORNIA 93940
PH: (831) 655-0161
E-MAIL ADDRESS: UYASE@GMAIL.COM

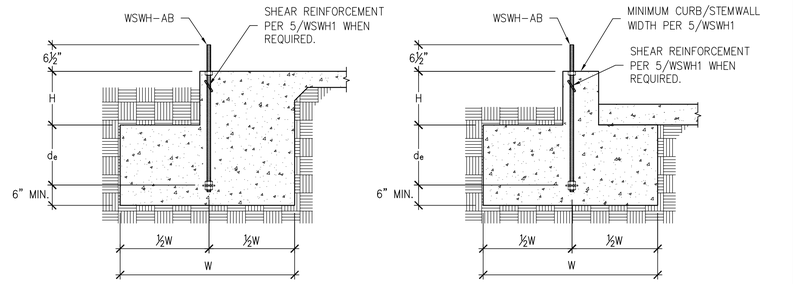
REGISTERED PROFESSIONAL ENGINEER
YUTAKA UYEDA
No. S-3871
EXP. 12-31-2024
STRUCTURAL
STATE OF CALIFORNIA

DATE: 07-30-2023
SCALE: PER PLAN
DRAWN: Y.U.
JOB NUMBER: 23-46
REVISION
1

ROOF FRAMING DETAILS

Sweet residence
54 Marguerite Rd. Theama
Carmel, CA 95923
AP#007-322-013

S-4.2

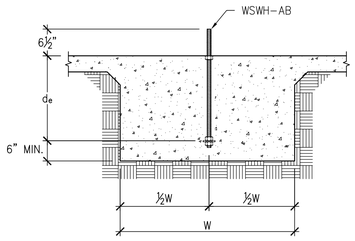


SLAB ON GRADE FOUNDATION

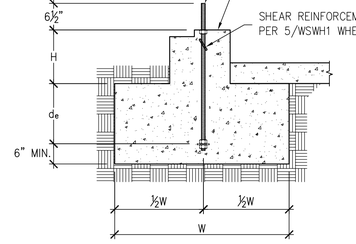
CURB OR STEMWALL FOUNDATION

NOTES :
1. SEE 2/WSWH1 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 5/WSWH1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = l_e–d_e. SEE 3/WSWH1 AND 4/WSWH1 FOR l_e.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

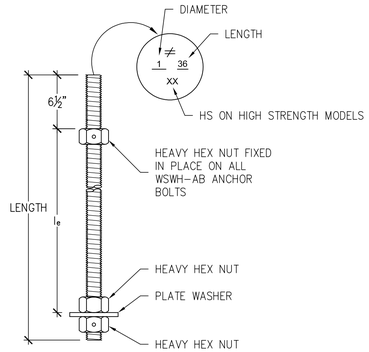


INTERIOR FOUNDATION



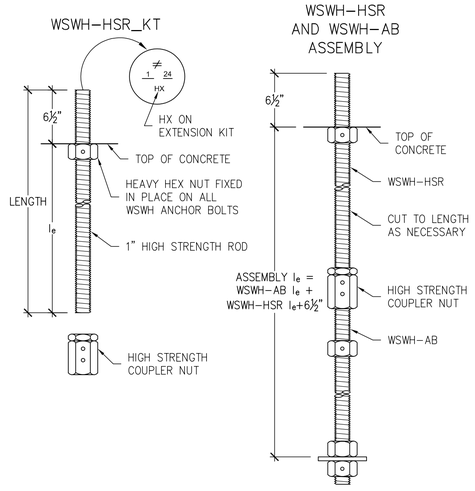
BRICK LEDGE FOUNDATION

STRONG–WALL® WSWH ANCHORAGE – TYPICAL SECTIONS | 1



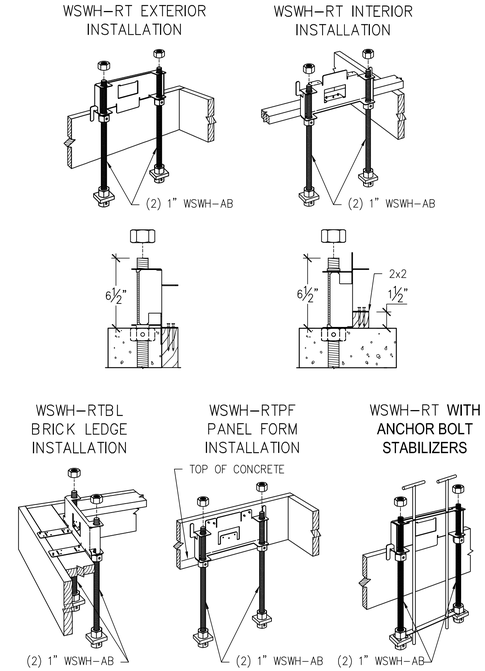
WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–AB1x24	1"	24"	15½"
	WSWH–AB1x24HS	1"	24"	15½"
	WSWH–AB1x30	1"	30"	21½"
	WSWH–AB1x30HS	1"	30"	21½"
	WSWH–AB1x36	1"	36"	27½"
	WSWH–AB1x36HS	1"	36"	27½"

WSWH ANCHOR BOLTS | 3

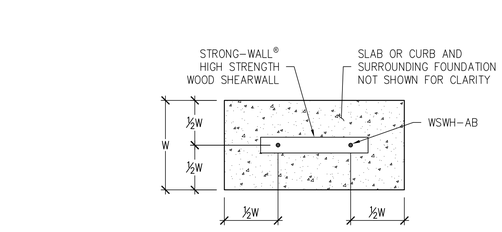


WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–HSR1x24KT	1"	24"	17½"
	WSWH–HSR1x36KT	1"	36"	29½"

WSWH ANCHOR BOLT EXTENSION | 4



WSWH ANCHOR BOLT TEMPLATES | 6



FOUNDATION PLAN VIEW

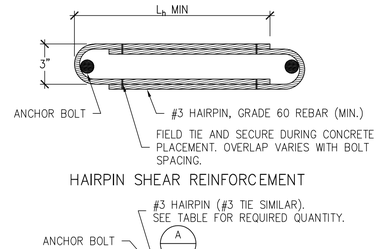
NOTES :
1. ANCHORAGE DESIGNS CONFORM TO ACI 318–11 APPENDIX D, ACI 318–14 CHAPTER 17 AND ACI 318–19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH–AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C–F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318–11 SECTION D.3.3.4.3, ACI 318–14 SECTION 17.2.3.4.3 AND ACI 318–19 SECTION 17.10.5.3.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/WSWH1 FOR d_e.

WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
			17,100	35	12
		HIGH STRENGTH	34,100	52	18
			36,800	55	19
	UNCRACKED	STANDARD	15,700	28	10
			17,100	30	10
		HIGH STRENGTH	33,500	45	15
			36,800	48	16
WIND	CRACKED	STANDARD	6,200	16	6
			11,400	24	8
			17,100	32	11
		HIGH STRENGTH	21,100	36	12
			27,300	42	14
			34,100	48	16
			36,800	51	17
	UNCRACKED	STANDARD	6,400	14	6
			12,500	22	8
			17,100	28	10
		HIGH STRENGTH	22,900	33	11
			26,400	36	12
			34,200	42	14
			36,800	44	15

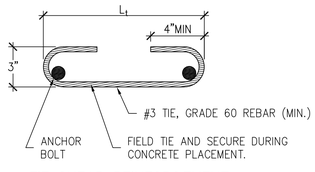
WSWH ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	31	11
			17,100	33	11
		HIGH STRENGTH	33,900	49	17
			36,800	52	18
	UNCRACKED	STANDARD	16,300	27	9
			17,100	28	10
		HIGH STRENGTH	34,000	43	15
			36,800	46	16
WIND	CRACKED	STANDARD	5,600	14	6
			10,200	21	7
			17,100	30	10
		HIGH STRENGTH	20,000	33	11
			26,500	39	13
			33,600	45	15
			36,800	48	16
	UNCRACKED	STANDARD	6,200	13	6
			12,800	21	7
			17,100	26	9
		HIGH STRENGTH	21,800	30	10
			28,900	36	12
			33,100	39	13
			36,800	42	14

WSWH ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	27	9
			17,100	29	10
		HIGH STRENGTH	34,700	44	15
			36,800	46	16
	UNCRACKED	STANDARD	15,700	23	8
			17,100	25	9
		HIGH STRENGTH	33,900	38	13
			36,800	40	14
WIND	CRACKED	STANDARD	6,800	14	6
			11,600	20	7
			17,100	26	9
		HIGH STRENGTH	21,400	30	10
			28,400	36	12
			32,400	39	13
			36,800	43	15
	UNCRACKED	STANDARD	6,800	12	6
			12,400	18	6
			17,100	23	8
		HIGH STRENGTH	22,800	27	9
			26,700	30	10
			30,700	33	11
			36,800	37	13

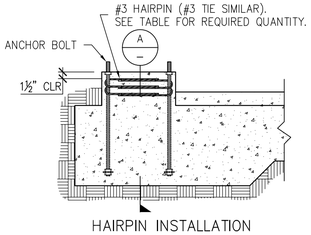
STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI | 2



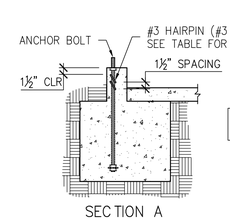
HAIRPIN SHEAR REINFORCEMENT



TIE SHEAR REINFORCEMENT



HAIRPIN INSTALLATION
(GARAGE CURB SHOWN. OTHER FOOTING TYPES SIMILAR.)



SECTION A

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE						
MODEL	SEISMIC[3]			WIND[4]		
	L_t OR L_h (in.)	SHEAR REINFORCEMENT	MIN. CURB/ STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/ STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD, V (lb.)
						UNCRACKED / CRACKED
WSWH12	10¼	(1) #3 TIE	6	SEE NOTE 7	6	1,080 / 770
WSWH18	15	(2) #3 HAIRPINS[5,6]	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH
WSWH24	19	(2) #3 HAIRPINS[5]	6	(2) #3 HAIRPINS[5]	6	

NOTES :
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318–19, ACI 318–11 AND ACI 318–14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318–19, SECTION 17.10.6.3, ACI 318–14, SECTION 17.2.3.5.3
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.
6. USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED.
7. USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.
9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318–19 SECTION 17.9.2, ACI 318–14 SECTION 17.7.2 AND ACI 318–11 SECTION D.8.2.
10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG–WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS | 5

NO.	DATE	REVISIONS
0	02-26-2021	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd.
Pleasanton, CA 94588
• Tel: (800) 999-5099
• • Website: www.strongtie.com

SIMPSON Strong-Tie THERE IS NO EQUAL

STRONG-WALL® WSWH
ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie THERE IS NO EQUAL

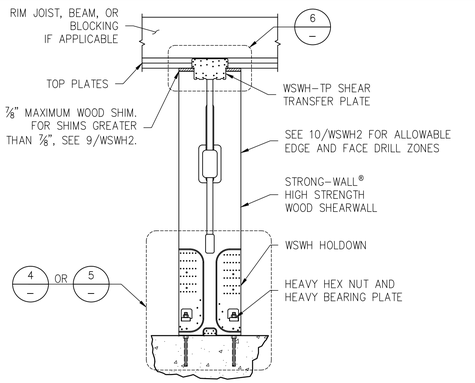
NAME	
DATE	03-16-2021
SCALE	N.T.S.
CHECKED	
SHEET	WSWH1
OF	SHEETS
JOB NO.	

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

NOTES :
1. FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74½".
2. ALL PANELS COME WITH PRE-ATTACHED HOLDOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
3. ALL PANELS ARE 3½" THICK.

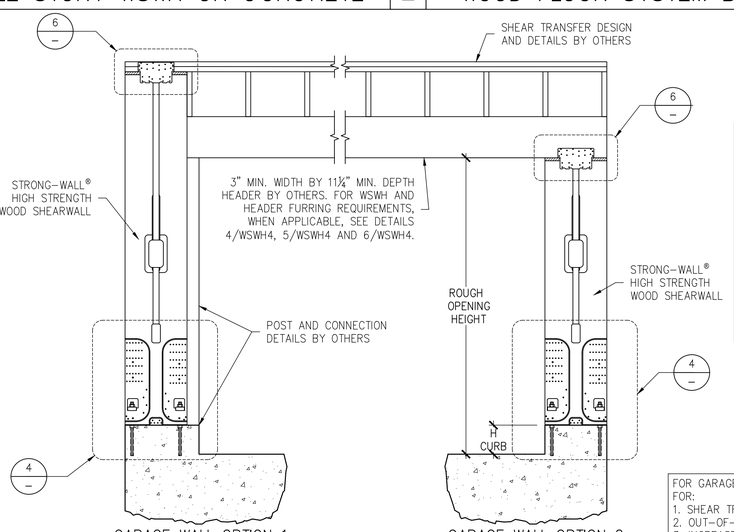
STRONG-WALL® WSWH MODELS | 1



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

SINGLE STORY WSWH ON CONCRETE | 2



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WHEN WSWH-PS STRAPS OMITTED, ALLOWABLE SHEAR VALUES FOR STANDARD PANEL APPLY.

GARAGE HEADER ROUGH OPENING HEIGHT

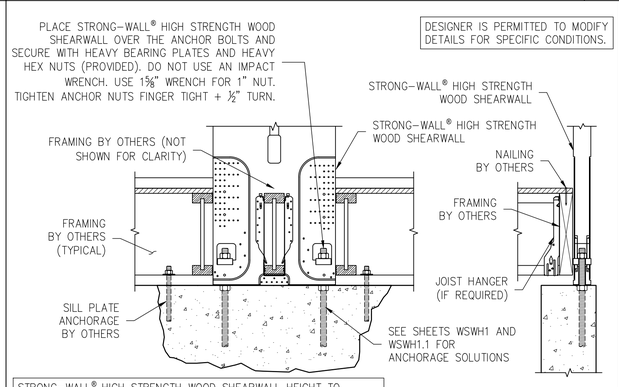
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¾"	5½"	8'-2¾"
		6"	8'-3¼"

NOTES :
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

ALTERNATE WSWH GARAGE FRONT OPTIONS | 3

STANDARD INSTALLATION BASE CONNECTION | 4



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL HEIGHT TO INCLUDE THE DEPTH OF THE FLOOR SYSTEM AND SHALL BE INSTALLED DIRECTLY ON THE FOUNDATION. SPECIFY PANEL HEIGHT FROM TOP OF FOUNDATION TO UNDERSIDE OF TOP PLATES OR BEAM.

WOOD FLOOR SYSTEM BASE CONNECTION | 5

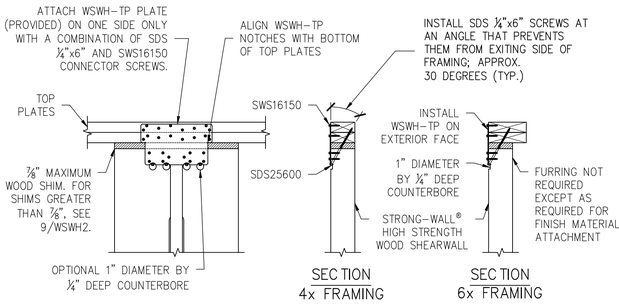
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

SECTION

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL HEIGHT TO INCLUDE THE DEPTH OF THE FLOOR SYSTEM AND SHALL BE INSTALLED DIRECTLY ON THE FOUNDATION. SPECIFY PANEL HEIGHT FROM TOP OF FOUNDATION TO UNDERSIDE OF TOP PLATES OR BEAM.

TOP CONNECTION | 6

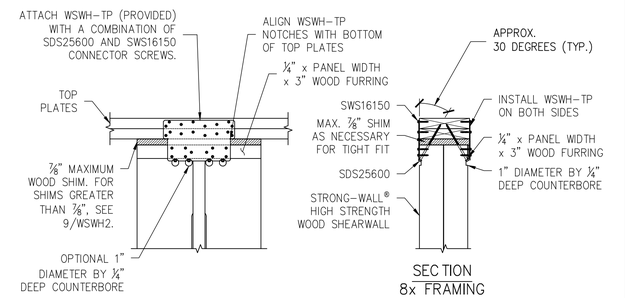
WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

BACK-TO-BACK TOP CONNECTION | 7

WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	28	4
WSWH-TP18	52	8
WSWH-TP24	92	16

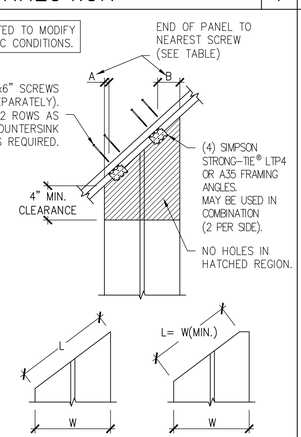


QTY. OF SDS¼"x6" SCREWS REQ'D.	
WSWH12	4
WSWH18	8
WSWH24	16

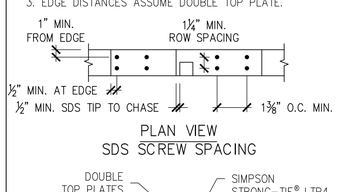
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

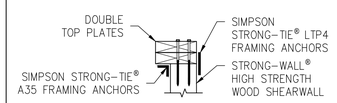
EDGE DISTANCE FOR SCREWS		
SLOPE	A (in.)	B (in.)
0:12-4:12	2	3
5:12-8:12	1½	4½
9:12-12:12	1½	5½

INSTALL SDS ¼"x6" SCREWS (ORDER SEPARATELY). INSTALL IN 2 ROWS AS SHOWN AND COUNTERSINK AS REQUIRED.



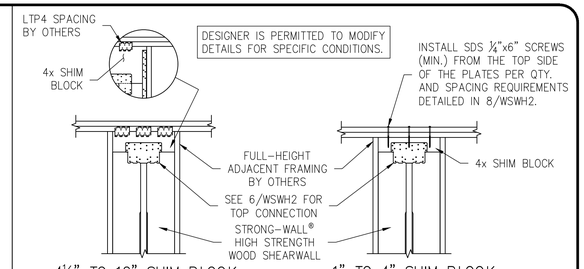
NOTES :
1. MAINTAIN END DISTANCES TO PREVENT SCREWS FROM PENETRATING THROUGH THE OUTER EDGES.
2. INSTALL SCREWS PERPENDICULAR TO THE TOP PLATE.
3. EDGE DISTANCES ASSUME DOUBLE TOP PLATE.





INSTALLATION NOTES :
1. ACTUAL CUT LENGTH (L) MUST BE GREATER THAN OR EQUAL TO PANEL WIDTH (W).
2. THIS DETAIL APPLICABLE FOR SLOPES UP TO 12:12.
3. PANELS TALLER THAN 12' MUST BE DESIGNED FOR THE APPLICATION.

