

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

LARKIN KYLE T & LAURAL M TRS (PLN250265)

RESOLUTION NO. 26-018

Resolution by the Chief of Planning:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines Section and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving Administrative Permit and Design Approval to allow the construction of a 7,671 square foot bi-level single family dwelling (3006 square foot lower level/4665 square foot main level), with 450 square foot covered terrace, 155 square foot covered deck, 450 square foot open terrace at the first floor, 85 square foot master balcony, 116 square foot master deck, and 42 square foot open deck; an 864 square foot detached garage; a 951 square foot accessory dwelling unit with a 48 square foot covered porch; and retaining walls (197 linear feet and 2 feet in average height). Grading consists of 2,506 cubic yards cut and 175 cubic yards of fill. Colors and materials consist of fiber cement cladding, musket metal roof, neutral color stone veneer, taupe columns, aluminum windows (dark bronze), taupe trim paint, body paint ("Tobacco") and black.

[PLN250265 Larkin, 67 Chamisal Pass Carmel, (Assessor's Parcel 239-041-011-000), Greater Monterey Peninsula Area Plan.

The Larkin application (PLN250265) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on February 4, 2026. 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 the review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of the review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) Project. The project proposes the construction of a 7,671 square foot bi-level single family dwelling (3006 square foot lower level/4665 square foot main level), with 450 square foot covered terrace, 155 square foot covered deck, 450 square foot open terrace at the first floor, 85 square foot master balcony, 116 square foot master deck, and 42 square foot open deck; an 864 square foot detached garage; a 951 square foot accessory dwelling unit with a 48 square foot covered porch; and retaining walls (197 linear feet and 2 feet in average height). Grading consists of 2,506 cubic yards cut and 175 cubic yards of fill. The site plans included in this project illustrate an approximately 951 square foot Accessory Dwelling Unit (ADU). Pursuant to Title 21 section 21.64.030 and Government Code section 65852.2, construction of an ADU shall be processed ministerially. Although a planning entitlement is not required and approval for the construction of ADU is not a part of this application, the ADU is dependent and accessory to a single-family dwelling. Therefore, the ADU remains in the plans.
 - c) This project is a Combination of a planning and building permit. An Environmental Impact Report was prepared and adopted for this subdivision Santa Lucia Preserve Subdivision and addressed all affected resources, creating building envelopes for future development. There are no impacts to slopes in excess of 30%. The subject property has a moderate and high archaeological sensitivity. A report was provided and concluded there is no evidence that any cultural resources would be disturbed with project implementation, and the potential for inadvertent impacts to cultural resources is limited and will be addressed by the County's standard project condition (Condition No. 3). This condition requires the contractor to stop work if previously unidentified resources are discovered during construction. No tree removal is proposed. Tree protection measures will be a standard condition of approval. Therefore, the project is consistent with the General Plan and Greater Monterey Peninsula Area Plan.

- d) Allowed Use. The property is located at 67 Chamisal Carmel, CA 93923. The parcel is zoned "RC/40-D-S, Resource Conservation /40 acres per unit, Design Control District, Site Plan Review which allows residential development as a principal use, subject to granting an Administrative Permit. A site plan was included in the application showing the location and design of the proposed development and demonstrating that it is appropriate for the site. The project is consistent with the requirements for the Rural Density Residential District. The proposed project is the only dwelling unit proposed on this parcel. No subdivision is proposed, and the new dwelling will be located on an existing legal lot of record in the Santa Lucia Preserve subdivision. Therefore, the project is an allowed land use for this site.
- e) Lot Legality. The parcel is located in the Santa Lucia Preserve, Phase A subdivision Volume 20 C&T Page 8 Tract No 1308 Lot 140. Therefore, the County recognizes the subject property as a legal lot of record.
- f) Design/Neighborhood and Community Character. The zoning of the subject 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 to consist of fiber cement cladding, musket metal roof, neutral color stone veneer, taupe columns, aluminum windows (dark bronze), taupe trim paint, body paint ("Tobacco") and black. 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 design, colors, and materials are consistent with those of other residences and structures in the Santa Lucia Preserve subdivision.
- g) Development Standards. As proposed, the project meets all required development standards. The development standards for the Regulations for Resource Conservation are identified in Monterey County Code Section 21.36.010. The minimum setbacks for main structures in the RC district are 30 feet (front), to a maximum required of 20 feet side and 20 feet rear setback. The maximum allowed height is 30 feet. The proposed project has a maximum height of 16 feet and is within the building envelope established for the proposed site. 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 25 percent. The subject property is 1,960,200 square feet, allowing site coverage of 490,050 square feet at the assigned building envelope. The proposed project would result in structural site coverage of 9586 square feet (0.005% percent), therefore meeting the coverage standard.
- 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 are found in Project File PLN250265.

2. FINDING: **SITE SUITABILITY** – The site is physically suitable for the proposed development and use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations. There has been no indication from these departments/agencies that the site is not suitable for the development.
 - b) The project planner verified that the site is suitable for this use.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250265.

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 Fire Protection District. There are no project conditions as the staff has ensured that the proposed project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided by Santa Lucia Community Services Water/Sewer District and will serve the proposed project.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250265.

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 PLN250265.

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 the new single-family dwelling and accessory structures within residentially zoned areas.
 - b) The project consists of a new single-family dwelling. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines. As detailed in Finding 1, evidence “b”, the applicants propose a single-family dwelling and an ADU. However, under Title 21 section 21.64.030 and Government Code section 65852.2, the ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that “[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA.” In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project – those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004). Accordingly, while the Planning Commission’s discretionary authority is limited to consideration of the proposed residence, the proposed residence and the ADU are subject to CEQA. The project involves the construction of the first single-family dwelling, with a detached garage and a detached accessory dwelling unit on a residentially zoned property.
 - c) None of the exceptions under CEQA Guidelines Section 15303.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulatively significant impact.
 - d) No adverse environmental effects were identified during the staff review of the development application.
 - e) See supporting Findings 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 PLN250265.

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).

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve an Administrative Permit and Design Approval to allow the construction of a 7,671 square foot bi-level single family dwelling (3006 square foot lower level/4665 square foot main level), with 450 square foot covered terrace, 155 square foot covered deck, 450 square foot open terrace at the first floor, 85 square foot master balcony, 116 square foot master deck, and 42 square foot open deck; an 864 square foot detached garage; a 951 square foot accessory dwelling unit with a 48 square foot covered porch; and retaining walls (197 linear feet and 2 feet in average height). Grading consists of 2,506 cubic yards cut and 175 cubic yards of fill. Colors and materials consist of fiber cement cladding, musket metal roof, neutral color stone veneer, taupe columns, aluminum windows (dark bronze), taupe trim paint, body paint ("Tobacco") and black, all of these 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 4th day of February 2026.

Melanie Beretti
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN250265

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval to allow the construction of a 7,671 square foot bi-level single family dwelling (3006 square foot lower level/4665 square foot main level), with 450 square foot covered terrace, 155 square foot covered deck, 450 square foot open terrace at the first floor, 85 square foot master balcony, 116 square foot master deck, and 42 square foot open deck; an 864 square foot detached garage; a 951 square foot accessory dwelling unit with a 48 square foot covered porch; and retaining walls (197 linear feet and 2 feet in average height). Grading consists of 2,506 cubic yards cut and 175 cubic yards of fill. Colors and materials consist of fiber cement cladding, musket metal roof, neutral color stone veneer, taupe columns, aluminum windows (dark bronze), taupe trim paint, body paint ("Tobacco") and black. The property is located at 67 Chamisal Pass, Carmel (Assessor's Parcel 239-041-011-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 239-041-011-000 on February 4, 2025. The permit was granted subject to two conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

NOTES

GENERAL

- All project work shall comply with the 2022 California Building Code (CBC), Title 24, 2022 California Residential Code (CRC), 2022 California Plumbing Code (CPC), 2022 California Mechanical Code (CMC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC), 2022 California Green Building Standards Code (CGSBC), and current editions of Monterey County Code, & adopting ordinances.
- This project is subject to High Fire Hazard Area provisions of (CRC R337). New buildings, building materials, systems, assemblies and methods of construction located within any High Fire Hazard Severity Zones or Wildland-Urban Interface Fire Areas shall be pursuant per (CRC R337) for exterior wildfire exposure requirements.
- At the time of final inspection a copy of the operation & maintenance manual, compact disc or web based reference, shall be placed in the building and/or provided to building occupant per California Green Building Standards (CGSBC 4.410).
- All utility electrical, cable, television and phone lines shall be placed underground.
- Prior to building permit issuance, the property shall be certified to be in compliance with the vegetation management requirements prescribed in California Fire Code Section 4906. Refer to landscape plans for additional specifications.
- All construction-related truck trips for trucks with a gross vehicle weight of three tons or more shall not be scheduled during peak hours (7-9 am and 4-6 pm).
- Storage Battery System by 'Enphase Energy', Enphase IQ Battery 10, model # Encharge-10-1P-NA 3.8KW. Such systems shall comply with NFPA 70 and shall be protected from vehicle impact. (CRC R238.0)
- The building shall have address numbers placed in a position that is plainly legible & visible from the street or front roofing the property. Numbers shall contrast with background, be Arabic or alphabetical letters & be a min. of 4" high with a min. stroke of 3/8" inch. (R319.1 CRC: 502.1 CBC)

NOTIFICATIONS

Notify the Soils Engineer 48 hours before the following times:

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

Notify the Structural Engineer 48 hours before the following times:

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

Contact County Fire Department for inspection requirements.

TREE PROTECTION AND REPLACEMENT

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

SPECIAL INSPECTIONS

- All special inspections shall conform to 2021 IBC/ 2022 CBC.
- Structural special inspections and observations are required for this project, refer to structural plans for additional specifications.
- Required for all concrete with a design ultimate 28 day compressive strength in excess of 2500 psi.
- Required for all installation of epoxied anchors.
- During excavation process, a thorough search shall be made under the direction of soils engineer, to locate and remove any man-made buried structures and utilities.
- Inspection of the finished building pad shall be conducted by the soils engineer.
- Soils engineer to review foundation and grading plans prior to submit to building permit.
- A representative of soils engineer shall be requested to inspect all excavations prior to backfilling, steel reinforcement and concrete or soil placement.
- The PV system must be installed prior to final inspection.
- Elements of the impervious moisture barrier system shall not be concealed until after inspection & approval. (CRC R109.1.5.3; CBC 110.3.4.1)

SEPARATE PERMITS & DEFERRED SUBMITTALS

*All separate permits & deferred submittals per contractor

1. Provide grading under separate permit. *Civil plans for grading and driveway construction are provided for reference only and are not part of this permit.
- 2=Not Used
3. Provide solar photovoltaic under separate permit.
4. Fire sprinklers under separate permit and shall comply with R313.3 & 2022 NFPA 13D
5. Solar Panels and ESS Battery Storage system - 10kw per CF-1R, under separate permit.
6. Provide pool & spa under separate permit.
- 7=Not Used

SHEET INDEX

ARCHITECTURAL

- A0.0 Title Sheet, Project Data, Notes, Sheet Index
- A0.1- A0.4 Notes & Specifications
- A1.0 Survey
- A1.1 Architectural Site Plan
- A1.2 Enlarged Architectural Site Plan 1/32"
- A2.0 Lower Floor Plan
- A2.1 Residence First Floor Plan - 1/8"
- A2.2-A2.4 Residence Enlarged Partial First Floor Plans - 1/4"
- A2.5 Garage Floor Plan
- A3.1 Residence Roof Plan - 1/8"
- A3.2 Garage Roof Plan
- A4.1 Residence Lower Floor RCP
- A4.2 Residence First Floor RCP
- A4.3 Garage RCP
- A5.1-A5.2 Residence Building Sections
- A6.1-A6.3 Residence Exterior Elevations
- A6.4 Garage Exterior Elevations
- A6.1 Finish Schedule
- A6.2 Not Used
- A6.3 Door Schedule
- A6.4 Window Schedule
- A9.1-A9.10 Building Details
- G1.0-G3.0 Green Building Standards

LANDSCAPE

- L-0.0 Cover
- L-0.1 Home and survey
- L-0.2 Site Analysis
- L-0.3 Site views
- L-0.4 Fuel Management Plan
- L-0.5 Tree Protection Plan
- L-1.0 Home and Site Plan
- L-1.1 Grading & Drainage
- L-1.2 Materials
- L-1.3 Materials
- L-1.0 Planting Plan
- L-1.0 Lighting Plan

CIVIL

- C-1 Title Sheet
- C-2 Grading Plan
- C-3 Storm Drain Plan
- C-4 Driveway Profile
- C-5 Utility Plan
- C-6 Site Sections & Construction Details
- C-7 Erosion Control Plan

STRUCTURAL

- S-1.1a General Notes/Abbreviations
- S-1.1b General Notes
- S-1.1c General Notes/Special Inspections
- S-1.2 Typical Details
- S-1.3 Typical Details
- S-1.4 Typical Details
- S-1.5 Typical Details
- S-1.6 Typical Details
- S-2.0 Schedule & Legend
- S-2.1 Basement Foundation Plan
- S-2.2 Overall Foundation Plan
- S-2.2.1 Partial Foundation Plan
- S-2.2.2 Partial Foundation Plan
- S-2.3 Overall Roof Framing Plan
- S-2.3.1 Partial Roof Framing Plan
- S-2.3.2 Partial Roof Framing Plan
- S-2.4 Garage Foundation and Roof Framing Plan
- S-3.1 Foundation Details
- S-3.1 Roof Framing Details
- S-4.2 Roof Framing Details

MECHANICAL

- M0.1 Notes
- M0.2 Energy Compliance
- M0.3 Energy Compliance
- M0.4 Energy Compliance
- M0.5 2022 Low Rise Residential Mandatory Summary
- M2.1 Basement HVAC Plan
- M2.2 Partial First Floor HVAC Plan
- M2.3 Partial First Floor HVAC Plan

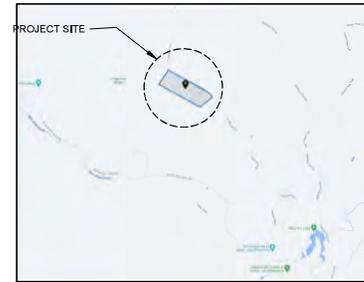
PLUMBING

- P0.1 Legends, Schedules, Notes & Details
- P2.1 Basement Waste & Vent Program
- P2.2 First Floor Waste & Vent Program
- P2.3 Basement Domestic Water Plan
- P2.4 First Floor Domestic Water Plan

ELECTRICAL

- E0.0 General Notes, Symbols, single line diagram
- E0.1 Residential Title 24 Forms
- E0.2 Electrical Panel Schedules
- E1.0 Electrical Site Plan
- E2.0 Basement Power Plan
- E2.1 First Floor Power Plan
- E2.2 Partial First Floor Power Plan
- E2.3 Partial First Floor Power Plan
- E2.4 Garage Electrical Plan
- E2.5 Garage Electrical Plan
- E3.0 Basement Lighting Plan
- E3.1 First Floor Lighting Plan

VICINITY MAP



PROJECT DATA

OWNER Kyle & Laura Larkin

EXISTING STRUCTURES Vacant Land
 SCOPE OF WORK Construction of (N) two story SFD w/ (N) attached 3 car garage and (N) detached 3 car garage & ADU under separate permit, scope includes site grading & drainage, refer to separate permit & deferred submittals notes

PLANNING DATA

APN 239-041-011
 ZONE RC042-S
 LOT SIZE - GROSS/NET 45.1 AC
 REQUIRED SETBACK Front: 00' to center of R.O.W. Side: 00' Rear: 00'
 COASTAL ZONE No
 HILLSIDE DESIGN DISTRICT No
 FLOOD ZONE No
 HIGH FIRE HAZARD SEVERITY ZONE Yes
 FIRE SPRINKLERS REQUIRED (Under Separate Permit per 2022 NFPA 13D) Yes
 ALLOWABLE BUILDING HEIGHT 28'-0"
 GRADING refer to civil plans refer to separate permit notes
 WATER DISTRICT Santa Lucia community Services

BUILDING DATA

OCCUPANCY GROUP R-30
 TYPE OF CONSTRUCTION VB
 SPRINKLERS PROPOSED Residence: Yes / Accessory Dwelling Unit: Yes refer to separate permit notes

PROPOSED FLOOR AREA - GROSS/NET Primary Residence
 LOWER FLOOR 3006 SF / 2733 SF
 LOWER FLOOR STAIR -92 SF
 LOWER FLOOR MECHANICAL RM. -8F SF
 LOWER FLOOR COVERED TERRACE 450 SF
 LOWER FLOOR COVERED DECK 115 SF
 LOWER FLOOR UNDER STAIR STORAGE 26 SF
 1ST FLOOR 4665 SF / 4344 SF
 OPEN TERRACE 450 SF
 MASTER BALCONY 85 SF
 MASTER DECK 116 SF
 OPEN DECK 42 SF

PROPOSED FLOOR AREA - GROSS/NET Detached Garage
 DETACHED GARAGE 864 SF / 774 SF
 TRASH 88 SF / 75 SF
 PROPOSED FLOOR AREA - GROSS/NET ADU
 ADU 951 SF / 882 SF
 COVERED PORCH 48 SF
 MECHANICAL ROOM 15 SF

CONSULTANTS

SURVEY/CIVIL GEOTECHNICAL
 WHITSON ENGINEERING Soil Surveys Group
 6 Harris Court 103 Church Street
 Monterey, CA Salinas, CA, 93901
 ph: 831.649.8225

LANDSCAPE MECHANICAL / PLUMBING
 BLISS L.S. ARCHITECTS Monterey Energy Group
 2400 Robinson Canyon Rd. Carmel, CA 93923 26465 Carmel Rancho Blvd Suite #8
 ph: 831.298.0990 Carmel, CA 93923
 831.250.0328

CIVIL ELECTRICAL
 JMPE 627 Olive Street
 C3 Engineering Inc. Santa Barbara, CA 93101
 126 Bonifacio Place, Ste. C (831) 847-1192 PH: 805.569.9216

STRUCTURAL
 Studio Engineers, Inc.
 1108 De La Vina St.
 Santa Barbara, CA, 93101
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		
2		

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LARKIN RESIDENCE
 67 CHAMISAL PASS
 SANTA LUCIA PRESERVE, CA



DATE AUGUST 26 2025
 DRAWN TALLON
 CHECK JEFFREY
 SCALE

A0.0

DIVISION 10 - SPECIALTIES

- 10.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.
- DIVISION 11 - EQUIPMENT
- 11.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.
- DIVISION 12 - FURNISHINGS
- 12.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.
- DIVISION 13 - SPECIAL CONSTRUCTION
- 13.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.
- DIVISION 14 - CONVEYING SYSTEMS
- 14.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 15 - MECHANICAL

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

15.2 HEATING AND AIR CONDITIONING

- 15.2.1 FURNISH AND INSTALL HEATING AND AIR CONDITIONING SYSTEM COMPLETE AND OPERABLE, NOT INCLUDING STRUCTURE, ELECTRIC POWER, AND PLUMBING.
- 15.2.2 ALL HVAC SHALL BE INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF THE UNIFORM MECHANICAL CODE AND ANY OTHER GOVERNING MECHANICAL CODES.
- 15.2.3 UNLESS PROVIDED BY THE ARCHITECT OR ENGINEER, CONTRACTOR SHALL PROVIDE LOAD CALCULATIONS FOR APPROVAL BY ARCHITECT AND BUILDING DEPARTMENT PRIOR TO COMMENCING WORK.
- 15.2.4 DUCTS SHALL COMPLY WITH THE STANDARDS OF THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA).
- 15.2.5 ALL EQUIPMENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CLEARANCE REQUIREMENTS.
- 15.2.6 ALL GAS FIRED EQUIPMENT INCLUDING FURNACE AND FLUE BACKDRAFT PREVENTER.
- 15.2.7 INTERIOR DUCTS ABOVE GRADE SHALL BE MINIMUM 24 GAUGE GALVANIZED SHEET METAL. ALL JOINTS TO BE DOUBLE GASKETED. ALL DUCTS SHALL BE SUPPORTED BY HANGERS WITH MASTIC TO PREVENT LEAKAGE. ALL DUCTS STRAPPED OR BLOCKED TO PREVENT MOVEMENT DURING OPERATION OR EARTHQUAKE. ALL RETURN DUCTS TO BE OF NONCOMBUSTIBLE WHICH RETURN AIR WHEN THE F.A.U. IS WITHIN SIX FEET OF THE RETURN AIR REGISTER.
- 15.2.8 EXCEPT AS OTHERWISE NOTED ON DRAWINGS, ALL CONCEALED SUPPLY AND RETURN DUCTWORK SHALL BE INSULATED WITH 1 1/2" RIGID FIBERGLASS BASKET INSULATION OR POLYURETHANE FOAM R-5 RATED INSULATION. INSULATION CONDUCTIVITY (K) SHALL BE 0.29 BTU-IN/HR-FT²-IN AT A MEAN TEMPERATURE OF 70°F. INSULATION SHALL BE U.L. LISTED AND HAVE A FIRE HAZARD CLASSIFICATION PLASMA-1. INSULATION SHALL BE FINALLY WRAPPED AROUND DUCT WITH ALL JOINTS SEALED WITH AN EPOXY RESIN. SECURELY FASTEN INSULATION IN PLACE WITH 18 GAUGE SOFT ANNEALED GALVANIZED STEEL STRAPS NOT MORE THAN 12 INCHES ON CENTERS FOR STRAIGHT RUNS AND 8 INCHES ON CENTERS FOR ELBOWS AND FITTINGS. INSULATION JOINTS SHALL BE TAPED WITH FIBER REINFORCED TAPE TAPE.
- 15.2.9 DUCTS EXPOSED TO THE ELEMENTS TO BE 23 GAUGE ALUMINUM OR 24 GAUGE GALVANIZED SHEET METAL (PREFERRED AND PAINTED) WITH INSULATED 1" R-5 LINING INSIDE.
- 15.2.10 ALL DRILLER, DRILLERS, DAMPERS, AND DUCTS TO BE ADDED TO PROVIDE BALANCED, ADJUSTABLE, NOISE FREE DRAFT FREE CONDITIONS THROUGHOUT THE SYSTEM. SYSTEM IS TO BE ZONED FOR DRAFT FREE. DRAFT FREE MEANS NOISE FREE, NO LEAKAGE, NO SMOKE, NO CONDENSATION, NO DRAINAGE, NO VAPOR OR OILING MOUNTED, BY PACIFIC REGISTER (805.398.2971), CAST ALUMINUM, COLOR BY ARCHITECT. U.S.G.C.
- 15.2.11 REGISTER LOCATIONS ARE APPROXIMATE. FINAL LOCATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO DUCTING, PROVIDE TRANSITION FROM COMPONENT EQUIPMENT TO REGISTER AS REQUIRED TO CONNECT ZONE DUCTS TO F.A.U. EACH OTHER AND TO REGISTERS.
- 15.2.12 TEST, BALANCE AND ADJUST SYSTEM PRIOR TO FINAL ACCEPTANCE.
- 15.2.13 IN ADDITION TO EQUIPMENT WARRANTIES, FURNISH ONE YEAR GUARANTEE FOR ALL MATERIALS, WORKMANSHIP, EQUIPMENT, AND OPERATION.
- 15.2.14 STRIP F.A.U. OR H/O VOLT UNITS TO DECK WITH STRAPS AND BOLTS CAPABLE OF RESISTING A 1/4" LOAD BASED ON EQUIPMENT WEIGHT.
- 15.2.15 F.A.U. CLOSET OR ALCOVE MUST BE A MINIMUM OF 12" HIGHER THAN THE FURNACE OR FURNACES BEING INSTALLED.
- 15.2.16 PROVIDE AN APPROVED SPRINKLER ARRESTER FOR CHIMNEYS OF FIREPLACE, STOVE, OR BARBQUE DEVICES WHICH USE FUEL BURNING MATERIALS.
- 15.2.17 PROVIDE COMBUSTION AIR TO FAU COMPLYING 200 SQ. IN. MIN. OR 2 SQ. IN. PER 1000 BTU, WHICHEVER IS GREATER. AIR SOURCE SHALL BE DIVIDED TOP AND BOTTOM, COMBUSTION AIR TO BE DRAWN FROM OUTSIDE SOURCE, COMBUSTION AIR FROM EXHAUST FANS TO BE DRAWN FROM EXHAUST FAN EXHAUST.
- 15.2.18 HANGER SUPPORTS FOR DUCTS TO BE SPACED 67" O.C. MAX.
- 15.2.19 FOR FAU LOCATED IN ATTIC: PROVIDE 2" FT. WALKWAY ACCESS TO FAU. FAU SHALL BE LOCATED WITHIN 20" FT. OF WORK SPACE FROM FAU.
- 15.2.20 PROVIDE 3/16"X1/2" ATTIC OR FLOOR ACCESS PANELS FOR FAUS, WHERE APPLICABLE.
- 15.2.21 PROVIDE WEATHERSTRIP OR GASKETS PANELS FOR ALL ATTIC ACCESS PANELS TO PREVENT DRAFTS.
- 15.2.22 PROVIDE AC UNIT WITH SEISMIC STRAPPING ON MIN. 4" CONCRETE PAD 1" MIN. ABOVE GRADE.
- 15.2.23 ALL WALL DRYERS UNDER COUNTERS.
- 15.2.24 EXHAUST AND INTAKE EXTERNS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLS WITH OPENINGS OF 1/4" - 1/2" IN ANY DIMENSION.
- 15.2.25 PROVIDE A DUCT SYSTEM FOR CONSTRUCTION AT THE TIME OF ROUGH INSTALLATION, DURING STOPPAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHOULD BE COVERED WITH PLASTIC OR SHEET METAL TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY ENTER THE SYSTEM.

15.3 PLUMBING

- 15.3.1 ALL FIXTURES, OUTLETS, EQUIPMENT AND DEVICES OPERATING WITH GAS OR WATER OR REQUIRING SEWER CONNECTION SHALL BE FIELD TESTED AND TIGHT. TRENCHING INCLUDING TRENCHING AND BACK FILLING WHICH ARE TO BE COORDINATED WITH FOUNDATION, GRADING, AND UTILITY TRACES.
- 15.3.2 ALL WORK SHALL CONFORM TO CURRENT UNIFORM PLUMBING CODE AND ANY APPLICABLE OVERLAPPING CODES, ROUTED IN TO AND OUTSIDE OF BUILDING, AND APPLIED, TESTED, AND APPROVED, BEFORE CLOSING IN WITH OTHER WORK.
- 15.3.3 KEEP ALL PIPES, DRAINS, AND FITTINGS COVERED DURING CONSTRUCTION.
- 15.3.4 CONTRACTOR TO PROVIDE CONTINGENT BACKSUPPORT FOR RETURN FIXTURES.
- 15.3.5 SUPPORT ALL PIPES AT THESE MINIMUM SPACINGS: 1" DIA. AND LESS - 6 FT.; 2" DIA. - 10 FT.; 3" DIA. - 12 FT.; 4" DIA. - 14 FT.; 5" DIA. - 16 FT.; ALSO SUPPORT PIPES AT ALL DIRECTION CHANGES AND POINT LOADS.
- 15.3.6 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND CLEARANCES.
- 15.3.7 PROVIDE CLEANOUTS SIZED TO FIT AT EACH LINE END AND WHERE REQUIRED BY CODE.
- 15.3.8 GRADE SEWERS 1/4" PER FOOT, 1/8" PER FOOT 4" DIA. OR OVER, GAS LINES 1/8" PER FOOT, AREA DRAINS 1/4" PER FOOT WHERE POSSIBLE, 1/16" PER FOOT MINIMUM.
- 15.3.9 WATER HEATERS TO HAVE EXTERNAL 1/2" INSULATION BLANKET. WATER HEATERS IN UNHEATED SPACES TO HAVE THE FIRST FIVE FEET OF PIPING COVERED WITH 1/2" INSULATION. STRAP WATER HEATER VERTICALLY AND HORIZONTALLY TO RESIST A LOAD OF 10 LBS PER GALLON OF WATER HEATER CAPACITY. PROVIDE TEMPERATURE AND PRESSURE RELIEF AND DRAIN INTO GALVANIZED BASE PAN WITH 1/2" DIA. DRAIN FROM PAN TO NONHAZARDOUS EXTERIOR LOCATION.
- 15.3.10 CLOTHES DRYER VENTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF BUILDING AND SHALL BE CONNECTED WITH A BLACK DRAFT DAMPER. DUCTS SHALL BE NO LESS THAN 4 INCHES IN DIAMETER. SMOOTHER, AND NOT BE EQUIPPED WITH A SMOOTHER SCREENS OR FASTENERS THAT WILL OBSTRUCT AIR FLOW. DUCT LENGTH SHALL NOT EXCEED 14 FT WITH 3" ELBOWS. THIS SHALL BE REDUCED 2 FEET FOR EVERY ADDITIONAL ELBOW. DUCTS SHALL NOT BE CONNECTED TO GAS VENT, CONNECTOR, OR CHIMNEY.
- 15.3.11 IN ADDITION TO EQUIPMENT WARRANTIES, PROVIDE ONE YEAR GUARANTEE FOR ALL MATERIAL, WORKMANSHIP, AND OPERATION.
- 15.3.12 CONTRACTOR TO CLEAN OFF ANY EXCESS FLUW.
- 15.3.13 AN EARTHQUAKE GAS SHUT-OFF VALVE SHALL BE INSTALLED ON ANY BUILDING CONTAINING FLUW, GAS PIPING.
- 15.3.14 FOR COOLING EQUIPMENT LOCATED IN ATTIC OR UNHEATED SPACE, AN ADDITIONAL WATER-TIGHT PAN OF CORROSION-RESISTANT METAL SHALL BE INSTALLED BENEATH THE COOLING COIL TO CATCH THE OVERFLOW CONDENSATE DUE TO LOGGED PRIMARY CONDENSATE DRAIN. THE ADDITIONAL PAN SHALL BE PROVIDED WITH A GRAIN PAPER, 3/4-INCH NOMINAL PIPE SIZE, EXHAUSTING AT A POINT WHICH CAN BE READILY OBSERVED BY ARCHITECT.
- 15.3.15 ALL PLUMBING FITTINGS TO BE SELECTED BY ARCHITECT.
- 15.3.16 1/2" DIA. AND SMALLER SHALL BE STANDARD WEIGHT GALVANIZED STEEL CONFORMING TO ASTM A103, RINGS LARGER THAN 1/2" DIA. SHALL BE STANDARD WEIGHT CAST IRON. ALL UPWARD FLASHING SIZED TO FIT VENTS TO BE 26 GAUGE. COMBINE AND/OR COMBINE THE EASIEST VISIBLE LOCATION, AVOID ALL ROOF VALVES AND GUTTERS THROUGH, NO EXPOSED ABS OR PVC VENTS ON ROOF. VERIFY VENT ROUTING OPTIONS WITH ARCHITECT PRIOR TO INSTALLATION.

- 15.3.18 PLUMBING FIXTURES AND PLUMBING FITTINGS WITH THE FOLLOWING MAXIMUM WATER USAGE(S) SHALL BE INSTALLED AND SHALL MEET THE STANDARDS REFERENCED IN THESE SPECIFICATIONS (G.P.S.): WHERE APPLICABLE IN BATHS, WASHROOMS, KITCHEN LAVATORY, ETC.
- A) TANK TYPE TOILETS SHALL HAVE DUAL FLUSH OR EQUAL TO OR LESS THAN 1.28 GALLON PER FLUSH.
- B) WATER-SAVING SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF 2.0 GALLONS PER MIN. @ 80 PSI. WHEN A SHOWER IS SERVED BY MORE THAN ONE DRAINAGE, THE MAXIMUM FLOW OF ALL HEADS SHALL BE 2.0 GALLONS PER MIN. @ 80 PSI.
- C) WATER-SAVING SINKS SHALL HAVE A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI OR THE SHOWER SHALL BE DESIGNED TO OPERATE AT 1.8 GALLONS PER MIN. @ 80 PSI.
- D) HANDHELD SHOWER HEADS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MIN. @ 80 PSI.
- E) WATER-SAVING KITCHEN SINK FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- F) WATER-SAVING LAVATORY SINK FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- G) WATER-SAVING LAVATORY SINK FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- H) TEMPORARY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MIN. @ 80 PSI.
- I) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- J) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- K) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- L) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- M) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- N) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- O) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- P) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- Q) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- R) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- S) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- T) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- U) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- V) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- W) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- X) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- Y) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.
- Z) INDIVIDUAL CUP, TEA OR COFFEE DISPENSERS SHALL BE INSTALLED WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 80 PSI.

FIXTURE CONNECTION	DESCRIPTION	G.P.S. MAXIMUM FLOW			TRAP	NOTES
		1/2"	3/4"	1"		
	WATER CLOSET	1.2	1.2	1.2	3"	A
	KITCHEN/LAVATORY SINK	1.1/2	1.1/2	1.1/2	1.1/2"	D
	TUBSHOWER COMBO	2"	1.1/2"	3/4"	1.1/2"	B/E
	BATH TUB ONLY	2"	1.1/2"	3/4"	1.1/2"	C
	LAVATORY	1.1/2	1.1/2	1.1/2	1.1/2"	C
	CLOTHES WASHER	2"	1.1/2"	3/4"	2"	
	SHOWER	2"	1.1/2"	3/4"	2"	E

- 15.3.19 COPPER WATER LINES SHALL BE TYPE "L" MINIMUM, DO NOT RUN UNDER SLAB.
- 15.3.20 SHOWER AND BATH TUBS SHALL BE COMBINATION WITH MINIMUM VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE. IT ALSO DELIVER MAXIMUM OF 120° TEMPERATURE.
- 15.3.21 PROVIDE WATER HEATER EXPANSION TANK IF A PRESSURE REGULATOR OR ANY DEVICE THAT PREVENTS PRESSURE RELIEF THROUGH THE BUILDING SUPPLY LINE IS INSTALLED.
- 15.3.22 PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER.
- 15.3.23 PROVIDE SEISMIC STRAPPING FOR WATER SUPPLY LINE TO BE INSTALLED.
- 15.3.24 SPRINKLER PLATFORM: PROVIDE MIN. 100 SQ. IN. COMBUSTION AIR FOR WATER HEATER COMPARTMENT: 50% WITHIN 12' OF FLOOR.
- 15.3.25 BRINKHURST UNDER SEPARATE PERMIT. IF REQUIRED.
- 15.3.26 HOSE BIBBS SHALL HAVE NONCORROSIIVE BRASS/BACKFLOW PREVENTION DEVICES.
- 15.3.27 WATER PRESSURE EXCEEDING 80 PSI REQUIRES PRESSURE REGULATOR.
- 15.3.28 PROVIDE ACCESS TO UTILITY SPACE FOR ALL TUBS WITH CONCEALED NON-VOLCANIC JOINT FITTINGS.
- 15.3.29 GAS PIPING SHALL NOT BE INSTALLED UNDER SLABS.
- 15.3.30 ALL VENTS TO EXTERIOR SHALL BE INSTALLED WITH 1/2" DIA. MIN. THICK FOR HOT AND 3/4" DIA. MIN. THICK FOR COLD WATER PIPES WITH A DR. GREATER THAN 2".
- 15.3.31 PROVIDE REMOVABLE PANEL ACCESS FOR ALL WHIRLPOOL, BATH TUB PUMPS, PANELS SHALL BE LARGE ENOUGH TO ACCESS AND REMOVE THE PUMP.

DIVISION 16 - ELECTRICAL

- 16.1 FOR ELECTRICAL DESIGN AND CONSTRUCTION REQUIREMENTS SEE ELECTRICAL PLANS. THE FOLLOWING ELECTRICAL REQUIREMENTS ARE INTENDED TO SERVE AS BASIS FOR ELECTRICAL SYSTEM DESIGN IN CONJUNCTION WITH THE ELECTRICAL PLANS. ANY CONFLICT IN THESE SPECIFICATIONS WITH THE ELECTRICAL PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 16.2 FURNISH AND INSTALL ELECTRICAL WORK COMPLETE AND OPERABLE. CONNECT AND COORDINATE FUNCTIONING WITH EXISTING ELECTRICAL SYSTEM IN RENOVATION AND REMOVE WORK WHERE APPLICABLE.
- 16.3 ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE AND ANY GOVERNING CODES.
- 16.4 ALL MATERIALS AND EQUIPMENT TO BE U.L. APPROVED.
- 16.5 PROVIDE SEPARATE CIRCUITS FOR ALL EQUIPMENT, GARAGE DOOR OPENERS, PUMPS, DISHWASHER, GARBAGE DISPOSAL, ETC.
- 16.6 ELECTRICIAN TO CONNECT ALL HARDWIRED EQUIPMENT AND FIXTURES.
- 16.7 LAMP ALL FIXTURES.
- 16.8 SWITCH PLATES ARE TO BE LOCATED 48" ABOVE FLOOR.
- 16.9 POWER TV, AND PHONE OUTLETS ARE TO BE 12" ABOVE FLOOR, TYPICALLY, ALL VENTILY JACKETS, OUTLETS, AND SWITCHES ARE TO HAVE A MINIMUM 6" ABOVE FLOOR. UNLESS OTHERWISE NOTED, VERIFY ALL HEIGHTS OF COUNTERS, CABINETS, ETC. FOR POWER TV TO INSTALLATION.
- 16.10 ALL SWITCHES IN BATHROOMS, KITCHENS, SAUNAS, HOT TUBS, AND LAUNDRY ROOMS TO HAVE GROUND FAULT INTERRUPTER CIRCUITS. LOCATE OR RESET BUTTON IN ACCESSIBLE LOCATION.
- 16.11 PROVIDE ELECTRICAL LIGHTING FOR ALL GAS POWERED EQUIPMENT.
- 16.12 WHERE SHOWN ON PLANS, PROVIDE BATH, SHOWER, AND LAUNDRY EXHAUST FANS SIZED TO PROVIDE FIVE AIR CHANGES PER HOUR. WHERE CODE PERMITS, SWITCH FANS SEPARATELY FROM LIGHTS.
- 16.13 120 V. HARD-WIRED, INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACKUP SHALL BE MOUNTED ON THE CEILING OR WALL OF EACH ROOM USED FOR SLEEPING PURPOSES AND AT A POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF CORRIDORS, STAIRWAYS, OR AREAS SERVING ACCESS TO THESE ROOMS.
- 16.14 BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 20 AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM.
- 16.15 BATHROOM EXHAUST FANS TO BE CONTROLLED BY HUMIDISTAT PER (CIBC 4.206.1).
- 16.16 ALL ELECTRICAL COMMUNICATION EQUIPMENT AND OUTLETS INSTALLED OUTDOORS, EXPOSED TO WEATHER, OR IN DAMP LOCATIONS SHALL BE GROUND FAULT INTERRUPTER TYPE.
- 16.17 TELEPHONE WIRING BY PHONE COMPANY WITH CONTRACTOR'S COORDINATION. ALL PHONE WIRING IS TO BE CONCEALED. PROVIDE PHONE PANEL IN A PROTECTED ACCESSIBLE LOCATION.
- 16.18 PRIOR TO INSTALLATION, CONTRACTOR AND SUBCONTRACTORS ARE TO COORDINATE WITH EACH OTHER AND UTILITY COMPANIES TO PROVIDE CONDUIT, JUNCTION BOXES, OUTLET BOXES, AND COMMUNICATION AND CABLE JACKS WHERE OUTLETS OCCUR IN MASONRY WALLS.
- 16.19 ELECTRICAL RECEPTACLES WITHIN 6 FEET OF WATER USE AREAS SHALL BE GFCI PROTECTED.
- 16.20 RECEPTACLES AT KITCHEN COUNTERS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES (6'0" CIRC.) MEASURED HORIZONTALLY FROM A RECEPTACLE WITHIN THAT SPACE. PROVIDE ADDITIONAL RECEPTACLES AS NEEDED.
- 16.21 RECEPTACLES IN GARAGE TO BE GFCI PROTECTED IF UNDETECTED CIRCUITS.
- 16.22 GENERAL LIGHTING SOURCE IN KITCHENS, BATHROOMS, AND WATER CLOSETS SHALL BE 40 LUMENS/WATT OR GREATER.
- 16.23 LIGHTING FIXTURES IN SHOWERS AND HOT TUBS SHALL BE 8 FEET OF BATH TUBS AND LESS THAN 8 FEET ABOVE RIM OF TUB SHALL BE RECESSED, WATERPROOF, GFCI PROTECTED, AND HAVE NON-METALLIC TRIM.
- 16.24 RECESSED CEILING FIXTURES SHALL BE (INSULATION COVER) APPROVED IF APPLICABLE.
- 16.25 VERIFY ELECTRICAL LOCATIONS IN FIELD W/ OWNER DURING FRAMING.
- 16.26 VERIFY EMMER SWITCHES W/ OWNER.
- 16.27 GREENER LOCATIONS PER OWNER.
- 16.28 VERIFY OUTLET AND SWITCH TYPES W/ OWNER.
- 16.29 LOW VOLTAGE WIRING EXPOSED TO THE WEATHER SHALL BE INSTALLED IN A MANNER TO PREVENT PHYSICAL DAMAGE.
- 16.30 PROVIDE PERMANENT RECEPTACLE AND LIGHT FIXTURE AT FURNACE LOCATIONS; LIGHT SWITCH SHALL BE LOCATED NEAR ATTIC ACCESS PANEL.
- 16.31 ALL BATHROOM RECEPTACLES MUST BE ON A 20-AMP DEDICATED CIRCUIT.
- 16.32 ALL KITCHEN RECEPTACLES TO BE GFCI PROTECTED.
- 16.33 GENERAL LIGHTING IN BATHROOMS TO BE FLOURESCENT OR APPROVED EQUIV., OR EXTERIOR LIGHTING SHALL BE ON PHOTOCELL PER TITLE 24.
- 16.34 PROVIDE ARC-FAULT INTERRUPTER FOR ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS.
- 16.35 PROVIDE BUFFER OUTLET WITH THE FOUNDATION.
- 16.36 PROVIDE GFCI OUTLET WITHIN 20' OF AC UNIT WITH DISCONNECT SWITCH AT UNIT.
- 16.37 LIGHTING FIXTURES IN CLOSETS CLOSETS SHALL BE EITHER CLEARANCE-MOUNTED OR A RECESSED FIXTURE W/ COMPLETELY ENCLOSED LIGHTS FOR THE INCANDESCENT FIXTURES 6 1/2" MIN. REQUIRED FOR THE FLOURESCENT FIXTURE.
- 16.38 INSTALL OWNER PROVIDED FIXTURES PER PLAN.
- 16.39 THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACUANCE SENSOR OR FAN SPEED CONTROL, (CALIFORNIA ENERGY CODE SECTION 150.10 (B)).
- 16.40 LUMINAIRES & LAMPS THAT ARE ENERGY COMMISSIONED CERTIFIED MUST BE MARKED WITH JA8-2019 OR JA-2019E.
- 16.41 ALL LED LUMINAIRES ARE REQUIRED TO BE CONTROLLED BY A NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) 58L-2A COMPLIANT DIMMER UNLESS THEY ARE CONTROLLED BY A VACUANCE SENSOR OR AN OCCUPANCY SENSOR.

GRADING NOTES

- 1. ALL GRADING SHALL CONFORM WITH SANTA BARBARA COUNTY CODE STANDARDS, AND REQUIREMENTS PERTAINING THERETO. THESE CONSTRUCTION GRADING AND EROSION CONTROL REQUIREMENTS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.
- 2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.
- 3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST OR EXCESSIVE EROSION. EXCESSIVE EROSION, UNCONTROLLED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS IN OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE, CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
- 4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
- 5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT TO THE COUNTY PUBLIC WORKS DEPARTMENT WHICH IS FULLY COMPLETED AND IS SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
- 6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, AND THEN SCARPED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.

- 7. A THROUGH SEARCH SHALL BE MADE FOR ALL ANY UNBANNED MANMADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPES UNDER OR ABOVE GROUND. SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
- 8. AREAS WITH EXISTING SLOPES THAT ARE TO RECEIVE FILL MATERIAL SHALL BE KEPT AND BENCHMARKED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.
- 9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS. MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D 1557 - 51 MODIFIED PROCTOR (AASHTO TEST OR SIMILAR APPROVED METHODS. SOME FILL MATERIALS MAY REQUIRE A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 10' OF FILL AND FOR EACH 500 CUBIC YARDS OF FILL PLACED.
- 10. SLOPES SHALL NOT EXCEED 1:1 HORIZONTAL TO 1 VERTICAL (50% SLOPE). FILL AND COMBINATION FILL AND CUT ARE TO BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
- 11. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE HORIZONTAL IN 30 UNITS HORIZONTAL (3% SLOPE). SLOPES OVER 18 INCHES (1.5' DIA.) SHALL BE MEASURED TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT, 10 FEET (3048 MM) OF HORIZONTAL DISTANCE A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DETERMINING WATER AWAY FROM THE FOUNDATION. SLOPES USED FOR THIS PURPOSE SHALL BE SLOPES A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. SLOPES OVER 18 INCHES (1.5' DIA.) SHALL BE MEASURED TO THE FACE OF THE WALL. SLOPES SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. (CBC SECTION 189.3)
- 12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED DURING THE DRP-LINE DURING GRADING OPERATION.
- 13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.

GENERAL NOTES

- 1. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY THE LOCAL GOVERNING AGENCY. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
- 2. THE CONTRACTOR'S WORK SHALL CONFORM TO THE FOLLOWING SPECIFIC CODES FOR NEW CONSTRUCTION:
 - A. TITLE 24, C.C.R., PART 2, 2019 C.B.C. (U.S.C. W/ CALIFORNIA AMENDMENTS)
 - B. TITLE 24, C.C.R., PART 3, 2019 C.B.C. (U.S.C. W/ CALIFORNIA AMENDMENTS)
 - C. TITLE 24, C.C.R., PART 4, 2019 C.B.C. (U.S.C. W/ CALIFORNIA AMENDMENTS)
 - D. TITLE 24, C.C.R., PART 5, 2019 C.B.C. (U.S.C. W/ CALIFORNIA AMENDMENTS)
 - E. TITLE 19, C.C.R., PUBLIC SAFETY, DIVISION 1, STATE FIRE MARSHAL REGULATIONS
- 3. ALL GENERAL NOTES ARE THE MINIMUM STANDARDS. IF MORE COMPLETE INFORMATION IS ENCOUNTERED IN OTHER PARTS OF THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE MOST STRINGENT REQUIREMENT.
- 4. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY DESIGNER OF ANY VARIATIONS CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BEGINNING ANY CONCRETE WORK. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS FOR PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
- 5. CONTRACTOR SHALL PERFORM DEMOLITION AS REQUIRED BY (1) MOVEMENT & BY THE VARIOUS UTILITY COMPANIES. OBTAIN ANY REQUIRED DEMOLITION PERMITS, SHORE & PROTECT OR REMOVE & REPAIR.
- 6. ALL EXCAVATION, GRADING, FILLING, BACK FILLING, DRAINAGE, ETC. SHALL CONFORM TO THE SPECIFICATIONS & RECOMMENDATIONS THE GEOTECHNICAL SOILS FOUNDATION.
- 7. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- 8. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
- 9. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE, LOCAL, AND O.S.H.A. REGULATIONS.
- 10. DO NOT CUT OR TRIM ANY TREES ON THE PROPERTY UNLESS OTHERWISE NOTED OR DIRECTED BY DESIGNER AND OWNER. AVOID FILLING OR CUTTING AROUND EXISTING TREES TO REMAIN. PROTECT THESE TREES WITH BARRIERS DURING CONSTRUCTION.
- 11. NO PERSON MAY FILL ANY FIRE SUPPRESSION OR EMERGENCY AID WITH CUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT & FROM THE CITY/COUNTY HEALTH DEPARTMENT.
- 12. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
- 13. ALL POTABLE WATER SHALL BE USED FOR CONSTRUCTION PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLE AVAILABLE SOURCE OF RECLAIMED WATER OR OTHER SUB-POTABLE WATER APPROVED BY THE SANTA BARBARA COUNTY HEALTH DEPARTMENT & APPROPRIATE FOR SUCH USE.
- 14. ALL HOSES USED FOR ANY CONSTRUCTION ACTIVITY SHALL BE EQUIPPED WITH A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUT OFF CAN NOT BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE & TYPE OF HOSE USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT OFF NOZZLE.
- 15. INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST, MFR-8 & THE SPECIFICATIONS. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DEVELOPMENT REQUIREMENTS OF THE STATE OF CALIFORNIA TITLE 19 CALIFORNIA CODE OF REGULATIONS.
- 16. ALL ROOF OVERHANGS, BUILT-UP ROOFS, BUILT-UP ROOFING & SPECIFICATIONS SHALL CONFORM TO U.S.C. 2019.
- 17. SHEET METAL, FLASHINGS, COUNTER FLASHING, AND VALLEY FLASHING SHALL CONFORM TO U.S.C. 2019. PROVIDE AND INSTALL SHEET METAL AND OR COPPER FLASHING AS DETAILED AND REQUIRED TO INSURE WATERPROOF ASSEMBLY. ALL TREES SHALL BE FABRICATED IN MAXIMUM PRACTICAL LENGTHS, FREE OF WARPS, BUCKLES AND DENTS AND OTHER DEFECTS.
- 18. ROOF DRAINAGE SHALL CONFORM TO U.S.C. 184" 1/2" MIN. SEE ROOF PLAN.
- 19. SEALANTS: PROVIDE AND INSTALL ACRYLIC-LATEX URETHANE BASE SEALANTS AT ALL EXTERIOR JOINTS AND GAPS NECESSARY FOR A WEATHER TIGHT ASSEMBLY. UNITS AND JOINTS OPENING THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKET, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION, INCLUDING SILL PLATES.
- 20. PROVIDE FRESH GRADE SLOPES AWAY FROM THE FOUNDATION AT 5% SLOPE FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF WALL, TOWARD A PUBLIC STREET OR ENGINEERED DRAINAGE STRUCTURE.
- 21. SUBMIT ELEVATOR DETAILS FOR REVIEW AND APPROVAL OF THE CITY AT LEAST 2 WEEKS PRIOR TO INSTALLATION.
- 22. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.
- 23. PROTECT ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.
- 24. BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR THE FRONT FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHANUMERIC LETTERS AND BE A MINIMUM OF 10" IN HEIGHT WITH MINIMUM STROKE OF 1/2".

NOTIFICATIONS

- 1. NOTIFY THE SOILS ENGINEER 48 HOURS BEFORE THE FOLLOWING TIMES:
 - A. PRIOR TO THE TIME THAT THE SITE GRADING BEGINS.
 - B. AFTER FOUNDATION EXCAVATIONS HAVE BEEN MADE AND PRIOR TO PLACING REINFORCING STEEL AND FORMWORK.
 - C. PRIOR TO ALL CONCRETE POURS.
- 2. NOTIFY THE STRUCTURAL ENGINEER 48 HOURS BEFORE THE FOLLOWING TIMES:
 - A. AFTER FOUNDATION EXCAVATIONS HAVE BEEN MADE AND PRIOR TO PLACING REINFORCING STEEL AND FORMWORK.
 - B. PRIOR TO ALL CONCRETE POURS.
 - C. PRIOR TO PLACING THE FIRST COURSE OF CONCRETE MASONRY UNITS.
 - D. WHEN ROUGH FRAMING IS COMPLETE AND PRIOR TO START OF FINISH WORK.
 - E. PRIOR TO COVERING ANY PLYWOOD SHEATHING WALLING.
 - F. PRIOR TO COVERING ANY SHEAR WALL HEADLINE ANCHORS.

TREE PROTECTION AND REPLACEMENT

- 1. ALL NATIVE TREES WITHIN 20 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SUFFICIENT TO PREVENT ACCESS TO PLANNING AND CONSTRUCTION ACTIVITIES. THE FENCING SHALL BE INSTALLED 8 FEET OUTSIDE THE DRIFLINE OF EACH TREE, AND SHALL BE STACKED EVERY 6 FEET TO THE MAXIMUM EARTH FEASIBLE.
- 2. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR PLACED WITHIN 8 FEET OF ANY NATIVE TREE DRIFLINE.
- 3. WHEN ROUGH FRAMING IS COMPLETE, ALL NATIVE TREES SHALL BE STORED OR CUT WITHIN 8 FEET OF THE DRIFLINE OF ALL NATIVE TREES.
- 4. ANY ROOTS ENCOUNTERED THAT ARE 1 INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER THE DIRECTION OF A PLANNING AND DEVELOPMENT APPROVED ARBORIST/BIOLOGIST.
- 5. ANY TRENDING REQUIRED WITHIN THE DRIFLINE OR SENSITIVE ROOT ZONE OF ANY SPECIMEN TREE SHALL BE HAND DOUNE BY HAND.
- 6. NO PERMANENT IRRIGATION SHALL OCCUR WITHIN THE DRIFLINE OF ANY EXISTING OAK TREE.
- 7. ANY CONSTRUCTION ACTIVITY REQUIRED WITHIN 3 FEET OF A NATIVE TREE DRIFLINE SHALL BE DONE WITH HAND TOOLS.
- 8. ANY UNANTICIPATED DAMAGE THAT OCCURS TO TREES OR SENSITIVE HABITATS RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE MITIGATED IN A MANNER APPROVED BY PLANNING AND DEVELOPMENT. THIS CONDITION MAY INCLUDE, BUT IS NOT LIMITED TO, POSTING A PERFORMANCE SECURITY. THE REPLACEMENT OF ANY TREE OR OTHER VEGETATION SHALL BE ACCORDING TO THE PROTOCOL TO ASSESS THE DAMAGE AND RECOMMEND MITIGATION. THE REQUIRED MITIGATION SHALL BE DONE IMMEDIATELY UNDER THE DIRECTION OF PLANNING AND DEVELOPMENT APPROVED ARBORIST/BIOLOGIST. ANY PERFORMANCE SECURITY REQUIRED FOR INSTALLATION AND MAINTENANCE OF REPLACEMENT TREES WILL BE RELEASED BY PLANNING AND DEVELOPMENT UPON THE INSPECTION AND APPROVAL OF SUCH INSTALLATION.
- 9. ALL TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.
- 10. ALL NATIVE TREES WITH GRADING OR CONSTRUCTION WORK OCCURRING WITHIN 8 FEET OF THE DRIFLINE SHALL HAVE TRUNK PROTECTION CONSISTING OF SOLID MATERIAL (WOOD) INSTALLED TO PROTECT SMO TRUNKS FROM DAMAGE BY MACHINERY/IMPLEMENT.

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AGING-IN-PLACE DESIGN & FALL PROTECTION

A. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT FOR GRAB BARS INSTALLED IN ACCORDANCE WITH THIS SECTION, WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL. AT LEAST ONE BATHROOM ON THE FLOOR ABOVE SHALL COMPLY WITH THIS SECTION.

1. SPECIFY THE REINFORCEMENT TO BE SOLID LUMBER & NOT LESS THAN 2X6.
 2. DIMENSION OF THE REINFORCEMENT SHALL BE LOCATED BETWEEN 32" & 39" ABOVE FINISH FLOOR.
 3. SPECIFY THE WATER CLOSET REINFORCEMENT TO BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL & THE BACK WALL.
 4. WHERE THE WATER CLOSET IS NOT LOCATED ADJACENT TO THE SIDE WALL, GRAB BAR REINFORCEMENT FOR A GROUND MOUNTED INSTALLATION IS ACCEPTABLE.
 5. SPECIFY THE SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 6. BATHTUB & COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB & THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE THE BATHTUB RIM.
- B. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, & CONTROLS INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

FIRE DEPARTMENT SPECIFICATIONS

1. ACCESS

ALL ACCESS WAYS (PUBLIC OR PRIVATE) SHALL BE INSTALLED AND MADE SERVICEABLE, ROADWAY PLANS, ACCEPTABLE TO THE FIRE DEPARTMENT, SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ANY WORK BEING UNDERTAKEN.

ACCESS TO THIS PROJECT SHALL CONFORM TO SANTA BARBARA COUNTY PRIVATE ROAD AND DRIVEWAY STANDARDS. DEAD END ACCESS ROADS SHALL TERMINATE WITH A FIRE DEPARTMENT APPROVED TURNAROUND.

ACCESS WAYS SHALL BE EXTENDED TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY BUILDING.

A MINIMUM OF 114" OF VERTICAL CLEARANCES SHALL BE PROVIDED AND MAINTAINED FOR THE LIFE OF THE PROJECT FOR EMERGENCY APPARATUS ACCESS.

