County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901

Meeting Agenda - Final

Wednesday, November 5, 2025
8:00 AM

Government Center
1441 Schilling Place
Salinas, CA 93901

Administrative Permit

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.

Notice is hereby given that on November 5, 2025 the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, November 4, 2025. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

SCHEDULED MATTERS

1. PLN210086 - WOOD LAWRENCE E & SHARON P TRS

Administrative hearing to consider construction of a 7,367 square foot single-family dwelling with a 785 square foot attached garage, 1,384 square feet of decks, a 130 square foot shed, associated site improvements, less than 100 cubic yards of excavation on slopes in excess of 30%, development within 750 feet of known archaeological resources, and the conversion of a test well into a domestic well.

Project Location: 232 Lower Walden Road, Carmel.

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

2. PLN250053 - GREAT BAY PARTNERS INVESTMENT INC

Administrative Permit and Design Approval to consider action on the construction of a 6,230 square foot two-story single-family dwelling with an attached 1,322 square foot garage, 336 square foot shed, ground mounted photovoltaic system with (20) modules and 8.20 kW and a 400A electrical panel, and associated site improvements. Grading to consist of 520 cubic yards of excavation and 2,120 cubic yards of fill. Colors and materials to consist of slate roof (brown), metal standing seam roof (brown), stucco siding (beige), natural stone veneer (tan & beige) and aluminum clad windows and doors (bronze).

Project Location: 7572 Paseo Vista Place, Monterey

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution

3. PLN250214 - BECKMAN BROR TIMOTHY TR & HESS MIRA TR

Administrative Permit and Design Approval to consider action on the construction of a 4,767 square foot one-story single- family residence with 536 square foot basement, 633 square foot attached two-car garage with 50 square feet of garage storage and a 302 square foot shop attached to the garage, and associated site improvements. Grading consists of 464 cubic yards of excavation and 280 cubic yards of fill. Colors and materials to consist of stucco (Aged White), standing seam metal roof (color Zinc), limestone veneer (Rustic Gold), aluminum windows (dark Bronze) and exterior wood trim and rafters (Tobacco color).

Project Location: 7725 Paseo Venado, Monterey

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution

4. PLN190155 - ELLA INDUSTRIES INC

Administrative hearing to consider action of restoration of 0.99 acres of slopes in excess of 25% to partially clear Code Enforcement Case No. 21CE00499.

Project Location: Less than ½ mile northeast of the intersection of Lewis Road and Vega Road, Royal Oaks (nearest address is 146 Vega Road, Royal Oaks).

Proposed CEQA action: Find the project qualifies for a Class 33 Categorical Exemption 15333, and that none of the exceptions pursuant to section 15300.2 apply.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

Introduced: 10/24/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN210086 - WOOD LAWRENCE E & SHARON P TRS

Administrative hearing to consider construction of a 7,367 square foot single-family dwelling with a 785 square foot attached garage, 1,384 square feet of decks, a 130 square foot shed, associated site improvements, less than 100 cubic yards of excavation on slopes in excess of 30%, development within 750 feet of known archaeological resources, and the conversion of a test well into a domestic well.

Project Location: 232 Lower Walden Road, Carmel.

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
b. Approve a Coastal Administrative Permit and Design Approval to allow construction of a 7,367 square foot single family dwelling with a 785 square foot attached garage, 1,384 square feet of decks, and associated site improvements including after-the-fact approval of a 130 square foot shed; Coastal Administrative Permit to allow less than 100 cubic yards of excavation on slopes in excess of 30%; a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and a Coastal Administrative Permit for the conversion of a test well into a domestic well.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommends approval subject to 11 conditions of approval.

PROJECT INFORMATION

Agent: Lawrence Wood
Property Owner: Wood Lawrence E & Sharon P Trs
APN: 241-241-005-000
Parcel Size: 2.12 acres
Zoning: Low Density Residential with a density of 1 unit per acre and a Design Control overlay in the Coastal Zone or "LDR/1-D(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Yes
Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff is recommending approval of four Coastal Administrative Permits and a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On November 5, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, November 4, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Carmel Highlands Fire Protection Distrcit

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Planner; Fionna Jensen, Principal Planner; Lawrence E & Sharon P Wood, Property Owners; Lawrence Wood, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN210086

County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 25-059

November 05, 2025

Introduced: 10/24/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN210086 - WOOD LAWRENCE E & SHARON P TRS

Administrative hearing to consider construction of a 7,367 square foot single-family dwelling with a 785 square foot attached garage, 1,384 square feet of decks, a 130 square foot shed, associated site improvements, less than 100 cubic yards of excavation on slopes in excess of 30%, development within 750 feet of known archaeological resources, and the conversion of a test well into a domestic well.

Project Location: 232 Lower Walden Road, Carmel.

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
b. Approve a Coastal Administrative Permit and Design Approval to allow construction of a 7,367 square foot single family dwelling with a 785 square foot attached garage, 1,384 square feet of decks, and associated site improvements including after-the-fact approval of a 130 square foot shed; Coastal Administrative Permit to allow less than 100 cubic yards of excavation on slopes in excess of 30%; a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and a Coastal Administrative Permit for the conversion of a test well into a domestic well.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommends approval subject to 11 conditions of approval.

PROJECT INFORMATION

Agent: Lawrence Wood
Property Owner: Wood Lawrence E & Sharon P Trs
APN: 241-241-005-000
Parcel Size: 2.12 acres
Zoning: Low Density Residential with a density of 1 unit per acre and a Design Control overlay in the Coastal Zone or "LDR/1-D(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Yes
Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff is recommending approval of four Coastal Administrative Permits and a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On November 5, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, November 4, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Carmel Highlands Fire Protection Distrcit

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Planner; Fionna Jensen, Principal Planner; Lawrence E & Sharon P Wood, Property Owners; Lawrence Wood, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN210086

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
WOOD LAWRENCE E & SHARON P TRS (PLN210086)

RESOLUTION NO. 25-055

Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2) Approving a Coastal Administrative Permit and Design Approval to allow construction of a 7,367 square foot single family dwelling with a 785 square foot attached garage, 1,384 square feet of decks, and associated site improvements including after-the-fact approval of a 130 square foot shed; Coastal Administrative Permit to allow less than 100 cubic yards of excavation on slopes in excess of 30%; a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and a Coastal Administrative Permit for the conversion of a test well into a domestic well.

[PLN210086, Wood Lawrence E & Sharon P Trs, 232 Lower Walden Road, Carmel, Carmel Land Use Plan (APN: 241-241-005-000)]

The WOOD LAWRENCE E & SHARON P TRS (PLN210086) came on for an administrative decision before the County of Monterey Chief of Planning on November 5th, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

   EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 1982 Monterey County General Plan;
   - Carmel Area Land Use Plan (CAR LUP);

- Monterey County Coastal Implementation Plan, Part 2 (Carmel CIP); and
- Monterey County Zoning Ordinance (Title 20).

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

b) Allowed Use. The property is located at 232 Lower Walden Road, Pebble Beach (Assessor's Parcel Number 008-031-030-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential with a Design overlay, Coastal or "LDR/1-D(CZ)", which allows for the construction of a new single-family dwelling with an attached garage subject to a Coastal Administrative Permit. Pursuant to Title 20 section 21.44, the proposed development is subject to a Design Approval as the underlying zoning includes a "D" overlay. The project involves less than 100 cubic yards of excavation on slopes in excess of 30% and therefore requires a Coastal Administrative Permit pursuant to Title 20 section 20.64.230. Additionally, the project involves development within 750 feet of a known archaeological resource, which is also subject to the granting of a Coastal Administrative Permit. Finally, the project involves after-the-fact construction of a 130 square foot shed. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The parcel (Assessor's Parcel Number 241-241-005-000, 2.12 acres, 92,686 square feet) is shown in its current configuration and under separate ownership as Lot 26A in Book 241, Page 24 of the 1964 and 1972 Assessor's Parcel Maps. Therefore, the County recognizes the subject property as a legal lot of record.

d) Design/Neighborhood/Community Character and Visual Resources. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as being within a Design Control District or "D" overlay, which provides regulations of the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. As designed the single family dwelling is consistent with the neighborhood character in which this parcel is located in. The single-family dwelling will have a modern architectural style, with exterior colors and materials consisting of a weathered copper metal roof and stucco in white, black, and gray. According to Map A of the Carmel LUP, the subject property is designated as being in the viewshed from Highway 1; however, per staff's site visit, the subject property is not seen from Highway 1 and is not visible from a common public viewing area. CAR LUP Policy 2.2.3.3 indicates that new development on forested slopes within the public viewshed, as illustrated on the Carmel Area Map A (Local Coastal Program General Viewshed), shall be sited and designed in such a manner that structures are not visible from public viewpoints, Highway 1. This policy is implemented by Carmel CIP sections 20.146.030.C.1(c) and 20.146.030.C.4, which require that structures blend into the site and its surroundings through the use of exterior materials that give the appearance of natural materials, modifying bulk and massing to protect the public viewshed, and siting development within forested areas or in areas where existing topography can ensure

structures have minimal or no visibility. An exterior lighting condition (Condition No. 6) was added to ensure that lighting will not be intrusive. The single-family dwelling proposes earth-tone colors and natural materials. The project design, together with retention of the surrounding mature trees, will help screen the development from Highway 1. Therefore, as proposed and conditioned, the project blends into the surrounding environment, is consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood, and assures protection of the public viewshed.

e) Development Standards. Title 20 section 20.14.060 establishes the site development standards applicable to structures within the LDR zoning district. Pursuant to Title 21 section 20.16.060.C, the main structures shall have setbacks of at least 30 feet for the front, 20 feet for the sides, and 20 feet for the rear, and a maximum allowable height of 30 feet. The garage is attached to the proposed residence and therefore, is subject to the same site development standards as the main structure pursuant to Title 20 section 20.62.040.K. As proposed, the residence and attached accessory structure will be over 30 feet from the front, over 20 feet from the side, over 20 feet from the rear. The proposed height of the residence and attached garage is 30 feet when measured from average natural grade. Condition No. 7 has been applied to ensure the final height does not exceed 30 feet. As shown on the attached plans, the existing shed is setback in accordance with the required accessory structure setbacks of the underlying zoning district. The underlying zoning has an allowable building site coverage of 15 percent. As proposed, the resulting lot coverage will be 5.4 percent. Therefore, the property complies with the required site development standards based on the applicable LDR zoning district.

f) Cultural Resources. Carmel CIP section 20.146.090 requires that development of any kind in areas considered to be archaeologically sensitive shall include field surveys and impact analysis by qualified individuals to precisely determine resources that may be impacted by the proposed project. The Monterey County Geographic Information System (GIS) identifies the subject property to be within a high archaeological sensitivity area and within 750 feet of known archaeological resources. Further, in accordance with Carmel CIP section 20.146.090.B.1, all development being proposed within high sensitivity zones shall complete a Phase One survey (see Finding 2, Evidence “b”). Accordingly, a Phase I and II Cultural Resources Study (County of Monterey Library No. LIB250180) was submitted and concluded that the project area is within 750 feet of known resources; however, the field survey and auger testing yielded negative results for any precontact site indicators or significant resources on the surface or subsurface of the project parcel. Bedrock was found at 43 centimeters within densely compacted soil. In the area of the proposed residence, the auger testing found imported topsoil that likely accommodated a garden decades ago, and thus is considered to be a previously disturbed area. The subject property is not known to contain cultural resources and therefore, potential impacts to cultural resources is limited and will be controlled by application of the County’s standard project condition,

Condition No. 3, which requires the contractor to stop work if previously unidentified resources are discovered during construction. However, due to the property's proximity to a nearby cultural resource (within 450 feet) and the geographic relationship to known sites in the immediate area, the project archaeologist's recommendation that 1) a pre-construction cultural resources training occur prior to project commencement and 2) archaeological monitoring occur during initial grading activities have been applied as a condition of approval (Condition No. 4; non-standard) pursuant to Carmel CIP section 20.146.090.D.2 to ensure the potential impacts to resources are further limited. Therefore, as proposed, the potential for inadvertent impacts on cultural resources is limited, and as conditioned, the project will avoid or substantially minimize impacts on archaeological resources (Carmel Area LUP Policy 2.8.3).

g) Development on Slopes in Excess of 30%. Pursuant to Title 20 section 20.64.230, development on slopes 30% or more where excavation does not exceed 100 cubic yards requires a Coastal Administrative Permit. The proposed driveway will contain excavation under 100 cubic yards, inclusive of 80 cubic yards of cut and 80 cubic yards of fill, thus meeting the outlined criteria of Title 21 section 20.64.230.

h) Forest Resources. No trees are proposed for removal. Condition No. 7 ensures that nearby native trees will be protected throughout construction activities.

i) Public Access. As proposed and conditioned, the development is consistent with applicable public access policies of the Carmel LUP. See Finding No. 6 and supporting evidence.

j) Land Use Advisory Committee (LUAC). Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors, per Resolution No. 08-338, this Project was not referred to the LUAC because it does involve a design approval requiring a public hearing, preparation of an environmental document, a lot line adjustment in the coastal zone, or a variance.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210086.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Carmel Highlands 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, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The following reports have been prepared:

- "Wood Residence Project 232 Lower Walden Carmel, California Biological Resource Report" (County of Monterey Library No.

LIB220230) prepared by Jami Davis, Monterey, CA on February 1, 2022.
- "Geotechnical Investigation for New Residential Development 232 Lower Walden Road, Carmel" (County of Monterey Library No. LIB250180) prepared by Kasunich Haro, Watsonville, CA on February 24, 2023.
- "Preliminary Cultural Resources Reconnaissance and Phase II Auger Testing of Assessor's Parcel Number APN 241-241-005 in Carmel Highlands County of Monterey, California [PLN210072 and PLN 210086]" (County of Monterey Library No. LIB220050) prepared by Susan Morley, Marina, CA on November 1, 2021.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210086.

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 Carmel Highlands Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. Sewer service will be provided by Monterey Peninsula Water Management District (MPWMD). The MPWMD wastewater collection and treatment system has adequate remaining capacity for sewage disposal. Potable water is provided by an approved test well under PLN210072.

c) A geotechnical report was prepared for this project (County of Monterey Library No. LIB250180). The report concluded that with the implementation of its recommendations, the site is suitable for the proposed project. Pursuant to section 16.08.110 of the Monterey County Code, the recommendations included in geotechnical reports shall be incorporated in the grading plans and specifications. Therefore, no additional condition is required.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210086.

4. **FINDING:** **VIOLATIONS –** The subject property is not compliance with all rules and regulations pertaining to the County's Zoning Ordinance.

EVIDENCE:

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

b) Per staff's site visit, the subject property currently contains a 130-square-foot shed. This shed required the granting of a discretionary permit. Therefore, with the granting of this permit, the property will come into compliance with requirements of the Zoning Ordinance.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210086.

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 a single-family residence and accessory structures in a residential zone.

b) This project qualifies for a Class 3 exemption because it is the construction of a new single-family dwelling with an attached garage and associated site improvements on a residentially zoned lot.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. The site is vacant and therefore no historical (structural) resources would be impacted. There is no evidence that cultural resources are present on-site, and as conditioned, the project would have a less than significant impact on cultural resources (see Finding No. 1, evidence "f"). The proposed development is not visible from Highway 1 or designated public access areas/vista points.

d) No adverse environmental effects were identified during staff review of the development application.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210086.

6. **FINDING:** **PUBLIC ACCESS-** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Carmel CIP Section 20.146.130, can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is described as an area outside of where the Local Coastal Program requires physical public access (Figure 3, Local Coastal Program Public Access, in the Carmel LUP).

d) The subject project site is identified as an area where the Local Coastal Program requires visual public access (Map A- Local Coastal Program General Viewshed, in the Carmel LUP). Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along Highway 1. Consistent with Carmel LUP Policy 5.3.2.4, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.

f) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN210086.

7. **FINDING:** **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors

DECISION

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

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2; and
2. Approve the Coastal Administrative Permit and Design Approval to allow construction of a 7,367 square foot single family dwelling with a 785 square foot attached garage, 1,384 square feet of decks, and associated site improvements including after-the-fact approval of a 130 square foot shed; Coastal Administrative Permit to allow less than 100 cubic yards of excavation on slopes in excess of 30%; a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and Coastal Administrative Permit to convert a test well into a domestic well.

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

PASSED AND ADOPTED this 5th day of November 2025.

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE

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.

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County of Monterey HCD Planning

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

PLN210086

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN210086) allows the construction of a 7,367 square foot single family dwelling with a 785 square foot attached garage, 1,384 square feet of decks, and associated site improvements including after-the-fact approval of a 130 square foot shed; Coastal Administrative Permit to allow less than 100 cubic yards of excavation on slopes in excess of 30%; a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and a Coastal Administrative Permit for the conversion of a test well into a domestic well. The property is located at 232 Lower Walden Road, Carmel (Assessor's Parcel Number 241-241-005-000), Carmel Area Land Use 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 RMA - 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. (RMA - 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:
"A Coastal Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 241-241-005-000 on November 5, 2025. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

4. PDSP001- CULTURAL RESOURCES SENSITIVITY TRAINING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To reduce potential impacts on cultural resources that may be discovered during ground disturbing and construction activities, a qualified archaeological (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall be retained to prepare and conduct a pre-construction cultural resources training program with all construction crew and serve as a monitor for initial grading activities. The purpose of the pre-construction cultural resources training program shall be to train the construction and demolition crew on how to identify potential cultural resources, and procedures for if previously unknown cultural resources are identified during construction operations. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the archaeological monitor. If the find is determined to be significant, work shall remain halted until a plan of action has been formulated, with the concurrence of HCD-Planning, and implemented.The Archaeological Monitor shall review and evaluate any inadvertent discoveries to determine if they are historical resource(s) and/or unique archaeological resources or tribal cultural resources. If the Archaeological Monitor determines that any cultural resources exposed during construction constitute a historical resource and /or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation. The Professional Archaeologist shall recommend mitigation measures to mitigate to a less than significant impact in accordance with California Public Resources Code Section 15064.5. The contract shall require that the Archaeological Monitor keep a log of inadvertent discoveries and submit a final report summarizing compliance actions with HCD-Planning.

Compliance or Monitoring Action to be Performed: Prior to the issuance of permits from Building Services, the Applicant/Owner shall submit to HCD-Planning a copy of the contract between the Applicant/Owner and a qualified archaeologist. The contract shall include the requirements of this condition and specify that the archaeologist will prepare and conduct a pre -construction cultural resources training for all construction crew. The contract shall also specify that the archaeologist will be retained on an “on-call” basis for all ground disturbing construction to review, identify, and evaluate cultural resources that may be inadvertently exposed during construction (Condition No. 3).

Prior to initial ground disturbance, the Applicant/Owner shall submit evidence to HCD-Planning demonstrating that the pre-construction cultural resources training meeting occurred as required by this condition. Such evidence shall be in the form of a letter from the qualified archaeologist and a list of attendees.

5. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

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

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

Responsible Department: Planning

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

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

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

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

7. 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.

8. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

9. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct driveway connection to Lower Walden Road. The design and construction is subject to the approval of the HCD -PWFP. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the HCD-PWFP, obtain an encroachment permit from the HCD -PWFP prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

10. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule

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

11. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

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

WOOD RESIDENCE

CARMEL, CALIFORNIA

A	ARTISAN	ELEC.	ELECTRICAL	H.B.	HOSE BIBB	P.L.	PROPERTY LINE
ABV	ABOVE	ELEV.	ELEVATION	H.C.	HOLLOW CORE	PLYWD.	PLYWOOD
A.F.F.	ABOVE FINISHED FLOOR	EQ.	EQUAL	H/C	HANDICAPPED		
A.F.S.	ABOVE FINISHED SURFACE	EQUIP.	EQUIPMENT	HDWD.	HARDWOOD	REF.	REFRIGERATOR
ALT.	ALTERNATE	EXP.	EXPANSION	HR.	HOUR	REQ'D.	REQUIRED
APPROX.	APPROXIMATE	EXT.	EXTERIOR	HT.	HEIGHT	R.O.	ROUGH OPENING
ARCH.	ARCHITECTURAL	F.D.	FLOOR DRAIN	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	SCHED.	SCHEDULE
BLDG.	BUILDING	F.D.C.	FIRE DEPARTMENT CONNECTION			SHT.	SHEET
BOT.	BOTTOM			INT.	INTERIOR	SIM.	SIMILAR
C.J.	CONTROL JT.	FDN.	FOUNDATION	KIT.	KITCHEN	SPEC.	SPECIFICATION
CLG.	CEILING	F.F.	FINSH FLOOR			SQ.	SQUARE
CLR.	CLEAR	FIN.	FINISH	MAX.	MAXIMUM	S.S.	STAINLESS STEEL
C.M.U.	CONCRETE MASONRY UNIT	F.L.	FLOW LINE	MECH.	MECHANICAL	STRUC.	STRUCTURAL
CONC.	CONCRETE	FLR.	FLOOR	MFR.	MANUFACTURER		
CONT.	CONTINUOUS	FND.	FOUNDATION	MIN.	MINIMUM	TYP.	TYPICAL
DET./DTL.	DETAIL	FT.	FOOT OR FEET	MISC.	MISCELLANEOUS		
D.G.	DECOMPOSED GRANITE	FTG.	FOOTING	MTL.	METAL	W.C.	WATER CLOSET
DIA.	DIAMETER	FURR.	FURRING				
DN.	DOWN			N.T.S.	NOT TO SCALE	⌀	SQUARE FEET
DS.	DOWNSPOUT	GA.	GAUGE			℄	CENTERLINE
		GALV.	GALVINIZED	OH.	OVERHEAD	PL	PLATE
(E)	EXISTING	GR.	GRADE				
EA.	EACH	GYP.	GYPSUM				
E.J.	EXPANSION JOINT	GYP. BD.	GYPSUM BOARD				
ELEV.	ELEVATION						

NOTE: CLARIFY WITH DESIGNER ALL ABBREVIATIONS NOT LISTED.

ABBREVIATIONS

PROJECT TEAM

OWNER: LARRY WOOD
232 LOWER WALDEN RD.
CARMEL, CA 93923
209-605-0399

DESIGNER: CONRAD ASTURI STUDIOS, INC.
LINCOLN ST. 3SE OF OCEAN #333
CARMEL-BY-THE-SEA, CA 93921
831-622-9724
CONTACT: EDAN ASTURI

GEOTECHNICAL: HARO, KASUNICH AND ASSOCIATES, INC.
116 EAST LAKE AVE.
WASTONVILLE, CA 95076
831-722-4175

ARCHITECTURAL SYMBOLS

SECTION: 1 / A6.0 — SECTION LETTER, SHEET NUMBER

EXTERIOR ELEVATION: 1 / A5.0 — ELEVATION LETTER, SHEET NUMBER

DETAIL: 1 / A8.0 — DETAIL NUMBER, SHEET NUMBER

COLUMN GRID: 3 / A

ELEVATION TAG

SPOT ELEVATION: 102.5'

CENTER LINE

REVISION: 1

PROPERTY LINE

GRAPHIC SCALE

NORTH DESIGNATION: NORTH

ROOF SLOPE INDICATION: 12 / 5

CHANGE IN ELEVATION: 1" DN.

PROJECT INFORMATION

PROJECT LOCATION: 232 LOWER WALDEN RD.
CARMEL, CA. 93921

A.P.N.: APN: 241-241-005

PROJECT FILE NUMBER: 2403

LOT SIZE:: 2.13 AC 92,782 SQ.FT.

ZONING:: LDR-D(CZ)

OCCUPANCY: R3/U

CONSTRUCTION TYPE: VB

STRUCTURE SETBACKS:: FRONT: 30'
SIDE (NORTH): 20'
SIDE (SOUTH): 20'
REAR: 20'

PARKING: 2 SPACES (REQUIRED)
3 SPACES (PROVIDED PLUS OUTDOOR PARKING)

HEIGHT LIMIT:: 30'

BUILDING HEIGHT:: 30'

LANDSCAPE & LIGHTING PLAN: NOT REQUIRED

TREE REMOVAL:: NONE

FIRE SPRINKLERS: REQUIRED

PROPOSED CUT / FILL:: 600 CY (SEE CIVIL)

CONSTRUCTION ON SLOPE >30%: NONE

SCHOOL DISTRICT:: CARMEL UNIFIED

EXISTING RESIDENCE INFO:: ONSITE WATER WELL & SEPTIC

GOVERNING CODES

THIS PROJECT WILL CONFORM TO:

THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, CRC, CPC, CMC, CEC AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)

THIS PROJECT WILL CONFORM TO

THE 2022 CALIFORNIA FIRE CODE AND THE 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES).

PROPOSED FLOOR AREA

MAIN LEVEL (CONDITIONED):	3316 SQFT.
UPPER LEVEL (CONDITIONED):	1727 SQFT.
TOTAL RESIDENCE (CONDITIONED):	5043 SQFT.
ATTACHED GARAGE:	785 SQFT.
LOWER LEVEL (BASEMENT):	2324 SQFT.
TOTAL FLOOR AREA:	8152 SQFT. (8.8%)
TOTAL LOT AREA:	92782 SQFT.
SIDE DECK:	281 SQFT.
REAR DECK:	535 SQFT.
UPPER DECK 1:	420 SQFT.
UPPER DECK 2:	148 SQFT.
TOTAL DECK SQFT.:	1384 SQFT.

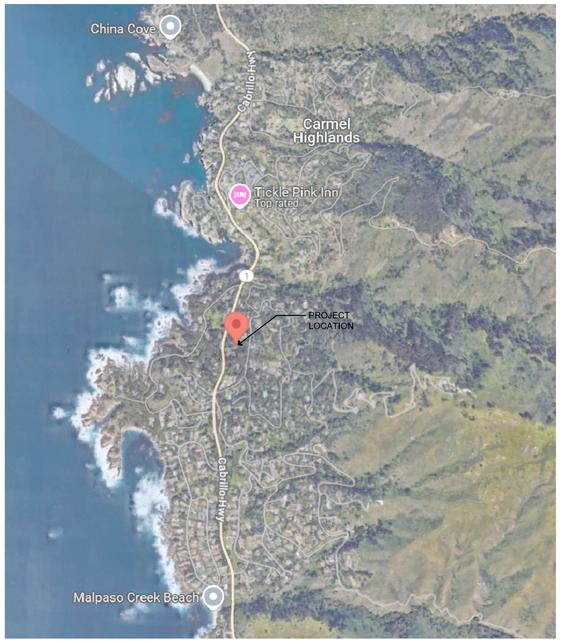
BUILDING SITE COVERAGE

RESIDENCE MAIN LEVEL (CONDITIONED):	3316 SQFT.
ATTACHED GARAGE:	785 SQFT.
SIDE DECK:	281 SQFT.
REAR DECK:	535 SQFT.
TOTAL BUILDING SITE COVERAGE (15% MAX.):	4917 SQFT. (5.3%)
TOTAL LOT AREA:	92782 SQFT.

IMPERVIOUS COVERAGE

RESIDENCE BUILDING SITE COVERAGE:	4917 SQFT.
ENTRY PATIO:	500 SQFT.
PROPOSED IMPERVIOUS COVERAGE	5417 SQFT. (5.8%)
TOTAL LOT AREA:	92782 SQFT.

PROJECT SUMMARY TABLE



VICINITY MAP

NORTH

PERSPECTIVE

RENDERING,SHOWN FOR ORIENTATION, MATERIAL TEXTURE, AND COLOR REFERENCE. DETAILS MAY VARY SLIGHTLY.

SCOPE OF WORK

PROPOSED NEW 3-STORY 7407 SQ.FT. SINGLE FAMILY RESIDENCE WITH ATTACHED 785 SQ.FT. GARAGE.

SHEET INDEX

NO.	SHEET
T0.1	COVER SHEET
A1.0	SITE PLAN & PROJECT INFO
A2.0	FLOOR PLAN - MAIN LEVEL
A2.1	FLOOR PLAN - UPPER LEVEL
A2.2	FLOOR PLAN - LOWER LEVEL (BASEMENT)
A4.0	ROOF PLAN
A5.0	EXTERIOR ELEVATIONS
A5.1	EXTERIOR ELEVATIONS
A5.2	PERSPECTIVE VIEWS / REFERENCE PHOTOS
A6.0	SITE CROSS SECTION
C1.0	GRADING PLAN
C2.0	GRADING ELEVATIONS
C3.0	CONSTRUCTION MANAGEMENT PLAN

CONRAD ASTURI STUDIOS INC.

LINCOLN ST. 3 SE OF OCEAN #333
CARMEL-BY-THE-SEA, CA. 93921

phone: 831.622.9724
web: CONRADASTURI.COM

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PROJECT:

WOOD RESIDENCE
232 LOWER WALDEN RD.
CARMEL, CA. 93923
A.P.N. 241-241-005

PRELIMINARY DESIGN
WOOD RESIDENCE

TIMELINE

DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

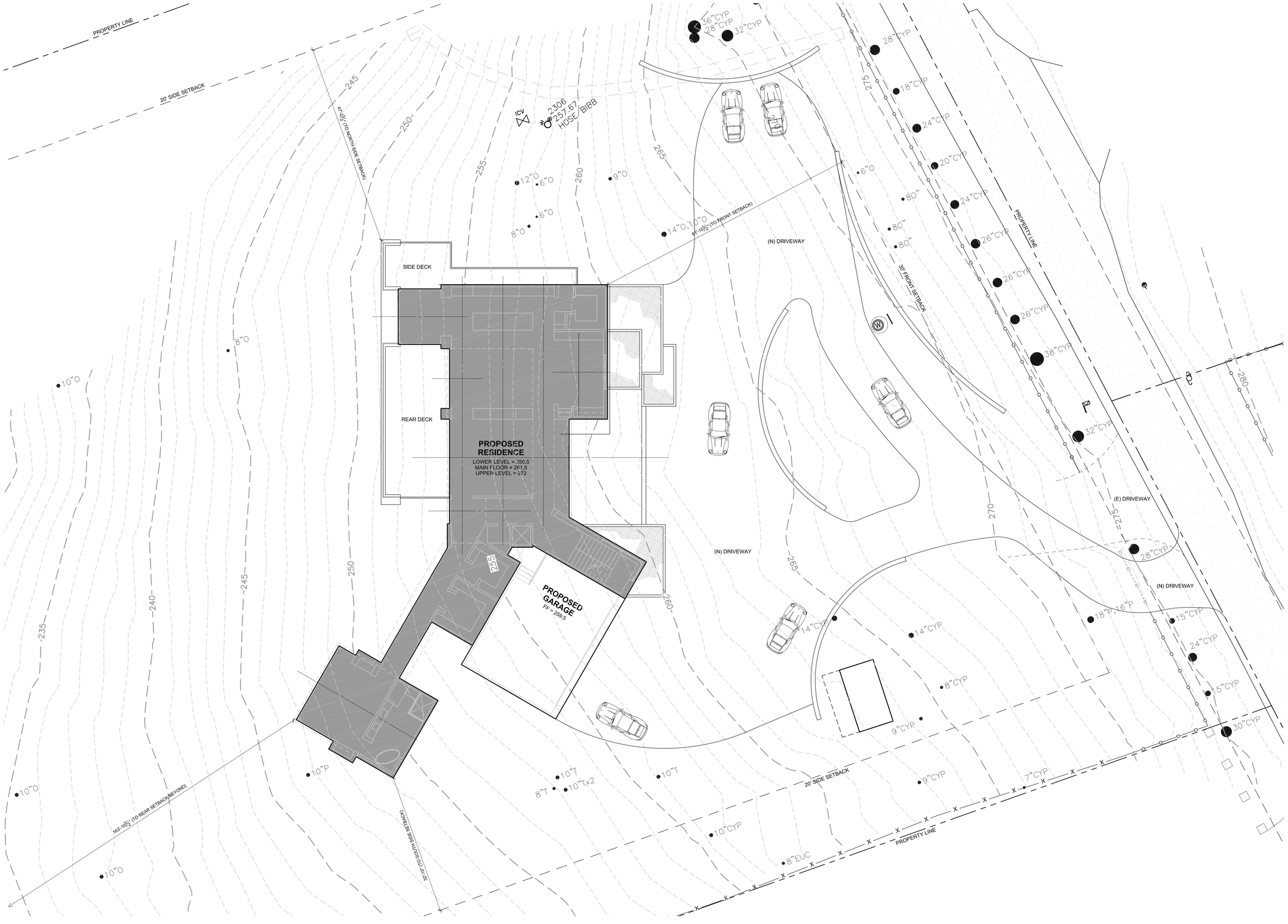
REVISIONS

1	
2	
3	

PROJECT NO: 2403
DRAWN BY: STAFF
CHECKED BY: EA
DESCRIPTION:
COVER SHEET

SHEET:
T0.1

PRINTED: JUNE 3, 2025



SITE PLAN & PROJECT INFO
SCALE: 1"=10'

NORTH

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PROJECT:

WOOD RESIDENCE
232 LOWER WALDEN RD.
CARMEL, CA. 93923
A.P.N. 241-241-005

WOOD RESIDENCE
PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
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-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

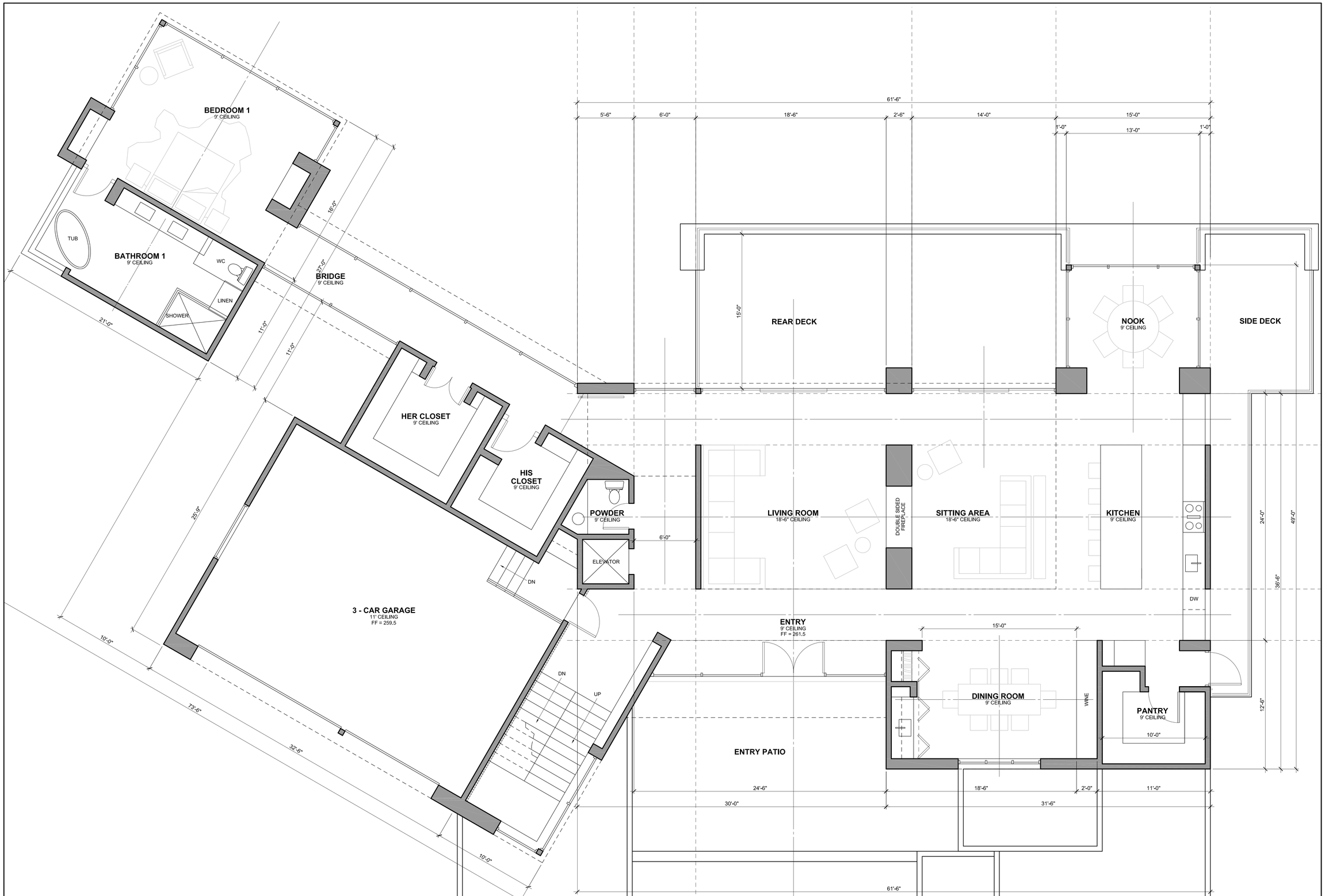
REVISIONS	
1	
2	
3	

PROJECT NO: 2403
DRAWN BY: STAFF
CHECKED BY: EA

DESCRIPTION:
SITE PLAN & PROJECT INFO
SCALE: 1"=10'