RAKE WALL | 8

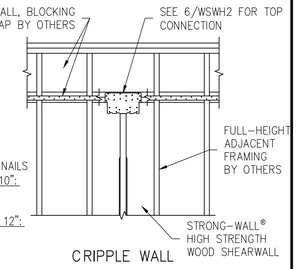


DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

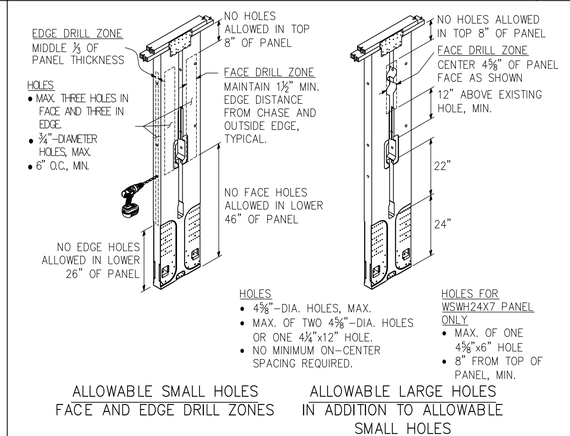
FOR 8" TO 12" BLOCK DEPTHS:
ATTACH SIMPSON STRONG-TIE® CS16 STRAPS AT EDGE OF WSWH PANEL (EACH SIDE) USING 10dx1½" NAILS

SHIM BLOCK HEIGHTS GREATER THAN 8" AND UP TO 10":
- 8 NAILS INTO BLOCK
- 8 NAILS INTO WSWH PANEL

SHIM BLOCK HEIGHTS GREATER THAN 10" AND UP TO 12":
- 10 NAILS INTO BLOCK
- 10 NAILS INTO WSWH PANEL



TOP OF WALL HEIGHT ADJUSTMENTS | 9



TRIM ZONE AND ALLOWABLE HOLES | 10

1. STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
7. SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
9. SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

NOTES | 11

NO.	DATE	REVISIONS
0	11-20-2020	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd.
• Pleasanton, CA 94588
• Tel: (800) 999-5099
• Website: www.strongtie.com

THERE IS NO EQUAL

STRONG-WALL® WSWH
FRAMING DETAILS
ENGINEERED DESIGNS

NAME	
DATE	03-16-2021
SCALE	N.T.S.
CHECKED	
SHEET	WSWH2
OF	SHEETS
JOB NO.	

TABLE 1:
STRONG-WALL® WSWH SECOND-STORY WALLS STACKED APPLICATION

MODEL NO.	W (in.)	H (in.)	TOTAL WALL WEIGHT (lb.)
WSWH12x7	12	84	105
WSWH18x7	18	84	155
WSWH12x8	12	96	120
WSWH18x8	18	96	175
WSWH24x8	24	96	225
WSWH12x9	12	108	130
WSWH18x9	18	108	195
WSWH24x9	24	108	250
WSWH12x10	12	120	145
WSWH18x10	18	120	210
WSWH24x10	24	120	275
WSWH12x12	12	144	165
WSWH18x12	18	144	245
WSWH24x12	24	144	325
WSWH18x14	18	168	285
WSWH24x14	24	168	370

NOTES:
1. ALL PANELS COME WITH PRE-ATTACHED HOLDOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
2. ORDER TWO-STORY STACKED WALL CONNECTOR KIT SEPARATELY FOR TWO-STORY STACKED APPLICATIONS. KIT INCLUDES TWO MULTI-STORY KIT HOLDOWNS, TWO THREADED RODS, SHEAR TRANSFER PLATE, TWO HEAVY HEX NUTS, AND INSTALLATION INSTRUCTIONS.
3. ALL PANELS ARE 3½" THICK.

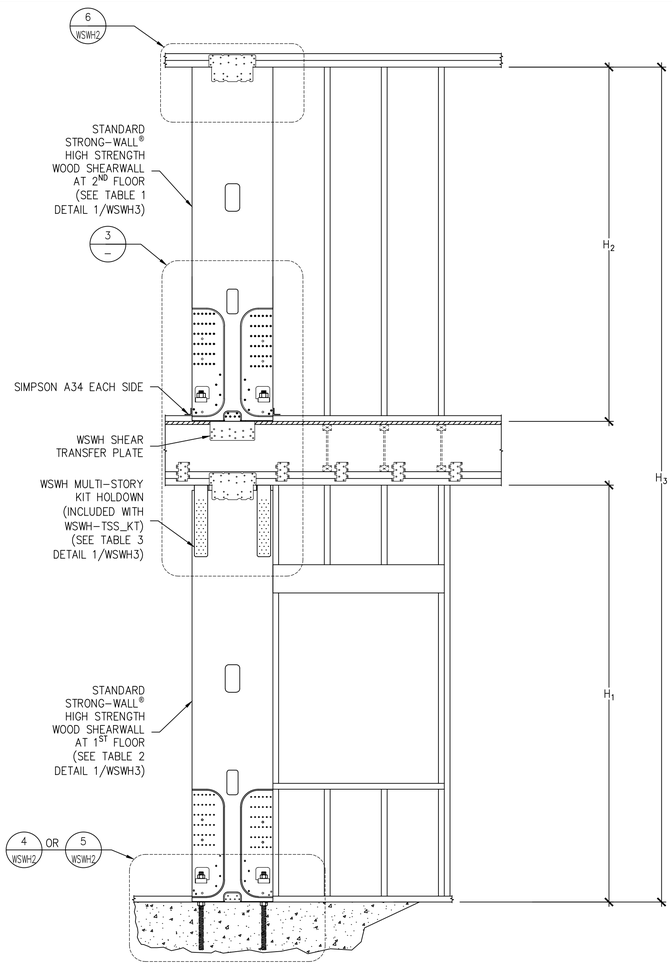
TABLE 2:
STRONG-WALL® WSWH FIRST-STORY WALLS STACKED APPLICATION

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370

TABLE 3:
TWO-STORY STACKED WALL CONNECTION KIT

WALL WIDTH (in.)	MODEL NO.	CONTENTS
12	WSWH-TSS12KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (2) MULTI-STORY KIT HOLDOWNS (2) 1" x 30" THREADED RODS (ASTM A193 B7) (2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
18	WSWH-TSS18KT	
24	WSWH-TSS24KT	

TWO-STORY STACKED WSWH MODELS | 1

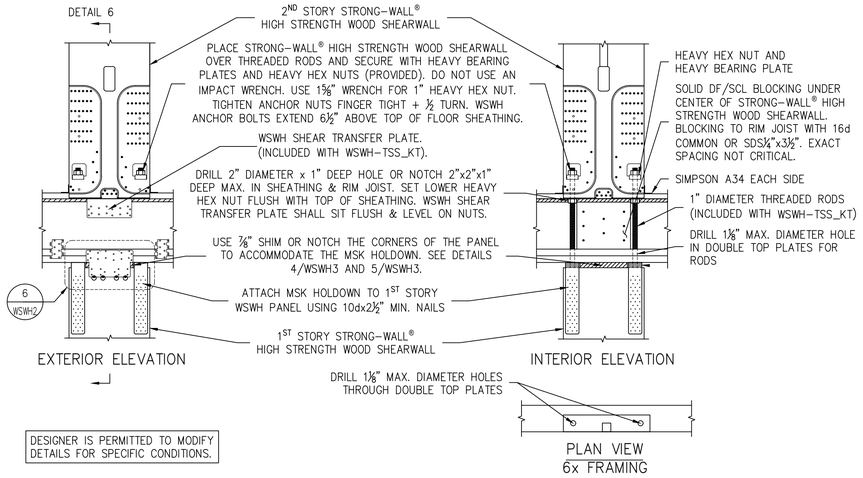


NOTE:
1. 1ST STORY WSWH MUST BE THE SAME WIDTH AS THE 2ND STORY WSWH.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

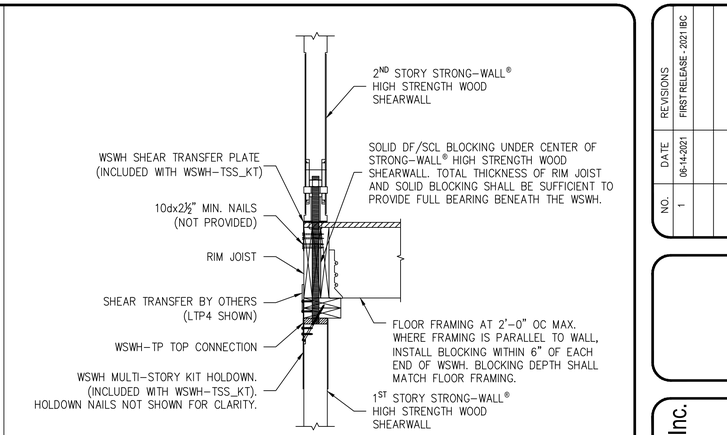
LEGEND :
- H_1 = 1ST STORY WSWH HEIGHT; TOP OF CONCRETE TO UNDERSIDE OF 1ST STORY TOP PLATES (IN.)
- H_2 = 2ND STORY WSWH HEIGHT; TOP OF FLOOR SHEATHING TO UNDERSIDE OF 2ND STORY TOP PLATES (IN.)
- H_3 = TOTAL ASSEMBLY HEIGHT; TOP OF CONCRETE TO UNDERSIDE OF 2ND STORY TOP PLATES (IN.)

TWO-STORY STACKED | 2



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TWO-STORY STACKED FLOOR FRAMING | 3

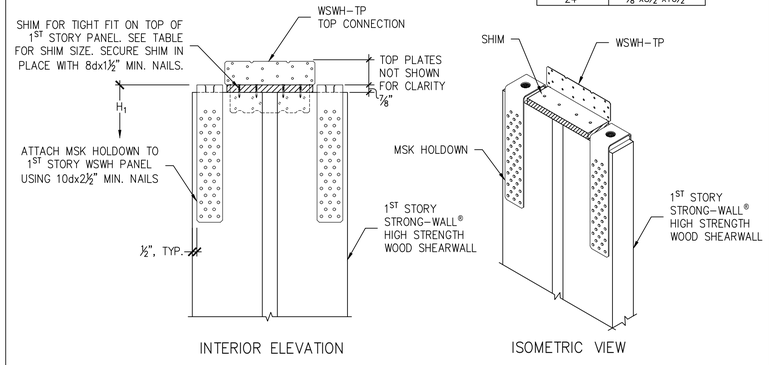


DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TWO-STORY STACKED FLOOR SECTION | 6

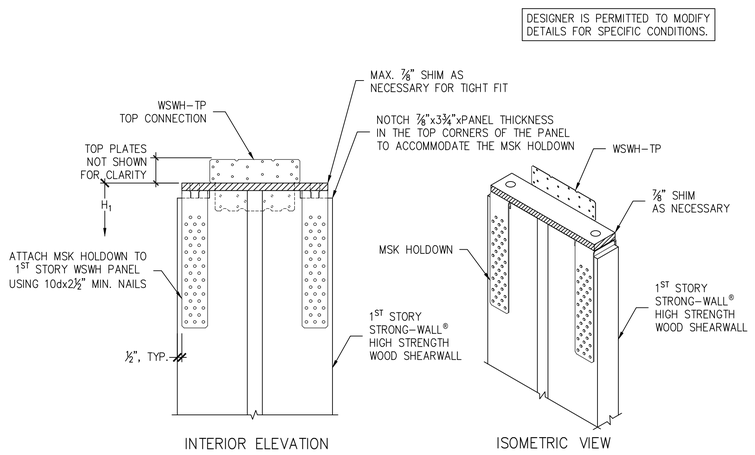
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WALL WIDTH	SHIM SIZE
12"	⅞"x3½"x4½"
18"	⅞"x3½"x10½"
24"	⅞"x3½"x16½"

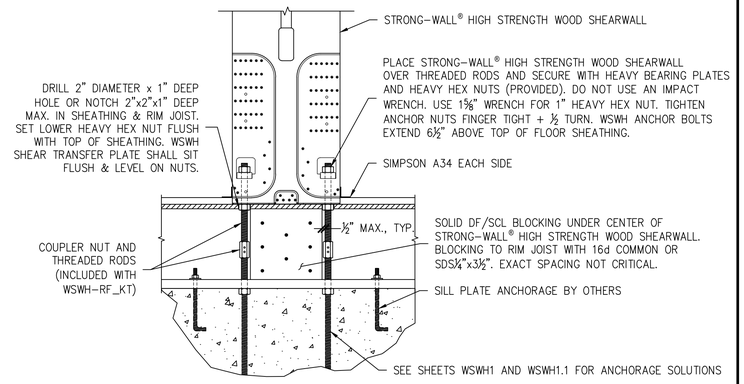


TOP OF 1ST STORY PANEL CONNECTION | 4

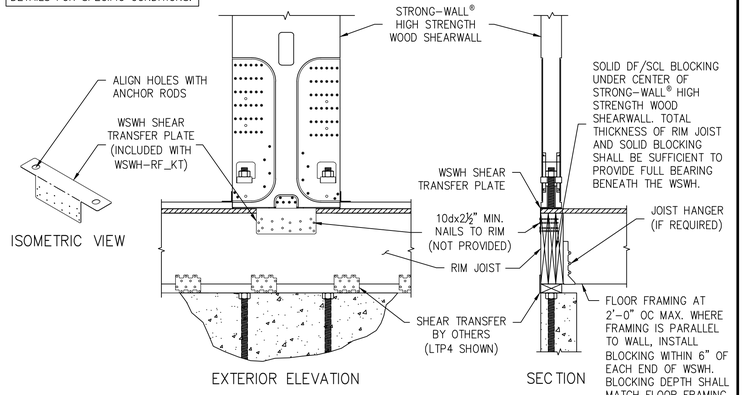
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



ALTERNATIVE TOP OF 1ST STORY PANEL CONNECTION | 5



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



WOOD FIRST-FLOOR WALL CONNECTION KIT

WALL WIDTH (in.)	MODEL NO.	CONTENTS
12	WSWH-RF12KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (2) 1" x 18" THREADED RODS (ASTM A193 B7) (2) COUPLER NUTS (2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
18	WSWH-RF18KT	
24	WSWH-RF24KT	

ORDER FIRST FLOOR CONNECTION KIT SEPARATELY.
MODEL WSWH-RF_KT. EXAMPLE WSWH-RF18KT

FIRST FLOOR AT WOOD FRAMING NOTES :
1. USE WOOD FIRST-FLOOR ALLOWABLE LOAD TABLES FROM THE STRONG-WALL CATALOG FOR THIS INSTALLATION.
2. USE ALTERNATE DETAIL 5/WSWH2 TO ACHIEVE MAXIMUM ON-CONCRETE ALLOWABLE LOADS.
3. FOR TWO-STORY STACKED STRONG-WALL HIGH STRENGTH WOOD SHEARWALLS WITH WOOD FIRST FLOOR, USE ALTERNATE DETAIL 5/WSWH2.
4. DESIGNER SHALL DESIGN FOR SHEAR TRANSFER FROM RIM JOIST TO SILL PLATE AND SILL PLATE TO FOUNDATION.

FIRST FLOOR AT WOOD FRAMING | 7

NO.	DATE	REVISIONS
1	06-14-2021	FIRST RELEASE - 2021 IBC

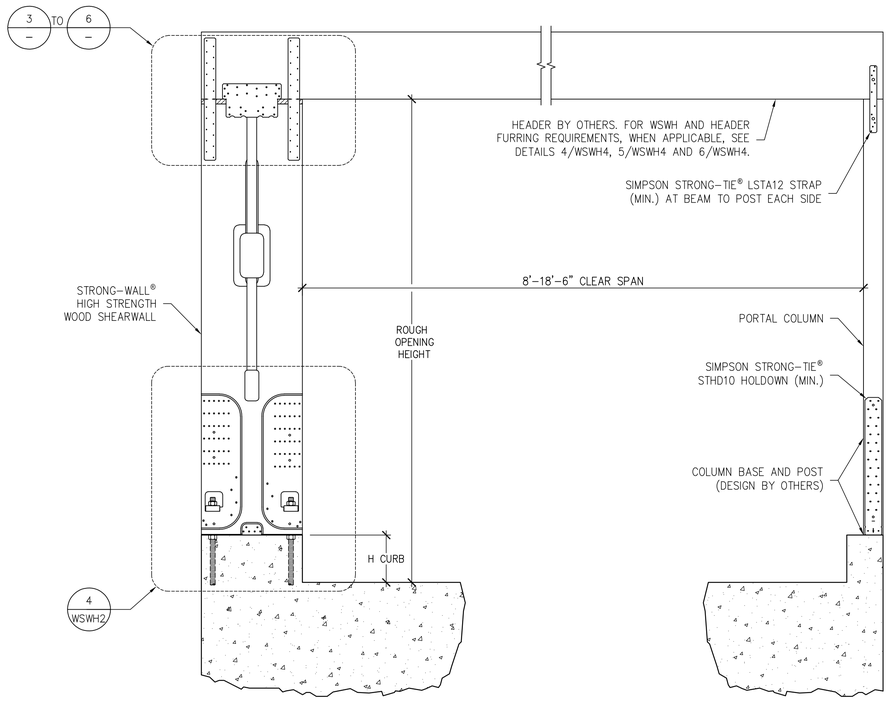
SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd.
• Pleasanton, CA 94588
• Tel: (800) 999-5099
• Website: www.strongtie.com

SIMPSON Strong-Tie THERE IS NO EQUAL

STRONG-WALL® WSWH
FRAMING DETAILS
FIRST FLOOR WALL AND TWO-STORY STACKED
ENGINEERED DESIGNS

SIMPSON Strong-Tie THERE IS NO EQUAL

NAME	
DATE	06-14-2021
SCALE	N.T.S.
CHECKED	
SHEET	WSWH3
OF	SHEETS
JOB NO.	