DRIVEWAY SHALL HAVE A MINIMUM WIDTH OF 16 FEET. DRIVEWAYS SERVING ONE RESIDENTIAL DWELLING ARE REQUIRED TO HAVE A MINIMUM WIDTH OF 12 FEET. DRIVEWAYS SERVING TWO RESIDENTIAL DWELLINGS ARE REQUIRED TO HAVE A MINIMUM WIDTH OF 16 FEET. DRIVEWAYS SERVING THREE OR MORE RESIDENTIAL DWELLINGS ARE REQUIRED TO HAVE A MINIMUM WIDTH OF 20 FEET. IF ANY FUTURE DEVELOPMENT IS PLANNED FOR THIS PARCEL OR WILL BE SERVED BY THIS DRIVEWAY, THE APPLICANT IS ENCOURAGED TO COORDINATE THESE STANDARDS INTO THEIR PLANS AND WITH OTHER INTERESTED PARTIES.

ANY PORTION OF THE DRIVEWAY EXCEEDING 10 PERCENT IN SLOPE SHALL BE PAVED.

WHEN ACCESS WAYS ARE GATED A FIRE DEPARTMENT APPROVED LOCKING SYSTEM SHALL BE INSTALLED. CALL THE FIRE PREVENTION DIVISION FOR ADDITIONAL INFORMATION AND APPLICATION PROCEDURES.

2. HIGH FIRE ZONE

SPECIAL PROVISIONS OF THE BUILDING CODE WILL APPLY TO PROJECTS LOCATED WITHIN THE MAPPED BOUNDARIES OF THE HIGH FIRE HAZARD ZONES OF SANTA BARBARA COUNTY. THESE PROVISIONS WILL INFLUENCE BOTH THE DESIGN OF THE PROJECT AND THE TYPES OF BUILDING MATERIALS THAT MAY BE UTILIZED. REFER TO SANTA BARBARA COUNTY BUILDING AND SAFETY DIVISION FOR DETAILS.

PROPERTY LOCATED WITHIN A DESIGNATED "VERY HIGH FIRE HAZARD SEVERITY ZONE" ARE REQUIRED BY STATE LAW TO CREATE A FIREBREAK OF 100 FEET (OR TO THE PROPERTY LINE, WHICHEVER IS NEARER) AROUND ANY STRUCTURES ON THE PROPERTY. THIS DOES NOT APPLY TO SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY, OR SIMILAR PLANTS THAT ARE USED AS GROUND COVER IF THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY DWELLING OR STRUCTURE.

3. STORED WATER

FIRE DEPARTMENT STORED WATER REQUIREMENTS FOR RESIDENTIAL UNITS OUTSIDE OF A WATER PURVEYOR'S DISTRICT AND STORED WATER FIRE PROTECTION SYSTEM TO BE IN COMPLIANCE WITH SANTA BARBARA COUNTY FIRE DEPARTMENT STANDARDS.

PLANS FOR A STORED WATER FIRE PROTECTION SYSTEM SHALL BE SUBMITTED AND APPROVED BY THE FIRE DEPARTMENT.

FOR PROJECTS LOCATED IN A DESIGNATED HIGH FIRE HAZARD AREA, ALL ABOVE GROUND WATER PIPING, INCLUDING ALL PIPES AT THE WATER TANK AS WELL AS HYDRANT LOCATIONS, SHALL CONSIST OF GALVANIZED METAL.

THE FIRE HYDRANT SHALL CONSIST OF ONE 3/4-INCH OUTLET AND ONE 2-1/2-INCH OUTLET AND SHALL BE LOCATED A MINIMUM OF 50 FEET AND A MAXIMUM OF 150 FEET FROM ALL STRUCTURES IT SERVES.

4. SPRINKLER SYSTEM

AUTOMATIC SPRINKLER SYSTEM PLANS ARE REQUIRED TO BE CHECKED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. ANY SYSTEM MUST BE IN COMPLIANCE WITH SANTA BARBARA COUNTY FIRE DEPARTMENT STANDARDS. ANY SYSTEM MUST BE IN COMPLIANCE WITH NFPA STANDARD #13 OR #136 AS APPLICABLE.

THE FIRE DEPARTMENT SHALL DETERMINE THE LOCATION OF ANY FIRE DEPARTMENT CONNECTION (FDC) THAT MAY BE REQUIRED.

5. FIRE DEPARTMENT ADDRESS REQUIREMENTS

THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MARLBOR OR A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT. IF THE DRIVEWAY IS OVER 150 FEET IN LENGTH OR THE BUILDING IS OBSTRUCTED FROM VIEW AT THE ACCESS ROAD, NUMBER SHALL BE POSTED AT ANY DRIVEWAY AND ROAD INTERSECTION AS NECESSARY. THE ADDRESS NUMBER SHALL BE ELEVATED AT LEAST THREE FEET FROM THE GROUND FOR CLEAR VISIBILITY AND EASY DIRECTIONAL IDENTIFICATION. THE ADDRESS NUMBERS SHALL BE OF MIN. 4" IN HEIGHT AND CONTRAST WITH THE BACKGROUND COLOR OF THE SIGN.

6. FIRE DEPARTMENT EGRESS REQUIREMENTS

EGRESS WINDOWS REQUIRED IN EACH SLEEPING ROOM:

- MIN. CLR. OPENING: 5.7 SF
- MIN. CLR. HT.: 24"
- MIN. CLR. WIDTH: 20"
- MIN. SILL HT.: 44"

7. STAND PIPE TO BE INSTALLED PRIOR TO CONSTRUCTION. CONTRACTOR TO MINIMIZE RISK OF FIRE.

8. FIRE BLOCKING AND DRAFT STOPPING

FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATION IN ACCORDANCE WITH (C.B.C. 2019) IN THE FOLLOWING LOCATIONS: A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURVED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS - VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'. B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SORPTS, DROP CEILING, COVER CEILING AND SIMILAR LOCATIONS. C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, AT ENCLOSED SPACES UNDER STAIRS. D) WHERE AN ANGULAR SPACE PROTECTION IS PROVIDED, FIRE BLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES WITH AN APPROVED MATERIAL TO RESTRICT THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.

9. FACTORY-BUILT METAL FIREPLACE SPECIFY THE FOLLOWING (CRC R1005):

- A. MANUFACTURER, MODEL AND ECOL NUMBER.
- B. INSTALLATION AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING.
- C. NON-VENTED FIREPLACES OR GAS FIRED APPLIANCES ARE NOT PERMITTED.
- D. FACTORY-BUILT CHIMNEY MAXIMUM OFFSET IS 30 DEGREES VERTICALLY AND SHALL NOT HAVE MORE THAN 4 ELBOWS.(CRC R100.7)

10. NEW FIREPLACE

- A. MASONRY OR FACTORY BUILT FIREPLACES SHALL HAVE:
1. CLOSABLE METAL GLASS COVERING OVER THE ENTIRE OPENING OF THE FIRE BOX.
 2. COMBUSTION AIR INTAKE FROM OUTSIDE OF THE BUILDING DIRECTLY INTO FIREBOX OF AT LEAST 65QUINCHES & HAS AN ACCESSIBLE OPERABLE & TIGHT FITTING DAMPER OR COMBUSTION AIR CONTROLLED DEVICE. EXCEPTION: OUTSIDE COMBUSTION AIR INTAKE NOT REQUIRED IF INSTALLED ON A SLAB ON GRADE & NOT ON AN EXTERIOR WALL.
 3. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL. EXCEPTION: WHEN GAS LOG, LOD LIGHTER OR DECORATIVE GAS APPLIANCE IS INSTALLED IN A FIREPLACE, THE FLUE DAMPER SHALL BE BLOCKED OFF IF REQUIRED BY CALIFORNIA MECHANICAL CODE (CMC) OR THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

B. CONTINUOUS BURNING PILOT LIGHTS & THE USE OF INDOOR AIR FOR COOLING A FIREBOX JACKET, WHEN THAT INDOOR AIR IS VENTED TO THE OUTSIDE OF THE BUILDING ARE PROHIBITED.

11. CARBON MONOXIDE ALARM REQUIREMENTS

- A. SHOW LOCATIONS OF APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR EXISTING BUILDINGS AND NEW CONSTRUCTION WHEN THE DWELLING UNIT CONTAINS A FUEL-BRED APPLIANCE, FIREPLACE, AND/OR AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING. (CRC R315.1, CRC R315.1.1, CRC R315.1.1.1, CRC R315.1.1.2)
- B. CO ALARMS SHALL BE HARD WIRED AND SHALL BE EQUIPPED WITH BATTERY BACKUP. (CRC R315.3, CRC R315.4, 1, CRC R315.4.1, 1, CRC R315.4.2, CRC R315.4.4, CRC R315.5, 2)
- C. CO ALARMS SHALL BE INSTALLED FOR COMPLIANCE WITH UL 2004, UL 217, UL 2075, AND MAINTENANCE PER 929.720. (CRC R315.1, 1, R315.1.2, CRC R315.4.2, CRC R315.4.4, CRC R315.5, 2)
- D. CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING A BASEMENT. (CRC R315.3, CRC R315.2)
- E. CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. (CRC R315.3, CRC R315.4, 3)

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		
2		
3		

T M

TOM MEANEY ARCHITECT

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LARKIN RESIDENCE
67 CHAMISAL PASS
SANTA LUCIA PRESERVE, CA

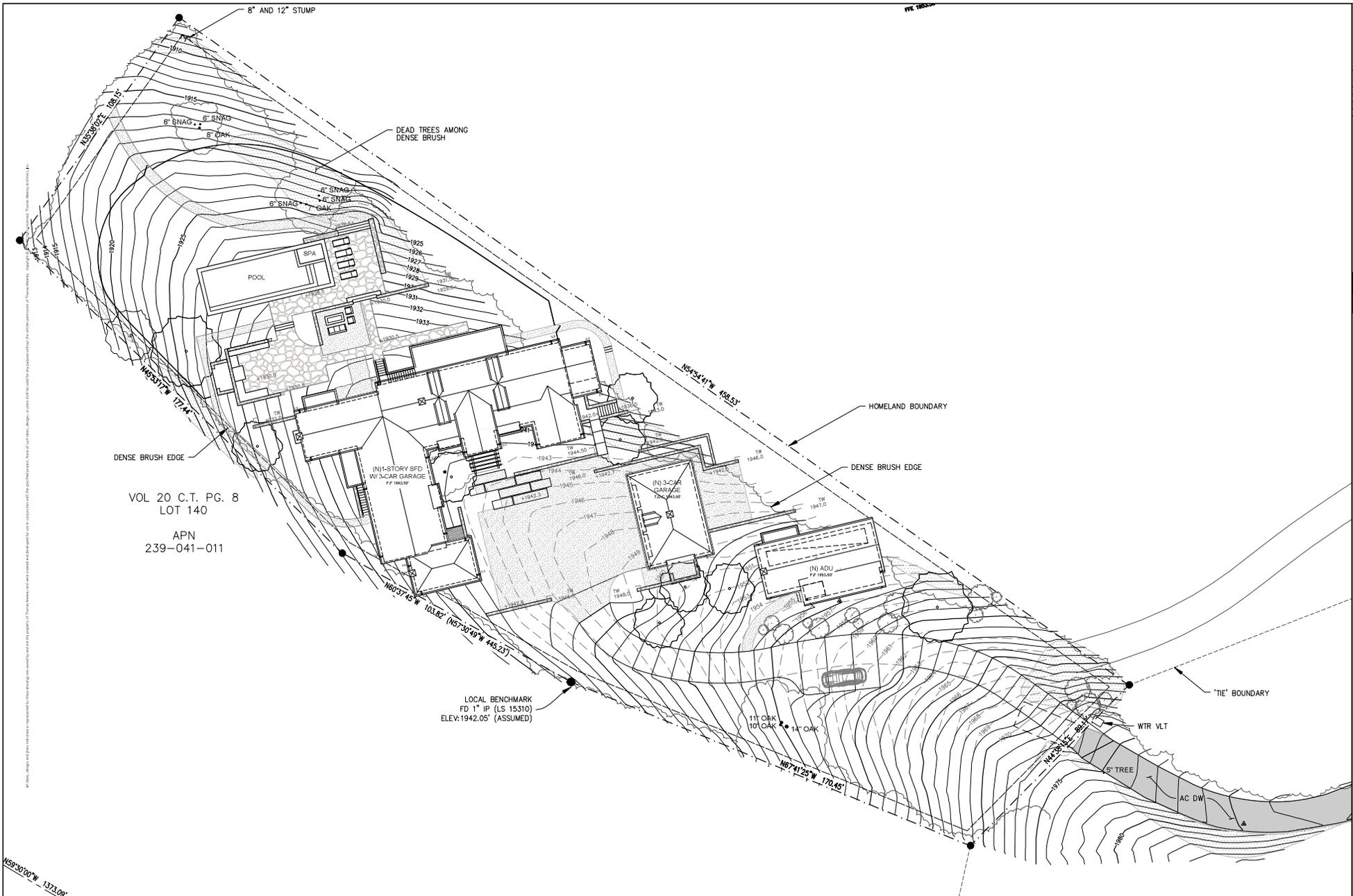
SPECIFICATIONS & NOTES



DATE: AUGUST 26 2025
SHEET: 10A
DRAWN: TALLON
JOB #: USE IF ISSUED
SCALE:

A0.3

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DATE: AUGUST 26 2025
 SCALE: 1/16" = 1'-0"
 DRAWN: TALLON
 JOB #: USE IF ISSUED

ENLARGED SITE PLAN
 SCALE 1/16" = 1'-0"

A1.1

NOTES

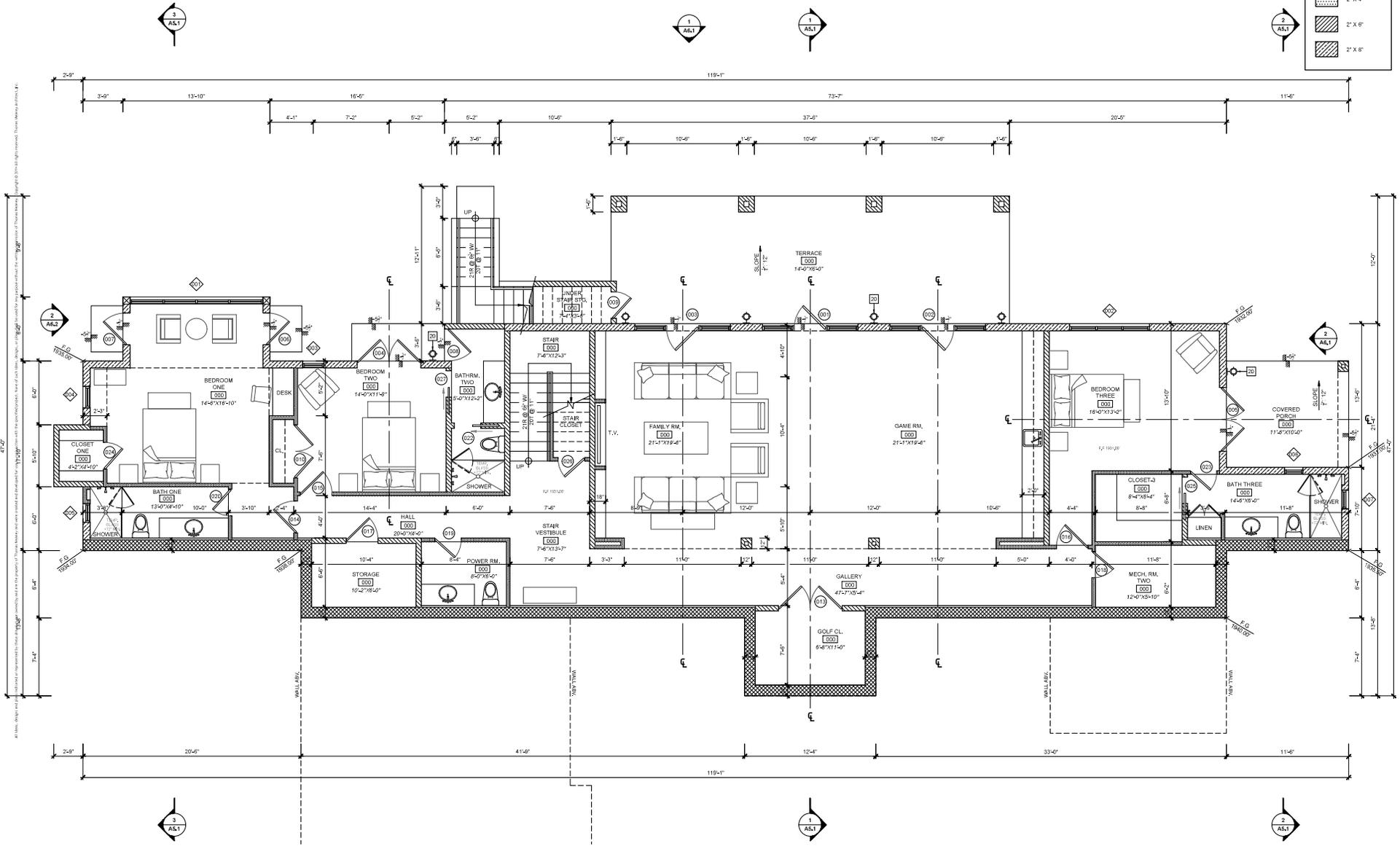
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2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A6.1.

WALL LEGEND

	2' X 4"
	2' X 6"
	2' X 8"

REVISION SCHEDULE

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LOWER FLOOR PLAN
SCALE 1/4" = 1'-0"

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LOWER FLOOR PLAN



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A2.0

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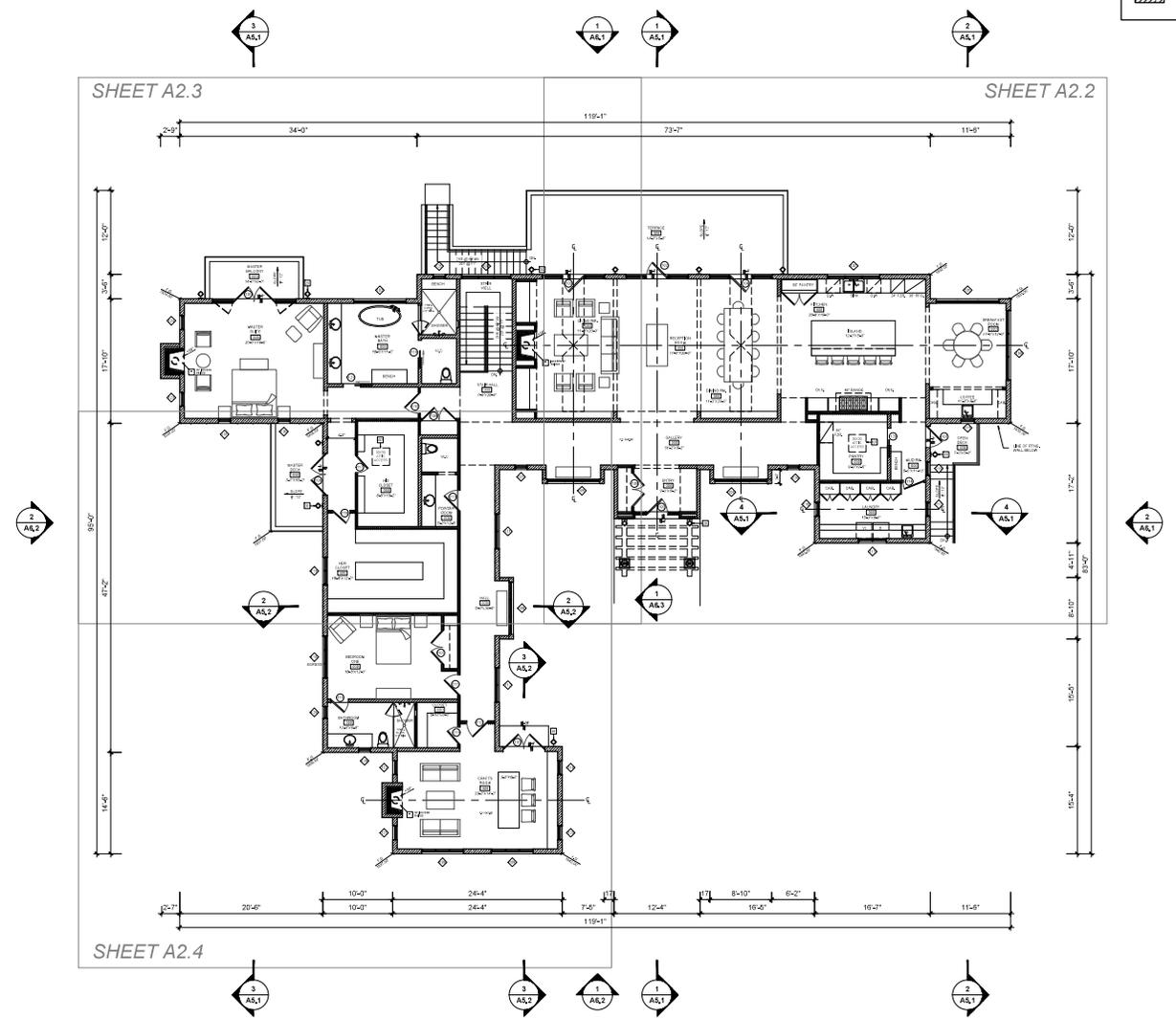
WALL LEGEND

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	2' X 6"
	2' X 8"

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FIRST FLOOR PLAN
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FIRST FLOOR PLAN



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A2.1

All dimensions are to face of framing or masonry unless otherwise noted. All dimensions are to face of framing or masonry unless otherwise noted. All dimensions are to face of framing or masonry unless otherwise noted.

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WALL LEGEND

	2' X 4"
	2' X 6"
	2' X 8"

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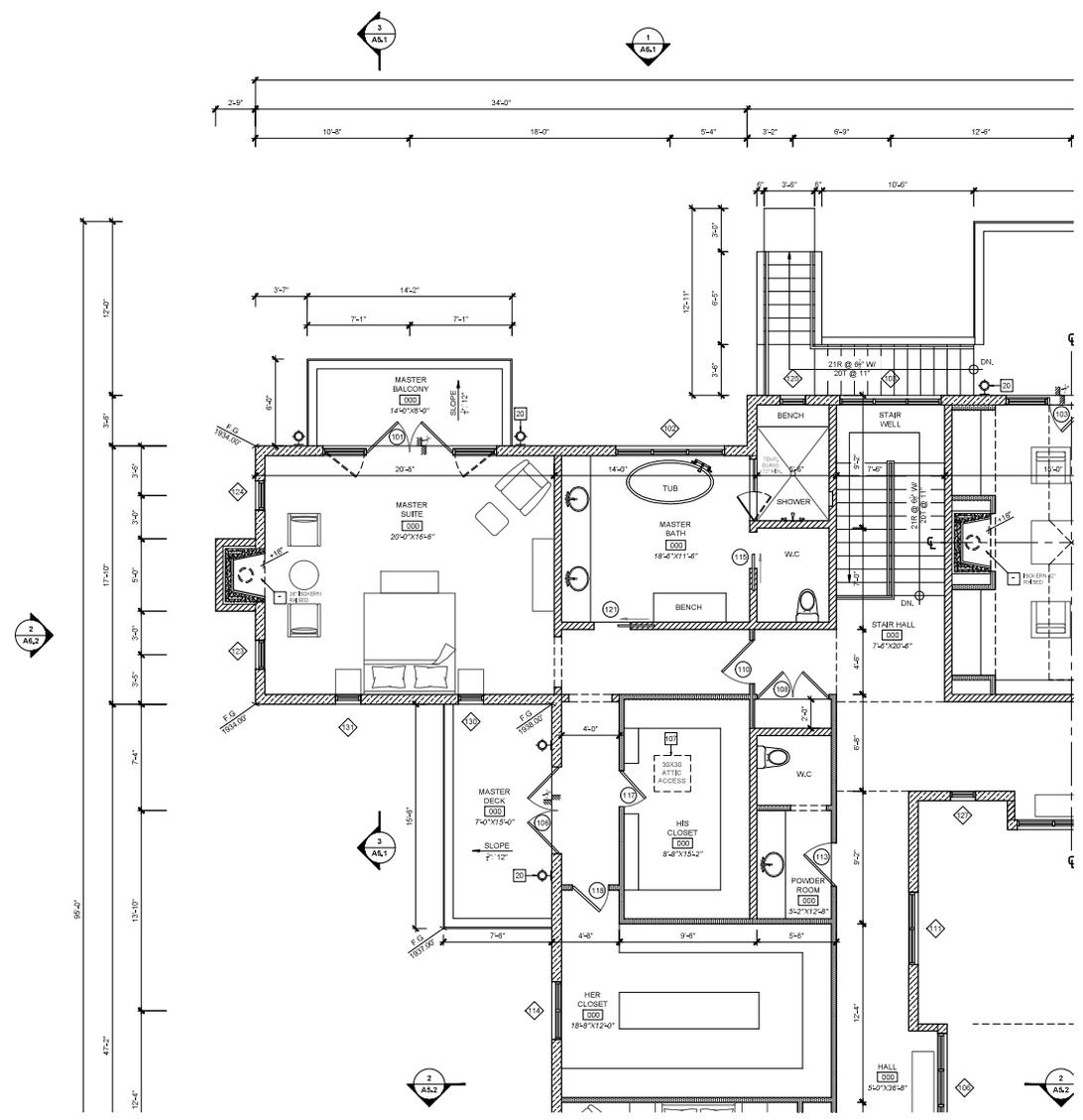
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PARTIAL FIRST FLOOR PLAN



DATE: AUGUST 26 2025
 SCALE: 1/4" = 1'-0"
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PARTIAL FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



A2.3

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

WALL LEGEND

	2' x 4"
	2' x 6"
	2' x 8"

REVISION SCHEDULE

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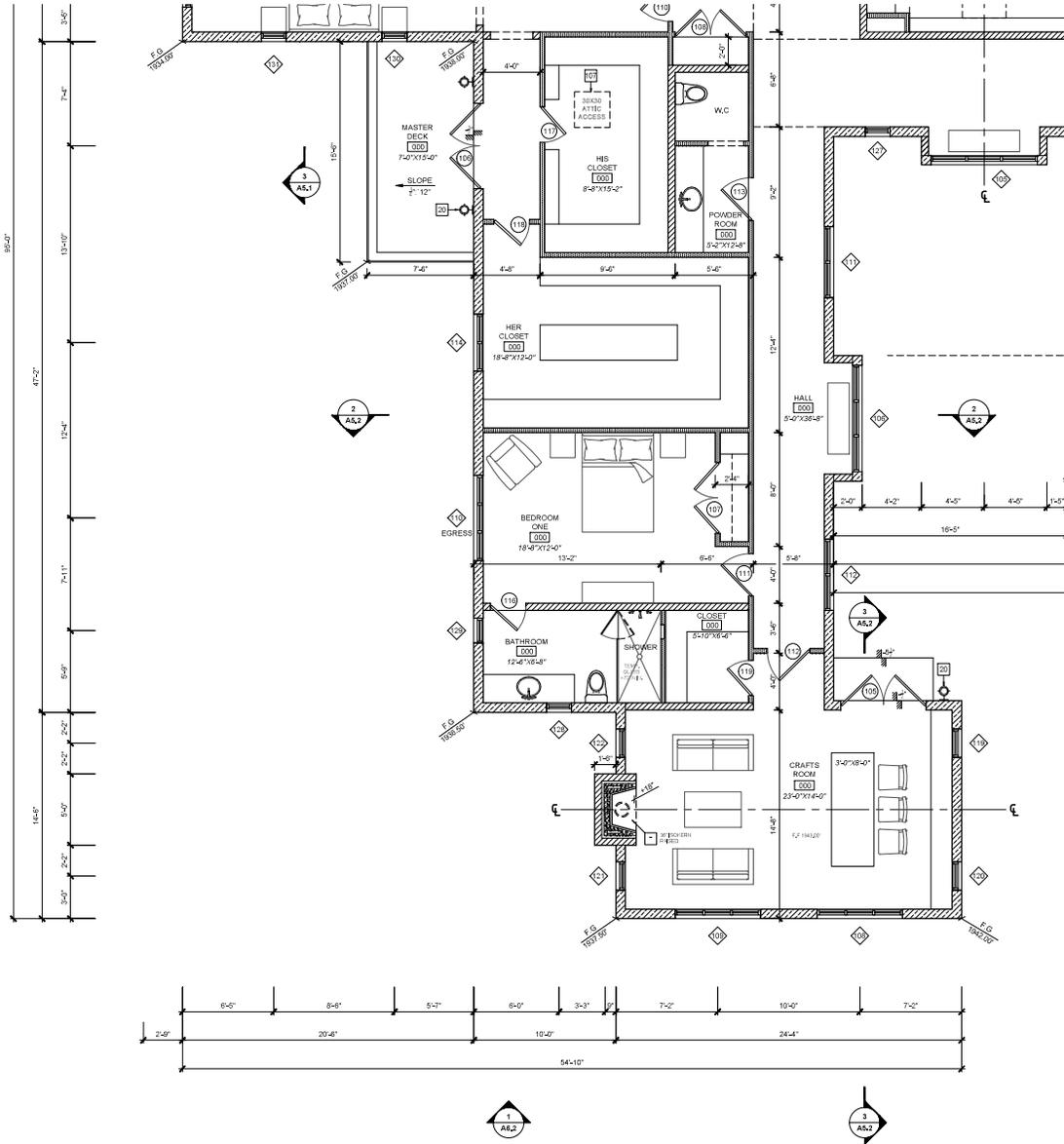
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PARTIAL FIRST FLOOR PLAN



Date: AUGUST 26 2025
 Scale: 1/4" = 1'-0"
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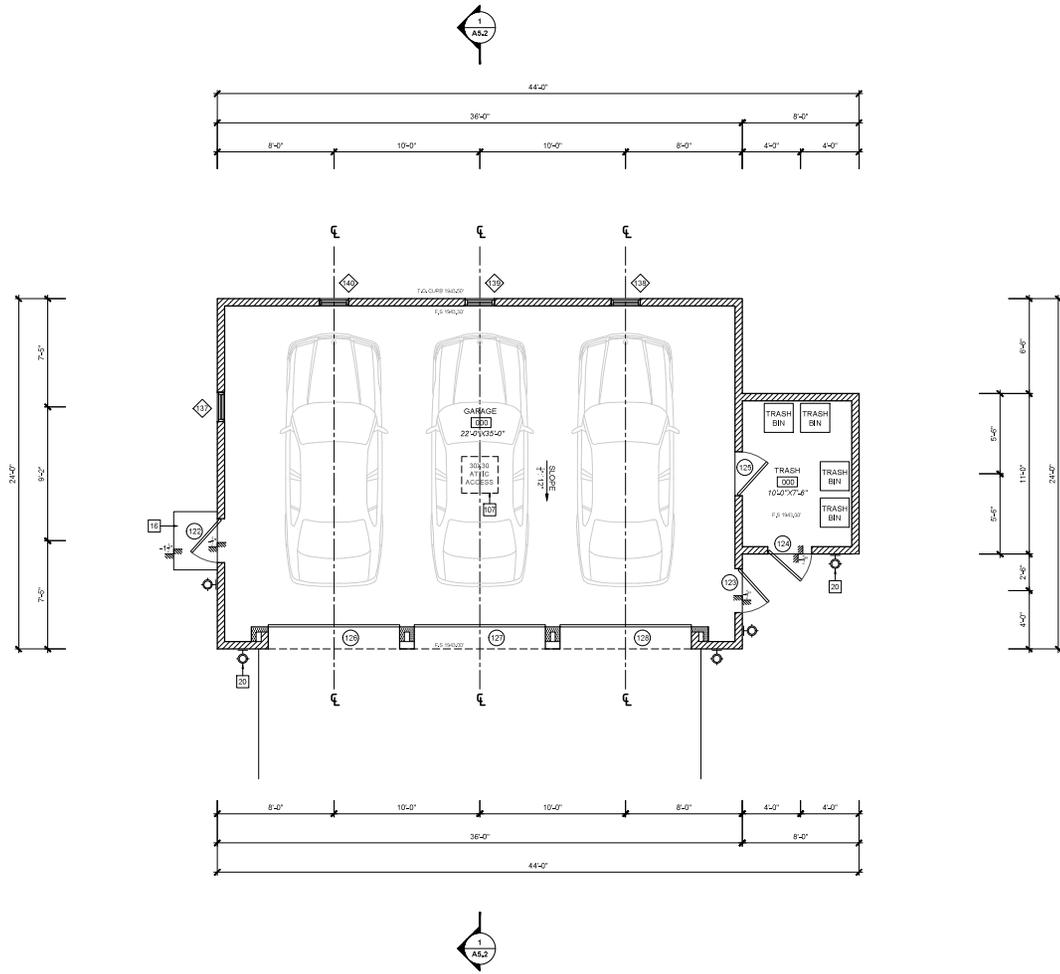
A2.4



PARTIAL FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"



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WALL LEGEND

	2' X 4'
	2' X 6'

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GARAGE FLOOR PLAN



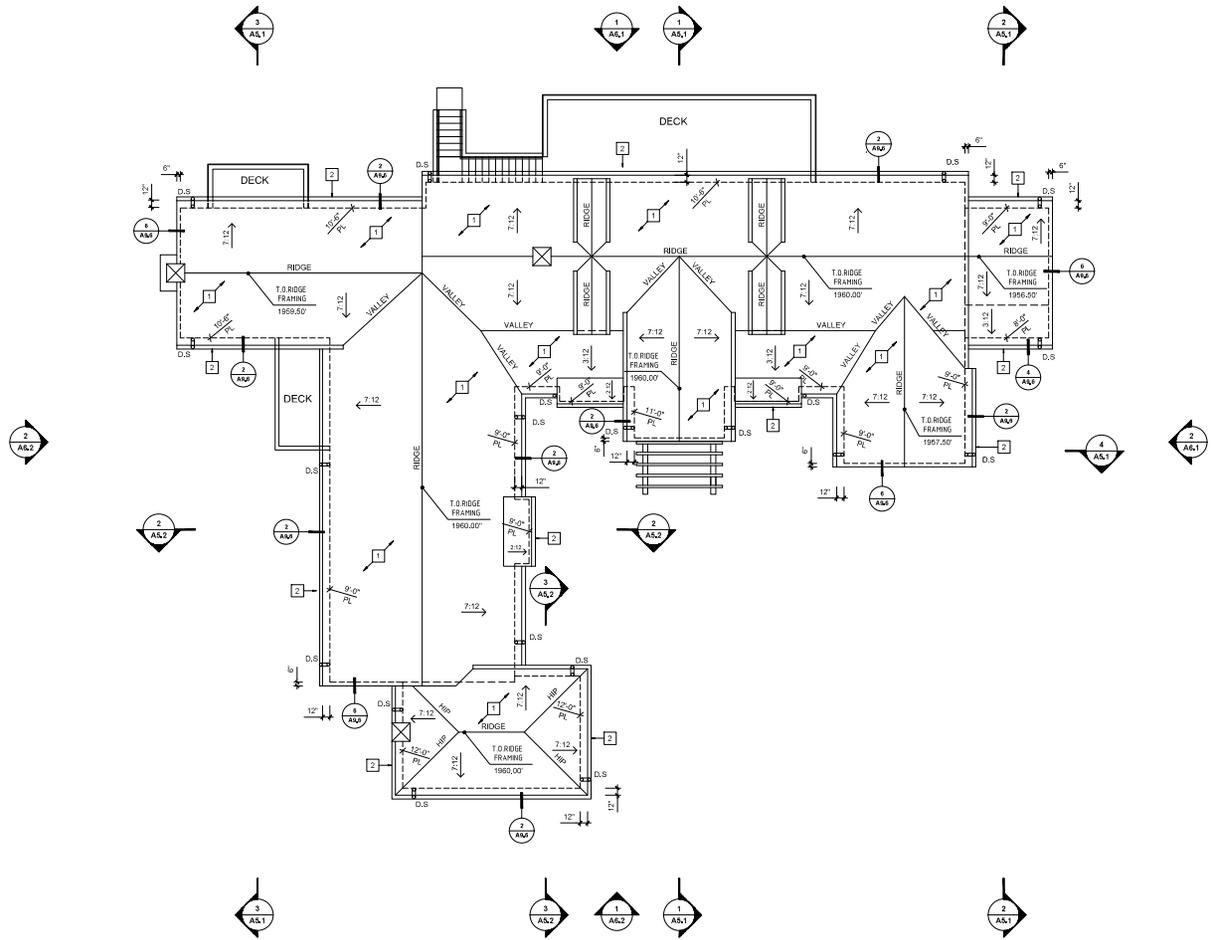
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GARAGE FLOOR PLAN
 SCALE 1/4" = 1'-0"



A2.5

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ROOF PLAN
SCALE 1/8" = 1'-0"



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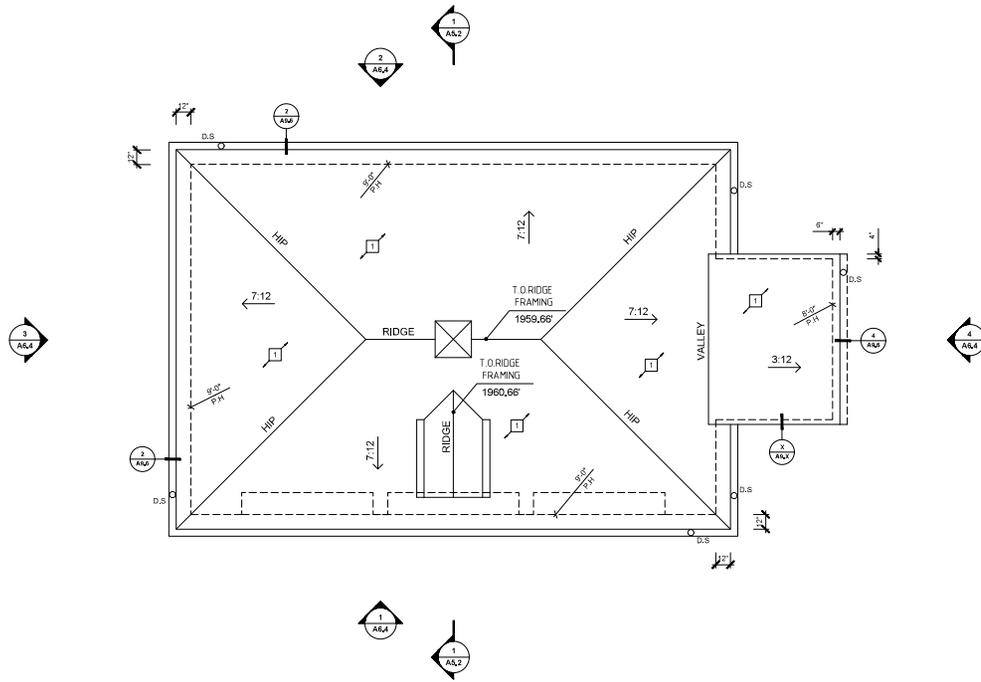
ROOF PLAN



DATE: AUGUST 26 2025
 SIZE: 1/8" = 1'-0"
 DRAWN: TALLON
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A3.1

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

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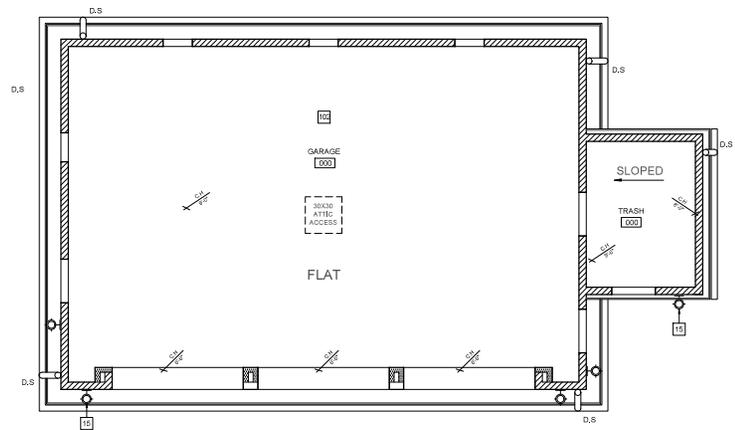
GARAGE ROOF PLAN



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A3.2

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GARAGE RCP
SCALE 1/4" = 1'-0"



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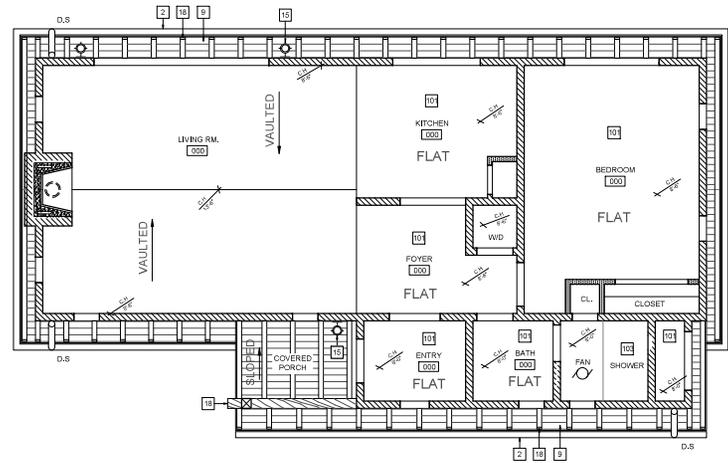
GARAGE RCP



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A4.3

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ADU - RCP
SCALE 1/4" = 1'-0"



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A4.4

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ADU - RCP

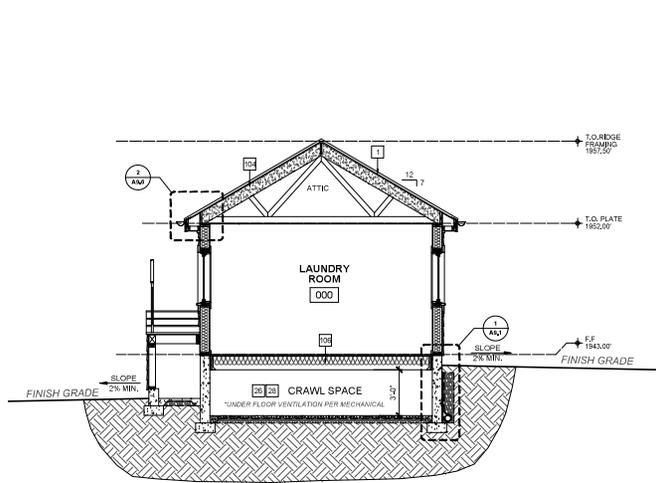


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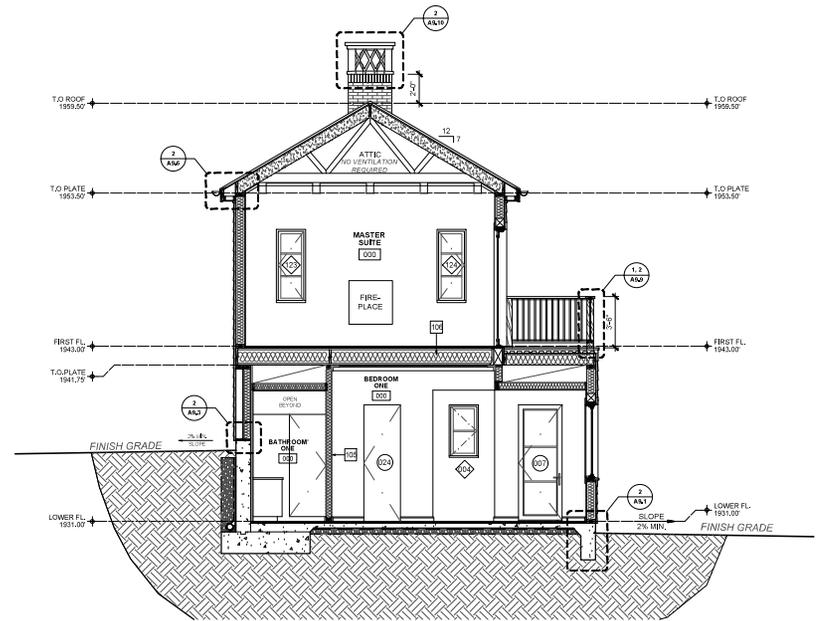
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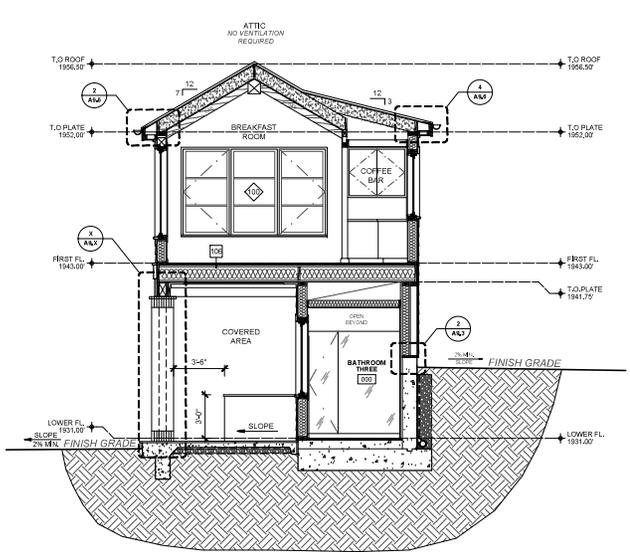
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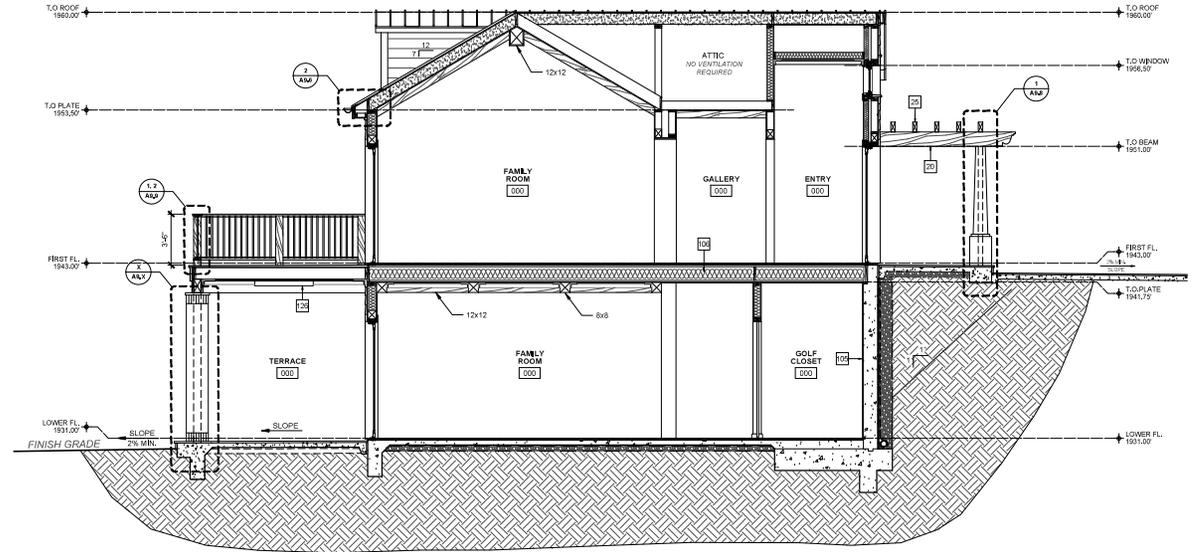
BUILDING SECTION @ LAUNDRY ROOM 04
SCALE 1/4" = 1'-0"



BUILDING SECTION @ MASTER SUITE 03
SCALE 1/4" = 1'-0"



BUILDING SECTION @ BREKFAST ROOM 02
SCALE 1/4" = 1'-0"



BUILDING SECTION @ ENTRY 01
SCALE 1/4" = 1'-0"

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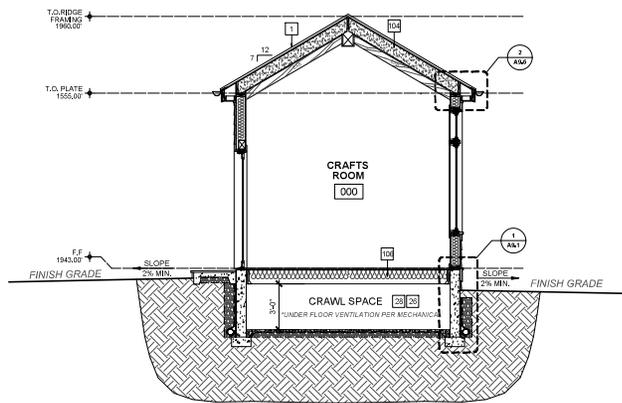
RESIDENCE SECTIONS



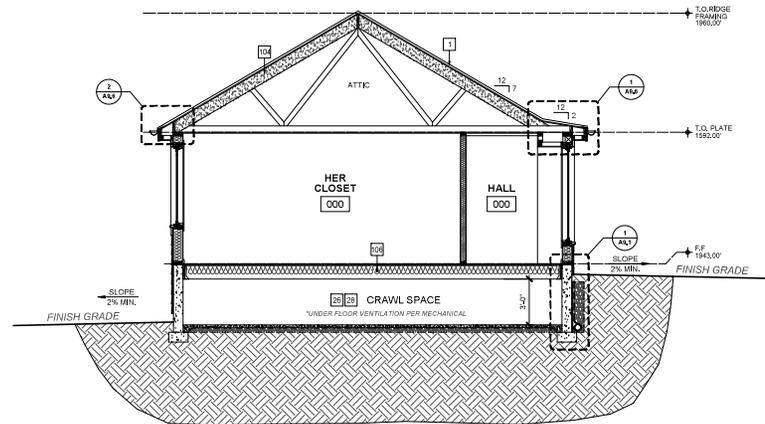
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A5.1

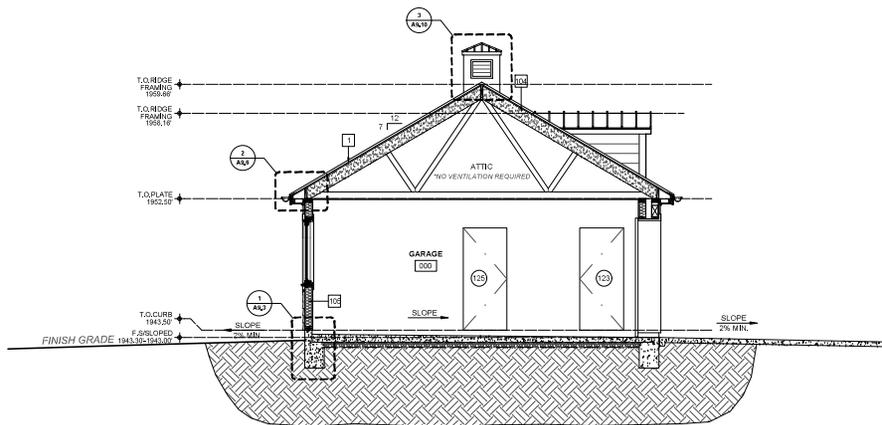
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BUILDING SECTION @ CRAFTS ROOM
SCALE 1/4"=1'-0" **03**



BUILDING SECTION @ HER CLOSET
SCALE 1/4"=1'-0" **02**



BUILDING SECTION @ GARAGE
SCALE 1/4"=1'-0" **01**

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RESIDENCE SECTIONS



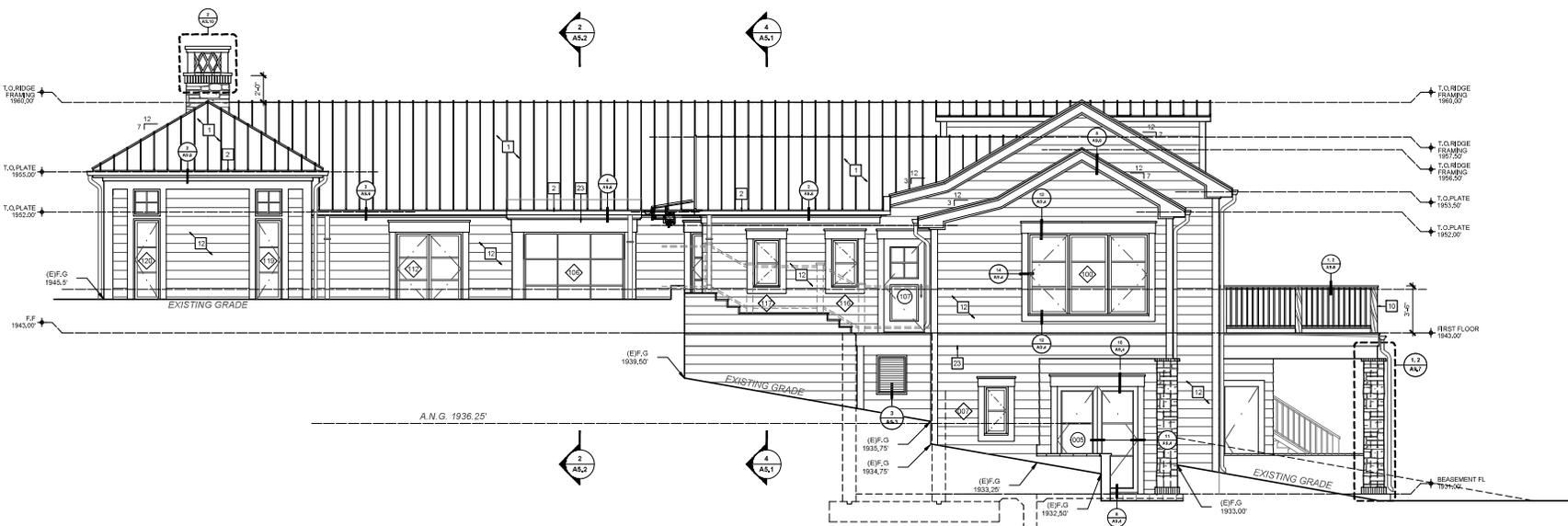
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A5.2

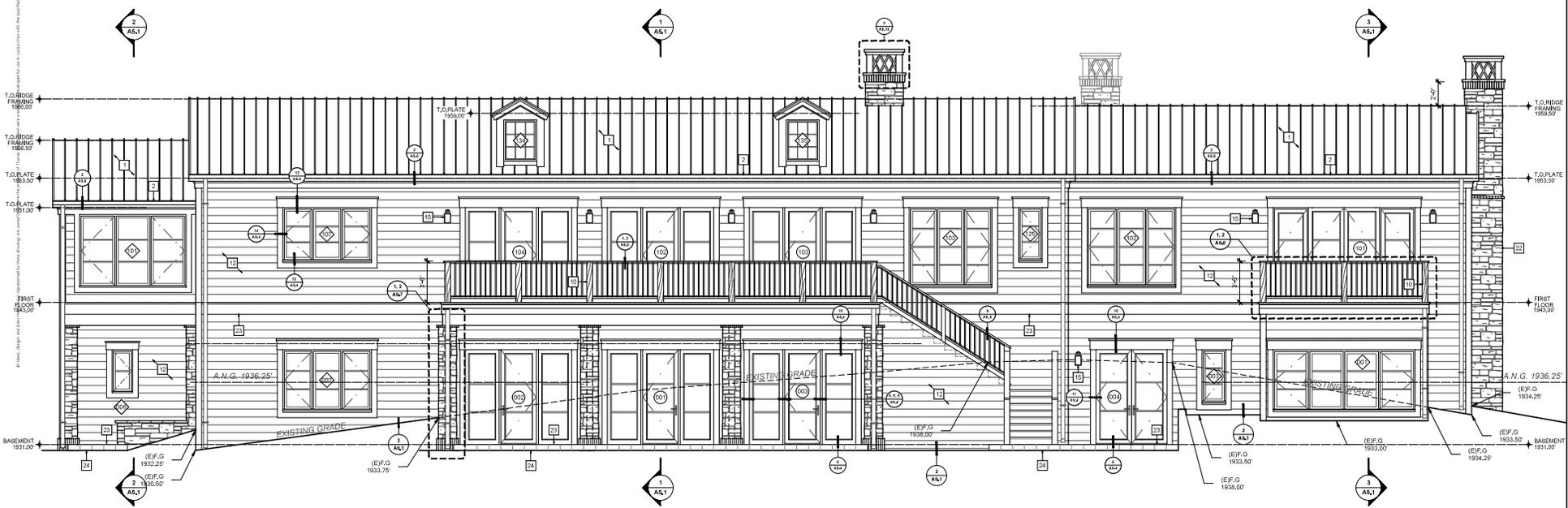
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EXTERIOR ELEVATION - EAST 02
 SCALE 1/4"=1'-0"