SHEET:
A1.0

PRINTED: JUNE 3, 2025



FLOOR PLAN - MAIN LEVEL
SCALE: 1/4"=1'-0"

NORTH

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PROJECT:

WOOD RESIDENCE
232 LOWER WALDEN RD.
CARMEL, CA. 93923
A.P.N. 241-241-005

WOOD RESIDENCE
PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

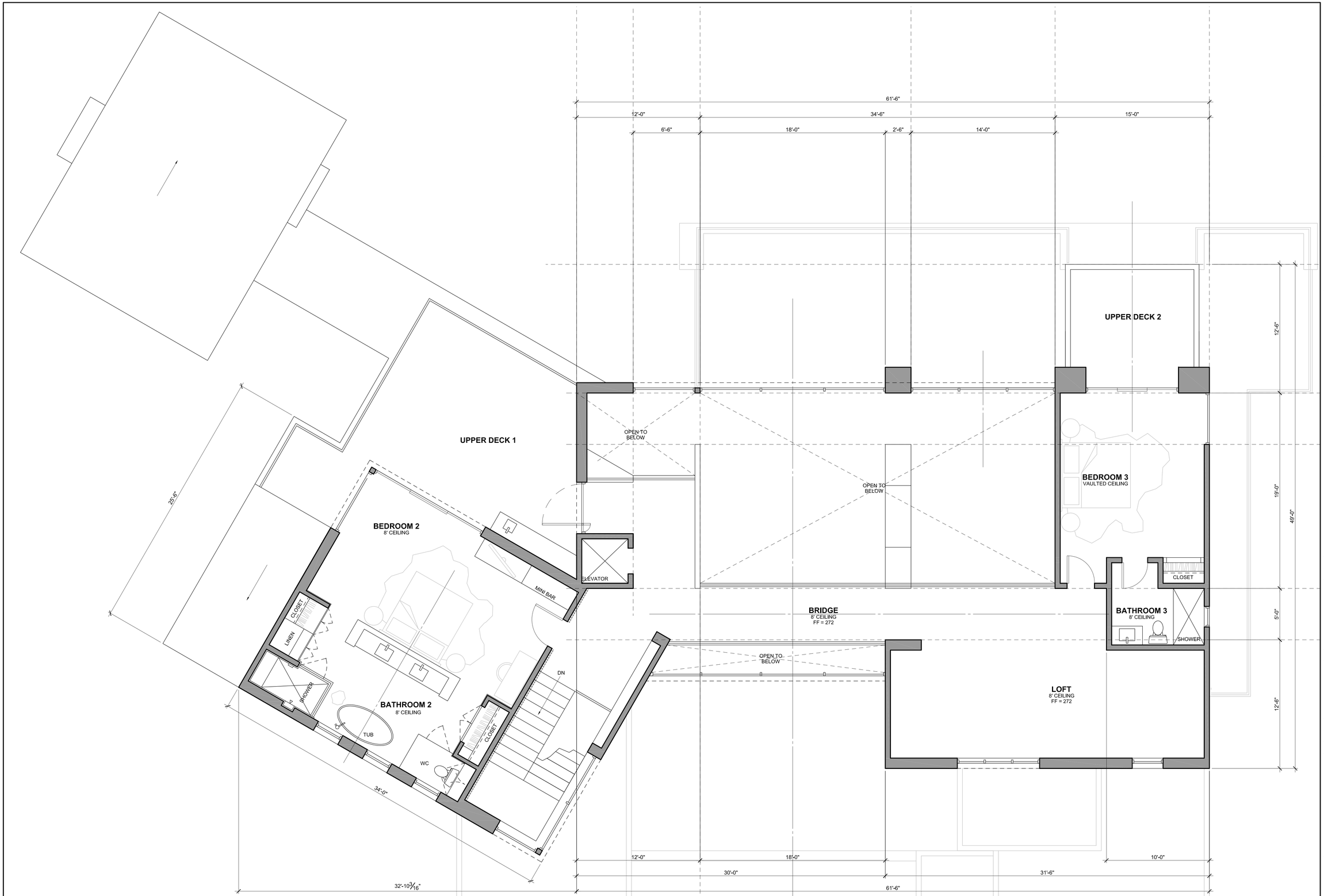
REVISIONS	
1	
2	
3	

PROJECT NO: 2403
DRAWN BY: STAFF
CHECKED BY: EA

DESCRIPTION:
FLOOR PLAN
MAIN LEVEL
SCALE: 1/4"=1'-0"

SHEET:
A2.0

PRINTED: JUNE 3, 2025



FLOOR PLAN - UPPER LEVEL
SCALE: 1/4"=1'-0"

NORTH

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PROJECT:

WOOD RESIDENCE
232 LOWER WALDEN RD.
CARMEL, CA. 93923
A.P.N. 241-241-005

WOOD RESIDENCE
PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

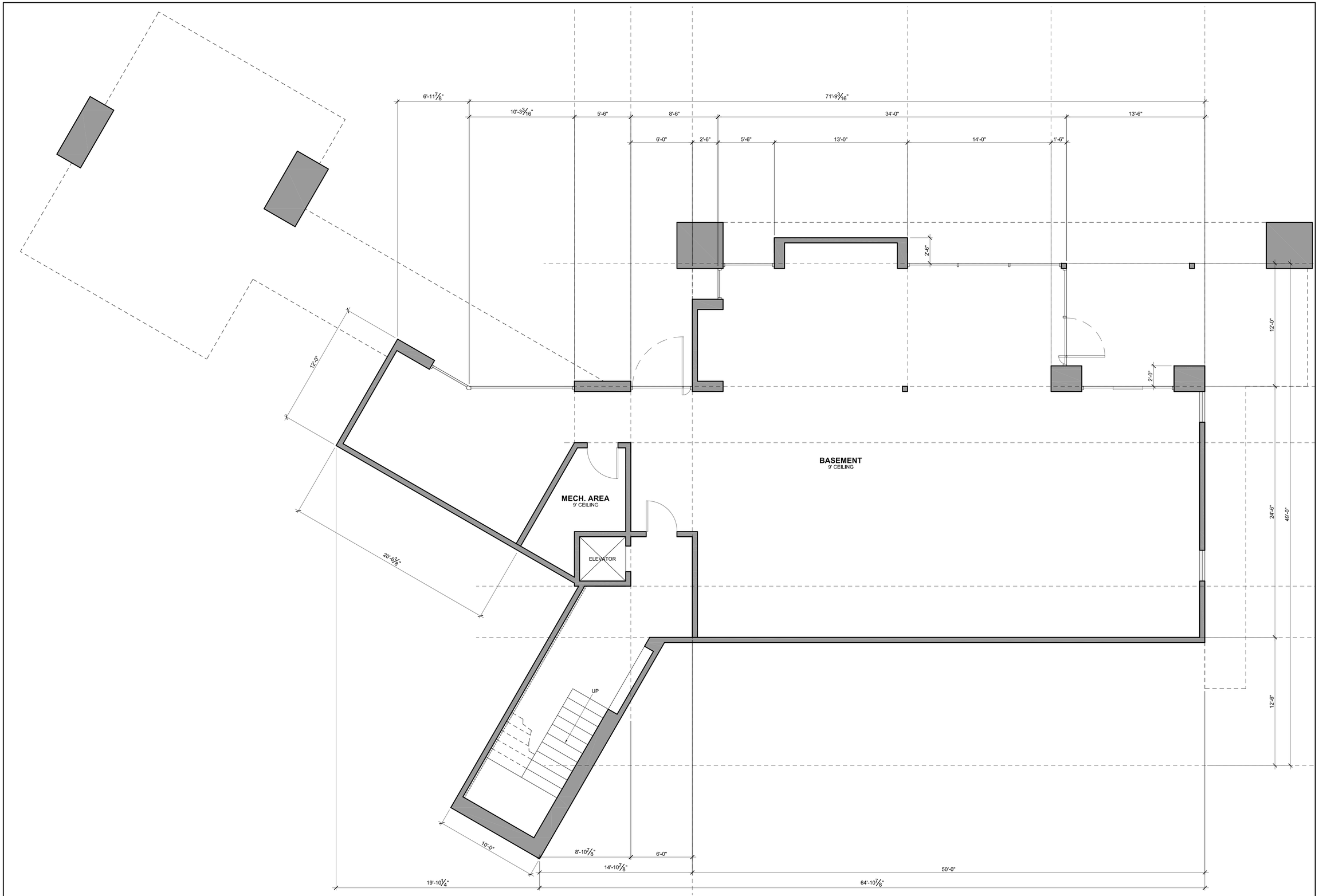
	REVISIONS
1	
2	
3	

PROJECT NO: 2403
DRAWN BY: STAFF
CHECKED BY: EA

DESCRIPTION:
FLOOR PLAN
UPPER LEVEL
SCALE: 1/4"=1'-0"

SHEET:
A2.1

PRINTED: JUNE 3, 2025



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

NORTH

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PROJECT:

WOOD RESIDENCE
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CARMEL, CA. 93923
A.P.N. 241-241-005

WOOD RESIDENCE
PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
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-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

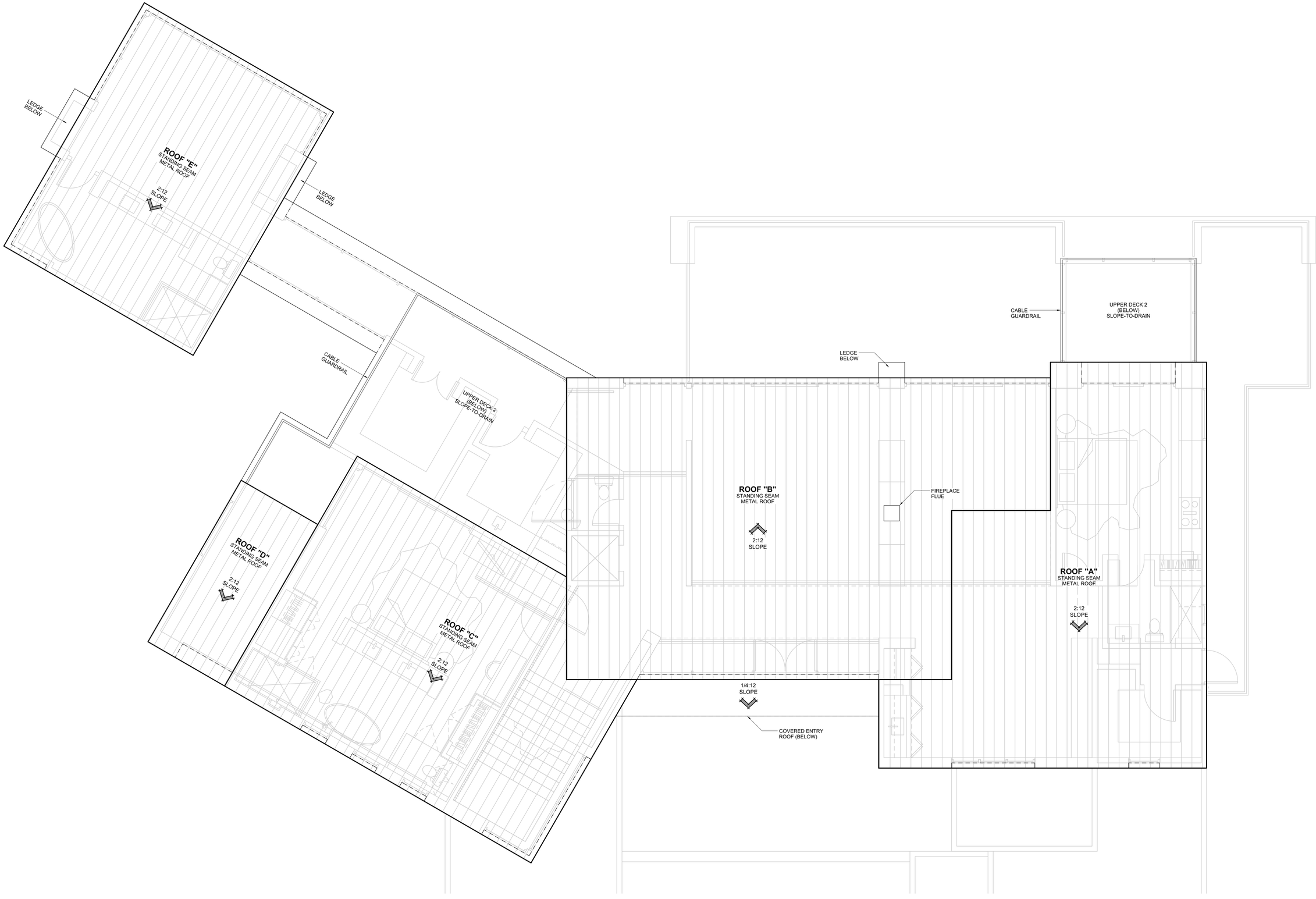
	REVISIONS
1	
2	
3	

PROJECT NO: 2403
DRAWN BY: STAFF
CHECKED BY: EA

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

SHEET:
A2.2

PRINTED: JUNE 3, 2025



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

NORTH

CONRAD ASTURI STUDIOS INC.

LINCOLN ST, 3 SE OF OCEAN #333
CARMEL-BY-THE-SEA, CA. 93921

phone: 831.622.9724
web: CONRADASTURI.COM

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PROJECT:

WOOD RESIDENCE
232 LOWER WALDEN RD.
CARMEL, CA. 93923
A.P.N. 241-241-005

WOOD RESIDENCE
PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

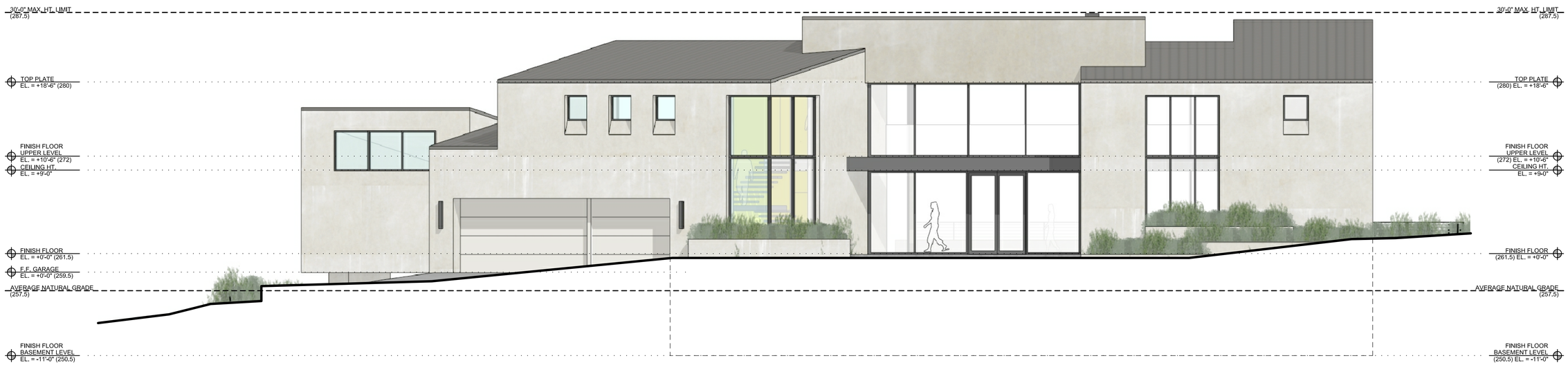
REVISIONS	
1	
2	
3	

PROJECT NO: 2403
DRAWN BY: STAFF
CHECKED BY: EA

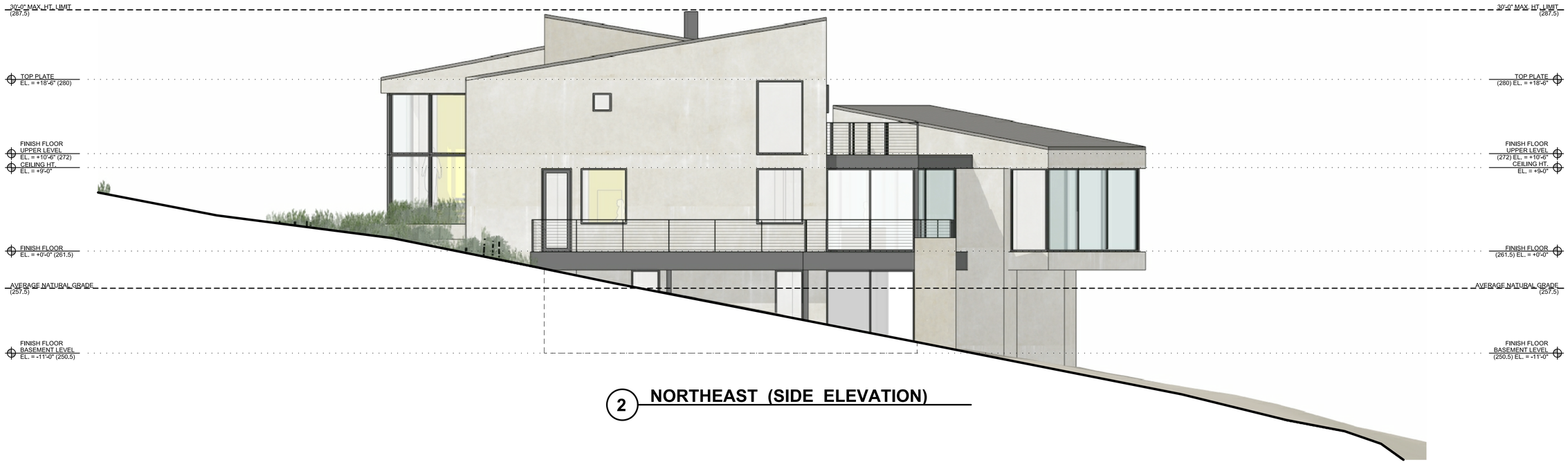
DESCRIPTION:
ROOF PLAN
SCALE: 1/4"=1'-0"

SHEET:
A4.0

PRINTED: JUNE 3, 2025



1 SOUTHEAST (FRONT ELEVATION)



2 NORTHEAST (SIDE ELEVATION)

ELEVATIONS
SCALE: 3/16"=1'-0"

CONRAD ASTURI STUDIOS INC.

LINCOLN ST. 3 SE OF OCEAN #333
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PROJECT:

WOOD RESIDENCE
232 LOWER WALDEN RD.
CARMEL, CA. 93923
A.P.N. 241-241-005

W O O D
RESIDENCE
PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

	REVISIONS
1	
2	
3	

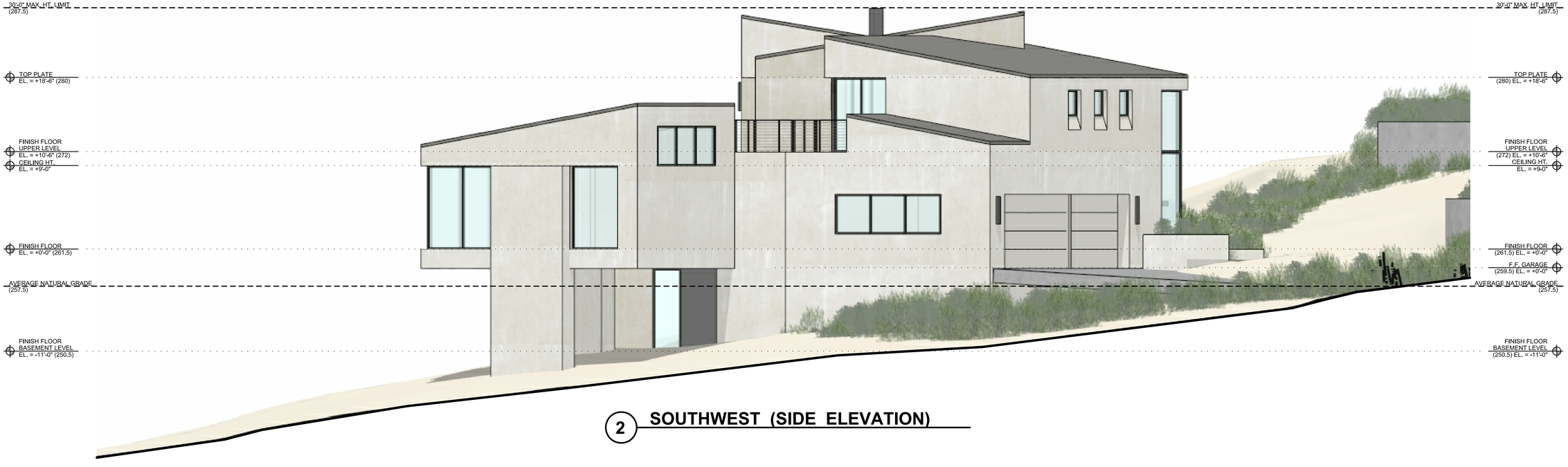
PROJECT NO: 2403
DRAWN BY: STAFF
CHECKED BY: EA

DESCRIPTION:
ELEVATIONS
SCALE: 3/16"=1'-0"

SHEET:
A5.0

PRINTED: JUNE 3, 2025

1 **NORTHWEST (BACK ELEVATION)**



2 **SOUTHWEST (SIDE ELEVATION)**

ELEVATIONS
SCALE: 3/16"=1'-0"

CONRAD ASTURI STUDIOS INC.

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PROJECT:

WOOD RESIDENCE
232 LOWER WALDEN RD.
CARMEL, CA. 93923
A.P.N. 241-241-005

W O O D
RESIDENCE
PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

	REVISIONS
1	
2	
3	

PROJECT NO: 2403
DRAWN BY: STAFF
CHECKED BY: EA

DESCRIPTION:
ELEVATIONS
SCALE: 3/16"=1'-0"

SHEET:
A5.1

PRINTED: JUNE 3, 2025

1 **FRONT PERSPEVTIVE**

2 **BACK PERSPEVTIVE**

PERSPECTIVES
SCALE: NOT TO SCALE

STUCCO
KELLY MOORE
KM 4905-1
"HUSH GRAY"

STUCCO
KELLY MOORE
KMA89-5
"BLACK OAK"

STUCCO
KELLY MOORE
KM 4941-2
"CITY DWELLER"

METAL ROOF
METAL SALES
VERTICAL SEAM - FLAT
"WEATHERED COPPER"

A **COLOR LEGEND**

B **PROJECT PHOTO FINISHES & DETAILING EXAMPLES**

REFERENCE PHOTOS
SCALE: NOT TO SCALE

CONRAD ASTURI STUDIOS INC.

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PROJECT:

WOOD RESIDENCE
232 LOWER WALDEN RD.
CARMEL, CA. 93923
A.P.N. 241-241-005

WOOD RESIDENCE
PRELIMINARY DESIGN

TIMELINE	
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-	ARCH. DESIGN REVIEW
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-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

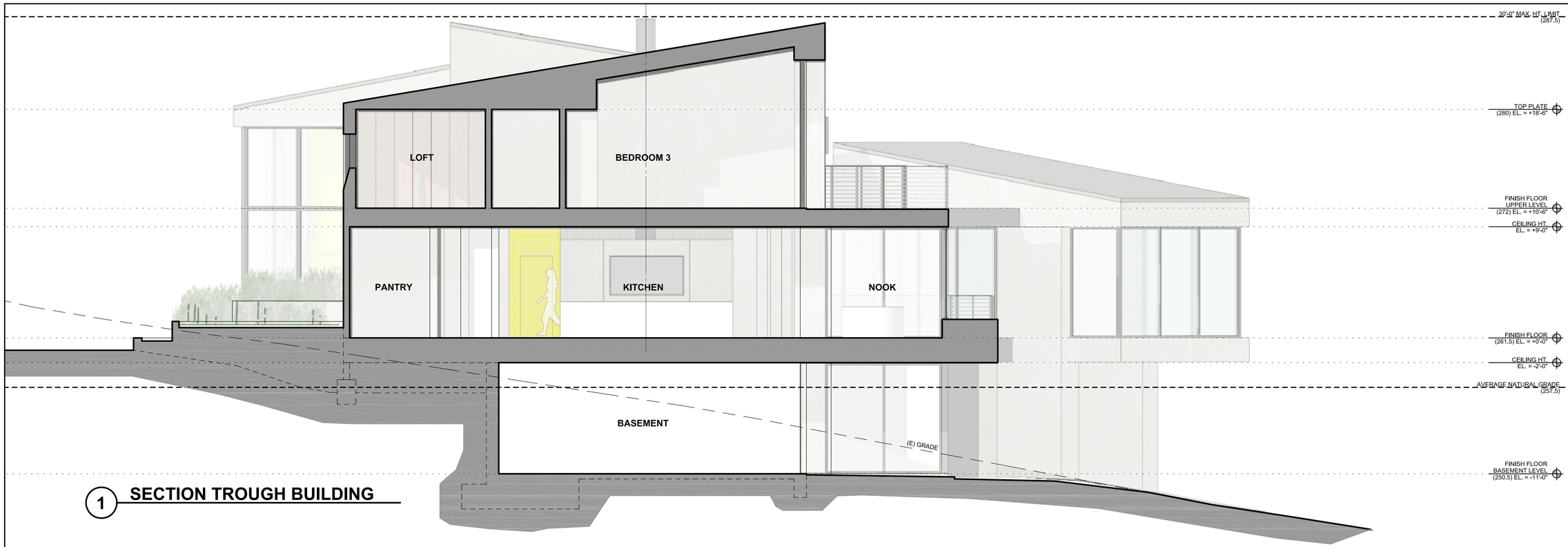
	REVISIONS
1	
2	
3	

PROJECT NO: 2403
DRAWN BY: STAFF
CHECKED BY: EA

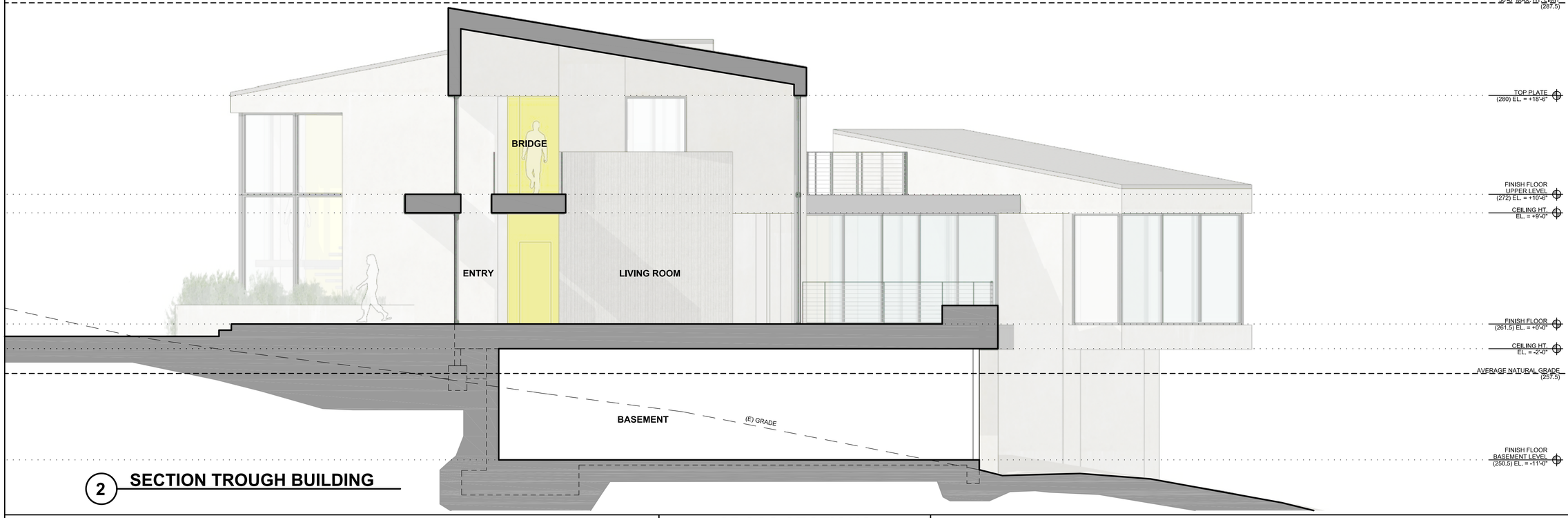
DESCRIPTION:
PERSPECTIVES
SCALE: NOT TO SCALE

SHEET:
A5.2

PRINTED: JUNE 3, 2025



1 **SECTION TROUGH BUILDING**



2 **SECTION TROUGH BUILDING**

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

CONRAD ASTURI STUDIOS INC.

LINCOLN ST., 3 SE OF OCEAN #333
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PROJECT:

WOOD RESIDENCE
232 LOWER WALDEN RD.
CARMEL, CA. 93923
A.P.N. 241-241-005

WOOD RESIDENCE
PRELIMINARY DESIGN

TIMELINE

DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

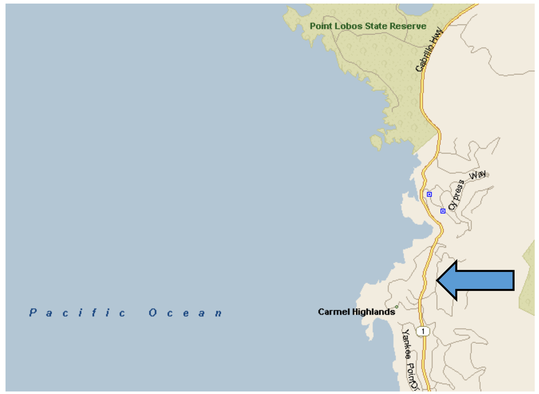
	REVISIONS
1	
2	
3	

PROJECT NO: 2403
DRAWN BY: STAFF
CHECKED BY: EA

DESCRIPTION:
CROSS SECTIONS
SCALE: 1/4"=1'-0"

SHEET:
A6.0

PRINTED: JUNE 3, 2025



2 Vicinity Map

GRADING NOTES

1. ALL WORK SHALL CONFORM TO RECOMMENDATIONS IN THE GEOTECHNICAL REPORT
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT COUNTY CODE AND REGULATIONS AS WELL AS OTHER GOVERMENTAL AGENCIES WITH JURISDICATION.
3. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE COUNTY, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO CONTACT GEOTECHNICAL/SOILS ENGINEERAT LEAST 5 DAYS PRIOR TO GRADING WORK, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
5. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ESCAVATION MORE THAN 18" DEEP.
6. ANY NEEDED EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY BETWEEN OCTOBER 15TH AND APRIL 15.
7. WORK IS ONLY ALLOWED BETWEEN 8AM AND 5PM MONDAY TO FRIDAY.
8. THE CONTRACTOR WILL KEEP ADJACENT STREET OPEN FOR TRAVEL BY THE PUBLIC. THE ROAD MAY NOT BE BLOCKED FOR MORE THAN 5 MINUTES.
9. ANY CONSTRUCTION SITE VISABLE FROM THE STREE MUST BE ADEQUATELY SCREENEDTO THE STISFACTION OF THE BUILDING OFFICIAL.
10. A COPY OF THE FIELD REPORTS.COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT REQUIRED SCHEDULED INSPECTIONS.
11. CUT AND FILL SLOPES SHALL BE NO STEEPER THANT TWO HORIZONTAL TO ONE VERTICAL.
12. GRADE SLOPE SHALL BE A MINIMUM OF 55 AWAY FROM THE BUILDING FOR 10 FEET.
13. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND AS NECESSARY FOR PROPOSED IMPROVMENTS.
14. THE CONSTRACTOR AGREES THAT IN ACCORDANCE WITH GENNERALLY ACCEPTED CONSTRUCTION PRACTICESCONSTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE DURING THE COURSE OF CONSTRUC TION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS,
15. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB, AND SHALL NOTIFY THE ENGINEER OF ANY VARATIONS. WRITTEN DIMENSIONS THAT PRECEDENSE OVER SCALLED DIMENSIONS.
16. ANY DESCREPENCIES OR OMISSIONS FOUND ING THE CONTRACT DOCUMENTS SALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER WILL CLARIFY DISCREPANCIES OR OMISSIONS, INRITING, WITHIN A RESONABLE TIME.
17. CONTRACTOR TO MINIMIZE THE VOLUME OF RECYCLEABLE MATERIALS SENT TO LANDIFLLS.
18. SOILS COMPACTION SHALL BE A MINIMUM OF 905 RELATIVE COMPACTION.
19. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING INSPECTIONS.
20. THE GROUND SURFACE UNDER PAVEMENT OR CONCRETE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOILD AND OTH- ER UNSUITABLE MATERIALS AS DETERMINED BY THE SOILS ENGINEER.
21. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS, EXCEEPT AS TOPSOIL FOR PLANTING.

GRADING QUANTITIES:

ESTIMATES ONLY, NOT FOR BIDDING, DOES NOT INCLUDE FOOTING / FOUNDATION MATERIAL

GRADING QUANTIES		
	CUT (CY)	FILL (CY)
SITE/ BUILDING	600	600
DRIVEWAY	80	80
LANDSCAPE	0	0
TOTAL	680	680

LEGEND AND ABREVIATIONS

FFE	FINISHED FLOOR ELEVATION	RETAINING WALL	
FG	FINISHED GRADE	FLATWORK	
TW	TOP OF WALL	PATH	
BW	BOTTOM OF WALL	SOLID PIPE	
TS	TOP OF STEP	PERF. PIPE	
BS	BOTTOM OF STEP	PROPERTY LINE	
TC	TOP OF CURB	SURFACE FLOW	
BC	BOTTOM OF CURB	DRAIN INLET	
CO	CLEANOUT	EXISTING TREE	
AD	AREA DRAIN	SPLASH BLOCK	
DS	DOWNSPOUT		

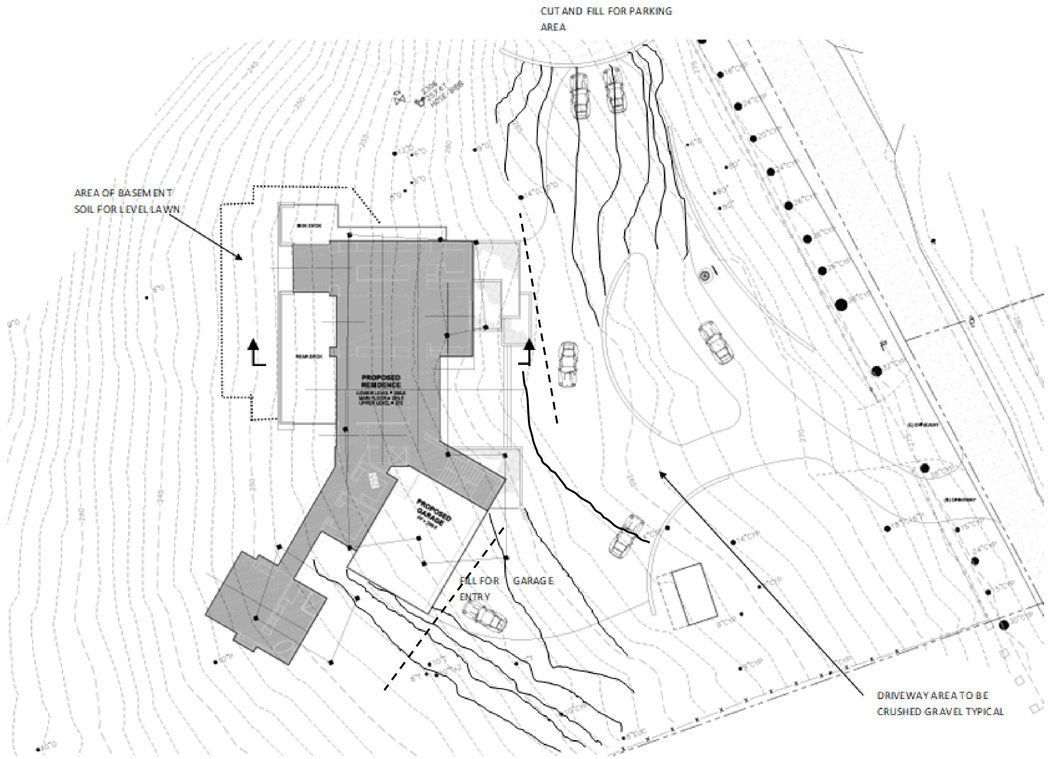
PROJECT INFORMATION:

PROJECT NAME	WOOD RESIDENCE
APN	241 241 005 000
PURPOSE OF GRADING	NEW SINGLE FAMILY HOUSE
APPLICANT:	LARRY AND SHARON WOOD 232 LOWER WALDEN ROAD CARMEL, CA 93923
GEOTCHNICAL ENGINEER	SOILS SURVEYS GROUP 119 CENTRAL AVE, SALINAS, CA 93901
HOURS OF OPERATION	8:00AM TO 5:00 PM MONDAY TO FRIDAY
DUST CONTROL:	CONTROLED BY WATER
EQUIPMENT:	STANDARD EQUIPEMENT FOR GRADING A SINGLE FAMILY RESIDENCE
SOILS REPORT:	HARO, KASUNICH AND ASSOCIATES, INC GEOTECNICAL AND COASTAL ENGINEERS PROJECT M12235 February 2023

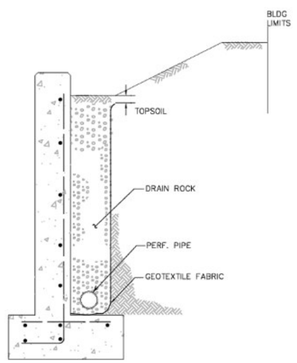
The grading plan incorporates their geotechnical recommendations.