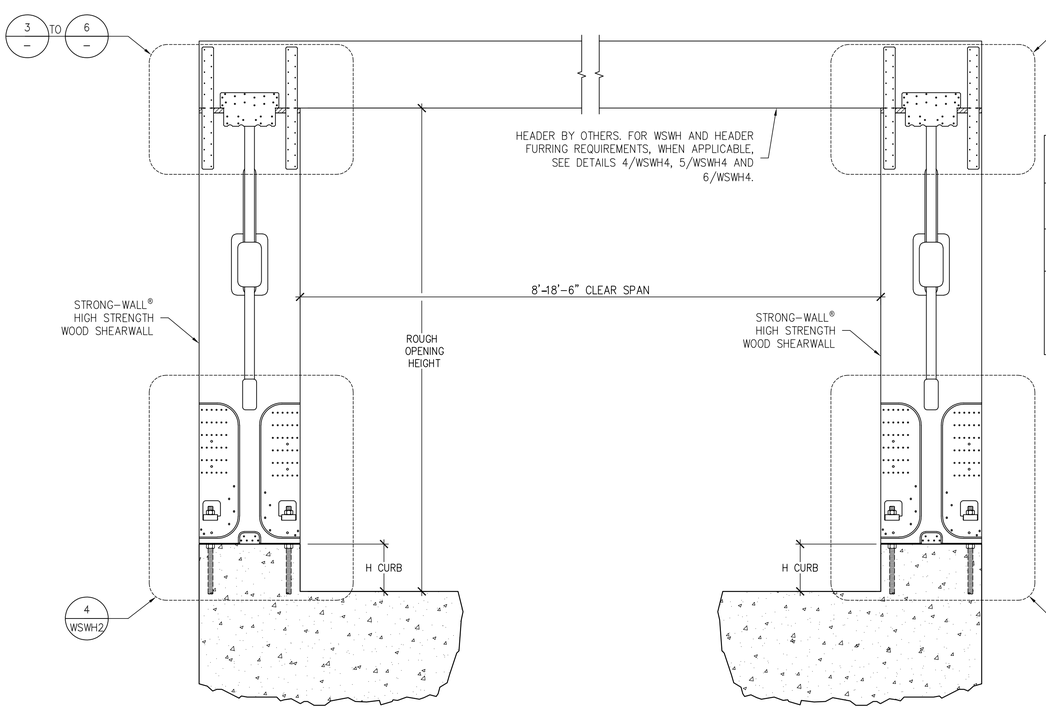
GARAGE HEADER ROUGH OPENING HEIGHT			
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¼"	5½"	8'-2¾"
		6"	8'-3¼"

NOTES :
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SINGLE PORTAL ASSEMBLY | 1



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

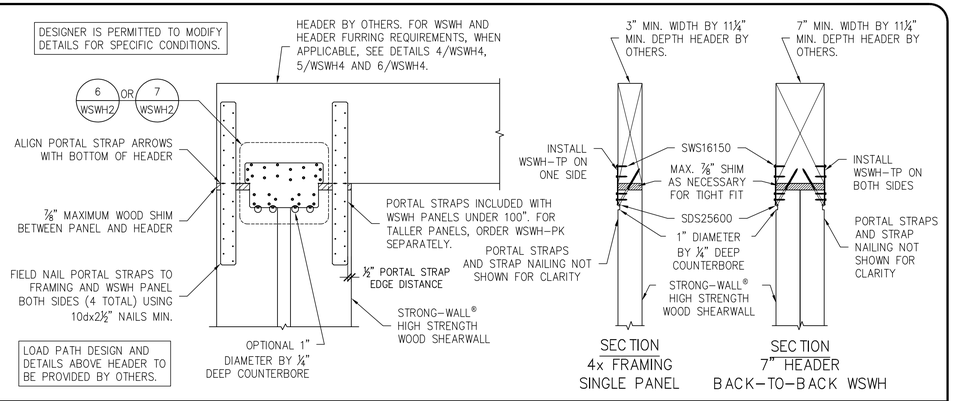
GARAGE HEADER ROUGH OPENING HEIGHT			
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¼"	5½"	8'-2¾"
		6"	8'-3¼"

NOTES :
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

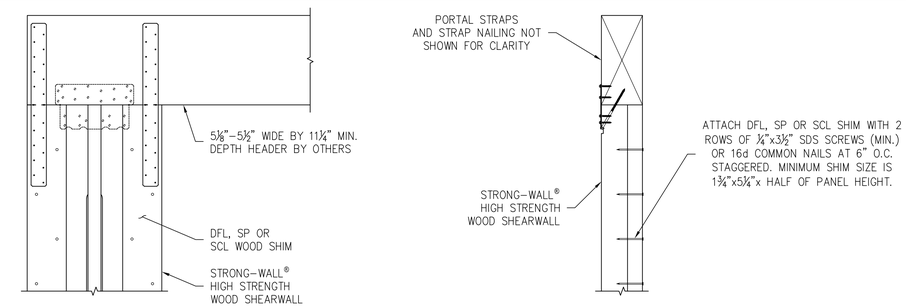
ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL DOUBLE PORTAL ASSEMBLY | 2

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

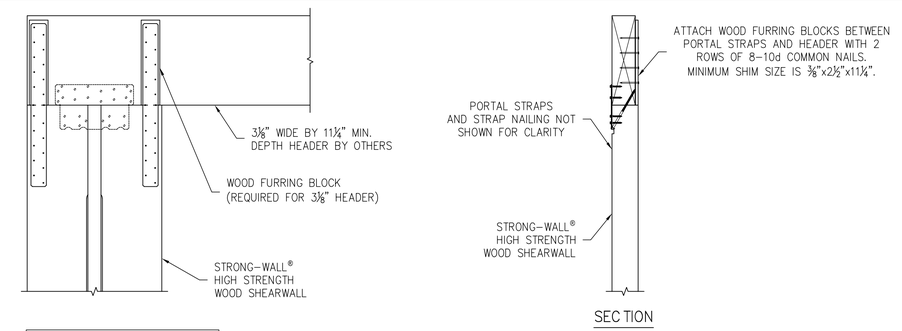


PORTAL TOP CONNECTION | 3



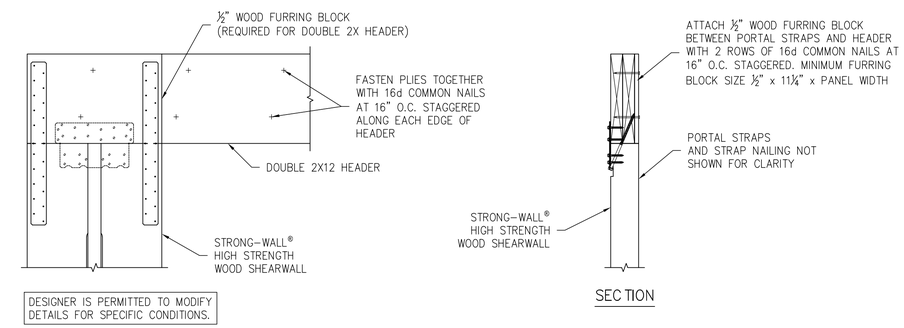
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

FURRING FOR 5⅛" TO 5½" HEADER | 4



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

FURRING FOR 3⅛" HEADER | 5



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

FURRING FOR DOUBLE 2X12 HEADERS | 6

NO.	DATE	REVISIONS
0	11-23-2020	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd. Pleasanton, CA 94588
• Tel: (800) 999-5099 • Website: www.strongtie.com

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STRONG-WALL® WSWH
PORTAL SYSTEM
FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON StrongTie THERE IS NO EQUAL.

NAME	
DATE	03-16-2021
SCALE	N.T.S.
CHECKED	
SHEET	WSWH4
OF	SHEETS
JOB NO.	

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SPLIT SYSTEM HEATING & COOLING UNITS

MARK	COOL KBH	HEAT KBH		CFM	ESP	MOTOR		UNIT MCA	WT LBS	SEER2	EER2	HSPF2	LINE SIZE		MANUFACTURER AND MODEL	COMMENTS
	TC	HIGH(47)	LOW (17)			HP	V/PH						GAS	LIQ		
HP-1	48	54	35	–	–	–	230/1	29	217	17.5	10.2	8.8	–	–	SAMSUNG AM048TXMDCH/AA	(1) (6)
AH-1	48	54	–	1410	0.5	–	230/1	2.6	214	–	–	–	5/8	3/8	SAMSUNG AM048TNZDCH/AA	(2) (3) (4) (6)
HP-2	48	54	35	–	–	–	230/1	29	217	17.5	10.2	8.8	–	–	SAMSUNG AM048TXMDCH/AA	(1) (6)
AH-2A	24	27	–	705	0.5	–	230/1	0.9	109	–	–	–	5/8	3/8	SAMSUNG AM024TNZDCH/AA	(2) (3) (4) (6)
AH-2B	12	13.5	–	370	0.5	–	230/1	0.90	105	–	–	–	1/2	1/4	SAMSUNG AM012TNZDCH/AA	(2) (3) (4) (6)
HP-3	12	14	12.1	–	–	–	230/1	10.9	75	18.5	11.1	9.1	–	–	SAMSUNG AC012BXADCH/AA	(1) (6)
AH-3				395	–	–	230/1	–	59	–	–	–	3/8	1/4	SAMSUNG AC012BNHDCH/AA	(2) (3) (4) (6)

(1) MOUNT OUTDOOR UNIT ON VIBRATION PAD AND PROVIDE CLEARANCES PER MANF. GUIDELINES
(2) PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.
(3) PROVIDE 16/2 STRANDED AND SHIELDED WIRE TO ALL CONTROLLERS
(4) PROVIDE FILTER RACKS AND MERV 13 FILTERS
(5) ROUTE ANY UNDERSLAB REFRIGERANT LINES IN PVC SLEEVE PER MANF GUIDELINES
(6) EQUIPMENT SIZES APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL S 8TH EDITION

FANS

MARK	LOCATION	CFM	ESP	CFM CONT.	SONES OR TIP SPEED	MOTOR		FAN RPM	MAX AMPS	MAX WATTS	CFM/ WATTS	MANUFACTURER MODEL	COMMENTS
						HP	V/PH						
EF-1	LAUNDRY	50	0.25"	--	0.4	NA	120/1	1054	0.20	6.2	8.3	PANASONIC FV-05-11VK2	(2) (4)
EF-2	BATH 1 WC	70	0.25"	--	0.4	NA	120/1	660	0.20	18	3.8	PANASONIC FV-08-WQ1	(2) (4)
EF-3	BATH 1	130	0.25"	--	0.4	NA	120/1	900	0.24	16.5	7.9	PANASONIC FV-11-15VK2	(2) (3) (4)
EF-4	MASTER BATH	130	0.25"	--	0.4	NA	120/1	900	0.24	16.5	7.9	PANASONIC FV-11-15VK2	(2) (3) (4)

(1) CEC IAQ REQUIRED VENTILATION-DO NOT MODIFY. PROVIDE MULTI SPEED AND TIME DELAY MODULE
(2) PROVIDE OPTIONAL LUTRON OCCUPANCY SENSOR MODEL # MS-OPS5AM, OR EQUAL PER ARCH, AND LED NIGHT LIGHT & MOTION SENSOR MODULE
(3) PROVIDE CONDENSATION SENSOR MODULE TO SATISFY HUMIDISTAT CONTROL PER 2022 CAL GREEN CODE SECTION 4.506
(4) FAN SHALL BE ENERGY STAR RATED AND HAVE BUILT IN BACKDRAFT DAMPER
(5) WITH FACTORY LINT TRAP KIT. WIRE PER INSTALLATION GUIDELINES WITH DRYER CIRCUIT, PROVIDE ACCESS.

HEAT-ENERGY RECOVERY VENTILATORS

MARK	CFM	ESP	HR %		MOTOR		WATTS	MANUFACTURER MODEL	COMMENTS
			SRE	ASE	HP	V/PH			
ERV-1	53	0.4	80	83	–	120/1	29	PANASONIC FV-10VEC2	(1) (2) (3)
ERV-2	53	0.4	80	83	–	120/1	29	PANASONIC FV-10VEC2	(1) (2) (3)
ERV-3	53	0.4	80	83	–	120/1	29	PANASONIC FV-10VEC2	(1) (2) (3)
ERV-4	53	0.4	80	83	–	120/1	29	PANASONIC FV-10VEC2	(1) (2) (3)

(1) CEC IAQ REQUIRED VENTILATION-DO NOT MODIFY
(2) PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.
(3) UNIT SHALL BE INSTALLED WITH MERV 13 FILTER.

ABBREVIATIONS

AC	AIR CONDITIONING UNIT
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AL	ACOUSTICAL LINING
ALD	AUTOMATIC LOUVER DAMPER
BDD	BACKDRAFT DAMPER
BI	BLACK IRON
BRD	BAROMETRIC RELIEF DAMPER (PRESSURE REGULATING DAMPER)
CAV	CONSTANT AIR VOLUME
CC	COOLING COIL
CD	CEILING DIFFUSER
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CR(G)	CEILING REGISTER OR GRILLE
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB TEMPERATURE
EAT	ENTERING AIR TEMPERATURE
EJ	EXPANSION JOINT
EXH	EXHAUST
EWT	ENTERING WATER TEMPERATURE
FAI	FRESH AIR INTAKE
FC	FLEXIBLE CONNECTION
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FPM	FEET PER MINUTE
H	HUMIDIFIER
HC	HEATING COIL
HRC	HEAT RECOVERY COIL
HRV	HEATING RECOVERY AND VENTILATING UNIT
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HX	HEAT EXCHANGER
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
M	MOTOR
MLWS	METAL LOUVER WITH WIRE MESH SCREEN
MO	MASONRY OR WALL OPENING
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NK	NECK SIZE
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OAI	OUTSIDE AIR INTAKE
OBD	OPPOSED BLADE DAMPER
P	PUMP
PC	PUMPED CONDENSATE
PHC	PRE HEAT COIL
PRV	PRESSURE REDUCING VALVE
RA	RETURN AIR
RHC	REHEAT COIL
SA	SUPPLY AIR
SD	SMOKE DAMPER
SF	SQUARE FEET
ST	SOUND TRAP
S/S	STAINLESS STEEL
TF	TRANSFER FAN
TR(G)	TOP REGISTER OR GRILLE
UC	UNDERCUT DOOR (1")
UH	UNIT HEATER
UON	UNLESS OTHERWISE NOTED
V	VENTILATION
VAV	VARIABLE AIR VOLUME REGULATOR
VD	VOLUME DAMPER
VFD	VARIABLE FREQUENCY DRIVE
VI	VIBRATION ISOLATOR
WB	WET BULB TEMPERATURE
WMS	WIRE MESH SCREEN
WP	WEATHER PROOF
W/SQ.FT	WATTS PER SQUARE FOOT

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	DISTRIBUTION MANIFOLD
	HYDRONIC BASEBOARD (SEE HEAT SOURCE SCHEMATIC FOR LENGTH AND HEIGHT)
55	AIR SUPPLY FLOOR/CEILING REGISTER (CFM AS SHOWN ON PLAN)
55	AIR SUPPLY WALL REGISTER (CFM AS SHOWN ON PLAN)
55	AIR SUPPLY TOE SPACE REGISTER (CFM AS SHOWN ON PLAN)
55	AIR RETURN WALL GRILLE (CFM AS SHOWN ON PLAN)
	TOEKICK FAN COIL UNIT FOR # INDICATED, SEE HEATING EQUIPMENT LEGEND
	AIR EXHAUST IN-LINE FAN
	AIR EXHAUST FAN RECESSED FAN
	DOOR GRILLE OR TRANSFER GRILLE
T	THERMOSTAT +60"FF
	NEW DUCT ROUND (SUPPLY)
	NEW DUCT ROUND (RETURN)
	NEW DUCT SQUARE (SUPPLY)
	NEW DUCT SQUARE (RETURN)
SIZE	MITERED ELBOW WITH TURNING VANES
SIZE SIZE	DUCT TRANSITION (ROUND OR SQUARE)
SIZE SIZE	DUCT TRANSITION (RECTANGULAR TO ROUND)
	MANUAL AIR VOLUME DAMPER

DUCT SYSTEM INSTALLATION

1. Duct installation shall be in conformance with chapter 6 of the 2022 CMC or as recommended by ACCA manuals D, J, S, SMACNA manuals, and/or the ASHRAE handbook if approved by officials having jurisdiction. Care shall be exercised to seal all joints and seams to prevent air leakage.
2. Where shown on the mechanical plan and if necessary for other locations, provide rectangular duct of equivalent cross sectional area to the round duct shown to clear obstructions. Provide smooth transitions when the duct shape changes.
3. Flexible vibration isolation connectors shall be installed in sheet metal ductwork at the unit in both the supply and air intake; these shall not exceed 10.0 inches in length. Ductwork shall be properly aligned at these connectors without any offset.
4. Metal ductwork shall be installed in a workman-like manner in accordance with acceptable practice given in the ASHRAE handbook or the SMACNA "low pressure duct construction standards" manual. Rigid sheet metal ducts shall be at least the minimum thickness required for their largest dimension and/or the static pressure to which they shall be subjected; they shall be provided with turning vanes or long radius bends both to reduce the pressure loss and to provide a more uniform velocity distribution downstream from the bend. All duct seams and joints shall be airtight and smooth fitting. These shall be sealed with products such as mastic and/or foil-backed tape recommended by the manufacturer for the location where they will be used.
5. Rigid ductwork exposed to view shall be installed in such a manner as to present a neat appearance. The ducts shall be parallel to adjacent architectural surfaces and have as few joints as possible.
6. All metal ducts shall be securely supported, hung, or suspended by metal hangers, straps, or brackets and the support material in contact with the duct, or external insulation, shall not be less than 0.75 inches wide. The hanger spacing for metal duct shall not be more than 10 feet for rectangular duct or 12 feet for round duct. Hangers exposed to view shall be plumb and neat in appearance. All rectangular metal ducts 24 inches or wider and all exterior ducts shall be cross broken or beaded to provide additional support. Ducts shall be insulated with fiberglass duct insulation to provide a minimum duct insulation value of r-8. Wye branches and diffuser boots shall be insulated on their exterior surfaces unless they are exposed to the weather, are exposed to view, or could be damaged during occupancy of the building. Any insulating material used shall meet the appropriate specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
7. Flexible air duct shall be UL listed class 1 air duct made with a polyester interior, a moisture impervious sleeve and insulation having an overall r-value no less than 6. Foil covered duct shall be used in locations where high radiant heat loads may be expected. Performance and assembly shall be in strict accordance with details listed in the flexible ductwork manufacturer's applications manual or the SMACNA "flexible duct performance standards and flexible duct installation standards". Tight fitting mechanical clamps and mastic recommended for the location shall be used to seal all joints. Particular attention shall be taken to avoid kinks, sharp bends, or other such obstructions in the duct. Factory made flexible air ducts shall be installed according to their installation instructions and standards set by the code. Duct work shall use pressure-sensitive tapes, mastics, aerosol sealants or other closure systems meeting applicable UL 181A and B requirements. Drawbands used with flexible ducts shall be either stainless-steel, worm driven hose clamps or UV-resistant nylon duct ties. In addition, drawbands must have a minimum tensile strength rating of 150 pounds an db tightened as recommended by the manufacturer.
8. Flexible air duct shall be supported at the manufacturer's recommended intervals but in no case shall the intervals between hangers exceed 4.0 ft. The hanger material shall be not less than 2.0 inch wide. The maximum permissible sag shall be 0.5 inch per foot of spacing between supports. Collars shall be used to attach flexible duct and shall be a minimum of 2.0 inches in length. Collars shall be inserted into the flexible duct a minimum of 1.0 inch before fastening.
9. Readily accessible balancing or volume control dampers with outside locking devices shall be provided as shown on the mechanical plans and/or as needed to regulate the air flow to each register.
10. Supply and return plenums shall be covered with insulation having a value of r-6 or greater on their internal surfaces. Any insulating material used shall meet the appropriated specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
11. Ductwork shall be installed so that it will not contact the ground.
12. Return air grill may be substituted, as desired, based on equal face area.
13. Boot area shall match grill area in all cases. If necessary, boots should be lined with acoustical lining to reduce noise transmission.
14. Plenum shall be lined with acoustical lining.
15. Flat ducts for wall registers shall be 3-1/4"x14" unless shown on the plans.
16. Termination of all environmental air ducts including direct vent termination kits shall be a minimum of 3 feet from or any openings into the building (i.e., dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents).
17. Mechanical equipment and duct openings shall be protected during storage and rough installation per 2022 CAL Green section 4.504.1 to reduce the amount of dust or debris which may collect in the system.
18. Heating, ventilating and air conditioning systems (including hydronic systems) shall be balanced in accordance 2022 CMC Section 317.1 using the ACCA Manual B method.
19. Unless otherwise noted all accessible supply branches shall have manual volume control dampers for balancing, where inaccessible all supply grilles shall have factory OBD (opposed blade damper) for volume balancing.