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

LARKIN RESIDENCE
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RESIDENCE
 EXTERIOR
 ELEVATIONS



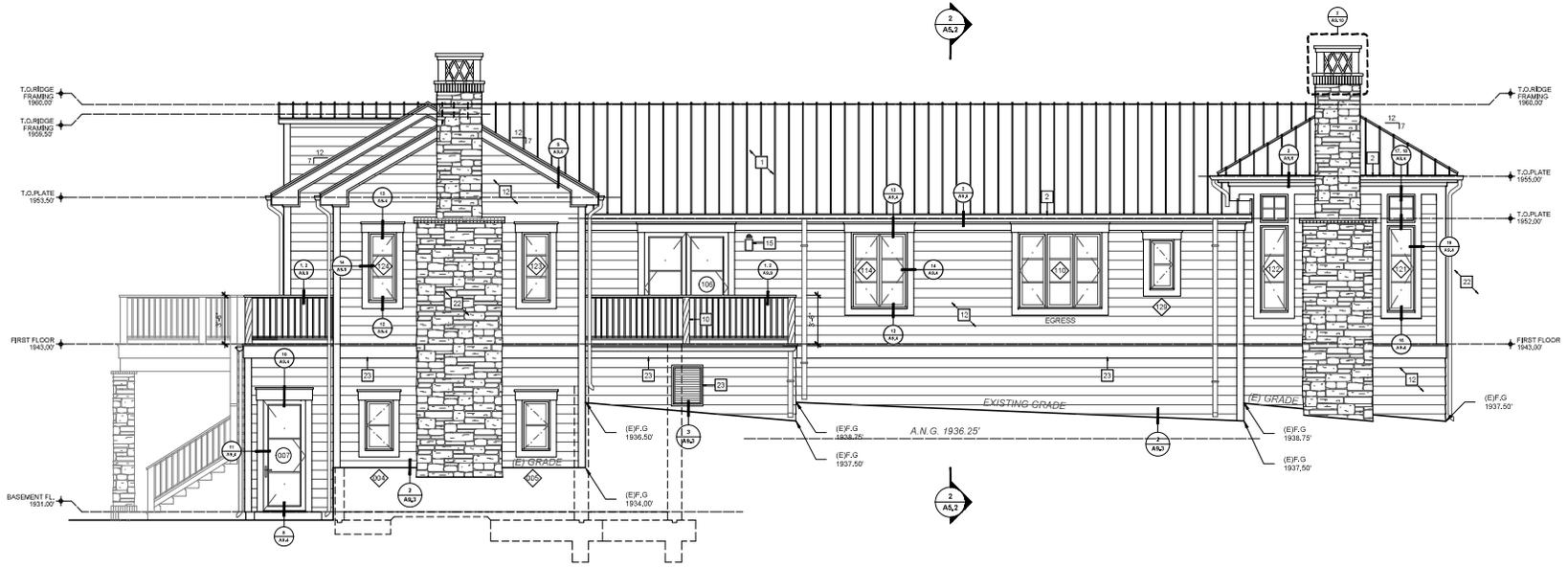
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A6.1

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EXTERIOR ELEVATION - WEST 02
 SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - SOUTH 01
 SCALE 1/4"=1'-0"

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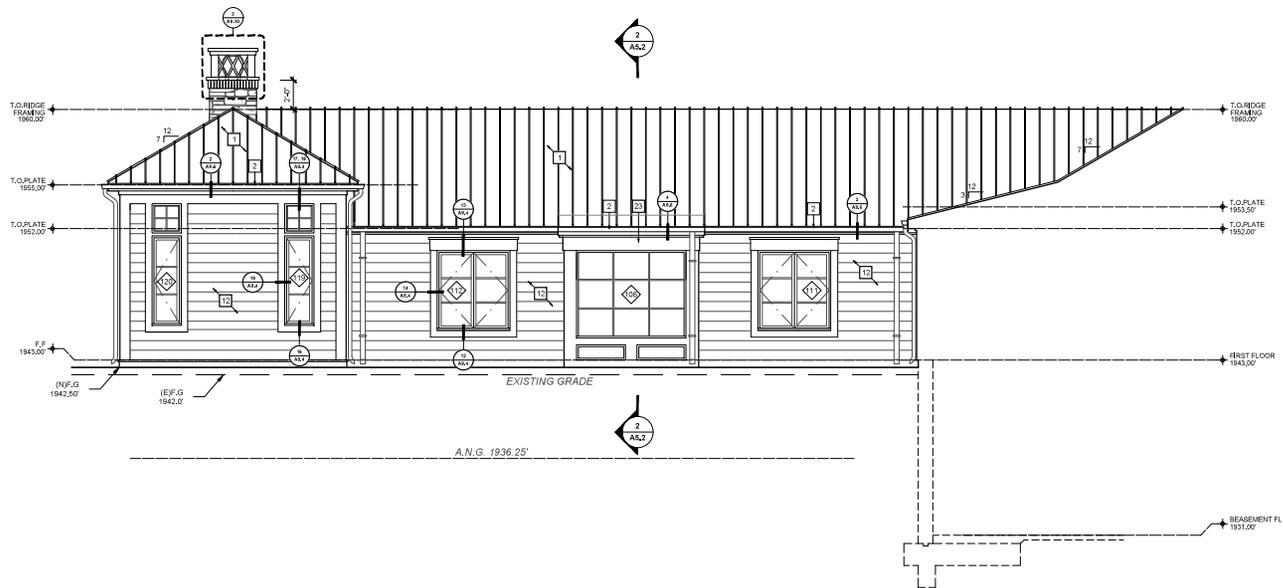
RESIDENCE
 EXTERIOR
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Date: AUGUST 26 2025
 Scale: 1/4" = 1'-0"
 Drawn: TALLON
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A6.2

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EXTERIOR ELEVATION - PARTIAL EAST
SCALE 1/4" = 1'-0"

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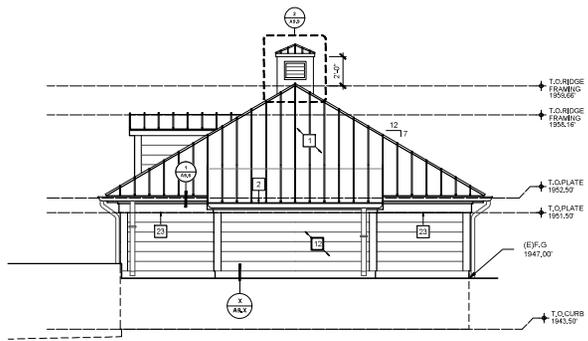
RESIDENCE
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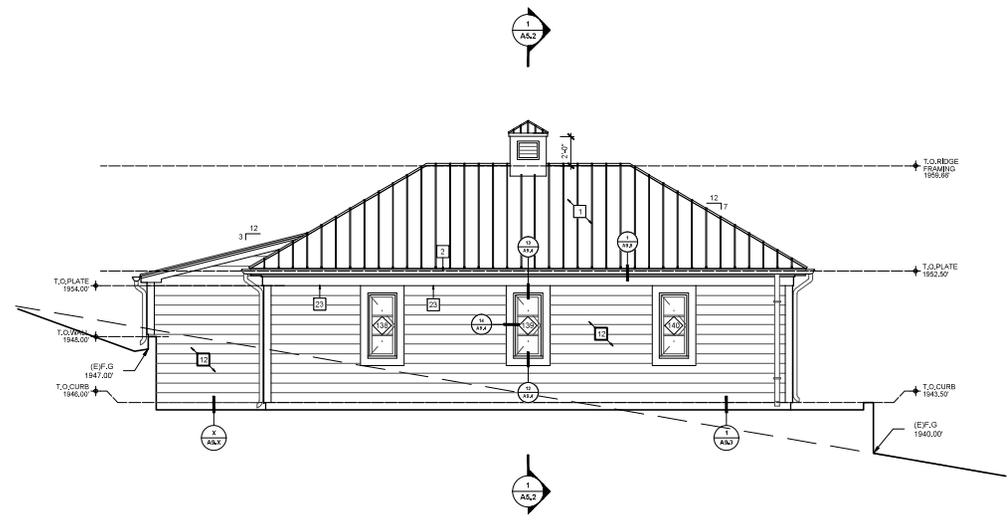
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Drawn: TALLON
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A6.3

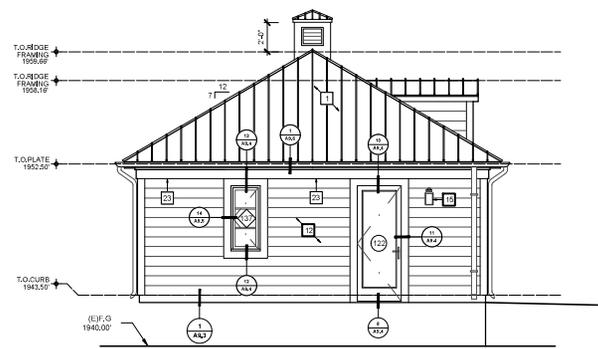
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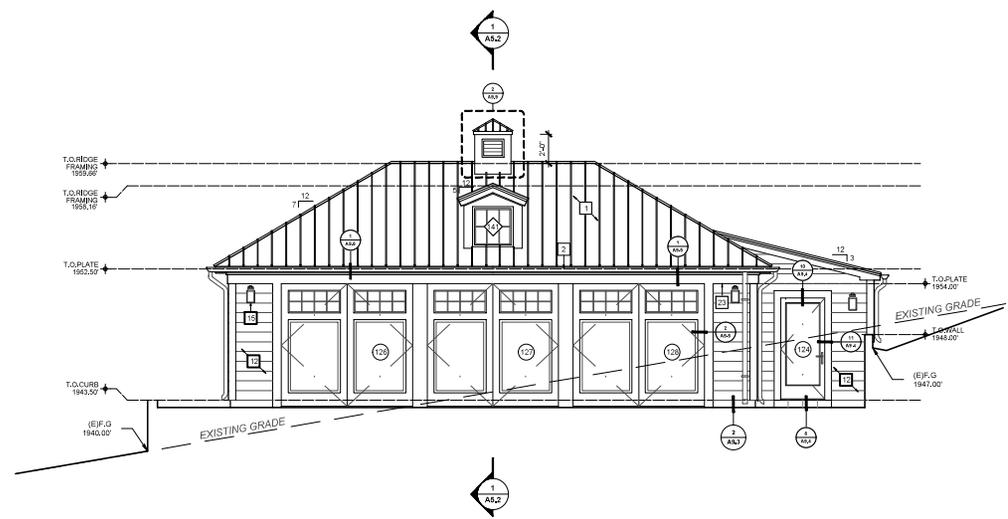
GARAGE EXTERIOR ELEVATION - WEST 04
SCALE 1/4"=1'-0"



GARAGE EXTERIOR ELEVATION - SOUTH 02
SCALE 1/4"=1'-0"



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



GARAGE EXTERIOR ELEVATION - NORTH 01
SCALE 1/4"=1'-0"

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GARAGE EXTERIOR ELEVATIONS

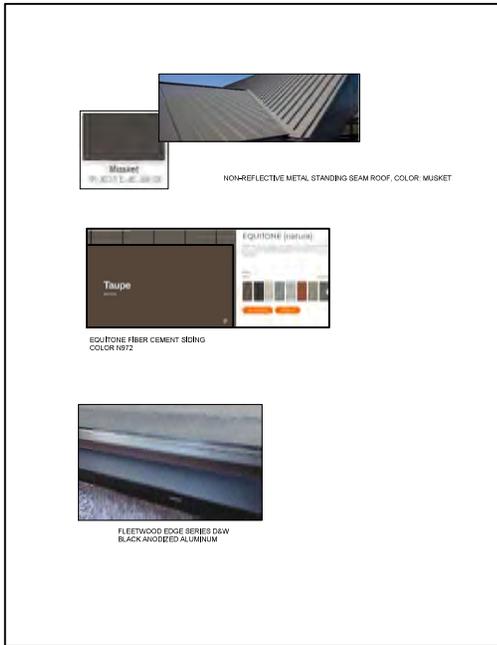


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1/8" THICK



EXTERIOR FINISHES

- 1 CLASS 'N' (ECCS REPORT ESR-2048), NON-REFLECTIVE METAL STANDING SEAM ROOF W/ 17' O.C. SEAM. SUPPLY: CUSTOMBLT METALS / CB-150 (CUSTOMBLT.METALS.COM). ICC-ES REPORT TO BE AVAILABLE TO THE FIELD INSPECTOR ON SITE (ICR: R902, MONTECITO FIRE PROTECTION DISTRICT ORDINANCE).
- 2 2"X1" METAL GUTTER W/ 4"X1" METAL DOWNSPOUT. HINGED GUTTER GUARD. LOCK ON STYLE. COMPATIBLE W/ 5" GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS. CONNECT DRAINAGE TO STORM DRAIN SYSTEM
- 3
- 4
- 5
- 6 METAL CLAD EXTERIOR DOOR, DUAL GLAZED / LOW E - PER DOOR SCHEDULE. MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM). COLOR: BLACK
- 7 METAL CLAD WOOD EXTERIOR WINDOW, DUAL GLAZED / LOW E - PER WINDOW SCHEDULE. MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM). COLOR: BLACK
- 8 1X8 DOOR & WINDOW CASING PER DETAIL. SUPPLY: JAMES HARDIE ARTISAN (WWW.JAMESHARDIE.COM). TEXTURE: CEDARMILL. COLOR: FACTORY PRIMED & PAINT COLOR BVDY
- 9 2X6 HARDIE TRIM BOARDS
- 10
- 11 COLUMN PEDESTAL
- 12 HARD BOARD SHIP LAP SIDING OVER TYVEK AND EXTERIOR PLY. SUPPLY: JAMES HARDIE (WWW.JAMESHARDIE.COM). TEXTURE: SMOOTH. COLOR: FACTORY PRIMED & PAINT COLOR
- 13 CHIMNEY PER PLAN & DETAIL. W/ SANTA BARBARA STONE VENEER. W/ CLASS 'N' INSULATED DOUBLE WALL STAINLESS STEEL FLUE FOR ALL CHIMNEY LENGTHS & ASSOCIATED COMPONENTS PER MFR SPEC. REPORTS & LISTING (UL-103). MFR: DURAVENT - DURATECH 17' (WWW.DURAVENT.COM). PROVIDE DOWNDRAFT AND SPARK ARRESTOR TO COMPLY PER (ICR SECTION R100.3.1). CHIMNEY TO EXTEND 2' ABOVE ANY PORTION OF THE BUILDING AND ROOF WITHIN 10' OF THE CHIMNEY OUTLET AND 5' ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF. NET FREE AREA UNDER CHIMNEY CAP TO BE 4 TIMES GREATER THAN THE AREA OF THE CHIMNEY FLUE OUTLET
- 14
- 15 EXTERIOR WALL MOUNTED INDIRECT LIGHT FIXTURE PER PLAN. HIGH EFFICIENCY LED LAMP W/ SHIELDED GLASS. 25 WATT OR EQUIVALENT MAX. MFR STEEL LIGHTING INC. MODEL: GARDENA 10' DOME GOOSE NECK BARN LIGHT. DARK SKY. COLOR: MATT BLACK. VERIFY W/ ARCHITECT
- 16 STONE TERRACE LANDING PAVERS. SLOPE 1/8" PER FT. TO DRAIN AWAY FROM STRUCTURES. STAIR LANDINGS 2% SLOPE MAX. PROVIDE 3/8" MIN. LANDING AT EACH GRADE LEVEL. DRT IN THE DIRECTION OF SLOPE. SUPPLY: COLOR: VERIFY W/ ARCHITECT
- 17 2" DEEP SCREED PROFILE TO ALLOW SIDING BELOW SCREED PER DETAIL. PROVIDE 26 GAUGE MIN. GALVANIZED WECP SCREED AT FOUNDATION. 4" MIN. ABOVE GRADE OR 2" MIN. ABOVE CONCRETE PAVING WHERE OCCURS
- 18 1 1/2" THICK ADHERED LIMESTONE VENEER. HORIZONTAL LAY. RECTANGULAR LAY. OVERSEED CORNERS. OVER SCRATCH COAT. METAL LATHE. GRADE D BUILDING PAPER TWO LAYERS AT BREAK WALL SL. AND EXTERIOR PLY. GROUT TO MATCH PLASTER COLOR. SUPPLY: JAMES STONE (WWW.JAMESSTONE.COM) - COLOR: LA TOUR
- 19 TAPERED ROUND WOOD COLUMN CASING. PRIME & PAINT. COLOR AND APPLICATION PER ARCHITECT.
- 20 8X12 WOOD BEAM W/ CORBEL END. LIGHT SANDBLAST.
- 21 8X8 WOOD POST W/ 8X8 WOOD BEAM. LIGHT SANDBLAST.
- 22 PAINTED BRICK VENEER. PAINT TO MATCH COLOR OF (E) HOUSE.
- 23 2"X6 TRIM BOARD. NON-TREATED. PRM & PAINT. COLOR AND APPLICATION PER ARCHITECT.
- 24 6X12 TERRA COTTA TILE STAIR RISERS W/ PLASTER RISER. GRAY GROUT. SUPPLY: GEORGE DAVIDSON - VERIFY W/ ARCHITECT
- 25 4X8 DOUGLAS FIR TRELLIS. 18" O.C., NON-TREATED. LIGHT SANDBLAST. TEXTURE. EASED EDGES AND SEMI-TRANSPARENT STAIN. PROVIDE SAMPLE TO ARCHITECT - TYPICAL

**NOTE - ALL COLORS VERIFY W/ ARCHITECT IN FIELD. ALL WOOD & HEAVY TIMBERS NON-TREATED. LIGHT SANDBLAST TEXTURE W/ EASED EDGES, U.N.O. PROVIDE SAMPLE TO ARCHITECT - TYPICAL*

INTERIOR FINISHES

- 101 DRYWALL - 5/8" CORNER FORM & TEXTURE PER ARCHITECT. W/ HAND FORMED CORNERS. PROVIDE SAMPLES
- 102 DRYWALL - 5/8" TYPE X CORNER FORM & TEXTURE PER ARCHITECT. PROVIDE SAMPLES
- 103 DRYWALL - 5/8" TYPE WR CORNER FORM & TEXTURE PER ARCHITECT. PROVIDE SAMPLES
- 104 AIR IMPERMEABLE SPRAY FOAM INSULATION AT ALL RAFTER BAYS & ATTIC EXTERIOR WALLS. R-VALUE RATING PER T-24 ENERGY COMPLIANCE. MFR: ICYNENE - MD-C-200 (WWW.ICYNENE.COM). INSTALLATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. ADDITIONAL INSTALLATION PER MFR SPEC
- 105 BATT INSULATION AT ALL EXTERIOR WALLS. R-VALUE RATING PER T-24 ENERGY COMPLIANCE. INSTALLATION PER MFR SPEC
- 106 BATT INSULATION AT ALL INTERIOR WALLS AND FRAMED FLOORS. R-VALUE RATING PER T-24 ENERGY COMPLIANCE. INSTALLATION PER MFR SPEC
- 107 ATTIC ACCESS PER PLAN. PROVIDE 30" MIN. HEADROOM CLEARANCE ABOVE OPENINGS. FOR ACCESS ABOVE GARAGE PROVIDE SOLID WOOD DOOR NO LESS THAN 1 3/8" THICK THAT IS SELF-CLOSING, LATCHING AND TIGHT FITTING
- 108 WOOD FLOORING - TYP. FLUSH W/ ADJACENT FLOORING. SUPPLY FINISH: VERIFY W/ ARCHITECT
- 109 TILE FLOORING AT ALL BATHS & LAUNDRY. FLUSH W/ ADJACENT FLOORING. SUPPLY FINISH: VERIFY W/ ARCHITECT
- 110 EPOXY COATING OVER CONCRETE SLAB
- 111 CAST ALUMINUM REGISTERS - TYP. WHERE OCCURS PER MECHANICAL PLANS. MFR: PACIFIC REGISTER CAST (WWW.PACIFICREGISTERCO.COM)
- 112 REPLACE PER PLAN & DETAIL. ALL FIREBOXES SET FLUSH W/ TOP OF HEARTH ON NON-COMBUSTIBLE METAL FRAMING PER MFR. SPEC. 20" MIN. CLEARANCE FROM FIREPLACE OPENING TO COMBUSTIBLE FLOORING. PROVIDE COMBUSTION AIR INTAKE FROM OUTSIDE AIR DIRECTLY INTO FIREBOX MIN. 6 SQUARE INCHES AND EQUIPPED WITH A REMOVABLE ACCESSIBLE COVERABLE TIGHT-FITTING SAMPER. EXTERIOR AIR INTAKE BELOW FIREBOX AND SCREENED W/ 1/4" CORROSION RESISTANT WIRE MESH. PROVIDE GAS SUPPLY & KEY IN ACCORDANCE TO MFR SPEC. AND WITHIN 6" MAX. FROM THE GAS OUTLET. PROVIDE GLASS DOORS COVERING THE ENTIRE OPENING OF FIREBOX. PROVIDE APPROVAL INSTRUCTIONS AT JOB SITE AT TIME OF INSPECTION
- A. RESIDENCE LIVING ISOKERN MFW4274
- 113 SECOND LAYER DRYWALL AT CEILING PER PLAN
- 114 APPLIED CEILING BEAM PER PLAN
- 115 INTERIOR DOORS PAINTED OFF-WHITE
- 116 INSIDE SURFACES OF EXTERIOR DOORS & WINDOWS PAINTED BLACK
- 117 HORIZONTAL SHIP LAP SIDING AT ALL GALLERY WALLS PER ARCHITECT & OWNER
- 118 SECOND LAYER DRYWALL AT CEILING PER PLAN
- 119 1X6 T&G AT CEILING PER PLAN
- 120 1X4 TRIM AT CEILING PER PLAN
- 121 1X6 DOOR & WINDOW CASING PAINTED PER ARCHITECT & OWNER
- 122 1X6 BARRBOARD PAINTED PER ARCHITECT & OWNER
- 123 CONCRETE SLAB OR 3" CONCRETE AT SLAB PER PLAN. OVER GLASS VAPOR BARRIER. VERIFY W/ GEOTECHNICAL REPORT
- 124 HORIZONTAL TRIM AT CEILING W/ 4" COVE. PAINTED PER ARCHITECT & OWNER
- 125 1X3 BATTEN TRIM
- 126 40" LONG INFRATECH HEATERS

**NOTE - ALL COLORS VERIFY W/ ARCHITECT IN FIELD. ALL WOOD & HEAVY TIMBERS NON-TREATED. LIGHT SANDBLAST TEXTURE W/ EASED EDGES, U.N.O. PROVIDE SAMPLE TO ARCHITECT - TYPICAL*

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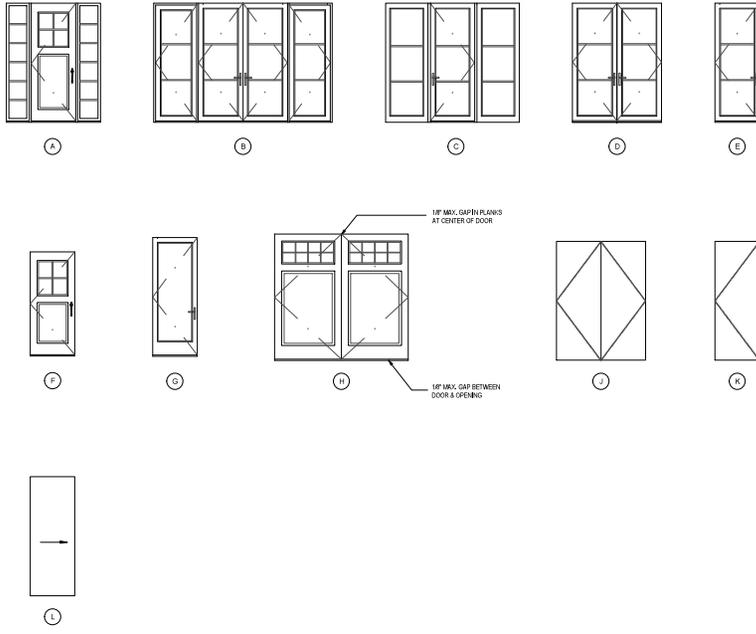
FINISH SCHEDULE



Iss: AUGUST 26 2025
 Scale:
 Draw: TALLON
 Job #: USE IF ISSUED
 Sheet:

A8.1

DOOR TYPES



DOOR SCHEDULE

NO.	LOCATION	ELEV TYPE	WIDTH	HEIGHT	DOOR TYPE	DOOR FINISH	FRAME TYPE	REMARKS
MAIN RESIDENCE / LOWER LEVEL METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE								
001	GAME ROOM		8'-0"	8'-0"	STEEL-GLASS	MFR.	SWING OUT	SINGLE 3'-4 1/2"x8'-0" SLITE, WP-PAIR 3'-4 1/2"x8'-0" SIDE LITES, 3/4"ITE EA.
002	GAME ROOM		8'-0"	8'-0"	STEEL-GLASS	MFR.	SWING IN	SINGLE 3'-4 1/2"x8'-0" SLITE, WP-PAIR 3'-4 1/2"x8'-0" SIDE LITES, 3/4"ITE EA.
003	FAMILY ROOM		8'-0"	8'-0"	STEEL-GLASS	MFR.	SWING IN	SINGLE 3'-4 1/2"x8'-0" SLITE, WP-PAIR 3'-4 1/2"x8'-0" SIDE LITES, 3/4"ITE EA.
004	BEDROOM TWO		6'-0"	8'-0"	STEEL-GLASS	MFR.	SWING OUT	PAIR, 3 LITE EACH
005	BEDROOM THREE		6'-0"	8'-0"	STEEL-GLASS	MFR.	SWING OUT	PAIR, 3 LITE EACH
006	BEDROOM ONE		3'-0"	8'-0"	STEEL-GLASS	MFR.	SWING OUT	SINGLE, 3 LITE.
007	BEDROOM ONE		3'-0"	8'-0"	STEEL-GLASS	MFR.	SWING OUT	SINGLE, 3 LITE.
008	BATHROOM TWO		3'-0"	8'-0"	STEEL-GLASS	MFR.	SWING IN	SINGLE, 3 LITE.
009	UNDER STAIR STL.		2'-0"	8'-0"			SWING	SINGLE
010	BEDROOM TWO CL.		5'-0"	8'-0"			SWING	PAIR
011	BATTERY CLOSET							
012	BATTERY CLOSET							
013	SOFFIT CLOSET		6'-0"	8'-0"			SWING	PAIR
014	BEDROOM ONE		3'-0"	8'-0"			SWING	SINGLE
015	BEDROOM TWO		3'-0"	8'-0"			SWING	SINGLE
016	BEDROOM THREE		3'-0"	8'-0"			SWING	SINGLE
017	MECH. ROOM ONE		3'-0"	8'-0"			SWING	SINGLE
018	MECH. ROOM TWO		2'-0"	8'-0"			SWING	SINGLE
019	POWDER ROOM		2'-0"	8'-0"			SWING	SINGLE
020	BATHROOM ONE		2'-0"	8'-0"			SWING	SINGLE
021	BATHROOM ONE							
022	BATHROOM TWO		2'-0"	8'-0"			PKT. SLIDER	SINGLE
023	BATHROOM THREE		2'-0"	8'-0"			SWING	SINGLE
024	BEDROOM CL. ONE		2'-0"	8'-0"			SWING	SINGLE
025	BEDROOM CL. THREE		2'-0"	8'-0"			PKT. SLIDER	SINGLE
026	UNDER STAIR CL.		2'-0"	8'-0"			SWING	SINGLE
027	BATHROOM TWO		2'-0"	8'-0"			PKT. SLIDER	SINGLE
028								
MAIN RESIDENCE / ENTRY LEVEL METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE								
100	ENTRY		12'-0"	8'-0"	STEEL-GLASS	MFR.	SWING IN	SINGLE 3'-4 1/2"x8'-0" SLITE, WP-PAIR 12'-0"x8'-0" SIDE LITES, 3/4"ITE EA.
101	MASTER SUITE		8'-0"	8'-0"	STEEL-GLASS	MFR.	SWING OUT	PAIR 3'-4 1/2"x8'-0" SLITE, WP-PAIR 12'-0"x8'-0" SIDE LITES, 3/4"ITE EA.
102	RECEPTION ROOM		8'-0"	8'-0"	STEEL-GLASS	MFR.	SWING IN	SINGLE 3'-4 1/2"x8'-0" SLITE, WP-PAIR 3'-4 1/2"x8'-0" SIDE LITES, 3/4"ITE EA.
103	LIVING ROOM		8'-0"	8'-0"	STEEL-GLASS	MFR.	SWING IN	SINGLE 3'-4 1/2"x8'-0" SLITE, WP-PAIR 3'-4 1/2"x8'-0" SIDE LITES, 3/4"ITE EA.
104	DINING ROOM		8'-0"	8'-0"	STEEL-GLASS	MFR.	SWING IN	SINGLE 3'-4 1/2"x8'-0" SLITE, WP-PAIR 3'-4 1/2"x8'-0" SIDE LITES, 3/4"ITE EA.
105	CRAFTS ROOM		8'-0"	8'-0"	STEEL-GLASS	MFR.	SWING OUT	PAIR 3'-4 1/2"x8'-0" SLITE, WP-PAIR 3'-4 1/2"x8'-0" SIDE LITES, 3/4"ITE EA.
106	MASTER DECK		6'-0"	8'-0"	STEEL-GLASS	MFR.	SWING OUT	PAIR 3'-4 1/2"x8'-0" SLITE, WP-PAIR 3'-4 1/2"x8'-0" SIDE LITES, 3/4"ITE EA.
107	BEDROOM ONE		5'-0"	8'-0"			SWING	PAIR
108	STAR HALL ADJENT		5'-0"	8'-0"			SWING	PAIR
109	ENTRY		5'-0"	8'-0"			SWING	PAIR
110	MASTER SUITE		3'-0"	8'-0"			SWING	SINGLE
111	BEDROOM ONE		3'-0"	8'-0"			SWING	SINGLE
112	CRAFTS ROOM		3'-0"	8'-0"			SWING	SINGLE
113	POWDER BATH		3'-0"	8'-0"			SWING	SINGLE
114	LAUNDRY ROOM		3'-0"	8'-0"			SWING	SINGLE
115	MASTER SUITE W.C.		2'-0"	8'-0"			PKT. SLIDER	SINGLE
116	BEDROOM ONE		2'-0"	8'-0"			SWING	SINGLE
117	HER CLOSET		3'-0"	8'-0"			SWING	SINGLE
118	HER CLOSET		2'-0"	8'-0"			SWING	SINGLE
119	CRAFTS ROOM CL.		2'-0"	8'-0"			SWING	SINGLE
120	PANTRY		2'-0"	8'-0"			PKT. SLIDER	SINGLE
121	MASTER BATH		2'-0"	8'-0"			PKT. SLIDER	SINGLE
122	GARAGE ENTRY		3'-0"	8'-0"	STEEL-GLASS	MFR.	SWING OUT	SINGLE
123	GARAGE		3'-0"	7'-0"	STEEL-GLASS	MFR.	SWING OUT	SINGLE
124	TRASH		3'-0"	7'-0"	STEEL-GLASS	MFR.	SWING OUT	SINGLE
125	TRASH		3'-0"	7'-0"			SWING	SINGLE
126	GARAGE DOOR		8'-0"	9'-0"	CEDAR	STAIN	SWING OUT	PAIR, CEDAR PLANK - WIRE BRUSH, 8 LITE
127	GARAGE DOOR		8'-0"	9'-0"	CEDAR	STAIN	SWING OUT	PAIR, CEDAR PLANK - WIRE BRUSH, 8 LITE
128	GARAGE DOOR		8'-0"	9'-0"	CEDAR	STAIN	SWING OUT	PAIR, CEDAR PLANK - WIRE BRUSH, 8 LITE

DOOR NOTES

1. ALL EXTERIOR DOORS - BRUSHED CEDAR, SINGLE COLOR, SINGLE PANEL LITE/FRENCH LOW E U.N.O. PER SCHEDULE.
2. ALL GLASS DOORS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) TEMPERED GLAZING FOR ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING, AND OPERABLE DOORS PER CRC 308.4.
3. ALL EXTERIOR DOOR ASSEMBLES SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STEELS AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NOT LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER CRC 3027.3.
4. ALL DOORS, VERIFY SWING PER PLAN.
5. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT. SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISH FLOOR, 5.7 SQUARE FEET OF OPENABLE AREA, 24 INCHES CLEAR OPENING HEIGHT, 20 INCHES CLEAR OPENING WIDTH AND SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD OR EXIT COURTYARD, (R3102.1 AND R3103.2.2)
6. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS, SHOWERS AND IN DOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. (CRC 308.4.5)
7. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS AT THE BOTTOM, SIDES, & TOP OF DOORS FROM EXCEEDING 1/8" INCH. GAPS BETWEEN DOORS & DOOR OPENINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING METHODS:
 - A. WEATHER STRIPPING PRODUCTS MADE OF MATERIALS THAT HAVE BEEN TESTED FOR TENSILE STRENGTH IN ACCORDANCE WITH ASTM D636.
 - B. DOOR OVERLAPS ONTO JAMBS AND HEADERS.
 - C. GARAGE DOOR JAMBS & HEADERS COVERED WITH METAL FLASHING.

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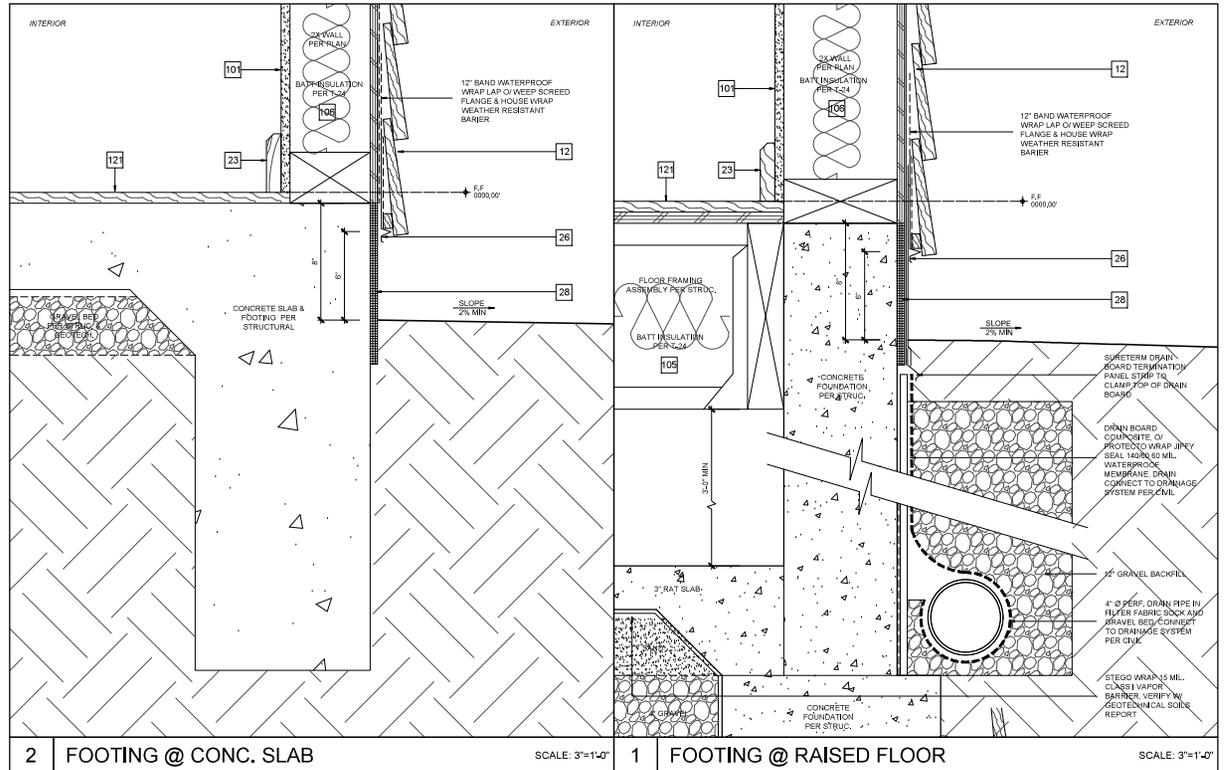
LARKIN RESIDENCE
67 CHAMISAL PASS
SANTA LUCIA PRESERVE, CA

DOOR SCHEDULE

AUGUST 26 2025
 Scale 1/4" = 1'-0"
 Drawn TALLON
 Job # USE IF ISSUED
 Date

A8.3

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2 FOOTING @ CONC. SLAB

SCALE: 3/8"=1'-0"

1 FOOTING @ RAISED FLOOR

SCALE: 3/8"=1'-0"

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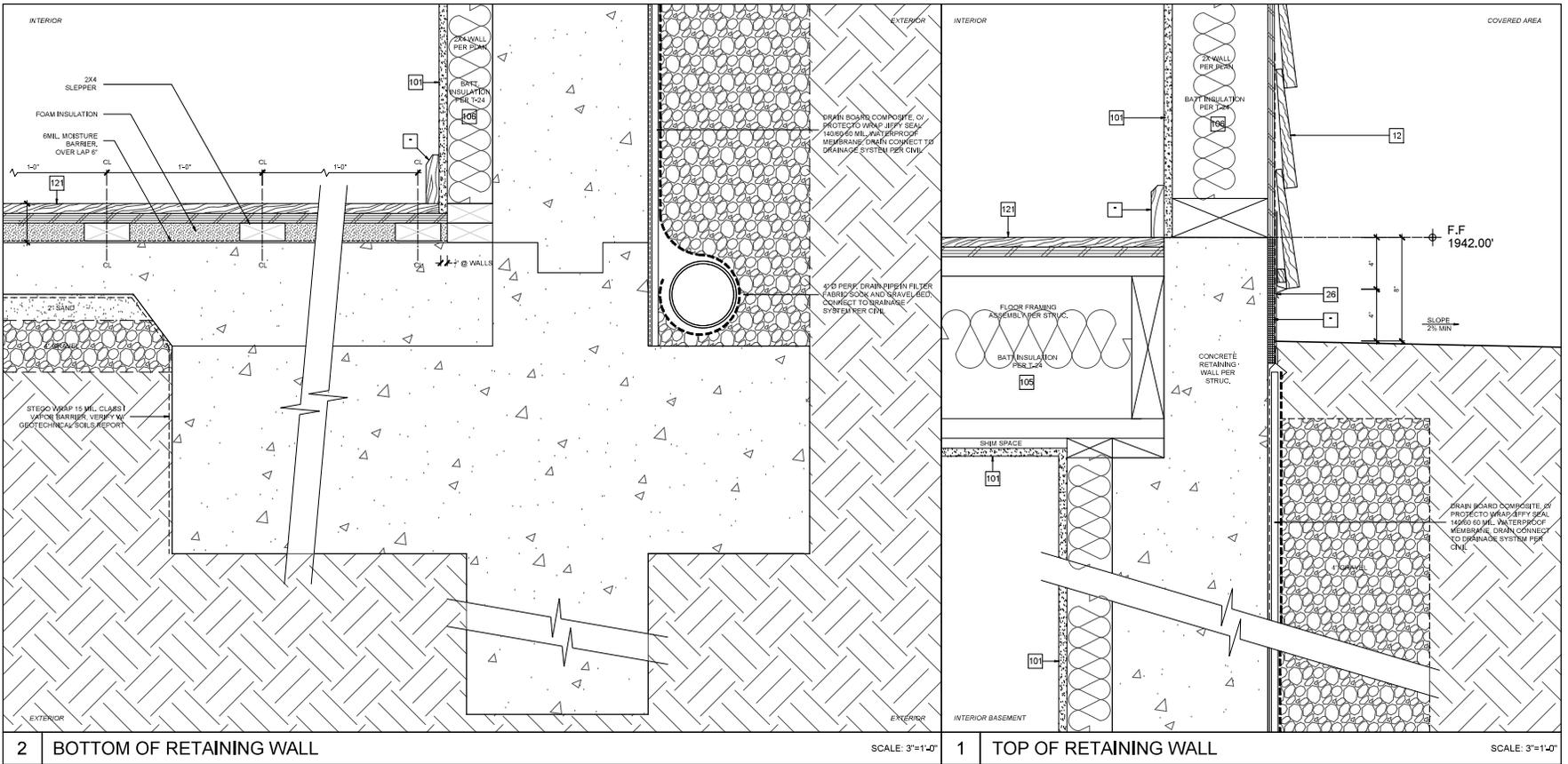
FOOTING DETAILS



DATE: AUGUST 26, 2025
 SCALE: 3/8"=1'-0"
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A9.1

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2 BOTTOM OF RETAINING WALL SCALE: 3"=1'-0" **1** TOP OF RETAINING WALL SCALE: 3"=1'-0"

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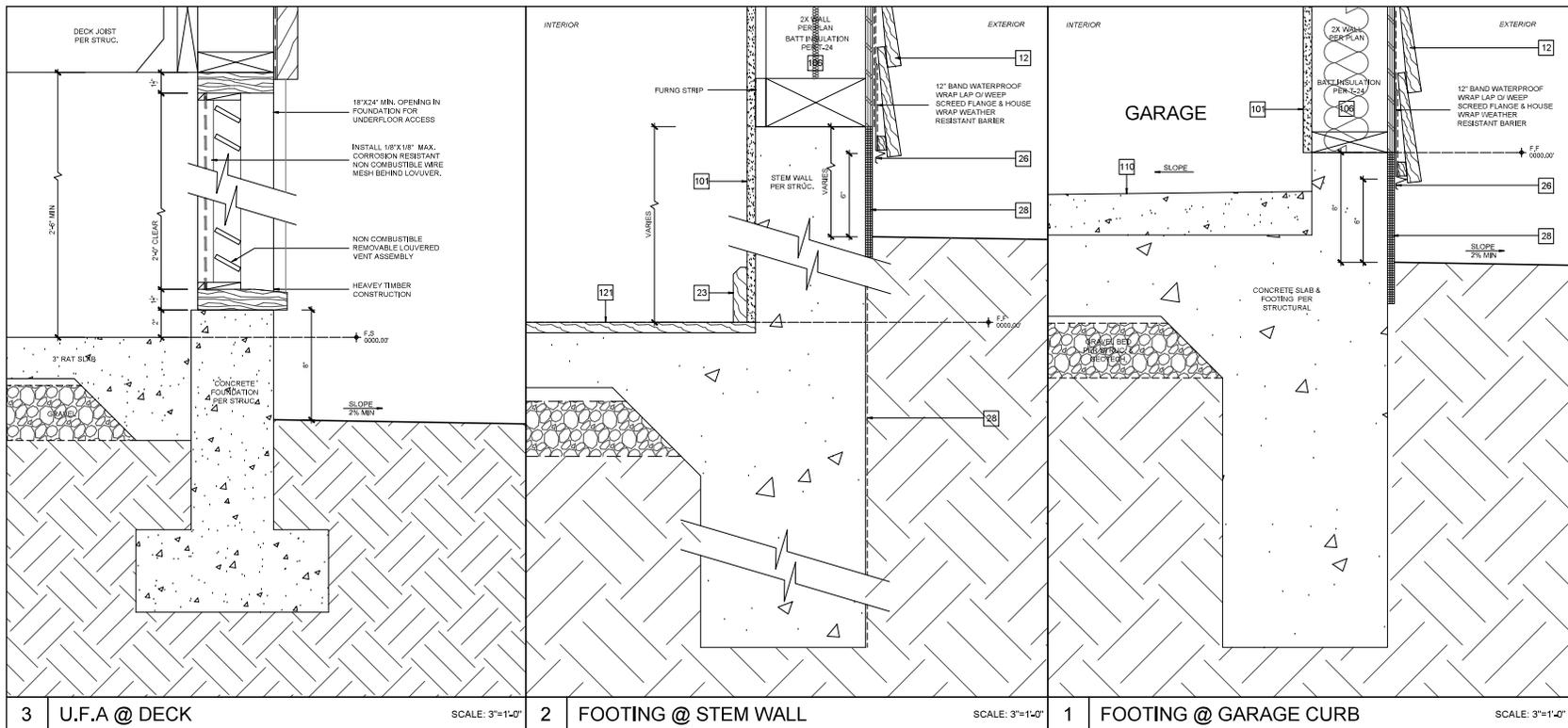
RETAINING WALL DETAIL



DATE: AUGUST 26, 2025
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A9.2

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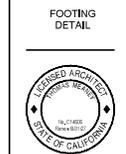
3 U.F.A @ DECK SCALE: 3"=1'-0"	2 FOOTING @ STEM WALL SCALE: 3"=1'-0"	1 FOOTING @ GARAGE CURB SCALE: 3"=1'-0"
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A9.3

All other design and/or construction details not shown herein are to be in accordance with the applicable building codes and standards. The design and construction of this project shall be in accordance with the applicable building codes and standards. The design and construction of this project shall be in accordance with the applicable building codes and standards.

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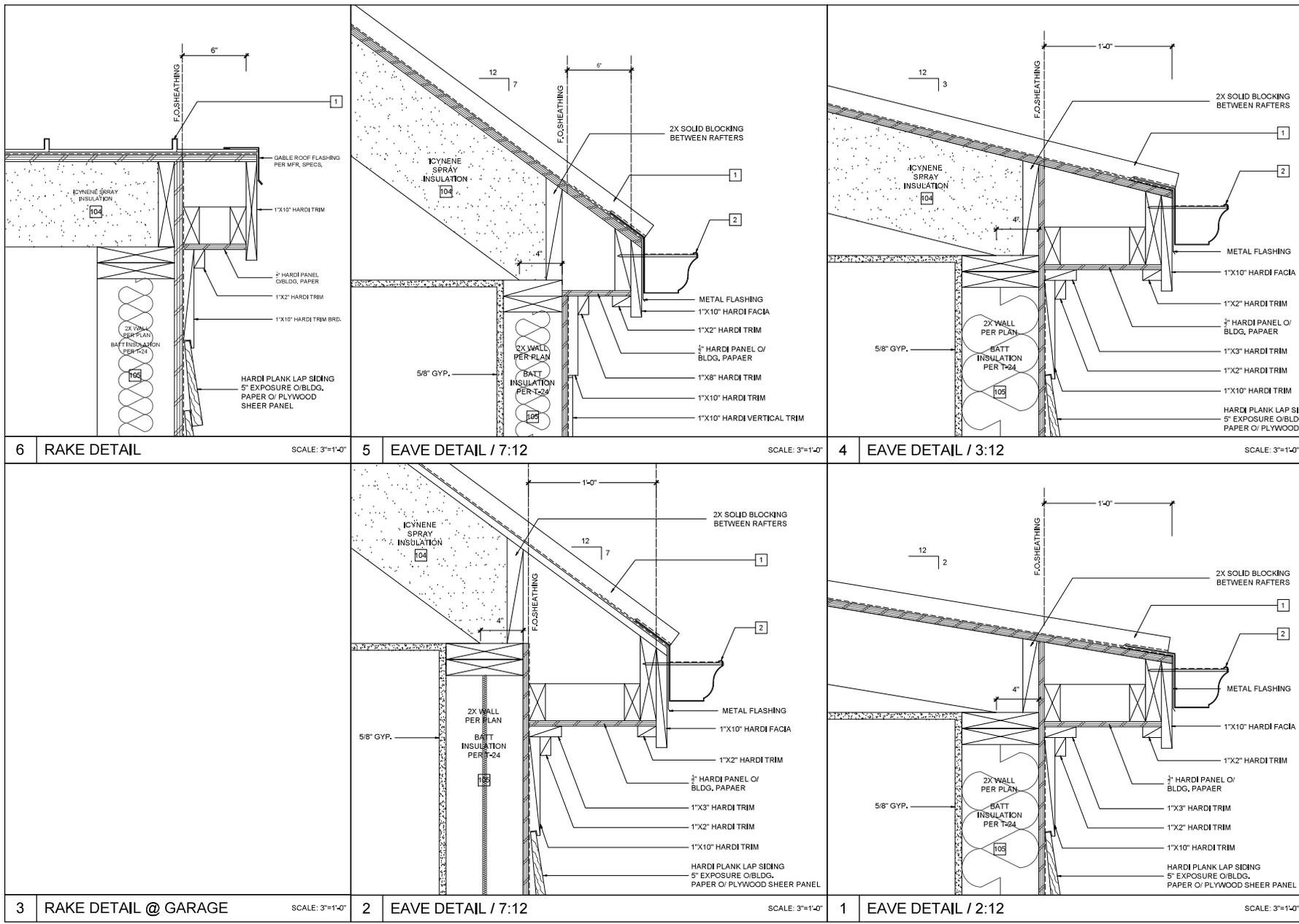
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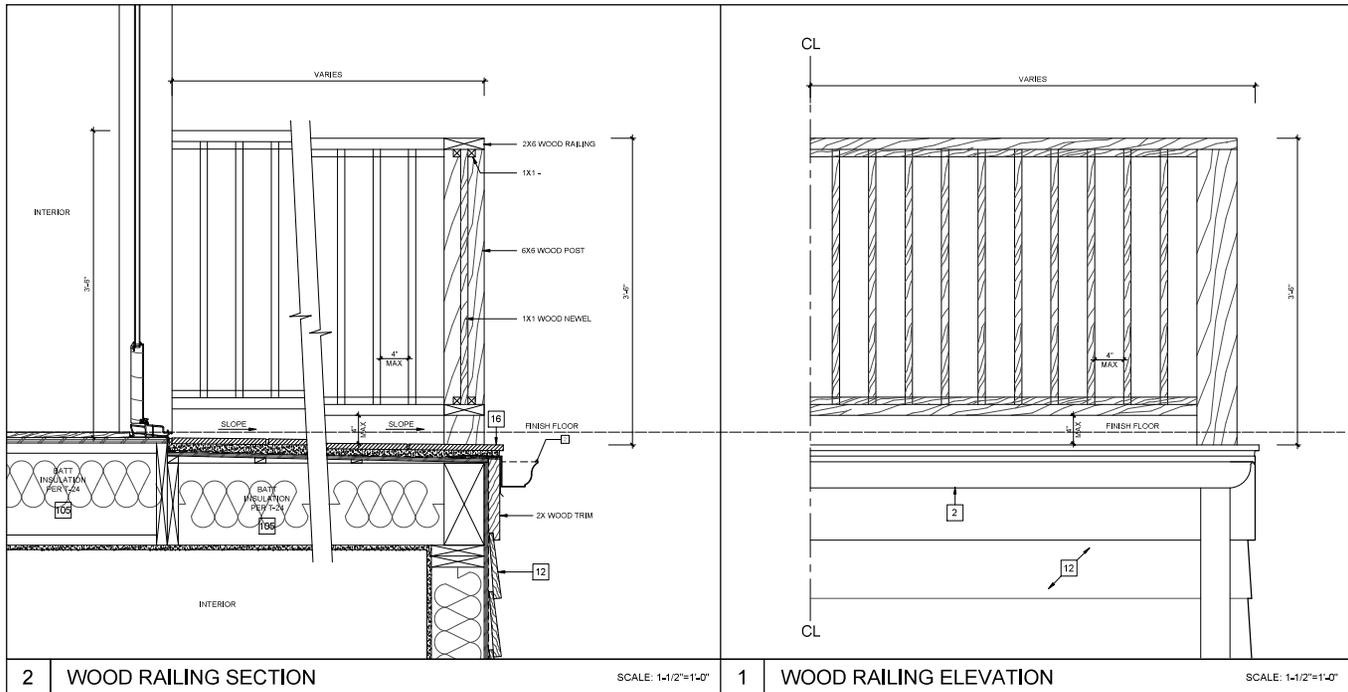


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 SCALE: 3"=1'-0"
 DRAWN: TALLON
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A9.6



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2 WOOD RAILING SECTION SCALE: 1-1/2"=1'-0"

SCALE: 1-1/2"=1'-0"

1 WOOD RAILING ELEVATION SCALE: 1-1/2"=1'-0"

SCALE: 1-1/2"=1'-0"

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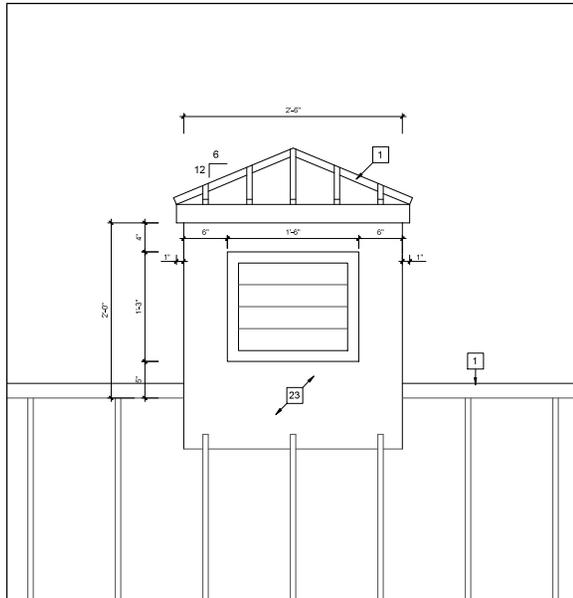
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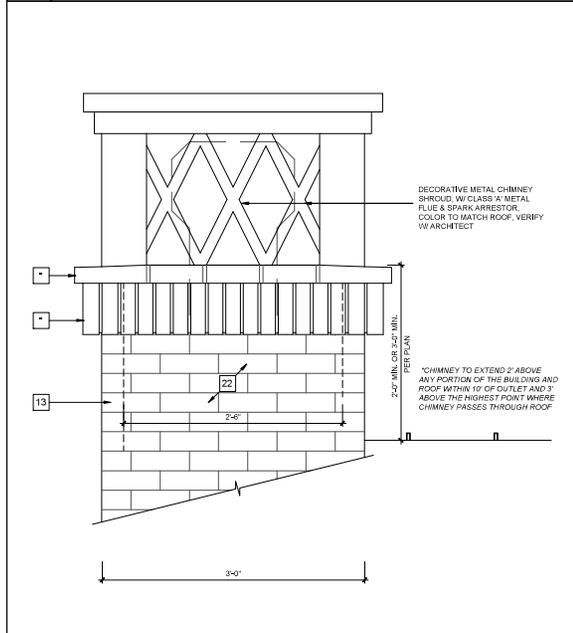
Date: AUGUST 26 2025
 Size: 3" x 1'-0"
 Drawn: TALLON
 Job #: USE IF ISSUED
 Scale:

A9.9

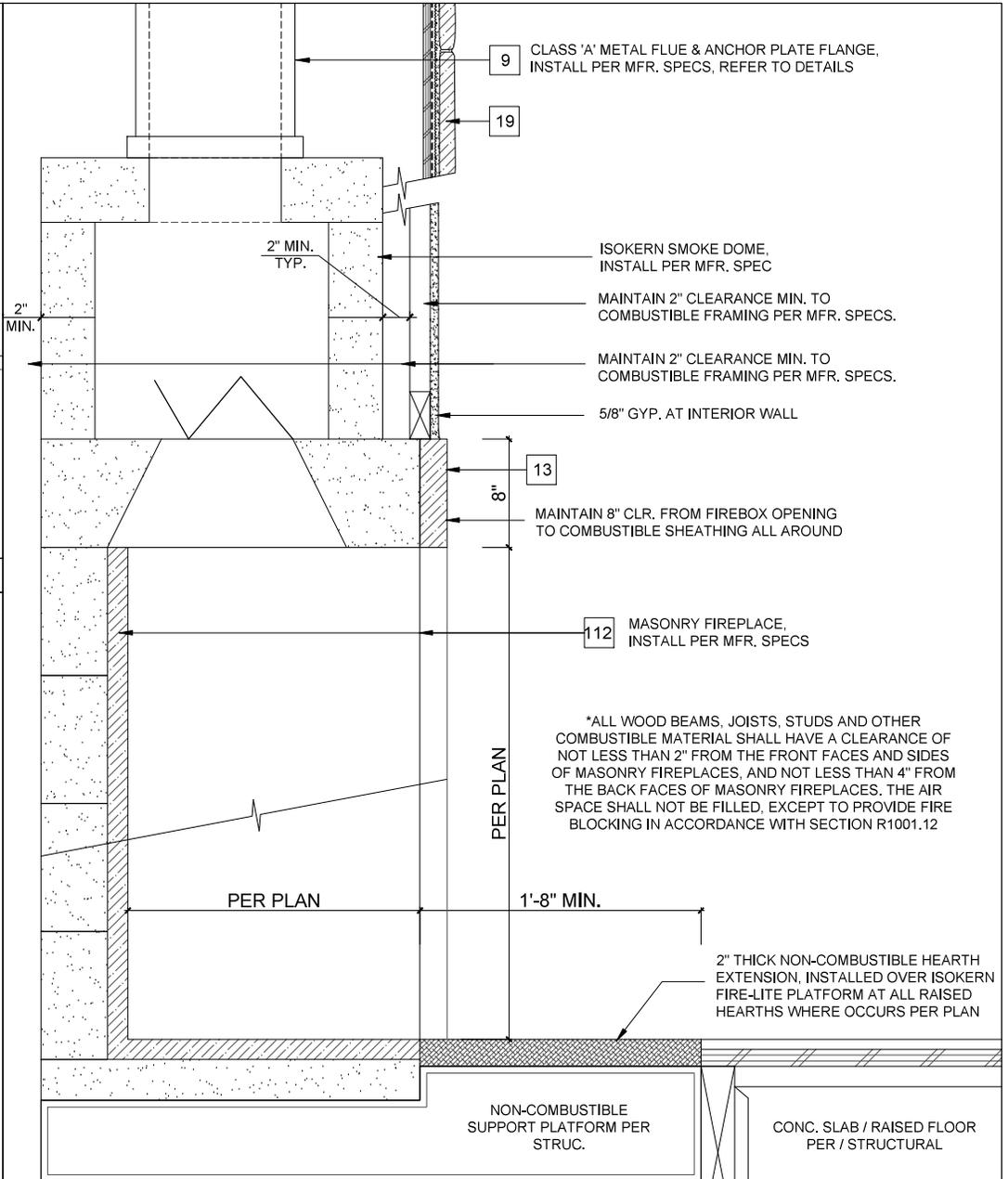
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3 VENT CAP DETAIL SCALE: 1-1/2"=1'-0"



2 CHIMNEY CAP DETAIL SCALE: 1-1/2"=1'-0"



1 EXTERIOR FIRE PLACE SCALE: 3"=1'-0"

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FIREPLACE & CHIMNEY CAP DETAILS



DATE: AUGUST 26, 2025
 SIZE: 3" x 1'-0"
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 SCALE:

A9.10



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



MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the three reactive organic class (PCHO) relative per weight of compound added, expressed as a percentage of the weight of ozone formed.