Grading Sheets

SHEET	DESCRIPTION
C 1.0	SITE PLAN, PROJECT INFORMATION
C 2.0	SECTIONS, DETAILS
C 3.0	CONSTRUCTION MANAGMENT



See C 2.0 for cut and fill at foundation



3 RETAINING WALL DRAINAGE

1 SITE PLAN

SCALE 1" = 20'

WOOD Architects
Architecture
Accessibility

232 Lower Walden Road
Carmel, California 93923
209 605 0399
www.woodarchitects.com

LICENSED ARCHITECT LAWRENCE WOOD No. C17153 Exp. 08/31/2025 STATE OF CALIFORNIA

Revisions Date

Project:
Wood Residence

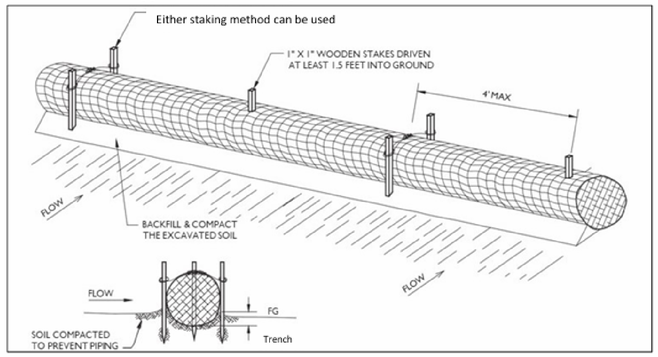
232 Lower Walden Road
Carmel CA
APN 241-241-005-000
Larry and Sharon Wood

Sheet Title:
Grading Plan

Date: 529/2025
Scale: As noted

Sheet
C1.0

Typical Fiber Roll/Wattle Sediment Barrier



Introduction to Wattles:

- Straw wattles or fiber rolls are designed to slow down runoff, filter and trap sediment before the runoff gets into waterways. Straw wattles are porous and allow water to filter through fibers and trap sediment. Because they slow runoff they reduce sheet and rill erosion.
- Straw wattles may be used on slopes to shorten slope length. They are designed for short slopes or slopes flatter than 3:1 and low surface flows not to exceed 1 c.f.s. for small areas.
- It is important to know how much drainage area the most uphill wattle is receiving and accommodate for this drainage.

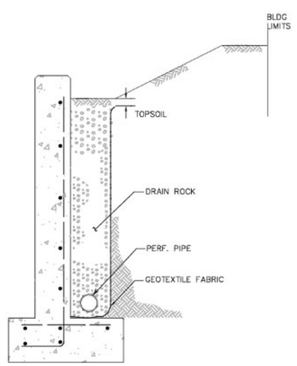
Wattle Installation:

1. Prepare smooth slope before the wattling procedure is started. Shallow gullies should be smoothed as work progresses.
2. Dig small trench across the slope on contour, to place rolls in. The trench should be deep enough to accommodate a third to half the thickness of the roll.
3. It is critical that rolls are installed perpendicular to water movement, parallel to slope contour. Start building trenches and install the rolls from the bottom of the slope and work up.
4. Lay the roll along the trenches fitting it snugly against the soil. Make sure no gaps exist between the soil and the wattle.
5. Use a straight bar to drive clean holes through the roll and into the soil. Drive the stake through prepared hole into soil. Leave only 1 or 2 inches of stake exposed above roll.
6. Install stakes at 4 feet max intervals. Either staking method shown above can be used.
7. Construct an compacted earthen berm along the uphill side of the roll to force sheet flow into the roll and prevent water from piping into the trench.
8. When more than one roll is placed in a row, the rolls should overlap, one in front of the other, by at least 1 foot and staked securely to prevent piping.
9. Wattles with plastic netting need to be removed after the wet season has ended.

Wattle spacing: 1,000/slope gradient or as project engineer dictates.
Example: @20% slope wattle spacing =1,000/20=***50 feet***

1. ALL GRADING SHALL CONFORM TO MONTEREY COUNTY EROSION CONTROL FOR RUNOFF, EROSION, AND SEDIMENT MOVEMENT (SEE SECTION 16.12.020 FOR PLAN REQUIREMENTS). EROSION CONTROL PLANS SHALL INCLUDE AS A MINIMUM THE MEASURES REQUIRED UNDER SECTIONS 16.12.070, 16.12.090, AND 16.12.110.
2. THE LIMITS OF GRADING SHOULD BE CONFINED TO THOSE AREAS NECESSAY FOR THE SUBJECT PROPERTY; AS MUCH OF THE VEGETATED ANDSCAPE NOT ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOULD BE LEFT AS UNDISTURBED AS POSSIBLE.
3. CUT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJOINING PROPERTIES, ROADWAYS, OR WATERCOURCES.
4. IF RAIN IS FORECAST, WLL EXPOSED SOILE SHOULD BE PROTECTED WITH STRAW MULCH, EROSION NETTING, AND STOCKPILES COVERED WITH PLASTIC SHEETING.

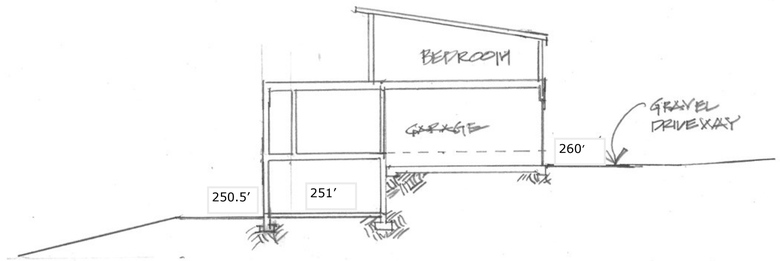
6 Erosion Control



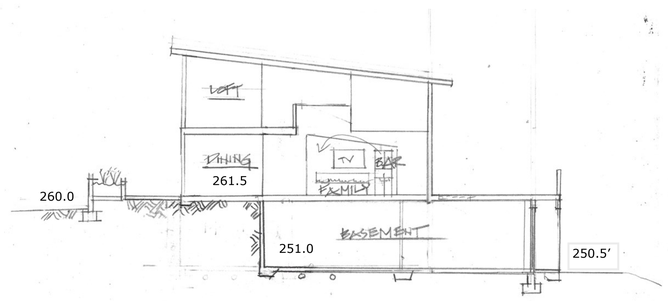
5 RETAINING WALL DRAINAGE

The Geotech engineer shall inspect the building pads and foundation excavations without reinforcing, prior to requesting building inspection and pouring of the footings.

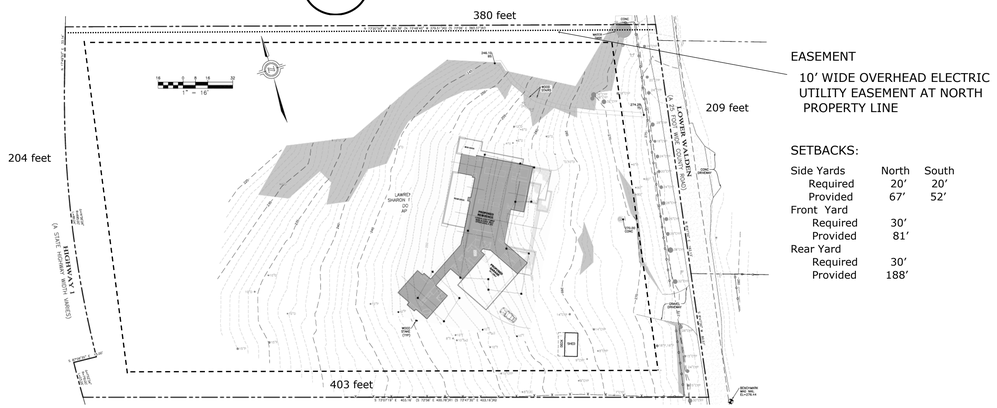
This d



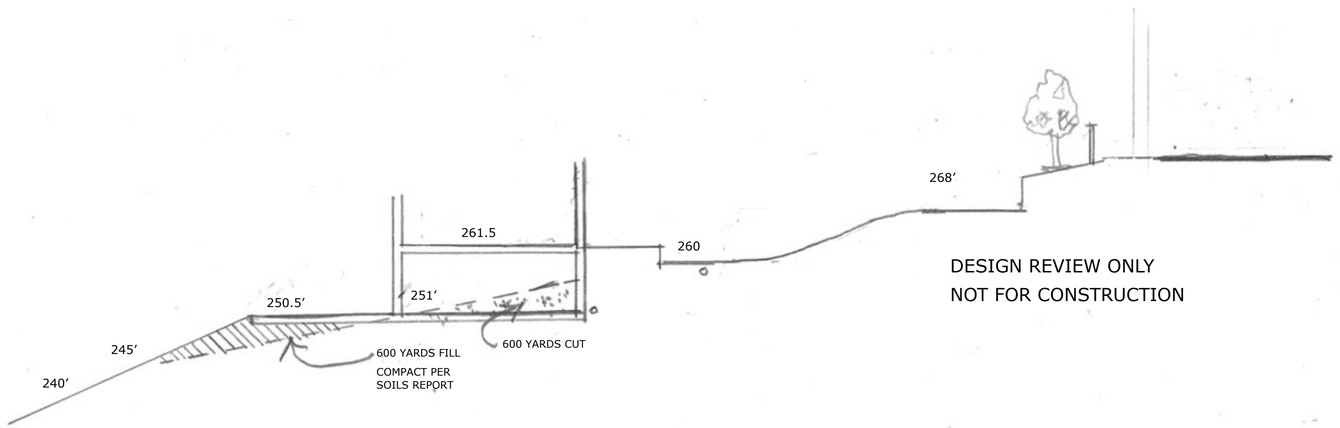
4 WEST—EAST ELEVATION (AT GARAGE)



3 EAST—WEST ELEVATION



2 SITE PLAN



1 WEST—EAST ELEVATION (AT DINING ROOM)

SCALE 1" = 20'

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Architecture
Accessibility

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Carmel, California 93923
209 605 0399
www.woodarchitects.com

LICENSED ARCHITECT LAWRENCE WOOD No. C17153 Exp. 08/31/2025 STATE OF CALIFORNIA

Revisions Date

Project:

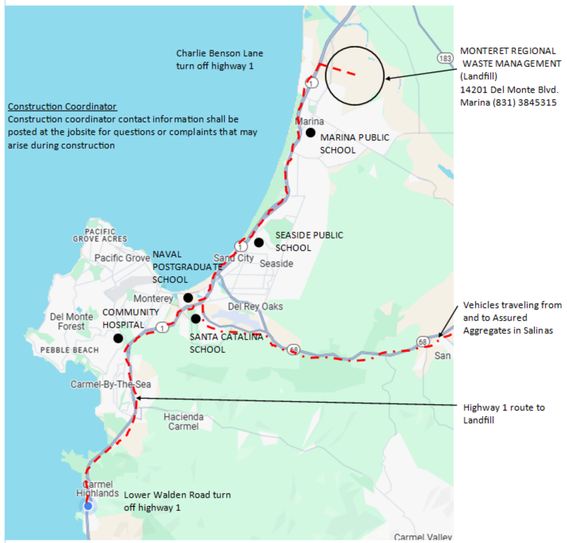
Wood Residence

232 Lower Walden Road
Carmel CA
APN 241-241-005-000
Larry and Sharon Wood

Sheet Title:
Grading Elevations

Date: 5/30/2025
Scale: As noted

Sheet
C2.0



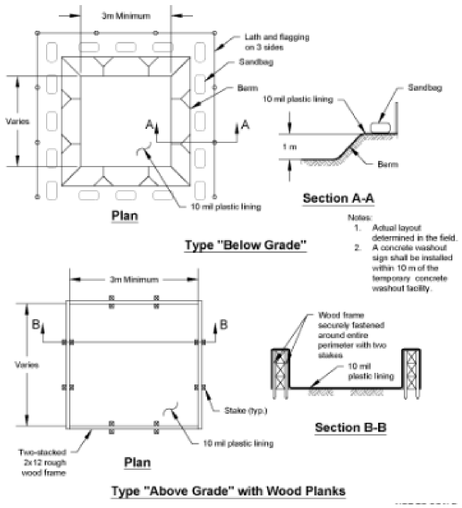
4 VICINITY MAP AND TRUCK ROUTING

EROSION CONTROL RECOMMENDATIONS

1. ALL GRADING SHALL CONFORM TO MONTEREY COUNTY EROSION CONTROL FOR RUNOFF, EROSION, AND SEDIMENT MOVEMENT (SEE SECTION 16.12.020 FOR PLAN REQUIREMENTS). EROSION CONTROL PLANS SHALL INCLUDE AS A MINIMUM THE MEASURES REQUIRED UNDER SECTIONS 16.12.070, 16.12.090, AND 16.12.110.
2. THE LIMITS OF GRADING SHOULD BE CONFINED TO THOSE NECESSAY FOR THE SUBJECT PROPERTY; AS MUCH OF THE VEGETATED ANDSCAPE NOT ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOULD BE LEFT AS UNDISTURBED AS POSSIBLE.
3. CUT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJOINING PROPERTIES, ROADWAYS, OR WATERCOURCES.
4. IF RAIN IS FORECAST, WLL EXPOSED SOIL SHOULD BE PROTECTED WITH STRAW MULCH, EROSION NETTING, AND STOCKPILES COVERED WITH PLASTIC SHEETING.

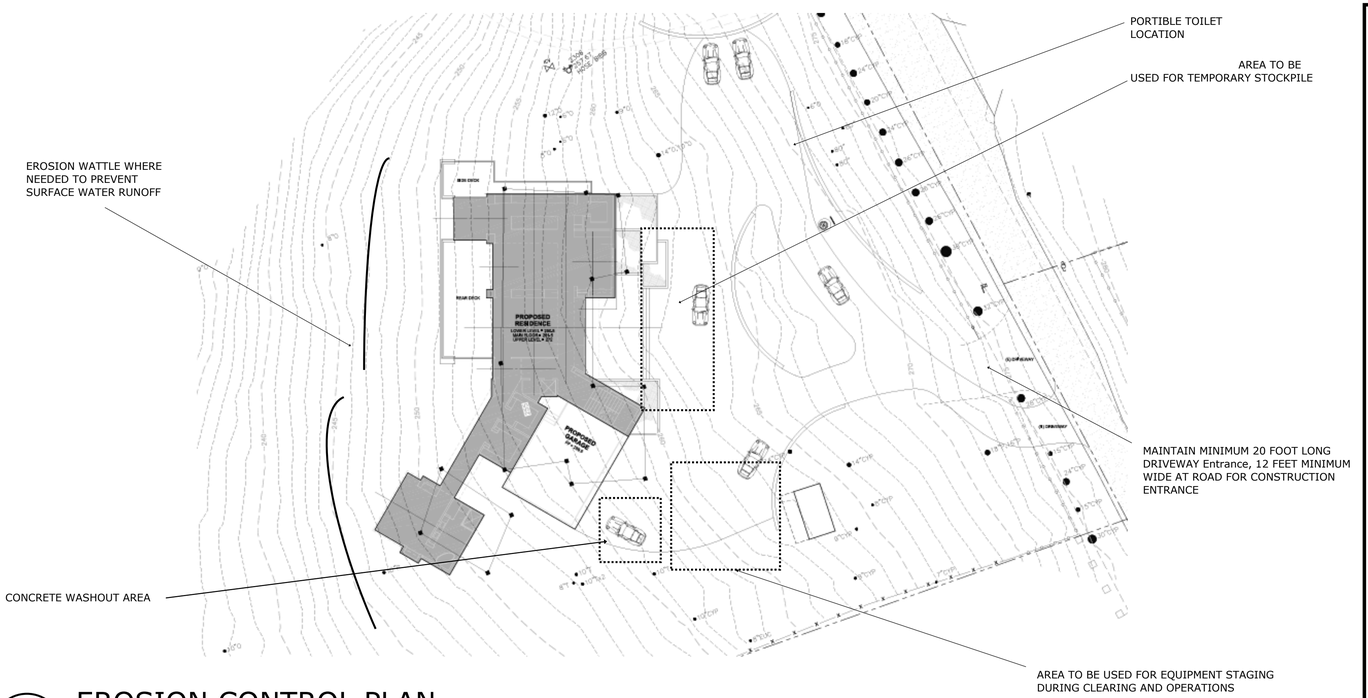
SUMMARY TABLE INFORMATION:

1. THIS PROJECT SITE WILL EXPECT 2-10 WORKERS PER DAY. WORK TIME WILL BE BETWEEN 8AM AND 6PM WEEKDAYS.
2. THIS PROJECT SITE WILL EXPECT NO MORE THAN 5 TRUCK DELIVEIRES PER DAY.
3. CONSTRUCTION PARKING WILL BE AT THE SITE, WITHIN THE PROPOSED AREA.
4. CONSTRUCTION SCHEDULE WILL BE DETERMINED AFTER BUILDING PERMIT IS APPROVED.
5. RESPONSIBE PARTIES,
   CONTRACTOR: TO BE DETERMINED
   OWNER: LARRY WOOD 209 605 0399



3 CONCRETE WASHOUT

ALTERNATIVE WASHOUT CAN BE ULTRATECH ULTRA-WASHOUT OR EQUAL



2 EROSION CONTROL PLAN

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/ inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

County of Monterey 831 7554800

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

1 Construction Management Practices

SCALE 1" = 20'

WOOD Architects
Architecture
Accessibility

232 Lower Walden Road
Carmel, California 93923
209 605 0399
www.woodarchitects.com

LICENSED ARCHITECT LAWRENCE WOOD No. C17153 Exp. 08/31/2025 STATE OF CALIFORNIA

Revisions Date

Project:
Wood Residence

232 Lower Walden Road
Carmel CA
APN 241-241-005-000
Larry and Sharon Wood

Sheet Title:
CONSTRUCTION MANAGEMENT PLAN

Date: 5/29/2025
Scale: As noted

Sheet
C3.0

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Exhibit B

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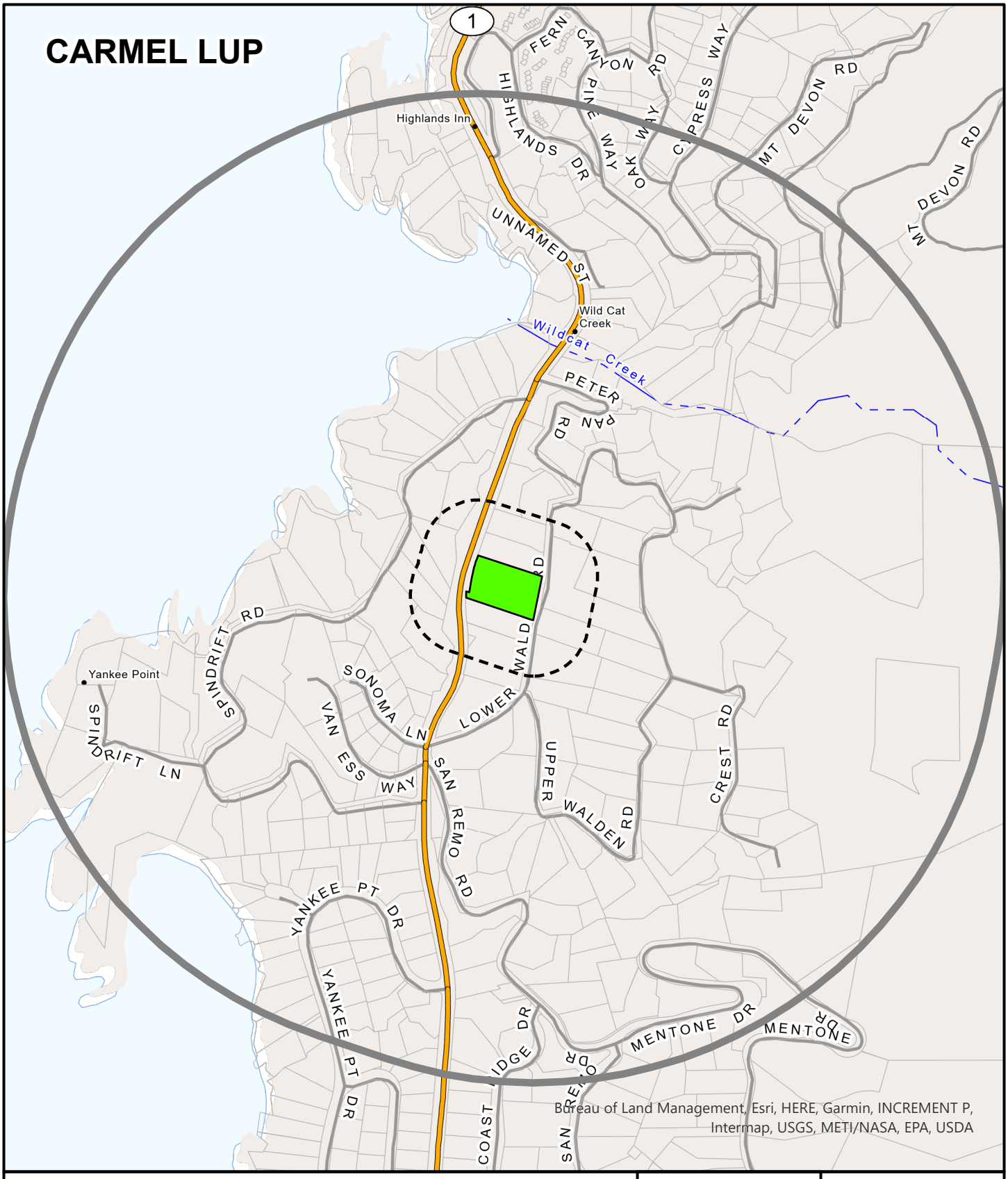

APPLICANT: WOOD LAWRENCE E & SHARON P TRS

APN: 241241005000 **FILE #** PLN210086

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JADE MASON

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Introduced: 10/27/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN250053 - GREAT BAY PARTNERS INVESTMENT INC

Administrative Permit and Design Approval to consider action on the construction of a 6,230 square foot two-story single-family dwelling with an attached 1,322 square foot garage, 336 square foot shed, ground mounted photovoltaic system with (20) modules and 8.20 kW and a 400A electrical panel, and associated site improvements. Grading to consist of 520 cubic yards of excavation and 2,120 cubic yards of fill. Colors and materials to consist of slate roof (brown), metal standing seam roof (brown), stucco siding (beige), natural stone veneer (tan & beige) and aluminum clad windows and doors (bronze).

Project Location: 7572 Paseo Vista Place, Monterey

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. 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

b. Approve an Administrative Permit and Design Approval to allow the construction of a 6,230 square foot two-story single family dwelling with an attached 1,322 square foot garage, 336 square foot shed, ground mounted photovoltaic system with (20) modules and 8.20 kW and a 400A electrical panel, and associated site improvements. Grading to consist of 520 cubic yards of excavation and 2,120 cubic yards of fill. Colors and materials to consist of slate roof (brown), metal standing seam roof (brown), stucco siding (beige), natural stone veneer (tan & beige) and aluminum clad windows and doors (bronze).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 2 conditions of approval.

PROJECT INFORMATION:

Agent: Sam Pitnick Architect

Property Owner: Great Bay Partners Investment Inc

APN: 259-101-116-000

Parcel Size: 4.994 acres

Zoning: "RDR/B-6-UR-D-S" Rural Density Residential with a Building Site 6, Urban Reserve, Design and Site Plan Review Overlays

Plan Area: Greater Monterey Peninsula

Flagged and Staked: Yes

SUMMARY:
Staff is recommending approval of the Administrative Permit and Design Approval subject to the Findings and Evidence in the Resolution **(Exhibit A)**. Please read these carefully and contact the Permit Technician if you have any questions.

On November 5, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project or its finding, based on a substantive issue, is 5:00 p.m. on November 4, 2025. The permit will be administratively approved the following day, if we do not receive any written comments by deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

THIS ADMINISTRATIVE PERMIT IS COMBINED WITH A CONSTRUCTION PERMIT AS A COMBO PERMIT: A PREVIOUSLY CERTIFIED EIR FOR THE SUBDIVISION ANALYZED RESOURCES AND ESTABLISHED BUILDING ENVELOPES ON EACH LOT. THERE IS NO TREE REMOVAL THAT IS DISCRETIONARY, NO ADDITIONAL IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT OR DEVELOPMENT ON SLOPES IN EXCESS OF 30% ASSOCIATED WITH THIS PERMIT.

Prepared by: Stacy Giles, Permit Technician III
Reviewed and approved by: Elizabeth Gonzales, Permit Center Manager

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Stacy Giles, Permit Technician III; Elizabeth Gonzales, Permit Center Manager; Great Bay Partners Investment Inc., Property Owners; Sam Pitnick, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File **PLN250053**

County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 25-060

November 05, 2025

Introduced: 10/27/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250053 - GREAT BAY PARTNERS INVESTMENT INC

Administrative Permit and Design Approval to consider action on the construction of a 6,230 square foot two-story single-family dwelling with an attached 1,322 square foot garage, 336 square foot shed, ground mounted photovoltaic system with (20) modules and 8.20 kW and a 400A electrical panel, and associated site improvements. Grading to consist of 520 cubic yards of excavation and 2,120 cubic yards of fill. Colors and materials to consist of slate roof (brown), metal standing seam roof (brown), stucco siding (beige), natural stone veneer (tan & beige) and aluminum clad windows and doors (bronze).

Project Location: 7572 Paseo Vista Place, Monterey

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. 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

b. Approve an Administrative Permit and Design Approval to allow the construction of a 6,230 square foot two-story single family dwelling with an attached 1,322 square foot garage, 336 square foot shed, ground mounted photovoltaic system with (20) modules and 8.20 kW and a 400A electrical panel, and associated site improvements. Grading to consist of 520 cubic yards of excavation and 2,120 cubic yards of fill. Colors and materials to consist of slate roof (brown), metal standing seam roof (brown), stucco siding (beige), natural stone veneer (tan & beige) and aluminum clad windows and doors (bronze).

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Property Owner: Great Bay Partners Investment Inc
APN: 259-101-116-000
Parcel Size: 4.994 acres
Zoning: "RDR/B-6-UR-D-S" Rural Density Residential with a Building Site 6, Urban Reserve, Design and Site Plan Review Overlays
Plan Area: Greater Monterey Peninsula
Flagged and Staked: Yes

SUMMARY:
Staff is recommending approval of the Administrative Permit and Design Approval subject to the Findings and Evidence in the Resolution **(Exhibit A)**. Please read these carefully and contact the Permit Technician if you have any questions.

On November 5, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project or its finding, based on a substantive issue, is 5:00 p.m. on November 4, 2025. The permit will be administratively approved the following day, if we do not receive any written comments by deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

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Prepared by: Stacy Giles, Permit Technician III
Reviewed and approved by: Elizabeth Gonzales, Permit Center Manager

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Stacy Giles, Permit Technician III; Elizabeth Gonzales, Permit Center Manager; Great Bay Partners Investment Inc., Property Owners; Sam Pitnick, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File **PLN250053**

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:
GREAT BAY PARTNERS INVESTMENT INC (PLN250053)
RESOLUTION NO. 25-056
Resolution by the Monterey County HCD 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 an Administrative Permit and Design Approval to allow construction of a 6,230 square foot two-story single-family dwelling with an attached 1,322 square foot, 336 square foot shed, ground mounted photovoltaic system with (20) modules and 8.20 kW and a 400A electrical panel, and associated site improvements. Grading to consist of 520 cubic yards of excavation and 2,120 cubic yards of fill. Colors and materials to consist of slate roof (brown), metal standing seam roof (brown), stucco siding (beige), natural stone veneer (tan & beige) and aluminum clad windows and doors (bronze).

[PLN250053 Great Bay Partners Investment Inc, 7572 Paseo Vista Place, Monterey, Greater Monterey Peninsula Area Plan (APN: 259-101-116-000)]

The Great Bay Partners Investment Inc application (PLN250053) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on November 5, 2025. 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 Area Plan; 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 6,230 square foot two-story single-family dwelling with an attached 1,322 square foot garage, 336 square foot shed, ground mounted photovoltaic system with (20) modules and 8.20 kW and a 400A electrical panel, and associated site improvements. Site improvements include a 250 linear foot driveway, and motor court and patios, and grading of 520 cubic yards of excavation and 2,120 cubic yards of fill.

c) Allowed Use. The property is located at 7572 Paseo Vista Place, Monterey, Greater Monterey Peninsula Area Plan, APN 259-101-116-000. The parcel is zoned Rural-Density Residential; B-6 Overlay, Urban Reserve, Design Control District, and Site Plan Review [RDR/B-6-UR-D-S]. Site Plan Review zoning allows residential development as a principal use, subject to granting an Administrative Permit as outlined in Title 21 Section 21.45.030.A. 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 Urban Reserve and B-6 Overlay Zoning Districts. 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 Monterra Ranch Subdivision. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject 4.990-acre parcel (217,364 square feet), Assessor's Parcel Number 259-101-116-000, is identified in its current configuration in (Volume 24 Page 53 Lot 52). Additionally, within the Monterra Ranch Subdivision – Phase 1 Tract 1177. Therefore, the County recognizes the subject property as a legal lot of record.

e) 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 as outlined in Title 21 Chapter 21.44. The colors and materials consist of a slate roof (brown), metal standing seam roof (brown), stucco siding (beige), and natural stone veneer (tan & beige) and aluminum clad windows and doors (bronze). The proposed project exhibits the installation of down-lit, unobtrusive lighting (see attached plans). 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 Monterra Ranch Subdivision Phase 1.

f) Development Standards. As proposed, the project meets all required development standards. The development standards for the Rural-Density Residential Zoning District are identified in MCC Section 21.16.020. The minimum setbacks for main structures in the RDR 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 30 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 217,364 square feet, allowing site coverage of 161,082 square feet at the assigned building envelope. The proposed project would result in structural site coverage of 7,149 square feet (3.29% percent), therefore meeting the coverage standard.

g) Cultural Resources. Monterey County Geographic Information System (GIS) indicates the subject property to have a moderate archaeological sensitivity. Title 21 section 21.66.050. C.1.b requires an Archaeological Report for areas mapped as moderate with environmental assessment. As demonstrated in Finding 5, the project is categorically exempt from CEQA. Therefore, a report was not required. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by incorporation of a standard note on the plans indicating the contractor to stop work if previously unidentified resources are discovered during construction.

h) Land Use Advisory Committee. Pursuant to the Land Use Advisory Committee (LUAC) Procedure Guidelines adopted by the Monterey County Board of Supervisors, administrative (i.e., projects not requiring a public hearing) permits and design approvals are not required to be referred to the LUACs for review.

i) Tree Removal. Title 21, Section 21.64.260.D.1 allows the Director of Planning to approve the removal of no more than three protected trees per lot in a one-year period. A Tree Removal permit (TRM250169) was approved to remove one triple stemmed Oak tree for the development. A condition of approval requires replacement trees shall be located within the same general location as the trees being removed.

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

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN250053.

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) All technical reports were submitted with the certified EIR prepared for the Monterra Ranch Subdivision and are consistent with the proposed project. County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development and design shall be in accordance with these reports.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250053.

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. Cañada Woods Water/Sewer District will serve the proposed project as the water connection and have a new 3,000 -gallon on-site wastewater treatment system.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250053.

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 PLN250053.

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.

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 during a site visit on

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 PLN250053.

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 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. Approve the Administrative Permit and Design Approval to allow construction of a 6,230 square foot two-story single family dwelling with an attached 1,322 square foot, 336 square foot shed, ground mounted photovoltaic system with (20) modules and 8.20 kW and a 400A electrical panel, and associated site improvements. Grading to consist of 520 cubic yards of excavation and 2,120 cubic yards of fill. Colors and materials to consist of slate roof (brown), metal standing seam roof (brown), stucco siding (beige), natural stone veneer (tan & beige) and aluminum clad windows and doors (bronze). 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 5th day of November 2025.

_____

Melanie Beretti, AICP
HCD 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.

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County of Monterey HCD Planning

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

PLN250053

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN250053) allows construction of a 6,230 square foot two-story single family dwelling with an attached 1,322 square foot garage with a 1,075 square foot accessory dwelling unit over proposed garage, ground mounted photovoltaic system with (20) modules and 8.20 kW and a 400A electrical panel, new 336 square foot storage shed, new 250 linear foot driveway, new motor court and patios. Grading to consist of 520 cubic yards of excavation and 2,120 cubic yards of fill. Colors and materials to consist of slate roof (brown), metal standing seam roof (brown), stucco siding (beige), natural stone veneer (tan & beige) and aluminum clad windows and doors (bronze). The property is located at 7572 Paseo Vista Place, Lot 52 Monterra Ranch Subdivision Phase I Tract 1177, Greater Monterey Peninsula Area Plan (APN: 259-101-116-000)]. 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 259-101-116-000 on November 5, 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.

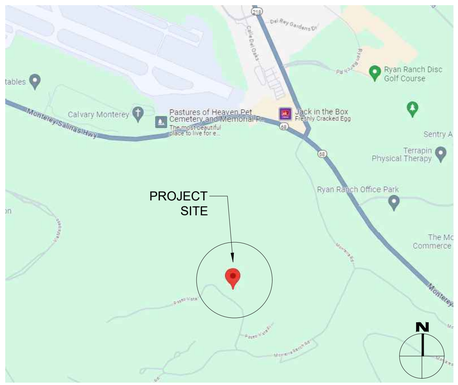
GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
4. SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
5. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE COUNTY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
6. CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.

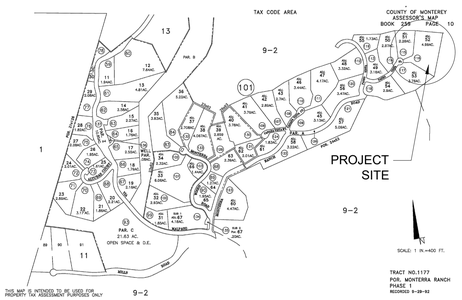
MISCELLANEOUS

WATER SOURCE	CANADA WOODS WATER COMPANY
WASTE DISPOSAL SYSTEM	PRIVATE SEPTIC
TREES TO BE REMOVED	(3) - SEE ARBORIST REPORT FOR INFO.
GRADING ESTIMATES:	
(P) CUT	2,120 CU.YDS.
(P) FILL	520 CU.YDS.
(P) NET CUT	1,600 CU.YDS. (SEE CIVIL FOR MORE INFO.)
(P) PARKING	3 SPACES (COVERED)
(P) BUILDING SPRINKLERED	YES

VICINITY MAP



PARCEL MAP



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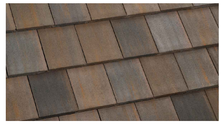
ENTRANCE TO PROPERTY LOOKING EAST

VIEW OF PROPOSED BUILDING SITE

PROPOSED MATERIALS



SLATE ROOF BY 'EAGLE ROOFING - BEL AIR SERIES' IN 'BRIDGEPOINT BLEND COPPER' COLOR

METAL STANDING SEAM ROOF IN BRONZE/COPPER COLOR

PAINTED STUCCO SIDING - 'SHERWIN WILLIAMS - SW7634 PEDIMENT'

NATURAL STONE VENEER - 'COOPER MARIA'

ALUM. CLAD WINDOWS & DOOR BY 'JELD-WEN' IN 'CHESTNUT BRONZE' COLOR

STAINED WOOD TRIM -'MINWAX - 238 CHERRY'

BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF THE 2022 CBC, AND CHAPTER 3, SECTION 337R OF THE 2022 CRC.