Air for combustion

1. Air quantities shall be based on the 2022 California Mechanical Code. If located in a confined space, that space shall be provided with two permanent openings one within 12 inches of the top and one within 12 inches of the bottom of the enclosure. The openings shall communicate directly, or by ducts with the outdoors. When communication with the outdoors is through vertical ducts, each opening shall have a minimum free area of 1.0 square inch per 4000 btu per hour of total input rating of all equipment in the enclosure. When communication with the outdoors is through horizontal ducts, each opening shall have a minimum free area of 1.0 square inch per 2000 btu per hour of total input rating of all equipment in the enclosure. If approved by the administrative authority having jurisdiction, communication directly through an exterior wall may be considered as a vertical duct.
2. Duct openings shall be screened with metal mesh having openings of 1/4 inch. Provisions shall be made for the reduction in duct area due to the effects of screens, louvers, etc.

Gas lines

1. Piping shall be new, standard weight wrought iron or steel (exterior-only galvanized or black), with malleable iron fittings. Approved PE (poly-ethylene) pipe may be used in exterior buried piping systems.
2. Exterior piping shall be protected by approved, machine applied protective coating. Field wrapping shall be limited to sections at joints and shall provide equivalent protection to the machine applied coating.
3. Gas lines may not be installed on or under the ground under buildings; they must be at least 6 inches above the ground.
4. Gas lines shall be wrapped with insulation and sleeved where passing through concrete. Piping shall be protected where passing through framing using metal straps designed for the purpose.

MAJOR EQUIPMENT INSTALLATION

1. Installation shall meet all local and national codes pertaining to the installation and operation of plumbing equipment. Unless otherwise required by these standards, the equipment shall be installed in accordance with the equipment manufacturer's recommendations.
2. If "or equal" equipment is to be used, it must meet the performance specifications for the equipment listed, and shall receive prior approval from the mechanical engineer. All requests for substitution shall be furnished with sufficient engineering data to demonstrate that the proposed equipment full meets all the performance levels of the equipment originally specified. The contractor shall be responsible for all costs associated with the engineering for structural, electrical, duct sizing, etc. Caused by any substitution.
3. Units shall be installed to provide the clearance or clearances specified by the manufacturer or required by the authority having jurisdiction.
4. Units shall have suitable support to prevent transmission of objectionable noise or vibration generated by the equipment to the structure. Outdoor, ground mounted, units shall be located on a level, one piece, concrete pad.
5. Provide and install low voltage control wiring in conduit installed by the mechanical or plumbing contractor using methods contained in the electrical specifications. All wiring of line voltage controls to be accomplished by the electrical contractor.
6. Contractors shall co-ordinate with the electrical contractor to ensure that all electrical accessories such as motor starters, control relays, circuit breakers, etc. Required to make a fully functional systems are provided.

REGISTERS

MARK	TYPE	MANUFACTURER MODEL	COMMENTS
CR	CEILING RETURN	TITUS CT-480 3 26 N 00-000 0	(1)
CD	CEILING DIFFUSER	TITUS CT-480 3 26 N 00-000 0	(1)
HSR	HIGH SIDE RETURN	TITUS CT-480 3 26 N 00-000 0	(1)
HSS	HIGH SIDE SUPPLY	TITUS CT-480 3 26 N 00-000 0	(1)
TK	TOE KICK	TITUS CT-480 4 26 N 00-000 0	(1)
LSR	LOW SIDE RETURN	TITUS CT-480 3 26 N 00-000 0	(1)
FD	FLOOR DIFFUSER	TITUS CT-480 6 26 N 00-000 H	(1)

(1) PROVIDE MILL FINISH OR CUSTOM PAINT COLOR SPECIFIED BY ARCH.

REVISIONS:	BY:

MONTEREY ENERGY GROUP
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carl@merg4.com

SWEET RESIDENCE
54 MARGUERITE RD
CARMEL, CA 93923

NOTES

DATE: 11/13/23
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET: M0.1
SHEET OF SHEETS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 1 of 14)**

Project Name: Sweet Residence — **Calculation Date/Time:** 2023-11-08T15:07:00-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-438 Sweet Res..ribd22x

GENERAL INFORMATION					
01	**Project Name**	Sweet Residence			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	54 Marguerite Rd.			
04	**City**	Carmel	05	**Standards Version**	2022
06	**Zip code**	93923	07	**Software Version**	EnergyPro 9.2
08	**Climate Zone**	3	09	**Front Orientation (deg/ Cardinal)**	39
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Newly Constructed	13	**Number of Bedrooms**	3
14	**Addition Cond. Floor Area (ft^2)**	0	15	**Number of Stories**	1
16	**Existing Cond. Floor Area (ft^2)**	n/a	17	**Fenestration Average U-factor**	0.3
18	**Total Cond. Floor Area (ft^2)**	3811	19	**Glazing Percentage (%)**	35.77%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area**	n/a
22	**Fuel Type**	Natural gas	23	**No Dwelling Unit:**	No

COMPLIANCE RESULTS	
01	**Building Complies with Computer Performance**
02	**This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.**
03	**This building incorporates one or more Special Features shown below**

CalCERTS, Inc. HERS PROVIDER

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 2 of 14)**

Project Name: Sweet Residence — **Calculation Date/Time:** 2023-11-08T15:07:00-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-438 Sweet Res..ribd22x

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	32.6	43.3	31.1			
Proposed Design	24.6	32.9	25.2	8	10.4	5.9
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 3.29 kWdc
- PV System resized to 3.29 kWdc (a factor of 3.289) to achieve "Standard Design PV" PV scaling

CalCERTS, Inc. HERS PROVIDER

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 3 of 14)**

Project Name: Sweet Residence — **Calculation Date/Time:** 2023-11-08T15:07:00-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-438 Sweet Res..ribd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	3.52	26.2	3.11	23	0.41	3.2
Space Cooling	0	0	0.01	0.76	-0.01	-0.76
IAQ Ventilation	0.48	5.2	0.5	5.43	-0.02	-0.23
Water Heating	2.84	11.77	0.78	3.61	2.06	8.16
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**6.84**	**43.17**	**4.4**	**32.8**	**2.44**	**10.37**
Photovoltaics	-0.74	-22.71	-0.74	-22.72		
Battery			0	0		
Flexibility						
Indoor Lighting	0.66	6.88	0.66	6.88		
Appl. & Cooking	1.56	10.69	1.56	10.71		
Plug Loads	1.43	15.19	1.43	15.19		
Outdoor Lighting	0.18	1.73	0.18	1.73		
TOTAL COMPLIANCE	**9.93**	**54.95**	**7.49**	**44.59**		

CalCERTS, Inc. HERS PROVIDER

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 4 of 14)**

Project Name: Sweet Residence — **Calculation Date/Time:** 2023-11-08T15:07:00-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-438 Sweet Res..ribd22x

ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	11.63	8.92	2.71	23.3
Net EUI[2]	7.08	4.38	2.7	38.14

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01 DC System Size (kWdc)	02 Exception	03 Module Type	04 Array Type	05 Power Electronics	06 CFI	07 Azimuth (deg)	08 Tilt Input	09 Array Angle (deg)	10 Tilt: (x in 12)	11 Inverter Eff. (%)	12 Annual Solar Access (%)
3.29	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Indoor air quality, balanced fan
- IAQ Ventilation System: as low as 0.54717 W/CFM
- IAQ Ventilation System Heat Recovery: minimum 81 SRE and 84 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- IAQ Ventilation System: fault indicator display
- Window overhangs and/or fins
- Non-standard duct location (any location other than attic)
- Solar water heating credit, single family building
- Recirculating with demand control, occupancy/motion sensor

CalCERTS, Inc. HERS PROVIDER

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 5 of 14)**

Project Name: Sweet Residence — **Calculation Date/Time:** 2023-11-08T15:07:00-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-438 Sweet Res..ribd22x

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified SEER/SEER2
- Fan Efficacy Watts/CFM
- Verified HSPF2
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION

01 Project Name	02 Conditioned Floor Area (ft^2)	03 Number of Dwelling Units	04 Number of Bedrooms	05 Number of Zones	06 Number of Ventilation Cooling Systems	07 Number of Water Heating Systems
Sweet Residence	3811	1	3	1	0	1

ZONE INFORMATION

01 Zone Name	02 Zone Type	03 HVAC System Name	04 Zone Floor Area (ft^2)	05 Avg. Ceiling Height	06 Water Heating System 1	07 Status
Entire House	Conditioned	Ducted Heat Pump1	3811	13.11	DHW Sys 1	New

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft^2)	07 Window and Door Area (ft2)	08 Tilt (deg)
FWall	Entire House	R-21 Wall	39	Front	1053	386.08	90
LWall	Entire House	R-21 Wall	129	Left	1284.8	221.5	90
BWall	Entire House	R-21 Wall	219	Back	1323	550	90
RWall	Entire House	R-21 Wall	309	Right	1284.8	205.8	90

CalCERTS, Inc. HERS PROVIDER

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 6 of 14)**

Project Name: Sweet Residence — **Calculation Date/Time:** 2023-11-08T15:07:00-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-438 Sweet Res..ribd22x

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft^2)	07 Window and Door Area (ft2)	08 Tilt (deg)
Partition Wall	Entire House	R-21 Wall1	n/a	n/a	270	24	n/a
FWall2	__Garage__	R-0 Garage Wall	39	Front	350	0	90
LWall2	__Garage__	R-0 Garage Wall	129	Left	285.1	0	90
BWall2	__Garage__	R-0 Garage Wall	219	Back	50	0	90
RWall2	__Garage__	R-0 Garage Wall	309	Right	285.1	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Area (ft^2)	07 Skylight Area (ft^2)	08 Roof Rise (x in 12)	09 Roof Reflectance	10 Roof Emittance	11 Cool Roof
Flat Roof	Entire House	R-30 Flat Roof	0	n/a	611	0	0	0.1	0.85	No
Roof	Entire House	R-30 Roof	0	n/a	3297.5	0	3	0.1	0.85	No
Roof2	__Garage__	R-0 Garage Roof	0	n/a	865.6	0	3	0.1	0.85	No

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft^2)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading
34/D014/03-05	Window	FWall	Front	39			1	288.8	0.3	NFRC	0.3	NFRC	Bug Screen
37	Window	FWall	Front	39	15	2	1	30	0.3	NFRC	0.3	NFRC	Bug Screen
D001	Window	FWall	Front	39	7.66	8	1	61.28	0.3	NFRC	0.3	NFRC	Bug Screen
07	Window	FWall	Front	39	3	2	1	6	0.3	NFRC	0.3	NFRC	Bug Screen
33/35/36/06/08/09/12/18	Window	LWall	Left	129			1	129.5	0.3	NFRC	0.3	NFRC	Bug Screen

CalCERTS, Inc. HERS PROVIDER

REVISIONS:	BY:

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SWEET RESIDENCE

54 MARGUERITE RD
CARMEL, CA 93923

MAIN RESIDENCE
ENERGY COMPLIANCE

DATE: 11/13/23
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET: M0.2
SHEET OF SHEETS

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MONTEREY ENERGY GROUP, INC.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Sweet Residence **Calculation Date/Time:** 2023-11-08T15:07:00-08:00 **(Page 7 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23-438 Sweet Res..ribd22x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
D002	Window	LWall	Left	129	5.5	8	1	44	0.3	NFRC	0.3	NFRC	Bug Screen
D005/D006	Window	LWall	Left	129	3	8	2	48	0.3	NFRC	0.3	NFRC	Bug Screen
11/13-15/19-23/25/26/17	Window	BWall	Back	219			1	400	0.3	NFRC	0.3	NFRC	Bug Screen
16	Window	BWall	Back	219	4	7.5	1	30	0.3	NFRC	0.3	NFRC	Bug Screen
D004	Window	BWall	Back	219	15	8	1	120	0.3	NFRC	0.3	NFRC	Bug Screen
01/02/24/27-29/D007/D008	Window	RWall	Right	309			1	181.8	0.3	NFRC	0.3	NFRC	Bug Screen
D003	Window	RWall	Right	309	3	8	1	24	0.3	NFRC	0.3	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
D121	Partition Wall	24	0.5

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
37	1.5	0.8	0	0	0	0	0	0	0	0	0	0	0
D001	2.3	1	0	0	0	0	0	0	0	0	0	0	0

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Sweet Residence **Calculation Date/Time:** 2023-11-08T15:07:00-08:00 **(Page 8 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23-438 Sweet Res..ribd22x

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
07	12	1	0	0	0	0	0	0	0	0	0	0	0
D002	13.5	1	0	0	0	0	0	0	0	0	0	0	0
D005/D006	19.5	1	0	0	0	0	0	0	0	0	0	0	0
16	11.8	1	0	0	0	0	0	0	0	0	0	0	0
D004	21.6	1	0	0	0	0	0	0	0	0	0	0	0
D003	12.5	1	0	0	0	0	0	0	0	0	0	0	0

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Entire House	3811	412	none	0	80%	No
Slab-on-Grade2	__Garage__	840	88	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Garage Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Sweet Residence **Calculation Date/Time:** 2023-11-08T15:07:00-08:00 **(Page 9 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23-438 Sweet Res..ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-0 Garage Roof	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.339	Roofing: Light Roof (Metal Tile) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-30 Flat Roof	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.037	Roofing: 5 PSF (Normal Gravel) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board
R-30 Roof	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Metal Tile) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board
R-21 Wall1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

Registration Number: 223-P016612704A-000-000-0000000-0000 Registration Date/Time: 2023-11-08 15:33:57 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-11-08 15:07:38

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Sweet Residence **Calculation Date/Time:** 2023-11-08T15:07:00-08:00 **(Page 10 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23-438 Sweet Res..ribd22x

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Demand Recirculation Sensor Controls	DHW Heater 1	1	Solar-DHW	None	n/a	DHW Heater 1 (1)

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.96	Btu/Hr	200000	0	n/a	n/a	

SOLAR WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10
Name	Collector Manufacturer	Collector Brand	Collector Model	Number of Collectors	Azimuth from North	Tilt from Horizontal	Tank Volume (gal)	SRCC/IAPMO Number	Solar Savings Fraction
Solar-DHW	(OG-300 rated system)	n/a		n/a	n/a	n/a	n/a	n/a	0.86

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

Registration Number: 223-P016612704A-000-000-0000000-0000 Registration Date/Time: 2023-11-08 15:33:57 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-11-08 15:07:38

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Sweet Residence **Calculation Date/Time:** 2023-11-08T15:07:00-08:00 **(Page 11 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23-438 Sweet Res..ribd22x

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Ducted Heat Pump1	Heat pump heating cooling	Heat Pump System 1	3	Heat Pump System 1	3	HVAC Fan 1	Air Distribution System 1	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling					
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	3	HSPF2	8.8	66000	54000	EER2SEER2	17.5	10.2	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350	Not Required	Required	No	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

Registration Number: 223-P016612704A-000-000-0000000-0000 Registration Date/Time: 2023-11-08 15:33:57 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-11-08 15:07:38

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Sweet Residence **Calculation Date/Time:** 2023-11-08T15:07:00-08:00 **(Page 12 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23-438 Sweet Res..ribd22x

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt 1-1	159	0.54717	Balanced	Yes	81 / 84	Yes	Yes	

PROJECT NOTES

Registration Number: 223-P016612704A-000-000-0000000-0000 Registration Date/Time: 2023-11-08 15:33:57 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-11-08 15:07:38

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SWEET RESIDENCE

54 MARGUERITE RD
CARMEL, CA 93923

MAIN RESIDENCE
ENERGY COMPLIANCE

DATE: 11/13/23
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET:
M0.3
SHEET OF SHEETS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Sweet Residence **Calculation Date/Time:** 2023-11-08T15:07:00-08:00 **(Page 13 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23-438 Sweet Res..ribd22x

Balanced ventillation system required to meet the state energy code. (3) Panasonic FV-10VE2 modeled for compliance. If substituted provide CFM, Watts and unit efficiency prior to installation.

Solar thermal for DHW is required for this project to comply with T-24. The SETS PV to DHW system is specified. An additional 2.8KW of PV production, above the solar minimum, is required. Contact SETS manufacturer?s rep John Grose for specification details (510) 434-3130.