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 hundreds of a gram of ozone formed per gram of product (excluding container and packaging).

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 94500(a).

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

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

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

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project that 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 SCCQM Rule 116B VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall comply with Rule 116B prohibition on use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and isodichlorobenzene), except for aerosol products, as specified in Section 2.2 below.
2. Aerosol adhesives and smaller unit sized adhesives, and sealant or caulking compounds (in units of product, not packaging, which do not weigh more than 1 pound and do not consist of more than 18 fluid ounces) shall comply with statewide VOC standards and other requirements, including restrictions 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 Air Resources Board Control Measures, as shown in Table 4.504.3, unless more stringent local rules apply. The VOC content limit for coatings that do not meet the definitions for the specialty coating 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 2.1, 4.36, and 4.37 of the 2007 California Air Resources Board Suggested Control Measures, 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 94520(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94520(a)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94501, 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	60
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	60
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	420
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBRANE ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	60

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 116B.

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

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	700
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	250
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	750
OTHER	780

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{1,2}
(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	40
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)	600
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNETIC 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
SHELLAC	
CLAR	750
OPALQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	250
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	240
TEXTURE FINISHING COATINGS	100
TUB & TILE RETINISH 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
(MAXIMUM FORMALDEHYDE EMISSIONS PER PART OF FINISH MATERIAL)

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	6.05
HARDWOOD PLYWOOD COMPOSITE CORE	6.05
PARTICLE BOARD	6.09
MEDIUM DENSITY FIBERBOARD	3.11
THIN MEDIUM DENSITY FIBERBOARD ¹	6.13

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.2 CARPET INSTALLATION. Carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 0350).

See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CDPH/PIDDC/DE/EA/EA/Pages/VOC.aspx>

4.504.1.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 0350).

See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CDPH/PIDDC/DE/EA/EA/Pages/VOC.aspx>

4.504.4 REILIENT FLOORING SYSTEMS. Where resilient flooring is installed at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 0350).

See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CDPH/PIDDC/DE/EA/EA/Pages/VOC.aspx>

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 83120) as requested, by or before the dates specified in these 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 certification.
3. Product labels and invoices as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 89120, 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 2209, European EN 338 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 require 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 (12.7 mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete drainage, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 308.5B.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

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

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 1014.1 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 manufacturer's 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 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 adjusting 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 CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems that are 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 Handbook or other equivalent design tool or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE Handbook or other equivalent design tool 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 QUALIFICATION

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. Unfamiliar 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 (HCJ).

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 material 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 compliance. 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.

All other drawings and specifications shall be reviewed by the professional engineer or architect and shall be stamped and signed by the professional engineer or architect. The professional engineer or architect shall be responsible for the accuracy of the drawings and specifications. The professional engineer or architect shall be responsible for the accuracy of the drawings and specifications. The professional engineer or architect shall be responsible for the accuracy of the drawings and specifications.

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GREEN BUILDING STANDARDS

1500 JULIETT 26 2025
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**LARKIN
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SANTA LUCIA PRESERVE
87 CHAMISAL PASS
CARMEL, CA 93923

APN/ Lot Number
29B-041-011/ LOT 140

Phase
PERMITTING

Revisions	No.	Date	Description

Issue
PERMIT SET

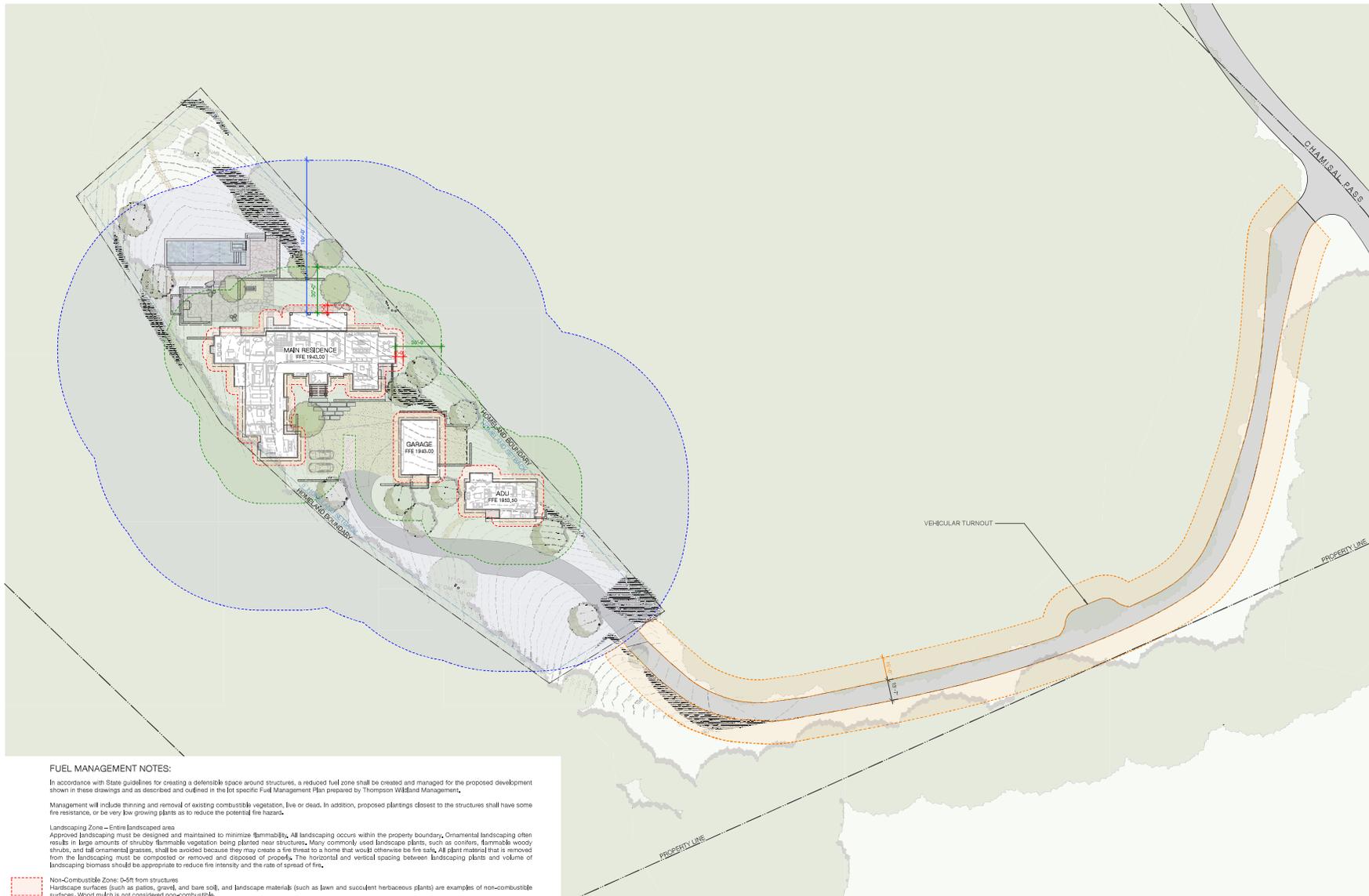
Date
08 AUGUST 2025

Drawn by
KD

Scale: 1" = 30'-0"
North

Drawing Title
**FUEL MANAGEMENT
PLAN**

L0.1



FUEL MANAGEMENT NOTES:

In accordance with State guidelines for creating a defensible space around structures, a reduced fuel zone shall be created and managed for the proposed development shown in these drawings and as described and outlined in the lot specific Fuel Management Plan prepared by Thompson Wildland Management.

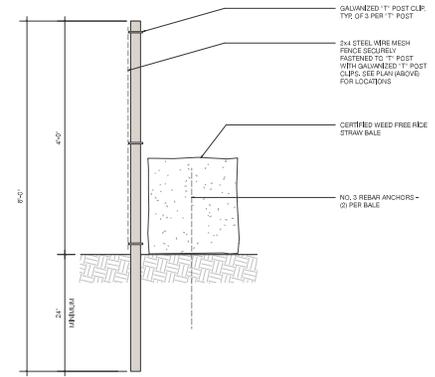
Management will include thinning and removal of existing combustible vegetation, live or dead. In addition, proposed plantings closest to the structures shall have some fire resistance, or be very low growing plants as to reduce the potential fire hazard.

Landscaping Zone – Entire landscaped area
Approved landscaping must be designed and maintained to minimize flammability. All landscaping occurs within the property boundary. Ornamental landscaping often results in large amounts of shrubby flammable vegetation being planted near structures. Many commonly used landscape plants, such as conifers, flammable woody shrubs, and tall ornamental grasses, shall be avoided because they may create a fire threat to a home that would otherwise be fire safe. All plant material that is removed from the landscaping must be composted or removed and disposed of properly. The horizontal and vertical spacing between landscaping plants and volume of landscaping biomass should be appropriate to reduce fire intensity and the rate of spread of fire.

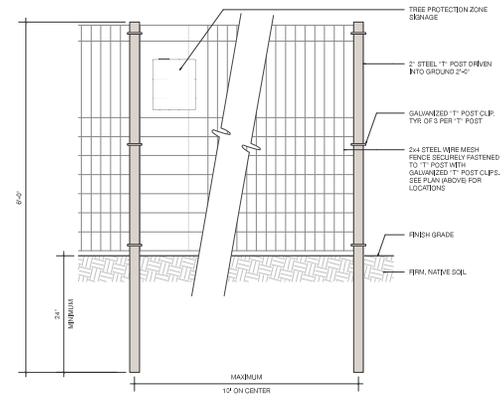
- Non-Combustible Zone:** 0-5ft from structures
Hardscape surfaces (such as patios, gravel, and bare soil), and landscape materials (such as lawn and succulent herbaceous plants) are examples of non-combustible surfaces. Wood mulch is not considered non-combustible.
- Green Zone:** 0-30ft from structures
All flammable vegetation and any dead or dying plant shall be removed within 30 feet surrounding any building on the property. Trees shall be well pruned and well spaced to avoid the spread of fire, including removal of all limbs 6 feet from the ground. All annual grasses shall be mowed in early summer to maintain a height of 4 inches during the summer.
- Management Zone:** 30-100 ft from structures
Mowing grass under and around trees reduces fire intensity and rate of spread of fire to an acceptable level, and diminishes the possibility fire can climb into tree canopy. Pruning the small lower tree branches, will reduce the possibility fire can spread into the tree crowns. Woody weed species such as French Broom, Poison Hemlock and Thistles must be completely removed annually. All grass growing under trees, out to 6 feet beyond the drip lines of trees, should be mowed in early summer to a height of four inches. Small diameter lower tree branches must be pruned, and removal of leaf litter depth should be kept to no greater than 4 inches.
- Driveway Zone:** 0-15ft from limits of driveway
A. Grasslands, and understorey of all Oak Savanna, and Oak Woodland vegetation should be mowed within 15 feet from the pavement edges, according to the recommendations in the Grassland Zone
B. All Chaparral, Coastal Scrub, and Oak/Shrub Woodland Vegetation should be treated to 15 to 30 feet from the pavement edge, according to their respective recommendations.
C. All tree branches extending over driveway surfaces should be pruned to ensure 15 feet of vertical clearance. Whenever possible, healthy overhanging branches higher than 15 feet should be left in place to shade driveway areas and thereby reduce weed and understorey growth.
D. Every residential structure shall have a dedicated fire hydrant and a hammerhead or other safe turnaround for fire equipment access as detailed in the Santa Lucia Preserve Design Guidelines

PRESCRIPTIONS FOR TREE PRUNING:

- a. All branches, living or dead, less than 3 inches diameter in width and less than either 6 feet from the ground or three times the height of any understorey shrub, whichever is greater, shall be removed.
- b. Living branches that are greater than 3 inches in diameter but lower than 6 feet in height can be retained, provided that the area within the drip-line of trees is maintained Oaks with live limbs resting on the ground need not be removed, but all ground debris around and beneath the limbs must be removed to reduce fire risk.
- c. Dead limbs less than 6 feet in height shall be removed.
- d. In landscaped areas, healthy tree branches less than 3 inches in diameter or 6 inches diameter if split or diseased, should be removed to provide vertical clearance of 3 times the height of the understorey plants, or 8 feet above understorey plants, whichever is greater.
- e. For trees shorter than 24 inches in height, remove lower 1/3 of branches smaller than 3 inches in diameter, or alternatively, treat as a shrub grouping.
- f. Once initial pruning is accomplished, tree pruning is likely to be needed infrequently, on an interval of about once every 2 to 5 years.
- g. Do not thin or prune the tree canopy, as this will promote more understorey shrub growth as well as lower parts of the tree, and will result in increased risk that fire will spread to the tree canopy.



2 SECTION DETAIL: TREE PROTECTION FENCE
1" = 1'-0"



1 ELEVATION DETAIL: TREE PROTECTION FENCE
1" = 1'-0"

TREE PROTECTION LEGEND

- Tree to remain / be protected
- 4" Tree Protection Fence, See Details 1-2, sheet L02

TREE PROTECTION NOTES

1. Refer to the 67 Chamisal Pass Tree Impact Assessment Report, dated 01/30/25, as prepared by Thompson Wildland Management, for all notes and information related to tree removal and protection.
2. All existing trees not shown for removal are to remain and be protected throughout construction.
3. Avoid tree removal and pruning practices during the bird nesting season (February - August), refer to the Tree Impact Assessment Report.

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**LARKIN
RESIDENCE**

SANTA LUCIA PRESERVE
87 CHAMISAL PASS
CARMEL, CA 93923

APN/ Lot Number
29B-041-011/ LOT 140

Phase		
PERMITTING		
Revisions	No.	Date

Issue
PERMIT SET

Date
08 AUGUST 2025

Drawn by
KD

Scale: 1" = 20.0'



Drawing Title
**TREE PROTECTION
PLAN**

L0.2



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Date
08 AUGUST 2022

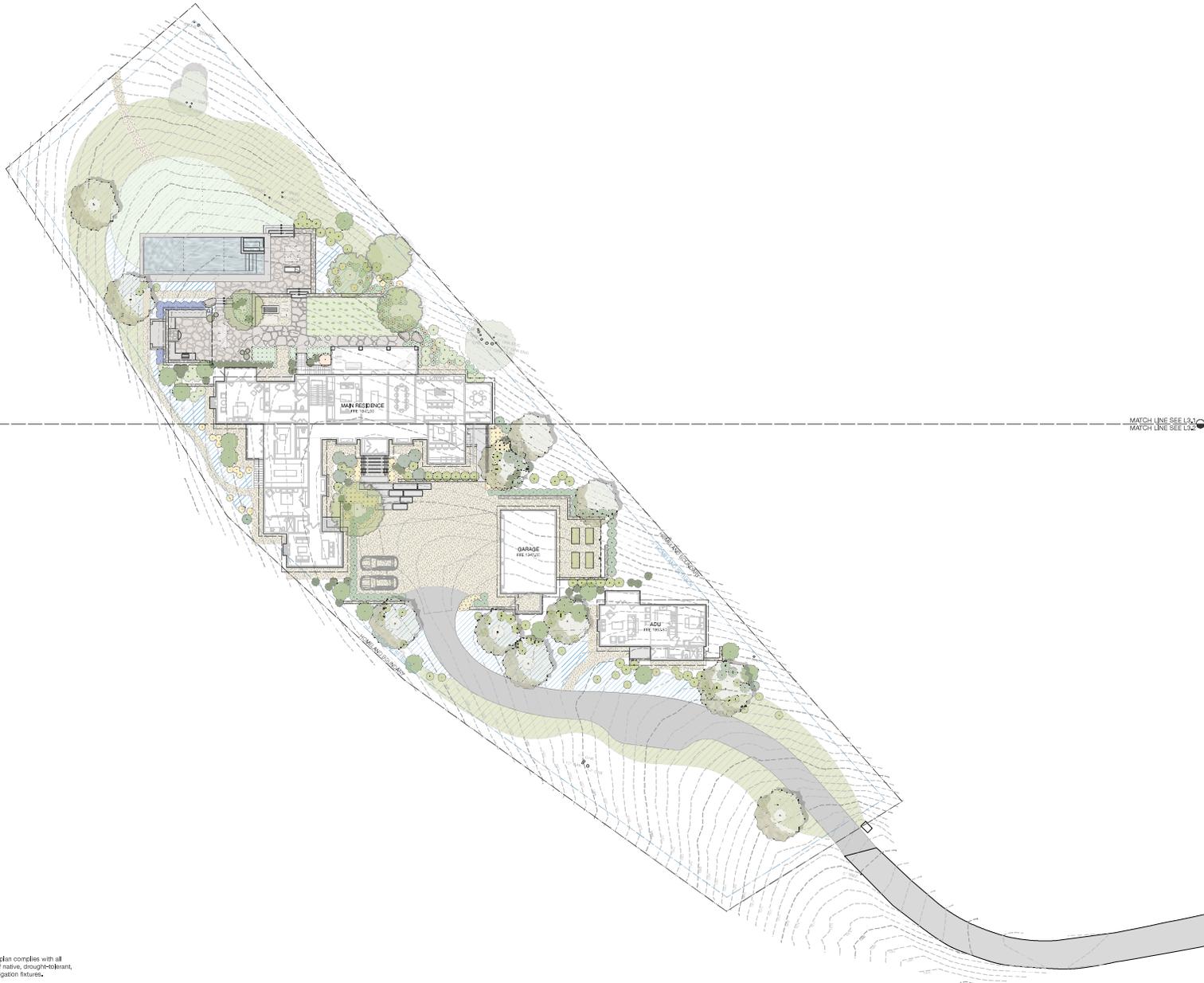
Drawn by
KD

Scale: 1/16" = 1'-0" North

Drawing Title
**HOMELAND SITE
PLAN**

L1.0

- LEGEND**
- 1 ASPHALT DRIVEWAY
 - 2 GRAVEL PAVING
 - 3 STONE PAVING
 - 4 FLAGSTONE PAVING
 - 5 STONE RETAINING WALL
 - 6 STONE STEPS
 - 7 POOL + SPA
 - 8 FIRE PIT
 - 9 BBQ + OUTDOOR KITCHEN
 - 10 RAISED PLANTER
 - 11 BOULDER
 - 12 HANDRAIL
 - 13 GUARDRAIL
 - 14 UTILITY ENCLOSURE
 - 15 NATIVE LAWN
 - 16 DOG RUN
 - 17 TRASH ENCLOSURE



MATCH LINE SEE L3.1
MATCH LINE SEE L3.2

MATCH LINE SEE L3.1
MATCH LINE SEE L3.2

LANDSCAPE CERTIFICATION

Bliss Landscape Architecture certifies that this landscaping plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive, limited turf, and low-flow, water conserving irrigation fixtures.

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APN/ Lot Number:
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PERMIT SET

Date
08 AUGUST 2025

Drawn by
KD

Scale: 1"=20.0'
North

Drawing Title
**REFERENCE
PLANTING PLAN**

L3.0

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PERMIT SET

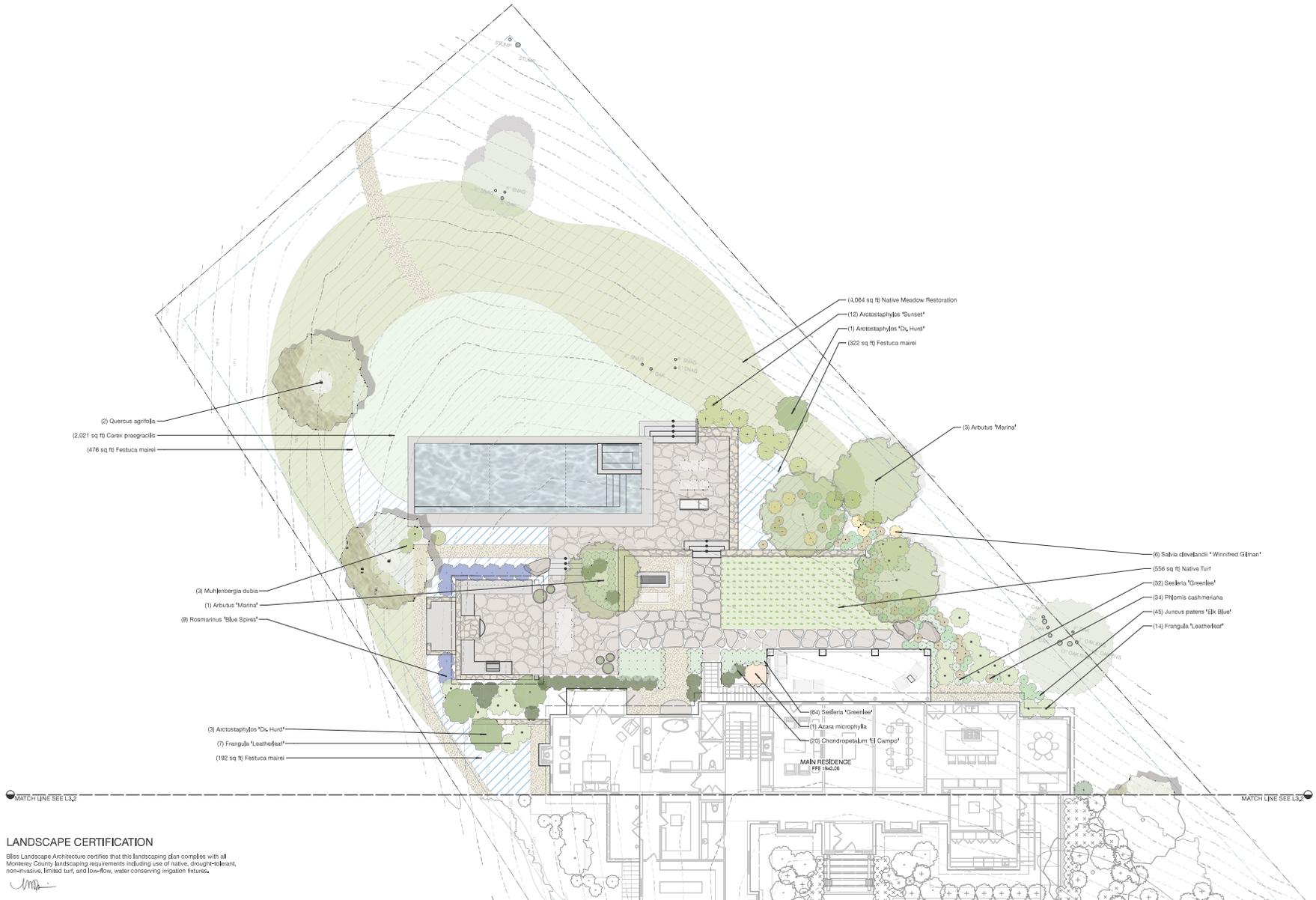
Date
08 AUGUST 2025

Drawn by
KD

Scale: 1"=10.0' North

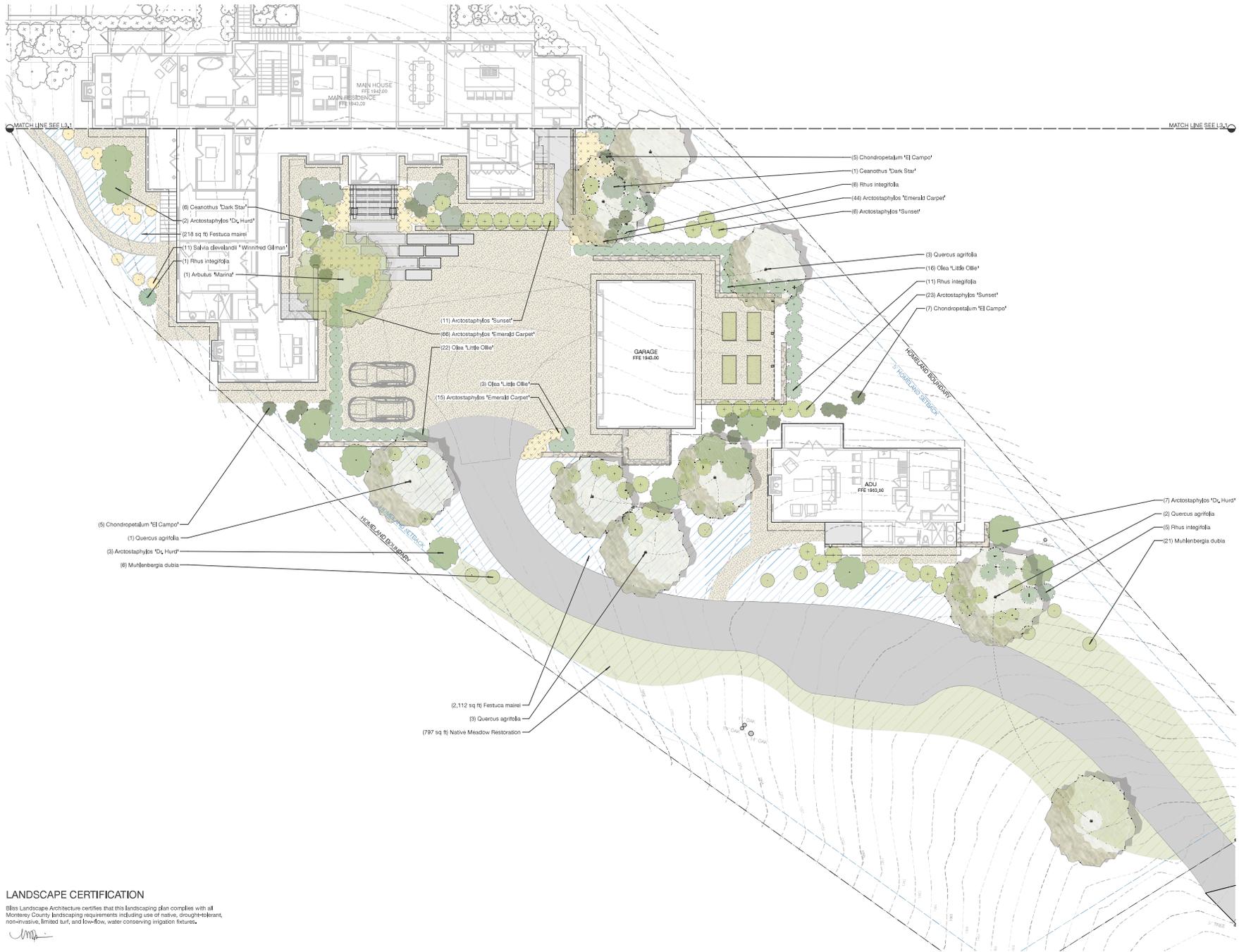
Drawing Title
**PLANTING PLAN -
NORTH**

L3.1



LANDSCAPE CERTIFICATION

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APN/ Lot Number:
239-041-011/ LOT 140

Phase
PERMITTING

Revisions

No.	Date	Description

Issue
PERMIT SET

Date
08 AUGUST 2025

Drawn by
KD



Drawing Title
**PLANTING PLAN -
SOUTH**

L3.2

LANDSCAPE CERTIFICATION

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PLANTING NOTES

- All areas of the property shall be treated and managed to eliminate, as reasonably possible, any and all invasive plant materials. Review extant methods, and scope of work with Landscape Architect prior to construction commencing.
- Contractor shall be responsible for making themselves familiar with all underground utilities, pipes, and structures. Contractor shall take responsibility for any cost incurred due to damage of said utilities.
- Contractor shall not willfully proceed with construction as designed when it is obvious that known or unknown obstructions and/or grade differences exist in planting areas. Such conditions shall be immediately brought to the attention of the Landscape Architect.
- Contractor shall be responsible for all coordination with subcontractors as required to successfully accomplish all planting operations on budget and on schedule.
- Contractor shall submit random soil samples from the site to a qualified soil testing lab for a horticultural suitability test and amendment recommendations. After amending topsoil to a depth of 1' and in accordance with said test recommendations, grade all areas smooth with no localized depressions or bumps exceeding 1". Irrigation or unsuitable existing soil shall be augmented or replaced with topsoil as approved by the Landscape Architect.
- All plant material shall be approved by Landscape Architect prior to installation.
- Plant Quantity Discrepancies: Any discrepancies between the plant list and the plant quantities shown on the Drawings (including graphic symbols), the plant list quantities are to be used.
- Contractor to complete all soil amendment, finish grading, and removal of any and all construction debris from the planting areas before buying out the approved plant material for Landscape Architect review.
- Contractor shall lay out all plants in their containers as per the drawings for Landscape Architect's on site review and approval prior to installation. Notify Landscape Architect 72 hours prior to re-issued review.
- Contractor shall notify Construction Manager + Landscape Architect 72 hours prior to commencement of work to coordinate project inspection schedules.
- Any plant substitutions or alternates must be approved by the Landscape Architect prior to plant purchase and delivery to the project or plant staging area.
- All plants shall be healthy, pest and disease free, free of grading roots, free of weeds, and well established in the container.
- Mycorrhizal inoculate organic fertilizer shall be applied during planting as per manufacturer's recommendations. Use "Green Diamond Mykos Start Pro" (4-0-2) organic fertilizer or approved equal.
- Trees shall be located a minimum of 4 ft. from walls, overheads, wires, headers, and other trees within the project unless shown or directed by Landscape Architect otherwise.
- No plant shall be planted in overly dry conditions or during extreme high or low temperatures (Above 95 F or below 35 F)
- Water all plants by hand/hose with watering wand attachment immediately after planting (no water "jetting"). No plant should be out of its container for more than twenty minutes before being planted and watered. Contractor shall be responsible for irrigating all new plantings, seeding, and lawns until the entire project has been fully completed and accepted by the Owner.
- Contractor is responsible to apply sufficient but not excess irrigation to all new plantings to ensure healthy plant establishment.
- Backfill mix shall consist of 1/3 imported organic compost and 2/3 amended site or topsoil.
- Immediately after excavation of plant pits, fast drainage of pits by filling with water. Give written notification of conditions permitting the retention of water in pits for more than (3) hours. Contractor shall submit to Owner and Landscape Architect, for approval a written proposed and cost estimate for the correction of poor drainage conditions before proceeding with plant installation.
- All newly planted container plants and trees shall receive watering basins (see section) 3 times the size of the root ball upon planting, unless otherwise shown on Drawings.
- Planting areas shall receive a 3" layer of partially decomposed hardwood mulch, unless noted otherwise. Verify specification of mulch with Landscape Architect. Submit bagged samples as directed requested for Landscape Architect's approval.
- Mulch shall be kept at a maximum depth of 2" deep near the plant crowns and trunks, and not extend higher than 1/2" onto the crown or trunk of any newly planted plant or tree.
- All plant material shown on the Planting Plan is subject to the adverse effects of nature including, but not limited to, fire, earthquake, flooding, freeze, drought, erosion, and foraging predators. The Landscape Architect cannot, and does not, guarantee or imply warranty that specified plants will survive these acts of nature. All plants specified satisfy the general climatic conditions set forth by the U.S. Department of Agriculture and the Sunset Western Garden Book.
- Plant and tree maintenance (new plants): Begin maintenance immediately after planting. Provide complete maintenance and services as required to promote and maintain healthy growth including, but not limited to, watering, fertilizing, weeding, mowing, trimming, staking, fallen leaf removal, testing for insects and disease, re-planting plants to proper grade and upright position, and other operations and maintenance work, throughout the maintenance period. Prepare planting success and mulch, and keep mulch beds weed free, tighten and adjust guy wires, stakes, and disburse to keep trees in vertical position, restore and replace damaged trunk wrapings. Maintenance period shall be a minimum of 90 days from date of final acceptance.
- Warranty: Provide written warranty agreeing to remove and replace work that exhibits defects in materials or workmanship for the specified periods. "Defect" is defined to include, but is not limited to, death, unsatisfactory growth, disease, insect infestation, abnormal foliage density, abnormal size, abnormal color, failure to thrive, and other unsatisfactory characteristics. Warranty on all plants shall be one year from date of the last day of the required maintenance period, unless approved by the Landscape Architect or the client otherwise.

PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
TREES					
	5	Arbutus 'Marina'	Strawberry Tree	72" box	natural form
	11	Quercus agrifolia	Coastal Live Oak	(7' 48", 64" 80"	
SHRUBS					
	16	Arctostaphylos 'Dr. Hurd'	Dr. Hurd Manzanita	15 gal	
	125	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 gal	
	52	Arctostaphylos 'Sunset'	Sunset Manzanita	5 gal	
	1	Azara microphylla	Boyle's Azara	24" box	
	7	Ceanothus 'Dark Star'	Dark Star Ceanothus	15 gal	
	42	Chondropetalum 'El Campo'	Dwarf Cape Rush	2 gal	
	21	Frangula 'Leatherleaf'	Leatherleaf Coffeeberry	15 gal	
	45	Juncus patens 'Elk Blue'	Elk Blue California gray Rush	1 gal	
	30	Muhlenbergia dubia	Pine Muhly	1 gal	
	41	Olea 'Little Olive'	Dwarf Olive	5 gal	
	34	Phlomis cashmeriana	Kashmir Sage	1 gal	
	24	Rhus integrifolia	Lemonade Berry	5 gal	
	9	Rosmarinus 'Blue Spires'	Blue Spires Rosemary	5 gal	
	17	Salvia clevelandii 'Winnifred Gilman'	Blue Sage	1 gal	
	96	Sesleria 'Greenlee'	Greenlee's Moor Grass	1 gal	
GROUND COVER					
	2,081 SF	Carex praegracilis	California Field Sedge	slug	8" o.c.
	3,110 SF	Festuca mairei	Atlas Fescue	slug	28" o.c.
NATIVE MEADOW RESTORATION					
	6,498 SF	Achillea millefolium	White Yarrow	seed	
		Danthonia californica	California Cat Grass	slug	
		Festuca idahoensis	Idaho Fescue	seed	
		Juncus patens	California Rush	1 gal	
		Koeleria macrantha	June Grass	seed	
		Lupinus nanus	Sky Lupine	seed	
		Stipa lepidia	Foothill Needle Grass	seed	
		Stipa pulchra	Purple Needle Grass	seed	

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SANTA LUCIA PRESERVE
87 CHAMISAL PASS
CARMEL, CA 93923

APN/ Lot Number
298-041-011/ LOT 140

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

Date
06 AUGUST 2025

Drawn by
KD

Scale: N/A

Drawing Title
**PLANTING LEGEND
+ NOTES**

L3.3

LANDSCAPE CERTIFICATION

Bliss Landscape Architecture certifies that this landscaping plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive, limited turf, and low-flow, water conserving irrigation fixtures.



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Date
06 AUGUST 2025

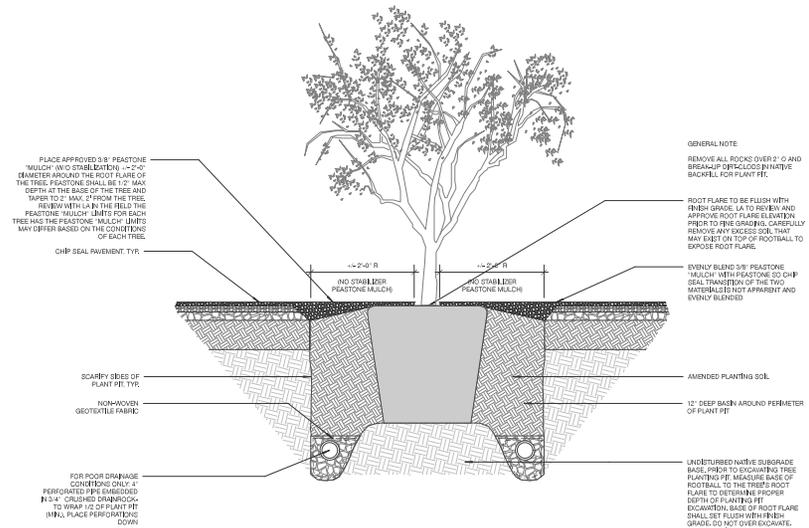
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KD

Scale: AS SHOWN

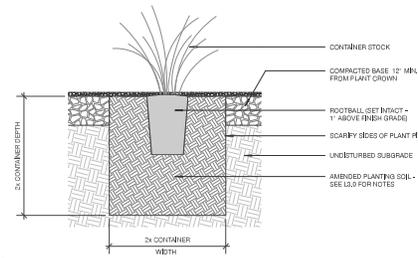
Drawing Title

PLANTING DETAILS

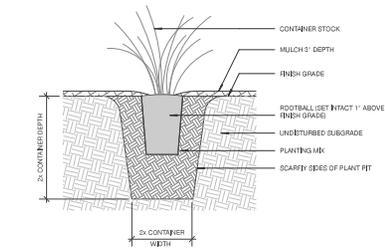
L3.4



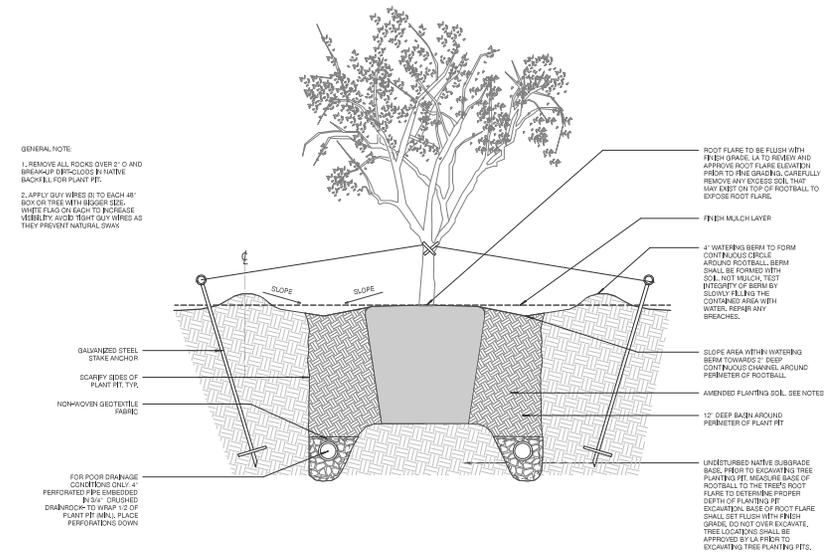
2 ELEVATION: TREE PLANTING IN GRAVEL MULCH
1" = 1'-0"



4 SECTION: CONTAINER STOCK PLANTING IN GRAVEL
1" = 1'-0"



3 SECTION: CONTAINER STOCK PLANTING
1" = 1'-0"



1 ELEVATION: TREE PLANTING IN VEGETATION
1" = 1'-0"

IMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE
 3 APPLIED THEM FOR THE EFFICIENT USE
 4 IN THE IRRIGATION DESIGN PLAN.

IRRIGATION DEMAND: 15 GPM AT 70 PSI. STREET PRESSURE IS GIVEN AS 70. FIELD VERIFY STATIC WATER PRESSURE PRIOR TO STARTING ANY WORK. IF PRESSURE VARIES FROM REQUIRED PRESSURE STATED ABOVE, NOTIFY LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

BROOKWATER
 IRRIGATION CONSULTANTS
 1229 O'BERRY LANE, SUITE E
 PLEASANTON, CALIFORNIA 94566
 TEL: 925.855.9417
 E-MAIL: OFFICE@BROOKWATER.COM



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 CARMEL, CA 93923

APN/ Lot Number:
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Phase:
 PERMITTING
 Revisions:
 No. Date Description

Issue:
 PERMIT SET

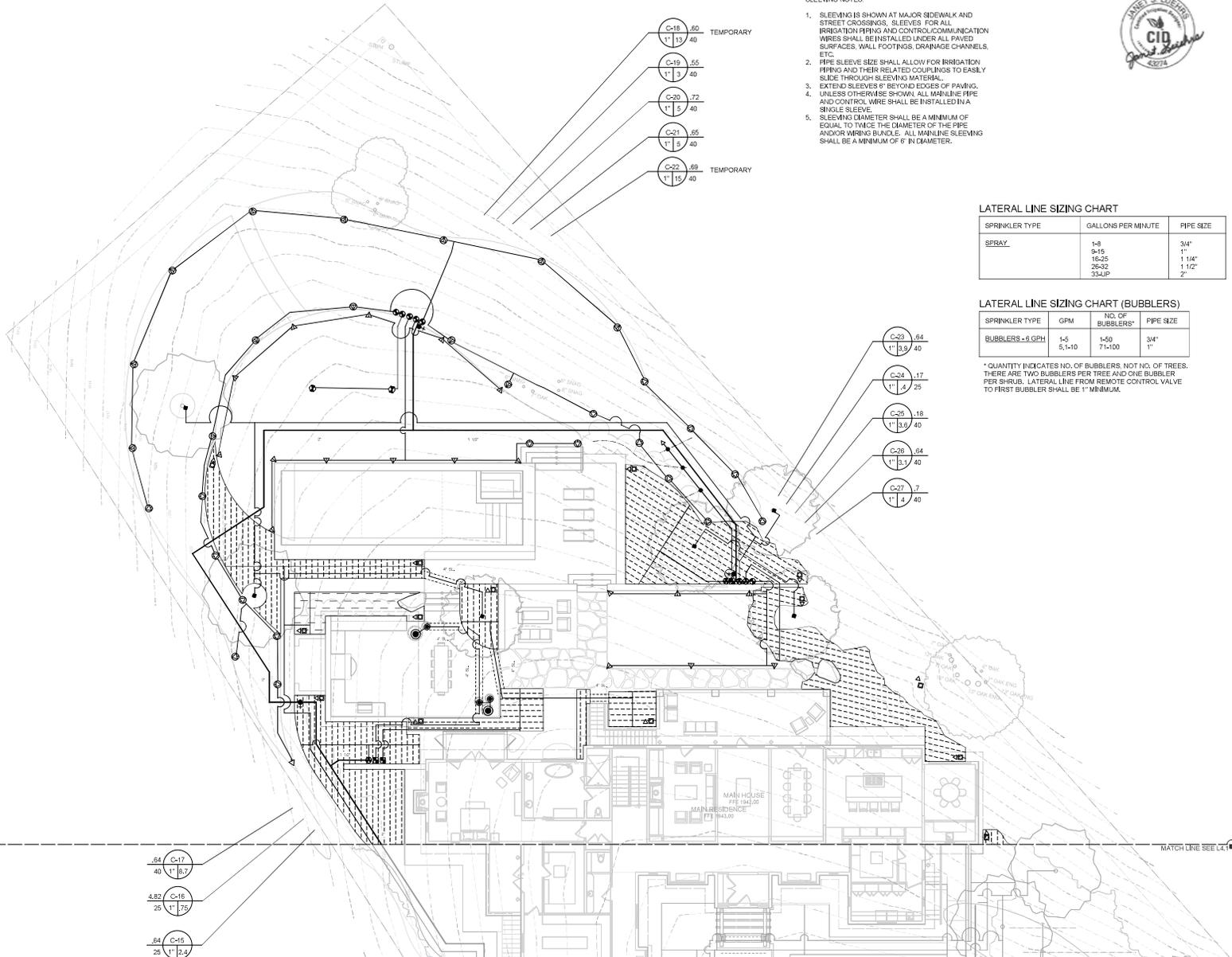
Date:
 08 AUGUST 2025

Drawn by:
 KD

Scale: 1"=10.0' North

Drawing Title:
IRRIGATION PLAN

L4.0



SLEEVING NOTES:

- SLEEVING IS SHOWN AT MAJOR SIDEWALK AND STREET CROSSINGS. SLEEVES FOR ALL IRRIGATION PIPING AND CONTROL/COMMUNICATION WIRES SHALL BE INSTALLED UNDER ALL PAVED SURFACES, WALL FOOTINGS, DRAINAGE CHANNELS, ETC.
- PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL.
- EXTEND SLEEVES 6" BEYOND EDGES OF PAVING.
- UNLESS OTHERWISE SHOWN, ALL MAINLINE PIPE AND CONTROL WIRE SHALL BE INSTALLED IN A SINGLE SLEEVE.
- SLEEVING DIAMETER SHALL BE A MINIMUM OF EQUAL TO TWICE THE DIAMETER OF THE PIPE AND/OR WIRING BUNDLE. ALL MAINLINE SLEEVING SHALL BE A MINIMUM OF 8" IN DIAMETER.

LATERAL LINE SIZING CHART

SPRINKLER TYPE	GALLONS PER MINUTE	PIPE SIZE
SPRAY	1-8	3/4"
	9-15	1"
	16-25	1 1/4"
	26-32	1 1/2"
	33-UP	2"

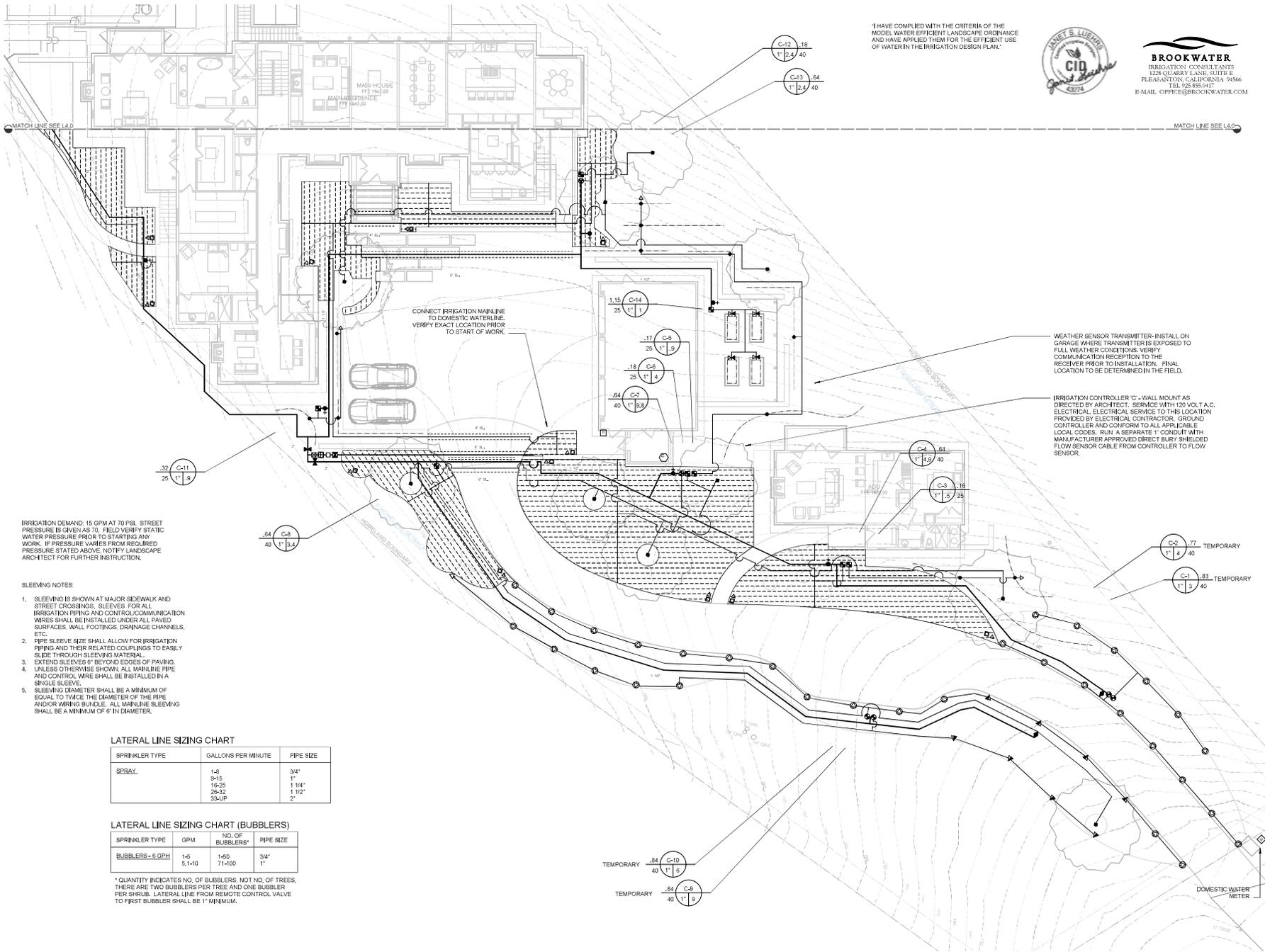
LATERAL LINE SIZING CHART (BUBBLERS)

SPRINKLER TYPE	GPM	NO. OF BUBBLERS*	PIPE SIZE
BUBBLERS - 6 GPH	1-5	1-50	3/4"
	5, 1-10	71-100	1"

* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE AND ONE BUBBLER PER SHRUB. LATERAL LINE FROM REMOTE CONTROL VALVE TO FIRST BUBBLER SHALL BE 1" MINIMUM.

MATCH LINE SEE L4.1

- .64 C-17
40 1" 1.87
- 4.82 C-16
25 1" 1.75
- .64 C-15
25 1" 2.4



I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.



BROOKWATER
IRRIGATION CONSULTANTS
1228 QUARRY LANE, SUITE E
PLEASANTON, CALIFORNIA 94566
TEL 925 855 4117
E-MAIL OFFICE@BROOKWATER.COM

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Phase
PERMITTING
Revisions
No. Date Description

Issue
PERMIT SET
Date
08 AUGUST 2025
Drawn by
KD

Scale: 1"=10.0'
North

Drawing Title
IRRIGATION PLAN

L4.1

IRRIGATION DEMAND: 15 GPM AT 70 PSL STREET PRESSURE IS GIVEN AS 70. FIELD VERIFY STATIC WATER PRESSURE PRIOR TO STARTING ANY WORK. IF PRESSURE VARIES FROM REQUIRED PRESSURE STATED ABOVE, NOTIFY LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

- SLEEVING NOTES:**
1. SLEEVING IS SHOWN AT MAJOR SIDEWALK AND STREET CROSSINGS. SLEEVES FOR ALL IRRIGATION PIPING AND CONTROL COMMUNICATION WIRES SHALL BE INSTALLED UNDER ALL PAVED SURFACES, WALL FOOTINGS, DRAINAGE CHANNELS, ETC.
 2. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL.
 3. EXTEND SLEEVES 6" BEYOND EDGES OF PAVING.
 4. UNLESS OTHERWISE SHOWN, ALL MAINLINE PIPE AND CONTROL WIRE SHALL BE INSTALLED IN A SINGLE SLEEVE.
 5. SLEEVING DIAMETER SHALL BE A MINIMUM OF EQUAL TO TWICE THE DIAMETER OF THE PIPE AND/OR WIRING BUNDLE. ALL MAINLINE SLEEVING SHALL BE A MINIMUM OF 6" IN DIAMETER.

LATERAL LINE SIZING CHART

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SPRAY	1-8	3/4"
	9-15	1"
	16-25	1 1/4"
	26-32	1 1/2"
	33-UP	2"

LATERAL LINE SIZING CHART (BUBBLERS)

SPRINKLER TYPE	GPM	NO. OF BUBBLERS*	PIPE SIZE
BUBBLERS - 6 GPH	1-5	1-50	3/4"
	5.1-10	71-100	1"

* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE AND ONE BUBBLER PER SHRUB. LATERAL LINE FROM REMOTE CONTROL VALVE TO FIRST BUBBLER SHALL BE 1' MINIMUM.

WEATHER SENSOR TRANSMITTER-INSTALL ON GARAGE WHERE TRANSMITTER IS EXPOSED TO FULL WEATHER CONDITIONS. VERIFY COMMUNICATION RECEPTION TO THE RECEIVER PRIOR TO INSTALLATION. FINAL LOCATION TO BE DETERMINED IN THE FIELD.

IRRIGATION CONTROLLER 'C' - WALL MOUNT AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT A.C. ELECTRICAL SERVICE TO THIS LOCATION PROVIDED BY ELECTRICAL CONTRACTOR. GROUND CONTROLLER AND CONFORM TO ALL APPLICABLE LOCAL CODES. RUN A SEPARATE 1" CONDUIT WITH MANUFACTURER APPROVED DIRECT BURY SHIELDED FLOW SENSOR CABLE FROM CONTROLLER TO FLOW SENSOR.

CONNECT IRRIGATION MAINLINE TO DOMESTIC WATERLINE. VERIFY EXACT LOCATION PRIOR TO START OF WORK.