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PROJECT TEAM

OWNER	GREAT BAY PARTNERS INVESTMENTS INC. C/O KAI WANG 7572 PASEO VISTA PLACE MONTEREY, CA 93940
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUELPITNICK@GMAIL.COM
STRUCTURAL ENGINEER	UYEDA & ASSOCIATES 1010 CASS ST D-9, MONTEREY, CA 93940 PHONE: (831) 373-3181
M & P / TITLE 24 / SOLAR	MONTEREY ENERGY GROUP 26465 CARMEL RANCHO BLVD, CARMEL, CA 93923 PHONE: (831) 372-8328
SURVEYOR & CIVIL	BOWMAN & WILLIAMS 3949 RESEARCH PARK CT #100 SOQUEL, CA 95073 PHONE: (831) 426-3560
GEOTECHNICAL ENGINEER	HARO KASUNICH & ASSOCIATES INC. 116 E LAKE AVE, WATSONVILLE, CA 95076 PHONE: (831) 722-4175
LANDSCAPE ARCHITECT	MICHAEL ARNONE & ASSOCIATES 3370 SAMUEL PL, SANTA CRUZ, CA 95062 PHONE: (831) 462-4988
ARCHAEOLOGIST	ACHASTA ARCHAEOLOGICAL SERVICES 3059 BOSTICK AVENUE, MARINA, CA 93933 PHONE: (831) 277-9071
BIOLOGICAL	REGAN BIOLOGICAL CONSULTING 8 ALISO ROAD, CARMEL VALLEY, CA 93924 PHONE: (831) 659-1991
ARBORIST	ONO CONSULTING 311 FOREST AVENUE PACIFIC GROVE, CA 93950 PHONE: (831) 373-7086

PROJECT INFORMATION

PROPERTY ADDRESS	7572 PASEO VISTA PLACE MONTEREY, CA 93940
APN	259-101-116-000
ZONING	RDR/B-6-UR-D-S
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE

SCOPE OF WORK

CONSTRUCTION OF A NEW 6,230 SF TWO STORY SINGLE FAMILY HOUSE WITH AN ATTACHED 1,322 SF GARAGE. CONSTRUCTION OF A NEW 1,075 SF A.D.U. OVER PROPOSED GARAGE. CONSTRUCTION OF A NEW 336 SF STORAGE SHED. CONSTRUCTION OF A NEW DRIVEWAY APPROX. 250' LONG, NEW MOTOR COURT, AND STONE PATIOS.

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	217,364 SF (4.99 ACRES)
ALLOWABLE SITE COVERAGE	25% OR 54,341 SF
(P) SITE COVERAGE:	
(P) STRUCTURES	6,238 SF
(P) EAVES > 30"	685 SF
(P) DECKS/PATIOS > 24"	226 SF
TOTAL	7,149 SF OR 7.8%
(P) FLOOR AREA:	
(P) LOWER LEVEL	1,650 SF
(P) MAIN LEVEL	4,580 SF
(P) GARAGE	1,322 SF
SUB-TOTAL	7,552 SF
(P) STORAGE SHED	336 SF
(P) A.D.U.	1,075 SF
TOTAL	8,963 SF

DEFERRED SUBMITTALS

1. FIRE SPRINKLER SYSTEM DRAWINGS & DETAILS
2. ELEVATOR SYSTEM DRAWINGS & DETAILS

LI RESIDENCE
7572 PASEO VISTA PL.
MONTEREY, CA
93923

LICENSED ARCHITECT
SAMUEL B. PITNICK
C - 34362
REN 05/31/25
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

PROJECT INFORMATION

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.0

12/28/2024

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

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BATHROOM ELECTRICAL NOTES

1. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOM WITHIN 3'-0" FROM BASIN. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). BATHROOM OUTLETS SHALL HAVE GFCI PROTECTION. [CEC 210.52(D), 210.11(C)(3) & 210.8(A)(1)]
2. ALL 125VOLT, 15-AMPERE AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT. [CEC 406.12]
3. BOTH NEW AND MODIFIED BRANCH WIRING CIRCUITS SHALL HAVE ARC-FAULT CIRCUIT PROTECTION FOR 120-VOLT, SINGLE PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLINGS. [CEC 210.12(A)]
4. NO PART OF A HANGING FIXTURE IS ALLOWED CLOSER THAN 8 FEET ABOVE THE TUB RIM OR 3 FEET HORIZONTALLY FROM THE TUB RIM, UNLESS LIGHT FIXTURE(S) IN SHOWER ENCLOSURE AREA IS LISTED FOR DAMP AREAS OR LISTED FOR WET LOCATIONS. [CEC 410.10(D)]
5. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2019 CERTIFIED AND LABELED. [CENC 150.0(K)1A]
6. A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR.
7. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 150.0(K)1C. ONLY JA8-2019-E CERTIFIED AND MARKED LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION. [CENC 150(K)1C]
8. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. [CENC 150(K)2B]

BATHROOM MECHANICAL NOTES

1. BATH AND TOILET ROOMS SHALL HAVE AN EXHAUST RATE OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. [CMC TABLE 403.7]
2. EACH BATHROOM, OR ROOM CONTAINING A BATHTUB, SHOWER, OR TUB SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED. UNLESS FUNCTIONING AS A PART OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF < 50 PERCENT TO A MAXIMUM OF 80 PERCENT. THE CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. THE CONTROL MAY BE A SEPARATE COMPONENT OR INTEGRAL TO THE EXHAUST FAN. [CMC 402.5, CALGREEN 4.506]
3. BATH AND TOILET ROOM WINDOWS SHALL NOT BE LESS THAN 3 SQUARE FEET, ONE HALF OF WHICH MUST BE OPERABLE. [CRC R303.3]
4. A BATH EXHAUST FAN, WITH BACK DRAFT DAMPER AND HUMIDITY CONTROL, IS REQUIRED REGARDLESS OF THE PRESENCE OF A WINDOW (ROOM CONTAINING A BATHTUB, SHOWER, SPA OR OTHER SIMILAR SOURCE OF MOISTURE). [CRC R303.3]
5. EXHAUST MUST VENT TO OUTDOOR IN AN APPROVED DUCT. TERMINATE THE OUTLET A MINIMUM OF 3 FEET FROM AN OPENING OR PROPERTY LINE. [CMC 504.5]
6. MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY PLUMBING VENTS AND SUCH OPENING SHALL BE LOCATED A MINIMUM OF 3 FEET BELOW THE CONTAMINANT SOURCE. [CRC R303.5]
7. SHOW FAN/DUCT/VENT TERMINATION LOCATIONS. INDICATE THAT FAN AND DUCT OPENINGS (ENVIRONMENTAL AIR DUCTS) SHALL TERMINATE AT LEAST THREE (3) FEET FROM PROPERTY LINES OR OPENINGS INTO THE BUILDING WITH BACK DRAFT DAMPER. PLUMBING VENTS WITHIN TEN (10) FEET OF OPERABLE SKYLIGHTS SHALL EXTEND A MINIMUM OF THREE (3) FEET ABOVE SUCH OPENINGS. [CMC 504.1, 504.5, CPC 906.2]

PLUMBING NOTES

1. ALL PLUMBING FIXTURES ARE REQUIRED TO BE LISTED BY AN ACCEPTABLE NATIONALLY RECOGNIZED TESTING LABORATORY.
2. PER CPC 2022, MAXIMUM PLUMBING FIXTURE FLOW RATES SHALL BE:

WATER CLOSET	1.28 GPF
KITCHEN FAUCET	1.8 GPM @ 60 PSI
LAVATORY FAUCET	1.2 GPM @ 60 PSI
SHOWER HEAD	1.8 GPM @ 80 PSI
DISHWASHER	2.0 GPM
CLOTHES WASHER	2.0 GPM

3. THIS IS A PARTIAL LIST OF PRIMARY PLUMBING FIXTURES, AND IS NOT INTENDED AS A COMPREHENSIVE LIST OF ALL PLUMBING FIXTURES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INCLUDE ALL FIXTURES, SUPPLIES, PARTS, AND EQUIPMENT TO ENSURE PROPER FUNCTIONING OF ALL FIXTURES.
4. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE. [4.303.2 CGBSC]
5. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE SPECIFIED PERFORMANCE REQUIREMENTS OF SECTION 4.303 OF CGBSC.
6. USE WATER RESISTANT GYPSUM WALL BOARD BEHIND NEW TILE, SHOWERS, AND SINKS.
7. EXTERIOR HOSE BIBS: PROVIDE ANTI-SIPHON DEVICE AT ALL HOSE BIBS, ALL HOSE BIBS SHALL BE PROTECTED BY A LISTED NON-REMOVABLE HOSE BIB TYPE BACKFLOW PREVENTER OR WITH A LISTED ATMOSPHERIC VACUUM BREAKER.

BATHROOM PLUMBING NOTES

1. BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 7 FEET EXCEPT AT THE CENTER OF THE FRONT CLEARANCE AREA FOR FIXTURES AND AT SHOWERS THE CEILING HEIGHT MAY BE 6 FEET 8 INCHES. [CRC R305.1 AND R305.1 EXCEPTION 2]
2. PROVIDE SAFETY GLAZING IN WALLS ENCLOSING TUBS/SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. [CRC R308.4.5]
3. SHOWERS AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [CPC 408.3]
4. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE (E.G., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. [R702.3.8, R307.2]
5. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 408.9]
6. A MINIMUM 12"X12" ACCESS PANEL IS REQUIRED WHEN A SLIP JOINT P-TRAP WASTE & OVERFLOW IS PROVIDED. [CPC 402.11]
7. SITE BUILT SHOWER STALLS SHALL BE WATER TESTED BEFORE CLOSEIN. [CPC 408.0].
8. WHEN ADDITIONAL WATER CLOSETS (TOILETS) ARE INSTALLED, A MAXIMUM OF 3 WATER CLOSETS ARE ALLOWED ON A 3" WASTE LINE.[CPC TABLE 703.2]
9. THE HOT WATER CONTROL SHALL BE INSTALLED ON THE LEFT SIDE OF LAVATORY FAUCET. [CPC 417.5]
10. WHERE A FIXTURE IS INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER (AT BASEMENT), SERVING SUCH DRAINAGE PIPING, SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE PER [CPC 710.1]
11. DRAINAGE PIPING SERVING FIXTURES THAT ARE LOCATED BELOW THE CROWN LEVEL OF THE MAIN SEWER (AT BASEMENT) SHALL DISCHARGE INTO AN APPROVED WATER-TIGHT SUMP OR RECEIVING TANK, SO LOCATED AS TO RECEIVE THE SEWAGE OR WASTES BY GRAVITY. [CPC 710.2]

LAUNDRY ROOM NOTES

1. LAUNDRY - AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

KITCHEN PLUMBING NOTES

1. FAUCETS AT KITCHENS SHALL NOT HAVE A FLOW RATE OF GREATER THAN 1.8 GPM AT 60 PSI.
2. NEW GAS APPLIANCES AT KITCHEN SHOULD BE SPECIFIED. PROVIDE A SINGLE LINE DIAGRAM OF GAS PIPING, SHOWING PIPE SIZES, LENGTHS, AND BTU DEMAND RATINGS FOR ALL GAS APPLIANCES.
3. GAS TEST DURATION SHALL BE NOT LESS THAN ONE-HALF (½) HOUR FOR EACH FIVE-HUNDRED (500) CUBIC FEET OF PIPE VOLUME OF FRACTION THEREOF. WHEN TESTING A SYSTEM HAVING A VOLUME LESS THAN TEN (10) CUBIC FEET OR A SYSTEM IN A SINGLE-FAMILY DWELLING, THE TEST DURATION SHALL BE NOT LESS THAN TEN (10) MINUTES. THE DURATION OF THE TEST SHALL NOT BE REQUIRED TO EXCEED TWENTY FOUR (24) HOURS. [NFPA 54:8.1.4.3, CPC 1214.3.3]
4. GAS LINES THAT RUN UNDER A SLAB SHALL RUN THROUGH AN APPROVED, VENTED, GAS TIGHT CONDUIT. [CPC 1211.1.6]
5. AN ACCESSIBLE, APPROVED MANUAL SHUTOFF VALVE WITH A NONDISPLACEABLE VALVE MEMBER, OR A LISTED GAS CONVENIENCE OUTLET INSTALLED WITHIN SIX (6) FEET OF THE APPLIANCE IT SERVES. WHERE A CONNECTOR IS USED, THE VALVE SHALL BE INSTALLED UPSTREAM OF THE CONNECTOR. A UNION OR FLANGED CONNECTION SHALL BE PROVIDED DOWNSTREAM FROM THIS VALVE TO PERMIT REMOVAL OF CONTROLS. [CPC 1211.5]
6. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER. [CPC 807.4]

KITCHEN MECHANICAL NOTES

1. IN KITCHEN SPECIFY THE LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS SHALL HAVE A MINIMUM EXHAUST RATE OF 100 CFM. [CENC 150(O), EXC. 5 TO 152(A) & ASHRAE STD. 62.2]
2. A DUCTED RESIDENTIAL EXHAUST HOOD IS REQUIRED. A METAL, SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT IS NOT APPROVED. PROVIDE BACK DRAFT DAMPER [CMC 504.2]
3. UPPER CABINETS SHALL BE A MINIMUM OF 30" ABOVE COOKING TOP OR A HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOK TOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS PER [CMC 916.1.2]

LIGHTING NOTES

1. ALL INTERIOR LIGHTS SHALL BE DIMMABLE UNLESS OTHERWISE NOTED.
2. ALL BATHROOM FANS SHALL HAVE TIMER OPTIONS.
3. ALL BATHROOM LIGHTS SHALL HAVE OCCUPANCY SENSORS.
4. OUTLET BOXES INSTALLED FOR LUMINARIES OR LIGHTING SHALL BE PERMITTED TO SUPPORT 50 POUNDS OR LESS. LUMINARIES WEIGHING MORE THAN 50 POUNDS MUST BE LISTED AND MARKED FOR THE MAXIMUM WEIGHT.
5. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2019 CERTIFIED LABELED.
6. SCREW BASED LUMINAIRES SHALL MEET ALL OF THE FOLLOWING:
   - 6.1. SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND
   - 6.2. SHALL CONTAIN LAMPS THAT COMPLY WITH CEC REFERENCE JOINT APPENDIX JA8; AND
   - 6.3. THE INSTALLED LAMPS SHALL BE MARKED WITH JA8-2019 OR JA8-2019-E.
7. RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED ZERO-CLEARANCE INSULATION COVER TYPE, CERTIFIED AIR TIGHT (ASTM E283) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. [CENC 150.0(K)1C].
8. LUMINARIES INSTALLED IN CLOSETS SHALL BE 12" FROM EDGE OF STORAGE SHELF FOR INCANDESCENT OR LED SURFACE MOUNTED. SURFACE MOUNTED OR RECESSED FLUORESCENT, RECESSED INCANDESCENT OR LED, 6".
9. SURFACE MOUNTED FLUORESCENT OR LED PERMITTED IN STORAGE AREA IF LISTED FOR USE.
10. RESIDENTIAL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE DWELLING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND CONTROLLED BY A PHOTOCELL AND MOTION SENSOR OR BY PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL OR BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM.
11. AT LEAST ONE LUMINAIRE IN EACH BATHROOM, LAUNDRY ROOM, UTILITY ROOM AND GARAGE SHALL BE CONTROLLED BY A VACANCY OR OCCUPANT SENSOR.

KITCHEN ELECTRICAL NOTES

1. ALL RECEPTACLE OUTLETS SERVING COUNTERTOPS IN KITCHENS OF DWELLING UNITS TO BE AFCI & GFCI PROTECTED. [CEC 210.8(A) (6)]
2. ALL 125VOLT, 15-AMPERE AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLE. [CEC 406.12]
3. BOTH NEW AND MODIFIED BRANCH WIRING CIRCUITS SHALL HAVE ARC-FAULT CIRCUIT PROTECTION FOR 120-VOLT, SINGLE PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS. [CEC 210.12(A)]
4. WALL COUNTER SPACE; A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLES OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 18 INCHES, MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THE SPACE. [CEC 210.52 (C) (1)]
5. ISLAND COUNTER SPACE: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. [CEC 210.52(C) (2)]
6. PENINSULAR COUNTER SPACE: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. A PENINSULAR COUNTER TOP IS MEASURED FROM THE CONNECTING EDGE. [CEC 210.52(C) (3)]
7. SEPARATE SPACES: COUNTER SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER SPACES IN APPLYING THE REQUIREMENTS OF CEC 210.52 (C) (1) (2) (3). [CEC 210.52(C) (4)]
8. COUNTER TOP RECEPTACLE OUTLET LOCATION: RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS, OR RANGE TOPS AS COVERED IN 210.52(C)(1), EXCEPTION, OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS. [CEC 210.52 (B) (5)]
9. TWO SMALL APPLIANCE OUTLET CIRCUITS, 20 AMPS EACH, ARE REQUIRED FOR KITCHENS. CIRCUITS SHALL BE BALANCED AND HAVE NO OTHER OUTLETS. [CEC 210.52 (B)(1), (2)]
10. INDIVIDUAL DEDICATED CIRCUITS ARE REQUIRED FOR ALL MAJOR APPLIANCES. [CEC 210.11(C) (1) & 422.10 (A)]
11. GARBAGE DISPOSAL CORD AND PLUG CONNECTED WITH A FLEXIBLE CORD 18" TO 36" LONG. [CEC 422.16 (B)(1)]
12. DISHWASHER CORD 36" TO 78" LONG. [CEC 422.16(B)(2)]
13. MINIMUM 15 AMP CIRCUIT FOR THE DISHWASHER AND A 15 AMP CIRCUIT FOR THE DISPOSAL. [CEC 210.23(A)]
14. PROVIDE DEDICATED CIRCUIT FOR KITCHEN HOOD. [CEC 210.52 (B) (2)]
15. IF USING A SPLIT OUTLET (TWO CIRCUITS ON THE SAME YOKE) FOR DISHWASHER/DISPOSAL, PROVIDE A LISTED HANDLE TIE AT THE TWO CIRCUIT BREAKERS AT THE PANEL. [CEC 210.7]
16. RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG CONNECT WHEN THE CORD IS TERMINATED WITH GROUNDING TYPE, NOT LESS THAN 18 INCHES AND NOT OVER 36", THE RECEPTACLE IS ACCESSIBLE AND SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT. [CEC 422.16 (B) (4)]
17. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2019 CERTIFIED AND LABELED.
18. SCREW BASED LUMINAIRES SHALL MEET ALL OF THE FOLLOWING:
    - 18.1. THE LUMINAIRES SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND
    - 18.2. THE LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8; AND
    - 18.3. THE INSTALLED LAMPS SHALL BE MARKED WITH JA8-2019 OR JA8-2019-E
19. RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO-CLEARANCE INSULATION COVER (IC) TYPE, CERTIFIED AIR TIGHT (ASTM E283) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. [CENC 150.0(K)1C]
20. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN CENC 150.0(K)1C. A JA8-2019-E LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED CEILING DOWNLIGHT LUMINAIRES.
21. EXHAUST FANS AND UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM. [CENC 150.0(K)2B]
22. BLANK ELECTRICAL BOXES. ALL UNUSED ELECTRICAL BOXES MOUNTED ABOVE 5 FEET FROM THE FINISHED FLOOR SHALL BE NO MORE THAN THE NUMBER OF BEDROOMS AND SHALL BE SERVED BY DIMMER OR VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL.[CENC 150.0(K)1B
23. FOR OCCUPANCIES WITH A HORIZONTAL RATED SEPARATION (FLOOR/CEILING ASSEMBLY), THE RECESSED FIXTURES MUST BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED TO THE REQUIRED PROTECTION. THIS GENERALLY APPLIED TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS.

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ADDITIONAL CONSTRUCTION NOTES

1. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. ALL 120-VOLT 15 AND 20 AMPERE OR BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, KITCHENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREA SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION-TYPE. GUESTROOMS (210-18) AND GUEST SUITES THAT ARE PROVIDED WITH PERMANENT PROVISIONS FOR COOKING SHALL HAVE AFCI. [210-12 (B)].
2. DWELLING UNIT RECEPTACLE OUTLETS. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM A RECEPTACLE OUTLET. ANY SPACE 2' OR MORE IN WIDTH INCLUDING SPACE MEASURED AROUND CORNERS AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES AND SIMILAR OPENINGS. FLOOR RECEPTACLE SHALL NOT BE COUNTED AS A PART OF THE REQUIRED RECEPTACLES UNLESS WITHIN 18" OF WALL. [210-52 (A)]
3. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION. (R327)
4. AFCI PROTECTION IS REQUIRED FOR ALL RECEPTACLES EXCEPT FOR THOSE LOCATED OUTSIDE, IN BATHROOMS, GARAGES, ATTICS AND BASEMENTS.
5. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS MUST BE MARKED "SUITABLE FOR WET/DAMP LOCATIONS".
6. RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AND SHALL BE LISTED WEATHER RESISTANT TYPE.
7. GFCI PROTECTION REQUIRED FOR RECEPTACLES LOCATED OUTDOORS, IN BATHROOMS, LAUNDRY ROOM (CLOTHES DRYER) KITCHEN AND WET BAR COUNTERTOP SURFACES, GARAGES, HEAT PUMPS (150V, 50A)... IN GARAGES, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH VEHICLE BAY AND WITHIN 5.5 FEET ABOVE THE FLOOR.
8. SURGE PROTECTION DEVICE (SPD), TYPE 1 OR TYPE 2, REQUIRED FOR ALL SERVICES SUPPLYING DWELLING UNITS AS AN INTEGRAL PART OF SERVICE EQUIPMENT OR LOCATED IMMEDIATELY ADJACENT THERETO.
9. RESERVED SPACES IN PANELBOARD SHALL BE PROVIDED WITH BRANCH CIRCUIT WIRING FOR HEAT PUMP WATER HEATERS, HEAT PUMP SPACE HEATERS, ELECTRIC COOKTOPS AND ELECTRIC CLOTHES DRYERS, ALL WITHIN 3 FEET OF GAS OR PROPANE UNITS AND DENTIFIED "240V READY" (30-AMP MIN. FOR HPWH; 50-AMP MIN. FOR COOKTOP; 30-AMP FOR ELECTRIC CLOTHES DRYER) PER CALIFORNIA ENERGY CODE, 150.0. ASSURE EXISTING ELECTRIC PANEL CAN HANDLE THIS, LARGER PANELS MAY BE REQUIRED.
10. FOR FUTURE ENERGY STORAGE SYSTEM (ESS) PROVIDE DEDICATED RACEWAYS, FOUR DESIGNATED BRANCH CIRCUITS AND ISOLATION DEVICES AS SPECIFIED IN THE CA ENERGY CODE, SECT. 150.0(S).

CONSTRUCTION NOTES FOR VERY HIGH FIRE HAZARD SEVERITY ZONES

1. NEW BUILDINGS AND STRUCTURES LOCATED IN "HIGH" FIRE HAZARD SEVERITY ZONES SHALL COMPLY WITH THE REQUIREMENTS OF CBC AND, CHAPTER 7A SECTION 701A.1. & CRC, CHAPTER 3, SECTION 337R.
2. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. [§R327.5.4]
3. ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH. [§R327.6.2]
4. VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES, UNLESS THE VENTS ARE APPROVED TO RESIST THE INTRUSION OF FLAME AND EMBERS, THE ATTIC SPACE IS SPRINKLERED IN ACCORDANCE WITH CBC SEC. 903.3.1.1, OR IF THE EXTERIOR WALL AND UNDERSIDE OF THE EAVE ARE OF IGNITION RESISTANT MATERIALS AND THE VENTS ARE LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE. [§R327.6.3]
5. EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD SFM 12-7A-1 FOR 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. [§R327.7.3] SEE EXCEPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES.
6. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AND EAVES AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. [§R327.7.3.1]
7. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED EAVES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, OR EXTERIOR PORTION OF AN APPROVED ONE HOUR WALL ASSEMBLY. [§R327.7.4] SEE EXCEPTIONS TO THESE SECTIONS FOR OTHER ALTERNATIVES.
8. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]
9. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITIONRESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

POLLUTANT CONTROL MEASURES

IN ACCORDANCE WITH SECTION 4.504, THE FOLLOWING POLLUTANT CONTROL MEASURES SHALL BE IMPLEMENTED.

1.1. PAINT, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
1.2. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
1.3. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
1.4. 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
1.5. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. RESPONSE

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AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

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

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

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

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

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

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

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

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

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

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

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

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

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

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

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

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

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

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

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

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

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

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

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

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

Notes:

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

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

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

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

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

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

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

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

TABLE H-2

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

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

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

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

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

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

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.406.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic wastes, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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

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REVISIONS	DATE

ARCHITECTURAL

CALGREEN RESIDENTIAL CHECKLIST

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.3

12/28/2024

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O_3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

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

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

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

4.503 FIREPLACES

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

4.504 POLLUTANT CONTROL

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

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

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

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

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

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

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

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

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

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

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

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

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

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

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

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

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

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

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

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

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

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

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

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

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

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

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

4.507 ENVIRONMENTAL COMFORT

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

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

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

703 VERIFICATIONS

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

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

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CALGREEN RESIDENTIAL CHECKLIST

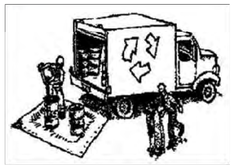
Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.4

12/28/2024

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

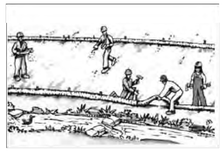
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

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BEST MANAGEMENT PRACTICES

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.5

12/28/2024

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1 FUEL MANAGEMENT PLAN
SCALE: 1"=20'-0"

0' 10' 20' 40'

N

FUEL MANAGEMENT NOTES

'GREEN ZONE' WITHIN 30 FEET SURROUNDING THE BUILDING:

1. CUT FLAMMABLE VEGETATION AROUND BUILDINGS A MINIMUM 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING, AS FOLLOWS:
   - 1.1. CUT DRY AND DEAD GRASS TO A MAXIMUM HEIGHT OF 4 INCHES.
   - 1.2. MAINTAIN THE ROOF AND GUTTERS OF THE STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER DEAD VEGETATIVE GROWTH.
   - 1.3. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD.
   - 1.4. TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE. O TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10 FEET FROM THE GROUND.
   - 1.5. REMOVE ALL LIMBS WITHIN 6 FEET OF THE GROUND.
   - 1.6. REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL.
   - 1.7. REMOVE ALL CUT MATERIAL FROM THE AREA.
2. REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.
3. PROVIDE AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NONFLAMMABLE MATERIAL AND OPENINGS OF NOT MORE THAN ONE-HALF INCH IN SIZE.
4. POST HOUSE NUMBERS PER FIRE DEPARTMENT REQUIREMENTS.

'REDUCED FUEL ZONE' BETWEEN 30 AND 100 FEET AROUND THE BUILDING:

1. CUT PLANTS AND GRASS BENEATH TREE CANOPIES TO PREVENT FIRE FROM SPREADING TO THE TREES. THESE PLANTS SHOULD BE “TOPPED OFF” LEAVING THE ROOT STRUCTURE INTACT TO MINIMIZE EROSION.
2. CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
3. CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
4. CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS AND TREES.
5. DO NOT USE HERBICIDE OR OTHER CHEMICAL METHODS TO REMOVE VEGETATION.

FUEL MANAGEMENT LEGEND

'GREEN ZONE'
WITHIN 30 FEET SURROUNDING THE BUILDING

'REDUCED FUEL ZONE'
BETWEEN 30 AND 100 FEET AROUND THE BUILDING

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ARCHITECTURAL

FUEL MANAGEMENT PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.6

12/28/2024

ABBREVIATIONS

AC	ASPHALT CONCRETE	N&TAG	NAIL & TAG
APN	ASSESSOR'S PARCEL NUMBER	NT	NO TAG
BLDG	BUILDING	OH	OVERHEAD
BLRD	BOLLARD	±	PLUS OR MINUS
CI	CAST IRON	PA	PLANTING AREA
CL	CENTERLINE	PKNG	PARKING
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
COMM	COMMUNICATIONS	PVMT	PAVEMENT
DBL	DOUBLE	RSR	RISER
DOC#	DOCUMENT NUMBER	S=	SLOPE
DWY	DRIVEWAY	S/O	SHUT-OFF
ELEC	ELECTRIC	SCRBD	SCRIBED
FC	FACE OF CURB	SPK	SPIKE
FD	FOUND	SS	SANITARY SEWER
HB	HOSE BIBB	SSCO	SANITARY SEWER CLEANOUT
HR	HOUR	TC	TOP OF CURB
IP	IRON PIPE	TCD	THRU CURB DRAIN
JP	JOINT POLE	THRS	THRESHOLD
L=	LENGTH	TS	TOP OF STEP
LNDG	LANDING	TW	TOP OF WALL
LS	LAND SURVEYOR	TYP	TYPICAL
MAG	MAGNETIC	WM	WATER METER
MTR	METER	WTR	WATER

LEGEND

- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- FENCE LINE
- WATER LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING ENVELOPE
- 25% SLOPE LINE
- 30% SLOPE LINE
- SD — STORM DRAIN PIPE
- SET RANDOM NAIL
- +46.21 SPOT ELEVATION
- TREE AS NOTED
- WV WATER VALVE

CONTOUR INTERVAL = 1 FOOT

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

NOTE:

ONLY THE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.

THE UTILITY LINE, SIZES, DIRECTIONS AND TYPES SHOWN HEREON ARE BASED UPON ABOVE GROUND SURFACE EVIDENCE. THE SURVEYOR CAN NOT ATTEST TO THE EXACT LOCATION, SIZE, TYPE, OR DIRECTION OF UNDERGROUND LINES SHOWN HEREON. OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION.

TREE NOTE

ONLY TREES 6 INCHES IN DIAMETER OR GREATER WERE LOCATED AS A PART OF THIS SURVEY. TREE DIAMETERS WERE MEASURED BY THE DIAMETER AT BREAST HEIGHT (DBH) METHOD (4.5 FEET ABOVE GRADE). CAUTION SHOULD BE USED WHEN DESIGNING CLOSELY TO TREE TRUNKS. THERE ARE LIMITATIONS IN FIELD ACCURACY AND DRAFTING ACCURACY AS WELL AS THE "SPREAD" OR "LEAN" OF TREES.

THE TREE SPECIES AND SIZES SHOWN HEREON HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYORS' KNOWLEDGE. THE SURVEYOR CAN NOT CERTIFY, NOR ATTEST, TO THE ACCURACY OF THESE NOTATIONS IF CERTIFICATION OF THIS INFORMATION IS REQUIRED, PLEASE CONTACT A LICENSED URBAN FORESTER, OR AN ARBORIST FOR CONFIRMATION.

THE INFORMATION ON THIS MAP REPRESENTS THE SITE CONDITIONS FROM A SURVEY MADE IN APRIL 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THE ORIGINAL LOT WAS CREATED BY THE MAP FILED IN VOLUME 18, OF CITIES AND TOWNS, PAGE 1. THE LOT WAS THEN ADJUSTED BY A RECORD OF SURVEY IN VOLUME 24, OF SURVEYS, PAGE 53. THE LOCATION OF THE CUL-DE-SAC WAS REVISED, BUT THE UNDERLYING EASEMENTS WERE POSSIBLY NOT ABANDONED.

DRAINAGE PIPES MAY RUN UNDER THE BUILDING ENVELOPE, FURTHER DETERMINATION OF THEIR PATHS IS RECOMMENDED.

THE BUILDING ENVELOPE IS MARKED BY REBARS WITH PLASTIC PIPES ON TOP. THEY ARE WITHIN 1.07 FEET OF THE CALCULATED POSITION.

AN ATTEMPT WAS MADE TO OBTAIN AS BUILT PLANS OF THE DRAINAGE SYSTEM BY CALLING MONTEREY COUNTY PUBLIC WORKS AND L&S ENGINEERING (THE COMPANY THAT HAS WWD ENGINEERING RECORDS).

BASIS OF ELEVATIONS (BENCHMARK)

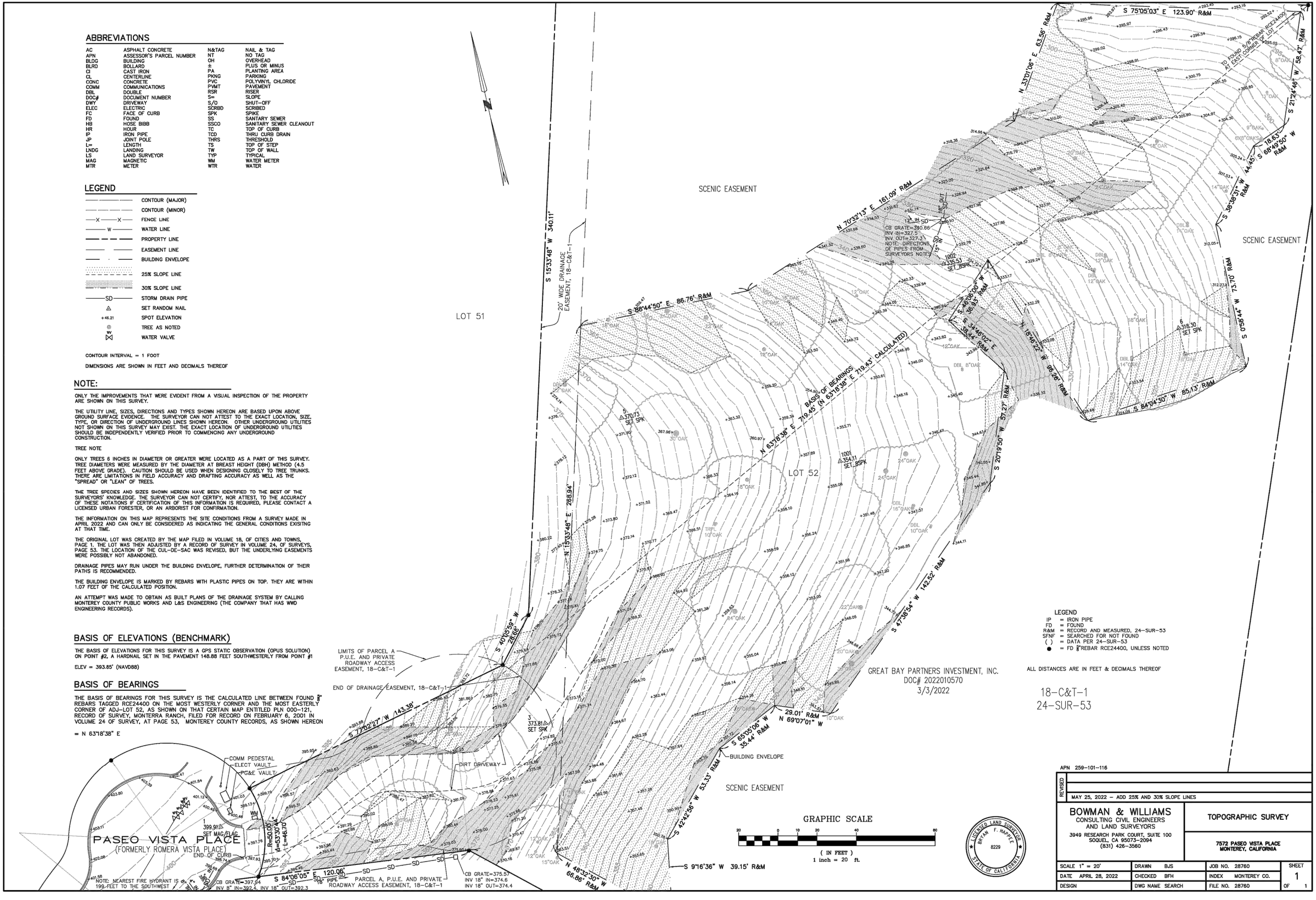
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS A GPS STATIC OBSERVATION (OPUS SOLUTION) ON POINT #2, A HARDNAIL SET IN THE PAVEMENT 148.88 FEET SOUTHWESTERLY FROM POINT #1

ELEV = 393.85' (NAVD88)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALCULATED LINE BETWEEN FOUND 3/4" REBARS TAGGED RCE24400 ON THE MOST WESTERLY CORNER AND THE MOST EASTERLY CORNER OF ADJ-LOT 52, AS SHOWN ON THAT CERTAIN MAP ENTITLED PLN 000-121, RECORD OF SURVEY, MONTERRA RANCH, FILED FOR RECORD ON FEBRUARY 6, 2001 IN VOLUME 24 OF SURVEY, AT PAGE 53, MONTEREY COUNTY RECORDS, AS SHOWN HEREON

= N 63°18'38" E



LEGEND
IP = IRON PIPE
FD = FOUND
R&M = RECORD AND MEASURED, 24-SUR-53
SFNF = SEARCHED FOR NOT FOUND
( ) = DATA PER 24-SUR-53
● = FD 3/4"REBAR RCE24400, UNLESS NOTED

ALL DISTANCES ARE IN FEET & DECIMALS THEREOF

18-C&T-1
24-SUR-53

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LICENSED LAND SURVEYOR
BRYAN F. HAPPEE
8229
STATE OF CALIFORNIA

APN 259-101-116

REVISED
MAY 25, 2022 – ADD 25% AND 30% SLOPE LINES

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

TOPOGRAPHIC SURVEY

7572 PASEO VISTA PLACE
MONTEREY, CALIFORNIA

SCALE 1" = 20'	DRAWN BJS	JOB NO. 28760	SHEET 1
DATE APRIL 28, 2022	CHECKED BFH	INDEX MONTEREY CO.	
DESIGN	DWG NAME SEARCH	FILE NO. 28760	OF 1

K:\28760 – Li – 7572 Paseo Vista PA\Dwg\28760TOPO.dwg, 24x36, 5/26/2022 10:15:16 AM, DWG To PDF.pc3, 1:1

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2 PROPOSED EXTERIOR DOWNLIGHT
SCALE: N.T.S.