CalCERTS, Inc.
HERS PROVIDER

Registration Number: 223-P016612704A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-11-08 15:33:57
Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider: CalCERTS Inc.
Report Generated: 2023-11-08 15:07:38

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Sweet Residence **Calculation Date/Time:** 2023-11-08T15:07:00-08:00 **(Page 14 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23-438 Sweet Res..ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Michael Hafner	Michael Hafner
Company: Monterey Energy Group	Signature Date: 2023-11-08 15:09:05
Address: 26465 Carmel Rancho Blvd. #8	CEA/ HERS Certification Identification (If applicable): R19-18-30020
City/State/Zip: Carmel, CA 93923	Phone: 831-372-8328

CABEC CERTIFIED ENERGY ANALYST

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:
J. Craig Holdren	J. Craig Holdren
Company: Holdren Lietzke Architecture	Date Signed: 2023-11-08 15:33:57
Address: 225 Cannery Row, Ste A	License: NA
City/State/Zip: Monterey, CA 93940	Phone: 831-649-6001

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Registration Number: 223-P016612704A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-11-08 15:33:57
Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider: CalCERTS Inc.
Report Generated: 2023-11-08 15:07:38

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
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www.montereyenergygroup.com
cad@merg4.com

SWEET RESIDENCE

54 MARGUERITE RD
CARMEL, CA 93923

MAIN RESIDENCE
ENERGY COMPLIANCE

DATE: 11/13/23
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET: M0.4
SHEET OF SHEETS

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TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 1 of 11)**

Project Name: Sweet ADU — **Calculation Date/Time:** 2023-11-08T15:09:56-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-439 Sweet ADU.ribd22x

GENERAL INFORMATION					
01	Project Name	Sweet ADU			
02	Run Title	Title 24 Analysis			
03	Project Location	54 Marguerite Rd.			
04	City	Carmel	05	Standards Version	2022
06	Zip code	93923	07	Software Version	EnergyPro 9.2
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	27
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	560	19	Glazing Percentage (%)	29.68%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 2 of 11)**

Project Name: Sweet ADU — **Calculation Date/Time:** 2023-11-08T15:09:56-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-439 Sweet ADU.ribd22x

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	44.4	47.8	37.7			
Proposed Design	41.5	46.4	36.9	2.9	1.4	0.8
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 1.56 kWdc
- PV System resized to 1.56 kWdc (a factor of 1.564) to achieve 'Standard Design PV' PV scaling

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 3 of 11)**

Project Name: Sweet ADU — **Calculation Date/Time:** 2023-11-08T15:09:56-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-439 Sweet ADU.ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	2.62	19.25	2.25	16.7	0.37	2.55
Space Cooling	0.01	2.19	0.03	5.26	-0.02	-3.07
IAQ Ventilation	0.87	9.41	1.14	12.32	-0.27	-2.91
Water Heating	13.9	58.04	12.23	52.04	1.67	6
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	17.4	88.89	15.65	86.32	1.75	2.57
Photovoltaics	-2.39	-74.06	-2.39	-74.25		
Battery			0	0		
Flexibility						
Indoor Lighting	1.1	11.38	1.1	11.38		
Appl. & Cooking	3.32	38.81	3.33	38.91		
Plug Loads	6.42	68.23	6.42	68.23		
Outdoor Lighting	0.22	2.11	0.22	2.11		
TOTAL COMPLIANCE	26.07	135.36	24.33	132.7		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 4 of 11)**

Project Name: Sweet ADU — **Calculation Date/Time:** 2023-11-08T15:09:56-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-439 Sweet ADU.ribd22x

ENERGY USE INTENSITY	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	33.58	31.8	1.78	5.3
Net EUI[2]	18.87	17.09	1.78	9.43

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.56	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Indoor air quality, balanced fan
- IAQ Ventilation System: as low as 0.54717 W/CFM
- IAQ Ventilation System Heat Recovery: minimum 81 SRE and 84 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- IAQ Ventilation System: fault indicator display
- Non-standard duct location (any location other than attic)
- Recirculating with demand control, occupancy/motion sensor

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 5 of 11)**

Project Name: Sweet ADU — **Calculation Date/Time:** 2023-11-08T15:09:56-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-439 Sweet ADU.ribd22x

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation
- Minimum Airflow
- Verified SEER/SEER2
- Fan Efficacy Watts/CFM
- Verified HSPF2
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Sweet ADU	560	1	1	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
Entire ADU	Conditioned	Ducted Heat Pump1	560	12.13	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
FWall	Entire ADU	R-21 Wall	27	Front	320.9	75.3	90
LWall	Entire ADU	R-21 Wall	117	Left	256.8	10	90
BWall	Entire ADU	R-21 Wall	207	Back	320.9	80.9	90
RWall	Entire ADU	R-21 Wall	297	Right	256.8	0	90

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 6 of 11)**

Project Name: Sweet ADU — **Calculation Date/Time:** 2023-11-08T15:09:56-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-439 Sweet ADU.ribd22x

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x In 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	Entire ADU	R-30 Roof	0	n/a	577.5	0	3	0.1	0.85	No

FENESTRATION / GLAZING														
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
42/D202	Window	FWall	Front	27			1	75.3	0.3	NFRC	0.3	NFRC	Bug Screen
43	Window	LWall	Left	117			1	10	0.3	NFRC	0.3	NFRC	Bug Screen
41/D201/44	Window	BWall	Back	207			1	80.9	0.3	NFRC	0.3	NFRC	Bug Screen

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Entire ADU	560	100.7	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco

REVISIONS:	BY:

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cad@merg4.com

SWEET RESIDENCE

54 MARGUERITE RD
CARMEL, CA 93923

ADU
ENERGY COMPLIANCE

DATE: 11/13/23
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET: M0.3
SHEET OF SHEETS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Sweet ADU **Calculation Date/Time:** 2023-11-08T15:09:56-08:00 **(Page 7 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** 23-439 Sweet ADU.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-30 Roof	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Metal Tile) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Demand Recirculation Sensor Controls	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Sweet ADU **Calculation Date/Time:** 2023-11-08T15:09:56-08:00 **(Page 8 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** 23-439 Sweet ADU.ribd22x

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.96	Btu/Hr	200000	0	n/a	n/a	

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Ducted Heat Pump1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Setback

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Sweet ADU **Calculation Date/Time:** 2023-11-08T15:09:56-08:00 **(Page 9 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** 23-439 Sweet ADU.ribd22x

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/H5 PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER 2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	1	HSPF2	9.1	14000	12100	EER2SEER2	18.5	11.1	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/H5PF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350	Not Required	Required	No	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Sweet ADU **Calculation Date/Time:** 2023-11-08T15:09:56-08:00 **(Page 10 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** 23-439 Sweet ADU.ribd22x

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt 1-1	53	0.54717	Balanced	Yes	81 / 84	Yes	Yes	

PROJECT NOTES

Balanced ventilation system required to meet the state energy code. Panasonic FV-10VE2 modeled for compliance. If substituted provide CFM, Watts and unit efficiency prior to installation.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Sweet ADU **Calculation Date/Time:** 2023-11-08T15:09:56-08:00 **(Page 11 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** 23-439 Sweet ADU.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michael Hafner	Documentation Author Signature: Michael Hafner
Company: Monterey Energy Group	Signature Date: 2023-11-08 15:18:28
Address: 26465 Carmel Rancho Blvd. #8	CEA/ HERS Certification Identification (If applicable): R19-18-30020
City/State/Zip: Carmel, CA 93923	Phone: 831-372-8328

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: J. Craig Holdren	Responsible Designer Signature: J. Craig Holdren
Company: Holdren Lietzke Architecture	Date Signed: 2023-11-08 15:33:57
Address: 225 Cannery Row, Ste A	License: NA
City/State/Zip: Monterey, CA 93940	Phone: 831-649-6001

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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SWEET RESIDENCE

54 MARGUERITE RD
CARMEL, CA 93923

ADU
ENERGY COMPLIANCE

DATE: 11/13/23
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET: M0.6
SHEET OF SHEETS

MANUAL J: HEAT/COOL LOADS

wrightsoft

Load Short Form
Entire House
MONTEREY ENERGY GROUP

Job:
Date: Aug 22, 2023
By: MASON

Project Information

For: SWEET RESIDENCE
54 MARGUERITE RD, CARMEL, CA 93923

Design Information

	Htg	Clg		
Outside db (°F)	***25***	***94***	Infiltration Method	Simplified
Inside db (°F)	70	75	Construction quality	Tight
Design TD (°F)	45	19	Fireplaces	2 (Semi-tight)
Daily range	-	M		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	17	-28		

HEATING EQUIPMENT

Make	n/a		
Trade	n/a		
Model	n/a		
AHRI ref.	n/a		
Efficiency	n/a		
Heating input	0	Btuh	
Heating output	0	Btuh	
Temperature rise	0	°F	
Actual air flow	0	cfm	
Air flow factor	0	cfm/Btuh	
Static pressure	0	in H2O	
Space thermostat	n/a		

COOLING EQUIPMENT

Make	n/a	
Trade	n/a	
Cond	n/a	
Coil	n/a	
AHRI ref.	n/a	
Efficiency	n/a	
Sensible cooling	0	Btuh
Latent cooling	0	Btuh
Total cooling	0	Btuh
Actual air flow	0	cfm
Air flow factor	0	cfm/Btuh
Static pressure	0	in H2O
Load sensible heat ratio	0	

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
LIVING AH	1817	26266	26939	1410	1410
BED/OFFICE AH	723	12832	7263	370	370
MASTER AH	1298	19740	15225	705	705
Entire House	3837	58837	47910	2485	2485
Other equip loads			0		
Equip. @ 0.99 RSM			47431		
Latent cooling			1217		
TOTALS	3837	58837	48648	2485	2485

Bold/Italic values have been manually overridden

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

wrightsoft

Load Short Form
Entire House
MONTEREY ENERGY GROUP

Job:
Date: Aug 22, 2023
By: MASON

Project Information

For: SWEET ADU
54 MARGUERITE RD, CARMEL, CA 93923

Design Information

	Htg	Clg		
Outside db (°F)	***25***	***94***	Infiltration Method	Simplified
Inside db (°F)	70	75	Construction quality	Tight
Design TD (°F)	45	19	Fireplaces	0
Daily range	-	M		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	17	-28		

HEATING EQUIPMENT

Make			
Trade			
Model			
AHRI ref			
Efficiency	80	AFUE	
Heating input	0	Btuh	
Heating output	0	Btuh	
Temperature rise	0	°F	
Actual air flow	395	cfm	
Air flow factor	0.033	cfm/Btuh	
Static pressure	0	in H2O	
Space thermostat			

COOLING EQUIPMENT

Make		
Trade		
Cond		
Coil		
AHRI ref		
Efficiency	0	SEER
Sensible cooling	0	Btuh
Latent cooling	0	Btuh
Total cooling	0	Btuh
Actual air flow	**395**	cfm
Air flow factor	0.047	cfm/Btuh
Static pressure	0	in H2O
Load sensible heat ratio	0.98	

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
STUDIO	506	10365	7697	338	***364***
BATH	63	1751	664	57	***31***
Entire House	569	12116	8361	395	***395***
Other equip loads			0		
Equip. @ 0.99 RSM			8277		
Latent cooling			160		
TOTALS	569	12116	8438	395	***395***

Bold/Italic values have been manually overridden

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labelling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii.enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1a:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

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2022 RESIDENTIAL MANDATORY REQUIREMENTS

DATE: 11/13/23
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET:
M0.7
SHEET OF SHEETS

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.1 FOR CONTINUOUS EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS EXHAUST VENTILATION CALCULATION.

MANUAL JDS

LOADS, DUCTS AND EQUIPMENT SIZES ARE APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL JDS.

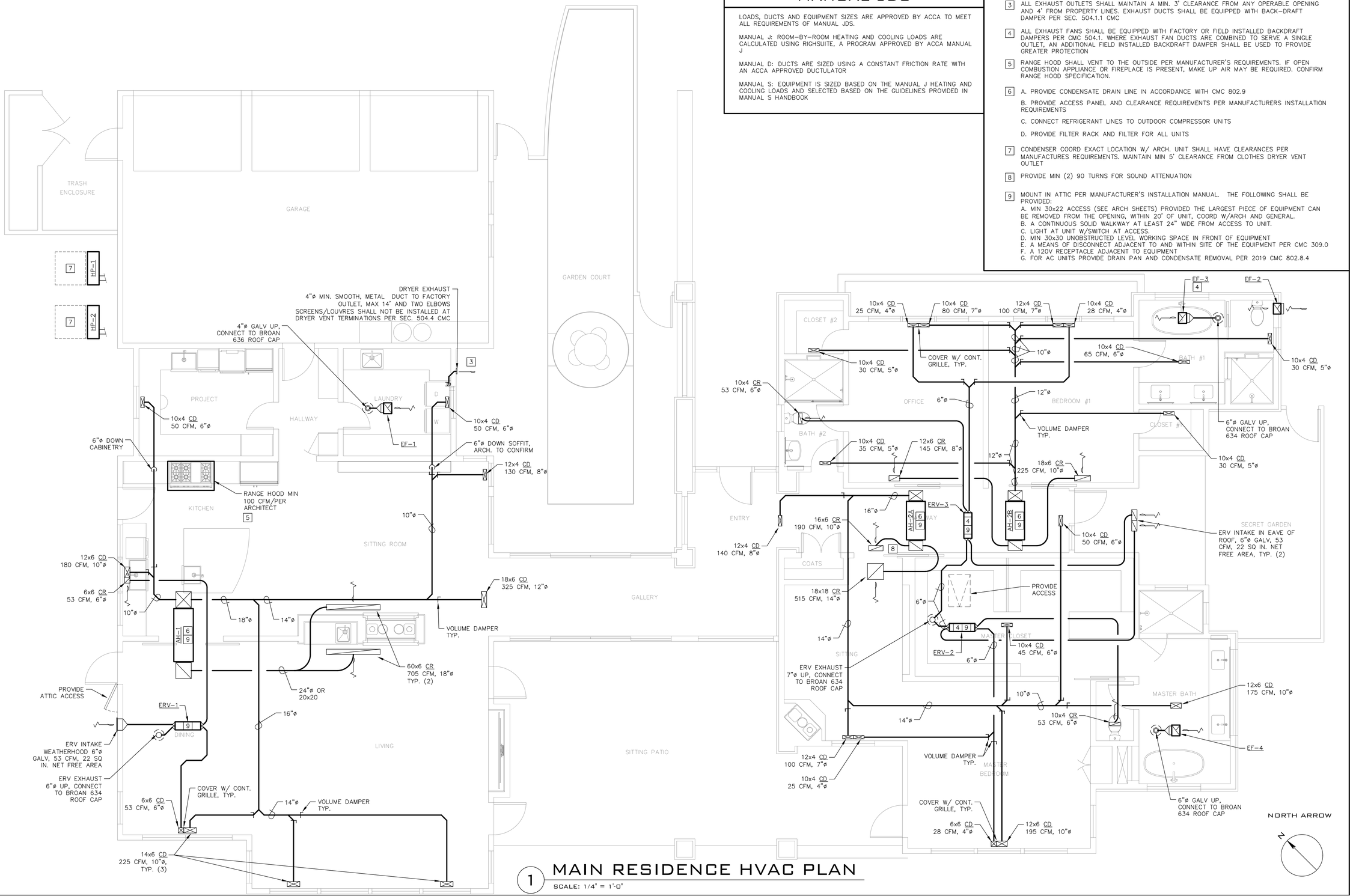
MANUAL J: ROOM-BY-ROOM HEATING AND COOLING LOADS ARE CALCULATED USING RIGHSUITE, A PROGRAM APPROVED BY ACCA MANUAL J

MANUAL D: DUCTS ARE SIZED USING A CONSTANT FRICTION RATE WITH AN ACCA APPROVED DUCTULATOR

MANUAL S: EQUIPMENT IS SIZED BASED ON THE MANUAL J HEATING AND COOLING LOADS AND SELECTED BASED ON THE GUIDELINES PROVIDED IN MANUAL S HANDBOOK

SHEET NOTES

1. CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
2. CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
3. ALL EXHAUST OUTLETS SHALL MAINTAIN A MIN. 3' CLEARANCE FROM ANY OPERABLE OPENING AND 4' FROM PROPERTY LINES. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER PER SEC. 504.1.1 CMC
4. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1. WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
5. RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. CONFIRM RANGE HOOD SPECIFICATION.
6. A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
   C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
7. CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
8. PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
9. MOUNT IN ATTIC PER MANUFACTURER'S INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
   A. MIN 30x22 ACCESS (SEE ARCH SHEETS) PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED FROM THE OPENING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL.
   B. A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE FROM ACCESS TO UNIT.
   C. LIGHT AT UNIT W/SWITCH AT ACCESS.
   D. MIN 30x30 UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF EQUIPMENT
   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
   F. A 120V RECEPTACLE ADJACENT TO EQUIPMENT
   G. FOR AC UNITS PROVIDE DRAIN PAN AND CONDENSATE REMOVAL PER 2019 CMC 802.8.4



1 MAIN RESIDENCE HVAC PLAN

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

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Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
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www.montereyenergygroup.com
cad@meg4.com

REVISIONS:	BY:

SWEET RESIDENCE

54 MARGUERITE RD
CARMEL, CA 93923

MAIN RESIDENCE HVAC PLAN

DATE:	11/13/23
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	M2.1
	SHEET OF SHEETS

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ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.1 FOR CONTINUOUS EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS EXHAUST VENTILATION CALCULATION.

MANUAL JDS

LOADS, DUCTS AND EQUIPMENT SIZES ARE APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL JDS.