DOMESTIC WATER METER

IRRIGATION NOTES

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
3. THIS DESIGN IS DIAGRAMMATIC. ALL FITTING VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
4. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE TO BE AREAS INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT THE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.
5. CONTRACTOR SHALL RESTORE SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF EXCAVATIONS, TO ORIGINAL CONDITIONS IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.
6. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC., COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
8. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY. FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
9. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTRACTOR WIRE SHALL BE #14 UL, APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 UL, APPROVED AND SHALL BE WHITE IN COLOR, WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
10. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
11. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.
12. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 3" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAP WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED IN PIPE SLEEVES.
13. WIRE CONNECTORS SHALL BE 3M-DBRY-4 DIRECT BURY UNLESS OTHERWISE NOTED.
14. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 35' EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.
16. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE, AT MULTIPLE VALVE BOX GROUPS. EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
17. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
18. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.
19. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
20. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
21. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVSERPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC OR AN ADJUSTABLE ARC IF FIXED ARC DOES NOT MATCH THE ARC TO BE IRRIGATED TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
22. FOR PROPER SOLVENT WELD OF PVC A SUITABLE PRIMER AND SOLVENT CEMENT SHALL BE USED. APPLICATION PRACTICE AND TECHNIQUE SHALL BE IN ACCORDANCE WITH THE PRIMER/CEMENT MANUFACTURER'S RECOMMENDATIONS. THE JOINING SURFACES MUST BE SOFTENED (WITH PRIMER/CEMENT) AND THE PIPE AND FITTING MUST BE ASSEMBLED WHILE THE SURFACES ARE STILL WET AND FLUID.
23. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
24. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL WRITER INSTRUCTIONS ARE OBTAINED.
25. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.
26. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
27. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCH AND FREE OF ROCKS AND OTHER FOREIGN COURSE MATERIAL. COMPACT BACKFILL TO A MINIMUM OF 90 PERCENT OF ORIGINAL SOIL DENSITY. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.
28. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
29. ALL CONSTANT PRESSURE PIPES SHALL BE TESTED AT A MINIMUM OF 125 PSI FOR TWO HOURS. CENTER LOAD BEING WITH A SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTINGS SHALL BE COVERED. REPAIR FAULTY JOINTS WITH NEW MATERIALS. DO NOT USE CEMENT OR CAULKING TO REPAIR LEAKS.
30. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS, WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
31. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
32. IRRIGATION DEMAND. REFER TO IRRIGATION POINTS OF CONNECTION.
33. CONTRACTOR SHALL VERIFY REMOTE AND WEATHER SENSOR RECEPTION TO THE RECEIVER PRIOR TO INSTALLING THE CONTROLLER. IF SIGNAL IS TOO WEAK, EXTEND THE RECEIVER OUT TO A MAXIMUM OF 1/4" FROM THE CONTROLLER USING A 6 PIN PHONE CABLE WITH FEMALE ADAPTER. IF RECEPTION IS STILL TOO WEAK, CONTACT THE LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.
34. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
35. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
36. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
37. AT LEAST 10 DAYS PRIOR TO COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER WITH A MAINTENANCE MANUAL. DATA SHALL BE ON 8 1/2" X 11" SHEETS, IN A 3-RING BINDER AND SHALL INCLUDE:
 - INDEX SHEET WITH CONTRACTOR'S CONTACT INFORMATION AND LIST OF EQUIPMENT WITH LOCAL MANUFACTURER'S REPRESENTATIVES.
 - CATALOG AND PARTS SHEET OF ALL MATERIAL AND EQUIPMENT.
 - COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
 - COMPLETE AND DATED MANUFACTURER'S WARRANTIES.
38. AT COMPLETION OF MAINTENANCE PERIOD, PROVIDE OWNER WITH THREE (3) EACH OF ALL OPERATING AND SERVICE KEYS AND WRENCHES REQUIRED FOR COMPLETE MAINTENANCE AND OPERATION OF ALL HEADS AND VALVES. PROVIDE TWO (2) EACH OF KEYS TO CONTROLLER CABINETS.
39. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
40. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
41. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. THE IRRIGATION CONTRACTOR SHALL ARRANGE AND PAY FOR THE AUDIT. THE AUDIT MUST BE PERFORMED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	MAX. RADIUS	MAX. SPACING
	PROS-13-PR340-CV / MP3000	HUNTER POP-UP LAWN SPRAY W/ TORO NOZZLE	40	~6.1-8.4	27'	22'
	PROS-13-PR340-CV / MP2000-360	HUNTER POP-UP LAWN SPRAY W/ MP NOZZLE	40	1.48	19'	17'
	PROS-13-PR340-CV / MP2000	HUNTER POP-UP LAWN SPRAY W/ TORO NOZZLE	40	~3.8-8.6	19'	17'
	PROS-13-PR340-CV / MP2000	HUNTER POP-UP LAWN SPRAY W/ TORO NOZZLE	40	~3.8-8.4	19'	17'
	PROS-13-PR340-CV / MP1000	HUNTER POP-UP LAWN SPRAY W/ TORO NOZZLE	40	~21-.49	14'	13'
	PROS-13-PR340-CV / MP-CORNER	HUNTER POP-UP LAWN SPRAY W/ TORO NOZZLE	40	~1.9	14'	13'
	HEB-40	HUNTER PRESSURE COMPENSATING DRIP BUBBLER REFER TO BUBBLER DETAIL FOR # BUBBLERS PER TREE	40	8 GPH (1.0 GPM)		
NOT SHOWN	HE-10-B, HE-05-B	HUNTER SINGLE OUTLET EMITTER	40	1 GPH, 1/2 GPH		
	-	COMPRESSION FITTING STUB-OUT FROM PVC RIGID PIPE TO POLY TUBING				
	EBV-250-S	NDS BALL VALVE FOR FLUSHING				
NOT SHOWN	FLD-4VR	HUNTER ARVICULUM RELIEF VALVE				
	EOC-4D	HUNTER OPERATION INDICATOR				
	[CV-AS-ADJ SERIES]-T-1 SERIES	HUNTER REMOTE CONTROL VALVE WITH PRESSURE REGULATION / NDS PVC BALL VALVE				
	ICZ-101-40 / LT-1000-T	HUNTER DRIP ZONE VALVE WITH INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN AND PRESET PRESSURE REGULATOR / NDS PVC BALL VALVE (5-100 GPM)				
	ICZ-101-LF-25 / LT-1000-T	HUNTER DRIP ZONE VALVE WITH INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN AND PRESET PRESSURE REGULATOR / NDS PVC BALL VALVE (5-4 GPM)				
	HQ-3DLRC / HK-33 / HS-0	HUNTER QUICK COUPLING VALVE WITH 3/4" KEY AND HOSE SWIVEL				
	363LF	ARROWHEAD CHAMPION LEAD-FREE NO-HK HOSE BIB WITH INTEGRAL VACUUM BREAKER				
	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)				
	HF-S-FC1-100	HUNTER FLOW SYNC FLOW SENSOR IN 1" PVC TEE				
	3300100	SUPERIOR 1" MASTER CONTROL VALVE (NORMALLY CLOSED)				
	975XL2-1"	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER				
	MODEL 70	BADGER 1" IRRIGATION SUB-METER				
	WSS-SEN	HUNTER SOLAR SYNC WIRELESS WEATHER SENSOR				
	ICC-800C-PL + ICM-2-200	HUNTER ICC-2 MODULAR CONTROLLER (30 STATIONS) - WALL MOUNT				
	ROAM-4MT	HUNTER MAINTENANCE REMOTE				
		CONTROLLER AND STATION NUMBER				
		APPLICATION RATE (INCHES)				
		OPERATING PRESSURE (PSI)				
		APPROXIMATE GALLONS PER MINUTE				
		REMOTE CONTROL VALVE SIZE				
		MAIN LINE: 1120-CLASS 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS, 12' COVER.				
		LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS, 12' COVER.				
		DRIP TUBING: TORO T-4HD-845 BLUE STRIPE HOSE WITH TORO LO-EEZE FITTINGS, 6" COVER, DISTRIBUTION TUBING: TORO EBK943410 1/4" HOSE.				
		SUB-SURFACE DRIP LINE: HUNTER HDL-06-18CV DRIP LINE, USE ONLY 17mm BARB FITTINGS, 2" COVER, 19" EMITTER SPACING, 16" ROW SPACING, 8 GPH PER EMITTER.				
		SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE, 24" COVER.				

DRIPLINE NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
2. INSTALL DRIPLINE A MAXIMUM OF 18" WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTENT DEPTH THROUGHOUT THE CIRCUIT.
3. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.
4. PLACE ARVICULUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL A MINIMUM OF ONE ARVICULUM RELIEF VALVE FOR EVERY 750' OF TOTAL DRIPLINE PER ZONE.
5. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-POINT DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
 - 5-8 GPM = 3/4"
 - 8-14.5 GPM = 1"
 - 15-125 GPM = 1 1/4"
8. STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
9. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
10. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

DRIP IRRIGATION NOTES:

1. THE CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL SHRUBS AS INDICATED ON THE IRRIGATION PLAN AND DETAILS.
2. EMITTERS ARE NOT SHOWN ON THE IRRIGATION PLAN. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION PLAN AND THE DRIP IRRIGATION DETAILS AS A GUIDE. WHILE USING THE PLANTING PLAN FOR THE LOCATION AND QUANTITIES OF EMITTERS.
3. EACH 15 GALLON SHRUB SHALL RECEIVE THREE (3) GPM EMITTERS DISTRIBUTED EVENLY AROUND SHRUB (TWO SHALL BE ON UPHILL SIDE OF SHRUB), VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITIES OF EMITTERS.
4. EACH 3 GALLON SHRUB SHALL RECEIVE TWO (2) GPM EMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITIES OF SHRUBS.
5. EACH 1 GALLON AND 2 GALLON SHRUB SHALL RECEIVE TWO (2) GPM EMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITIES OF SHRUBS.
6. INSTALL THE EMITTERS ON TOP OF THE ROOT BALL AND AS FAR FROM THE TRUNK OF THE PLANT AS POSSIBLE.
7. DISTRIBUTION TUBING SHALL BE A MAXIMUM OF 5' IN LENGTH FROM 90' TUBING TO EMITTER. EACH LENGTH OF 1/2" DRIP TUBING SHALL BE A MAXIMUM OF 25'.
8. INSTALL FLUSH VALVES AT THE END OF THE RIGID PVC AS SHOWN ON PLANS.
9. ALL PVC LATERAL PIPE TO DRIP TUBING SHALL BE 3/4" UNLESS OTHERWISE NOTED.
10. THE DRIP EMITTER SYSTEM LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION AND AFTER PLANTING HAS BEEN COMPLETED.



BLISS LANDSCAPE ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com



FOR REGULATORY PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

LARKIN RESIDENCE

SANTA LUCIA PRESERVE
87 CHAMISAL PASS
CARMEL, CA 93923

APN/ Lot Number
239-004-011/ L01 140

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

Date
06 AUGUST 2025

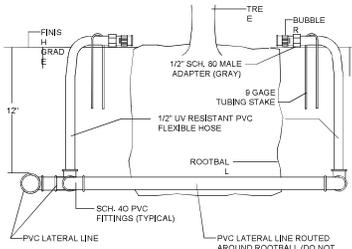
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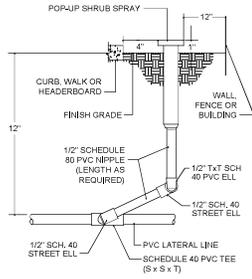
IRRIGATION NOTES + LEGEND

L4.2



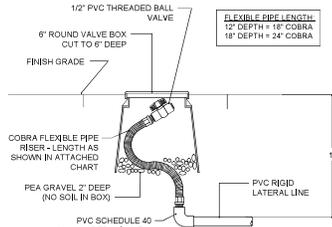
- NOTES:**
1. INSTALL BUBBLERS BETWEEN THE ROOT BALL AND THE NATIVE SOIL. WATER SHOULD NOT BE HITTING THE TRUNK OF THE TREE.
 2. USE WELD-ON TBS FOR ALL FLEXIBLE HOSE CONNECTIONS.
 3. NUMBER OF BUBBLERS PER TREE SIZE:
 - a. 15G + 24\"/>

13 TREE BUBBLER DETAIL
NOT TO SCALE

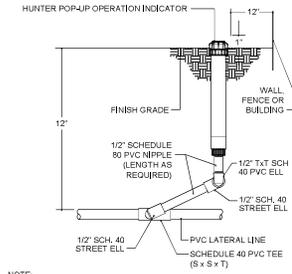


NOTE: PREFABRICATED SWING JOINTS MAY BE USED. SWING JOINTS SHALL BE BY LASC0, RAMBR0, OR EQUAL.

14 SHRUB POP-UP INSTALLATION DETAIL
NOT TO SCALE

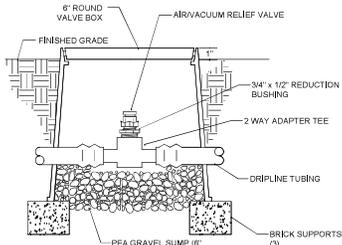


15 MANUAL FLUSH VALVE DETAIL
NOT TO SCALE



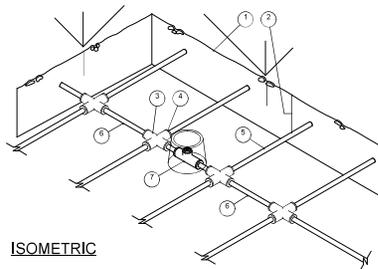
NOTE: PREFABRICATED SWING JOINTS MAY BE USED.

16 HUNTER POP-UP OPERATION INDICATOR
NOT TO SCALE



NOTE: AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.

17 AIR/VACUUM RELIEF VALVE - PLUMBED TO TUBING
NOT TO SCALE

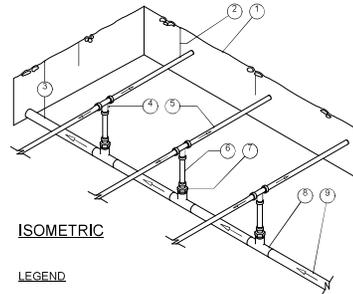


ISOMETRIC

LEGEND

1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. PVC CROSS (SHOWN)
4. COMPRESSION ADAPTER
5. DRIPLINE LATERAL
6. AIR/VACUUM RELIEF LATERAL. BLANK POLY TUBING CENTERED ON MOUND OR BERM
7. AIR/VACUUM RELIEF VALVE AT HIGH POINT. REFER TO AIR/VACUUM RELIEF VALVE DETAIL.

18 AIR/VACUUM RELIEF LATERAL
NOT TO SCALE

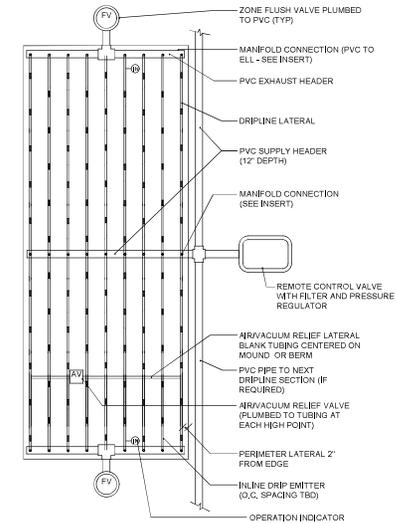


ISOMETRIC

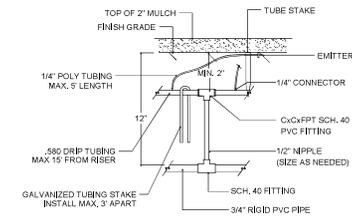
LEGEND

1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. DRIPLINE TEE FITTING.
5. DRIPLINE LATERAL
6. BLANK POLY TUBING. LENGTH AS NECESSARY.
7. DRIPLINE NPT ADAPTER.
8. PVC TEE (SHOWN) WITH 1/2\"/>
- 9. PVC SUPPLY MANIFOLD FROM REMOTE CONTROL VALVE ASSEMBLY.

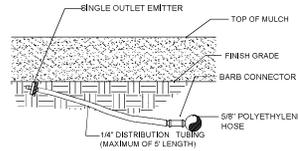
19 CENTER FEED MANIFOLD
NOT TO SCALE



20 CENTER FEED INLINE DRIP LAYOUT
NOT TO SCALE

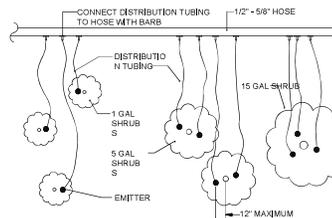


21 RISER TO DRIP TUBING DETAIL
NOT TO SCALE



- NOTE:**
1. CONNECT 5/8\"/>

22 SINGLE OUTLET EMITTER DETAIL
NOT TO SCALE



- 1 GALLON SHRUBS..... 1 EMITTER PER SHRUB
- 5 GALLON SHRUBS..... 2 EMITTERS PER SHRUB
- 15 GALLON SHRUBS..... 3 EMITTERS PER SHRUB/TREE

23 TYPICAL DRIP EMITTER LAYOUT
NOT TO SCALE

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

BROOKWATER
IRRIGATION CONSULTANTS
1228 QUARRY LANE, SUITE E
PLEASANTON, CALIFORNIA 94566
TEL 925.868.4417
E-MAIL OFFICE@BROOKWATER.COM



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831.298.0990
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LARKIN
RESIDENCE

SANTA LUCIA PRESERVE
87 CHAMISAL PASS
CARMEL, CA 93923

APN/ Lot Number
239-041-011/ LOT 140

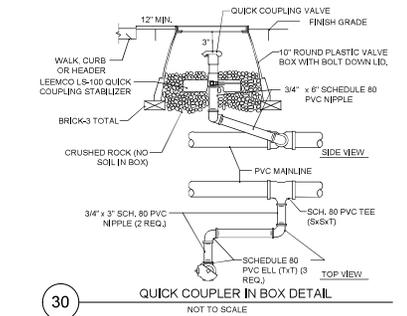
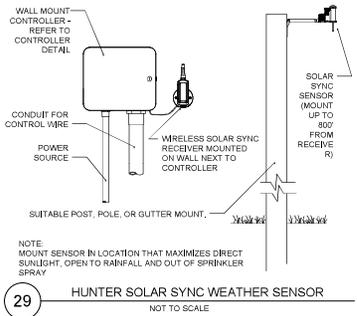
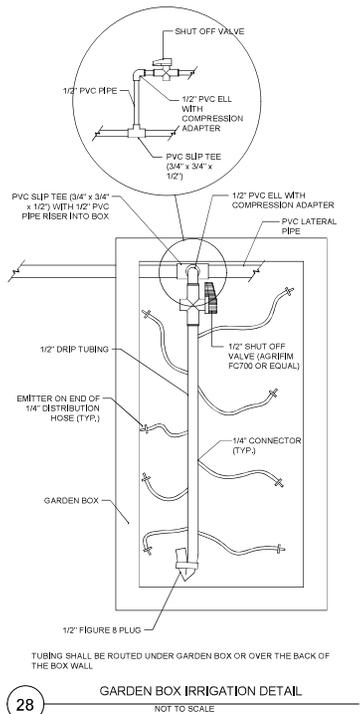
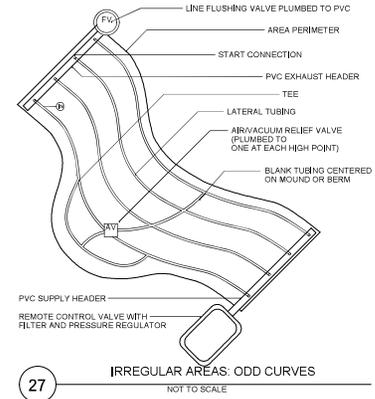
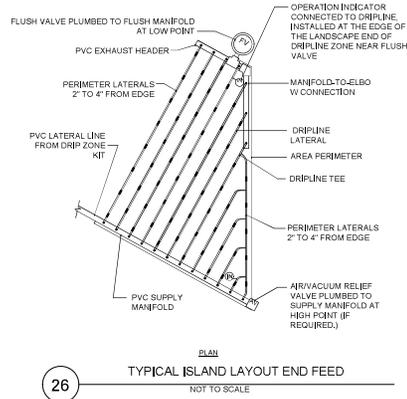
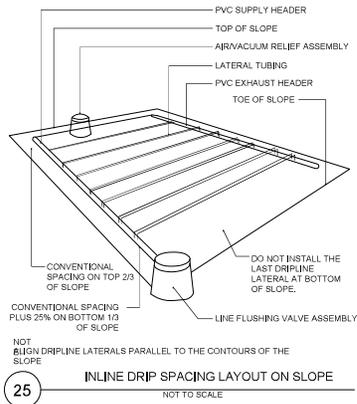
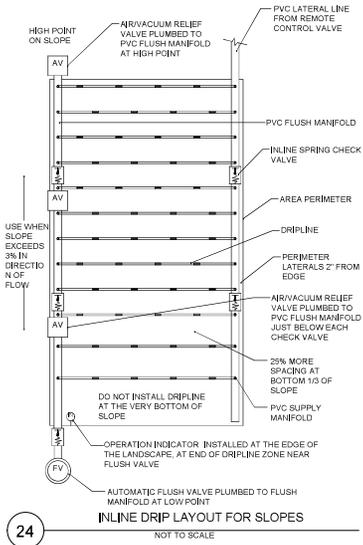
Phase
PERMITTING
Revisions
No. Date Description

Issue
PERMIT SET
Date
06 AUGUST 2025
Drawn by
KD

Scale: N/A

Drawing Title
IRRIGATION
DETAILS

L4.4



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LARKIN
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SANTA LUCIA PRESERVE
87 CHAMISAL PASS
CARMEL, CA 93923

APN/ Lot Number
239-041-011/ LOT 140

Phase
PERMITTING
Revisions
No. Date Description

Issue
PERMIT SET
Date
06 AUGUST 2025
Drawn by
KD

Scale: N/A

Drawing Title
IRRIGATION
DETAILS

L4.5

BROOKWATER
IRRIGATION CONSULTANTS
1229 QUARRY LANE, SUITE E
PLEASANTON, CALIFORNIA 94666
TEL: 925.855.0417
E-MAIL: OFFICE@BROOKWATER.COM



I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

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**LARKIN
RESIDENCE**

SANTA LUCIA PRESERVE
87 CHAMISAL PASS
CARMEL, CA 93923

APN/ Lot Number
239-041-011/ LOT 140

Phase
PERMITTING
Revisions
No. Date Description

Issue
PERMIT SET

Date
08 AUGUST 2025

Drawn by
KD

Scale: N/A

Drawing Title
**WATER USE
CALCULATIONS**

L4.6

LARKIN RESIDENCE WATER EFFICIENT LANDSCAPE WORKSHEET										
Reference Evapotranspiration (Eto) 46.31										
ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (ET/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
C-3	SHRUB	LW	0.30	D	0.81	0.37	295	109	3,137	1.8%
C-4	SHRUB	LW	0.30	DL	0.81	0.37	730	270	7,763	4.6%
C-5	SHRUB	LW	0.30	D	0.81	0.37	625	194	5,589	3.3%
C-6	TREE	VLW	0.20	B	0.81	0.25	1,885	465	13,364	11.8%
C-7	SHRUB	LW	0.30	DL	0.81	0.37	1,456	539	15,483	9.1%
C-8	SHRUB	LW	0.30	DL	0.81	0.37	509	189	5,413	3.2%
C-11	SHRUB	LW	0.30	D	0.81	0.37	270	100	2,871	1.7%
C-12	TREE	LW	0.30	B	0.81	0.37	1,257	466	13,367	7.9%
C-13	SHRUB	MW	0.50	DL	0.81	0.62	890	525	15,065	5.3%
C-15	SHRUB	MW	0.50	DL	0.81	0.62	348	215	6,188	2.2%
C-16	POTS	LW	0.30	D	0.81	0.37	15	6	160	0.1%
C-17	SHRUB	LW	0.30	DL	0.81	0.37	1,295	489	13,771	8.1%
C-19	GROUNDCOVER	MW	0.50	MR	0.75	0.67	524	349	10,030	3.3%
C-20	GROUNDCOVER	MW	0.50	MR	0.75	0.67	667	445	12,767	4.2%
C-21	GROUNDCOVER	MW	0.50	MR	0.75	0.67	740	493	14,866	4.8%
C-23	SHRUB	LW	0.30	DL	0.81	0.37	586	217	6,232	3.7%
C-24	SHRUB	LW	0.30	D	0.81	0.37	718	78	2,233	1.3%
C-25	TREE	VLW	0.20	B	0.81	0.25	1,885	465	13,364	11.8%
C-26	SHRUB	MW	0.50	DL	0.81	0.62	464	285	8,224	2.9%
C-27	HO MW TURF	LW	0.30	MR	0.75	0.48	154	222	6,363	3.5%
POOL / SPA COVERED			0.50		1.00	0.50	630	415	11,916	5.2%
TOTALS (REGULAR LANDSCAPE AREAS)							15,895	6,528	187,437	99.5%
SPECIAL LANDSCAPE AREA										
C-14	EDIBLE GARDEN			D		1.00	84	84	2,412	0.5%
TOTALS (SPECIAL LANDSCAPE AREAS)							84	84	2,412	0.5%
TOTALS FOR ALL AREAS							15,979	6,612	189,849	100%

HYDROZONE SUMMARY		
Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	3,593	22.5%
Low Water Use Plants (LW)	7,702	48.2%
Very Low Water Use Plants (VLW)	3,770	23.6%
Water Feature	830	5.2%
Special Landscape Area (SLA)	84	0.5%
TOTAL	15,979	100.0%

*Irrigation Method		
Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (F-CR, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	2,485	16.4%
Spray (S)	0	0.0%
Bubbler (B)	5,027	33.2%
Drip (D)	1,399	9.2%
In-Line Drip (DL)	6,238	41.2%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

LANDSCAPE WATER USE STATEMENT	
PROJECT NAME:	LARKIN RESIDENCE
PROJECT ADDRESS:	87 CHAMISAL PASS, SANTA LUCIA CARMEL, MONTEREY
COUNTY:	MONTEREY
PROJECT TYPE:	NEW PRIVATE
WATER SUPPLY:	POTABLE
PREPARED BY:	JANET LUEHRS (CID, CLIA #43274) ERDROWATER INC., IRRIGATION CONSULTANTS 1228 QUARRY LANE, SUITE E PLEASANTON, CA 94566 925-855-8417 Janet@Erdrowater.com (e-mail)
I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan.	
Signed: <i>Janet Luehrs</i>	
PART ONE:	MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
MAWA = Eto x 62 x ((ETAF x HA) + ((1-ETAF) x SLA))	
YEARLY Eto	46.3
CONVERSION FACTOR	0.62
ETAF	0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA)	15,979 SQUARE FEET
SPECIAL LANDSCAPE AREA (SLA)	84 SQUARE FEET
LANDSCAPE WATER ALLOWANCE	253,421 GALLONS PER YEAR
TOTAL ACRE FEET	0.78 ACRE FEET
PART TWO:	ESTIMATED TOTAL WATER USE (ETWU)
(AVERAGE ETAF AND ETWU FROM WATEREFFICIENT LANDSCAPE WORKSHEET)	
AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.41
ETWU FOR REGULAR LANDSCAPE AREAS	187,437 GALLONS PER YEAR
SITE WIDE ETAF	0.41
ETWU FOR ALL LANDSCAPE AREAS	189,849 GALLONS PER YEAR
TOTAL ACRE FEET	0.68 ACRE FEET

LIGHTING FIXTURES



LIGHTING LEGEND & SPECIFICATIONS

#	Symbol	Quantity	Description	Brand/Model	Voltage
L1	⊕	15	Tree Downlight	Hurza / NPS Spot Light / TMSA-5-EBK-15-2700k	2W
L2	■	16	Recessed Wall Light	Lucifer Lighting / Impact / BSL1-2-NB-27	3,2W
L3	⊙	5	Pool Light	Jandy / Pro Series NichLess LED / JLUWBW150	6W
L4*	⊕	19	Path Light	FX Luminaire / SL-3 / SL-3-ZD-1LED-W-FTBZ	2W
L5	⊖	2	Task Light	MP Lighting/L229W-W3-S-2-W27H-F-FS-1-BA	2W

*NOTE: MOUNT TO 4X4 SAWN P/E POST SET IN COMPACTED AGGREGATE BASE

EXTERIOR LIGHTING NOTES

- The lighting plan is diagrammatic and intended to show general fixture location and type. Location of fixtures and transformers shall be verified on site with Landscape Architect.
- Contractor shall coordinate with general contractor and electrical contractor for installation of conduit, sleeving, switching locations and junction boxes during other phases of work.
- All fixtures to be installed per manufacturer's specifications.
- All "flush" fixtures to be installed level with top of paving material, gravel or plant bed mulch, unless otherwise noted.
- All exterior fixtures shall be LED modules with a maximum output of 5,2 watts, unless otherwise directed.
- Review lighting zones and switching with client, arch, and LA prior to construction.
- Submit manufacturers specification sheets and color chips of all fixtures for LA review and approval prior to ordering fixtures.



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LARKIN
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SANTA LUCIA PRESERVE
87 CHAMISAL PASS
CARMEL, CA 93923

APN/ Lot Number
239-041-011/ LOT 140

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

Date
08 AUGUST 2025

Drawn by
KD

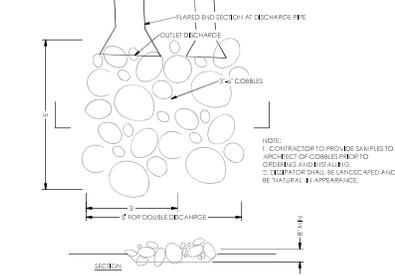
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0' 5' 10'

Drawing Title
LIGHTING PLAN

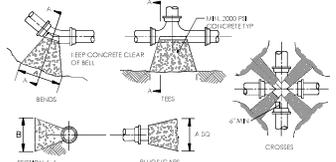
L5.0

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE AT THE USER'S SOLE RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Drawing No. 21/Projects/174716/Utility-CLP-67/Chamisal Pass (Lot 142)(Plan 174716) Utility Planning
 Date: 30-Jul-2025 8:53AM

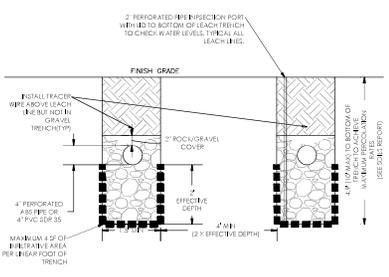


B
C5 ENERGY DISSIPATOR

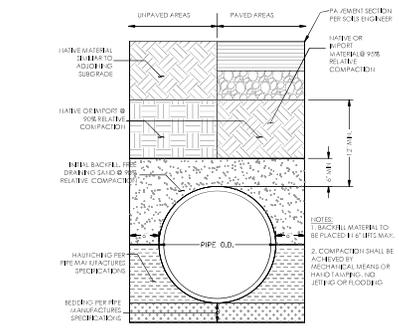


TOP BENDS		45° BENDS		22.5° BENDS		TEES and PLUGS	
SIZE	IN	IN	IN	IN	IN	IN	IN
4"	1.8	2.2	1.2	1.0	1.2	0.8	0.7
6"	4.0	3.6	1.6	2.2	2.0	1.1	1.0
8"	7.1	4.2	2.4	3.8	2.8	1.3	1.4
10"	11.1	5.3	3.0	4.1	3.0	1.3	2.0
12"	16.0	5.8	4.0	4.7	3.6	1.4	2.0
14"	21.4	7.4	4.2	5.3	4.0	1.5	2.0
16"	28.4	8.0	4.8	5.8	4.2	1.6	2.0

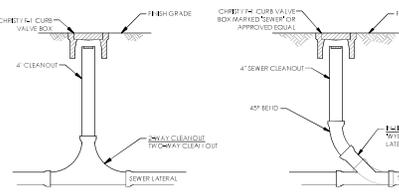
C
C5 THRUST BLOCK DETAIL



D
C5 SEPTIC LEACH TRENCH DETAIL



E
C5 TRENCH BACKFILL



F
C5 SANITARY SEWER CLEANOUT



A
C5 UTILITY PLAN SCALE: 1"=20'



- GENERAL NOTES:**
- TRENCH SHALL BE 4" AS OF APPROVED EQUAL DEPTH AND VALVE AND DISTRIBUTION BOXES SHALL BE 8" CALLED ACCORDING TO MICHIGAN COUNTY CODE 15.20 AND CALIFORNIA PLUMBING CODE.
 - PER THE SOLE REPORT, THE DISTRIBUTION BRANCHES SHALL BE SEPARATED BY A MANHOLE OR DEPTH VALVE WHICH SHOULD BE TYPED AT LEAST TIMES PER YEAR TO VARIATE APPROX. BOX OR DEPTH TANK GRADIENT TO EACH DISTRIBUTION BRANCH. SCHEDULE EFFICIENT APPLICATION AND PERIODICALLY INSPECT EACH BRANCH OF THE DISTRIBUTION SYSTEMS TO BE OF THE SYSTEM.
 - DEPT. VALVE SHALL BE APPROPRIATE FOR DEPTH OF FLOW TO SEPTIC FIELD. RISE RAIN VALVE OF APPROVED EQUAL SHALL BE CALLED BY A VALVE BOX AND FINISHED AT SURFACE PER CLEANOUT DETAIL (THIS SHEET).
 - DISTRIBUTION BOX SHALL BE CHAIN PRECAST OR APPROVED EQUAL AND BE CALLED PER MANUFACTURERS RECOMMENDATIONS.
 - SEPTIC TANK SHALL BE CHAIN PRECAST OR APPROVED EQUAL AND BE CALLED PER MANUFACTURERS RECOMMENDATIONS.
 - LEACH FIELD SEPARATORS ARE CALLED OUT BY MICHIGAN COUNTY CODE.
 - CLEANOUTS ARE LOCATED AS SHOWN ON THE PLAN, OR AT BENDS OR INTERVALS NOT EXCEEDING 100' WHENEVER MORE CONVENIENT.

- DESIGN CRITERIA**
- SEPTIC TANK VOLUME REQUIRED FOR:
 - 1 BEDROOM + 1 BATHROOM = 1,000 GALLONS + 500 GALLONS = 1,500 GALLONS
 - 2 BEDROOM + 1 BATHROOM = 1,500 GALLONS + 500 GALLONS = 2,000 GALLONS
 - 3 BEDROOM + 1 BATHROOM = 2,000 GALLONS + 500 GALLONS = 2,500 GALLONS
 - DAILY DISCHARGE VOLUME REQUIRED FOR 1 BEDROOM ADU AND 1 BEDROOM MIN. = 150 GALLONS + 400 GALLONS = 550 GALLONS
- PERMEABLE FIELD**
- TRENCH FIELD RESULTS FROM APRIL 2025 GEOTECHNICAL AND PERCOLATION INVESTIGATION BY SOIL SURVEY GROUP RESULTED IN PERCOLATION RATE FOR F4 OF 27.78 MIN/INCH AT 10" DEPTH FOR PERMEABLE FIELD.
 - MINIMUM SOIL APPLICATION RATE FOR ABOVE PERCOLATION RATE = 0.50 GALLONS/DAY/SF
 - MINIMUM INFILTRATION AREA = 750 GALLONS/DAY/SF ÷ 0.50 GALLONS/DAY/SF = 1,500 SF
 - MINIMUM LEACH TRENCH LENGTH = 1,500 SF ÷ 54.5 FT/SF OF 12" LEACH LINES @ 30" LF AND 2 LEACH LINES @ 75" LF
- SEMI-PERMEABLE FIELD**
- TRENCH FIELD RESULTS FROM APRIL 2025 GEOTECHNICAL AND PERCOLATION INVESTIGATION BY SOIL SURVEY GROUP RESULTED IN PERCOLATION RATE FOR F2 OF 16.67 MIN/INCH AT 9" DEPTH FOR PERMEABLE FIELD.
 - MINIMUM SOIL APPLICATION RATE FOR ABOVE PERCOLATION RATE = 0.70 GALLONS/DAY/SF
 - MINIMUM INFILTRATION AREA = 150 GALLONS/DAY/SF ÷ 0.70 GALLONS/DAY/SF = 214 SF
 - MINIMUM LEACH TRENCH LENGTH = 214 SF ÷ 54.5 FT/SF OF 12" LEACH LINES @ 47" LF

NO.	DATE	BY	REVISION
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AC3 ENGINEERING
 Civil Engineering Land Development Stormwater Control
 126 Bendicks Place, Suite C, Monterey, CA 93940
 Phone: (831) 442-1193 Fax: (831) 442-1194
 mail@ac3engineering.net



UTILITY PLAN
 LARKIN RESIDENCE
 67 CHAMISAL PASS
 SANTA LUCIA PRESERVE, CA

SCALE: AS NOTED
 DATE: 2/11/2025
 DESIGN BY: JPP
 DRAWN BY: JPP
 CHECKED BY:
 SHEET NUMBER:

C5
 OF 7 SHEETS
 PROJECT# 128176

TEST AND INSPECTION LIST

STRUCTURAL STEEL						
X	REVIEW MILL CERTIFICATE, TEST REPORTS AND MATERIAL IDENTIFICATION DELIVERED TO THE SITE					
C	REVIEW WELDING PROCEDURE SPECIFICATION & WELDER CERTIFICATION					
P	INSTALLATION OF NON-SLIP CRITICAL HIGH-STRENGTH BOLTS & WASHERS (PROVIDE CONTINUOUS INSPECTION)					
C	INSTALLATION OF SLIP CRITICAL HIGH-STRENGTH BOLTS & WASHERS					
P	FIELD ERECTION INSPECTION	P	SHOP	P	FIELD	
X	WELDING INSPECTION	C	SHOP	C	FIELD	
X	NON-DESTRUCTIVE WELD TEST	X	SHOP	X	FIELD	
X	BOLTING INSPECTION (TURN OF NUT)	X	SHOP	X	FIELD	
X	BOLTING INSPECTION (TIGHT OFF)	P	SHOP	P	FIELD	
P	COMPOSITE STEEL INSTALLATION & TESTING					
P	STEEL JOIST INSTALLATION INSPECTION					
C	INSTALLATION OF ANCHOR BOLTS BEFORE & DURING CONCRETE POUR					

REINFORCING STEEL						
X	REVIEW MILL CERTIFICATES & TEST REPORTS					
X	SAMPLE & TEST [X] REINFORCING BARS [X] WELDED WIRE FABRIC					
P	PLACEMENT INSPECTION					
C	WELDING INSPECTION					
P	TEST REINFORCING FOR WELDABILITY OTHER THAN ASTM A706					

CONCRETE, SHOTCRETE, CHU, GROUT & MORTAR						
	CONCRETE	SHOTCRETE	CHU	GROUT	MORTAR	

X	X	X	X	X		MIX DESIGN REVIEW (CERTIFICATE OF COMPLIANCE FOR CHU)
X	X	X	X	X		VERIFICATION OF CORRECT MIX DESIGN USED DURING POUR

C	C	C				PREPARATION OF SAMPLES FOR TESTING PURPOSES
---	---	---	--	--	--	---------------------------------------------

X						BATCH PLANT INSPECTIONS
---	--	--	--	--	--	-------------------------

C	C	C	C			CAST, PICK-UP AND COMPRESSION TEST SAMPLES
---	---	---	---	--	--	--------------------------------------------

C	C					SLUMP, ENTRAINED AIR, & TEMPERATURE TEST
---	---	--	--	--	--	------------------------------------------

X						SHRINKAGE TEST
---	--	--	--	--	--	----------------

C	C	C	C	C	P	PLACEMENT INSPECTION
---	---	---	---	---	---	----------------------

P	P	P				CURING TEMPERATURE AND TECHNIQUES
---	---	---	--	--	--	-----------------------------------

P	P					FORMWORK INSPECTION
---	---	--	--	--	--	---------------------

STRUCTURAL LUMBER						
X	REVIEW PILE MATERIALS, SIZE AND LENGTH					
	SAMPLE & TEST TIMBER CONNECTORS					

X	FABRICATION INSPECTION	GLU-LAM	TRUSSES	OPEN WEB JOIST		
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P	GENERAL FIELD ERECTION INSPECTION					
P	SHEAR PANEL (WALL) NAILING, BOLTING, HOLD DOWN (WHERE FASTENER NAILING 7'-4")					
P	DRAG STRUT					
P	DIAPHRAGM (SHEATHING) NAILING (WHERE FASTENER NAILING 7'-4")					

MISCELLANEOUS

C	MECHANICAL ANCHORS
C	ADHESIVE OR GROUTED ANCHORS AND DOWELS
C	BOLTS CAST IN CONCRETE OR MASONRY

NOTES:
 C: INDICATES CONTINUOUS INSPECTION
 P: INDICATES PERIODIC INSPECTION
 X: INDICATES REQUIRED INSPECTION

INSPECTION / TESTING

- AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTORS SHALL BE RETAINED BY THE OWNER TO PERFORM THE TESTS AND INSPECTIONS AS REQUIRED BY SECTION 1704 OF THE CALIFORNIA BUILDING CODE. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE SPECIAL INSPECTOR TO THE SITE OR FABRICATION SHOPS AND SHALL FURNISH SAMPLES OF MATERIALS FOR TESTING AS REQUESTED BY THE TESTING AGENCY AND THE GOVERNING CODE.
- IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.
- PROVIDE CONTINUOUS OR PERIODIC SPECIAL INSPECTION FOR ITEMS NOTED IN "TEST AND INSPECTION LIST", AS REQUIRED PER THE CHAPTER 17 OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE AMENDMENTS, UNLESS NOTED OTHERWISE IN SPECIFICATIONS.
- SPECIAL INSPECTIONS MAY NOT BE REQUIRED WHEN THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED BY THE BUILDING OFFICIAL OR GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
- EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN AND/OR SEISMIC FORCE RESISTING SYSTEM ELEMENT SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND TO THE OWNER'S REPRESENTATIVE, PRIOR TO THE COMMENCEMENT OF THE WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING INFORMATION:
 - ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
 - ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
 - PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND DISTRIBUTION OF THE REPORTS.
 - IDENTIFICATION AND QUALIFICATIONS OF THE PERSONS EXERCISING SUCH CONTROL, AND THEIR POSITIONS IN THE ORGANIZATION.
- FOR BOLTED CONNECTIONS NOT USING TC (TWIST OFF) BOLTS OR LOAD INDICATOR WASHERS, TEST BY CALIBRATED TORQUE WRENCH A MINIMUM OF 1% OF HIGH STRENGTH BOLTS (MINIMUM ONE (1) BOLT) AT EACH SHEAR CONNECTION.
- APPROVAL BY THE INSPECTOR OF MATTERS NOT SPECIFICALLY CONSTRUCTED PER THE APPROVED DRAWINGS DOES NOT MEAN THE FAILURE TO COMPLY WITH THE CONSTRUCTION DOCUMENTS HAS BEEN ACCEPTED. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.
- INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER WITHIN SEVEN DAYS OF WHEN THE INSPECTION WAS MADE OR WHEN THE TESTING WAS PERFORMED.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY INSPECTION OR TESTING WHICH DOES NOT COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

MECHANICAL ANCHORS

- EXPANSION OR HEDGE ANCHORS INTO CONCRETE: HILTI KB TZ (LARR #2570, ICC ESR-1917), OR DEWALT POWER-STUD #502 (LARR #25884, ICC ESR-2922) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
- SCREW ANCHORS INTO CONCRETE: HILTI AUS-EZ (LARR #25887, ICC ESR-2027) WITH STRONG TIE TITEN LID (LARR #25884, ICC ESR-2718), OR DEWALT SCREW-BOLT+ (ICC ESR-3884) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
- FASTENERS SHALL BE STAINLESS STEEL FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.
- IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE HOLE AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE CONTRACTOR ENGINEER WILL DETERMINE A NEW LOCATION.
- LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.
- ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY.
- TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION.
- APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION ON ANCHOR BEING TESTED. PROVIDE THE ANCHOR IS NOT RESTRAINED FROM WITHDRAWING BY A BASE PLATE OR OTHER FIXTURE. IF RESTRAINT IS FOUND, LOOSEN AND SHIFT OR REMOVE THE FIXTURE PRIOR TO TESTING.
- REACTION LOADS FROM TEST FIXTURES MAY BE APPLIED CLOSE TO THE ANCHOR BEING TESTED. PROVIDE THE ANCHOR IS NOT RESTRAINED FROM WITHDRAWING BY A BASE PLATE OR OTHER FIXTURE. IF RESTRAINT IS FOUND, LOOSEN AND SHIFT OR REMOVE THE FIXTURE PRIOR TO TESTING.
- PROVIDE MINIMUM EMBEDMENT OF ANCHORS AS SHOWN IN DRAWINGS.
- WHERE INSTALLATION TORQUE IS PROVIDED BY MANUFACTURER AND OBSERVED BY A DEPUTY INSPECTOR, NO FURTHER TESTING IS REQUIRED. IF NO INSTALLATION TORQUE IS PROVIDED, TEST 50% OF ANCHORS PER ONE OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES CALCULATED BELOW:
 - HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT, THEN APPLY THE LOAD ANCHOR IS ACCEPTABLE. IF NO MOVEMENT IS OBSERVED AT THE TEST LOAD, MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE.
 - TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.
 - TEST LOAD FOR ANCHORS TO BE TWO TIMES THE ALLOWABLE TENSION VALUE OR 1/4 TIMES THE MANUFACTURE DESIGN STRENGTH GIVEN IN THE ICC APPROVAL, BUT NEED NOT EXCEED $0.8 A_n F_u$ (WHERE A_n IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND F_u IS THE YIELD STRESS OF THE ANCHOR).
- IF ANY ANCHOR FAILS TESTING, REPLACE ANCHOR AND TEST ADDITIONAL ANCHORS OF THE SAME CATEGORY NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE TESTS PASS, THEN RESUME INITIAL TESTING PROGRAM.

PREFABRICATED WOOD PRODUCTS (I)-JOISTS, OPEN WEB JOISTS AND OTHER ENGINEERED LUMBER PRODUCTS)

- THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL DESIGN OF ALL PREFABRICATED WOOD PRODUCTS AND THEIR CONNECTIONS SHOWN IN THIS SET OF DRAWINGS.
- MEMBERS ARE TO BE DESIGNED TO MEET MAXIMUM DEFLECTION CRITERIA:
 - MAXIMUM LIVE LOAD DEFLECTION = $L/360$
 - MAXIMUM TOTAL LOAD DEFLECTION = $L/240$
- PREFABRICATED WOOD PRODUCT SIZES SHOWN ON PLANS ARE ESTIMATED AND SHALL BE VERIFIED BY THE ENGINEER RESPONSIBLE FOR THIS DRAWING, BASED UPON THE DEPTH AND SPACING SHOWN IN PLANS, ADDITIONAL LOADS SHOWN IN THIS SET OF STRUCTURAL DRAWINGS, AND THE FOLLOWING UNIFORM SUPERIMPOSED LOADS:
 - DEAD LOAD UNIFORM DEAD LOAD = 44 PSF
 - LIVE LOAD UNIFORM LIVE LOAD = 40 PSF
 - EQUIPMENT LOADS = REFER TO MEP DRAWINGS
 - ADDITIONAL LOADS = AS INDICATED IN THIS SET OF STRUCTURAL DRAWINGS
 - ALL JOISTS SHALL BE DESIGNED TO CARRY A SUSPENDED CONCENTRATED LOAD OF 100 POUNDS IN ADDITION TO THE SPECIFIED DEAD AND LIVE LOAD TO BE APPLIED TO ANY POINT ALONG THE BOTTOM CHORD.
- PROVIDE BRACING CONNECTION TO CONFIGURATION AND DEPTH INDICATED ON STRUCTURAL DRAWINGS, WHERE DESIGN REQUIRES ANY DEVIATION NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND, IF ACCEPTABLE, PROVIDE AT NO COST TO THE OWNER.
- ACCEPTABLE PREFABRICATED WOOD PRODUCTS MANUFACTURERS: TRUS-JOIST CORPORATION, GEORGIA-PACIFIC OR BOISE. MARK MEMBERS WITH APA PFI TRADEMARK INDICATING CONFORMANCE WITH MANUFACTURING AND QUALITY ASSURANCE OF APA DHS STANDARD PFI-1402.
 - BENDING STRESS, F_b = 2,400 PSI
 - ELASTIC MODULUS, E = 1,800,000 PSI
 - SUBMIT SHOP DRAWINGS AND CALCULATIONS SIGNED BY AND BEARING THE SEAL OF A REGISTERED CIVIL OR STRUCTURAL ENGINEER IN THE STATE OF CALIFORNIA TO THE STRUCTURAL ENGINEER FOR REVIEW AND TO GOVERNING CODE AUTHORITY FOR APPROVAL.
- CONTRACTOR IS RESPONSIBLE FOR ERECTION BRACING TO KEEP JOISTS STRAIGHT AND PLUMB AND PROVIDE ADEQUATE LATERAL SUPPORT FOR THE INDIVIDUAL MEMBERS AND THE ENTIRE SYSTEM UNTIL CONSTRUCTION HAS BEEN COMPLETED.
- INSTALL BLOCKING, BRIDGING, STIFFENERS, FILLER BLOCKS AND BACKER BLOCKS IN CONFORMANCE WITH MANUFACTURER'S STANDARDS AND AS DETAILLED.
- SPACE JOIST BRIDGING EQUALLY ALONG LENGTH OF MEMBERS AT 16'-0" O.C. MAXIMUM, TYPICAL ALL BAYS.

STRUCTURAL OBSERVATION

- PERIODIC STRUCTURAL OBSERVATION WILL BE PROVIDED BY STUDIO ENGINEERS, INC., STRUCTURAL ENGINEERS, PER SECTION 1770 OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE AMENDMENTS, FOR THE WORK INDICATED BELOW. CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS BEFORE REQUIRED OBSERVATIONS. DELINQUENT NOTIFICATION MAY REQUIRE DEMOLITION OF COVERING MATERIAL TO FACILITATE OBSERVATION.
 - INITIAL PLACING OF CONCRETE
 - INITIAL PLACING OF REINFORCING
 - INITIAL PLACING OF STRUCTURAL STEEL
 - INITIAL PLACING OF PLTWOOD SHEAR WALLS
 - INITIAL PLACING OF WOOD DIAPHRAGMS
 - INITIAL PLACING OF ANCHOR BOLTS
 - INITIAL PLACING OF MECHANICAL AND ADHESIVE ANCHORS
- STRUCTURAL OBSERVATIONS PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD CONSIST OF THE VISUAL OBSERVATION OF THE MAJOR ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT HAVE THE REQUIREMENT/RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE SPECIAL INSPECTOR.
- THE ENGINEER OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL SYSTEMS, THE BUILDING DEPARTMENT SHALL REVIEW AND APPROVE ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS.

POWDER ACTUATED FASTENERS (SHOT PINS)

- POWDER ACTUATED FASTENERS INTO STEEL SHALL BE HILTI X-U FASTENERS (ESR-2249), DEWALT POWDER ACTUATED FASTENERS (ESR-2024), OR SAYSSET SP FASTENERS (ESR-1990). INSTALL ANCHORS IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS. FASTENERS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE POINT OF THE PIN PENETRATES THROUGH THE STEEL BASE MATERIAL WHEN CONNECTING TO STEEL LESS THAN 3/4 IN THICKNESS. FASTENERS LENGTH SHALL PROVIDE FINISH POINT PENETRATION OF 1/2" WHEN CONNECTING TO STEEL 3/4" OR THICKER IN THICKNESS U.N.O.
- POWDER ACTUATED FASTENERS INTO CONCRETE SHALL BE HILTI X-U FASTENERS (ESR-2249), DEWALT POWDER ACTUATED FASTENERS (ESR-2024), OR SAYSSET SP FASTENERS (ESR-1990). INSTALL ANCHORS IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS. PROVIDE FASTENERS WITH SUFFICIENT LENGTH TO PROVIDE 1-1/2" MINIMUM PENETRATION INTO CONCRETE U.N.O.
- FASTENERS SHALL NOT BE INSTALLED UNTIL THE CONCRETE HAS REACHED ITS DESIGNATED STRENGTH.
- FASTENERS SHALL NOT BE INSTALLED IN CONCRETE WITH THICKNESS LESS THAN THREE TIMES THE PENETRATION REQUIRED. EXCEPT 1/2" PENETRATION IN 3-1/4" THICK CONCRETE FILL OVER METAL DECK IS ACCEPTABLE.
- PROVIDE A MINIMUM OF 3" BETWEEN THE EDGE OF CONCRETE TO CENTER OF ANCHOR.
- FASTENERS IN THE UNDERSIDE OF CONCRETE FILL OVER METAL DECK SHALL BE PLACED IN THE LOW FLUTES ONLY.
- FASTENERS SHALL BE INSTALLED BY A PRE-QUALIFIED OPERATOR, ACCORDING TO THE APPLICABLE ICC RESEARCH REPORT AND TESTED AS FOLLOWS: INSPECTOR SHALL OBSERVE THE TESTING OF THE FIRST 10 FASTENERS INSTALLED. A TEST PULL-OUT LOAD OF 100% LESS THAN TWICE THE APPLICABLE ALLOWABLE LOAD PER ICC TABLES SHALL BE APPLIED TO THE PIN USING A HAMMER AS NOT TO RESET THE SPALLING TENDENCY OF THE CONCRETE SURROUNDING THE PIN (NOT APPLICABLE TO PINS INSTALLED INTO STEEL). RANDOM TESTS UNDER THE PROJECT INSPECTOR'S SUPERVISION SHALL BE MADE OF APPROXIMATELY 1 IN 20 PINS, SHOULD FAILURE OCCUR ON ANY PIN TESTED, ALL OF THE INSTALLATIONS MUST BE TESTED AND FAILED PINS REPAIRED AT CONTRACTOR'S EXPENSE.
- WHEN INSTALLING POWDER DRIVEN PINS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS.

ADHESIVE ANCHORS AND DOWELS

- ANCHORS AND DOWELS INSTALLED INTO CONCRETE SHALL BE:
 - INSTALLED USING HILTI HIT HY200 (ICC ESR-3187), HILTI RESO-1/3 (ICC ESR-3844), DEWALT PURETIC (ICC ESR-3036), OR SIPSIGN SET-10 (AMPS-28). INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
 - MANUFACTURER'S FIELD REPRESENTATIVE SHALL PROVIDE INSTALLATION TRAINING FOR ALL PRODUCTS TO BE USED PRIOR TO COMMENCEMENT OF WORK; ONLY PROPERLY TRAINED INSTALLERS SHALL PERFORM POST INSTALLED ANCHOR INSTALLATION.
 - INSTALLATION OF ADHESIVE ANCHORS IN HORIZONTAL TO VERTICAL ORIENTATION SHALL BE DONE BY A CERTIFIED ADHESIVE INSTALLER (AAI) AS CERTIFIED THROUGH ACI AND IN ACCORDANCE WITH THE CURRENT EDITION OF ACI 308.
 - EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS SHOWN ON PLAN. THE TESTING LABORATORY WILL PERFORM TENSION TESTS ON 10% OF SILL ANCHORS AND DOWELS, 10% OF ALL OTHER STRUCTURAL ANCHORS, AND 50% OF NON-STRUCTURAL ANCHORS PER ONE OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES SPECIFIED BELOW:
 - HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT INSTALLED, REPLACE THE NUT WITH A THREADED COPPER TO THE SAME TORQUE MEASURED WITH A TORQUE WRENCH, AND THEN APPLY THE LOAD. MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE.
 - TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.
 - TEST LOAD FOR ANCHORS TO BE TWO TIMES THE ALLOWABLE TENSION VALUE OR 1/4 TIMES THE MANUFACTURE DESIGN STRENGTH GIVEN IN THE ICC APPROVAL, BUT NEED NOT EXCEED $0.8 A_n F_u$ (WHERE A_n IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND F_u IS THE YIELD STRESS OF THE ANCHOR).
 - ANCHORS SHALL CONFORM WITH ASTM A615 GRADE BY THREADED RODS USING ASTM A 563 GRADE DA1 HEAVY HEX NUTS AND ASTM F436 WASHERS U.N.O.
 - DOWELS SHALL CONFORM WITH ASTM A615 OR ASTM A706 GRADE 60 REINFORCING STEEL U.N.O.
 - REPLACE ANCHORS AND DOWELS THAT FAIL DURING TESTING AND RETEST IF MORE THAN ONE OF THE TESTED DOWELS AND ANCHORS FAIL TO ACHIEVE THE SPECIFIED TEST LOAD, TEST 10% OF THE DOWELS AND ANCHORS INSTALLED IN THE LAST 2 DAYS OF ANCHOR INSTALLATION.
 - CENTER BAR IN THE HOLE AND HEDGE TIGHT WITH WOODEN WEDGES TO HOLD IN PLACE UNTIL THE ADHESIVE SETS.
 - IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE HOLE AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
 - LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ADHESIVE ANCHORS.