Lightology

12V Luna Horizontal Step Light
ITEM NUMBER HIN3606B1

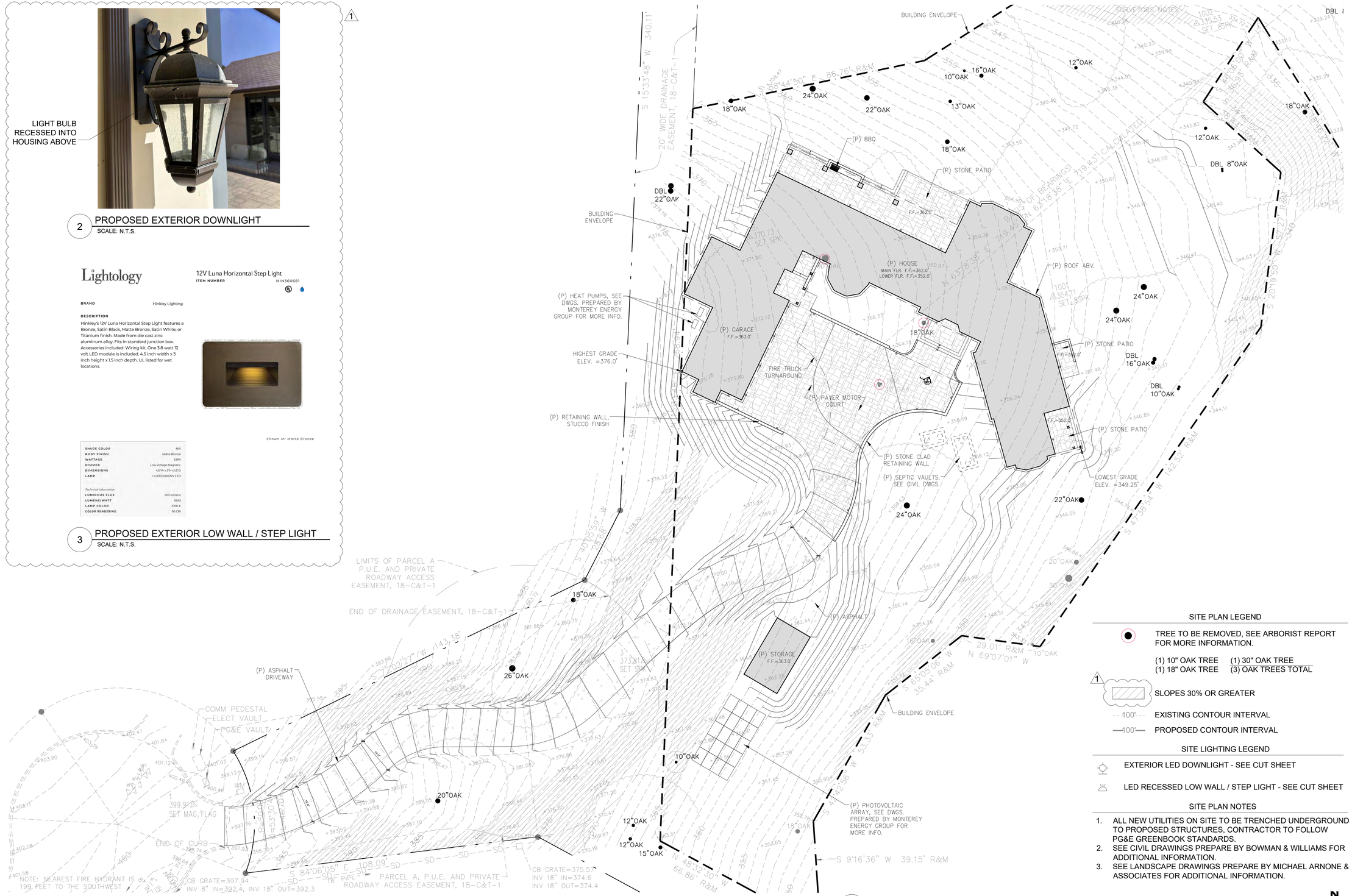
BRAND	Hinkley Lighting

DESCRIPTION
Hinkley's 12V Luna Horizontal Step Light features a Bronze, Satin Black, Matte Bronze, Satin White, or Titanium finish. Made from die cast zinc aluminum alloy. Fits in standard junction box. Accessories included: Wiring kit. One 3.8 watt 12 volt LED module is included. 4.5 inch width x 3 inch height x 1.5 inch depth. UL listed for wet locations.

Shown in: Matte Bronze

SHADE COLOR	N/A
BODY FINISH	Matte Bronze
WATTAGE	3.8W
DIMMER	Low-Voltage Magnetic
DIMENSIONS	4.5"W x 3"H x 1.5"D
LAMP	1 x LED/3.8W/12V-LED
Technical Information	
LUMINOUS FLUX	200 lumens
LUMENS/WATT	52.63
LAMP COLOR	2700 K
COLOR RENDERING	90 CRI

3 PROPOSED EXTERIOR LOW WALL / STEP LIGHT
SCALE: N.T.S.



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

SITE PLAN LEGEND

- TREE TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION.
  (1) 10" OAK TREE (1) 30" OAK TREE
  (1) 18" OAK TREE (3) OAK TREES TOTAL
- SLOPES 30% OR GREATER
- 100' EXISTING CONTOUR INTERVAL
- 100' PROPOSED CONTOUR INTERVAL

SITE LIGHTING LEGEND

- EXTERIOR LED DOWNLIGHT - SEE CUT SHEET
- LED RECESSED LOW WALL / STEP LIGHT - SEE CUT SHEET

SITE PLAN NOTES

1. ALL NEW UTILITIES ON SITE TO BE TRENCHED UNDERGROUND TO PROPOSED STRUCTURES, CONTRACTOR TO FOLLOW PG&E GREENBOOK STANDARDS.
2. SEE CIVIL DRAWINGS PREPARE BY BOWMAN & WILLIAMS FOR ADDITIONAL INFORMATION.
3. SEE LANDSCAPE DRAWINGS PREPARE BY MICHAEL ARNONE & ASSOCIATES FOR ADDITIONAL INFORMATION.

0' 8' 16' 32'

N

LI RESIDENCE
7572 PASEO VISTA PL.
MONTEREY, CA
93923

LICENSED ARCHITECT
SAMUEL B. PITNICK
C - 34362
REN 05/31/27
STATE OF CALIFORNIA

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PHONE: (831) 241-1805
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE
1 PLAN CHECK	5/19/25

ARCHITECTURAL

PROPOSED SITE PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.0

10/29/2025

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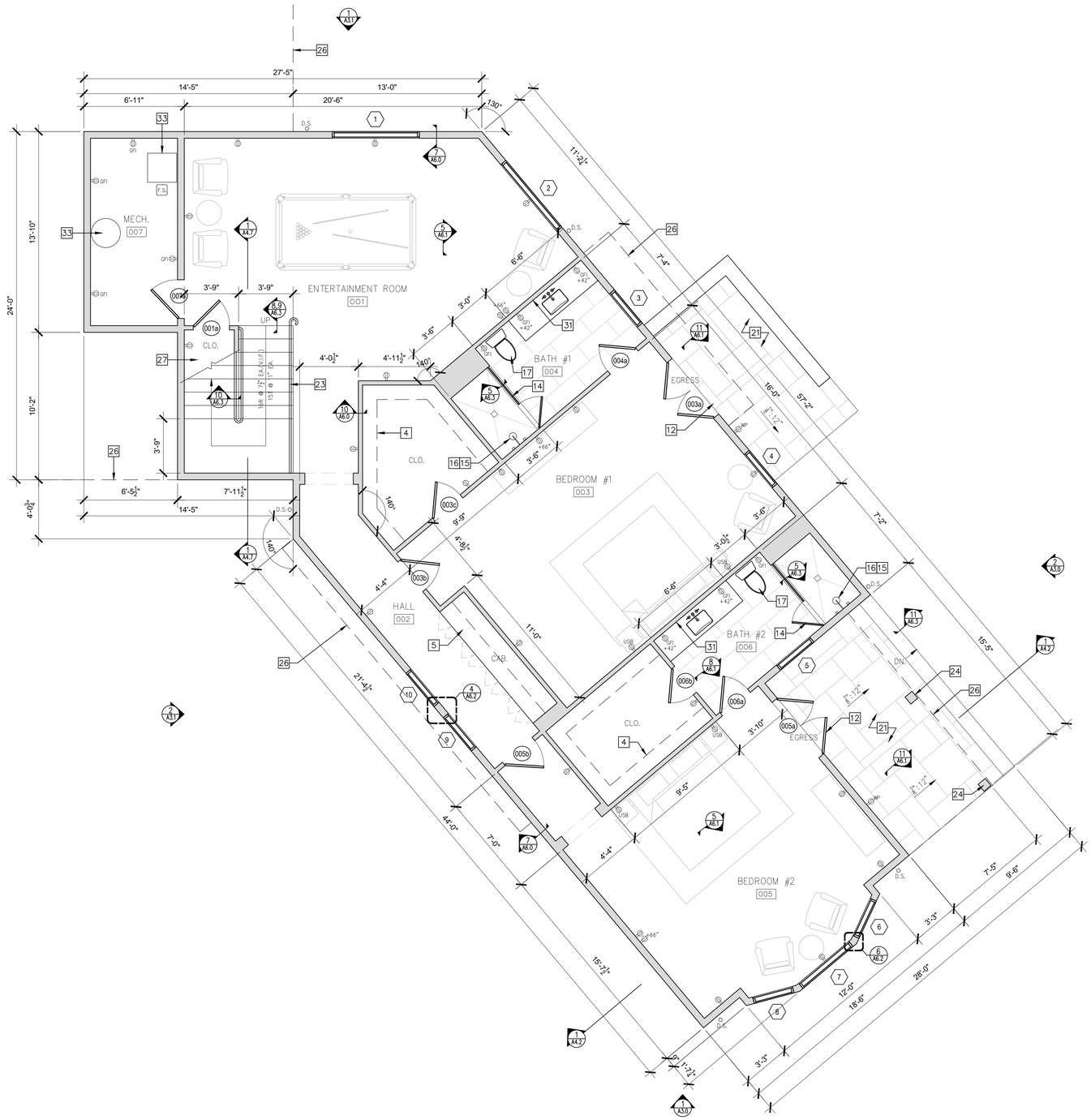
FLOOR PLAN KEYNOTES

1. 200 AMP SUB-PANEL, PROVIDE MIN. 36"D x 30"W x 78"H CLEARANCE
2. PROVIDE $\frac{5}{8}$" TYPE 'X' GYPSUM WALL BOARD ALONG WALLS BETWEEN GARAGE & HOUSE
3. 1-HOUR FIRE RATED WALL BETWEEN MAIN HOUSE & A.D.U.
4. CUSTOM CLOSET BUILT-INS, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
5. CUSTOM BUILT-IN CABINETRY, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
6. DRYER VENT & 4" DIA. METAL DUCT, SEE DETAILS SHEET FOR MORE INFORMATION
7. PROVIDE GAS HOOKUP & 240V OUTLET AT CLOTHES DRYER
8. 36"H KITCHEN ISLAND W/ EAT-IN COUNTER
9. 48" GAS RANGE W/ EXHAUST FAN ABV., DUCTED TO OUTSIDE, MIN. 5"DIA. FLEX DUCT & MAX 35' LONG, W/ A MIN. 100 CFM VENTILATION RATE
10. PROVIDE GFCI POWER BELOW SINK FOR GARBAGE DISPOSAL AND DISHWASHER
11. PROVIDE AIR GAP FOR DISHWASHER
12. PROVIDE LEVEL LANDING @ EA. GRADE LEVEL EXIT THAT IS THE WIDTH OF THE DOOR AND A MIN. 36" IN THE DIRECTION OF TRAVEL. [CRC R311.3]
13. OUTDOOR KITCHEN W/ 36" GAS BBQ
14. $\frac{1}{2}$" TEMPERED SHOWER GLASS DOOR/WALL
15. SHOWERHEAD, 1.8 GPM
16. PRESSURE BALANCED, THERMO-STATIC MIXING VALVES THAT PROVIDES SCALD & THERMAL SHOCK PROTECTION FOR SHOWER
17. TOILET, 1.28 GPF
18. FREESTANDING BATHTUB & TUB FILLER
19. 48" WIDE DIRECT VENT GAS FIREPLACE
20. STONE HEARTH
21. STONE PATIO/LANDING, SLOPED TO DRAIN
22. 42"H IRON GUARDRAIL, SEE DETAILS FOR MORE INFO.
23. HANDRAIL, 36" AFF
24. WOOD COLUMN, STAINED
25. STONE CLAD COLUMN
26. ROOF/STRUCTURE ABOVE
27. ENCLOSED USABLE SPACE UNDER RESIDENTIAL STAIRWAYS REQUIRE $\frac{1}{2}$" GYP. BD. ON ENCLOSED SIDE
28. HALF-ROUND COPPER GUTTER, PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
29. DOG WASHING STATION W/ HANDHELD SPRAYER
30. RESIDENTIAL ELEVATOR BY 'SAVARIA-ECLIPSE' OR APPV'D EQUAL
31. PROVIDE POWER AT BATH VANITY MIRROR, TYP.
32. SKYLIGHT ABOVE
33. MECH./PLUMBING EQUIP., REFER TO DRAWINGS PREPARED BY MONTEREY ENERGY GROUP FOR MORE INFO.

FLOOR PLAN SYMBOLS LEGEND

- TAMPER RESISTANT DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. ALL OUTLETS
- TAMPER RESISTANT QUAD OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
- USB — TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARGING
- GFI — GROUND FAULT CIRCUIT INTERRUPT OUTLET
- WP — WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
- TAMPER RESISTANT FLOOR OUTLET
- G.D. — GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
- HB — HOSE BIBB W/ ANTI-SIPHON DEVICE
- THERMOSTATIC CONTROL FOR HEATING SYSTEM



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

0' 2' 4' 8'

N

LI RESIDENCE
7572 PASEO VISTA PL.
MONTEREY, CA
93923

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
REN. 05/31/25
STATE OF CALIFORNIA

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EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

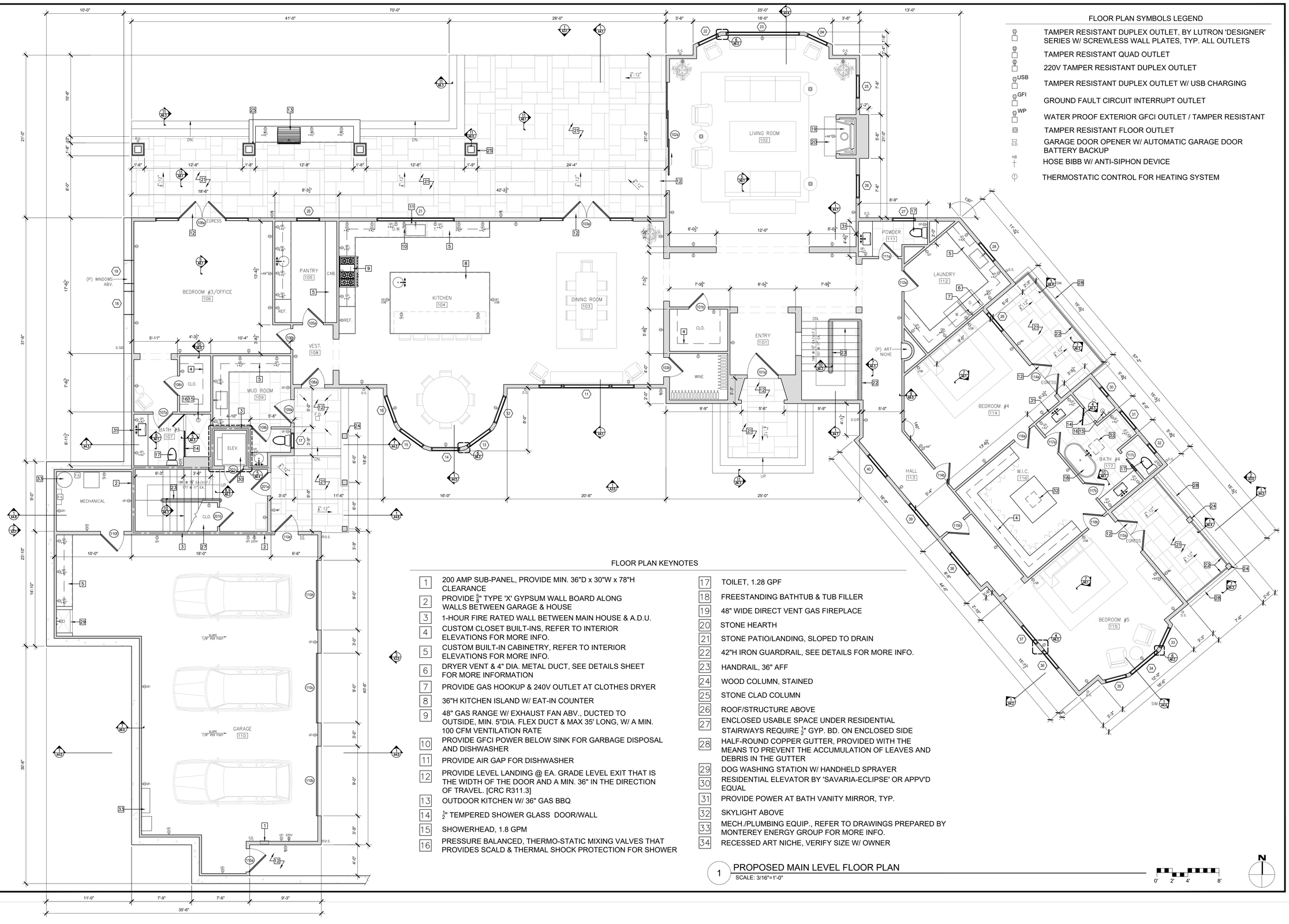
ARCHITECTURAL

PROPOSED LOWER LEVEL FLOOR PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.0

12/28/2024



FLOOR PLAN SYMBOLS LEGEND

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- TAMPER RESISTANT QUAD OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
- USB TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARGING
- GFI GROUND FAULT CIRCUIT INTERRUPT OUTLET
- WP WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
- TAMPER RESISTANT FLOOR OUTLET
- G.D. GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
- HB HOSE BIBB W/ ANTI-SIPHON DEVICE
- T THERMOSTATIC CONTROL FOR HEATING SYSTEM

FLOOR PLAN KEYNOTES

1. 200 AMP SUB-PANEL, PROVIDE MIN. 36"D x 30"W x 78"H CLEARANCE
2. PROVIDE $\frac{5}{8}$" TYPE 'X' GYPSUM WALL BOARD ALONG WALLS BETWEEN GARAGE & HOUSE
3. 1-HOUR FIRE RATED WALL BETWEEN MAIN HOUSE & A.D.U.
4. CUSTOM CLOSET BUILT-INS, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
5. CUSTOM BUILT-IN CABINETRY, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
6. DRYER VENT & 4" DIA. METAL DUCT, SEE DETAILS SHEET FOR MORE INFORMATION
7. PROVIDE GAS HOOKUP & 240V OUTLET AT CLOTHES DRYER
8. 36"H KITCHEN ISLAND W/ EAT-IN COUNTER
9. 48" GAS RANGE W/ EXHAUST FAN ABV., DUCTED TO OUTSIDE, MIN. 5"DIA. FLEX DUCT & MAX 35' LONG, W/ A MIN. 100 CFM VENTILATION RATE
10. PROVIDE GFCI POWER BELOW SINK FOR GARBAGE DISPOSAL AND DISHWASHER
11. PROVIDE AIR GAP FOR DISHWASHER
12. PROVIDE LEVEL LANDING @ EA. GRADE LEVEL EXIT THAT IS THE WIDTH OF THE DOOR AND A MIN. 36" IN THE DIRECTION OF TRAVEL. [CRC R311.3]
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21. STONE PATIO/LANDING, SLOPED TO DRAIN
22. 42"H IRON GUARDRAIL, SEE DETAILS FOR MORE INFO.
23. HANDRAIL, 36" AFF
24. WOOD COLUMN, STAINED
25. STONE CLAD COLUMN
26. ROOF/STRUCTURE ABOVE
27. ENCLOSED USABLE SPACE UNDER RESIDENTIAL STAIRWAYS REQUIRE $\frac{1}{2}$" GYP. BD. ON ENCLOSED SIDE
28. HALF-ROUND COPPER GUTTER, PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
29. DOG WASHING STATION W/ HANDHELD SPRAYER
30. RESIDENTIAL ELEVATOR BY 'SAVARIA-ECLIPSE' OR APPV'D EQUAL
31. PROVIDE POWER AT BATH VANITY MIRROR, TYP.
32. SKYLIGHT ABOVE
33. MECH./PLUMBING EQUIP., REFER TO DRAWINGS PREPARED BY MONTEREY ENERGY GROUP FOR MORE INFO.
34. RECESSED ART NICHE, VERIFY SIZE W/ OWNER

1 PROPOSED MAIN LEVEL FLOOR PLAN
SCALE: 3/16"=1'-0"

0' 2' 4' 8'

N

LI RESIDENCE

7572 PASEO VISTA PL.
MONTEREY, CA
93923

LICENSED ARCHITECT
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REN. 05/31/25
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REVISIONS	DATE

ARCHITECTURAL

PROPOSED MAIN LEVEL FLOOR PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.1

12/28/2024

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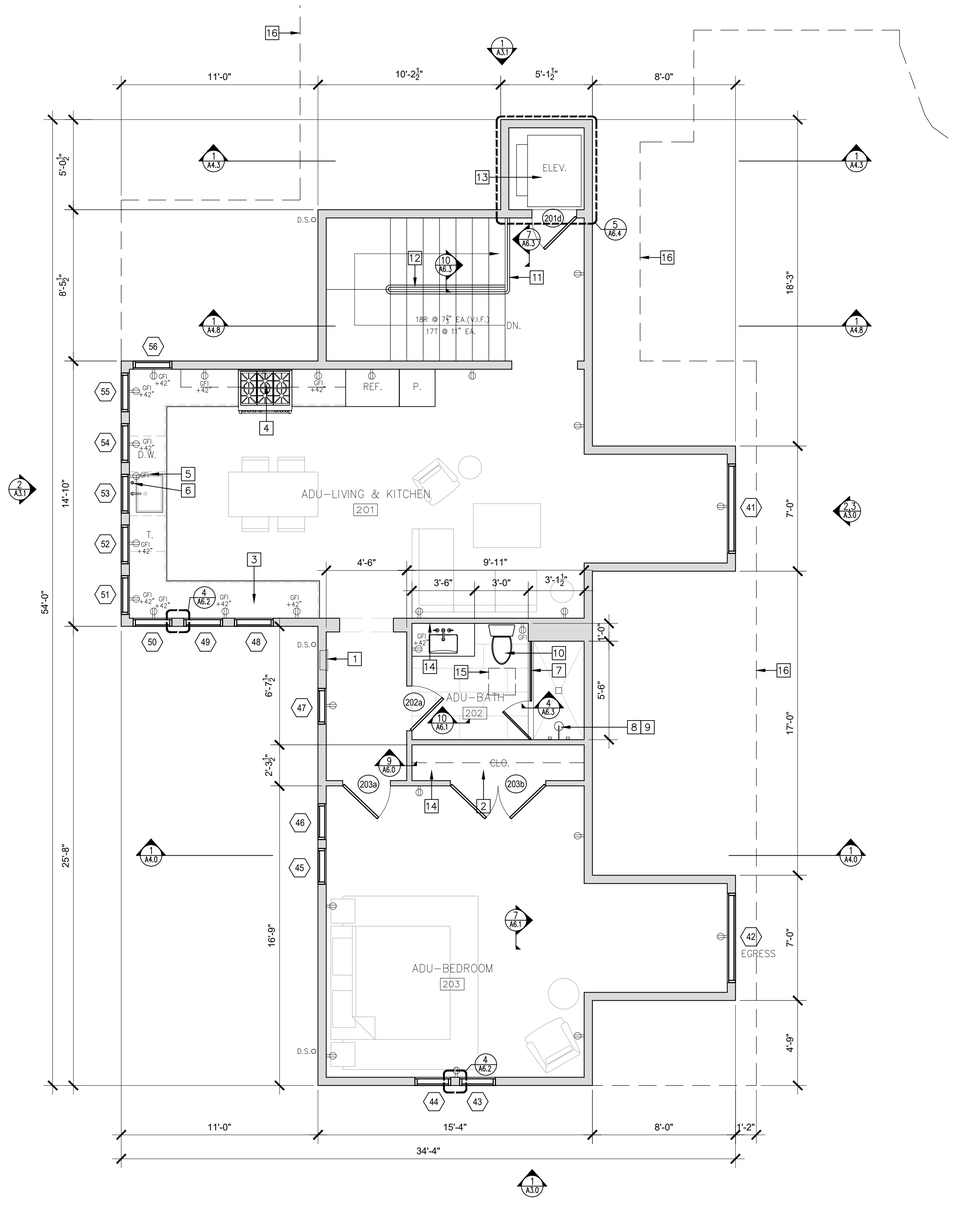
A.D.U. FLOOR PLAN KEYNOTES

1. 200 AMP SUB-PANEL, PROVIDE MIN. 36"D x 30"W x 78"H CLEARANCE
2. CUSTOM CLOSET BUILT-INS, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
3. CUSTOM BUILT-IN CABINETRY, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
4. 36" GAS RANGE W/ EXHAUST FAN ABV., DUCTED TO OUTSIDE, MIN. 5"DIA. FLEX DUCT & MAX 35' LONG, W/ A MIN. 100 CFM VENTILATION RATE
5. PROVIDE GFCI POWER BELOW SINK FOR GARBAGE DISPOSAL AND DISHWASHER
6. PROVIDE AIR GAP FOR DISHWASHER
7. ½" TEMPERED SHOWER GLASS DOOR/WALL
8. SHOWERHEAD, 1.8 GPM
9. PRESSURE BALANCED, THERMO-STATIC MIXING VALVES THAT PROVIDES SCALD & THERMAL SHOCK PROTECTION FOR SHOWER
10. TOILET, 1.28 GPF
11. 42"H IRON GUARDRAIL, SEE DETAILS FOR MORE INFO.
12. HANDRAIL, 36" AFF
13. RESIDENTIAL ELEVATOR BY 'SAVARIA-ECLIPSE' OR APPV'D EQUAL
14. PROVIDE POWER AT BATH VANITY MIRROR, TYP.
15. SKYLIGHT ABOVE
16. STRUCTURE BELOW

FLOOR PLAN SYMBOLS LEGEND

- TAMPER RESISTANT DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. ALL OUTLETS
- TAMPER RESISTANT QUAD OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
- USB TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARGING
- GFI GROUND FAULT CIRCUIT INTERRUPT OUTLET
- WP WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
- TAMPER RESISTANT FLOOR OUTLET
- GDO GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
- HB HOSE BIBB W/ ANTI-SIPHON DEVICE
- THERMOSTATIC CONTROL FOR HEATING SYSTEM



1 PROPOSED UPPER LEVEL FLOOR PLAN (A.D.U.)
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

N

LI RESIDENCE
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MONTEREY, CA
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REVISIONS	DATE

ARCHITECTURAL

PROPOSED UPPER LEVEL FLOOR PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.2

12/28/2024

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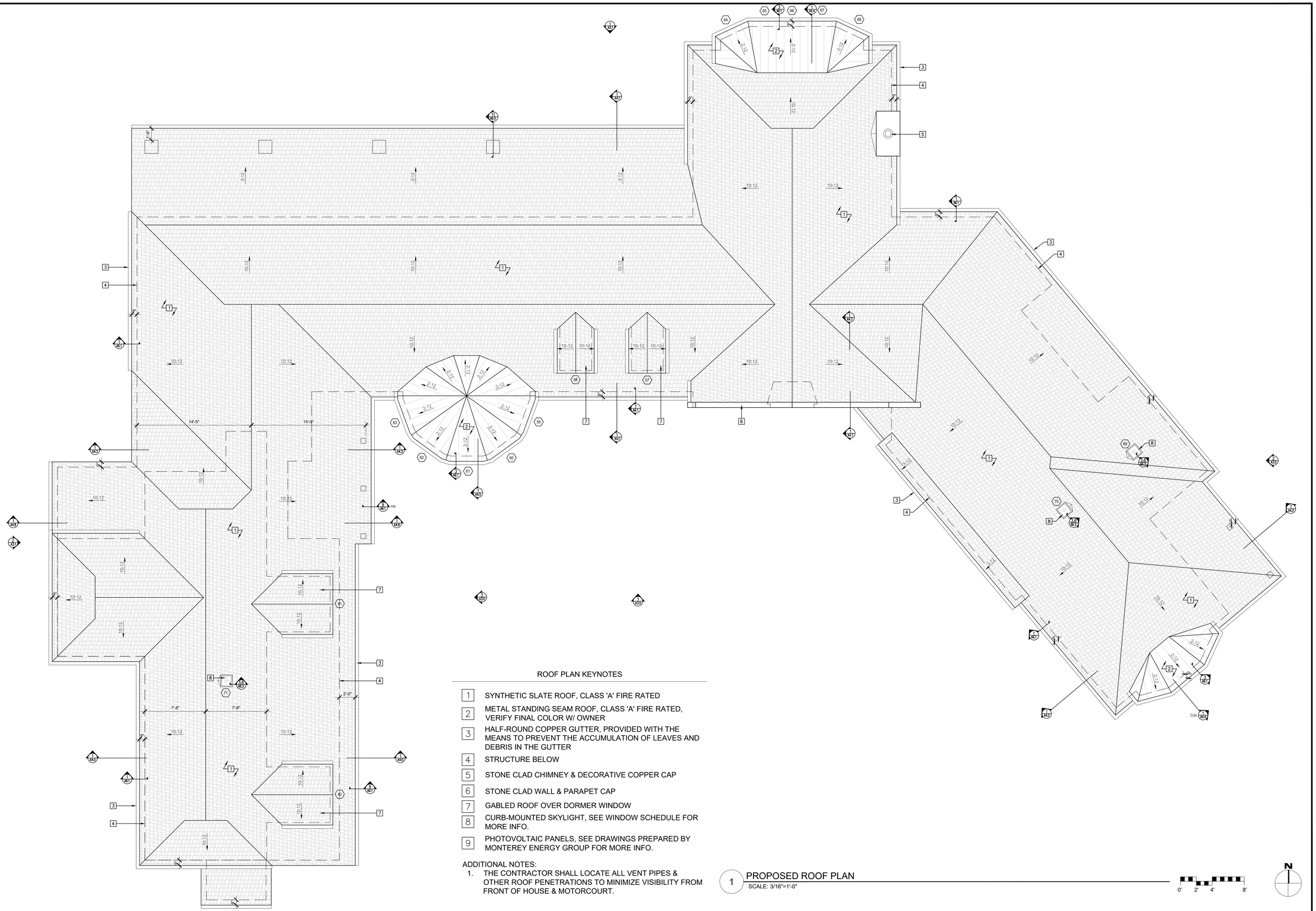

ROOF PLAN KEYNOTES

1. SYNTHETIC SLATE ROOF, CLASS 'A' FIRE RATED
2. METAL STANDING SEAM ROOF, CLASS 'A' FIRE RATED, VERIFY FINAL COLOR W/ OWNER
3. HALF-ROUND COPPER GUTTER, PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
4. STRUCTURE BELOW
5. STONE CLAD CHIMNEY & DECORATIVE COPPER CAP
6. STONE CLAD WALL & PARAPET CAP
7. GABLED ROOF OVER DORMER WINDOW
8. CURB-MOUNTED SKYLIGHT, SEE WINDOW SCHEDULE FOR MORE INFO.
9. PHOTOVOLTAIC PANELS, SEE DRAWINGS PREPARED BY MONTEREY ENERGY GROUP FOR MORE INFO.

ADDITIONAL NOTES:

1. THE CONTRACTOR SHALL LOCATE ALL VENT PIPES & OTHER ROOF PENETRATIONS TO MINIMIZE VISIBILITY FROM FRONT OF HOUSE & MOTORCOURT.