MANUAL J: ROOM-BY-ROOM HEATING AND COOLING LOADS ARE CALCULATED USING RIGHSUITE, A PROGRAM APPROVED BY ACCA MANUAL J

MANUAL D: DUCTS ARE SIZED USING A CONSTANT FRICTION RATE WITH AN ACCA APPROVED DUCTULATOR

MANUAL S: EQUIPMENT IS SIZED BASED ON THE MANUAL J HEATING AND COOLING LOADS AND SELECTED BASED ON THE GUIDELINES PROVIDED IN MANUAL S HANDBOOK

SHEET NOTES

1. CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
2. CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
3. ALL EXHAUST OUTLETS SHALL MAINTAIN A MIN. 3' CLEARANCE FROM ANY OPERABLE OPENING AND 4' FROM PROPERTY LINES. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER PER SEC. 504.1.1 CMC
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   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
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   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
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   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
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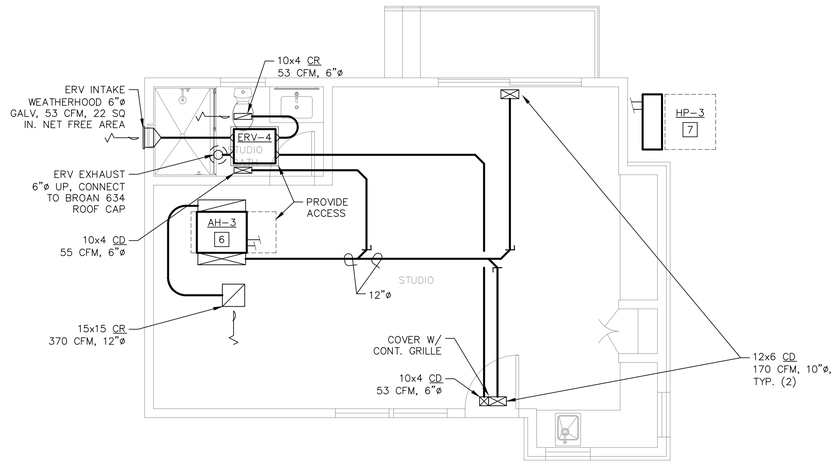

1 ADU HVAC PLAN
SCALE: 1/4" = 1'-0"

NORTH ARROW

REVISIONS:	BY:

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ADU
HVAC PLAN

DATE:	11/13/23
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	M2.2
	SHEET OF SHEETS

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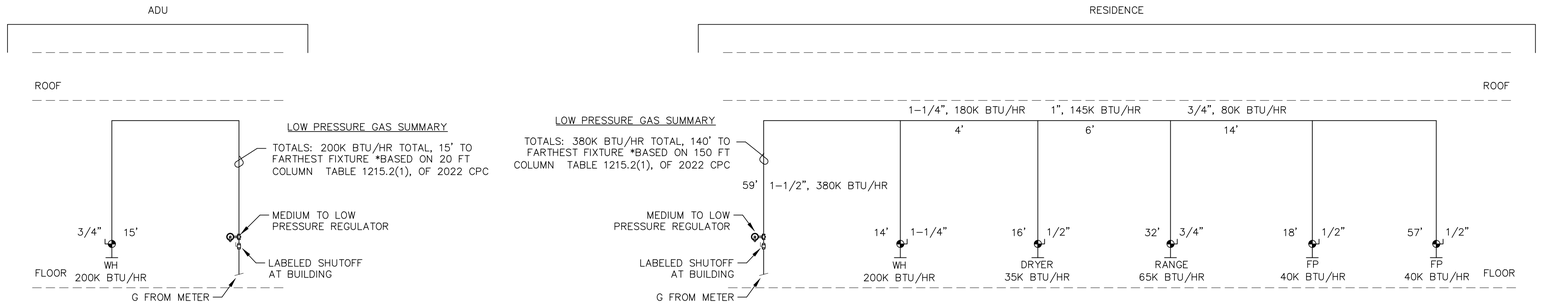
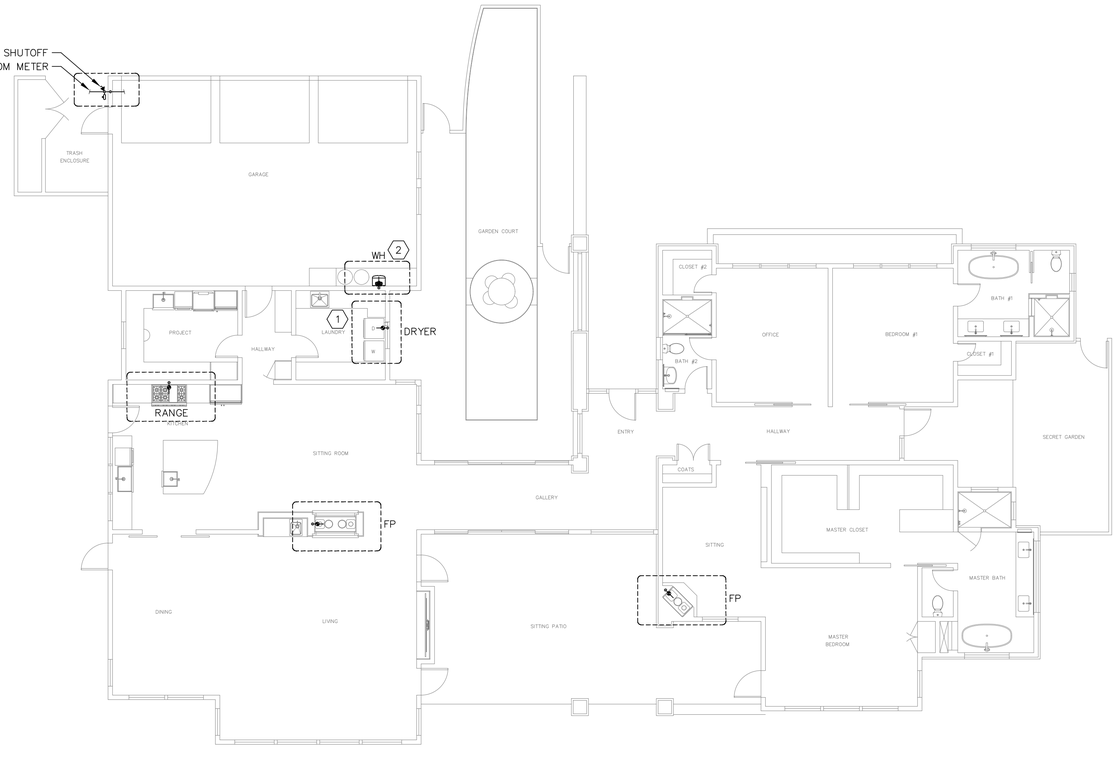


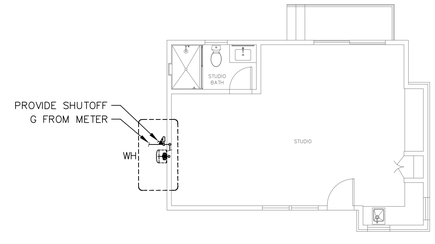
3 GAS LINE SCHEMATIC

SCALE: NO SCALE



1 MAIN RESIDENCE GAS LINE POINTS OF CONNECTION

SCALE: 1/8" = 1'-0"



2 ADU GAS LINE POINTS OF CONNECTION

SCALE: 1/8" = 1'-0"

PLUMBING SPECIFICATIONS

A. General Conditions

1. Work Included:
   Fuel gas piping.
2. It shall be the contractors responsibility to visit the project site and acquaint himself with all existing conditions, as well as ascertain the extent of the work involved. By submitting a bid, the contractor shall be deemed to have made such an examination, to have accepted such conditions and to have made all necessary allowances in preparing his proposal.
3. All work and materials shall comply with governing codes, safety orders and regulations.
4. Plumbing contractor shall deliver to the architect a written one year guarantee on all workmanship, equipment and materials; repair or replace any such defective items during this period.

B. Utilities and Site Work:

1. Prior to commencing work, plumbing contractor shall consult representatives of local utilities concerning locations and availability of utilities. Plumbing contractor shall be responsible for any damage to existing utility lines.
2. Plumbing contractor shall reroute any existing utility lines in conflict with new construction.
3. Plumbing contractor shall confirm locations and elevations of all existing new and rerouted mains and meters on job record drawings.

C. Gas Piping:

1. Underground gas piping from source shall be run in polyethylene pipe with tracer wire.
2. Gas piping within house shall be run in black iron pipe with galvanized fittings.
3. Threaded joints shall be made up with teflon paste, rector seal #1, teflon tape or other approved joint compound material (Note: no pipe dope shall be applied to female threads).
4. All gas piping shall be fully reamed as per CPC.
5. Risers shall be sweep type and transitions from steel to PE pipe below grade shall conform to CPC 1210.1.3

SHEET NOTES

1. PROVIDE 100 SQ. IN. NET FREE AREA FOR DRYER EXHAUST MAKEUP / COMBUSTION AIR PATH BY LOUVERED DOOR OR TRANSFER GRILL
2. PROVIDE PROTECTIVE BOLLARD OR ELEVATE EQUIP ABOVE PATH OF VEHICLE PER CPC 507.13.1 AND CMC 305.1.1

REVISIONS:	BY:

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SWEET RESIDENCE

54 MARGUERITE RD.
CARMEL, CA

GAS LINE POINTS OF CONNECTION & GAS LINE SCHEMATIC

DATE:	11/08/23
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
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FILE NAME:	
SHEET:	P2.1
	SHEET OF SHEETS

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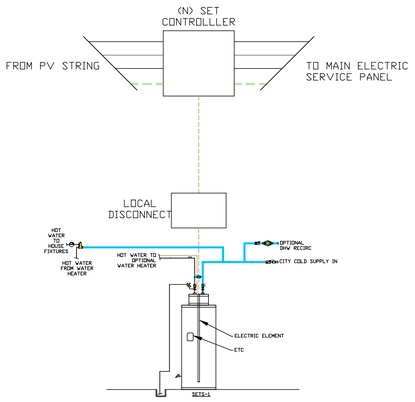
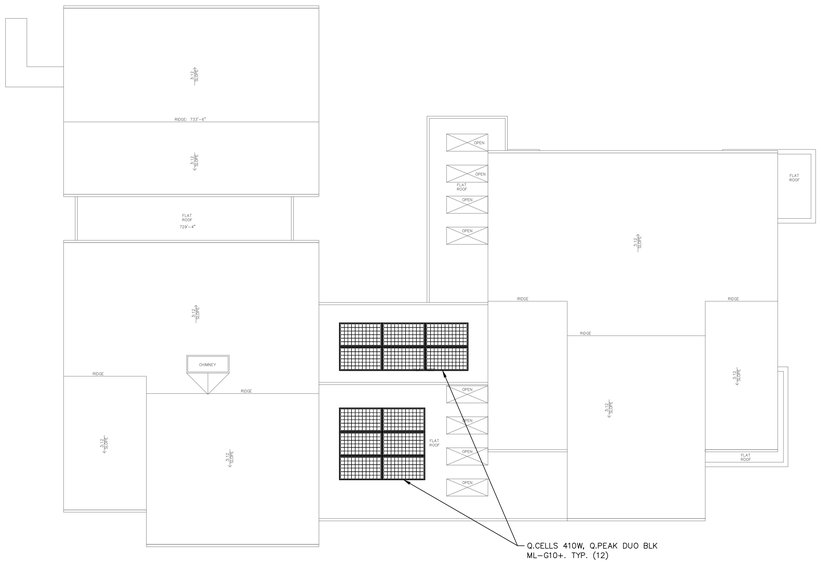
MONTEREY ENERGY GROUP



2 S.E.T.S. PV TO DHW SYSTEM

SCALE: NONE



1 SOLAR PHOTOVOLTAIC ROOF LAYOUT

SCALE: 1/8" = 1'-0"

NOTE TO PLAN REVIEWER AND CONTRACTOR

"THIS PV PLAN IS INTENDED FOR DESIGN AND TRADE COORDINATION ONLY AND SHALL NOT SERVE AS THE PERMITTED SET OF DRAWINGS. PERMIT SHALL BE DEFERRED AND IT SHALL BE THE RESPONSIBILITY OF THE LICENSED CONTRACTOR TO SECURE A PERMIT AS PART OF THEIR BID PACKAGE."

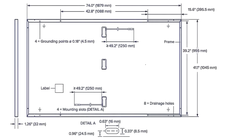
SCOPE OF WORK

4.92 KW ROOF MOUNTED SOLAR PHOTOVOLTIC SYSTEM USING 12 REC SOLAR 410W PANELS WITH ENPHASE IQ8 INTEGRATED MICROINVERTERS, WITH A PROJECTED OUTPUT OF 7,137 KWH'S PER YEAR

Q.PEAK DUO BLK ML-G10+ SERIES

Mechanical Specification

Format	74.0 in × 41.1 in × 1.26 in (including frame) (1879 mm × 1045 mm × 32 mm)
Weight	48.5 lbs (22.0 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 49.2 in (1250 mm), (-) ≥ 49.2 in (1250 mm)
Connector	Stäubli MC4; IP68

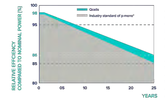


Electrical Characteristics

POWER CLASS			385	390	395	400	405	410
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC¹ (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP²	P_{MPP} [W]	385	390	395	400	405	410
	Short Circuit Current²	I_{SC} [A]	11.04	11.07	11.10	11.14	11.17	11.20
	Open Circuit Voltage²	V_{OC} [V]	45.19	45.23	45.27	45.30	45.34	45.37
	Current at MPP	I_{MPP} [A]	10.59	10.65	10.71	10.77	10.83	10.89
	Voltage at MPP	V_{MPP} [V]	36.36	36.62	36.88	37.13	37.39	37.64
	Efficiency²	η [%]	≥19.6	≥19.9	≥20.1	≥20.4	≥20.6	≥20.9
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT²								
Minimum	Power at MPP	P_{MPP} [W]	288.8	292.6	296.3	300.1	303.8	307.6
	Short Circuit Current	I_{SC} [A]	8.90	8.92	8.95	8.97	9.00	9.03
	Open Circuit Voltage	V_{OC} [V]	42.62	42.65	42.69	42.72	42.76	42.79
	Current at MPP	I_{MPP} [A]	8.35	8.41	8.46	8.51	8.57	8.62
	Voltage at MPP	V_{MPP} [V]	34.59	34.81	35.03	35.25	35.46	35.68

¹Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • ²800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

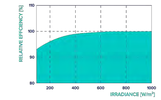


At least 98 % of nominal power during first year. Thereafter max. 0.5 % degradation per year. At least 93.5 % of nominal power up to 10 years. At least 86 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021).

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS						
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.27
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.34	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	20	Fire Rating based on ANSI/UL 61730	TYPE 2
Max. Design Load, Push/Pull³		[lbs/ft²]	75 (3600 Pa)/55 (2660 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull³		[lbs/ft²]	113 (5400 Pa)/84 (4000 Pa)		

³ See Installation Manual

Qualifications and Certificates

UL 61730, CE-compliant,
Quality Controlled PV - TÜV Rheinland,
IEC 61215:2016, IEC 61730:2016,
U.S. Patent No. 9,893,215 (solar cells),

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

qcells

Specifications subject to technical changes © Qcells Q.PEAK_DUO_BLK_ML-G10+_series_385-415_2023-01_Rev02_NA

IQ8M and IQ8A Microinverters

INPUT DATA (DC)		IQ8M-72-2-US	IQ8A-72-2-US
Commonly used module pairings¹	W	260 – 460	295 – 500
Module compatibility		54-cell / 108 half-cell, 60-cell / 120 half-cell, 66-cell / 132 half-cell and 72-cell / 144 half-cell	
MPPT voltage range	V	30 – 45	32 – 45
Operating range	V	16 – 58	
Min. / Max. start voltage	V	22 / 58	
Max. input DC voltage	V	60	
Max. continuous input DC current	A	12	
Max. input DC short-circuit current	A	25	
Max. module I_{sc}	A	20	
Overvoltage class DC port		II	
DC port backfeed current	mA	0	
PV array configuration		1 x 1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	

OUTPUT DATA (AC)		IQ8M-72-2-US	IQ8A-72-2-US
Peak output power	VA	330	366
Max. continuous output power	VA	325	349
Nominal (L-L) voltage / range²	V	240 / 211 – 264	
Max. continuous output current	A	1.35	1.45
Nominal frequency	Hz	60	
Extended frequency range	Hz	47 – 68	
AC short circuit fault current over 3 cycles	Arms	2	
Max. units per 20 A (L-L) branch circuit³		11	
Total harmonic distortion		<5%	
Overvoltage class AC port		III	
AC port backfeed current	mA	30	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging	
Peak efficiency	%	97.8	97.7
CEC weighted efficiency	%	97.5	97
Night-time power consumption	mW	60	

MECHANICAL DATA	
Ambient temperature range	-40°C to +60°C (-40°F to +140°F)
Relative humidity range	4% to 100% (condensing)
DC Connector type	MC4
Dimensions (H x W x D)	212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")
Weight	1.08 kg (2.38 lbs)
Cooling	Natural convection - no fans
Approved for wet locations	Yes
Pollution degree	PD3
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure
Environ. category / UV exposure rating	NEMA Type 6 / outdoor

COMPLIANCE	
Certifications	CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB), FCC Part 15 Class B, ICES-0003 Class B, CAN / CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shutdown Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.

(1) Pairing PV modules with wattage above the limit may result in additional clipping losses. See the compatibility calculator at https://link.enphase.com/module-compatibility. (2) Nominal voltage range can be extended beyond nominal if required by the utility. (3) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

IQ8MA-12A-DS-0069-02-EN-US-2022-12-02

REVISIONS:	BY:

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SWEET RESIDENCE

54 MARGUERITE RD
CARMEL, CA 93923

SOLAR PHOTOVOLTAIC ROOF LAYOUT & NOTES

DATE: 11/13/23
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET: PV2.1
SHEET OF SHEETS

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

STAKING:
STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING:
SPREAD 3" OF MULCH OVER ALL EXPOSED PLANTING AREAS

COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000SQFT OF PERMEABLE AREA TO A DEPTH OF 6"

ALL COMPACTED SOILS TO BE TRANSFORMED TO FRIABLE CONDITION BEFORE PLANTING.

STAGING:
WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY DRIP LINE AS NEEDED.

SOIL AMENDMENT TO BE ADDED TO PLANTED ARE AS NEEDED FOR PLANT MATERIAL.

SOIL AMENDMENT TO BE NITRIFIED REDWOOD SAWDUST.

BUILDING DEPARTMENT NOTES:

PERMITS & INSPECTIONS:

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH INSPECTION.

CODES:

ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE UBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER HOSES USED ON THE PROJECT.

LAYOUT NOTES:
ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

FIRE SAFETY NOTES:
ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY WILL BE REMOVED.

LANDSCAPE AREA:

TOTAL LANDSCAPE AREA = SF

THE PLANTING IS SPREAD OUT AND EACH PLANT HAS ITS OWN, APPROPRIATELY SIZED, DRIP EMITTER AND THEREFORE LANDSCAPE AREA IS CALCULATED PER PLANT.

THIS IS CALCULATED BY THE FOLLOWING GUIDELINES

4" PLANT =	1 SQUARE FOOT
1 GALLON PLANT =	2 SQUARE FEET
5 GALLON PLANT =	4 SQUARE FEET

FIRE DEPARTMENT NOTES:
FIRE 007 - DRIVEWAYS
DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

FIRE 008 - GATES
ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

FIRE 011 - ADDRESSES FOR BUILDINGS
ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A 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.

FIRE 017 - DISPOSAL OF VEGETATION AND FUELS
DISPOSAL, INCLUDING CHIPPING, BURYING, OR REMOVAL TO A LANDFILL SITE APPROVED BY THE LOCAL JURISDICTION, OF VEGETATION AND DEBRIS CAUSED BY SITE DEVELOPMENT AND CONSTRUCTION, ROAD AND DRIVEWAY CONSTRUCTION, AND FUEL MODIFICATION SHALL BE COMPLETED PRIOR TO FINAL CLEARANCE OF THE RELATED PERMIT.

FIRE 020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)
REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 30 FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL 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.
100' SETBACK IS REDUCED FUEL ZONE. REMOVE ALL DEAD VEGETATION, TAKE DEAD BRANCHES OUT OF TREES, KEEP SHRUBS SPACED FROM 4 - 40 FEET DEPENDING ON SLOPE, KEEP GRASSES MOWED DOWN ONCE THEY TURN BROWN, KEEP GROUND CLEAR OF SURFACE LITTER.

FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'-30' AWAY FROM HOUSE.
GUIDLINES AS FOLLOWS:
ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4"
MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
REMOVE ALL CUT MATERIAL FROM THE AREA
MAINTAIN SCREEN OVER CHIMNEY OUTLET

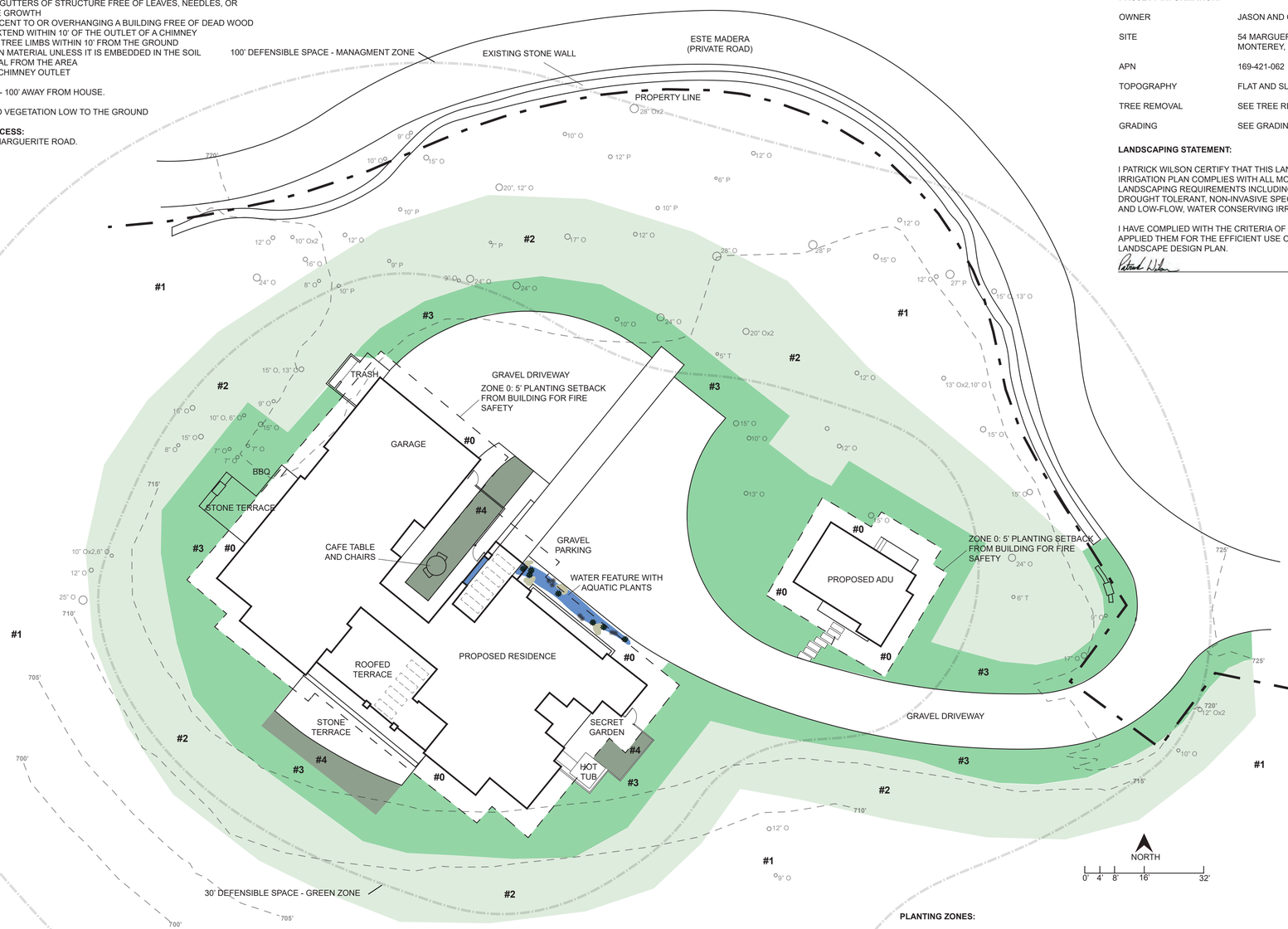
MANAGEMENT ZONE: 30' - 100' AWAY FROM HOUSE.
GUIDLINES AS FOLLOWS:
KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:
VEHICLE ACCESS FROM MARGUERITE ROAD.

IRRIGATION NOTES:

IRRIGATION FOR NEW PLANT MATERIAL WILL BE IRRIGATED BY A LOW FLOW DRIP SYSTEM.

THE SMART IRRIGATION CONTROLLER SHALL HAVE A RAIN SENSOR, FLOW SENSOR, AND A MASTER SHUTOFF VALVE INSTALLED DIRECTLY AFTER THE BACKFLOW PREVENTION DEVICE.



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANT	SIZE	WUCOLS	
ARC EME	*Arctostaphylos* 'Emerald Carpet'	Emerald Carpet Manzanita	40	5 gal	Low	1,2
ARC HOW	*Arctostaphylos* 'Howard McMinn'	Howard McMinn's Manzanita	30	5 gal	Low	1,2
BAC PIL	*Baccharis pilularis*	Coyote Bush	25	5 gal	Low	1
CEA CAR	*Ceanothus* 'Hearstiorum'	Hearstiorum Creeper Ceanothus	65	5 gal	Low	3
CEA GLO	*Ceanothus gloriosus* 'Pt Reyes'	Pt Reyes Ceanothus	65	5 gal	Low	3
ESC CAL	*Eschscholzia californica*	California Poppy	130	4"	Low	1,2,3,4
FES RUB	*Festuca rubra* 'Molate Blue'	Molate Blue Fescue	60	1 gal	Low	3,4
HEU OLD	*Heuchera* 'Old la Rochette;	Coral Bells	35	1 gal	Low	4
IRI CAN	*Iris* 'Canyon Snow'	Canyon Snow Iris	95	1 gal	Low	1,2
IRI DOU	*Iris douglasiana*	Douglas Iris	95	1 gal	Low	1,2
LAV INT	*Lavandula x intermedia* 'Phenomenal'	Phenomenal Lavender	20	1 gal	Low	4
LUP BIC	*Lupinus bicolor*	Lindley's Lupine	55	5 gal	Low	1,2
MIM AUR	*Mimulus aurantiacus*	Sticky Monkey Flower	25	5 gal	Low	2
QUE AGR	*Quercus agrifolia*	Coast Live Oak		5 gal	Low	1,2
RHA CAL	*Rhamnus californica* 'Mound San Bruno'	Mound San Bruno Coffeeberry	25	5 gal	Low	2
ROS OFF	*Rosmarinus officinalis* 'Tuscan Blue'	Tuscan Blue Rosemary	15	5 gal	Low	4
SAL CLE	*Salvia clevelandii* 'Pozo Blue'	Grey Musk Sage	55	5 gal	Low	3,4
SAL MEL	*Salvia leucantha* 'Santa Barbara'	Santa Barbara Sage	25	5 gal	Low	4
SAT DOU	*Satureja douglasii*	Yerba Buena	65	4"	Low	2

SCOPE OF WORK:

THIS IS NEW LANDSCAPE INSTALLTION WITH A NEW LOW FLOW DRIP IRRIGATION SYSTEM.

PROJECT INFORMATION:

OWNER	JASON AND COLEEN SWEET
SITE	54 MARGUERITE RD. MONTEREY, CA 93940.
APN	169-421-062
TOPOGRAPHY	FLAT AND SLOPING
TREE REMOVAL	SEE TREE REMOVAL PLAN
GRADING	SEE GRADING PLAN

LANDSCAPING STATEMENT:

I PATRICK WILSON 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

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

PLANTING ZONES:

NATURAL OPEN SPACE ZONE #1:
THE NATURAL OPEN SPACE ZONE ON EACH LOT IS TO REMAIN IN ITS NATURAL STATE, WITH THE EXCEPTION OF SELECTIVE MINIMAL ALTERATIONS, AS APPROVED BY THE COMMITTEE. THE NATURAL OPEN SPACE ZONE IS INTENDED TO MIMIC THE ADJACENT NATIVE WOODLAND AND GRASSLAND IN ITS PLANT VARIETY, PATTERN, COMPOSITION, AND DENSITY. FOR THIS REASON, THE NATURAL OPEN SPACE ZONE WILL DIFFER.
TO ACCOUNT FOR LOCAL DIFFERENCES IN THE NATURAL LANDSCAPE. THE LANDSCAPE ARCHITECT MUST STUDY THE CONDITIONS ON EACH SITE TO CALCULATE THE REQUIREMENTS FOR THIS ZONE.

OPEN SPACE TRANSITION ZONE #2:
THIS ZONE WILL BE USED PRIMARILY AROUND THE SEMI-PRIVATE ZONES ADJACENT TO DRIVEWAYS AND WALKWAYS THAT EXTEND FROM THE HOME. THE OPEN SPACE TRANSITION ZONE IS INTENDED TO BLEND THE EDGE OF SEMI-PRIVATE ZONES WITH NATURAL OPEN SPACE ZONES WHERE A WALL OR ARCHITECTURAL EDGE DOES NOT EXIST. THE PLANTS IN THIS ZONE ARE NATIVE TO THE WOODLAND AND GRASSLAND FAMILIES AND COULD INCLUDE MORE DIVERSITY OF SPECIES THAN THE NATURAL OPEN SPACE ZONE. EXOTIC AND NON-NATIVE SPECIES ARE NOT ALLOWED IN THE OPEN SPACE TRANSITION ZONE. IN GENERAL, THIS ZONE WILL BE MINIMALLY USED ON A LOT.

SEMI-PRIVATE ZONE #3:
THE SEMI-PRIVATE ZONE TRANSITIONS FROM THE OPEN SPACE TRANSITION ZONE TO THE RESIDENCE, AND CAN HAVE MORE DIVERSE SPECIES OF PLANTS THAN THE PREVIOUS TWO ZONES, INCLUDING PLANTS THAT ARE NATIVE AND ADAPTED TO THE MONTEREY PENINSULA REGION. PLANT MASSING IN THIS ZONE CAN BE MORE FORMAL AND LAYERED THAN THAT FOUND IN THE NATURAL OPEN SPACE ZONE, AND SHOULD ACCENTUATE THE SITE ARCHITECTURE. THIS ZONE WILL BE USED IN AREAS THAT ARE CONTAINED BEHIND WALLS OR ARCHITECTURAL EDGES.

PRIVATE ZONE #4:
THE PRIVATE ZONE ALLOWS THE MOST DIVERSE PLANT SPECIES, WHICH MAY INCLUDE PLANTS FROM COASTAL/ARID REGIONS AND A LIMITED SELECTION OF NON-NATIVE, NON-DROUGHT TOLERANT PLANTS. PLANT MASSING IN THIS ZONE CAN BE FORMAL AND LAYERED AS IN THE SEMI-PRIVATE ZONE, AND SHOULD INTEGRATE WITH THE ARCHITECTURE. THIS ZONE WILL BE APPLIED IN AREAS THAT ARE CONTAINED BEHIND WALLS OR ARCHITECTURAL EDGES OF SIGNIFICANT HEIGHT TO CONCEAL THE VIEW OF EXOTIC PLANTS FROM A DISTANCE.

ZONE #0:
PLANTS ARE NOT ALLOWED IN THE EMBER RESISTANT ZONE, 0-TO-5 FEET FROM STRUCTURES. ZONE 0, MEASURING 5 FEET FROM ALL STRUCTURES, MUST EXCLUSIVELY CONTAIN MINERALIZED SURFACES, SUCH AS PAVERS, GRAVEL, COBBLE, RIVER ROCK, OR STONE

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A.P.N.: 169-421-062
Revisions:

LICENSED LANDSCAPE ARCHITECT
PATRICK R WILSON 5806
Signature
07/31/25
Renewal Date
11/16/23
Date
STATE OF CALIFORNIA

Drawing Title:

Lansdscape Plan

Date: 11/16/23
Scale: 1"=16'0"
Drawn By: PW
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XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS

2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS

3. DRIP IRRIGATE ALL NON-TURF PLANT MATERIAL

4. INSTALLATION OF WEATHER SENSOR AND SMART CONTROLLER TO REGULATE EFFICIENT WATERING.

5. IRRIGATION ZONES TO BE BASED ON LIKE WATER NEEDS.

AUTOMATIC CONTROLLER DEVICE:

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BEOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"X4" PRESSURE TREATED POST.

VALVE BOXES, PIPE, AND HOSE BIBS:
ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER.

IRRIGATION NOTES:

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

ALL TRENCHES FOR IRRIGATION WORK TO BE LAID OUT ONSITE TO AVOID DAMAGE TO ANY EXISTING TREE ROOTS

IRRIGATION NOTES:

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VAVLES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

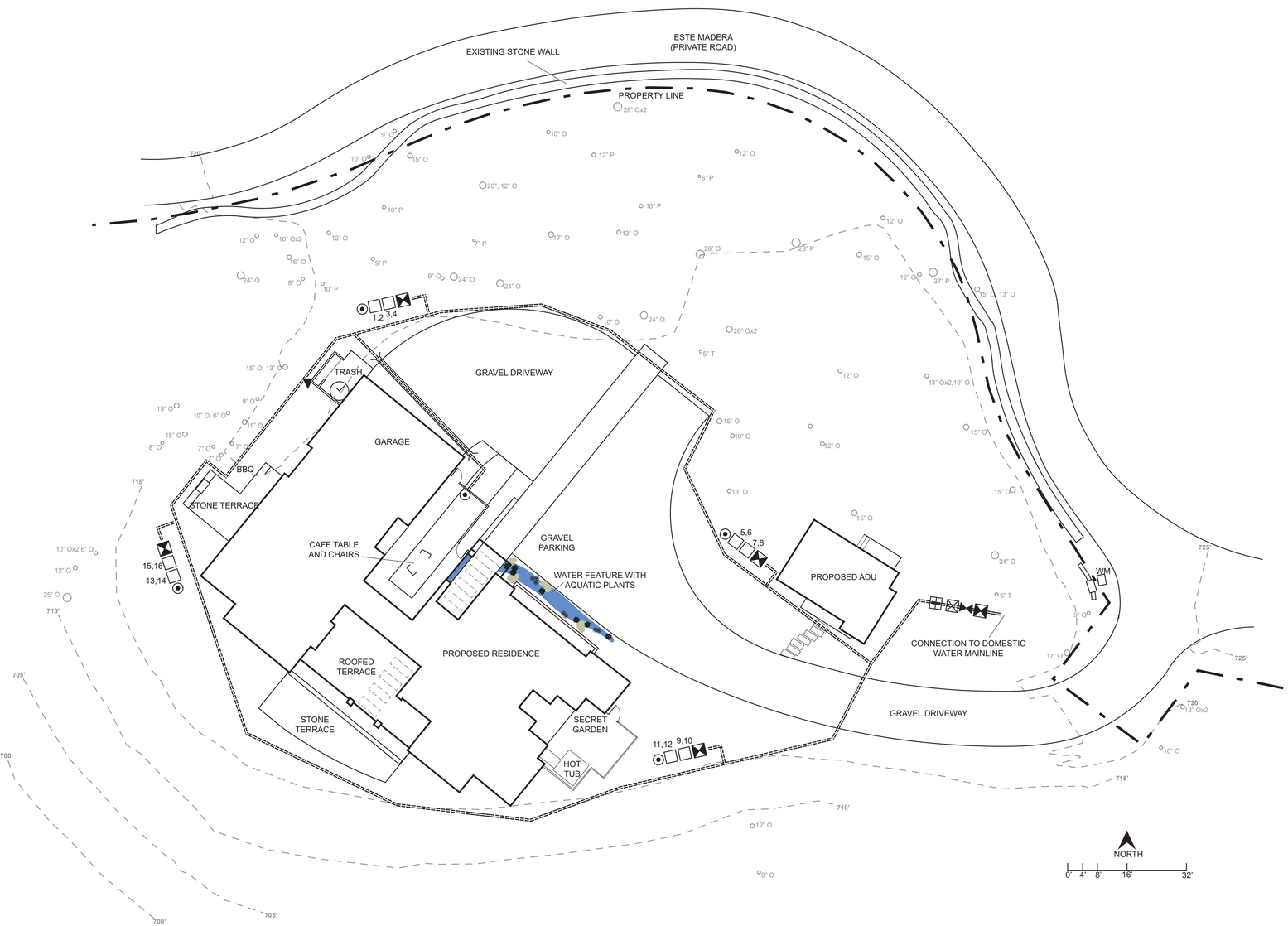
DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

LANDSCAPING STATEMENT:

I PATRICK WILSON 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

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Patrick Wilson



IRRIGATION SCHEDULE:
FOR ESTABLISHMENT PERIOD - ONE YEAR

1 AND 2 GALLON PLANTS	15 MINS X 2 TIMES PER WEEK
5 AND 15 GALLON PLANTS	20 MINS X 2 TIMES PER WEEK
24" BOX TREES	30 MINS X 2 TIMES PER WEEK

FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS

1 AND 2 GALLON PLANTS	15 MINS X 1 TIMES PER WEEK
5 AND 15 GALLON PLANTS	20 MINS X 1 TIMES PER WEEK
24" BOX TREES	30 MINS X 1 TIMES PER WEEK

AS PLANTS MATURE AND BECOME MORE ESTABLISHED, THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS THE PLANTS WILL ALLOW.

IRRIGATION LEGEND:

==========	1.5" DIA SCH. 40 PVC MAIN SUPPLY LINE
	FEBCO BACKFLOW PREVENTION DEVICE
	MAINLINE MASTER VALVE
	IRRIGATION WATER METER + FLOW SENSOR
	VALVE BOX
	RAINBIRD ESP-SMT SMART IRRIGATION CONTROLLER
	HOSE BIB
	RAINBIRD ESP RAIN SENSOR
	GATE VALVE
	4" SCH 40 PVC CHASE PIPE

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Contractors C27 & B 392291
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A.P.N.: 169-421-062

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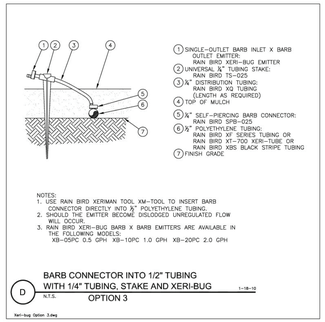
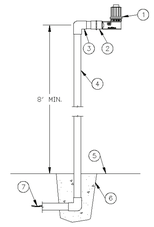


NOTES:
1. USE RAIN BIRD XERIMAN TOOL, XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. SHOULD THE EMITTER BECOME DISLODGED UNREGULATED FLOW WILL OCCUR.
3. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS: XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

D BARB CONNECTOR INTO 1/2" TUBING WITH 1/4" TUBING, STAKE AND XERI-BUG OPTION 3
N.T.S. 1-18-12

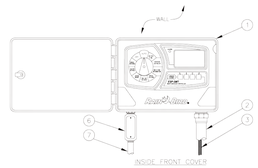
Xeri-bug Option 3.dwg



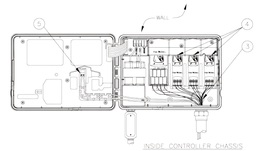
1 RAIN SENSOR: RAIN BIRD RSD-CEx
2 FEMALE ADAPTER (SLIP X FIPT)
3 GALVANIZED 90° EL (1 OF 2)
4 3/4-INCH GALVAVIZED PIPE
5 FINISHED GRADE
6 CONCRETE BASE
7 WIRE TO IRRIGATION CONTROLLER

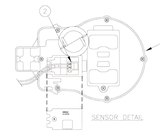
D RAIN SENSOR RSD-CEx POLE MOUNT
N.T.S. 1-07-04

C-RSD-CEx POLE MOUNT.DWG



1 RAIN BIRD ESP-SMT4 OUTSIDE WALL MOUNT
2 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3 WIRES TO REMOTE CONTROL VALVES AND SENSOR
4 OPTIONAL MODULES FOR 13-STATION CONTROLLER
5 CONNECTION FOR WIRES FROM SENSOR
6 JUNCTION BOX
7 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY



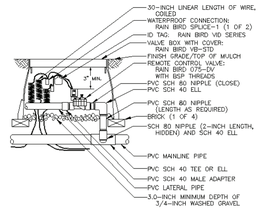


1 ESP-SMT SENSOR (BOTTOM VIEW)
2 CONNECTION FOR WIRES FROM CONTROLLER

NOTE:
WIRE LENGTH FROM CONTROLLER TO SENSOR NOT TO EXCEED 200 FEET.