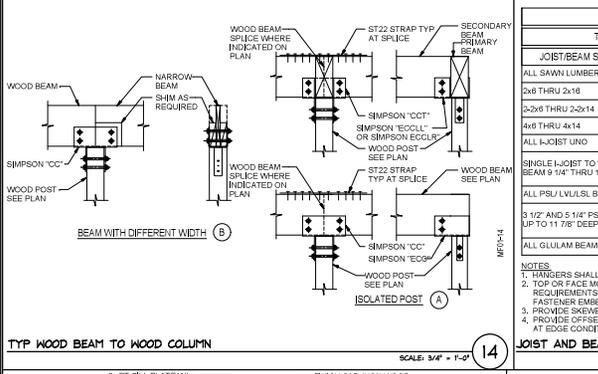
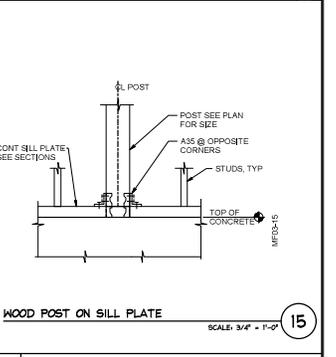
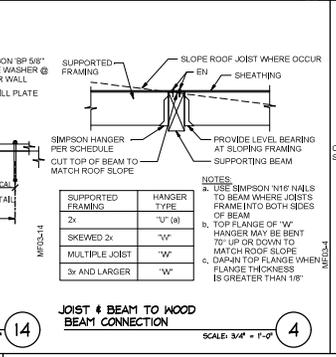
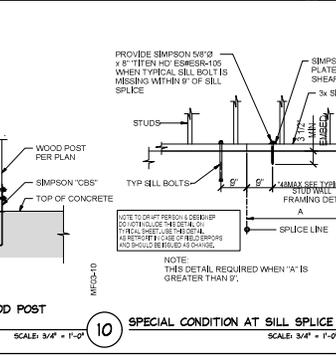
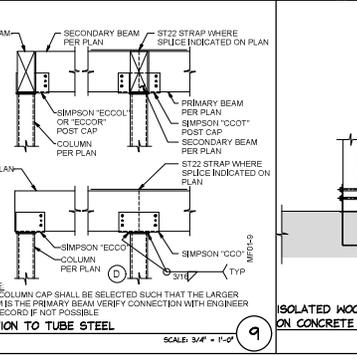
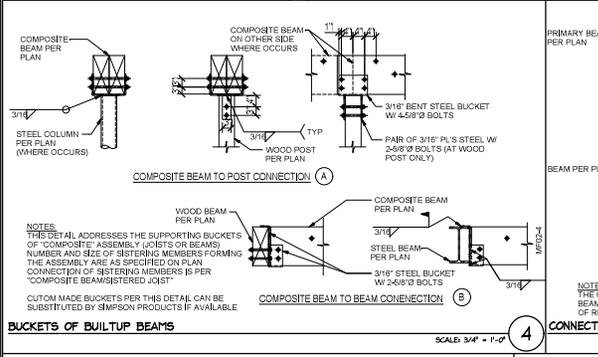
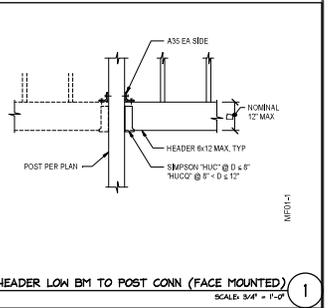
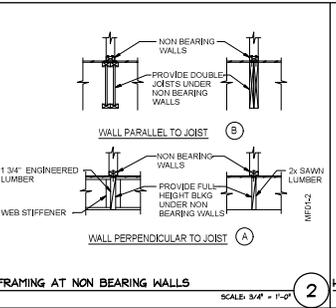
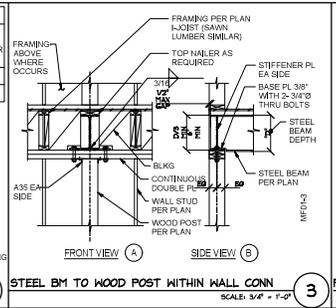
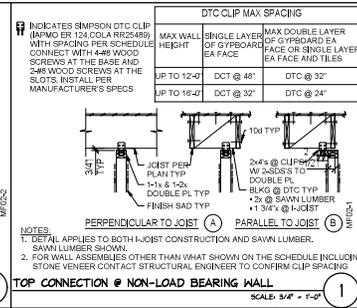
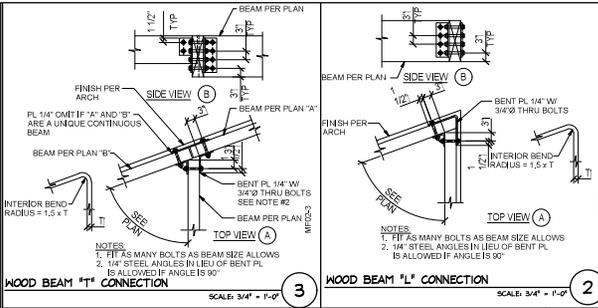
LARKIN RESIDENCE
 67 CHAMICAL PASS
 SANTA LUCIA PRESERVE, CA

GENERAL NOTES / SPECIAL INSPECTIONS



DATE: 07-23-2025
 DRAWN BY: JAT
 CHECKED BY: SEI #25-003

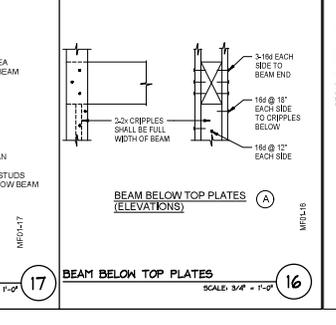
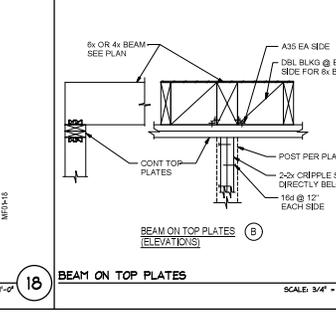
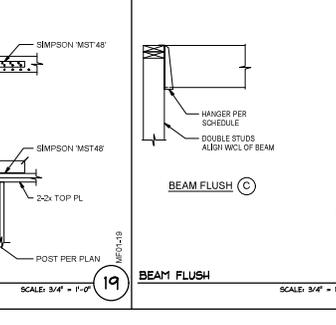
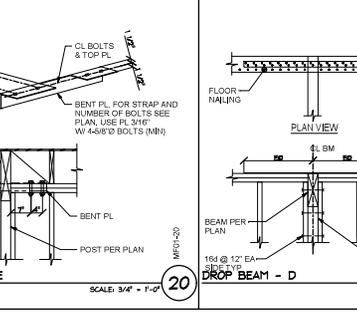
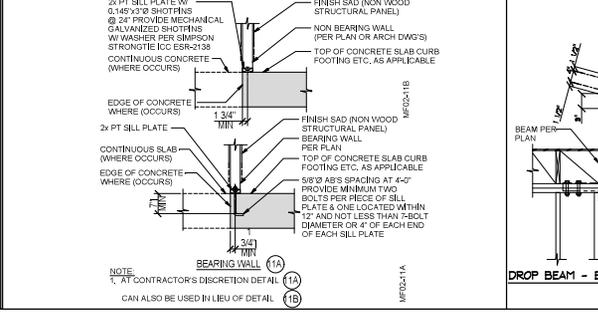
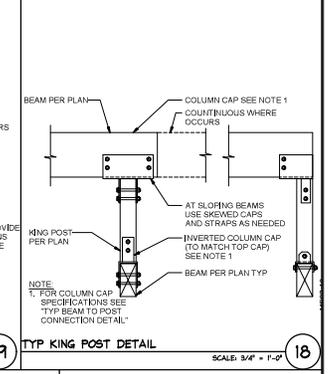
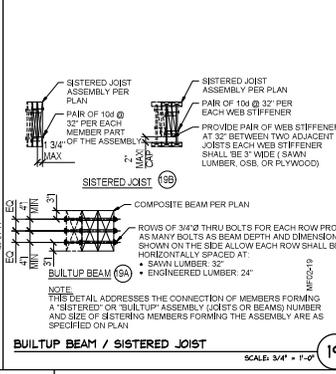
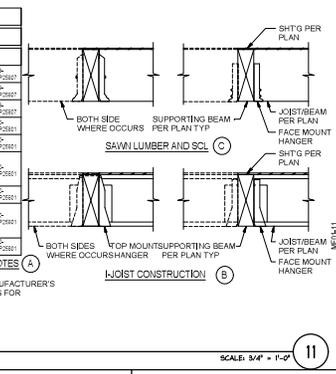
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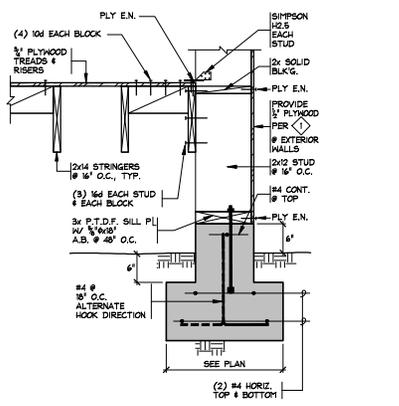
HANGER SCHEDULE - MANUFACTURE: SIMPSON STRONGTIE			
TOP MOUNT HANGER (SEE NOTE 1)		FACE MOUNT HANGER (SEE NOTE 1)	
JOIST/BEAM SIZE	HANGER TYPE	JOIST/BEAM SIZE	HANGER TYPE
ALL SAWN LUMBER UNO	SIMPSON HUTF EPF205- COL4 (R52549)	ALL SAWN LUMBER UNO	SIMPSON HJ EPF205- COL4 (R52527)
2x8 THRU 2x16	SIMPSON LB EPF205- COL4 (R52528)	2x8 THRU 2x10	SIMPSON LUS EPF205- COL4 (R52527)
2x8 THRU 2x14	SIMPSON HUSTF EPF205- COL4 (R52528)	2x8 THRU 2x10	SIMPSON LUS EPF205- COL4 (R52527)
4x8 THRU 4x14	SIMPSON HUSTF EPF205- COL4 (R52528)	4x8 THRU 4x16	SIMPSON LUS EPF205- COL4 (R52527)
ALL I-JOIST UNO	SIMPSON LBV EPF205- COL4 (R52528)	ALL I-JOIST UNO	SIMPSON MJ EPF205- COL4 (R52527)
SINGLE I-JOIST TO WOOD BEAM 8 1/4" THRU 16 DEEP	SIMPSON ITS EPF205- COL4 (R52528)	SINGLE I-JOIST TO WOOD BEAM 8 1/4" THRU 16 DEEP	SIMPSON IUS EPF205- COL4 (R52527)
ALL PSUL/VL/LSL BEAMS UNO	SIMPSON HGLTV EPF205- COL4 (R52528)	ALL PSUL/VL/LSL BEAMS UNO	SIMPSON HGU EPF205- COL4 (R52527)
3 1/2" AND 5 1/4" PSUL/VL/LSL UP TO 11 7/8" DEEP	SIMPSON GLTV EPF205- COL4 (R52528)	3 1/2" AND 5 1/4" PSUL/VL/LSL UP TO 11 7/8" DEEP	SIMPSON MGU EPF205- COL4 (R52527)
ALL GLULAM BEAMS UNO	SIMPSON EG EPF205- COL4 (R52528)	ALL GLULAM BEAMS UNO	SIMPSON HGLG EPF205- COL4 (R52527)

HANGER SCHEDULE AND NOTES

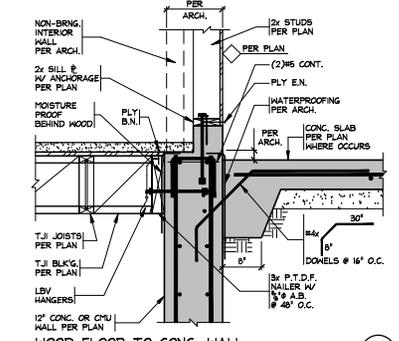
- HANGERS SHALL BE USED TO SUPPORT BEAM OR JOIST FROM A SUPPORTING BEAM.
- TOP OR FACE MOUNT HANGERS SHALL BE SELECTED AT CONTRACTOR'S DISCRETION EXCEPT THAT MANUFACTURER'S REQUIREMENTS OF SUPPORTING MEMBERS SHALL BE MET SUCH AS BUT NOT LIMITED TO MIN THICKNESS FOR FASTENER EMBEDMENT MIN EDGE DISTANCE MIN SIZE OF HEADERS ETC.
- PROVIDE SKEWED SLOPED HANGERS AS REQ'D.
- PROVIDE OFFSET OR CONCEALED FLANGE HANGERS AT EDGE CONDITIONS AS NEEDED.



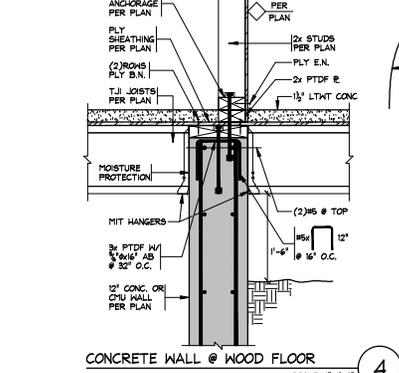
LARKIN RESIDENCE
67 CHAMICAL PASS
SANTA LUCIA PRESERVE, CA



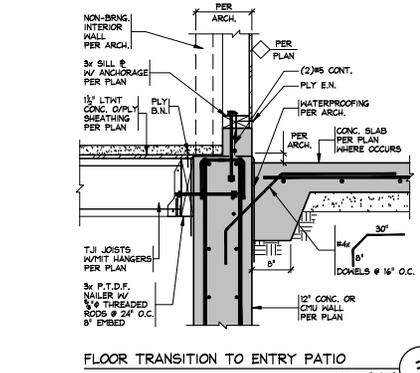
TYPICAL EXTERIOR STAIRWELL SECTION
SCALE: 1"=1'-0"



WOOD FLOOR TO CONC. WALL
SCALE: 1"=1'-0"

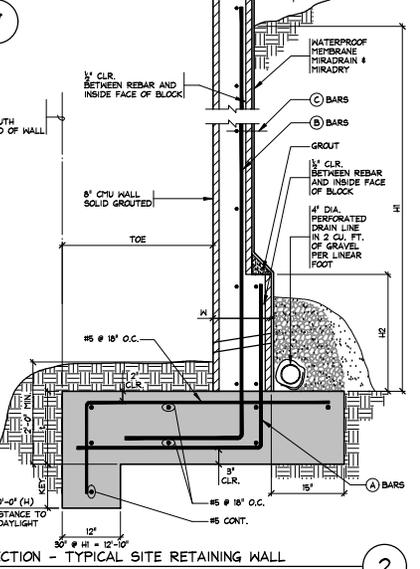


CONCRETE WALL @ WOOD FLOOR
SCALE: 1"=1'-0"

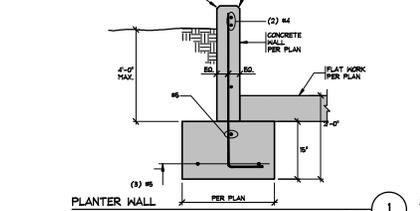


FLOOR TRANSITION TO ENTRY PATIO
SCALE: 1"=1'-0"

HI	H2	TOE	M-MATERIAL	t	KEY	A	B	C
4'-0"	0	1'-10"	8" CMU	15'	-	-	#5 @ 16" o.c.	#4 @ 24" o.c.
8'-0"	0	2'-7"	8" CMU	15'	-	-	#5 @ 16" o.c.	#5 @ 16" o.c.
6'-0"	0	3'-4"	8" CMU	15'	8"	-	#5 @ 16" o.c.	#5 @ 16" o.c.
7'-0"	2'-8"	3'-4"	12" CONC.	15'	18"	#7 @ 16" o.c.	#5 @ 16" o.c.	#4 @ 24" o.c.
8'-0"	4'-0"	4'-0"	12" CONC.	15'	18"	#7 @ 16" o.c.	#5 @ 16" o.c.	#4 @ 24" o.c.



SECTION - TYPICAL SITE RETAINING WALL
SCALE: 1"=1'-0"



PLANTER WALL
SCALE: 1"=1'-0"

FRAMING NOTES

- REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR SLOPES, DRAINS, ETC. AND DIMENSIONS NOT SHOWN.
- ALL DIMENSIONS PER ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY DIMENSIONS BEFORE TO COMMENCEMENT OF CONSTRUCTION.
- LUMBER 4x4 AND SMALLER SHALL BE OF #2 U.L.O. LUMBER 4x6 AND LARGER SHALL BE OF #1 U.L.O.
- BEAMS SHALL BEAR ON PLATES WITH INDICATED POST OF DOUBLER BELOW UNLESS NOTED OTHERWISE.
- PROVIDE WALL-LENGTH, CONTINUOUS, FULL-DEPTH SOLID BLOCKING (WHERE FLOOR JOISTS ARE PERPENDICULAR) OR DOUBLE FLOOR JOISTS (WHERE FLOOR JOISTS ARE PARALLEL) FOR ALL WALLS AT LEVEL ABOVE.
- REFER TO (19) (S1.3) FOR ALL BEARER/SIZES NOT SHOWN ON THIS PLAN.
- PROVIDE 2 ROWS OF PLYWOOD BOUNDARY NAILING (B.N.) TO ALL FRAMING MEMBERS NOTED THEREON.
- INSTALL THE STRAPS OVER TOP OF PLYWOOD, INTO FRAMING MEMBERS. OMIT PLYWOOD NAILING UNDER THE STRAPS.
- FOR TYPICAL INTERIOR PARTITION LATERAL BRACING SEE (1) (S1.5)
- (X) DESIGNATES OPENING IN ROOF, FOR TYPICAL FRAMING SEE (17) (S1.3)
- FOR TYPICAL DOUBLE TOP PLATE SPICE SEE (5) (S1.3)
- PROVIDE FULL HT 2x6 STUDS @ 16" O.C. @ ALL GABLE END & VAULTED HALLS.

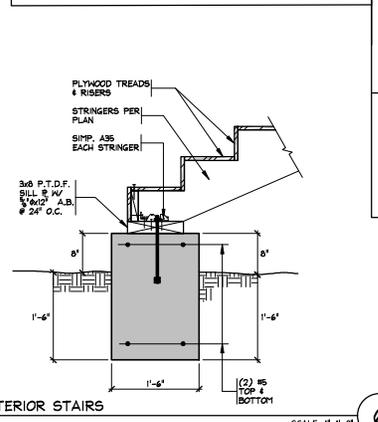
NUMBERED NOTES

- C514x16'-0" STRAP, TOP PLATE TO 4x DRAG BEAM OR 4x BLK'G SHOWN & ACROSS RIDGE WHERE OCCURS
- HDU2 (HORIZONTAL) AT FULL HT. 6x6 POST TO 4x DRAG RAFTER OR TOP PLATE SHOWN PER PLAN
- C514x22" STRAP, TOP PLATE TO 4x BLK'G SHOWN PER PLAN
- C514x16" STRAP, RIDGE TO 4x BLK'G PER PLAN
- C514x16" STRAP, BEAM (TOP, SIDE OR NAILER) TO 4x BLK'G

PAD FOOTING SCHEDULE

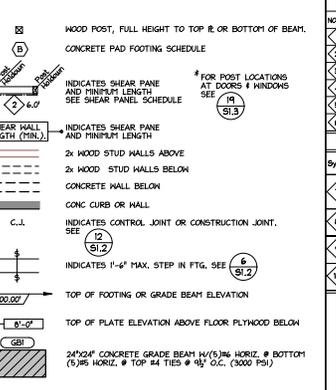
MARK	SIZE	THICKNESS	REINFORCING
(A)	2'-6" x 2'-6"	1'-6"	(4) #5 x 2'-0" E.A. WAY
(B)	3'-6" x 3'-6"	1'-6"	(5) #5 x 3'-0" E.A. WAY
(C)	4'-6" x 4'-6"	1'-6"	(5) #5 x 4'-0" E.A. WAY
(D)	6'-0" x 5'-0"	1'-6"	(7) #5 x 4'-0" E.A. WAY

- NOTES:
- CENTER PAD FOOTING UNDER COLUMN OR WALL UNLESS OTHERWISE NOTED.
 - FOOTING DEPTHS NOTED ARE MINIMUMS. INCREASE DEPTH AS REQUIRED TO CORRELATE WITH DETAILS AND BOTTOM OF FOOTING ELEVATIONS NOTED ON PLAN.
 - SPACE REINFORCING UNIFORMLY OVER FOOTING WIDTH.
 - WHERE CONTINUOUS FOOTINGS INTERSECT PAD FOOTINGS, RUN CONTINUOUS REINFORCING THROUGH PAD FOOTINGS.
- NOTE:
SEE S1.7 FOR PORTIONS OF SOILS REPT.
SOILS ENGINEER SHALL APPROVE BLDG. PAD PREPARATION, FOUNDATION SLAB, SUBGRADE DEPTHS OF ALL FOOTINGS.



EXTERIOR STAIRS
SCALE: 1"=1'-0"

LEGEND



FOUNDATION PLAN NOTES

- SEE ARCHITECTURAL DRAWINGS FOR SLAB SLOPES, DEPRESSIONS, CURBS, AND FLOOR DRAINS.
- NO SLEEVING OF ANY GRADE BEAM OR FOOTING IS ALLOWED UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
- ALL SLEEVES THROUGH FOUNDATION WALLS AND UNDER FOOTINGS SHALL BE INSTALLED PRIOR TO FOUNDATION POUR.
- ALL DIMENSIONS PER ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY DIMENSIONS BEFORE TO COMMENCEMENT OF CONSTRUCTION.
- DIMENSIONS ARE TO FACE OF BLOCK (F.O.B.) AND FACE OF PLYWOOD (F.O.P.). THE FACE OF PLYWOOD SHALL BE EQUAL TO THE FACE OF CONCRETE (F.O.C.).
- BACKFILLING OF RETAINING WALLS AND MALL CONSTRUCTION BELOW GRADE MAY BE DONE AFTER HALL HAS BEEN PLACED 14 DAYS MINIMUM.
- NO ELECTRICAL PANEL, COMMUNICATIONS PANEL, FIRE HOSE CABINETS, ETC. IS PERMITTED IN ANY SHEAR WALL. FACE FRONT ALL SUCH EQUIPMENT.
- PROVIDE PLYWOOD ON INTERIOR WALLS ADJACENT TO SHEAR WALLS TO PROVIDE FLUSH SURFACE FOR FINISH MATERIALS.
- ALL FRAMING IS NEW UNLESS NOTED AS EXISTING (E).
- ALL HOLDINGS & ANCHOR BOLTS AT SHEARWALLS SHALL BE SET IN PLACE BY TEMPLATES PRIOR TO FOUNDATIONS POURING CONCRETE.
- ALL HARDWARE SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE & INSPECTION.
- PRIOR TO THE CONTRACTOR REQUESTING FOR A FOUNDATION INSPECTION, THE FOLLOWING REPORTS/APPROVALS SHALL BE PREPARED BY THE SOILS ENGINEER AND SUBMITTED TO THE DIVISION OF BUILDING AND SAFETY:
A. THE PAD COMPACTATIONS REPORT.
B. APPROVAL OF THE FOUNDATION EXCAVATION.
C. APPROVAL OF BACKFILL OF UTILITY TRENCHES.
- SET THIRD ROD ANCHOR BOLTS 6" & THIRD ROD HD BOLTS 18" INTO (E) FTG W/ SIMPSON SET XP.

TYPICAL FLOOR SHEATHING

3/4" STRUCT I APA RATED PLYWOOD, EXPOSURE 1,
SPAN RATED 48/24. GLUE PANELS TO JOISTS
& 3x4 FLAT BLK'G PER (16) (S1.3)
NAILING: 10d @ 6" O.C. B.N., E.N.
10d @ 12" O.C. F.N.

TYPICAL ROOF SHEATHING

3/4" CD-APA RATED PLYWOOD, EXPOSURE 1,
SPAN RATED 32/16. PLY CLIPS AT UNSUPPORTED
PANELS PER (16) (S1.3)
NAILING: 10d @ 6" O.C. B.N., E.N.
10d @ 12" O.C. F.N.

2022 CBC SHEARWALL SCHEDULE

NO.	DESCRIPTION	WALLING	TRANSFER ALTERNATIVES (SPACING)	VALUE
(1)	1/2" ST1 PLYWOOD @ 8"	1	10d @ 6" O.C. B.N., E.N. 10d @ 12" O.C. F.N.	300
(2)	1/2" ST1 PLYWOOD @ 8"	1	10d @ 6" O.C. B.N., E.N. 10d @ 12" O.C. F.N.	300
(3)	1/2" ST1 PLYWOOD @ 8"	1	10d @ 6" O.C. B.N., E.N. 10d @ 12" O.C. F.N.	665
(4)	1/2" ST1 PLYWOOD @ 8"	2	10d @ 6" O.C. B.N., E.N. 10d @ 12" O.C. F.N.	870
(5)	1/2" ST1 PLYWOOD @ 8"	2	10d @ 6" O.C. B.N., E.N. 10d @ 12" O.C. F.N.	1000
(6)	1/2" ST1 PLYWOOD @ 8"	2	10d @ 6" O.C. B.N., E.N. 10d @ 12" O.C. F.N.	1450

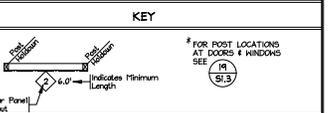
SIMPSON STEEL STRAP-MALL PANEL

Symbol	Panel No.	Comments
(1)	55001/1/1	See Sheet S1.6 for hardware and installation requirements. Prior to ordering panels, verify architectural plans, door & window schedules & top plate elevations.
(2)	55001/1/2	See Sheet S1.6 for hardware and installation requirements. Prior to ordering panels, verify architectural plans, door & window schedules & top plate elevations.
(3)	55001/1/3	See Sheet S1.6 for hardware and installation requirements. Prior to ordering panels, verify architectural plans, door & window schedules & top plate elevations.
(4)	55001/1/4	See Sheet S1.6 for hardware and installation requirements. Prior to ordering panels, verify architectural plans, door & window schedules & top plate elevations.
(5)	55001/1/5	See Sheet S1.6 for hardware and installation requirements. Prior to ordering panels, verify architectural plans, door & window schedules & top plate elevations.

FOOTNOTES / NOTES

- USE COMMON NAILS ONLY FOR ALL SHEATHING. FIELD NAILING IS 12" O.C. PROVIDE 3x OR 2-2x FRAMING AT ALL PANEL EDGES.
- ALL ANCHOR BOLTS FOR SHEARWALLS SHALL INCLUDE 3" x 3" x 0.25" THICK PLATE HARDWARE PER (2022 CBC 2305.3.11)
- USE 1/4" x 4" 1/2" SDS SCREWS THROUGH 2x SILLS AND 1/4" x 4" SDS SCREWS THROUGH 3x SILLS. (ICC ESR-2226)
- EMBED 3/8" LAGS 2" MIN. INTO FRAMING BELOW PER PLAN (USUALLY 5" LAGS AT 2x SILLS & 6" LAGS AT 3x SILLS, V.I.F.).
- INSTALL REPLYBLOCKING TO MATCH FULL WIDTH OF TOP PLATES, AND STAGGER CLIPS ON EACH SIDE OF WALL.
- VALUES BASED ON 2018 NDS FOR LIGHT-FRAMED CONSTRUCTION, AS REFERENCED IN SEAC0 ARTICLE 12.04.030, JUNE 2009
- ALLOWABLE LOADS HAVE BEEN REDUCED TO (1/1.25) OF ALLOWABLE VALUES DUE TO PLAN IRREGULARITY. LAGS 7'-6" TO 12'-3'-6"
- SEE SHEET S1.6 FOR TYPICAL PLYWOOD SHEAR WALL CONSTRUCTION.
- PROVIDE 7" MINIMUM EMBEDMENT OF ANCHOR BOLTS INTO FOOTING. EMBEDMENT DEPTH BEGINS BELOW SLAB SAND LAYER & BELOW BOTTOM OF ANY CURBS OR STEPS HALLS.
- WHERE NEW PLYWOOD IS INDICATED ON EXISTING STUD WALLS, REMOVE EXISTING GYPSUM BOARD OR PLASTER AND NAIL PLYWOOD TO FACE OF STUDS.
- ALL EXTERIOR WALLS SHALL HAVE SHEATHING & ANCHOR BOLTS PER SHOWN ABOVE. MINIMUM OF 2x P.T.D.F. SILL PLATE REQUIRED.
- ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- SEE (3) FOR TYPICAL HOLDOWN INSTALLATION
- PLYWOOD SHALL BE DOUGLAS-FIR-LARCH PER (SPD-6-2016 NOTE 3 OF TABLE 4.3A)
- CONTINUE PLYWOOD @ INTERIOR SHEARWALLS FOR FULL LENGTH OF WALL LINE BEYOND SHEAR WALL LENGTH TO PROVIDE FLUSH SURFACES.
- PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING & OTHER FASTENER COMPONENTS IN SHEAR WALLS & DIAPHRAGMS, WHEN NAILING IS 4" O.C. OR LESS.

KEY



*NOTE: PER 2022 CBC 705.12.2 PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING & OTHER FASTENER COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM (WOOD SHEAR WALLS & DIAPHRAGMS) WHERE THE FASTENING OF THE SHEATHING IS 4" O.C. OR LESS.

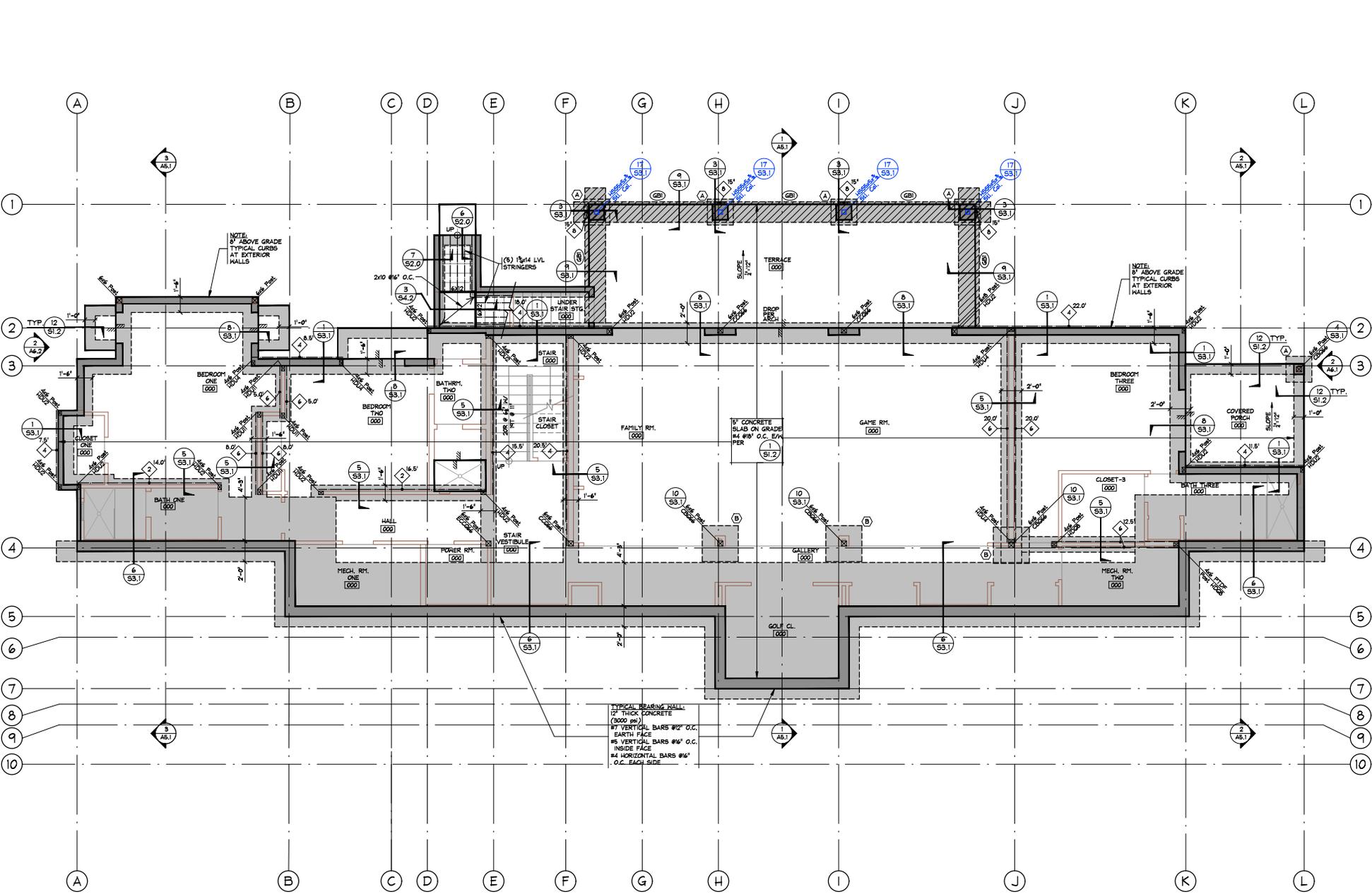
LARKIN RESIDENCE
67 CHAMICAL PASS
SANTA LUCIA PRESERVE, CA

SCHEDULE & LEGEND



DATE: 07-23-2025
BY: JAT
JOB NO.: SEI #25-003

S2.0



BASEMENT FOUNDATION PLAN

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

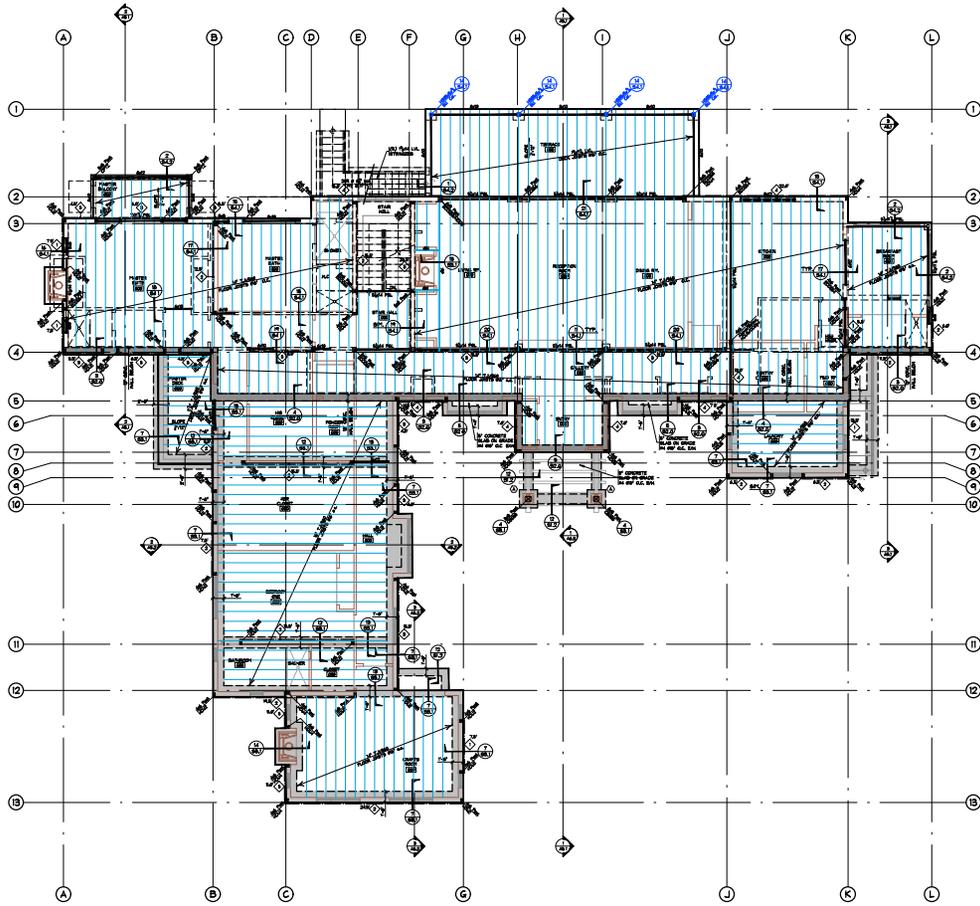
LARKIN RESIDENCE
67 CHAMISAL PASS
SANTA LUCIA PRESERVE, CA

BASEMENT FOUNDATION PLAN



Date: 07-23-2025
Drawn: JAT
Checked: SEI #25-003

S2.1



OVERALL FOUNDATION PLAN

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



LARKIN RESIDENCE
67 CHAMISAL PASS
SANTA LUCIA PRESERVE, CA

OVERALL FOUNDATION
PLAN



JOHN & HARBITT
ASSOCIATES
STRUCTURAL ENGINEERS
SINCE 1963



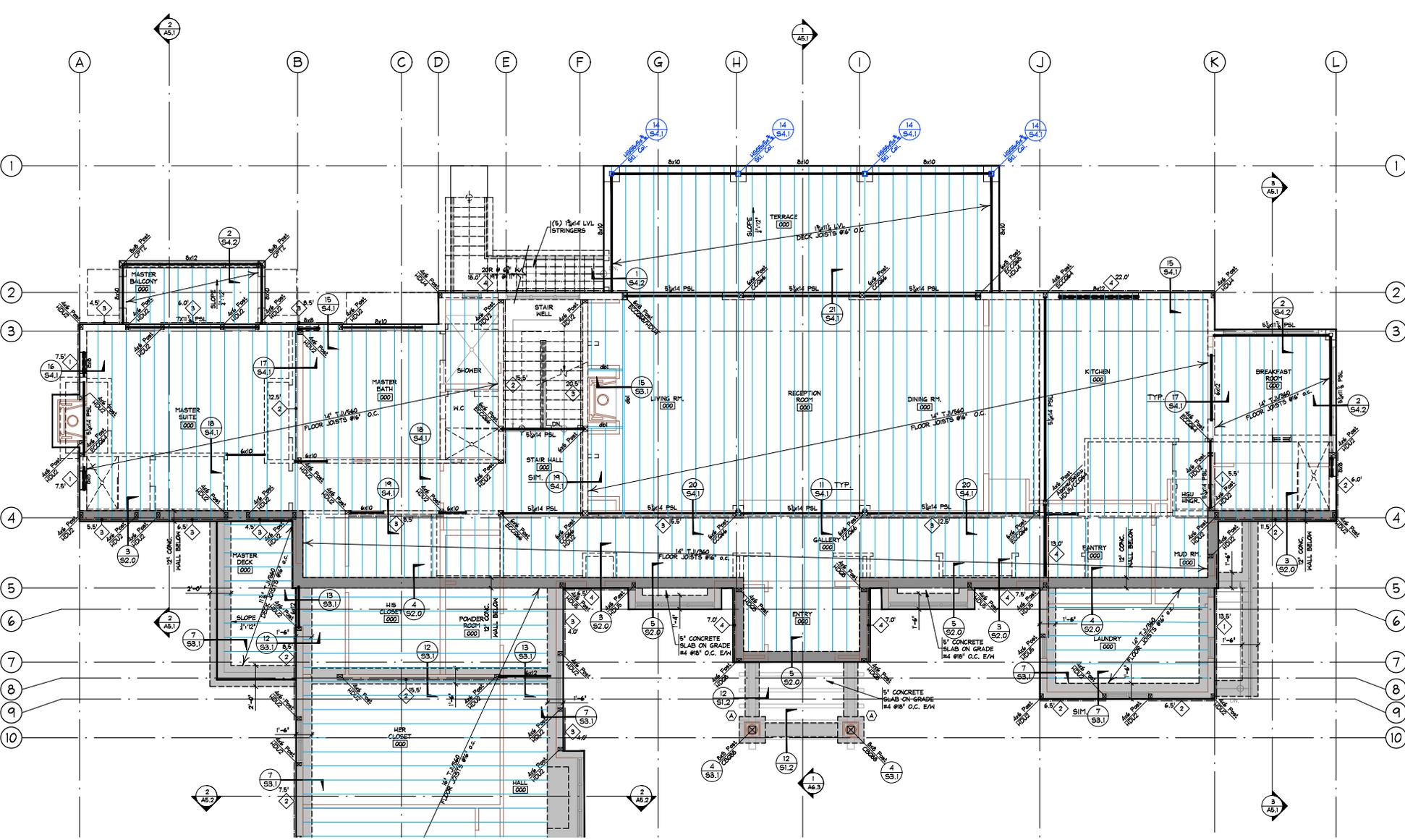
Date: 07-23-2025

Drawn: JAT

Check: SEI #25-003

Sheet:

S2.2



PARTIAL FOUNDATION PLAN

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

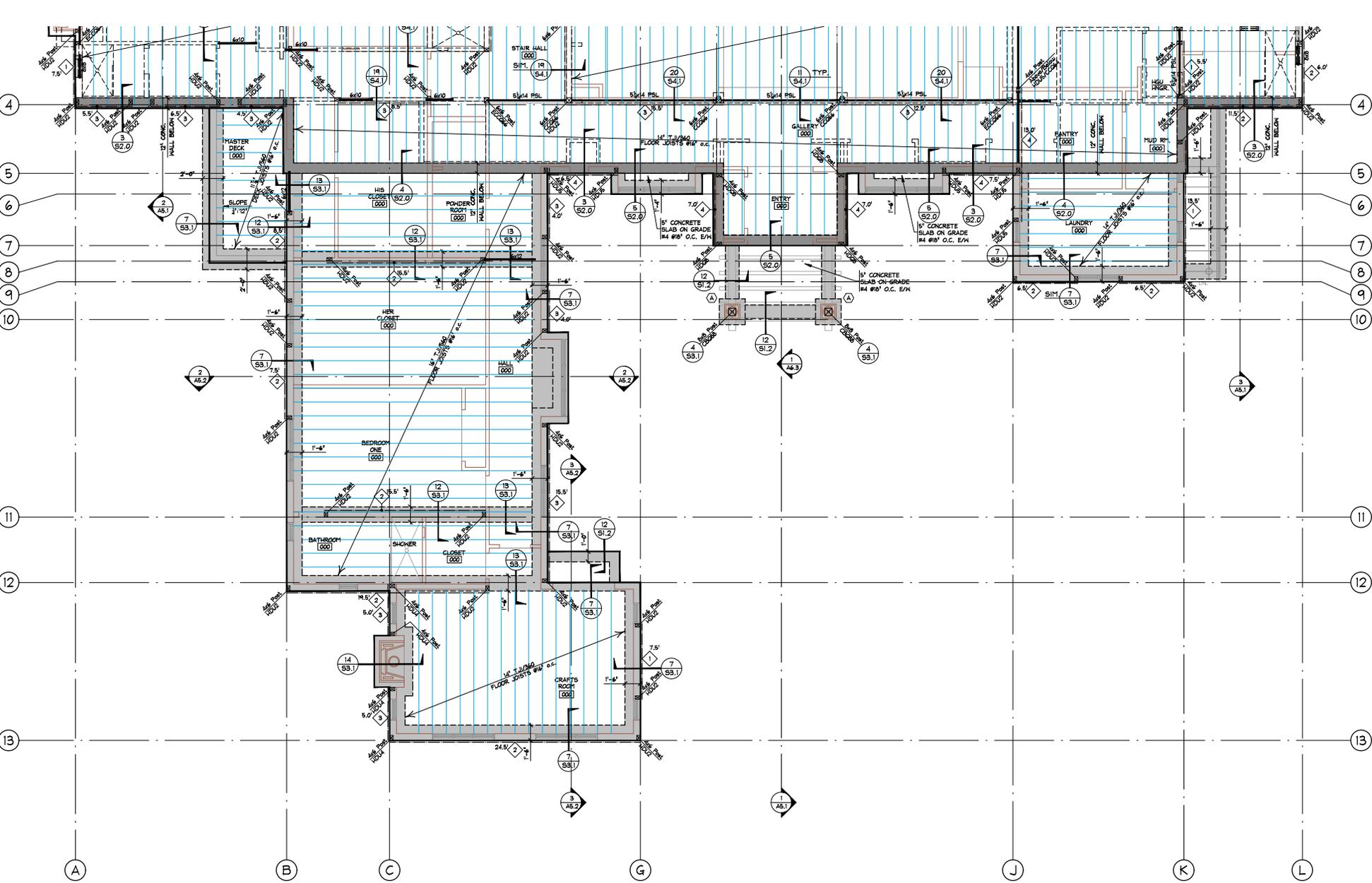
LARKIN RESIDENCE
67 CHAMISAL PASS
SANTA LUCIA PRESERVE, CA

PARTIAL FOUNDATION PLAN



Date: 07-23-2025
Drawn: JAT
Checked: SEI #25-003

S2.2.1



PARTIAL FOUNDATION PLAN

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

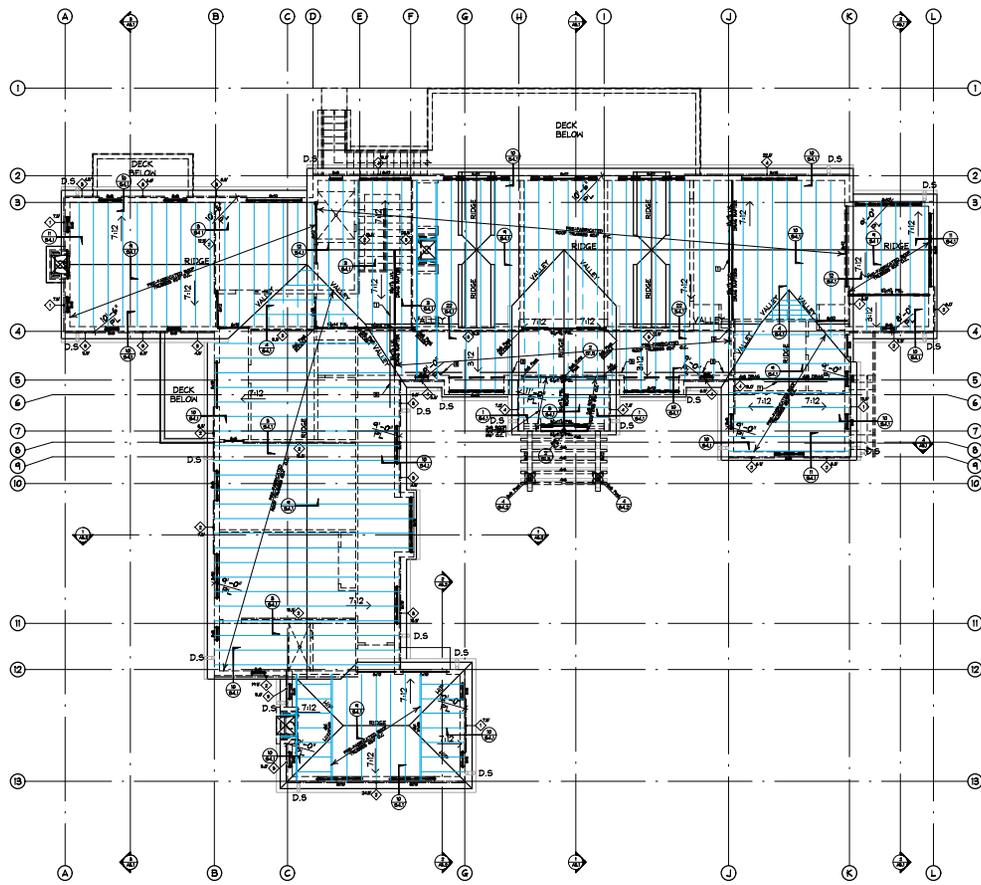
LARKIN RESIDENCE
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 SANTA LUCIA PRESERVE, CA

PARTIAL FOUNDATION PLAN



Date: 07-23-2025
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S2.2.2



OVERALL ROOF FRAMING PLAN

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



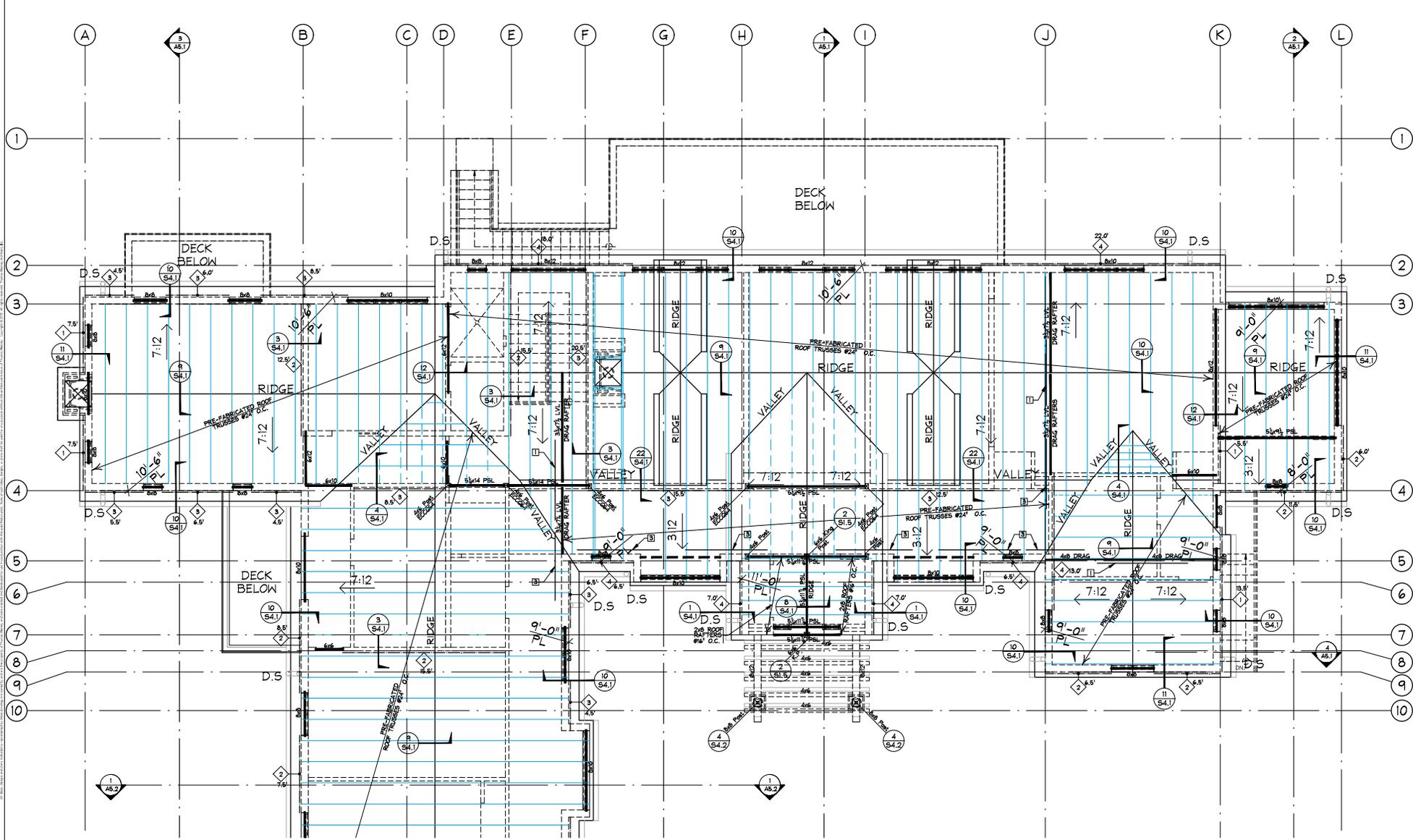
LARKIN RESIDENCE
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OVERALL
ROOF FRAMING
PLAN



Date: 07-23-2025
 Drawn: JAT
 Check: SEI #25-003

S2.3



PARTIAL-ROOF FRAMING PLAN

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



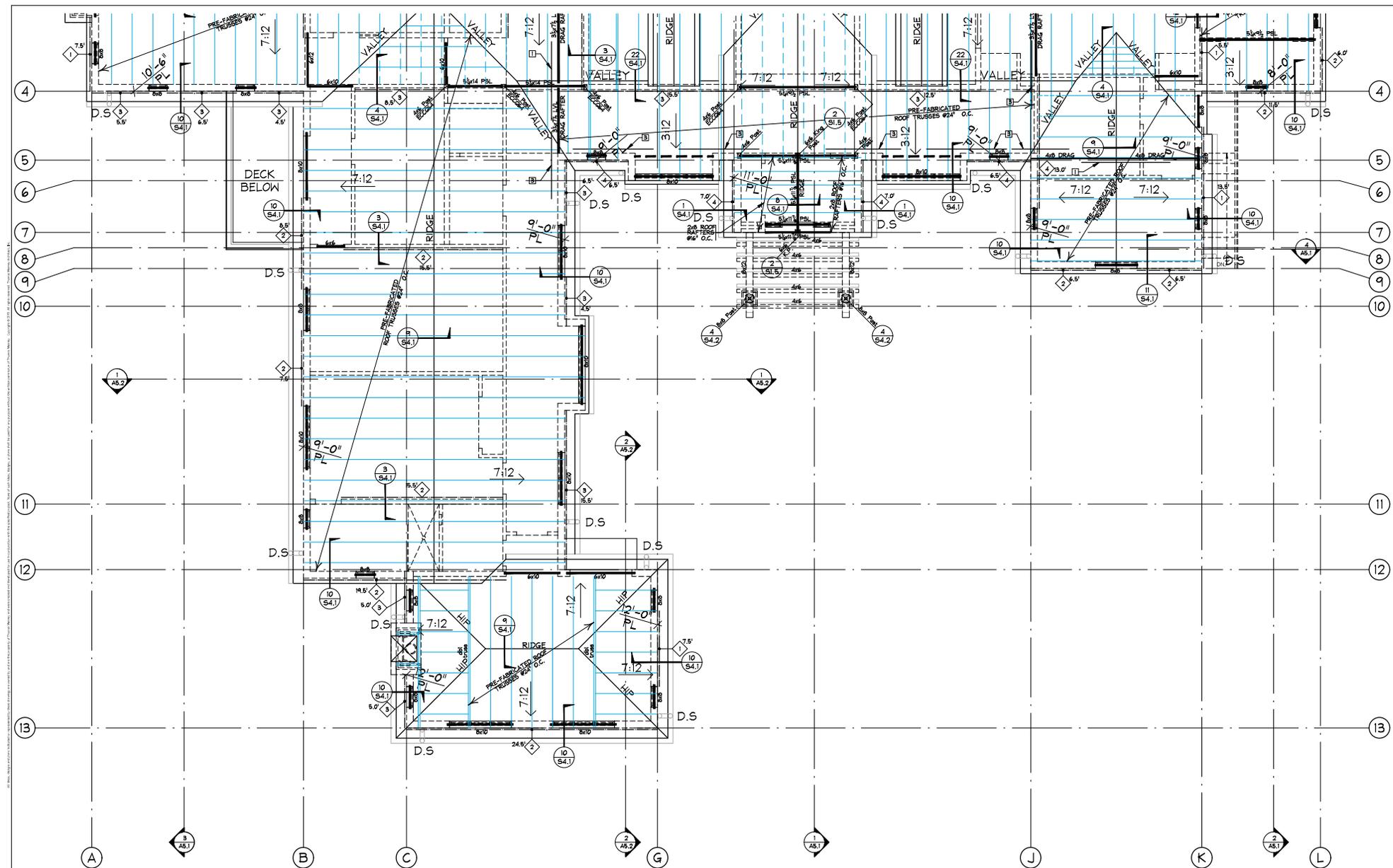
LARKIN RESIDENCE
67 CHAMISAL PASS
SANTA LUCIA PRESERVE, CA

PARTIAL
ROOF FRAMING
PLAN



Date: 07-23-2025
 Drawn: JAT
 Checked: SEI #25-003

S2.3.1



PARTIAL-ROOF FRAMING PLAN

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



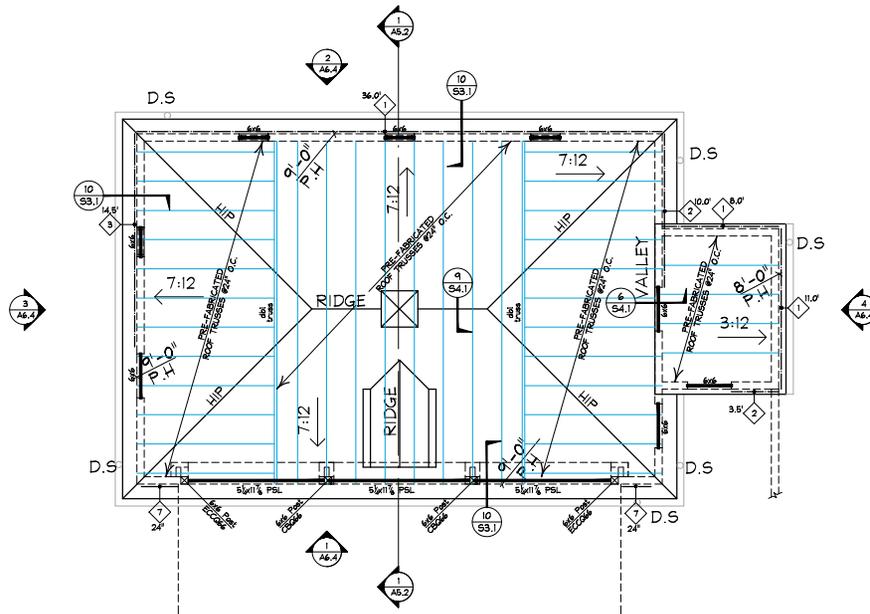
LARKIN RESIDENCE
67 CHAMISAL PASS
SANTA LUCIA PRESERVE, CA

PARTIAL ROOF FRAMING PLAN



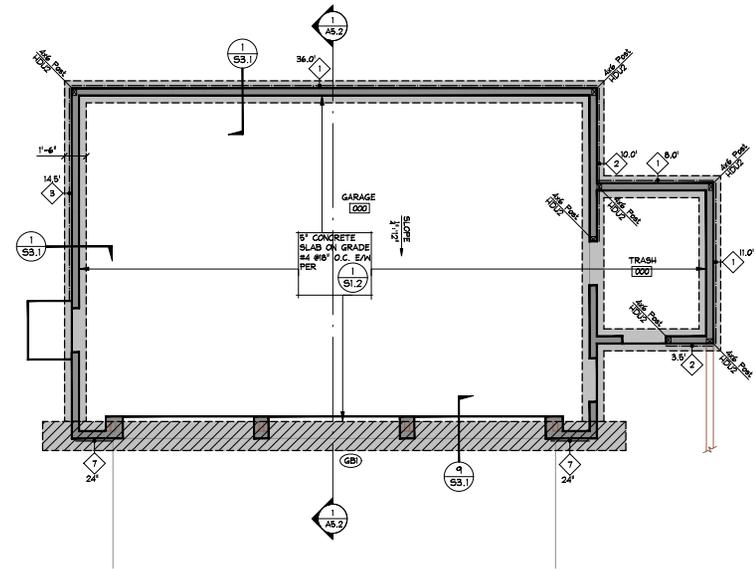
Date: 07-23-2025
 Drawn: JAT
 Job Number: SEI #25-003