1 PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

0' 2' 4' 8'

N

LI
RESIDENCE
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MONTEREY, CA
93923

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REVISIONS	DATE

ARCHITECTURAL

PROPOSED
ROOF PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.3

12/28/2024

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CEILING PLAN KEYNOTES

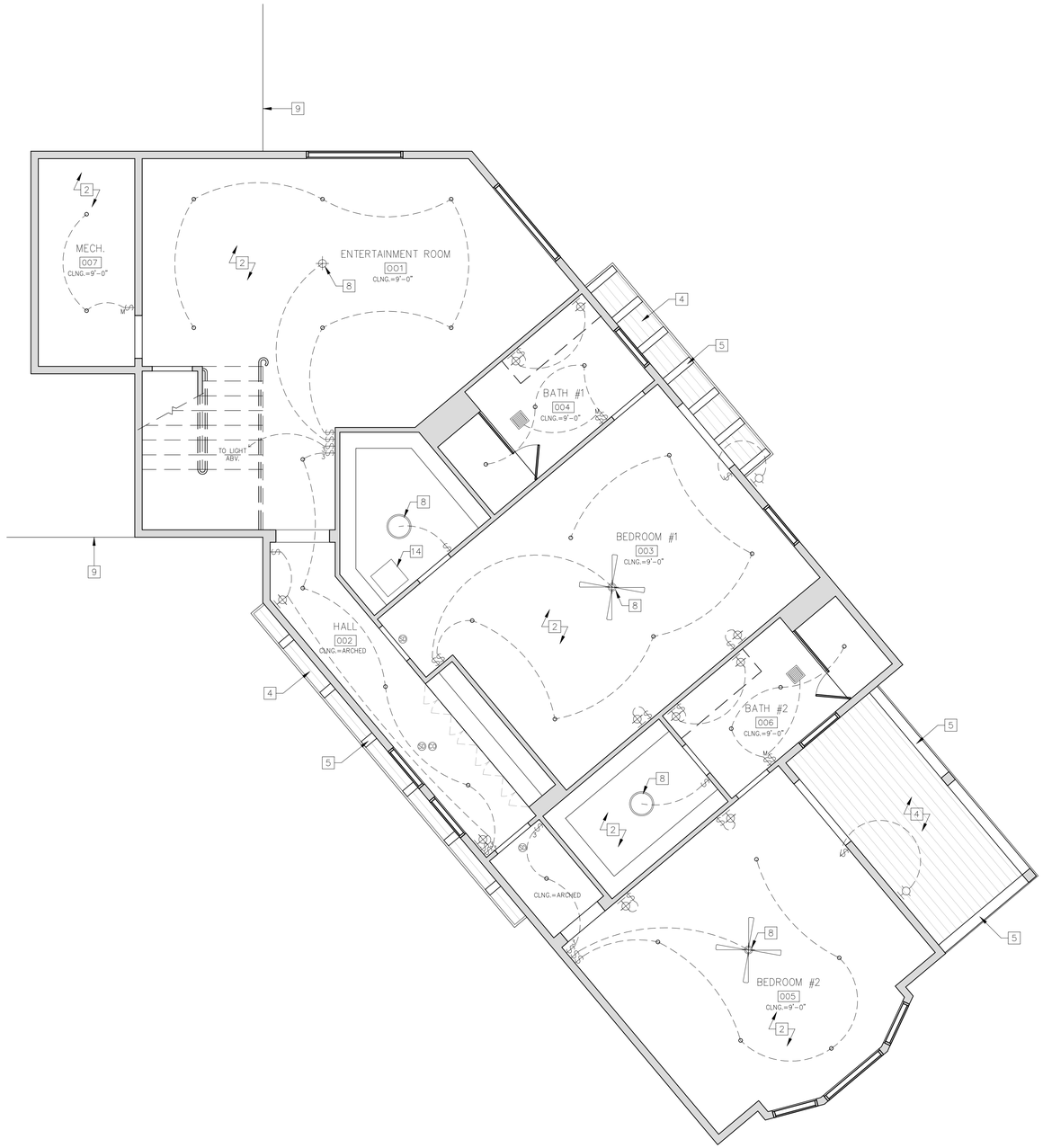
1. GARAGE MOTOR & TRACK BY 'LIFTMASTER' OR APPV'D EQUAL, PROVIDE POWER IN CEILING PER MANUFACTURER SPEC'S, MOTOR TO HAVE BATTERY BACKUP
2. 5/8" SHEETROCK CEILING, VERIFY FINISH W/ OWNER
3. 5/8" TYPE 'X' SHEETROCK CEILING IN GARAGE
4. 1X8 CEDAR SIDING W/ NICKEL GAP, CLASS 'A' FIRE RATED, STAINED, VERIFY FINISH W/ OWNER
5. WOOD BEAM PER STRUCTURAL, STAINED , VERIFY FINISH W/ OWNER
6. DECORATIVE WOOD BEAM, STAINED, VERIFY FINISH W/ OWNER
7. DECORATIVE WOOD TRUSS, STAINED, VERIFY FINAL DESIGN & FINISH W/ OWNER
8. DECORATIVE LIGHT, CENTER IN ROOM U.N.O.
9. EDGE OF ROOF/STRUCTURE ABOVE
10. ARCHED OPENING
11. SKYLIGHT ABOVE , SEE WINDOW SCHEDULE FOR MORE INFO.
12. ROOF EAVE, TREATED TO ACHIEVE A CLASS 'A' FIRE RATING, SEE DETAILS FOR MORE INFO.
13. STUCCO CEILING, PAINTED
14. PROVIDE ACCESS PANEL & POWER IN CEILING FOR MECHANICAL EQUIP., REFER TO MECH. DRAWINGS FOR MORE INFO

ADDITIONAL NOTES:

1. AT LEAST ONE LUMINAIRE IN EACH BATHROOM, LAUNDRY ROOM, UTILITY ROOM AND GARAGE SHALL BE CONTROLLED BY A VACANCY OR OCCUPANT SENSOR.
2. AT ENCLOSED CEILINGS PROVIDE A READILY ACCESSIBLE ATTIC ACCESS, MINIMUM 22 INCH BY 30 INCH, LOCATED WHERE AT LEAST 30 INCHES OF UNOBSTRUCTED HEADROOM OCCURS AND ATTIC SPACE EXCEEDS 30 SQ FT. [CRC R807.1]

CEILING PLAN SYMBOLS LEGEND

- 3" LED RECESSED LIGHT FIXTURE BY 'NORA' OR APPV'D EQUAL, "IC" LISTED FOR ZERO CLEARANCE & WET LOCATIONS, WITH DIMMING CAPABILITIES
- INTERIOR LED WALL SCONCE
- INTERIOR LED PENDANT/DECORATIVE LIGHT
- EXTERIOR LED PENDANT/DECORATIVE LIGHT
- EXTERIOR LED DOWNLIGHT
- CEILING FAN W/ LED LIGHT, SWITCHED
- 1'X4' LED FLAT PANEL LIGHT, SURFACE MOUNTED
- UNDER-CABINET/SHELF/TOE-KICK LED STRIP LIGHT, SWITCHED
- $ SINGLE SWITCH, WITH DIMMER U.N.O., BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES
- $3 3-WAY SWITCH, WITH DIMMER U.N.O., BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES
- $M VACANCY SENSOR SWITCH, IN COMPLIANCE W/ CEnc 150.0(K)2I
- EXHAUST FAN "PANASONIC" ULTRA SILENT 80 CFM -NO LIGHT- APPROVED FOR WET LOCATION ON GFI CIRCUIT, ENERGY STAR COMPLIANT. EXHAUST FAN SHALL HAVE HUMIDITY CONTROL, BACKDRAFT PROTECTION & SHALL TERMINATE NO CLOSER THAN 3' FROM BUILDING OPENINGS OR PROPERTY LINES.
- SD SMOKE DETECTOR, HARDWIRED & INTERCONNECTED PER CRC 314 & 315
- CO CARBON MONOXIDE DETECTOR, HARDWIRED & INTERCONNECTED PER CRC 314 & 315



1 PROPOSED LOWER LEVEL CEILING PLAN
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

N

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REVISIONS	DATE

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PROPOSED LOWER LEVEL CEILING PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.4

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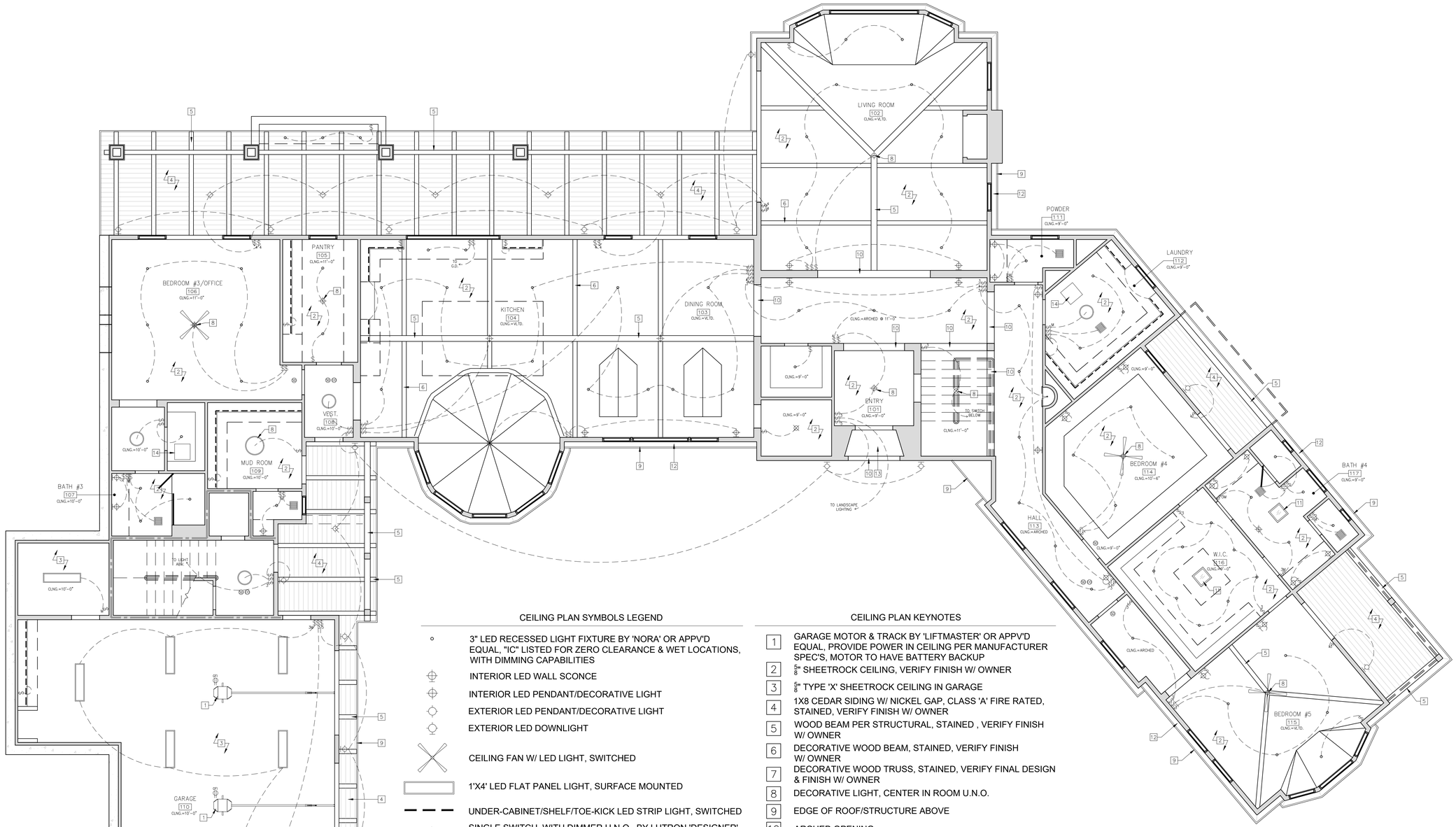

CEILING PLAN SYMBOLS LEGEND

- 3" LED RECESSED LIGHT FIXTURE BY 'NORA' OR APPV'D EQUAL, "IC" LISTED FOR ZERO CLEARANCE & WET LOCATIONS, WITH DIMMING CAPABILITIES
- INTERIOR LED WALL SCONCE
- INTERIOR LED PENDANT/DECORATIVE LIGHT
- EXTERIOR LED PENDANT/DECORATIVE LIGHT
- EXTERIOR LED DOWNLIGHT
- CEILING FAN W/ LED LIGHT, SWITCHED
- 1'X4' LED FLAT PANEL LIGHT, SURFACE MOUNTED
- UNDER-CABINET/SHELF/TOE-KICK LED STRIP LIGHT, SWITCHED
- SINGLE SWITCH, WITH DIMMER U.N.O., BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES
- 3-WAY SWITCH, WITH DIMMER U.N.O., BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES
- VACANCY SENSOR SWITCH, IN COMPLIANCE W/ CEnc 150.0(K)2I
- EXHAUST FAN "PANASONIC" ULTRA SILENT 80 CFM -NO LIGHT- APPROVED FOR WET LOCATION ON GFI CIRCUIT, ENERGY STAR COMPLIANT. EXHAUST FAN SHALL HAVE HUMIDITY CONTROL, BACKDRAFT PROTECTION & SHALL TERMINATE NO CLOSER THAN 3' FROM BUILDING OPENINGS OR PROPERTY LINES.
- SD — SMOKE DETECTOR, HARDWIRED & INTERCONNECTED PER CRC 314 & 315
- CO — CARBON MONOXIDE DETECTOR, HARDWIRED & INTERCONNECTED PER CRC 314 & 315

CEILING PLAN KEYNOTES

1. GARAGE MOTOR & TRACK BY 'LIFTMASTER' OR APPV'D EQUAL, PROVIDE POWER IN CEILING PER MANUFACTURER SPEC'S, MOTOR TO HAVE BATTERY BACKUP
2. 5/8" SHEETROCK CEILING, VERIFY FINISH W/ OWNER
3. 5/8" TYPE 'X' SHEETROCK CEILING IN GARAGE
4. 1X8 CEDAR SIDING W/ NICKEL GAP, CLASS 'A' FIRE RATED, STAINED, VERIFY FINISH W/ OWNER
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12. ROOF EAVE, TREATED TO ACHIEVE A CLASS 'A' FIRE RATING, SEE DETAILS FOR MORE INFO.
13. STUCCO CEILING, PAINTED
14. PROVIDE ACCESS PANEL & POWER IN CEILING FOR MECHANICAL EQUIP., REFER TO MECH. DRAWINGS FOR MORE INFO

ADDITIONAL NOTES:

1. AT LEAST ONE LUMINAIRE IN EACH BATHROOM, LAUNDRY ROOM, UTILITY ROOM AND GARAGE SHALL BE CONTROLLED BY A VACANCY OR OCCUPANT SENSOR.
2. AT ENCLOSED CEILINGS PROVIDE A READILY ACCESSIBLE ATTIC ACCESS, MINIMUM 22 INCH BY 30 INCH, LOCATED WHERE AT LEAST 30 INCHES OF UNOBSTRUCTED HEADROOM OCCURS AND ATTIC SPACE EXCEEDS 30 SQ FT. [CRC R807.1]

1 PROPOSED MAIN LEVEL CEILING PLAN
SCALE: 3/16"=1'-0"

0' 2' 4' 8'

N

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PROPOSED MAIN LEVEL CEILING PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

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11. SKYLIGHT ABOVE , SEE WINDOW SCHEDULE FOR MORE INFO.
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CEILING PLAN SYMBOLS LEGEND

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- INTERIOR LED PENDANT/DECORATIVE LIGHT
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- EXTERIOR LED DOWNLIGHT
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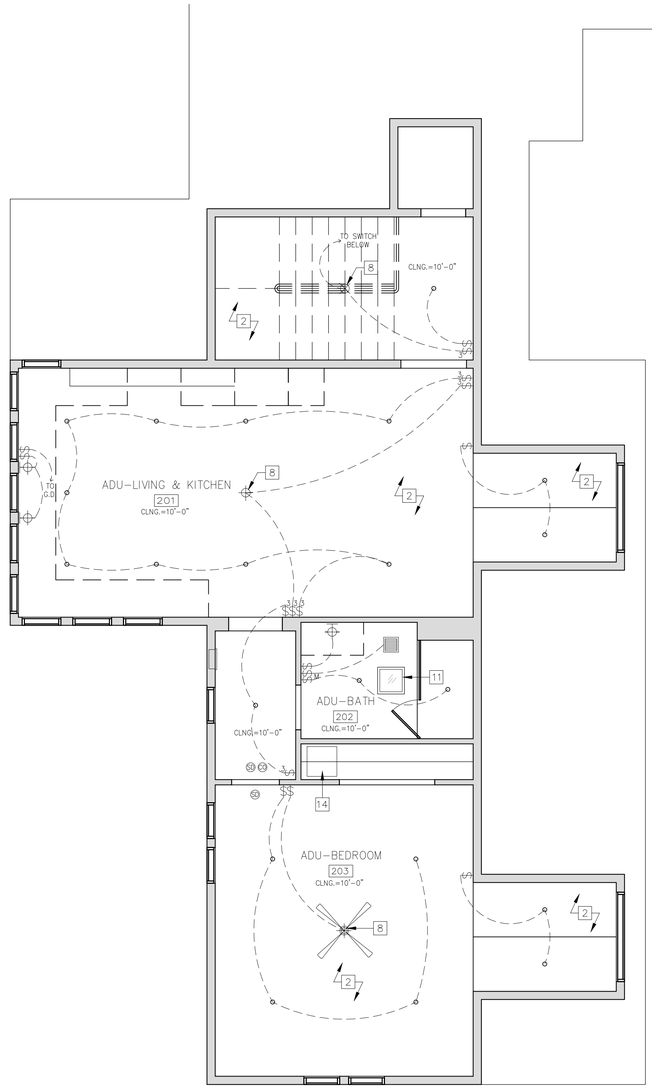

1 PROPOSED UPPER LEVEL CEILING PLAN (A.D.U.)
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

N

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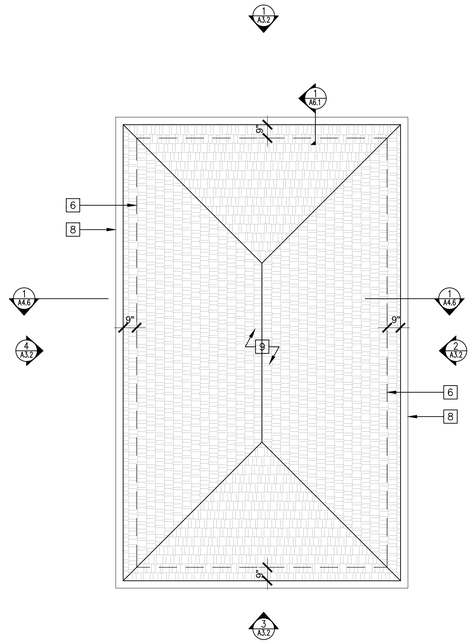
PROPOSED UPPER LEVEL CEILING PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

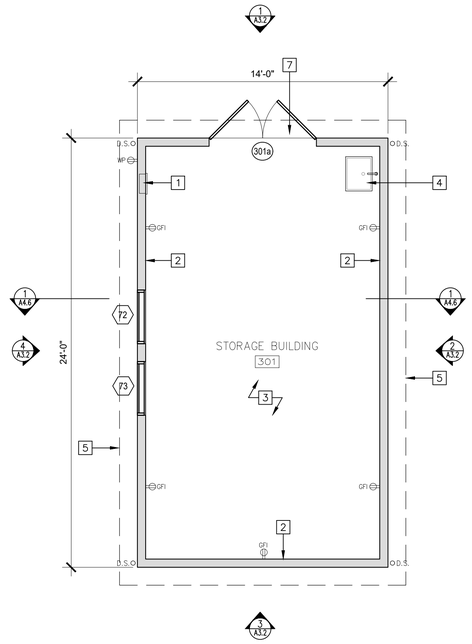
A2.6

12/28/2024



3 PROPOSED STORAGE SHED ROOF PLAN
SCALE: 1/4"=1'-0"

0' 2' 4' 8'



1 PROPOSED STORAGE SHED FLOOR PLAN
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

CEILING PLAN SYMBOLS LEGEND

- 3" LED RECESSED LIGHT FIXTURE BY 'NORA' OR APPV'D EQUAL, "IC" LISTED FOR ZERO CLEARANCE & WET LOCATIONS, WITH DIMMING CAPABILITIES
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- EXTERIOR LED DOWNLIGHT
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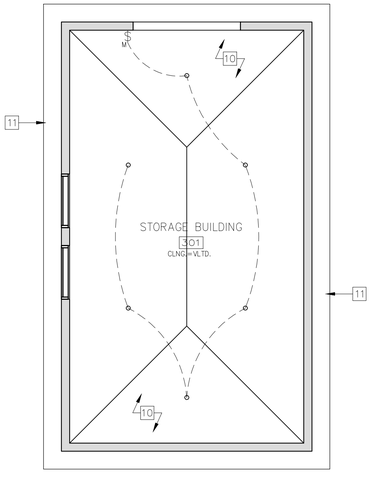
- CO CARBON MONOXIDE DETECTOR, HARDWIRED & INTERCONNECTED PER CRC 314 & 315

FLOOR PLAN SYMBOLS LEGEND

- TAMPER RESISTANT DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. ALL OUTLETS
- TAMPER RESISTANT QUAD OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
- USB TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARGING
- GFI GROUND FAULT CIRCUIT INTERRUPT OUTLET
- WP WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
- TAMPER RESISTANT FLOOR OUTLET
- G.D. GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
- HB HOSE BIBB W/ ANTI-SIPHON DEVICE
- THERMOSTATIC CONTROL FOR HEATING SYSTEM

STORAGE BUILDING KEYNOTES

1. 200 AMP SUB-PANEL, PROVIDE MIN. 36"D x 30"W x 78"H CLEARANCE
2. PROVIDE $\frac{5}{8}$" GYPSUM WALL BOARD ALONG WALLS
3. CONCRETE SLAB PER STRUCTURAL, SEALED
4. UTILITY SINK
5. ROOF ABOVE
6. STRUCTURE BELOW
7. PROVIDE LEVEL LANDING @ EA. GRADE LEVEL EXIT THAT IS THE WIDTH OF THE DOOR AND A MIN. 36" IN THE DIRECTION OF TRAVEL. [CRC R311.3]
8. HALF-ROUND COPPER GUTTER, PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
9. SYNTHETIC SLATE ROOF, CLASS 'A' FIRE RATED
10. $\frac{5}{8}$" SHEETROCK CEILING, VERIFY FINISH W/ OWNER
11. ROOF EAVE, TREATED TO ACHIEVE A CLASS 'A' FIRE RATING, SEE DETAILS FOR MORE INFO.



2 PROPOSED STORAGE SHED CEILING PLAN
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

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ARCHITECTURAL

PROPOSED STORAGE SHED PLANS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.7

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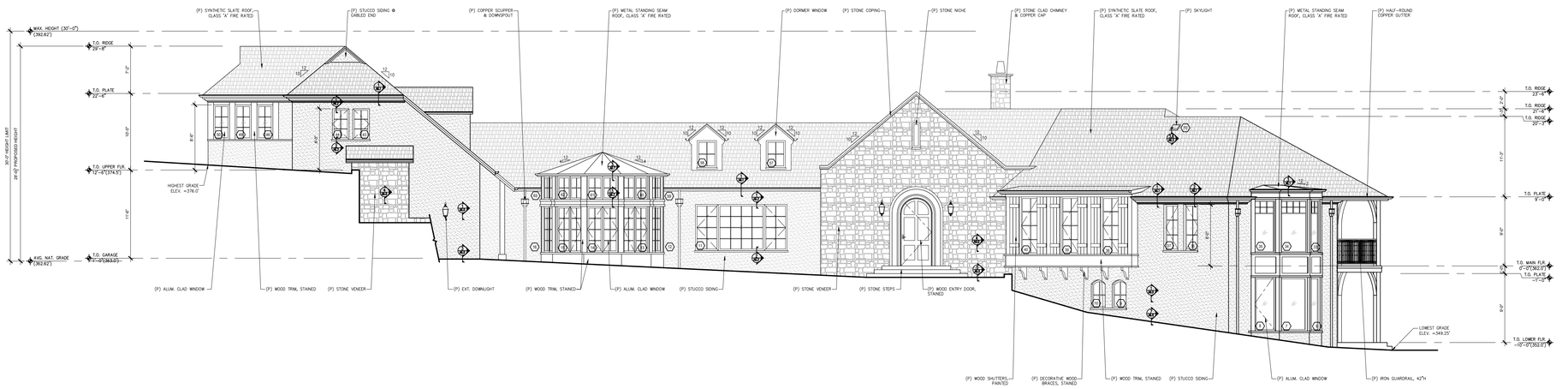


1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

0' 4' 8' 16'

AVERAGE NATURAL GRADE CALCULATIONS

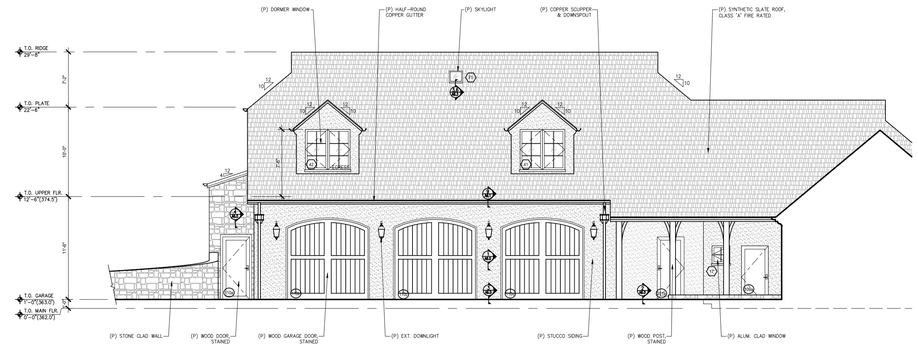
HIGHEST ELEVATION = 376.00'
LOWEST ELEVATION = 349.25'

(376.00+349.25)/2 = 362.62' AVERAGE NATURAL GRADE (A.N.G.)

ALLOWABLE HEIGHT ABV. A.N.G. = 30'-0" OR 392.62'
PROPOSED HEIGHT ABV. A.N.G. = 28'-0 1/2" OR 390.66'

2 EAST ELEVATION
SCALE: 1/8"=1'-0"

0' 4' 8' 16'



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

0' 4' 8' 16'

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BUILDING ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

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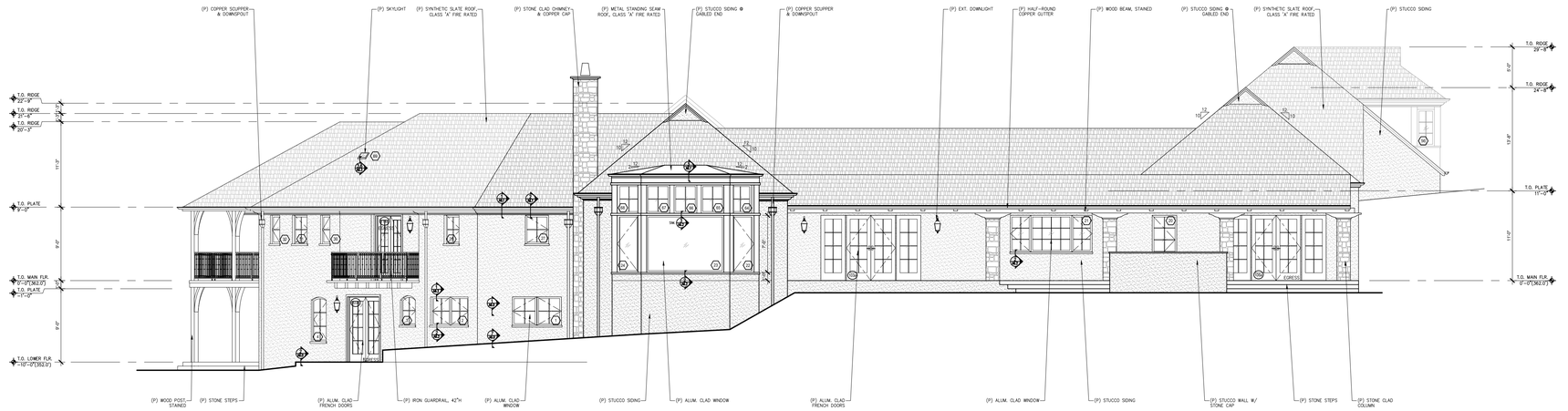
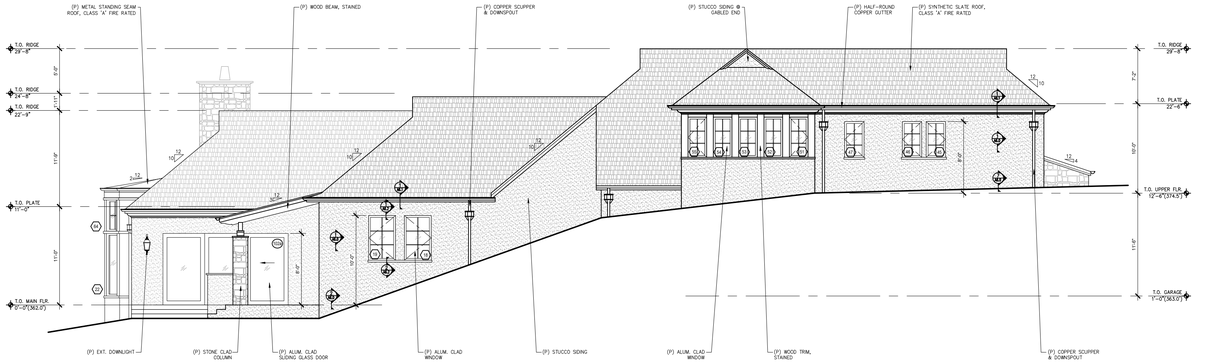


1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

0' 4' 8' 16'



2 WEST ELEVATION
SCALE: 1/8"=1'-0"

0' 4' 8' 16'

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BUILDING ELEVATIONS

Scale: SEE DWG.
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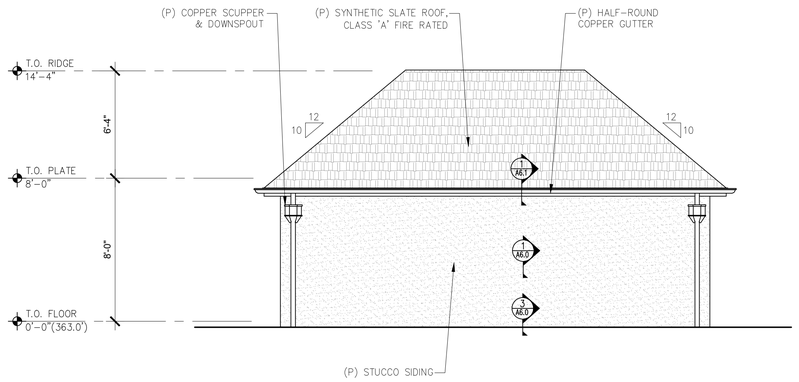
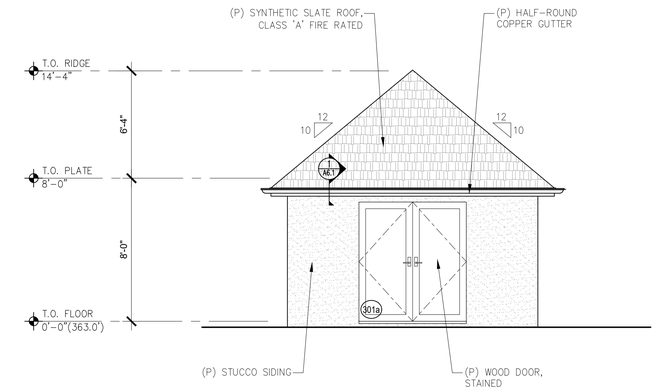


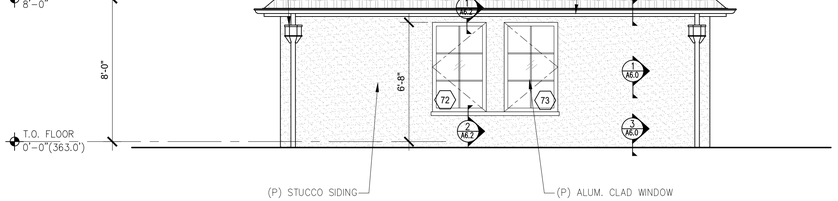
2 STORAGE SHED - EAST ELEVATION
SCALE: 1/4"=1'-0"

0' 2' 4' 8'



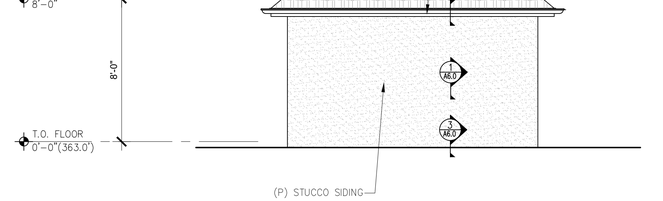
1 STORAGE SHED - NORTH ELEVATION
SCALE: 1/4"=1'-0"

0' 2' 4' 8'



4 STORAGE SHED - WEST ELEVATION
SCALE: 1/4"=1'-0"

0' 2' 4' 8'



3 STORAGE SHED - SOUTH ELEVATION
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

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93923

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
REN: 05/31/25
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 214-1495
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

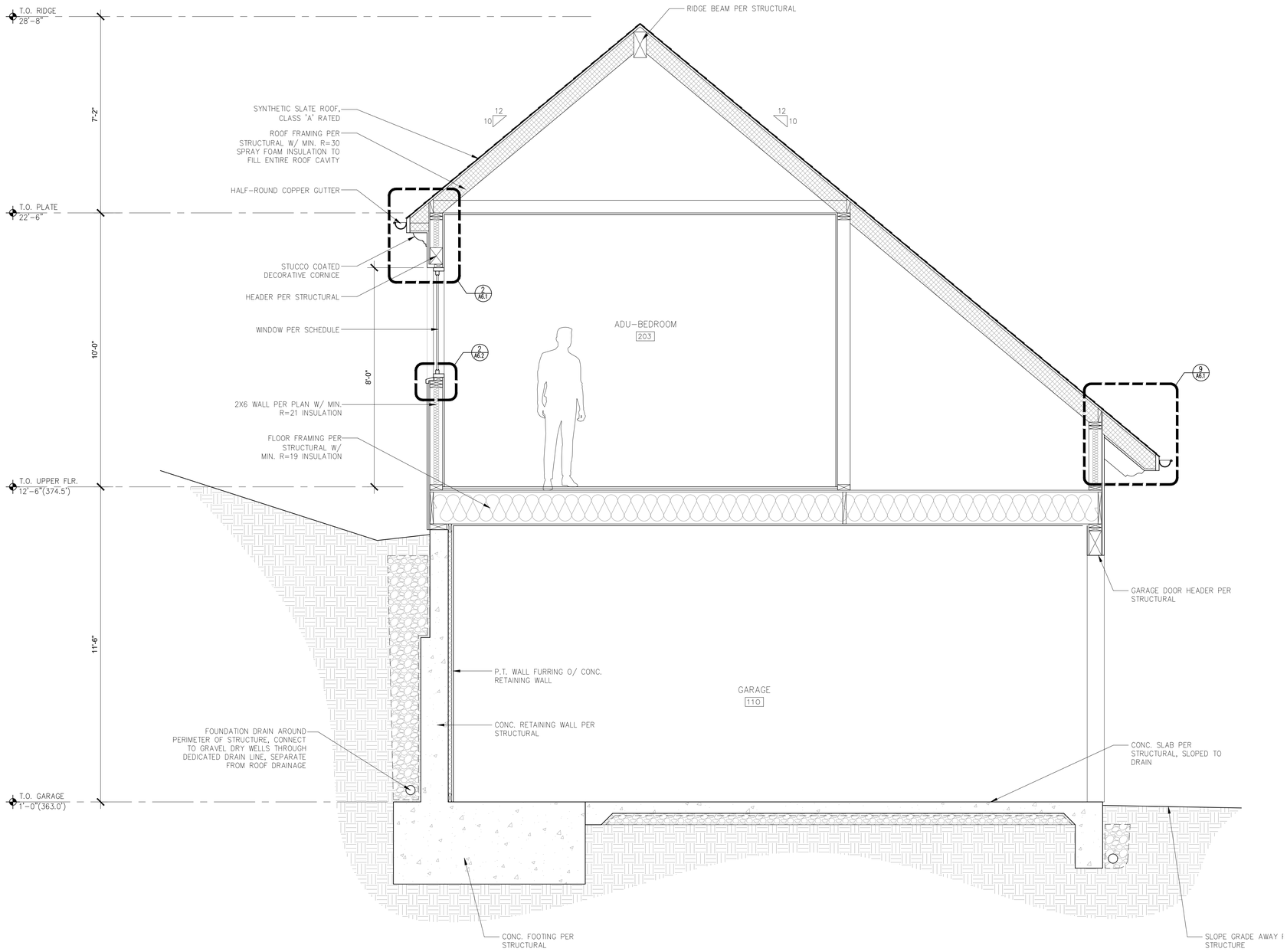
BUILDING ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.2

12/28/2024

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 SECTION THROUGH GARAGE & A.D.U.
SCALE: 1/2"=1'-0"

0' 1' 2' 4'

LI
RESIDENCE
7572 PASEO VISTA PL.
MONTEREY, CA
93923

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REVISIONS	DATE

ARCHITECTURAL

BUILDING SECTIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A4.0

12/28/2024

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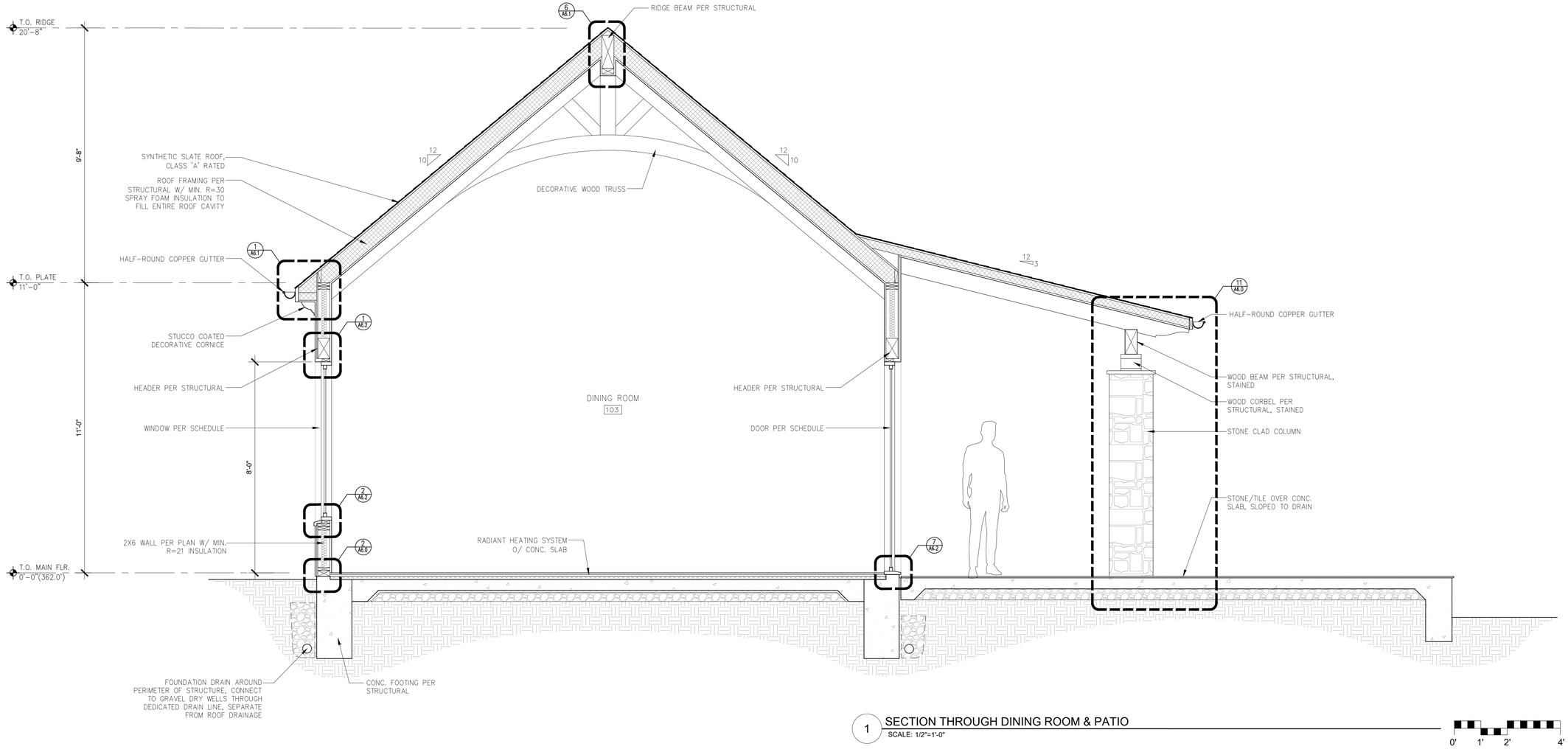