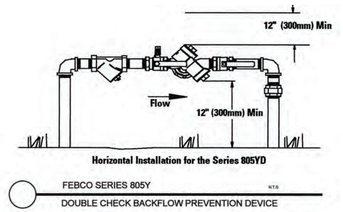
D ESP-SMT SMART CONTROL SYSTEM (OUTDOOR)
N.T.S. 8-31-09

C-ESP-SMT.DWG



D ELECTRIC REMOTE-CONTROL VALVE DV SERIES 075-DV OR 100-DV
N.T.S. 1-20-09

V-075 OR 100-DV.DWG



FEBCO SERIES 805Y
DOUBLE CHECK BACKFLOW PREVENTION DEVICE
N.T.S.

Water Efficient Landscape Worksheet

Instructions:

Fill in all items in this color

Answer is shown in this color

Reference Evapotranspiration (ETo)		36	Pebble Beach				
	ETWU requirement	**ETWU requirement**	**ETWU requirement**	**ETWU requirement**	**MAWA requirement**	**ETWU requirement**	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	**ETAF** (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) low water use plants	0.2	Drip	0.81	0.247	4,550	1,123.46	25,076
2) medium water use plants	0.4	Drip	0.81	0.494	0	0.00	0
3) high water use (SPA AND WATER	0.7	Drip	1	0.700	136	95.20	2,125
FEATURE)							0
			Totals		4,686	1,218.66	27,200
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**27,200**
						Maximum Allowed Water Allowance (MAWA)	**47,066**

Plant Water Use Type	**Plant Factor**	**Irrigation method**	**Irrigation Efficiency**
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./ year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	1,219
Total Area	4,686
Average ETAF	**0.26**
All Landscape Areas	
Total ETAF x Area	1,219
Total Area	4,686
Sitewide ETAF	**0.26**

Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ESTIMATED TOTAL WATER USE (ETWU) = 27,200 GALLONS PER YEAR
.0834 ACRE FEET

MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)= 47,066 GALLONS PER YEAR
ETWU IS LESS THAN MAWA .144 ACRE FEET

LANDSCAPE AREA:

TOTAL LANDSCAPE AREA = 4,550 SF LOW WATER USE
136 SF OF HIGH WATER USE (SPA AND WATER FEATURE)

THE PLANTING IS SPREAD OUT AND EACH PLANT HAS ITS OWN, APPROPRIATELY SIZED, DRIP EMITTER AND THEREFORE LANDSCAPE AREA IS CALCULATED PER PLANT.

THIS IS CALCULATED BY THE FOLLOWING GUIDELINES

4" PLANT = 4 SQUARE FOOT
1 GALLON PLANT = 4 SQUARE FEET
5 GALLON PLANT = 6 SQUARE FEET
24" BOX TREE= 12 SQUARE FEET
36" BOX TREE= 14 SQUARE FEET

MISSION LANDSCAPING
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Landscape & General Contractors C27 & B 392291
Landscape Architecture
CA Lic #5806

Project:

Sweet Residence
54 Marguerite Rd.
Carmel, CA 93923.

A.P.N.: 169-421-062

Revisions:

LICENSED LANDSCAPE ARCHITECT
PATRICK R WILSON 5806
Signature
07/31/25
Renewal Date
11/16/23
Date
STATE OF CALIFORNIA

Drawing Title:

Irrigation Details

Date: 11/16/23

Scale:

Drawn By: PW

Page Number:

L2.1

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DIRECT BURIAL TRANSFORMERS
DB SERIES

TYPE

IP67

SPECIFICATIONS & FEATURES

- Heavy duty, high temperature, fiberglass reinforced composite construction.
- 1/2" NPS & 3/4" NPS bottom hubs for line voltage input, feed through & low voltage output
- 1/2" NPS hubs on cover for fixture and or photocell mounting (consult factory for details)
- 120 volt primary, 12.5v secondary, 50/60hz standard
- Multi Volt 12.5v / 13.5v / 14.5v options available (see Transformer Options below)
- Isolation type magnetic transformer - no contact between 120v and 12v windings (compact electronic Halogen transformers available, see ordering information below)
- Magnetic circuit breaker for secondary overload/short circuit protection
- Long life, high temperature (130°C) transformer core
- Single phase, open core and coil
- Completely potted for longer life, more efficiency and reduced noise
- 2 feet of 12/2 direct burial cable for low voltage connections (1 per circuit and/or voltage tap)
- 1/2" NPS mounting hubs available on cover (specify at time of order if tapping required)
- NEMA 6 rated enclosure for below grade direct burial applications
- UL 1838 and UL 1598 certified
- 3 year warranty on enclosure and mechanical/electrical components

NEW

Optional cast brass lid on small DB only add -BRS to part #

DB-12-75E
DB-12-150E
DB-12-60/LED
DB-12-LED10

(2) 1/2"NPS threaded ports available on bottom

DB5-12-25M
DB5-12-60M
DB5-12-100M
DB5-12-75E
DB5-12-150E
DB5-12-ED10

(2) 3/4" NPS and (2) 1/2" NPS threaded ports available on bottom

DB-12-60M
DB-12-100M

(2) 3/4"NPS and (1) 1/2"NPS threaded ports available on bottom

DB-12-200
DB-12-300
DB-212-300

(2) 3/4" NPS and (4) 1/2" NPS threaded ports available on bottom

DB-212-600
DB-312-900
DB-412-1200

(4) 3/4"NPS and (6) 1/2"NPS threaded ports available on bottom

ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	CIRCUITS	SHIP WEIGHT
DB-12-60LED*	60w Electronic LED Transformer	1	1 lbs.
DB-12-75E**	75w Electronic Halogen** Transformer	1	1 lbs.
DB-12-150E**	150w Electronic Halogen** Transformer	1	1 lbs.
DB-12-LED10**	10w 700mA LED Driver	1	1 lbs.
DB5-12-25M	25w Magnetic Transformer	1	2 lbs.
DB5-12-60M	60w Magnetic Transformer	1	4 lbs.
DB5-12-100M	100w Magnetic Transformer	1	6 lbs.
DB5-12-75E	75w Electronic Halogen** Transformer	1	1 lbs.
DB5-12-150E	150w Electronic Halogen** Transformer	1	1 lbs.
DB5-12-ED10	10w 700mA LED Driver	1	1 lbs.
DB-12-60M	60w magnetic transformer	1	4 lbs.
DB-12-100M	100w magnetic transformer	1	6 lbs.
DB-12-200	200w magnetic transformer, (1 core)	1	11 lbs.
DB-12-300	300w magnetic transformer, (1 core)	1	13 lbs.
DB-212-300	300w magnetic transformer, (1 core split)	2	13 lbs.
DB-212-600	600w magnetic transformer, (1 core split)	2	24 lbs.
DB-212-600-2C	600w magnetic transformer, (2 core)	2	24 lbs.
DB-312-900	900w magnetic transformer, (3 core)	3	32 lbs.
DB-312-900-3C	900w magnetic transformer, (3 core)	3	32 lbs.
DB-412-1200	1200w magnetic transformer, (4 core)	4	41 lbs.
DB-412-1200-4C	1200w magnetic transformer, (4 core)	4	41 lbs.

* Optional Brass lid available on small round DB. Add -BRS to end of part number
** Important Note: 75w and 150w electronic transformers are not for use with LED

"IMPORTANT NOTE: Low voltage electronic transformers must be tested under load with a analog meter to achieve accurate results. Testing the transformer with a digital meter will produce an invalid reading of "no output". This characteristic is unique to electronic transformers that produce a square sine wave. We recommend use of an analog meter for testing with the transformer loaded to at least 20% of its rated output. Most electronic transformers returned as defective are actually good due to testing methods in the field that did not follow the above requirements."

TRANSFORMER OPTIONS

ADD -MV	12.5v / 13.5v / 14.5v Multi Voltage output on any single circuit transformer
ADD -MV1	(1) 12.5v / 13.5v / 14.5v Multi Voltage output on 2, 3 or 4 circuit transformer
ADD -MV2	(2) 12.5v / 13.5v / 14.5v Multi Voltage outputs on 2, 3 or 4 circuit transformer
ADD -MV3	(3) 12.5v / 13.5v / 14.5v Multi Voltage outputs on 3 or 4 circuit transformer
ADD -MV4	(4) 12.5v / 13.5v / 14.5v Multi Voltage outputs on 4 circuit transformer
ADD -PC	Photocell mounted on top
ADD -RPC	Remote photocell with 19' cord
ADD -R	24V AC Relay control. (For use with existing irrigation controllers)
ADD -220V	220v Input / 12.5v output in 300w increments (no multi voltage)
ADD -240V	240v Input / 12.5v output in 300w increments (no multi voltage)
ADD -277V	277v Input / 12.5v output in 300w increments (no multi voltage)

JOB INFORMATION

Type:	Date:
Job Name:	
Cat. No.:	
Lamp(s):	
Specifier:	
Contractor:	
Notes:	

FOCUS INDUSTRIES INC
2320 CRANBOURNE DRIVE
LAKE WORTH FLA 33409

www.focusindustries.com
sales@focusindustries.com
(949) 830-1333 FAX (949) 830-3360

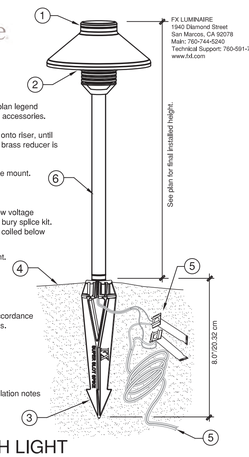
DIRECT BURIAL (DB) C

FXLuminaire

FX LUMINAIRE
1940 Diamond Street
San Marcos, CA 92078
Main: 760-744-5240
Technical Support: 760-591-7383
www.fxl.com

DETAIL LEGEND

1. FX Luminaire JS fixture. See plan legend for wattage, beam spread and accessories.
2. Twist top assembly clockwise onto riser, until the gap between the lens and brass reducer is completely sealed.
3. FX Luminaire Super Slot Spike mount.
4. Finished grade.
5. Direct bury, UF/UL, copper, low voltage cable with 3M DBR/Y-6 direct bury splice kit. Leave 18" minimum wire loop coiled below fixture for service.
6. GRA mount, see plan for height.



NOTES:

A. Installation to be completed in accordance with manufacturer's specifications.
B. Accepts 10-15 volts - AC or DC
C. See plan legend for LED board and accessories.
D. Always refer to FX product installation notes prior to installation.

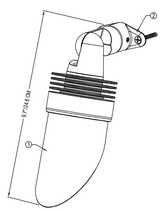
XX JS PATH LIGHT
SUPER SLOT SPIKE
NOT TO SCALE

FXLuminaire

FX LUMINAIRE
1940 Diamond Street
San Marcos, CA 92078
Main: 760-744-5240
Technical Support: 760-591-7383
www.fxl.com

DETAIL LEGEND:

1. FX Luminaire DE fixture. See plan legend for wattage, beam spread and accessories.
2. FX Luminaire Mini Mount



NOTES:

A. Installation to be completed in accordance with manufacturer's specifications.
B. Accepts 10-15 volts - AC or DC.
C. See plan legend for LED board and accessories.
D. Always refer to FX product installation notes prior to installation.

DOWN LIGHTS
DE with Mini Mount
NOT TO SCALE

1283-300 REVISION DATE: 08/10/2016

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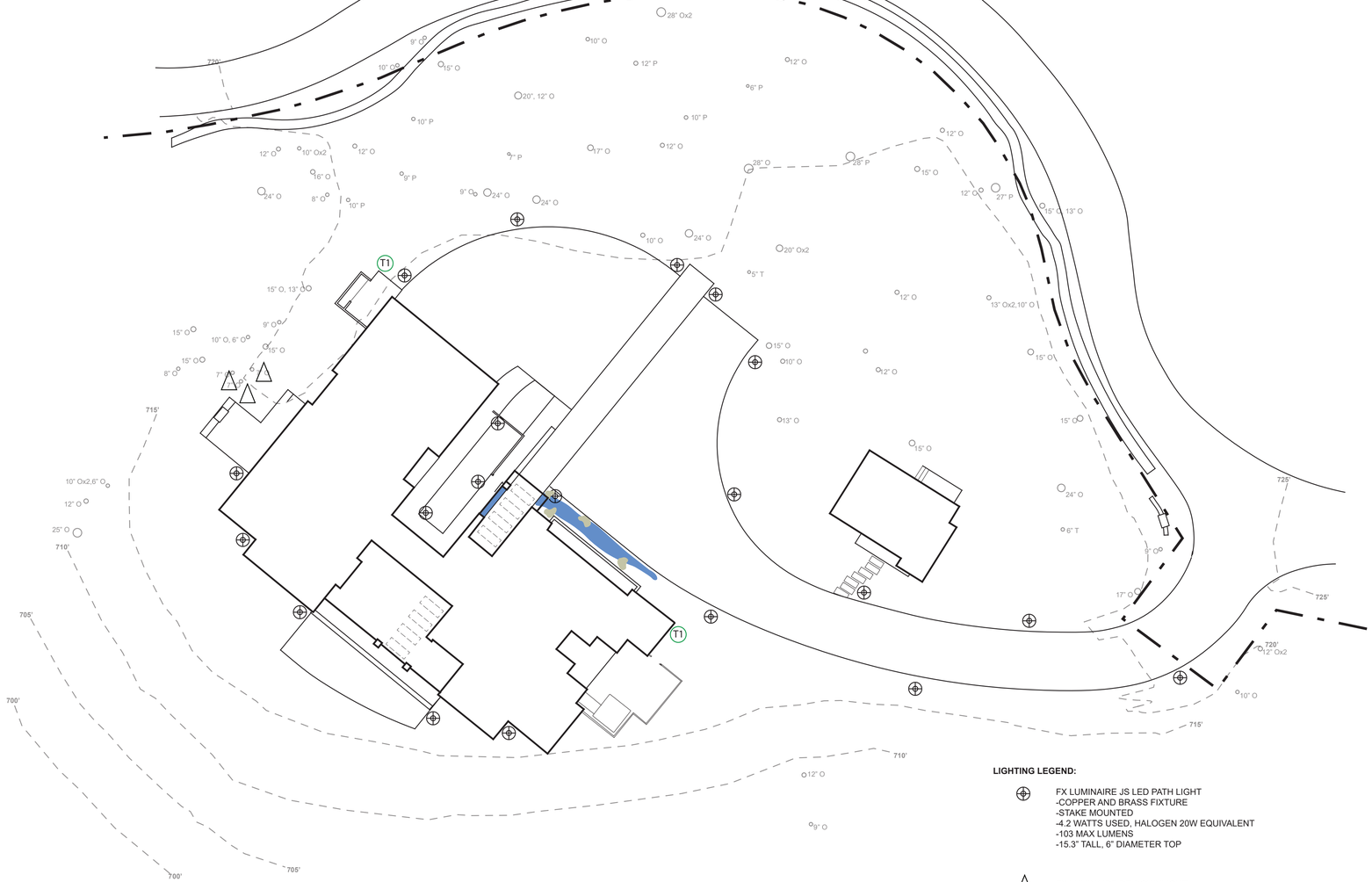

LIGHTING LEGEND:

⊕ FX LUMINAIRE JS LED PATH LIGHT
-COPPER AND BRASS FIXTURE
-STAKE MOUNTED
-4.2 WATTS USED, HALOGEN 20W EQUIVALENT
-103 MAX LUMENS
-15.3" TALL, 6" DIAMETER TOP

△ FX LUMINAIRE DE DOWNLIGHT
-COPPER AND BRASS FIXTURE
-TREE MOUNT
-4.2 WATTS USED
-162 LUMENS
-10.5" LONG X 3.0" WIDE

(T1) FOCUS INDUSTRIES DIRECT BURIAL TRANSFORMER

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Lansdscape Lighting Plan

Date: 11/16/23
Scale: 1"=16'0"
Drawn By: PW
Page Number:

L3.0

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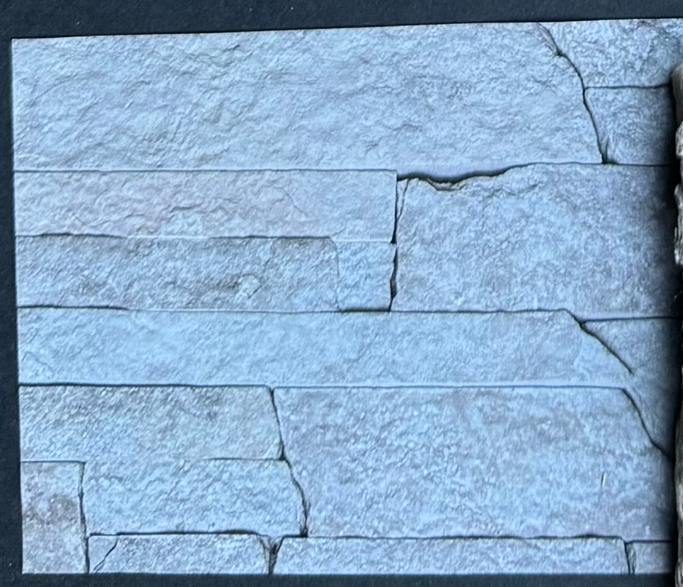
SWEET RESIDENCE

LOT 45, TEHAMA

MEDIUM BRONZE METAL ROOF

WINDOWS: FLEETWOOD DARK BRONE

CEDAR WALL & TRIM



BUECHEL STONE LEDGESTONE

STUCCO

Holdren+Lietzke
ARCHITECTURE

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