S2.3.2



GARAGE ROOF FRAMING PLAN

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



GARAGE FOUNDATION PLAN

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

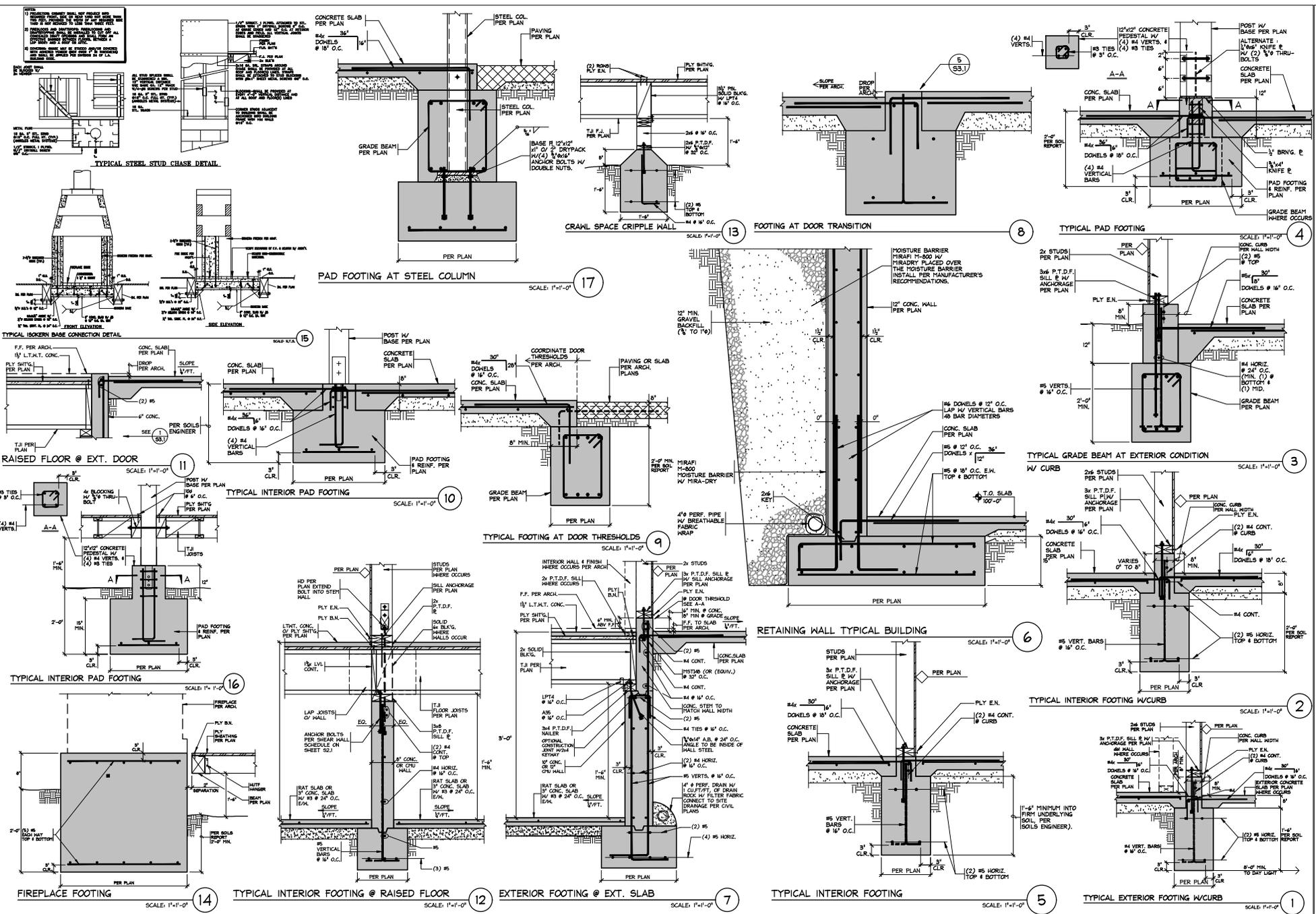
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GARAGE
FOUNDATION & FRAMING
PLAN



Date: 07-23-2025
Drawn: JAT
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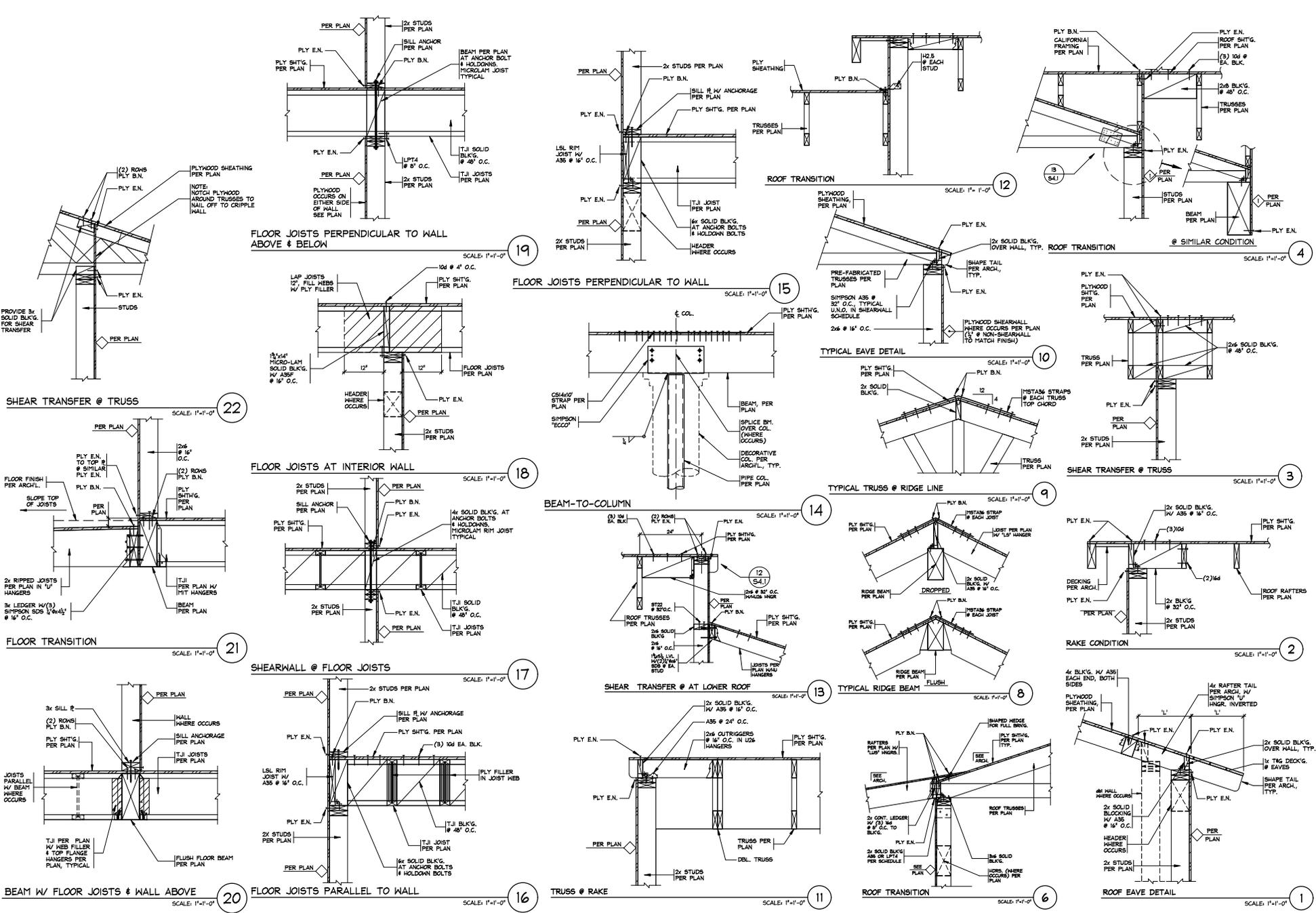
Sheet: S2.4



LARKIN RESIDENCE
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DATE: 07-23-2025
 DRAWN BY: JAT
 CHECKED BY: SEI#25-003



LARKIN RESIDENCE
67 CHAMICAL PASS
SANTA LUCIA PRESERVE, CA

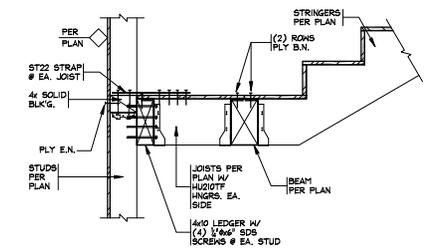
ROOF FRAMING
DETAILS



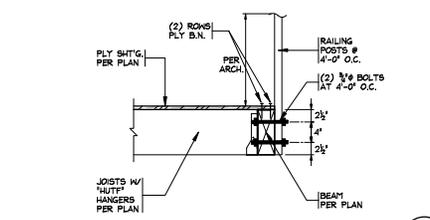
Date: 07-23-2025
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Set Number: SEI#25-003

Scale: 1"=1'-0"

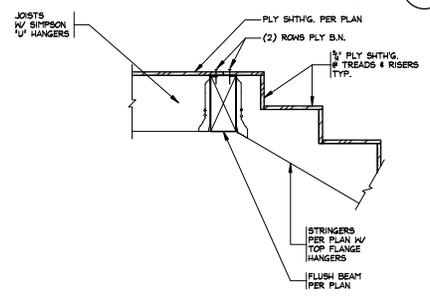
S4.1



STAIR TRANSITION TO WALL
SCALE: 1"=1'-0" **3**



PORCH FLOOR FRAMING
SCALE: 1"=1'-0" **2**



FLOOR-TO-STAIR TRANSITION
SCALE: 1"=1'-0" **1**

LARKIN RESIDENCE
67 CHAMISAL PASS
SANTA LUCIA PRESERVE, CA

ROOF FRAMING
DETAILS



Date: 07-23-2025
Drawn: JAT
Job Number: SEI#25-003

Sheet: **S4.2**

R-32 SPLIT SYSTEM HEATING & COOLING UNITS

MARK	COOL. KWH TC	HEAT KWH HIGH(47) LOW (17)	CFM	ESP	MOTOR HP	UNIT V/PH	UNIT MCA	WT LBS	SEER2	EER2	HPSP2	LINE SIZE GAS	LIQ	MANUFACTURER AND MODEL	COMMENTS
HP-1	48	54	35	-	-	230/1	24	243.6	19	11.7	10	-	-	SAMSUNG AM0481EMDCG/AA	(1) (6)
AH-1A	24	27	-	705	0.5	-	230/1	3.5	101	-	-	5/8	3/8	SAMSUNG AM024FEZDCG/AA	(2) (3) (4) (6)
AH-1B	24	27	-	705	0.5	-	230/1	3.5	101	-	-	5/8	3/8	SAMSUNG AM024FEZDCG/AA	(2) (3) (4) (6)
HP-2	48	54	35	-	-	230/1	24	243.6	19	11.7	10	-	-	SAMSUNG AM0481EMDCG/AA	(1) (6)
AH-2A	54	60	-	1600	0.5	-	230/1	7.5	162	-	-	3/4	3/8	SAMSUNG AM0547N2DCH-AA	(2) (3) (4) (6)
HP-3	38	42	27	-	-	230/1	22	243.6	19	12	10	-	-	SAMSUNG AM056FCMCG/AA	(1) (6)
AH-3A	15	17	-	490	0.5	-	230/1	1.29	60	-	-	1/2	1/4	SAMSUNG AM015FCMCG/AA	(2) (3) (4) (6)
AH-3B	24	27	-	810	0.5	-	230/1	2.41	76	-	-	5/8	3/8	SAMSUNG AM024FEZDCG/AA	(2) (3) (4) (6)
AH-3C	7.5	8.5	-	315	0.5	-	230/1	0.91	60	-	-	1/2	1/4	SAMSUNG AM007FEMDCG/AA	(2) (3) (4) (6)

- MOUNT OUTDOOR UNIT ON VIBRATION PAD AND PROVIDE CLEARANCES PER MANF. GUIDELINES
- PROVIDE A CONDENSATE DRAIN LINE FOR EACH OUTDOOR UNIT.
- PROVIDE 16/2 STRANDED AND SHIELDED WIRE TO ALL CONTROLLERS
- PROVIDE FILTER RACKS AND MERV 13 FILTERS
- ROUTE ANY UNDERSLAB REFRIGERATION LINES IN PVC SLEEVE PER MANF. GUIDELINES
- EQUIPMENT SIZES APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL 5 8TH EDITION
- PROVIDE MIN_800UM THERMOSTAT ADAPTERS, 1 PER AH, TO BE POWERED BY DEDICATED 230V TO 24V TRANSFORMERS MOUNTED TO AH'S. TRANSFORMERS TO PULL POWER FROM AH TO POWER 300 PARTY THERMOSTATS.
- 3rd PARTY THERMOSTATS TO BE 2 STAGE HEAT AND 2 STAGE COOL, SET FOR CONVENTIONAL STYLE WIRING, WITH R, G, C, Y1, Y2, M, R2.
- FOR MORE ACCURATE SPACE TEMP READINGS TO VRF SYSTEM, PROVIDE AND INSTALL 401 10K-UM FLUSH MOUNT PAINABLE BUTTON REMOTE TEMP SENSORS OR SIMILAR. WIRE BACK TO AH SERVING THAT ZONE AND PUG INTO BOARD IN PLACE OF RA THERMOST. ABANDON RA THERMOSTATS IN PLACE.
- SET DIP5 AND DIP6 ON THERMOSTAT ADAPTERS FOR THE INSTALL MANUALS. CONFIRM ESTIMATED SPACE SET TEMPS WITH END USERS PRIOR TO INSTALL FOR USE WHEN SETTING TEMP DIALS R301/2 INSIDE THE ADAPTERS.
- PROVIDE SAMSUNG CENTRAL CONTROLLER AT MECHANICAL ROOM, MODEL MCM-A-000UN.

FANS

MARK	LOCATION	CFM	ESP	CFM CONT.	SONES	DRY TIP SPEED	MOTOR HP	FAN V/PH	FAN RPM	MAX AMPS	WATTS	CFM/ WATTS	MANUFACTURER MODEL	COMMENTS
EF-1	BATH UPPER	110	0.25"	---	<0.3	NA	120/1	894	0.39	12.1	9.6		PANASONIC FV-11-15WV3	(2) (3) (4)
EF-2	MASTER BATH	130	0.25"	---	0.4	NA	120/1	905	0.39	14.7	9.4		PANASONIC FV-11-15WV3	(2) (3) (4)
EF-3	MASTER WC	50	0.25"	---	0.4	NA	120/1	933	0.36	7.0	7.2		PANASONIC FV-05-11WV3	(2) (3) (4)
EF-4	BATH 1	110	0.25"	---	<0.3	NA	120/1	894	0.39	12.1	9.6		PANASONIC FV-11-15WV3	(2) (3) (4)
EF-5	BATH 2	110	0.25"	---	<0.3	NA	120/1	894	0.39	12.1	9.6		PANASONIC FV-11-15WV3	(2) (3) (4)
EF-6	BATH 2 WC	50	0.25"	---	0.4	NA	120/1	933	0.36	7.0	7.2		PANASONIC FV-05-11WV3	(2) (3) (4)
EF-7	BATH 3	110	0.25"	---	<0.3	NA	120/1	894	0.39	12.1	9.6		PANASONIC FV-11-15WV3	(2) (3) (4)

- CEC IAQ REQUIRED VENTILATION-DO NOT MODIFY, PROVIDE MULTI SPEED AND TIME DELAY MODULE
- PROVIDE OPTIONAL LUTRON OCCUPANCY SENSOR MODEL # MS-OP55AM, OR EQUAL PER ARCH, AND LED NIGHT LIGHT & MOTION SENSOR MODULE
- PROVIDE CONDENSATION SENSOR MODULE TO SATISFY HUMIDISTAT CONTROL PER 2022 CAL GREEN CODE SECTION 4.506
- FAN SHALL BE ENERGY STAR RATED AND HAVE BUILT IN BACKDRAFT DAMPER
- WITH FACTORY UNIT TRAP KIT. WIRE PER INSTALLATION GUIDELINES WITH DRYER CIRCUIT, PROVIDE ACCESS.

HEAT-ENERGY RECOVERY VENTILATORS

MARK	CFM	ESP	HR % SRE	ASE	MOTOR HP	WATTS	MANUFACTURER MODEL	COMMENTS	
ERV-1	85	0.4	73	77	-	120/1	68	PANASONIC FV-10VE2	(1) (2)
ERV-2	66	0.4	77	81	-	120/1	39	PANASONIC FV-10VE2	(1) (2)
ERV-3	66	0.4	77	81	-	120/1	39	PANASONIC FV-10VE2	(1) (2)
ERV-4	66	0.4	77	81	-	120/1	39	PANASONIC FV-10VE2	(1) (2)

- CEC IAQ REQUIRED VENTILATION-DO NOT MODIFY
- UNIT SHALL BE INSTALLED WITH MERV 13 FILTER.

SHEET INDEX

- MO.1 NOTES
- MO.2 ENERGY COMPLIANCE
- MO.5 2022 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY
- MO.21 BASEMENT HVAC PLAN
- MO.22 PARTIAL FIRST FLOOR HVAC PLAN
- MO.23 PARTIAL FIRST FLOOR HVAC PLAN

ABBREVIATIONS

AC	AIR CONDITIONING UNIT	LWT	LEAVING WATER TEMPERATURE
AD	ACCESS DOOR	M	MOTOR
AFF	ABOVE FINISHED FLOOR	MWS	METAL LOUVER WITH WIRE MESH SCREEN
AHU	AIR HANDLING UNIT	MORSO	MASONRY OR WALL OPENING
AL	ACOUSTICAL LINING	NC	NORMALLY CLOSED
ALD	AUTOMATIC LOUVER DAMPER	NOI	NOT IN CONTRACT
BDD	BACKDRAFT DAMPER	NK	NECK SIZE
BI	BLACK IRON	NOI	NORMALLY OPEN
BRD	BAROMETRIC RELIEF DAMPER (PRESSURE REGULATING DAMPER)	NTS	NOT TO SCALE
CAV	CONSTANT AIR VOLUME	OAI	OUTSIDE AIR INTAKE
CC	COILING COIL	OED	OPPOSED BLADE DAMPER
CD	CEILING DIFFUSER	P	PUMP
CHWR	CHILLED WATER RETURN	PC	PUMPED CONDENSATE
CHWS	CHILLED WATER SUPPLY	PHC	FRE HEAT COIL
CR(G)	CEILING REGISTER OR GRILLE	PRV	PRESSURE REDUCING VALVE
CWR	CONDENSER WATER RETURN	RA	RETURN AIR
CWS	CONDENSER WATER SUPPLY	RHC	REHEAT COIL
DB	DRY BULB TEMPERATURE	SA	SUPPLY AIR
EAT	ENTERING AIR TEMPERATURE	SD	SMOKE DAMPER
EJ	EXPANSION JOINT	SF	SQUARE FEET
EXH	EXHAUST	ST	SOUND TRAP
EWT	ENTERING WATER TEMPERATURE	S/S	STAINLESS STEEL
FAI	FRESH AIR INTAKE	TF	TRANSFER FAN
FC	FLEXIBLE CONNECTION	TR(G)	TOP REGISTER OR GRILLE
FCU	FAN COIL UNIT	UC	UNDERCUT DOOR (1")
FD	FLOOR DIFFUSER	UH	UNIT HEATER
FRD	FIRE DAMPER	UN	UNLESS OTHERWISE NOTED
FRP	FEET PER MINUTE	V	VENTILATION
H	HUMIDIFIER	VAV	VARIABLE AIR VOLUME REGULATOR
HC	HEATING COIL	VD	VOLUME DAMPER
HRC	HEAT RECOVERY COIL	VF	VARIABLE FREQUENCY DRIVE
HRV	HEATING RECOVERY AND VENTILATING UNIT	VI	VIBRATION ISOLATOR
HWS	HOT WATER RETURN	WB	WET BULB TEMPERATURE
HWR	HOT WATER SUPPLY	WMS	WIRE MESH SCREEN
KW	KILOWATTS	WP	WEATHER PROOF
LAT	LEAVING AIR TEMPERATURE	W/SQ.FT	WATTS PER SQUARE FOOT

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	DISTRIBUTION MANIFOLD
	HYDRONIC BASEBOARD (SEE HEAT SOURCE SCHEMATIC FOR LENGTH AND HEIGHT)
	AIR SUPPLY FLOOR/CEILING REGISTER (CFM AS SHOWN ON PLAN)
	AIR SUPPLY WALL REGISTER (CFM AS SHOWN ON PLAN)
	AIR RETURN TOE SUPPLY REGISTER (CFM AS SHOWN ON PLAN)
	AIR RETURN WALL GRILLE (CFM AS SHOWN ON PLAN)
	AIR EXHAUST IN-LINE FAN
	AIR EXHAUST FAN RECYCLED FAN
	DOOR GRILLE OR TRANSFER GRILLE
	THERMOSTAT =80°F
	NEW DUCT ROUND (SUPPLY)
	NEW DUCT ROUND (RETURN)
	NEW DUCT SQUARE (SUPPLY)
	NEW DUCT SQUARE (RETURN)
	MITERED ELBOW WITH TURNING VANES
	DUCT TRANSITION (ROUND OR SQUARE)
	DUCT TRANSITION (RECTANGULAR TO ROUND)
	MANUAL AIR VOLUME DAMPER

REGISTERS

MARK	TYPE	MANUFACTURER MODEL	COMMENTS
QR	CEILING RETURN	TITUS CT-480 3 26 N 00-000 0	(1)
QD	CEILING DIFFUSER	TITUS CT-480 3 26 N 00-000 0	(1)
H8R	HIGH SIDE RETURN	TITUS CT-480 3 26 N 00-000 0	(1)
H8S	HIGH SIDE SUPPLY	TITUS CT-480 3 26 N 00-000 0	(1)
IK	TOE KICK	TITUS CT-480 4 26 N 00-000 0	(1)
L8R	LOW SIDE RETURN	TITUS CT-480 3 26 N 00-000 0	(1)
L8S	LOW SIDE SUPPLY	TITUS CT-480 3 26 N 00-000 0	(1)
FD	FLOOR DIFFUSER	TITUS CT-480 6 26 N 00-000 H	(1)

- PROVIDE MILL FINISH OR CUSTOM PAINT COLOR SPECIFIED BY ARCH.

DUCT SYSTEM INSTALLATION

- Duct installation shall be in conformance with chapter 6 of the 2022 CMIC 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 avoid all joints and seams to prevent air leakage.
 - Where shown on the mechanical plan and if necessary for other locations, provide rectangular duct of equivalent cross sectional area to the duct duct shown to clear obstructions. Provide smooth transitions when the duct shape changes.
 - Flexible vibration isolation connectors shall be installed in sheet metal ductwork at the unit in both the supply and at intake; these shall not exceed 10.0 inches in length. Ductwork shall be properly aligned at these connectors without any offset.
 - Metal ductwork shall be installed in a workmanlike manner in accordance with acceptable practice given in the ASHRAE Handbook or the SMACNA low pressure duct construction standards. Metal 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 down 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.
 - Rigid ductwork exposed to view shall be installed in such a manner as to present a neat appearance. The ducts shall be sealed to adjacent architectural surfaces and have as few joints as possible.
 - 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 braced or banded to provide additional support. Ducts shall be insulated with fiberglass duct insulation to provide a minimum duct insulation value of R-4. Vane branches and offset 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 E84, E853, NFPA 90B, and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
 - Flexible air duct shall be UL listed class 1 air duct made with a polyester interior, a moisture impervious sleeve and insulation having a minimum R-value of 4. Full 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 specifications and/or the SMACNA "flexible duct performance standards and flexible duct installation standards." Tight fitting mechanical clamps and mastic recommended for their installation instructions and standards set by the code. Duct work shall use pressure-sensitive tapes, mastic, aerosol sealants or other adhesive systems meeting UL 181 and NFPA 90B requirements. Ductwork installed with flexible ducts shall be either stainless-steel, woven woven hose clamps or UL-resistant nylon duct ties. In addition, ductwork shall have a minimum tensile strength rating of 150 pounds and an R-value as recommended by the manufacturer.
 - 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 catch 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.
 - 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.
 - Supply and return plenums shall be covered with insulation having a value of R6 or greater on the interior surface. Any insulating material used shall meet the appropriate specifications required by ASTM E84, E853, NFPA 90B, and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
 - Ductwork shall be installed so that it will not contact the ground.
 - Return air grill may be substituted, as desired, based on equal face area.
 - Boat area shall match grill area in all cases. If necessary, boots should be lined with acoustical lining to reduce noise transmission.
 - Plenum shall be lined with acoustical lining.
 - Flat ducts for wall registers shall be 3-1/4" x 14" unless shown on the plans.
 - Termination of all environmental air ducts including direct vent termination kits shall be a minimum of 3 feet from any openings into the building (i.e., doors, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents).
 - Mechanical equipment and duct openings shall be protected during storage and rough installation per 2022 CAL Green section 4.024.1 to reduce the amount of dust and debris which may collect in the system.
 - Heating, ventilating and air conditioning systems (including hydronic systems) shall be balanced in accordance with 2022 CMIC Section 317.1 using the ACCA Manual B method.
- All for combustion**
- Air qualities 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 substituted.
 - 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**
- Piping shall be new, standard weight wrought iron or steel (externally galvanized or black), with malleable iron fittings. Approved PE (polyethylene) pipe may be used in exterior buried piping systems.
 - 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.
 - Gas lines may not be installed on or under the ground under buildings; they must be at least 6 inches above the ground.
 - 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**
- 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.
 - 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 fulfills 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.
 - Units shall be installed to provide the clearance or clearances specified by the manufacturer or required by the authority having jurisdiction.
 - 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.
 - Provide and install low voltage control wiring in conduit installed by the mechanical/plumbing contractor using methods contained in the electrical specifications. All wiring of line voltage controls to be accomplished by the electrical contractor.
 - 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 system are provided.

REVISIONS: BY:

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LARKIN
RESIDENCE
 67 CHAMBERLAIN DR
 CARROLL VALLEY, CA, 95923

NOTES

DATE: 05/22/2025
 SCALE: AS NOTED
 DRAWN: MEG
 CHECKED:
 CHECKED:
 FILE NAME:
 SHEET:
MO.1
 SHEET OF SHEETS

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Energy Use	Standard Design Source Energy (kBtu/ft²-yr)	Standard Design TDV Energy (kBtu/ft²-yr)	Proposed Design Source Energy (kBtu/ft²-yr)	Proposed Design TDV Energy (kBtu/ft²-yr)	Margin (BDR)	Margin (BDR)
Space Heating	9.15	9.15	9.15	9.15	0.00	0.00
Space Cooling	0.00	0.00	0.00	0.00	0.00	0.00
Water Heating	0.4	0.34	0.34	0.34	0.06	0.06
Lighting	0.37	0.45	0.45	0.45	-0.08	-0.08
Plug Loads	0.37	0.45	0.45	0.45	-0.08	-0.08
Other	0.00	0.00	0.00	0.00	0.00	0.00
Total	10.29	10.34	10.39	10.39	-0.10	-0.10

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Energy Design Ratings	Source Energy (kBtu/ft²-yr)	Efficiency % (ASHRAE 90.1-2019)	Total EUI (kBtu/ft²-yr)	Source Energy (kBtu/ft²-yr)	Efficiency % (ASHRAE 90.1-2019)	Total EUI (kBtu/ft²-yr)
Standard Design	10.29	75.3	31.9	10.29	75.3	31.9
Proposed Design	10.39	75.6	32.2	10.39	75.6	32.2

Efficiency EUI includes improvements like a better building envelope and more efficient equipment.
 Total EUI includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries.
 Building complies when source energy, efficiency, and total compliance margin are greater than or equal to zero and unmet load hour limits are not exceeded.

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Energy Use Intensity	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Margin (BDR) (%)	Margin Percentage
Gross EUI ¹	10.29	10.39	-0.10	-0.97
Net EUI ²	10.39	10.39	0.00	0.00

Notes:
 1. Gross EUI is Energy Use Intensity (including PV) of Total Building Area.
 2. Net EUI is Energy Use Intensity (including PV) of Total Building Area.

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03	City	San Jose		
04	Zip code	95128		
05	Climate Zone	03B		
06	Building Type	Single Family		
07	Project Scope	Newly Constructed		
08	Addition Cond. Floor Area (ft²)	0		
09	Reduction Cond. Floor Area (ft²)	0		
10	Total Cond. Floor Area (ft²)	0		
11	ADU Addition Cond. Floor Area (ft²)	0		
12	Final Type	Proposed		

Item	Project Name	City	Standard Version	Software Version
01	67 Chemical Pass (Larkin Res.)	San Jose	2022	EnergyPro 8.4
02	Project Location	67 Chemical Pass		
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02	Project Location	67 Chemical Pass		
03	City	San Jose		
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05	Climate Zone	03B		
06	Building Type</			

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON MD1 FOR CONTINUOUS EXHAUST VENTILATION RATES. SEE 124 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 RHGHTSIE. A PROGRAM APPROVED BY ACCA MANUAL J.

MANUAL D: DUCTS ARE SIZED USING A CONSTANT FRICTION RATE WITH AN ACCA APPROVED DUCTULATOR.

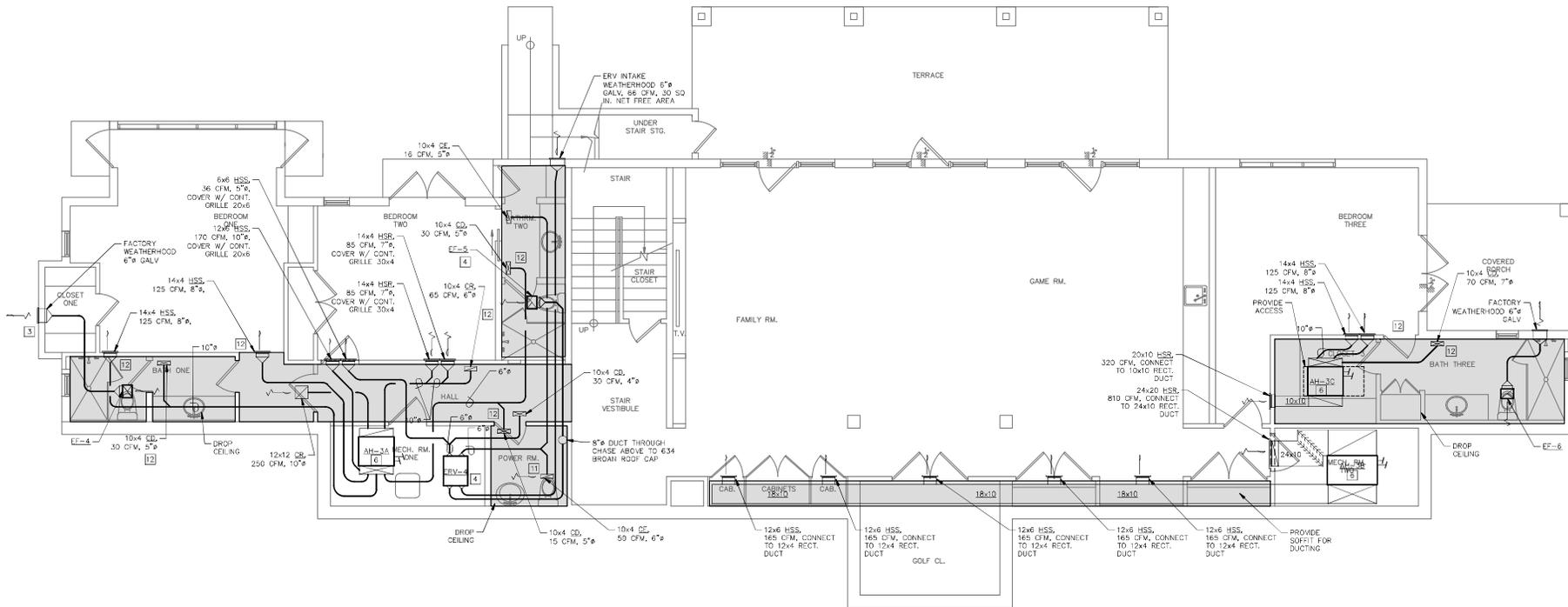
MANUAL S: EQUIPMENT IS SIZED BASED ON THE MANUAL J HEATING AND COOLING LOADS AND SELECTED BASED ON THE GUIDELINES PROVIDED IN MANUAL S HANDBOOK.

SHEET NOTES

1. CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
2. CONTRACTOR SHALL HAVE A COMPLETED FORM DF2R-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 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 MANUFACTURER'S INSTALLATION REQUIREMENTS
 - C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
 - D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS

SHEET NOTES

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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 UNRESTRICTED 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 2022 CMC 802.8.4
10. COVER ADJACENT REGISTERS WITH A CONTINUOUS GRILLE.
11. ERV RETURN TO SUBSTITUTE BATH FAN. CONTINUOUS EXHAUST RATE SHALL MEET MINIMUM REQUIREMENTS PER 2022 CMC 403.7. PROVIDE MEANS OF VOLUME BALANCING.
12. UNLESS OTHERWISE NOTED ALL ACCESSIBLE SUPPLY BRANCHES SHALL HAVE MANUAL VOLUME CONTROL DAMPERS FOR BALANCING. WHERE INACCESSIBLE ALL SUPPLY GRILLES SHALL HAVE FACTORY ODB (OPPOSED BLADE DAMPER) FOR VOLUME BALANCING.



1 BASEMENT HVAC PLAN
SCALE: 1/4" = 1'-0"

REVISIONS: BY:

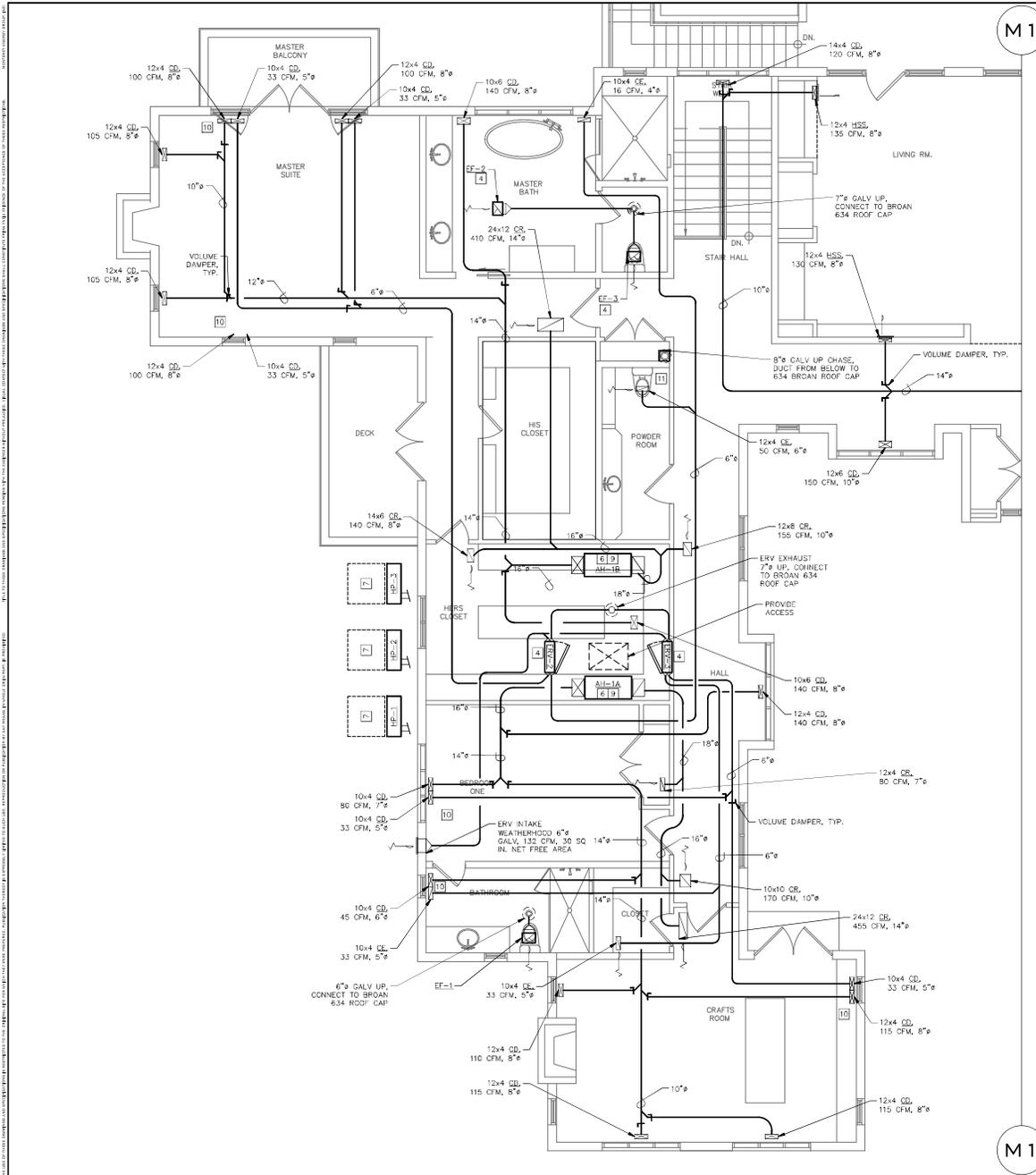
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www.montereyenergygroup.com
813-550-4123 FAX



LARKIN RESIDENCE
67 CHAMBERLAIN PASS
CARMEL VALLEY, CA, 93923

BASEMENT HVAC PLAN

DATE: 05/22/2025
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET:
M2.1
SHEET OF SHEETS



M1

M1

SHEET NOTES

- 1 CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
- 2 CONTRACTOR SHALL HAVE A COMPLETED FORM QFR-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 PROPERTY LINES. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER PER SEC. 504.1.1. CM.
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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

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1 PARTIAL FIRST FLOOR HVAC PLAN

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

NORTH ARROW



REVISIONS: BY:

NO.	DATE	BY

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81-355-8123 FAX

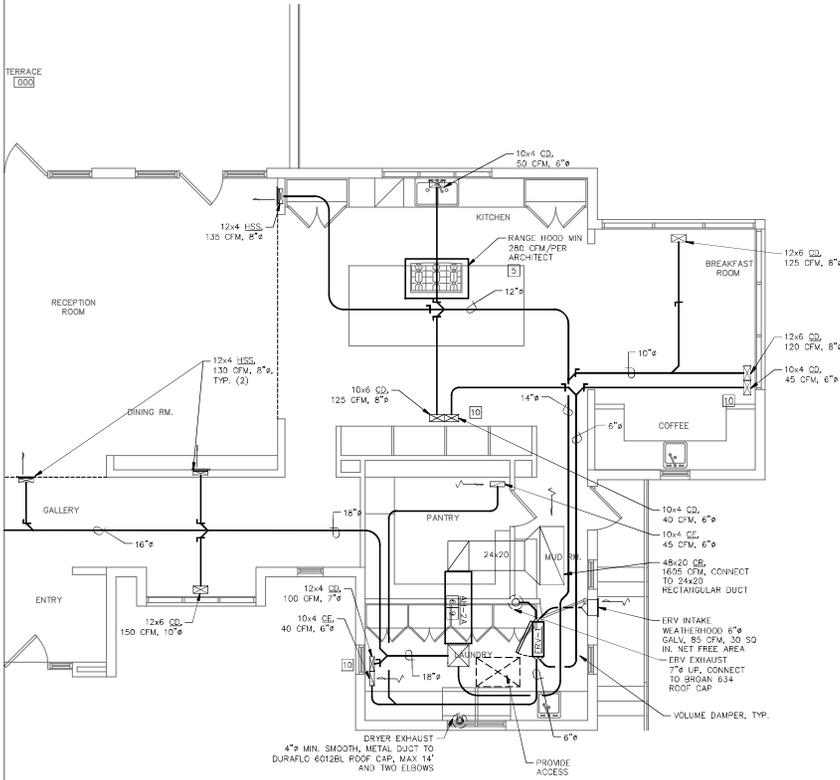


LARKIN RESIDENCE
67 CHAMBERLAIN PASS
CARMEL VALLEY, CA, 95023

PARTIAL FIRST FLOOR HVAC PLAN

DATE	05/22/2025
SCALE	AS NOTED
DRAWN	MEG
CHECKED	
FILE NAME	
SHEET	M2.2
SHEET OF SHEETS	

M1



1 PARTIAL FIRST FLOOR HVAC PLAN

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

M1

SHEET NOTES

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ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62-2. SEE FAN SCHEDULE ON M01 FOR CONTINUOUS EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS EXHAUST VENTILATION CALCULATION.

MANUAL JDS

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NORTH ARROW



REVISIONS: BY:

NO.	DATE	BY	DESCRIPTION

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LARKIN RESIDENCE
 67 CHAMBERLAIN PASS
 CARMEL VALLEY, CA, 93923

PARTIAL FIRST FLOOR HVAC PLAN

DATE: 05/22/2025

SCALE: AS NOTED

DRAWN: MEG

CHECKED:

FILE NAME:

SHEET:

M2.3

SHEET OF SHEETS

PIPE INSULATION THICKNESS TABLE							
FLUID TEMPERATURE RANGE (°F)	CONDUCTIVITY RANGE (IN BTU-INCH PER HOUR SQUARE FOOT PER °F)	INSULATION MEAN RATING TEMPERATURE (°F)	NOMINAL PIPE DIAMETER (IN INCHES)				
			< 1	1 TO < 1.5	1.5 TO < 4	4 TO < 6	6 AND LARGER
SPACE HEATING, HOT WATER SYSTEMS (STEAM, STEAM CONDENSATE AND HOT WATER) AND SERVICE WATER HEATING SYSTEMS							
ABOVE 350	0.35-0.34	350	4.5	5.0	5.0	5.0	5.0
25+350	0.29-0.32	300	3.0	4.0	4.5	4.5	4.5
20+350	0.27-0.30	150	2.5	2.5	2.5	3.0	3.0
14+300	0.25-0.29	125	1.5	1.5	2.0	2.0	2.0
105+140	0.22-0.28	100	1.0	1.5	1.5	1.5	1.5
SPACE COOLING SYSTEMS (CHILLED WATER, REFRIGERANT AND BRINE)							
40-60	0.21-0.27	75	0.75	0.75	1.0	1.0	1.0
BELOW 40	0.20-0.26	50	1.0	1.5	1.5	1.5	1.5

FROM TABLE 1.2D.3-A 2022 CBC

GAL GREEN FIXTURE CONNECTION TABLE							
DESCRIPTION	MIN BRANCH SIZE				TRAP	MAX GPM	COMMENTS
	W	V	CW	HW			
WATER CLOSET	3"	2"	1/2"	NA	3"		1
KITCHEN/LAUNDRY SINK	2"	1-1/2"	1/2"	1/2"	1-1/2"	1.8 @ 60 PSI	2 4
TUB/SHOWER COMBO	2"	1-1/2"	3/4"	3/4"	1-1/2"	1.8 @ 60 PSI	2 4
BATH TUB ONLY	2"	1-1/2"	3/4"	3/4"	1-1/2"		
LAUNDRY	1-1/2"	1-1/2"	1/2"	1/2"	1-1/2"	1.2 @ 60 PSI	
CLOTHES WASHER	2"	1-1/2"	3/4"	3/4"	2"		
SHOWER	2"	1-1/2"	3/4"	3/4"	2"	1.8 @ 60 PSI	2 4

NOTES:

- Dual-Flush or equal to or less than 1.28 gallon per flush
- Individual control valves of the pressure balance or thermostatic mixing valve type shall be provided.
- Plumbing fixtures shall meet the standard referenced in CGSBC Table 4.303.3
- When a shower is served by more than one showerhead, the combined flow rate of all 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 allow only one shower to be in operation at a time. (Note: hand-held shower is to be considered a showerhead)

HEAT PUMP WATER HEATERS								
MARK	LOCATION	SAL CAP	KWH IN	ELECT KW	RECOVERY AT 90°F RISE	LBS FULL	MANUFACTURER AND MODEL	COMMENTS
HEAT-1	MECH RM. ONE	80	N/A	240/1	22.7 GPH	864	LC APH4503M	

PLUMBING ABBREVIATIONS	
ARCH - ARCHITECT	LAV - LAVATORY
AFS - AUTOMATIC FIRE SPRINKLERS	LBS - POUNDS
BTU/H - BRITISH THERMAL UNITS PER HOUR	LRA - LOCKED ROTOR AMPS
CD - CONDENSATE DRAIN	MAX - MAXIMUM
ORC - ORCULATION	MPG - MEDIUM PRESSURE GAS
CLC - CELLING	MFR - MANUFACTURER
CONC - CONCRETE	MIN - MINIMUM
CONT - CONTINUATION	(N) - NEW
COORD - COORDINATION	NC - NORMALLY CLOSED
COTO - CLEAN-OUT TO GRADE	NC - NOT IN CONTRACT
CW - COLD WATER	NO - NORMALLY OPEN
Ø - DIAMETER	POC - POINT OF CONNECTION
DF - DRINKING FOUNTAIN	PSI - POUNDS PER SQUARE INCH
DN - DOWN	REOS - REQUIREMENTS
DWS - DRAINWGS	(E) - EXISTING
RM - ROOM	RFM - REVOLUTIONS PER MINUTE
ELECT - ELECTRICAL	SH - SHOWER
° - DEGREES FAHRENHEIT	SIM - STEAM
FDW - FILTERED COLD WATER	STRUCT - STRUCTURAL
FLA - FULL LOAD AMPS	SW - SWITCH
FLEX - FLEXIBLE	SS - SANITARY SEWER
FFM - FEET PER MINUTE	TYP - TYPICAL
FLS - FLOOR SINK	UL - UNDERWRITERS LABORATORY
FTR - FLUC THRU ROOF	UN - UNLESS OTHERWISE NOTED
G - GAS	V - VENT
GALV - GALVANIZED	VIR - VENT THRU ROOF
GPM - GALLONS PER MINUTE	W - WASTE
HB - HOSE BBB	W/ - WITH
HP - HORSE POWER	WC - WATER CLOSET
HPO - HIGH PRESSURE GAS	WT - WEIGHT
HW - HOT WATER	
HWR - HOT WATER RETURN	
KBTUH - 1000 BTU/H	

SYMBOLS		
SYMBOL	ABBREVIATION	IDENTIFICATION
	MANIFOLD	
	WALL C.O.	
	C.O. TO GRADE/FLOOR C.O.	
	GAS COCK	
	PRESSURE/TEMPERATURE PLUG	
	BALL VALVE	
	CHECK VALVE	
	OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
	BV/SOV	BALANCING/SHUT-OFF VALVE
	GV	GATE VALVE
	T&PRV	TEMP & PRESS RELIEF VALVE
	WHA	WATER HAMMER ARRESTOR
	SOLEXOID VALVE	
	DCBP	DOUBLE CHECK BACKFLOW PREVENTER
	UNION	
	PG	PRESSURE GAUGE
	FC	CENTRIFUGAL WATER PUMP
	FC	FLEXIBLE CONNECTION
	HRV	HYDROSTATIC RELIEF VALVE
	RBP	REDUCE PRESS BACKFLOW PREVENTER
	HB	HOSE BB
	MH	MANHOLE
	TM	THERMOMETER
	P.O.C.	POINT OF CONNECTION
	CL	CENTERLINE
	GPR	GAS REDUCING VALVE

PLUMBING SPECIFICATIONS

General Conditions

- All work shall be in conformance with the 2022 CPC, NFPA and all applicable codes, local jurisdictional amendments and agencies.
- Work included:
 - Domestic hot and cold water systems.
 - Fuel gas piping.
 - Installation of all new plumbing fixtures.
 - Complete water and vent piping system.
- It shall be the contractor's 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.
- A structural member weakened or impaired by cutting, notching, or otherwise shall be reinforced, repaired, or replaced so as to be left in a safe structural condition in accordance with the requirements of the building code.
- All work and materials shall comply with governing codes, safety orders and regulations.
- 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.
- Provide Hanger and supports per table 313.3.2022 CPC

Horizontal	Vertical
Cast Iron	18" of joint
Copper Pipe	< 1" - 12" > 10"
PVC and ABS	all max 4'
Pex	< 1" at 32' > 4"
Steel for gas & 6"	3/4" to 1-4 > 10"
Each Floor max 4'	Each Floor max 10'
Base, each floor, provide mid-story guides	Base, each floor, provide mid-story guides

Utilities and Site Work:

- 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.
- Plumbing contractor shall locate any existing utility lines in conflict with new construction.
- Plumbing contractor shall confirm locations and elevations of all existing new and rerouted mains and meters on job record drawings.
- Piping in the ground shall be laid on a firm bed for its entire length.
- Backfill trenches with piping shall be made with clean earth, no stones, boulders, cinder fill, frozen earth, construction debris, or other materials that will damage or cause corrosion.

Clean, Waste and Vent:

- All waste piping below 1st floor shall be schedule 40 ABS or schedule 40 PVC DWV.
- All waste piping serving 2nd floor fixtures shall be no-hub cast-iron. (Note: p-trap and trap-arm shall be cast-iron. Note: transitions from ABS to no-hub piping for upstairs baths shall be beneath floor at 1st floor and transitions back to ABS shall be above 2nd floor plate line.)
- All vent piping shall be schedule 40 ABS or schedule 40 PVC DWV.
- Vents shall be combined to minimize roof penetration where possible. Confirm roof penetration locations with architect prior to installing.
- Plumber shall provide waste for softener location.
- Domestic dishwashing machines shall discharge indirectly through an air gap fitting in accordance with section 607.5 into a waste receptor, a wye branch fitting on the tailpiece of a kitchen sink, or dishwashing food waste grinder.
- Cleanouts are required at each horizontal drainage piping upper terminal; each branch line over 5 feet from main, no greater than 100 feet in developed length from each cleanout. Over 155 degrees in horizontal change of direction.
- Sinks and urinals require cleanouts.
- Cleanout clearances in front shall be <=2" - 12 inches, <2" - 18 inches. Cleanouts shall extend to finished floors or outside the building.
- No clothes washer sump/pans shall extend more than 30 inches or not less than 18 inches above its trap. The trap shall be roughed in not less than 6 inches nor greater than 18 inches above the floor.
- Condensate waste from air conditioning coils discharges by direct connection to a lavatory or approved bathtub overflow, the connection shall be located in the area controlled by the same person controlling the air conditioning space.
- Horizontal waste piping shall have a minimum 2% slope, unless otherwise specified.

PLUMBING SPECIFICATIONS

D. Water Supply Piping:

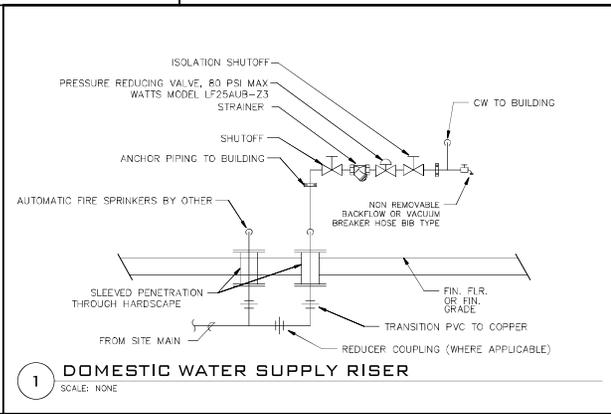
- All underground water supply piping shall be schedule 40 PVC. Provide tracer wire at all underground utilities.
- Water service line to dwelling shall be buried to a minimum depth of 18 inches. Where service enters building, service shall have a stop (ball valve), waste (draincock), and pressure regulating valve if necessary.
- Plastic and copper piping penetrating framing members within 1 inch of the exposed framing shall be protected by a steel nail plate not less than 18 gauge in thickness. Extend nail plate 1/2 inch beyond the outside diameter of the pipe.
- Plumber shall provide water treatment loop.
- All water supply piping within building shall be approved PEX.
- Hot and cold supplies to all tubs shall be 3/4" minimum.
- The maximum hot water temperature of discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 degrees F by a device that is in accordance with ASSE 1070 or CSA B 125.3. Water heater thermostats do not comply.
- Discharge from a relief valve into a water heater pan shall be prohibited.
- Plastic water supply piping, underground outside a building, shall have a blue insulated copper tracer wire installed adjacent to the piping. The tracer wire shall terminate above grade and be not less than 18 swg.
- Pex piping shall not be installed within the first 18 inches of piping connected to a water heater. Water heater flexes shall not be greater than 24 inches.
- Where water pressure exceeds 80 Psi an approved type pressure regulator shall be installed. An approved expansion shall be installed in the cold water distribution piping downstream of each regulator.
- All piping in hot water system shall be insulated per CPC insulator schedule.
- All copper tubing shall be isolated from framing members with polyethylene isolators or 1/4" felt.
- Water supply to refrigerators shall be 1/2" PEX.
- Stub out height for water closet supplies to be coordinated with baseboard detail, confirm with architect before installation.
- No (2) tubs shall be served with 1/2" supply piping.
- Water supply system mains and branches shall be properly sized to deliver adequate water pressure and volume as per the CPC, and to minimize friction generated noise; no 1/2" ID piping shall be installed in walls or ceilings adjacent to living or sleeping areas; piping shall be sized so that flow velocities do not exceed 8/second CW & 5/second HW.
- All hot water supply systems in which check valves are installed shall be provided with water hammer arrestors per 609.11. Arrestors shall be installed as close as possible to these valve types.
- Automatic fire sprinkler demand has not been included in sizing of site main domestic water supply. Consult WFS contractor for sizing requirements for combination feed from single meters.

E. Tub, Shower and Pan Installation:

- Plumbing contractor shall receive written specification for tile & flat thickness for tubs and showers; rough-in valves accordingly.
- Shower drains shall be Frank Patter #20SD.
- Roman tub shall be set in mortarbase with 1/8" paper beneath mortar with 6 mil visqueen between mortar and tub.

F. Trim:

- Plumbing contractor shall be responsible for protection of all finished work by other trades; plumbers working on finished floors shall use clean quilted drops.
- Hot and cold water stubouts beneath sinks shall have brass Ts and separate stops when supplies are to be run to dishwasher, refrigerator or other accessory.
- Recirc system shall be properly balanced with Nibco globe valves, circulation return shall have a check valve installed in the line, before its connection back to the hot water source.
- Water heaters, instead of radiant heating coils, are installed shall be provided with water hammer arrestors per 609.11.
- Plumbing contractor shall thoroughly flush all water supply lines.



REVISIONS: BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Ranch Rd, Suite 8, Carmel, CA 95023
www.montereyenergygroup.com

LARKIN RESIDENCE
67 CHAMBERLAIN PASS
SANTA LUCIA PRESERVE, CA

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
FILE NAME:
SHEET: PO. 1
SHEET OF SHEETS

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- SHEET NOTES**
- NOTE: GROUP ALL VENTS WHERE PRACTICAL TO MINIMIZE PENETRATIONS THROUGH ROOF PLUMBING CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL VENT TERMINATION.
 - PROVIDE APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE WHEN DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER.
 - PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
 - COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
 - COORD FOUNDATION PENETRATIONS.
 - NO COMBUSTION CONDENSATE SHALL DRAIN INTO A CAST IRON PIPE.