1 SECTION THROUGH DINING ROOM & PATIO
SCALE: 1/2"=1'-0"

0' 1' 2' 4'

LI
RESIDENCE
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MONTEREY, CA
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REVISIONS	DATE

ARCHITECTURAL

BUILDING SECTIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A4.1

12/28/2024

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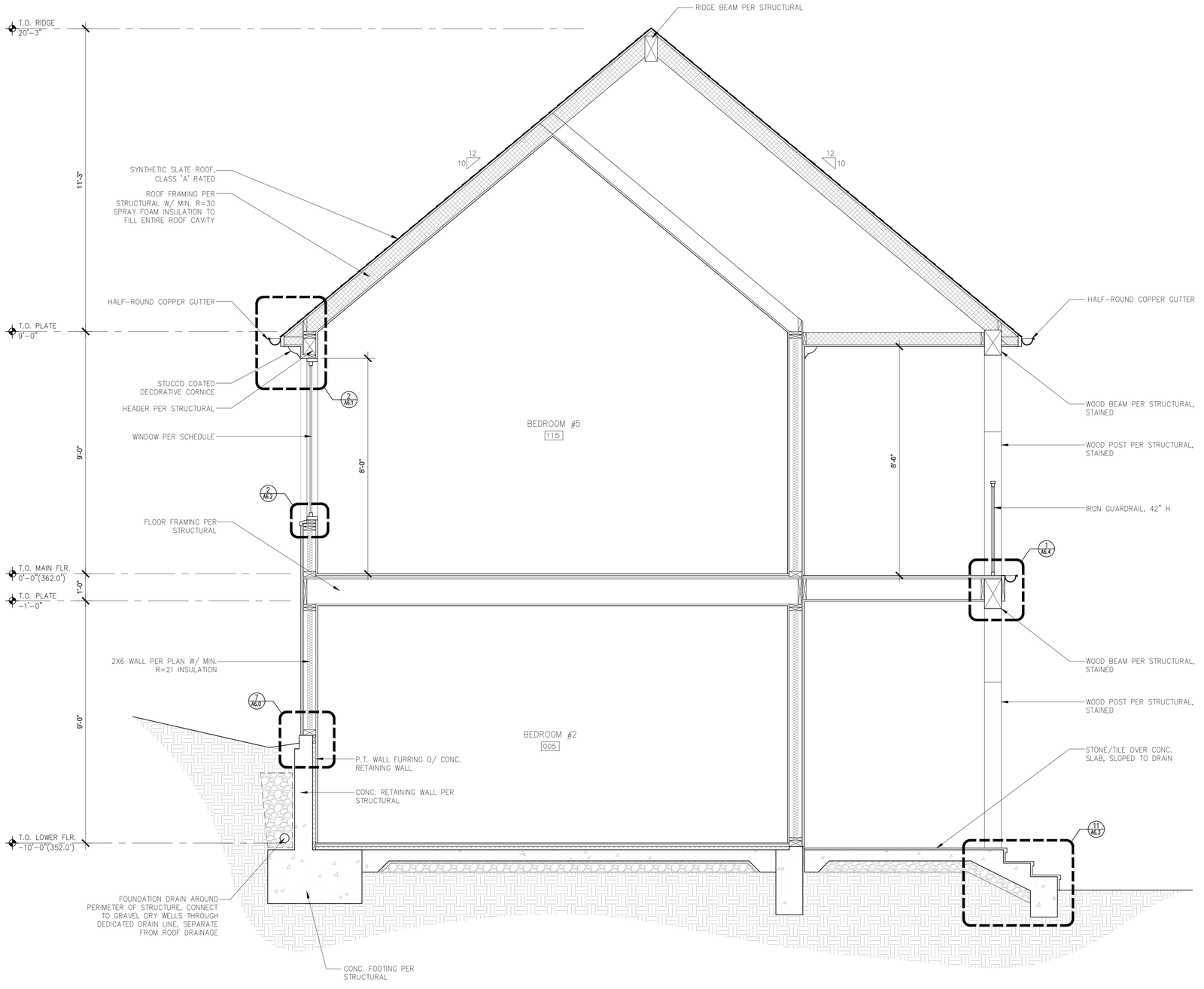

1 SECTION THROUGH BEDROOM WING
SCALE: 1/2"=1'-0"

0' 1' 2' 4'

LI RESIDENCE
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REVISIONS	DATE

ARCHITECTURAL

BUILDING SECTIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A4.2

12/28/2024

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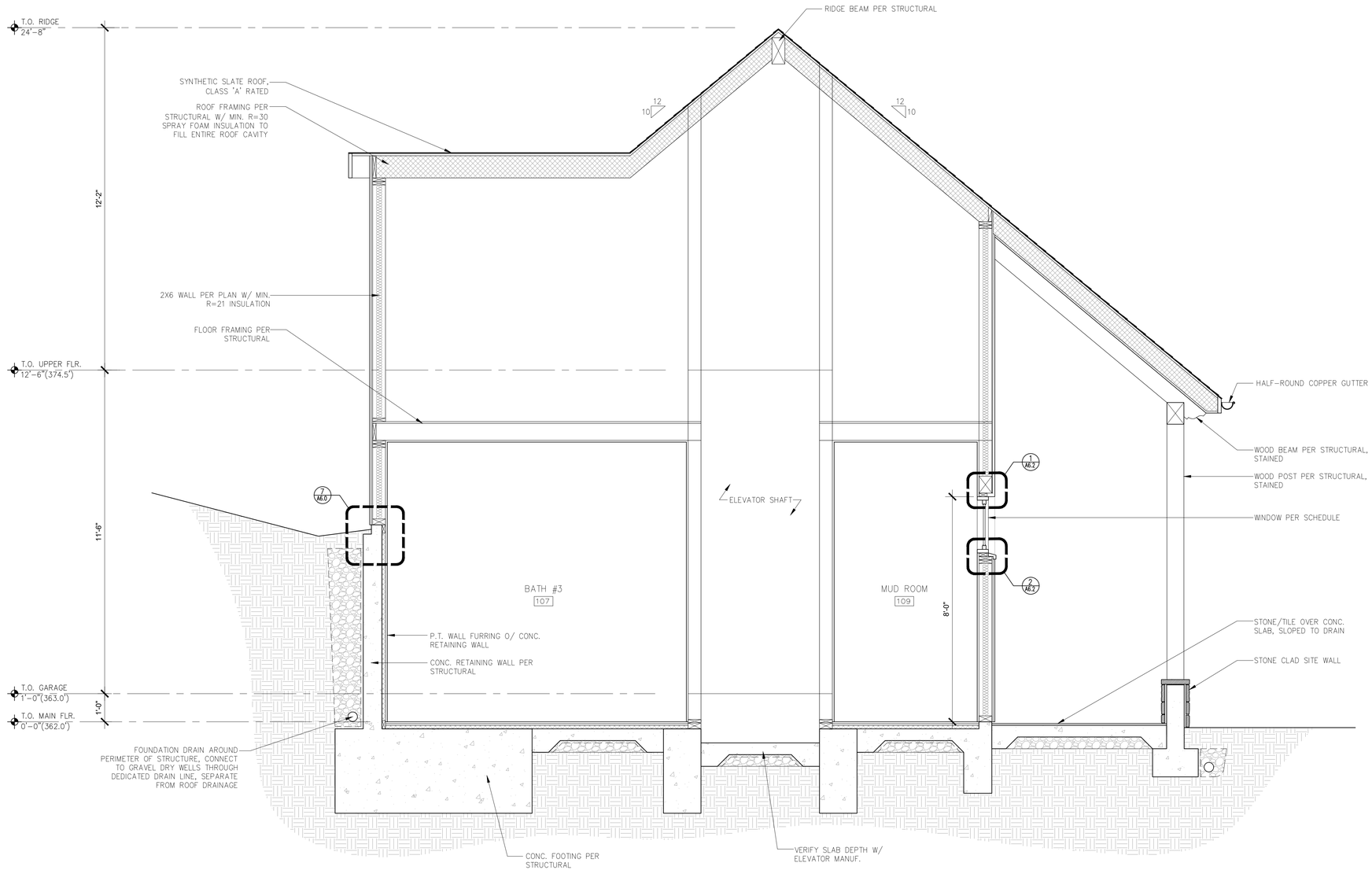

1 SECTION THROUGH ELEVATOR
SCALE: 1/2"=1'-0"

0' 1' 2' 4'

LI
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REVISIONS	DATE

ARCHITECTURAL

BUILDING SECTIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A4.3

12/28/2024

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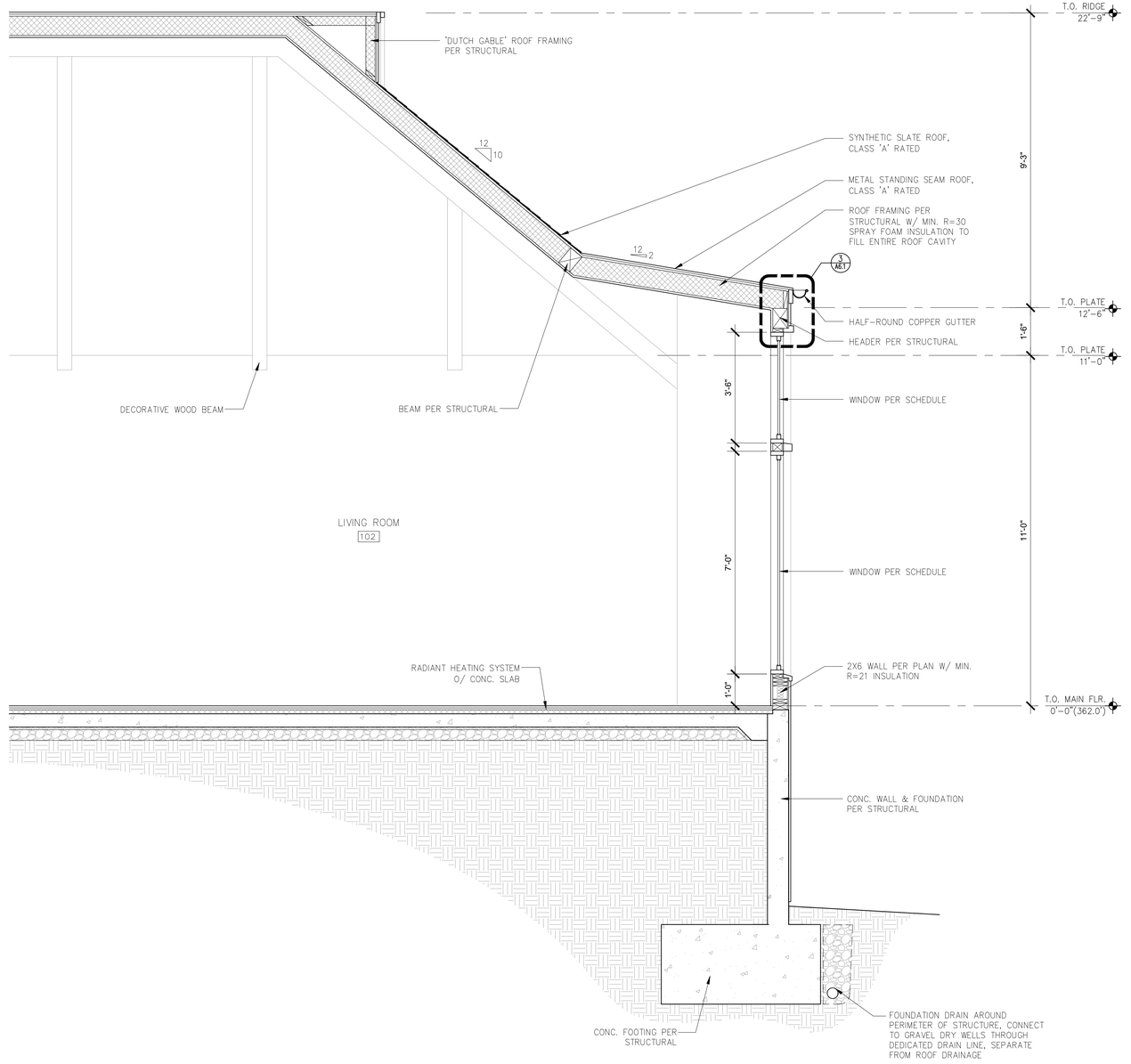

1 SECTION THROUGH LIVING ROOM
SCALE: 1/2"=1'-0"

0' 1' 2' 4'

LI
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MONTEREY, CA
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REVISIONS	DATE

ARCHITECTURAL

BUILDING SECTIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A4.4

12/28/2024

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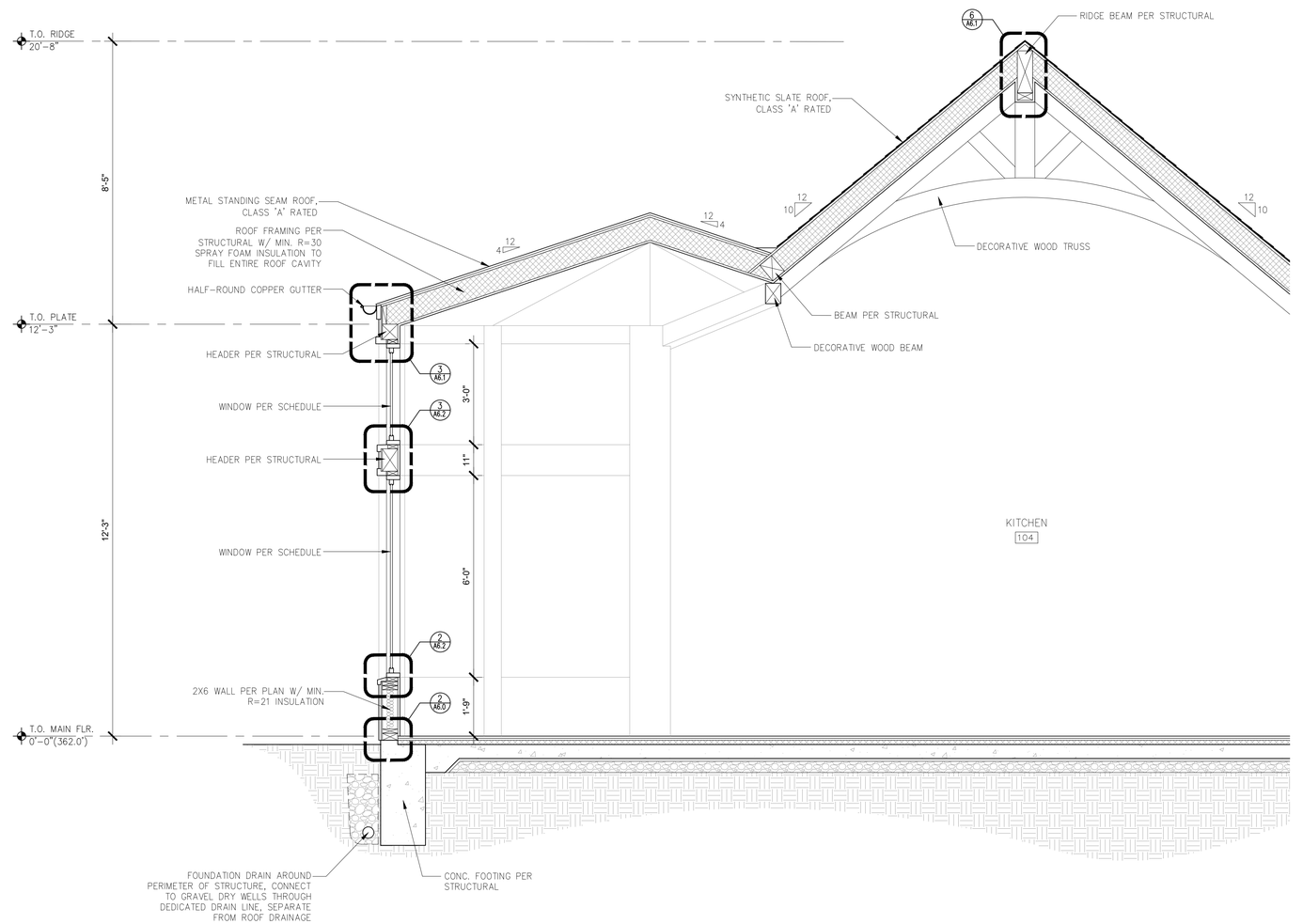

1 SECTION THROUGH KITCHEN
SCALE: 1/2"=1'-0"

0' 1' 2' 4'

LI RESIDENCE
7572 PASEO VISTA PL.
MONTEREY, CA
93923

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EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

BUILDING SECTIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A4.5

12/28/2024

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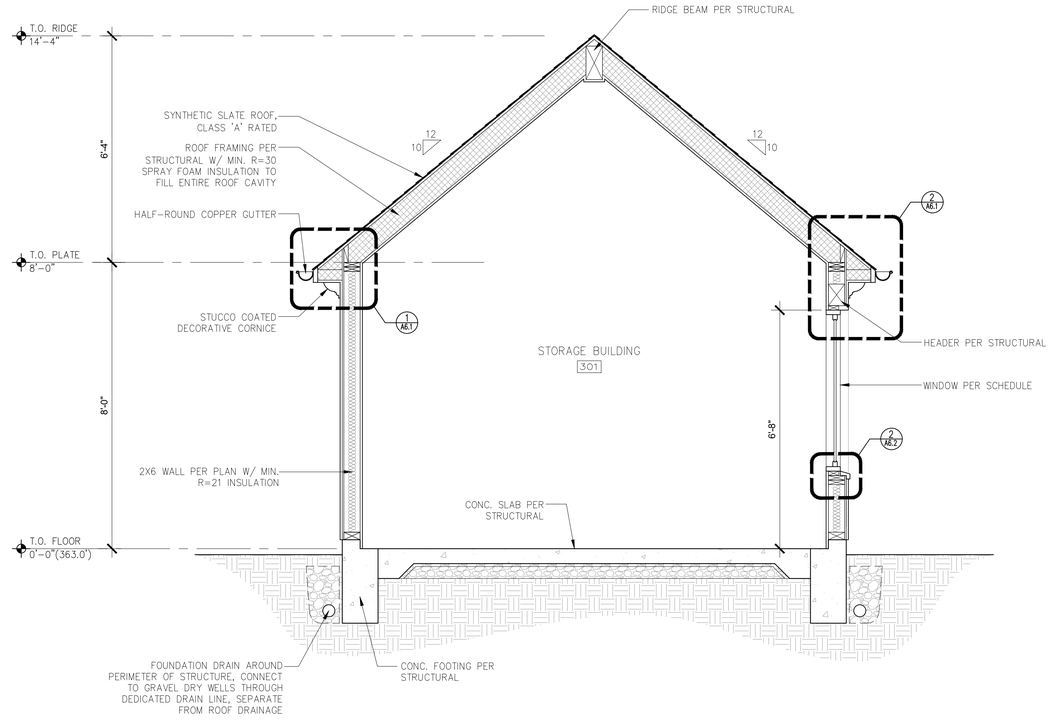

1 SECTION THROUGH STORAGE BUILDING
SCALE: 1/2"=1'-0"

0' 1' 2' 4'

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REVISIONS	DATE

ARCHITECTURAL

BUILDING SECTIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A4.6

12/28/2024

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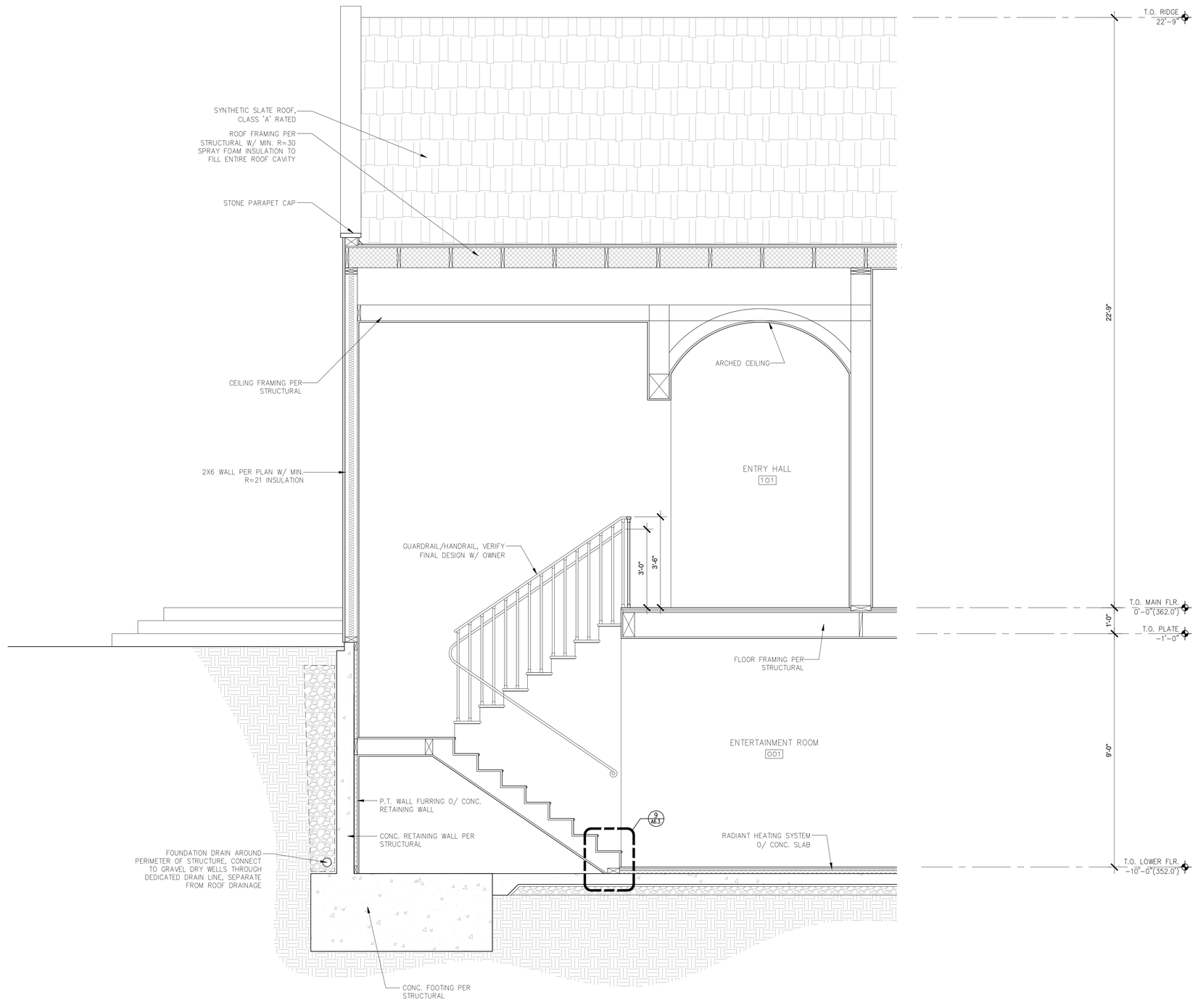

1 SECTION THROUGH MAIN HOUSE STAIRS
SCALE: 1/2"=1'-0"

0' 1' 2' 4'

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REVISIONS	DATE

ARCHITECTURAL

BUILDING SECTIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A4.7

12/28/2024

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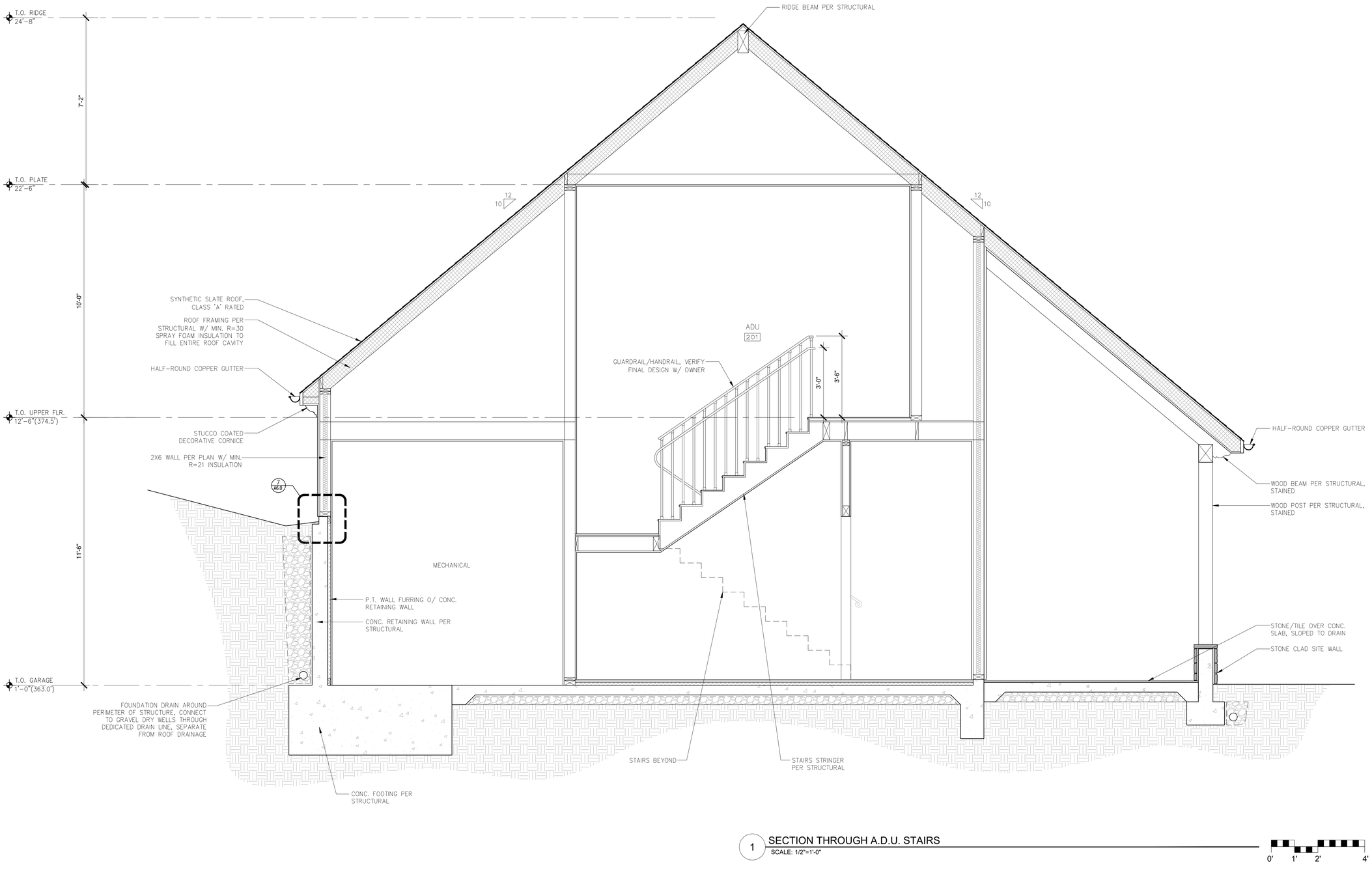

1 SECTION THROUGH A.D.U. STAIRS
SCALE: 1/2"=1'-0"

0' 1' 2' 4'

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REVISIONS | DATE

ARCHITECTURAL

BUILDING SECTIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A4.8

12/28/2024

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WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	6'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
2	6'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
3	3'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, ARCHED TOP
4	3'-0"	5'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, ARCHED TOP
5	3'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, ARCHED TOP
6	3'-0"	7'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
7	4'-6"	7'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
8	3'-0"	7'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
9	3'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING, ARCHED TOP
10	3'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING, ARCHED TOP
11	12'-0"	6'-0"		GLASS	ALUM. CLAD	X-O-X	TEMPERED GLAZING
12	3'-8"	6'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
13	3'-8"	6'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
14	3'-8"	6'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
15	3'-8"	6'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
16	3'-8"	6'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
17	2'-0"	2'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, OBSCURED
18	3'-0"	5'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
19	3'-0"	5'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
20	3'-0"	6'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
21	10'-0"	4'-6"		GLASS	ALUM. CLAD	X-O-X	TEMPERED GLAZING
22	3'-0"	7'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
23	9'-6"	7'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
24	3'-0"	7'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
25	3'-0"	7'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
26	3'-0"	7'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
27	3'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
28	3'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
29	3'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
30	1'-6"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, OBSCURED
31	3'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
32	1'-6"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
33	3'-0"	7'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
34	4'-6"	7'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
35	3'-0"	7'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
36	3'-0"	6'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
37	3'-0"	6'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
38	3'-8"	7'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
39	3'-8"	7'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
40	3'-8"	7'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
41	5'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
42	5'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, EGRESS
43	2'-0"	4'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
44	2'-0"	4'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
45	2'-0"	4'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
46	2'-0"	4'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
47	2'-0"	4'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
48	2'-0"	4'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
49	2'-0"	4'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
50	2'-0"	4'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
51	2'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
52	2'-0"	4'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
53	2'-0"	4'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
54	2'-0"	4'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
55	2'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
56	2'-0"	4'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
57	2'-6"	3'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
58	2'-6"	3'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
59	3'-8"	3'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
60	3'-8"	3'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
61	3'-8"	3'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
62	3'-8"	3'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
63	3'-8"	3'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
64	3'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
65	2'-10"	3'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
66	2'-10"	3'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
67	2'-10"	3'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
68	3'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
69	1'-6"	1'-6"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING
70	1'-6"	1'-6"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING
71	1'-6"	1'-6"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING

EXTERIOR DOOR SCHEDULE

TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
003a	5'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	FRENCH	TEMPERED GLAZING, EGRESS
005a	5'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	FRENCH	TEMPERED GLAZING, EGRESS
101a	4'-0"	8'-6"	-	WOOD	WOOD	SWING	
102a	14'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING
103a	6'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	FRENCH	W/ 3'-0" SIDELITES, TEMPERED GLAZING
106a	6'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	FRENCH	W/ 3'-0" SIDELITES, TEMPERED GLAZING
108a	3'-0"	8'-0"	-	WOOD	WOOD	SWING	
109a	3'-0"	8'-0"	-	WOOD	WOOD	SWING	
110a	3'-0"	8'-0"	-	WOOD	WOOD	SWING	
110b	9'-0"	9'-0"	-	WOOD	WOOD	GARAGE, SECTIONAL	ARCHED TOP
110c	9'-0"	9'-0"	-	WOOD	WOOD	GARAGE, SECTIONAL	ARCHED TOP
110d	9'-0"	9'-0"	-	WOOD	WOOD	GARAGE, SECTIONAL	ARCHED TOP
110e	3'-0"	8'-0"	-	WOOD	WOOD	SWING	
114a	5'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	FRENCH	TEMPERED GLAZING, EGRESS
115a	5'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	FRENCH	TEMPERED GLAZING, EGRESS
201a	3'-0"	8'-0"	-	WOOD	WOOD	SWING	
301a	6'-0"	6'-8"	-	WOOD	WOOD	FRENCH	

INTERIOR DOOR SCHEDULE

TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
001a	2'-8"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
003b	2'-8"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
003c	4'-0"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
004a	2'-8"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
005b	2'-8"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
006a	2'-4"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
006b	2'-4"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
007a	2'-8"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
101b	4'-0"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
103b	2'-8"	8'-0"	2-1/4"	WOOD/GLASS/IRON	WOOD	SWING	TEMPERED GLAZING, OBSCURED
105a	2'-4"	8'-0"	2-1/4"	WOOD/GLASS	WOOD	SWING	TEMPERED GLAZING
106b	2'-6"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
106c	2'-8"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
107a	2'-8"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
109b	2'-6"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
110f	2'-6"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
111a	2'-4"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
112a	2'-8"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
114b	2'-6"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
115b	2'-6"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
116a	2'-4"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
116b	2'-8"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
117a	2'-6"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
117b	2'-6"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
117c	2'-6"	8'-0"	2-1/4"	WOOD	WOOD	POCKETING	
201b	2'-6"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
201c	2'-6"	8'-0"	2-1/4"	WOOD	WOOD	SWING	COORD. W/ ELEV. MANUF.
201d	2'-6"	8'-0"	2-1/4"	WOOD	WOOD	SWING	COORD. W/ ELEV. MANUF.
202a	2'-6"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
203a	2'-6"	8'-0"	2-1/4"	WOOD	WOOD	SWING	
203b	2'-6"	8'-0"	2-1/4"	WOOD	WOOD	FRENCH, CLOSET	

WINDOW & EXTERIOR DOOR NOTES

1. WINDOWS & DOORS ARE BY 'JELD-WEN - SITELINE SERIES' (OR APPV'D EQUAL)
   GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
   EXT. MTL: ALUMINUM - CHESNUT BRONZE
   INT. MTL: STAINED GRADE WOOD, FINISH T.B.D.
2. CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS & DOORS.
3. ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
4. ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
5. ALL OPERABLE WINDOWS TO BE PROVIDED WITH SCREENS.
6. REQUIRED SAFETY GLAZING SHALL CONFIRM TO THE HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4.
7. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   (A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET ; AND
   (B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND
   (C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
   (D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING; AND
   (E) GLAZING IN ENCLOSURES FOR, OR WALLS FACING BATHTUBS & SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
   (F) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
8. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
9. CONTRACTOR TO PROVIDE SHOP DRAWING TO ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS AND WINDOWS.
10. ALL WINDOWS TO BE DUAL GLAZED - ARGON FILLED WITH THERMAL SPACER.
11. MIN. U-VALUE = SEE TITLE 24 REPORT.
12. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]
13. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITIONRESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

SKYLIGHT NOTES

1. SKYLIGHTS ARE BY "VELUX" (OR APPV'D EQUAL)
2. SKYLIGHTS SHALL USE NON-REFLECTIVE GLASS TO MINIMIZE THE AMOUNT OF LIGHT AND GLARE VISIBLE FROM ADJOINING PROPERTIES.

INTERIOR DOOR NOTES

1. INTERIOR DOORS TO BE STAIN GRADE KNOTTY ALDER OR SIM., 2-1/4" THK., UNLESS NOTED OTHERWISE.
2. VERIFY DOOR PROFILE W/ OWNER.