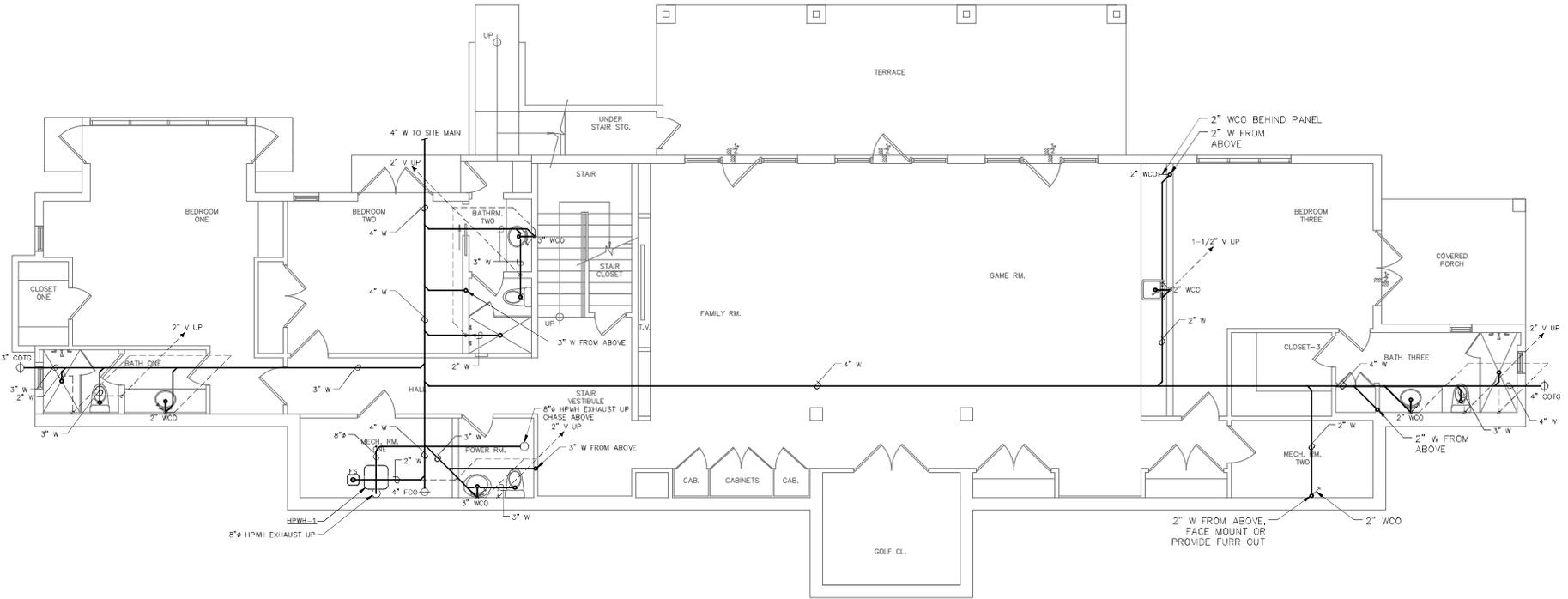
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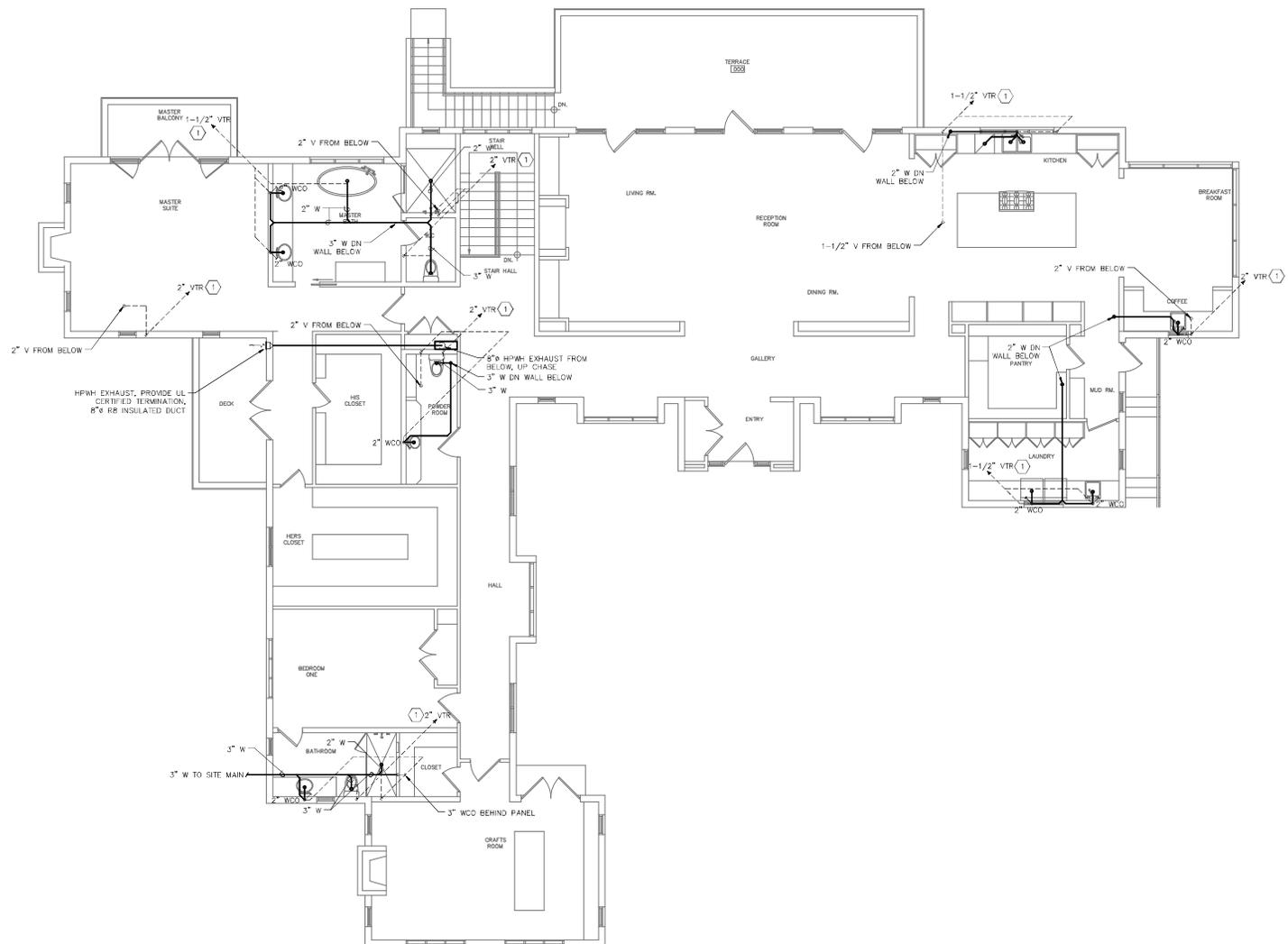
BASEMENT WASTE & VENT PLAN
 DATE: 06/27/25
 SCALE: AS NOTED
 DRAWN: MEG
 CHECKED:
 FILE NAME:
 SHEET:
P2.1
 SHEET OF SHEETS



1 BASEMENT WASTE & VENT PLAN
 SCALE: 1/4" = 1'-0"

ALL DIMENSIONS UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL PLUMBING AND FIRE MARSHAL'S CODES. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL PLUMBING AND FIRE MARSHAL'S CODES. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL PLUMBING AND FIRE MARSHAL'S CODES.

- SHEET NOTES**
- NOTE: GROUP ALL VENTS WHERE PRACTICAL TO MINIMIZE PENETRATIONS THROUGH ROOF. PLUMBER/CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL VENT TERMINATION.
 - PROVIDE APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE WHEN DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER.
 - PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
 - COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
 - COORD FOUNDATION PENETRATIONS.
 - NO COMBUSTION CONDENSATE SHALL DRAIN INTO A CAST IRON PIPE.



1 FIRST FLOOR WASTE & VENT PLAN
SCALE: 1/4" = 1'-0"

REVISIONS:	BY:

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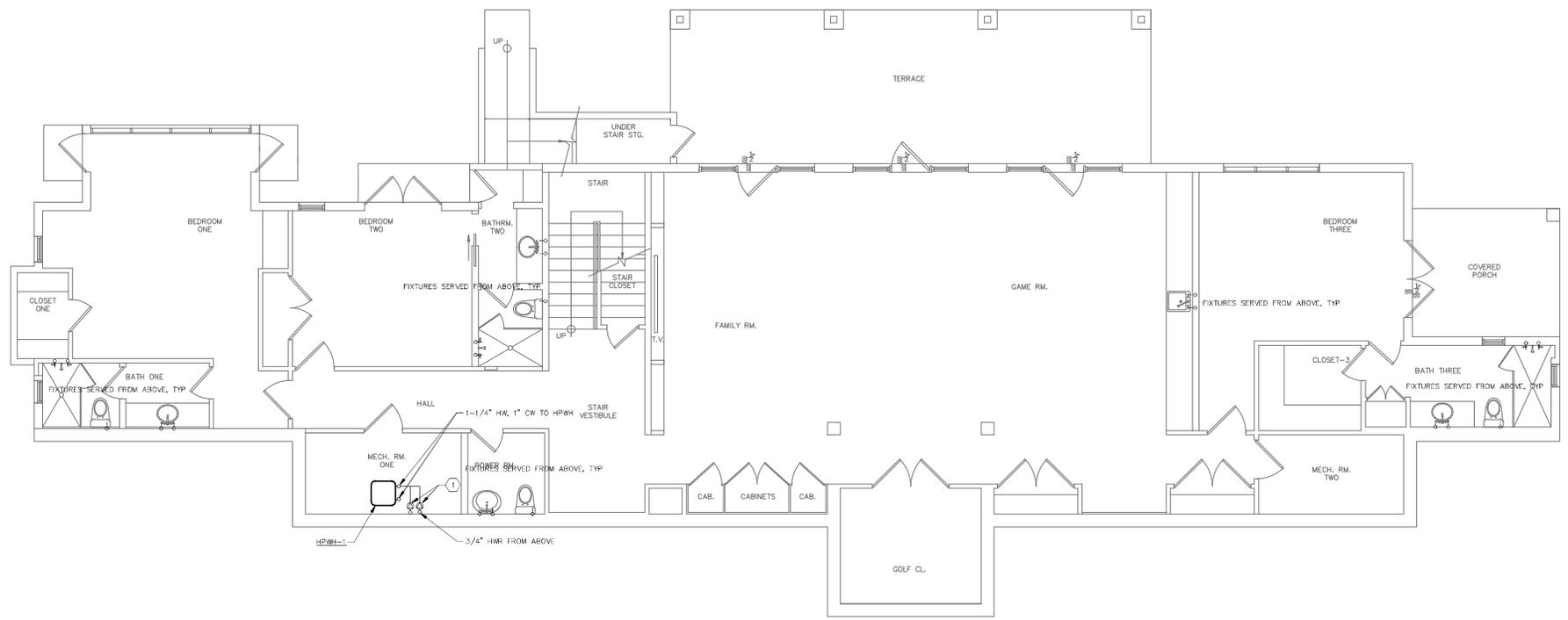
LARKIN RESIDENCE
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 SANTA LUCIA PRESERVE, CA

FIRST FLOOR WASTE & VENT PLAN

DATE:	06/27/25
SCALE:	AS NOTED
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SHEET NOTES

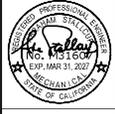
1. PROVIDE TACO GENE ON COMMAND MODEL 908 CT DHW RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH WIRED MOTION SENSORS KIT 554-4 AT EA. BATHROOM AND WIRED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
2. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
3. COORDINATE ALL PIPING LAYOUTS W/ DUCT SYSTEM AND ALL TRADES.
4. NOTE: ALL HOT AND COLD WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITTED BELOW SLAB. INSULATE WITH APPROVED M/L W/ (LAB INSULATION).
5. 6" TI MAIN & RETER SIZE TO BE DETERMINED BASED ON COMBINED FIRE SPRINKLER DEMAND, DOMESTIC DEMAND AND IRRIGATION DEMAND. DOMESTIC DEMAND = 36 GPM @ 46 TO 60 PSI. RETER IS BELOW 200°F. THERMOPHORE SIZING IS BASED ON VELOCITY LIMITS. FOR COPPER PIPING, 8 FT/SEC FOR CW AND 5 FT/SEC FOR HW.



1 BASEMENT DOMESTIC WATER PLAN
SCALE: 1/4" = 1'-0"

REVISIONS:	BY:

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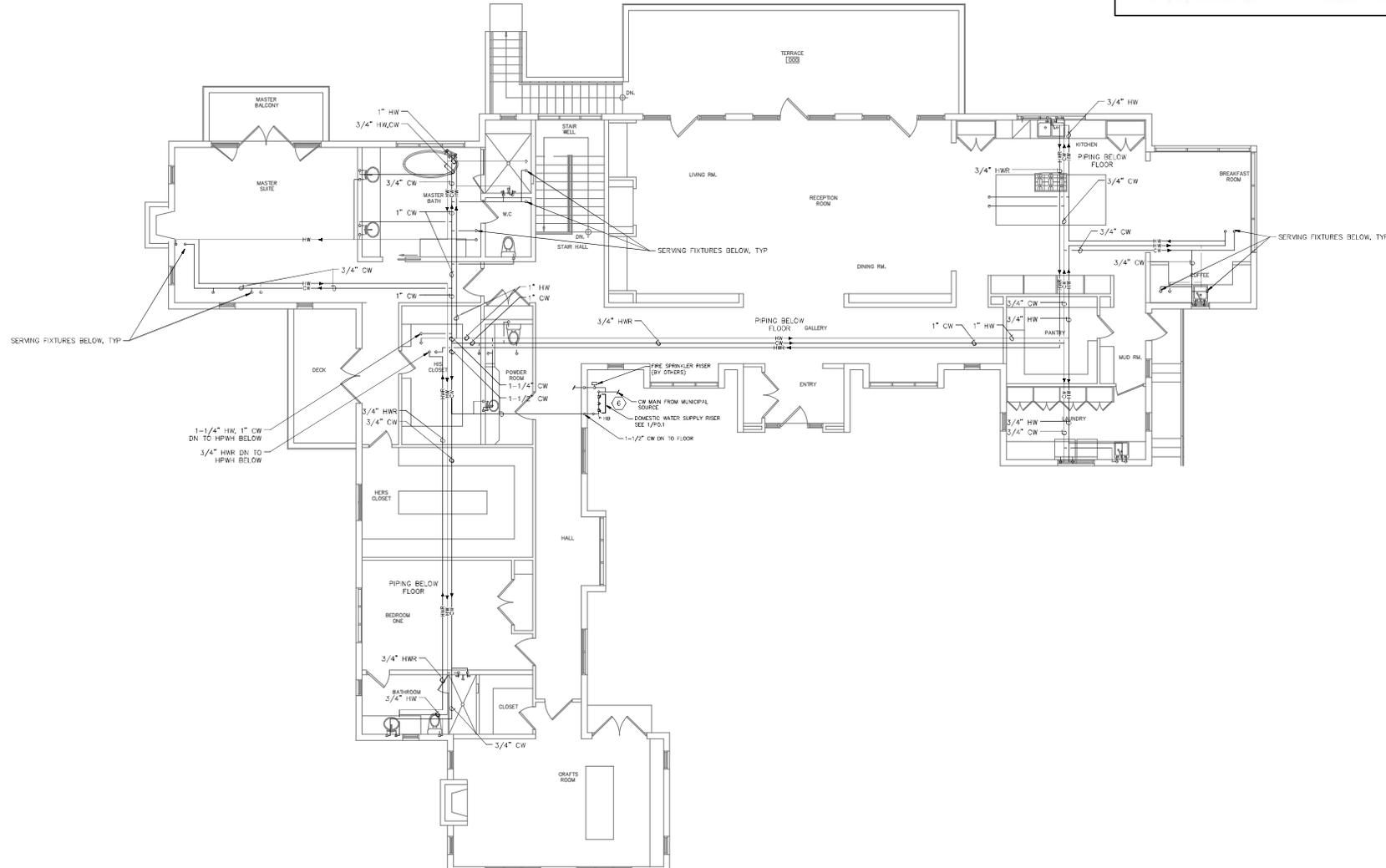


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BASEMENT DOMESTIC WATER PLAN

DATE:	06/27/25
SCALE:	AS NOTED
DRAWN:	MEG
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FILE NAME:	
SHEET:	P2.3
SHEET OF SHEETS:	

- SHEET NOTES**
1. PROVIDE TACO GENE ON COMMAND MODEL 608-CT CW/R RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH WIREED MOTION SENSOR KIT 554-4 AT EA. BATHROOM AND WIREED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
 2. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAIN & FLOOR SINKS.
 3. COORDINATE ALL PIPING LAYOUTS WITH MECHANICAL AND ALL TRADES.
 4. HW/HW: ALL HOT AND COLD WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITTED BELOW SLAB. INSULATE WITH APPROVED ML/OW (LAB INSULATION).
 5. WITH MAIN 1/2" MINIMUM SIZE TO BE DETERMINED BASED ON COMBINED FIRE SPRINKLER DEMAND, DOMESTIC DEMAND AND IRRIGATION DEMAND. DOMESTIC DEMAND = 36 GPM @ 46 TO 60 PSI. IRRIGATION IS BELOW 200' THEREFORE SIZING IS BASED ON VELOCITY LIMITS. FOR COPPER PIPING, 8 FT/SEC FOR CW AND 5 FT/SEC FOR HW.



1 FIRST FLOOR DOMESTIC WATER PLAN
SCALE: 3/16" = 1'-0"

REVISIONS:	BY:

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FIRST FLOOR DOMESTIC WATER PLAN

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SHEET:	P2.4
SHEET OF SHEETS:	

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CEC-F2R-1TG-01-E

CERTIFICATE OF INSTALLATION
Note: This table is completed by the Installer.

Field Name	Data Entry	Field Name	Data Entry
Installer Name		Field Name	Data Entry
Project Name		Permit Number	
City and Zip Code		Permit Application Date	

A. Installed Lighting And Controls
Select Yes or No according to whether work on the project includes each of the following types of lighting and controls. (See Section 9 through 11 for applicable requirements.)

Field	Field Name	Yes or No
A1	High luminance efficacy luminaires installed in any interior rooms. (See Section 6.)	Yes <input type="radio"/> No <input type="radio"/>
A2	All compliant luminaires installed in any interior rooms. (See Section 6.)	Yes <input type="radio"/> No <input type="radio"/>
A3	Recessed downlight luminaires in ceilings in any interior rooms. (See Section C.)	Yes <input type="radio"/> No <input type="radio"/>
A4	Light sources in Enclosed or Recessed Luminaires. (See Section D.)	Yes <input type="radio"/> No <input type="radio"/>
A5	Lighting controls in bathrooms. (See Section E.)	Yes <input type="radio"/> No <input type="radio"/>
A6	Lighting controls in laundry rooms. (See Section E.)	Yes <input type="radio"/> No <input type="radio"/>
A7	Lighting controls in utility rooms. (See Section E.)	Yes <input type="radio"/> No <input type="radio"/>
A8	Lighting controls in garages. (See Section E.)	Yes <input type="radio"/> No <input type="radio"/>
A9	Lighting controls in walk-in closets. (See Section E.)	Yes <input type="radio"/> No <input type="radio"/>
A10	Lighting controls in interior rooms except bathrooms, laundry rooms, utility rooms, and garages. (See Section E.)	Yes <input type="radio"/> No <input type="radio"/>
A11	Scene-based luminaires. (See Section E.)	Yes <input type="radio"/> No <input type="radio"/>
A12	Internally illuminated address signs. (See Section H.)	Yes <input type="radio"/> No <input type="radio"/>
A13	Outdoor lighting and controls. (See Section I.)	Yes <input type="radio"/> No <input type="radio"/>
A14	Lighting for residential garages for light or more vehicles. (See Section J.)	Yes <input type="radio"/> No <input type="radio"/>
A15	Blank electrical boxes installed more than 1' apart from finished floor. (See Section K.)	Yes <input type="radio"/> No <input type="radio"/>

CA Building Energy Efficiency Standards - 2022 Residential Compliance January 2022

CEC-F2R-1TG-01-E

High Luminance Efficacy Luminaires

Field Field Name

01 150-0114 and Table 150-01-A: All luminaires are installed with:
 • Light sources of one of the lighting technologies specified under the "High Luminance Efficacy" column of Table 150-01-A, or
 • All connected light sources and light sources are marked with "150-2022" or "150-2022-L".

02 Installation 1: Integrated device lighting lighting integrated to exhaust fans, kitchen range hoods, built-in vanity mirrors, led-garage door openers, and non-recessed lighting attached to ceiling fans.
 Exception 1: Navigation lighting, high lights, step lights, path lights less than 5 watts.
 Exception 2: Cabinet lighting, lighting integral to drawers, cabinetry, and built-in cases with an efficacy of 63 lumens per watt or greater.
 • Lighting that has readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.

03 The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

CA Building Energy Efficiency Standards - 2022 Residential Compliance January 2022

CEC-F2R-1TG-01-E

Enclosed Downlight Luminaires in Ceilings

Field Field Name

01 150-0120: Ten not contain cross-draw lamp sockets.
 The luminaire is marked with "150-0120".
 The luminaire has outer lighting technologies specified under the "High Luminance Efficacy" column of Table 150-01-A, or
 Exception: Recessed luminaires marked for use in the retail installation, and recessed luminaires installed in non-recessed ceilings.

02 150-0120: Luminaires with a gasket or sealant between the luminaire housing and ceiling, and all air leakage paths between conditioned and unconditioned spaces are sealed with a gasket or sealant as installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling.
 Exception: Recessed luminaires marked for use in re-vented installations, and recessed luminaires installed in non-recessed ceilings.

03 150-0120: Meet the following requirements (California Electrical Code Section 435.136):
 • A recessed luminaire that is not identified for contact with insulation shall have all recessed parts spaced not less than 1.0 inch from combustible materials. The points of support and the fire blocking off the opening in the ceiling shall be permitted to be in contact with combustible materials.
 • A recessed luminaire that is identified for contact with insulation, Type C, shall be permitted to be in contact with combustible materials at recessed parts, points of support, and porting passing through or finishing off the opening in the building structure.
 • Thermal insulation shall not be installed above a recessed luminaire or within 1/2 inch of the recessed luminaire's enclosure, wiring compartment, ballast, transformer, LED driver, or power supply unless the luminaire is identified as Type C for insulation contact.

04 The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

D. Light sources in enclosed or recessed luminaires (other than recessed downlight luminaires in ceilings)

Field Field Name

01 150-0121: Light sources in enclosed or recessed luminaires that are not marked with "150-2022-L" shall not be installed in enclosed or recessed luminaires.

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

CA Building Energy Efficiency Standards - 2022 Residential Compliance January 2022

CEC-F2R-1TG-01-E

Lighting Controls in Bathrooms, Garages, Laundry Rooms, Utility Rooms, and Walk-in Closets

Field Field Name

01 150-0122: In bathrooms, garages, laundry rooms, utility rooms, and walk-in closets, at least one installed luminaire is controlled by an occupancy or vacancy sensor providing automatic off functionality.
 The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

CA Building Energy Efficiency Standards - 2022 Residential Compliance January 2022

CEC-F2R-1TG-01-E

Lighting Controls in Any Interior Rooms

Field Field Name

01 150-0123: The lighting integral to drawers and cabinetry with opaque fronts or doors, the lighting controls to turn light off when the drawer or door is closed are provided.
 150-0123: Lighting in walk-in closets, including but not limited to hung rooms, dining rooms, kitchens, and bedrooms, 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 cases comply with MEAS 501.1A.
 150-0123: Ceiling fans may provide control of integrated lighting via a remote control.
 150-0123: Luminaires connected to a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor providing automatic off functionality.
 EXCEPTION: Navigation lighting such as night lights, step lights, and path lights less than 5 watts, and lighting integral to drawers and cabinetry with opaque fronts or doors or with automatic off controls.

02 150-0124: Lighting has readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.

03 150-0125: The controls bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor is installed to comply with Section 150-016.

04 150-0126: Lighting controls comply with the applicable requirements in Section 150.9.

05 150-0127: An Energy Management Control System (EMCS) or a multistage programmable control can be used to comply with dimming, occupancy, and lighting control requirements in Section 150.9A(2) if it provides the functionality of the specified control in accordance with Section 150.9, and the physical controls readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.

06 150-0128: Independent controls
 • Independent lighting of exhaust fans is controlled independently from the fans.
 • Independent lighting of under-cabinet lighting, interior lighting of display cabinets, and commercial kitchen are controlled separately from ceiling installed lighting.

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

CA Building Energy Efficiency Standards - 2022 Residential Compliance January 2022

CEC-F2R-1TG-01-E

Scene Based Luminaires

Field Field Name

01 150-0129: Scene-based luminaires that contain lamps that are marked with "150-2022" or "150-2022-L".

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

H. Address Signs

Field Field Name

01 150-0130: Internally illuminated address signs, internally illuminated address lighting compliance forms that also be submitted, or
 • Comply with Section 140-B: Applicable nonresidential sign lighting compliance forms that also be submitted, or
 • Comply with more than 5 Watts of power.

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

I. Outdoor Lighting and Controls

Field Field Name

01 150-0131 and Table 150-01-A: High efficacy outdoor lighting or LED light sources are installed. 150-0131A: Outdoor lighting is controlled by a manual ON and OFF switch that permits one of the following automatic actions:
 • Controlled by a photo-cell and either a motion sensor or an automatic time switch control; or
 • Controlled by an astronomical time clock control.

02 Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to normal operation within 1 hour.
 An energy management control that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet the above requirements.

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

J. Lighting for Residential Garages for Light or More Vehicles

Field Field Name

01 150-0132: Lighting complies with the applicable requirements for nonresidential garages in Sections 120-B, 120-C, 120-D, 120-E, 120-F, 120-G, 120-H, and 120-I. Applicable 110 terms shall also be submitted.

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

CA Building Energy Efficiency Standards - 2022 Residential Compliance January 2022

CEC-F2R-1TG-01-E

Blank Electrical Boxes

Field Field Name

01 150-0133: The number of electrical boxes that are more than 3 feet above the finished floor and all other electrical boxes shall be no greater than the number of bedrooms.
 These electrical boxes shall be suitably dimensioned, vacancy sensor control, low voltage wiring or fast used control.

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

CA Building Energy Efficiency Standards - 2022 Residential Compliance January 2022

CEC-F2R-1TG-01-E

Documentation Author's Declaration Statement

I, certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: _____ Documentation Author Signature: _____

Company: _____ Signature Date: _____

Address: _____ CEA/RES Certification Identification (if applicable): _____

City/State/Zip: _____ Phone: _____

Responsible Person's Declaration Statement

I, certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Installation is true and correct.
- I, as either: a) a responsible person eligible under Division 3 of the Business and Professions Code is the applicable classification to accept responsibility for the system design, construction, or installation of features, materials, components, or manufactured devices for the scope of work identified on this Certificate of Installation, and attest to the declarations in this statement, or b) an authorized representative of the responsible person and attest to the declarations in this statement on the responsible person's behalf.
- The constructed or installed features, materials, components or manufactured devices that are identified on this Certificate of Installation conform to all applicable codes and regulations and the installation conforms to the requirements given on the Certificate of Compliance, plans, and specifications approved by the enforcement agency.
- I understand that a registered copy of this Certificate of Installation shall be posted or made available with the building permit issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to ensure this requirements are completed.
- I understand that a registered copy of this Certificate of Installation is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to ensure this requirement is accomplished.

Responsible Designer Name: _____ Responsible Designer Signature: _____

Company: _____ Date Signed: _____

Address: _____ Contact: _____

City/State/Zip: _____ Phone: _____

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at 1-800-778-9300

CA Building Energy Efficiency Standards - 2022 Residential Compliance January 2022

CEC-F2R-1TG-01-E

CERTIFICATE OF INSTALLATION - USER INSTRUCTIONS C2R-1TG-01-E
Lighting - Single Family - 170-01 (Page 1 of 2)

C2R-1TG-01-E User Instructions

There are two versions of the residential lighting Certificate of Installation. This version, the C2R-1TG-01-E, is primarily used for demonstrating compliance with the residential lighting Standards for single-family dwellings.

The 170-01 shall also be used to demonstrate compliance with the residential lighting requirements for large residential dwelling units, outdoor lighting that is attached to a high-rise residential or nonresidential building, and is separately controlled from the body of a dwelling unit or guest room, for visitor dwelling accommodations, hotel and motel guest rooms, and, dormitory and senior housing dwelling accommodations. When using the C2R-1TG-01-E to demonstrate compliance with the lighting in the dwelling units, compliance with lighting that is not in the dwelling units, such as lighting in common areas, shall be demonstrated using the nonresidential lighting compliance documentation.

The other version of the residential lighting Certificate of Compliance, the C2R-110-01-E, is used for demonstrating compliance with the residential lighting Standards for low-rise multi-family dwellings. The primary difference between the 170-01 and 110-01 is that the 110-01 includes additional requirements for demonstrating compliance with residential outdoor lighting, and common areas associated with low-rise multi-family dwelling units.

Section A. Installed Lighting and Controls
This table is used to identify the scope of the work being covered by the responsible person signing this document. One person may be responsible for all of the measures in this table, or several people may each be responsible for only a portion of the measures. If several people are responsible, each person must separately fill out this Certificate of Installation for those measures for which they are responsible. In some situations, such as for alterations and additions, only some of the measures may be included in the total scope of work.

Section B. High Luminance Efficacy Luminaires
This table is a list of mandatory requirements for High Luminance efficacy luminaires.

Section C. Recessed Downlight Luminaires in Ceilings
This table is a list of mandatory requirements for recessed downlight luminaires in ceilings.

Section D. Light sources in enclosed or recessed luminaires (other than recessed downlight luminaires in ceilings)
This table is a list of mandatory requirements for enclosed or recessed luminaires.

Section E. Lighting Controls in Bathrooms, Garages, Laundry Rooms, and Utility Rooms, and Walk-in Closets
This table is a list of mandatory requirements for lighting controls in any interior rooms.

Section F. Lighting Controls in Any Interior Rooms
This table is a list of mandatory requirements for lighting controls in any interior rooms.

CA Building Energy Efficiency Standards - 2022 Residential Compliance January 2022

CEC-F2R-1TG-01-E

CERTIFICATE OF INSTALLATION - USER INSTRUCTIONS C2R-1TG-01-E
Lighting - Single Family - 170-01 (Page 1 of 2)

Section G. Scene Based Luminaires
This table is a list of mandatory requirements for Scene Based luminaires.

Section H. Address Signs
This table is a list of mandatory requirements for Address Signs.

Section I. Outdoor Lighting and Controls
This table is a list of mandatory requirements for Outdoor Lighting and Controls.

Section J. Lighting for Residential Garages for Light or More Vehicles
This table is a list of mandatory requirements for Lighting for Residential Garages for Light or More Vehicles.

Section K. Blank Electrical Boxes
This table is a list of mandatory requirements for Blank Electrical Boxes.

CA Building Energy Efficiency Standards - 2022 Residential Compliance January 2022

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		03.01.01
2		
3		

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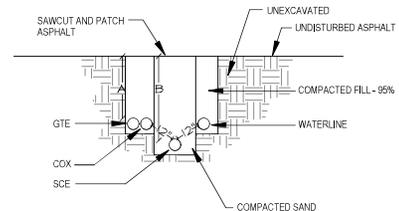
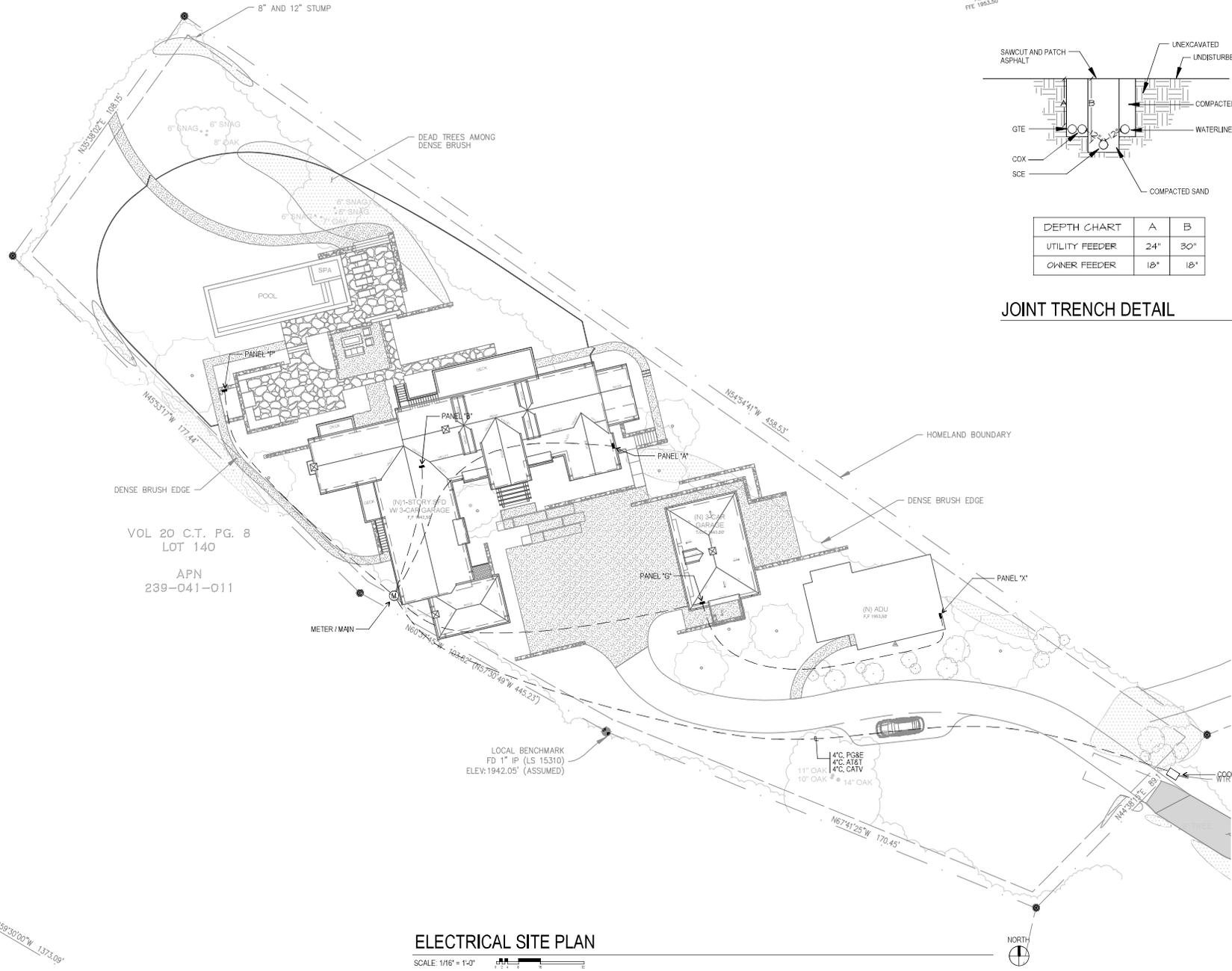
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Seal

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DEPTH CHART		
	A	B
UTILITY FEEDER	24"	30"
OWNER FEEDER	18"	18"

JOINT TRENCH DETAIL

(A)

ELECTRICAL SITE PLAN

SCALE: 1/16" = 1'-0"



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		07.24.2025

T M
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 805.695.2835 • TOM@TOMEANEY.COM • WWW.TOMEANEY.COM

LARKIN RESIDENCE
 67 CHAMISEL PASS ROAD
 CARMEL, CA 93923

ELECTRICAL SITE PLAN



JMPE
 JAMES MEANEY PROFESSIONAL ENGINEER
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 CA LICENSE NO. 93119
 CA EXPIRES 03/31/2026

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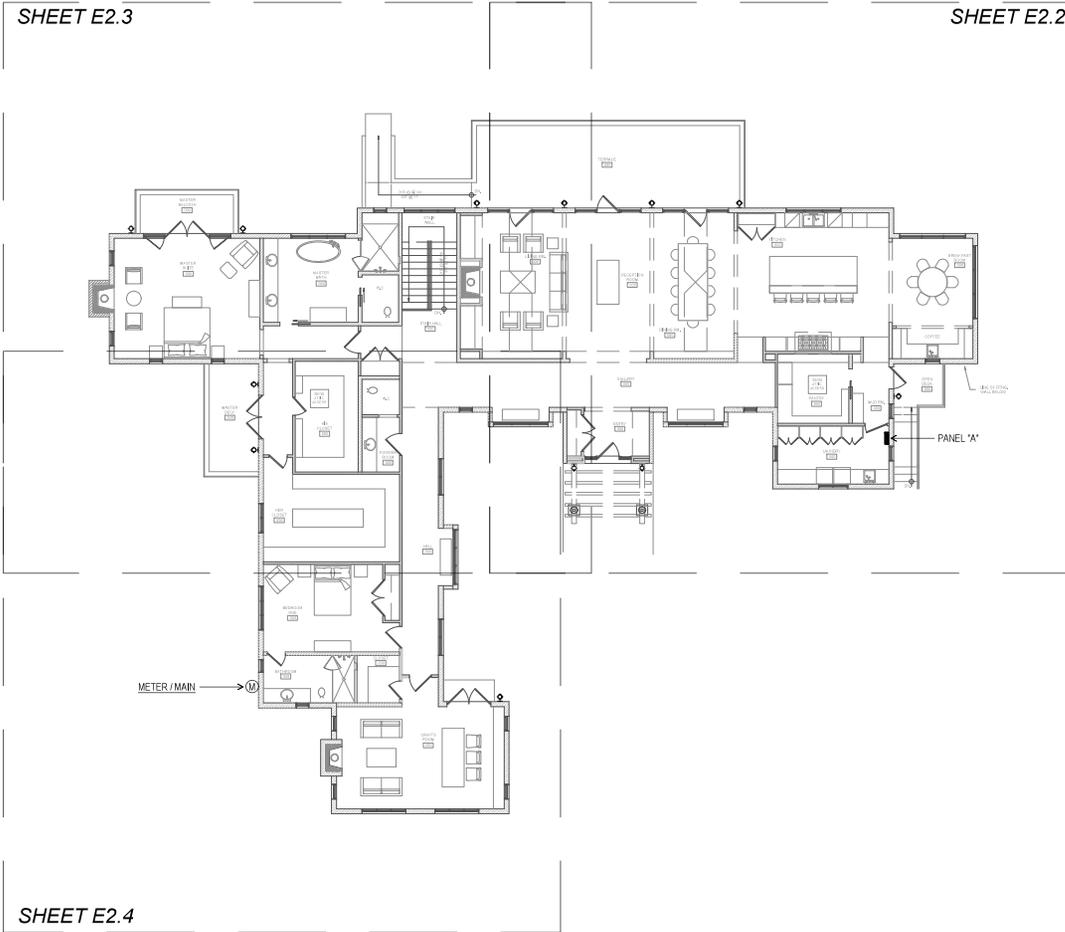
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Date: July 24, 2025
 Scale: J.M.P.E.
 Draw: J.M.P.E.
 Job #:
 Sheet:



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FIRST FLOOR POWER PLAN

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



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1		00.00.00

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FIRST FLOOR
 POWER PLAN

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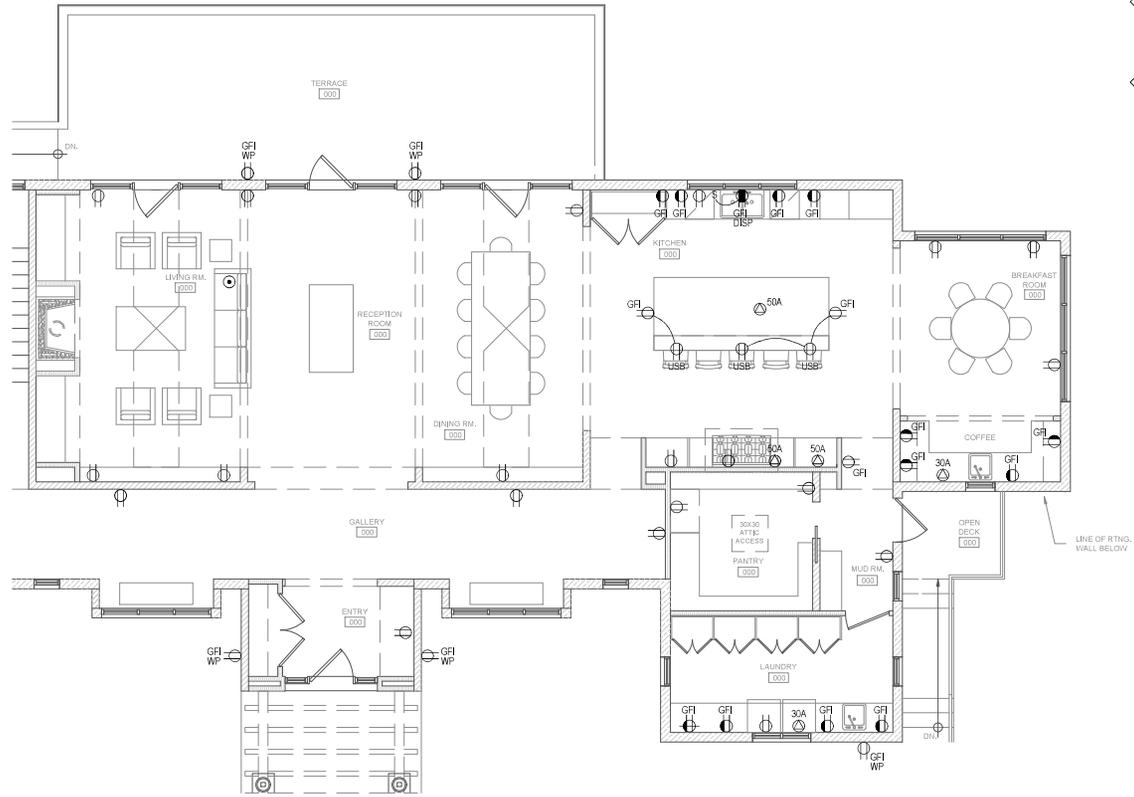
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 Scale:
 Drawn: J.M.P.E.
 Job #:
 Sheet:

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PARTIAL FIRST FLOOR POWER PLAN

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



ELECTRICAL NOTES

1. ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12
2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11
3. SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED, PHOTOELECTRIC/ION UNITS WITH BATTERY BACK UP
4. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, PART #MIDDE KN-COSM-BA
5. VERIFY LOCATION OF FLUSH ROOM RECEPTACLE PRIOR TO ROUGH IN
6. VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-PDT-WH
7. LIGHTS MASTER SWITCH
8. 2 POLE VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-2P-PDT-WH FAN
9. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72
10. EXHAUST FAN WITH MOTION & HUMIDITY CONTROL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		07.24.2025

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LARKIN RESIDENCE
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PARTIAL
 FIRST FLOOR
 POWER PLAN

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 805-426-8701
 212 3RD ST. #200-212
 SANTA BARBARA, CA 93101
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Date: July 24, 2025

Scale:

Drawn: JMPE

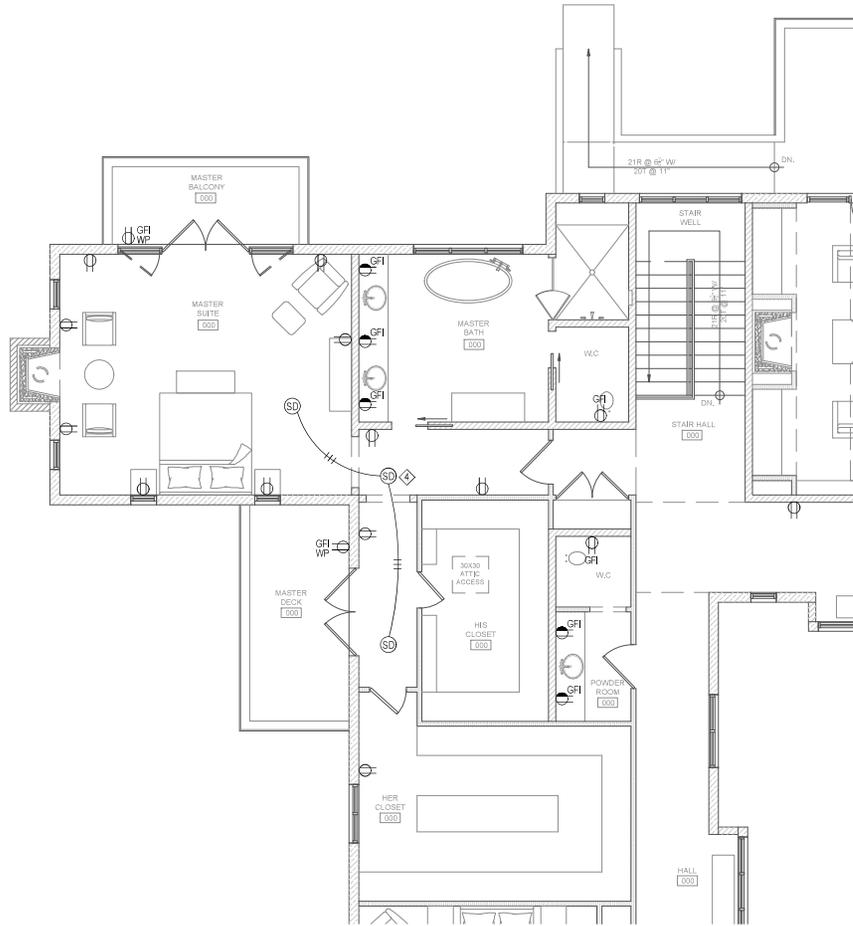
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E2.2

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PARTIAL FIRST FLOOR POWER PLAN

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



ELECTRICAL NOTES

1. ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12
2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 408.11
3. SMOKE DETECTORS SHALL BE 100V INTERCONNECTED, PHOTOELECTRIC/ION UNITS WITH BATTERY BACK UP
4. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, PART #KIDDE KI-COSM-BA
5. VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN
6. VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-PDT-WH
7. LIGHTS MASTER SWITCH
8. 2 POLE VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-ZH-PDT-HH-FAN
9. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72
10. EXHAUST FAN WITH MOTION & HUMIDITY CONTROL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		02.02.22

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PARTIAL
 FIRST FLOOR
 POWER PLAN

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Date: July 24, 2025
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 Job #:

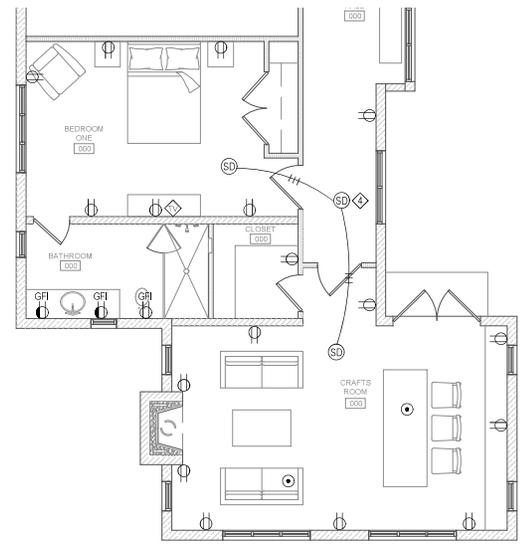
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		07.01.2025

ELECTRICAL NOTES

1. ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER COMBINATION TYPE PER CEC 210.12
2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11
3. SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED PHOTOELECTRIC UNITS WITH BATTERY BACK UP
4. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, PART #KIDDE KN-COSM-BA
5. VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN
6. VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-PDT-WH
7. LIGHTS MASTER SWITCH
8. 2 POLE VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-2P-PDT-WH FAN
9. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72
10. EXHAUST FAN WITH MOTION & HUMIDITY CONTROL



PARTIAL FIRST FLOOR POWER PLAN

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



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LARKIN RESIDENCE
 67 CHAMISEL PASS ROAD
 CARMEL, CA 93923

PARTIAL FIRST FLOOR POWER PLAN



Date: July 24, 2025
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E2.4

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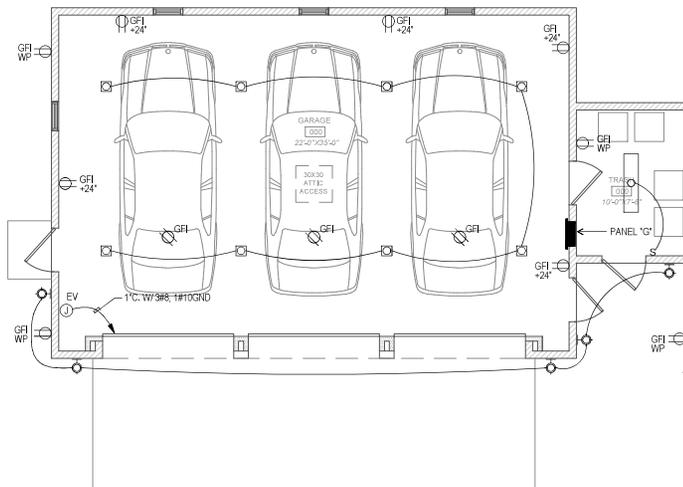
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		07.24.2025

LIGHTING NOTES

- ALL INSTALLED LIGHTING TO BE HIGH EFFICACY PER REQUIREMENTS OF 2019 CEC SECTION 150.0(N) AND JOINT APPENDIX JAB.
- BUILDER SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF ALL INSTALLED LAMPS AND LUMINAIRES.
- ANY JAB COMPLIANT LAMP MUST BE CONTROLLED BY A VACANCY SENSOR OR DIMMER BASED ON TYPE OF LUMINAIRE OR LAMP INSTALLED.
- RECESSED FIXTURES SHALL BE IC RATED AND ASTM E283 CERTIFIED. RECESSED FIXTURES SHALL NOT CONTAIN A SCREW BASE SOCKET AND MUST BE INSTALLED WITH A LIGHT SOURCE THAT IS JAB CERTIFIED. SHALL NOT CONTAIN LIGHT SOURCES THAT ARE LABELED 'NOT FOR USE IN ENCLOSED FIXTURES' OR 'NOT FOR USE IN RECESSED FIXTURES.'
- IN BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
- THE NUMBER OF ELECTRICAL BOXES LOCATED ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.

ELECTRICAL NOTES

- ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12
- TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11
- SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED, PHOTOELECTRICIAN UNITS WITH BATTERY BACK UP
 - ◇ HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. PART #KIDDE K1H-COSM-BA
 - ◇ VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN
 - ◇ VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-PDT-WH
 - ◇ LIGHTS MASTER SWITCH
 - ◇ 2 POLE VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-2P-PDT-WH-FAN
- RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72
 - ◇ EXHAUST FAN WITH MOTION & HUMIDITY CONTROL



GARAGE ELECTRICAL PLAN

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



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LARKIN RESIDENCE
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GARAGE ELECTRICAL PLAN



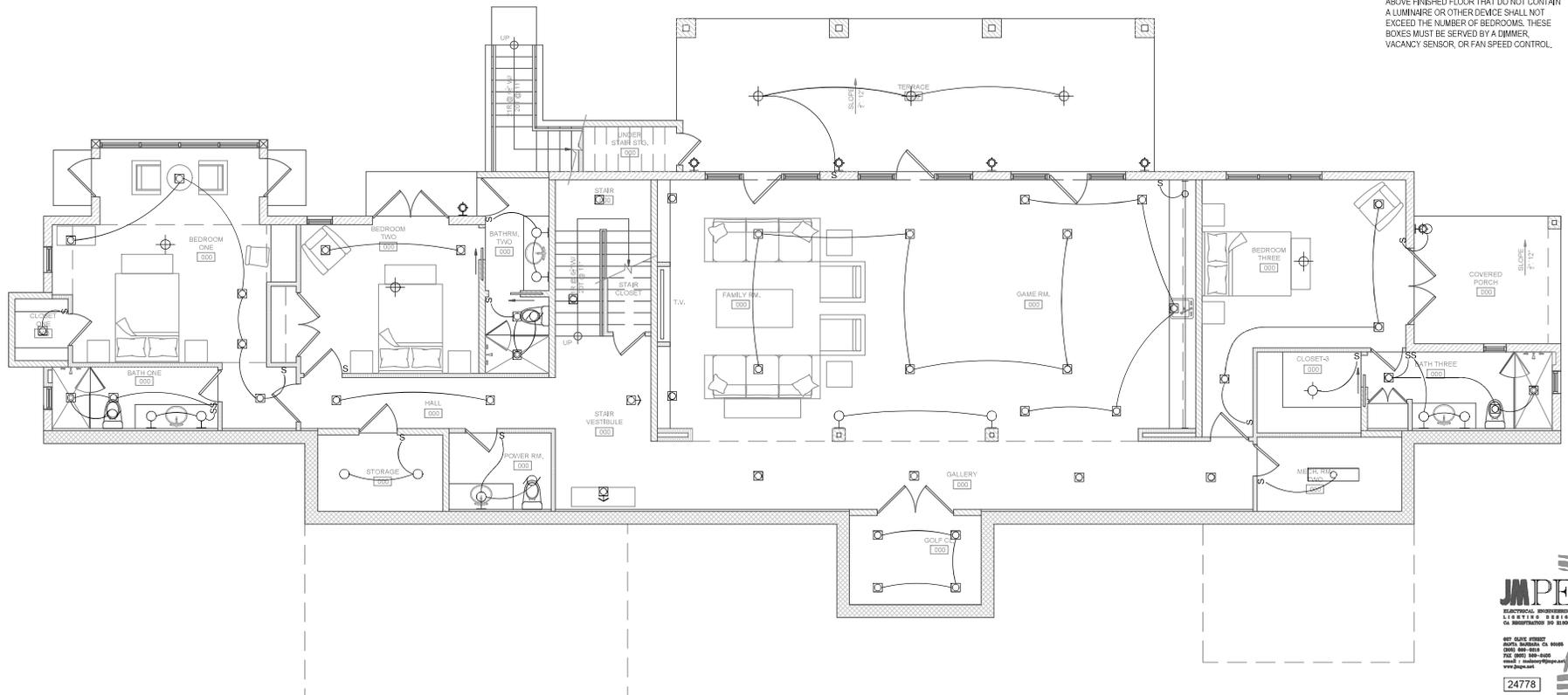
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

LIGHTING NOTES

1. ALL INSTALLED LIGHTING TO BE HIGH EFFICACY PER REQUIREMENTS OF 2019 CEC SECTION 150.0(N) AND JOINT APPENDIX JAG.
2. BUILDER SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF ALL INSTALLED LAMPS AND LUMINAIRES.
3. ANY JAG COMPLIANT LAMP MUST BE CONTROLLED BY A VACANCY SENSOR OR DIMMER BASED ON TYPE OF LUMINAIRE OR LAMP INSTALLED.
4. RECESSED FIXTURES SHALL BE IC RATED AND ASTM E283 CERTIFIED. RECESSED FIXTURES SHALL NOT CONTAIN A SCREW BASE SOCKET AND MUST BE INSTALLED WITH A LIGHT SOURCE THAT IS JAG CERTIFIED. SHALL NOT CONTAIN LIGHT SOURCES THAT ARE LABELED 'NOT FOR USE IN ENCLOSED FIXTURES' OR 'NOT FOR USE IN RECESSED FIXTURES.'
5. IN BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
6. THE NUMBER OF ELECTRICAL BOXES LOCATED ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.



BASEMENT LIGHTING PLAN

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



JMPE
 JAMES M. PETERSON & ASSOCIATES
 LIGHTING DESIGN
 2015 CALIFORNIA REGISTERED PROFESSIONAL ARCHITECT NO. 51000

24778



LARKIN RESIDENCE
 67 CHAMISEL PASS ROAD
 CARMEL, CA 93923

BASEMENT
 LIGHTING PLAN



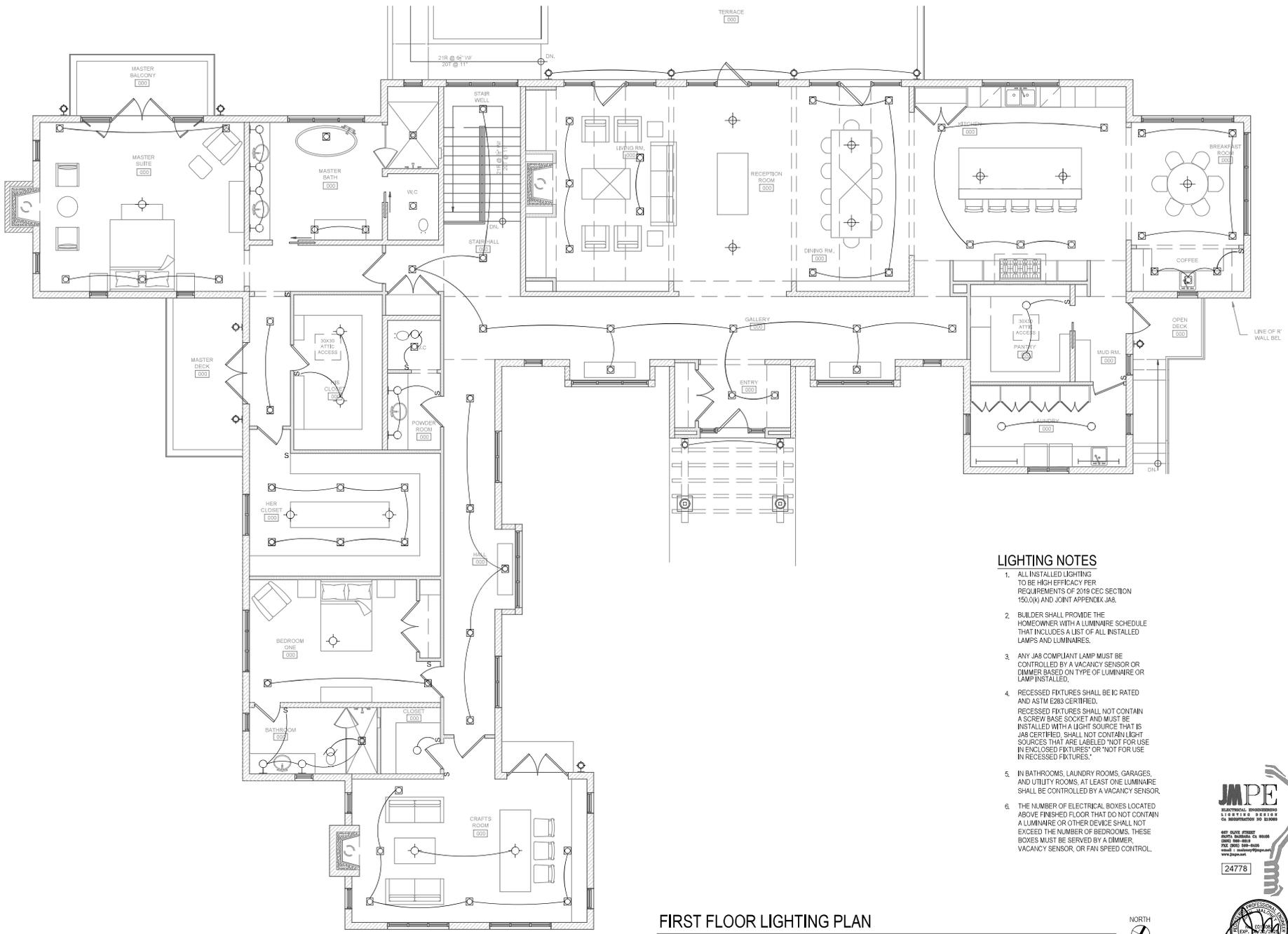
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- LIGHTING NOTES**
- ALL INSTALLED LIGHTING TO BE HIGH EFFICACY PER REQUIREMENTS OF 2019 CEC SECTION 150.0(k) AND JOINT APPENDIX JAB.
 - BUILDER SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF ALL INSTALLED LAMPS AND LUMINAIRES.
 - ANY JAB COMPLIANT LAMP MUST BE CONTROLLED BY A VACANCY SENSOR OR DIMMER BASED ON TYPE OF LUMINAIRE OR LAMP INSTALLED.
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 - THE NUMBER OF ELECTRICAL BOXES LOCATED ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.

FIRST FLOOR LIGHTING PLAN
 SCALE 1/4" = 1'-0"



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		08.00.20

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FIRST FLOOR LIGHTING PLAN



Date: July 24, 2023
 Scale:
 Sheet: JNPE
 Sheet:



E3.1