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REVISIONS	DATE

ARCHITECTURAL

DOOR & WINDOW SCHEDULES

Scale: SEE DWG.
Drawn By: SBP
Job: -

A5.0

12/28/2024

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MAIN HOUSE APPLIANCE SCHEDULE

TAG	MANUF.	MODEL	DESCRIPTION	FINISH	QTY.	COMMENTS
A1	T.B.D.	T.B.D.	24" DISHWASHER	T.B.D.	1	
A2	T.B.D.	T.B.D.	42" REFRIGERATOR & FREEZER	T.B.D.	1	PROVIDE WATER LINE FOR ICE MAKER
A3	T.B.D.	T.B.D.	36" REFRIGERATOR & FREEZER	T.B.D.	1	PROVIDE WATER LINE FOR ICE MAKER
A4	T.B.D.	T.B.D.	48" RANGE	T.B.D.	1	
A5	T.B.D.	T.B.D.	48" RANGE HOOD	T.B.D.	1	
A6	T.B.D.	T.B.D.	CLOTHES WASHER	T.B.D.	1	
A7	T.B.D.	T.B.D.	CLOTHES DRYER	T.B.D.	1	
A8	T.B.D.	T.B.D.	36" OUTDOOR BBQ	T.B.D.	1	PROVIDE DEDICATED GAS LINE W/ SHUT-OFF

A.D.U. HOUSE APPLIANCE SCHEDULE

TAG	MANUF.	MODEL	DESCRIPTION	FINISH	QTY.	COMMENTS
A9	T.B.D.	T.B.D.	24" DISHWASHER	T.B.D.	1	
A10	T.B.D.	T.B.D.	36" REFRIGERATOR & FREEZER	T.B.D.	1	PROVIDE WATER LINE FOR ICE MAKER
A11	T.B.D.	T.B.D.	36" RANGE	T.B.D.	1	
A12	T.B.D.	T.B.D.	36" RANGE HOOD	T.B.D.	1	

MAIN HOUSE PLUMBING FIXTURE SCHEDULE

TAG	MANUF.	MODEL	DESCRIPTION	FINISH	QTY.	COMMENTS
BATHROOM #1 - 004						
P1	T.B.D.	T.B.D.	SINK	T.B.D.	1	
P2	T.B.D.	T.B.D.	FAUCET	T.B.D.	1	
P3	T.B.D.	T.B.D.	1.28 GPF TOILET, ONE-PIECE	T.B.D.	1	
P4	T.B.D.	T.B.D.	SHOWERHEAD	T.B.D.	1	
P5	T.B.D.	T.B.D.	THERMOSTATIC CONTROL VALVE	T.B.D.	1	
P6	T.B.D.	T.B.D.	SHOWER DRAIN	T.B.D.	1	
BATHROOM #2 - 006						
P7	T.B.D.	T.B.D.	SINK	T.B.D.	1	
P8	T.B.D.	T.B.D.	FAUCET	T.B.D.	1	
P9	T.B.D.	T.B.D.	1.28 GPF TOILET, ONE-PIECE	T.B.D.	1	
P10	T.B.D.	T.B.D.	SHOWERHEAD	T.B.D.	1	
P11	T.B.D.	T.B.D.	THERMOSTATIC CONTROL VALVE	T.B.D.	1	
P12	T.B.D.	T.B.D.	SHOWER DRAIN	T.B.D.	1	
BATHROOM #3 - 107						
P13	T.B.D.	T.B.D.	SINK	T.B.D.	1	
P14	T.B.D.	T.B.D.	FAUCET	T.B.D.	1	
P15	T.B.D.	T.B.D.	1.28 GPF TOILET, ONE-PIECE	T.B.D.	1	
P16	T.B.D.	T.B.D.	SHOWERHEAD	T.B.D.	1	
P17	T.B.D.	T.B.D.	THERMOSTATIC CONTROL VALVE	T.B.D.	1	
P18	T.B.D.	T.B.D.	SHOWER DRAIN	T.B.D.	1	
BATHROOM #4 - 117						
P19	T.B.D.	T.B.D.	SINK	T.B.D.	2	
P20	T.B.D.	T.B.D.	FAUCET	T.B.D.	2	
P21	T.B.D.	T.B.D.	1.28 GPF TOILET, ONE-PIECE	T.B.D.	1	
P22	T.B.D.	T.B.D.	SHOWERHEAD	T.B.D.	1	
P23	T.B.D.	T.B.D.	THERMOSTATIC CONTROL VALVE	T.B.D.	1	
P24	T.B.D.	T.B.D.	SHOWER DRAIN	T.B.D.	1	
P25	T.B.D.	T.B.D.	FREESTANDING BATH TUB	T.B.D.	1	
P26	T.B.D.	T.B.D.	BATH TUB FILLER	T.B.D.	1	
POWDER ROOM - 111						
P27	T.B.D.	T.B.D.	SINK	T.B.D.	1	
P28	T.B.D.	T.B.D.	FAUCET	T.B.D.	1	
P29	T.B.D.	T.B.D.	1.28 GPF TOILET, ONE-PIECE	T.B.D.	1	
KITCHEN - 104						
P30	T.B.D.	T.B.D.	KITCHEN SINK	T.B.D.	1	
P31	T.B.D.	T.B.D.	KITCHEN FAUCET	T.B.D.	1	
P32	T.B.D.	T.B.D.	AIR GAP FOR DISHWASHER	T.B.D.	1	
P33	T.B.D.	T.B.D.	GARBAGE DISPOSAL	T.B.D.	1	
P34	T.B.D.	T.B.D.	VEGETABLE SINK	T.B.D.	1	
P35	T.B.D.	T.B.D.	VEGETABLE SINK FAUCET	T.B.D.	1	
P36	T.B.D.	T.B.D.	POT FILLER	T.B.D.	1	
PANTRY - 105						
P37	T.B.D.	T.B.D.	SINK	T.B.D.	1	
P38	T.B.D.	T.B.D.	FAUCET	T.B.D.	1	
MUD ROOM - 109						
P39	T.B.D.	T.B.D.	UTILITY SINK	T.B.D.	1	
P40	T.B.D.	T.B.D.	FAUCET	T.B.D.	1	
P41	T.B.D.	T.B.D.	SINK	T.B.D.	1	
P42	T.B.D.	T.B.D.	FAUCET	T.B.D.	1	
P43	T.B.D.	T.B.D.	1.28 GPF TOILET, ONE-PIECE	T.B.D.	1	
GARAGE - 110						
P44	T.B.D.	T.B.D.	DOG WASHING SINK	T.B.D.	1	
P45	T.B.D.	T.B.D.	HANDHELD SPRAYER	T.B.D.	1	
LAUNDRY - 112						
P46	T.B.D.	T.B.D.	UTILITY SINK	T.B.D.	1	
P47	T.B.D.	T.B.D.	FAUCET	T.B.D.	1	

A.D.U. PLUMBING FIXTURE SCHEDULE

TAG	MANUF.	MODEL	DESCRIPTION	FINISH	QTY.	COMMENTS
A.D.U. KITCHEN - 201						
P48	T.B.D.	T.B.D.	KITCHEN SINK	T.B.D.	1	
P49	T.B.D.	T.B.D.	KITCHEN FAUCET	T.B.D.	1	
P50	T.B.D.	T.B.D.	AIR GAP FOR DISHWASHER	T.B.D.	1	
P51	T.B.D.	T.B.D.	GARBAGE DISPOSAL	T.B.D.	1	
A.D.U. BATHROOM - 202						
P52	T.B.D.	T.B.D.	SINK	T.B.D.	1	
P53	T.B.D.	T.B.D.	FAUCET	T.B.D.	1	
P54	T.B.D.	T.B.D.	1.28 GPF TOILET, ONE-PIECE	T.B.D.	1	
P55	T.B.D.	T.B.D.	SHOWERHEAD	T.B.D.	1	
P56	T.B.D.	T.B.D.	THERMOSTATIC CONTROL VALVE	T.B.D.	1	
P57	T.B.D.	T.B.D.	SHOWER DRAIN	T.B.D.	1	

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PLUMBING & APPLIANCE SCHEDULES

Scale: SEE DWG.
Drawn By: SBP
Job: -

A5.1

12/28/2024

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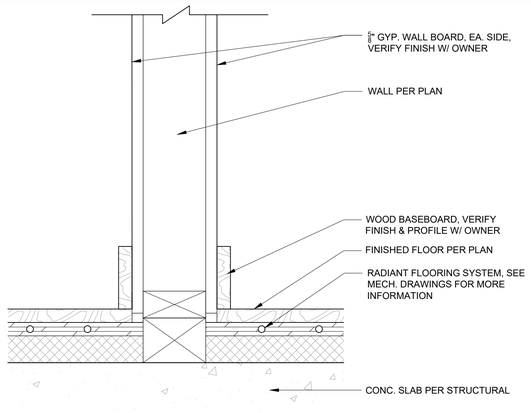
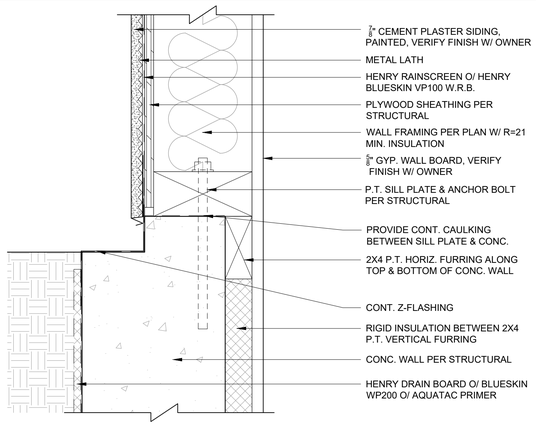
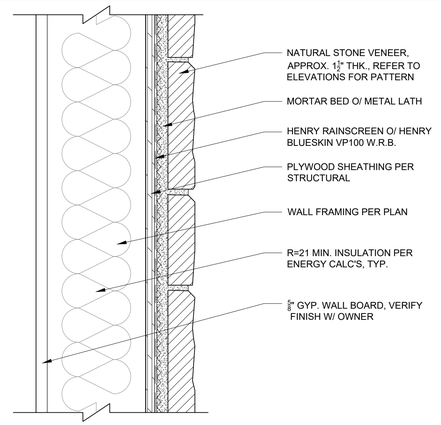


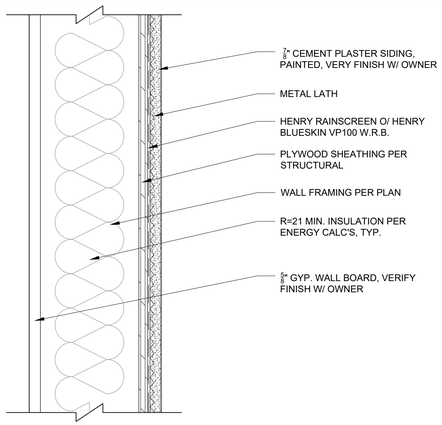
10 INTERIOR WALL BASEBOARD DETAIL
SCALE: 3"=1'-0"



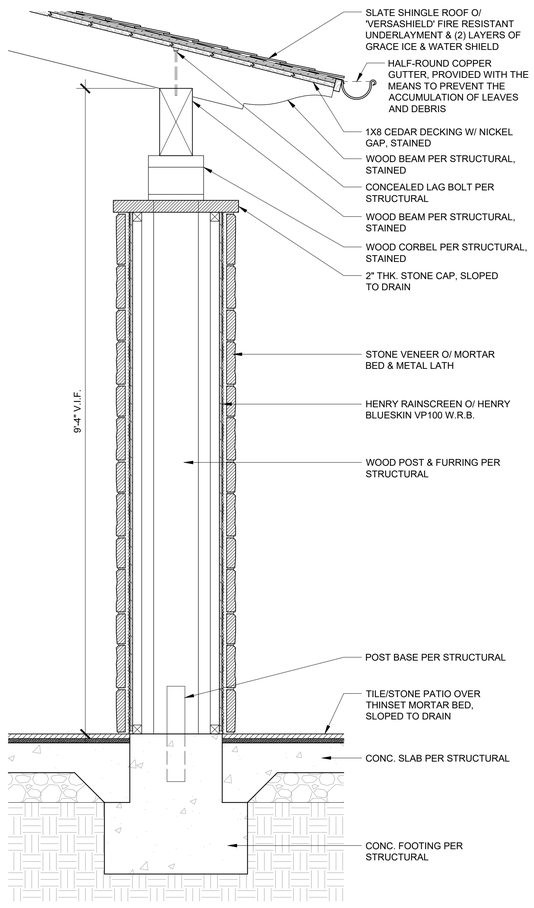
7 FURRING @ CONCRETE WALL
SCALE: 3"=1'-0"



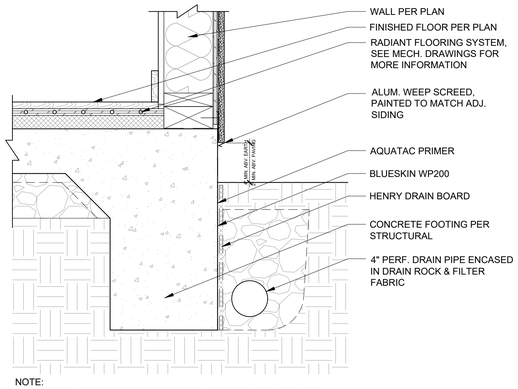
4 TYPICAL STONE VENEER WALL DETAIL
SCALE: 3"=1'-0"



1 TYPICAL STUCCO WALL DETAIL
SCALE: 3"=1'-0"

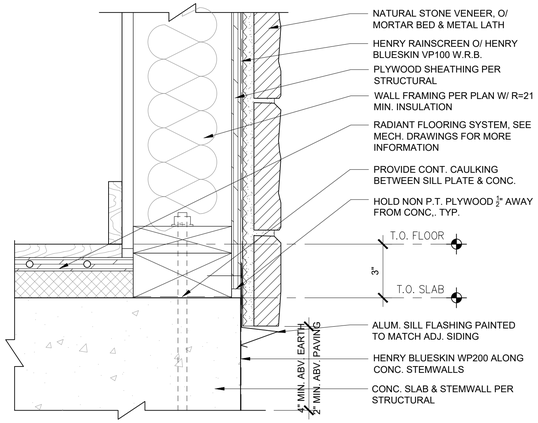


11 STONE COLUMN & EAVE DETAIL
SCALE: 1"=1'-0"

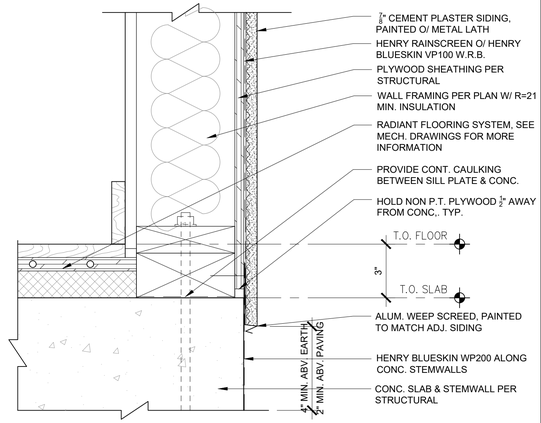


NOTE:
REFER TO MANUFACTUER SPEC'S FOR MORE DETAILED INFO. ON FOUNDATION WATERPROOFING SYTEM.

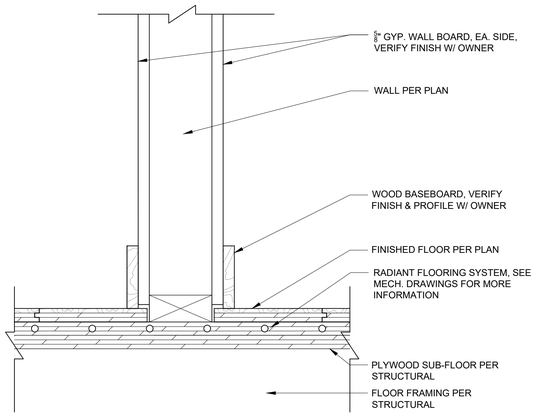
8 FOUNDATION DETAIL
SCALE: 1 1/2"=1'-0"



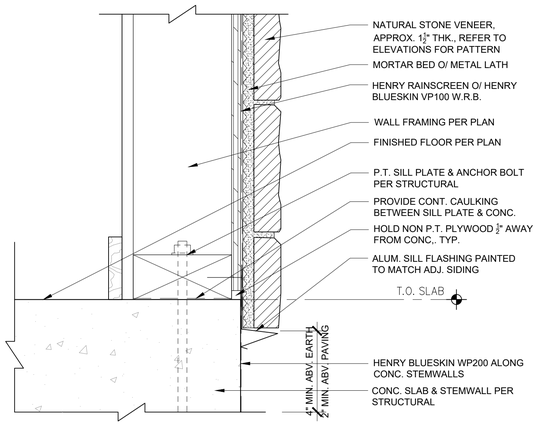
5 TYPICAL STONE VENEER SILL DETAIL
SCALE: 3"=1'-0"



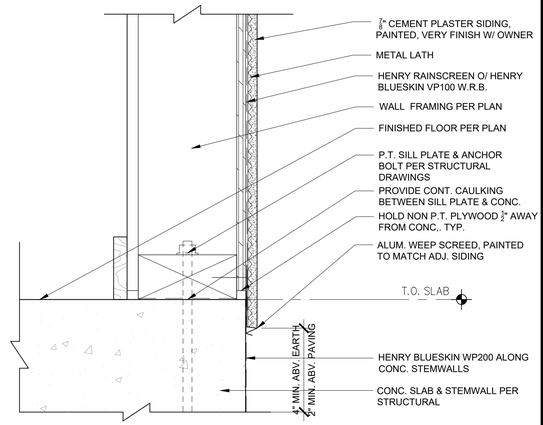
2 STUCCO WALL @ HOUSE SILL DETAIL
SCALE: 3"=1'-0"



9 INTERIOR WALL BASEBOARD DETAIL
SCALE: 3"=1'-0"



6 TYPICAL STONE VENEER SILL DETAIL
SCALE: 3"=1'-0"



3 STUCCO WALL @ GARAGE SILL DETAIL
SCALE: 3"=1'-0"

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REVISIONS	DATE

ARCHITECTURAL

CONSTRUCTION DETAILS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A6.0

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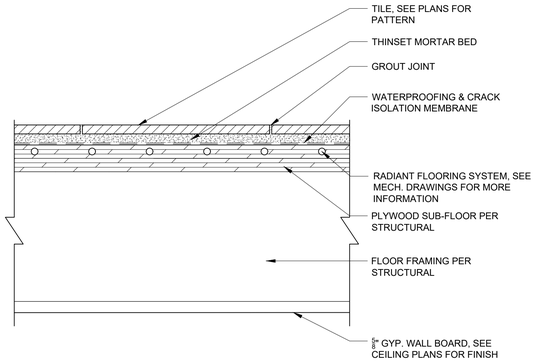
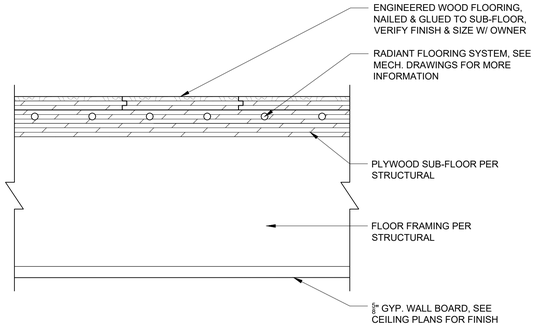


10 INTERIOR TILE FLOORING DETAIL
SCALE: 3"=1'-0"



7 INTERIOR WOOD FLOORING DETAIL
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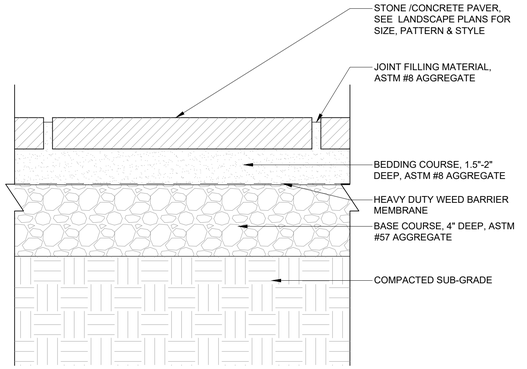
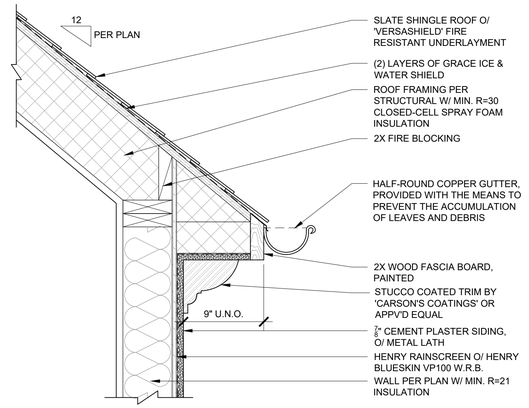
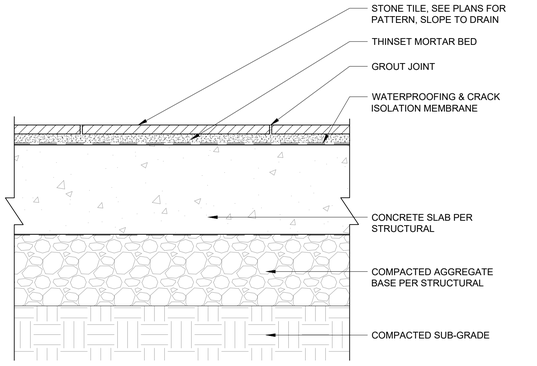


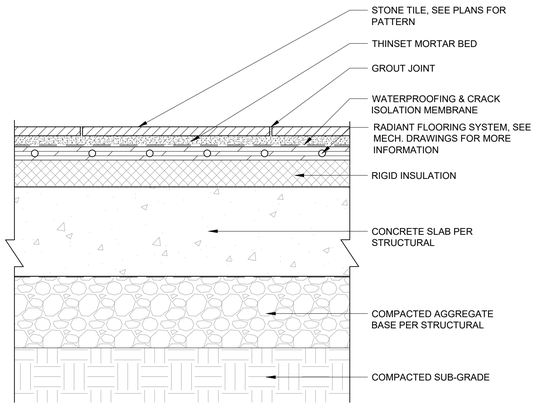
4 PAVER PATIO/DRIVEWAY DETAIL
SCALE: 3"=1'-0"



1 ROOF & EAVE DETAIL
SCALE: 1 1/2"=1'-0"



11 EXT. STONE TILE O/ CONCRETE SLAB DETAIL
SCALE: 3"=1'-0"



8 INTERIOR STONE TILE FLOOR DETAIL
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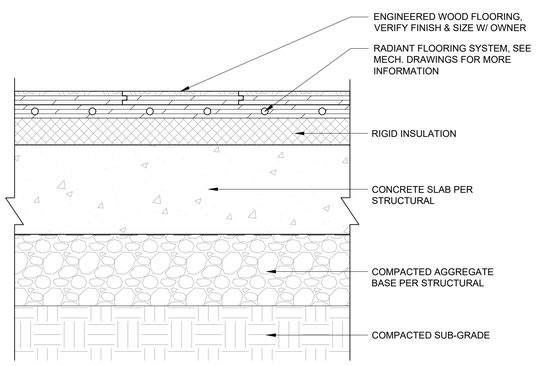
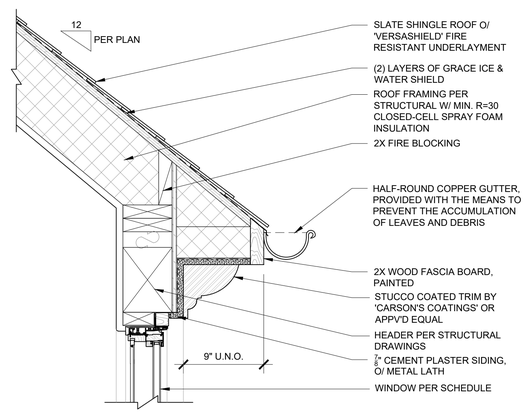
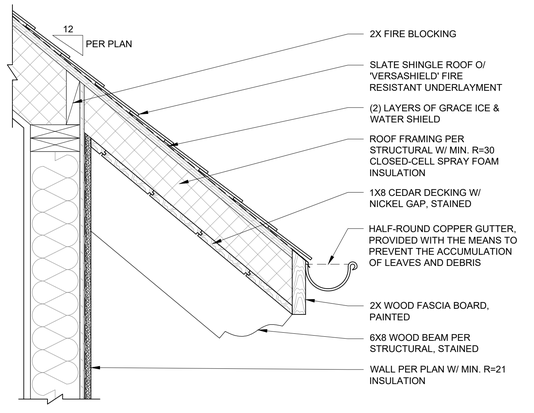


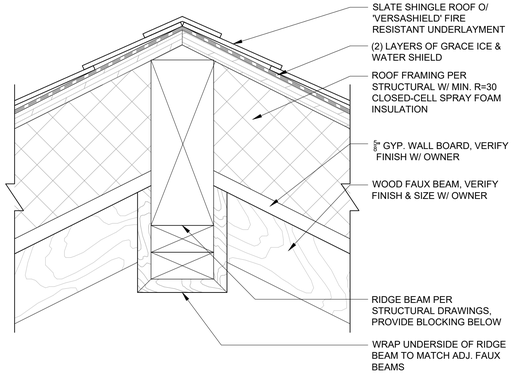
5 INTERIOR WOOD FLOORING DETAIL
SCALE: 3"=1'-0"



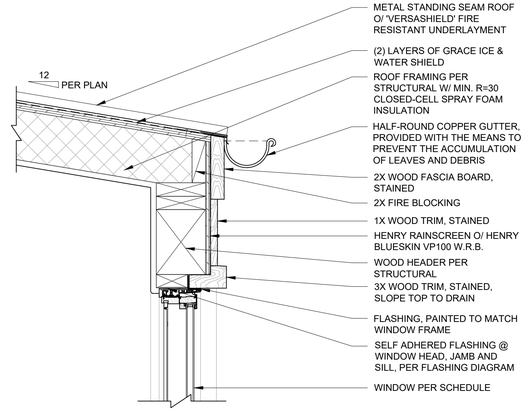
2 ROOF & EAVE DETAIL @ WINDOW
SCALE: 1 1/2"=1'-0"



9 ROOF & EAVE DETAIL
SCALE: 1 1/2"=1'-0"



6 RIDGE BEAM DETAIL @ GYP. BD. CEILING
SCALE: 3"=1'-0"



3 ROOF & EAVE DETAIL
SCALE: 1 1/2"=1'-0"

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REVISIONS	DATE

ARCHITECTURAL

CONSTRUCTION DETAILS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A6.1

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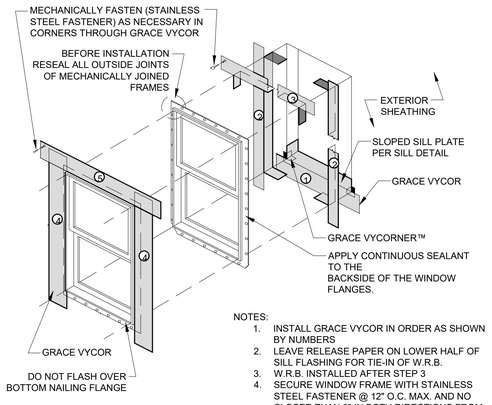
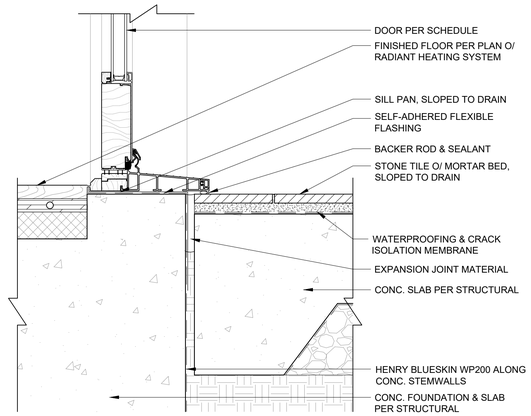
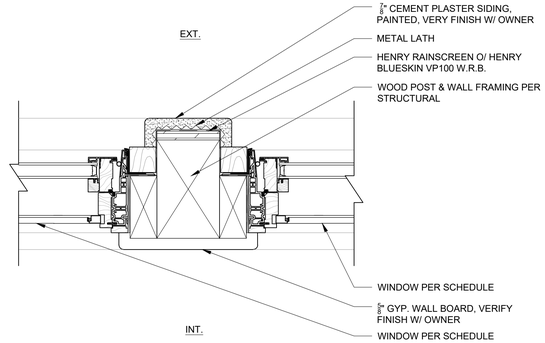


NOTES:
1. INSTALL GRACE VYCOR IN ORDER AS SHOWN BY NUMBERS
2. LEAVE RELEASE PAPER ON LOWER HALF OF SILL FLASHING FOR TIE-IN OF W.R.B.
3. W.R.B. INSTALLED AFTER STEP 3
4. SECURE WINDOW FRAME WITH STAINLESS STEEL FASTENER @ 12" O.C. MAX. AND NO CLOSER THAN 3" IN BOTH DIRECTIONS FROM WINDOW CORNER

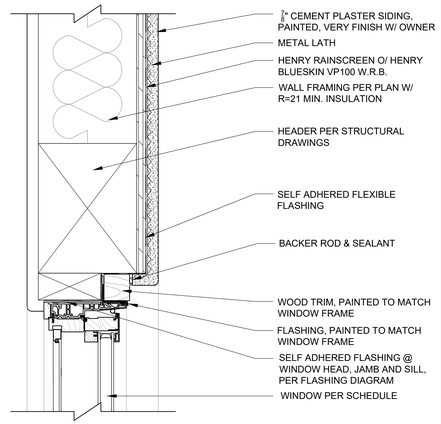
10 WINDOW FLASHING DIAGRAM
SCALE: N.T.S.



7 DOOR SILL DETAIL
SCALE: 3"=1'-0"



4 WINDOW DETAIL @ POST
SCALE: 3"=1'-0"



1 TYPICAL WINDOW HEAD (JAMB SIM.) @ STUCCO SIDING
SCALE: 3"=1'-0"

NOTES:
1. INSTALL GRACE VYCOR PLUS AROUND REMAINING WINDOW UNIT PER WINDOW DIAGRAM

11 SILL FLASHING DIAGRAM
SCALE: N.T.S.

8 TYPICAL INTERIOR DOOR HEAD (JAMB SIM.)
SCALE: 3"=1'-0"

5 WINDOW DETAIL @ POST
SCALE: 3"=1'-0"

2 TYPICAL WINDOW SILL @ STUCCO SIDING
SCALE: 3"=1'-0"

9 TYPICAL INTERIOR DOOR HEAD (JAMB SIM.)
SCALE: 3"=1'-0"

6 WINDOW DETAIL @ POST
SCALE: 3"=1'-0"

3 WINDOW DETAIL @ BEAM
SCALE: 3"=1'-0"

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Drawn By: SBP
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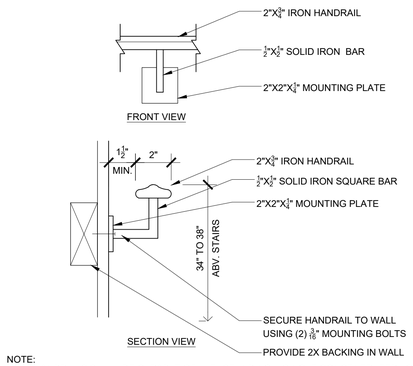
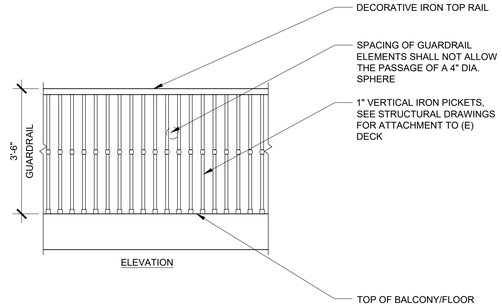


NOTE:
1. HANDRAILS SHALL BE CAPABLE OF WITHSTANDING A SINGLE CONCENTRATED LOAD OF 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF RAIL.
2. VERIFY FINAL HANDRAIL PROFILE & FINISH WITH OWNER/ARCHITECT.
3. HANDRAIL CONNECTIONS TO BE FACTORY WELDED IN AN APPROVED WELDING SHOP, TYPICAL.

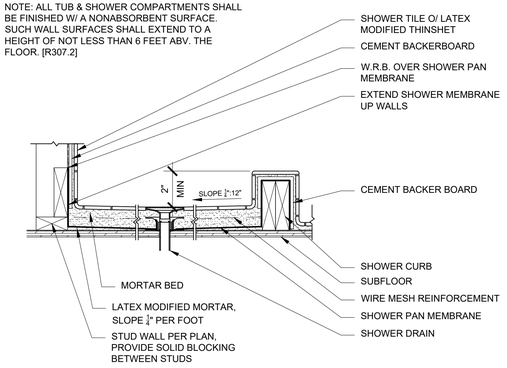
10 HANDRAIL DETAIL
SCALE: 3"=1'-0"

NOTE:
1. GUARDRAILS & HANDRAILS SHALL BE CAPABLE OF WITHSTANDING A SINGLE CONCENTRATED LOAD OF 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF RAIL.
2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
3. VERIFY FINAL RAILING DESIGN W/ OWNER.



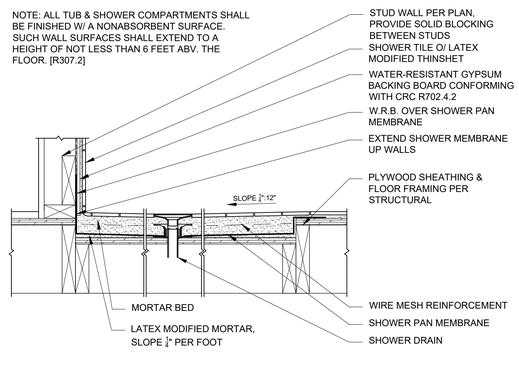
7 GUARDRAIL/BALCONY DETAIL
SCALE: 1/2"=1'-0"

NOTE: ALL TUB & SHOWER COMPARTMENTS SHALL BE FINISHED W/ A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABV. THE FLOOR. [R307.2]

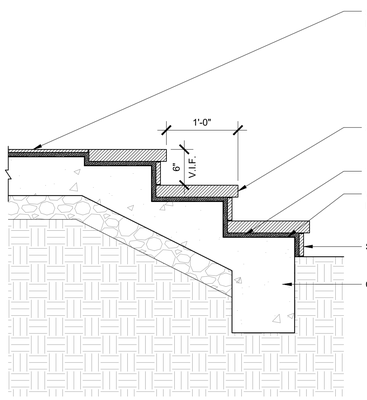


4 SHOWER W/ CURB DETAIL
SCALE: 1 1/2"=1'-0"

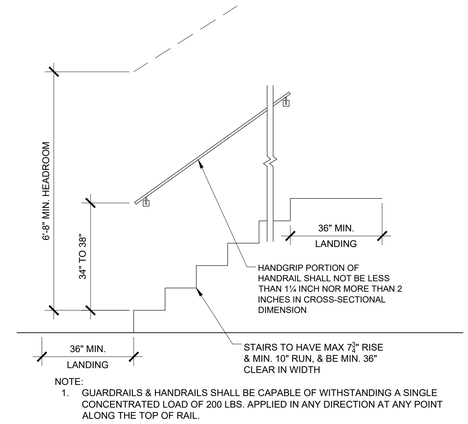
NOTE: ALL TUB & SHOWER COMPARTMENTS SHALL BE FINISHED W/ A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABV. THE FLOOR. [R307.2]



1 CURBLESS SHOWER DETAIL
SCALE: 1 1/2"=1'-0"



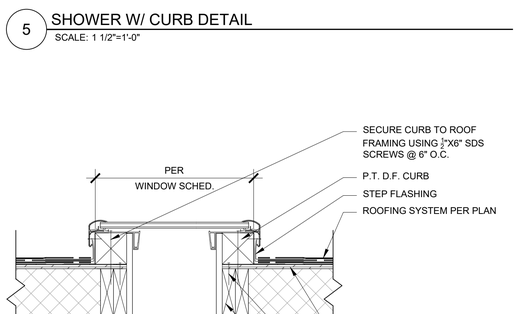
11 STONE STEPS DETAIL
SCALE: 1"=1'-0"



NOTE:
1. GUARDRAILS & HANDRAILS SHALL BE CAPABLE OF WITHSTANDING A SINGLE CONCENTRATED LOAD OF 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF RAIL.

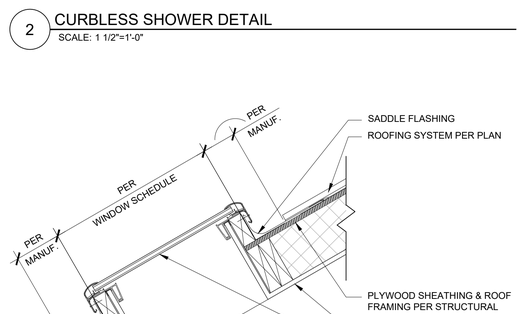
8 STAIR RAILING DETAIL
SCALE: 1/2"=1'-0"

NOTE: ALL TUB & SHOWER COMPARTMENTS SHALL BE FINISHED W/ A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABV. THE FLOOR. [R307.2]

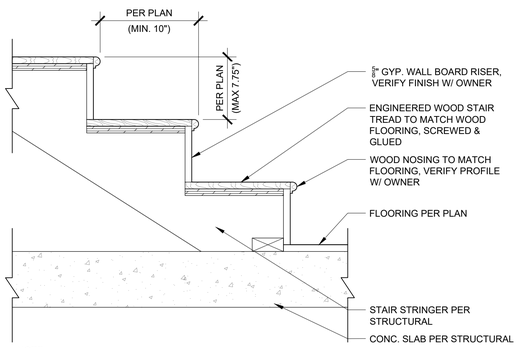


5 SHOWER W/ CURB DETAIL
SCALE: 1 1/2"=1'-0"

NOTE: ALL TUB & SHOWER COMPARTMENTS SHALL BE FINISHED W/ A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABV. THE FLOOR. [R307.2]



2 CURBLESS SHOWER DETAIL
SCALE: 1 1/2"=1'-0"



NOTE:
REFER TO STRUCTURAL DRAWINGS & DETAILS FOR MORE INFO.

9 STAIRCASE DETAIL
SCALE: 1 1/2"=1'-0"

NOTES:
1. FOLLOW ALL MANUF. INSTALLATION INSTRUCTIONS.
2. UNDERLAYMENT TO BE FOLDED UP AGAINST ALL SIDES OF CURB
3. VAPOR BARRIER TO BE USED TO AVOID MOISTURE
4. WRAP CURB IN UNDERLAYMENT
5. CURBS TO BE MIN. 4" ABV. FINISHED ROOF, FLASH & COUNTER-FLASH

6 SKYLIGHT DETAIL - CROSS SECTION
SCALE: 1 1/2"=1'-0"

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

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REVISIONS	DATE

ARCHITECTURAL

CONSTRUCTION DETAILS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A6.3

12/28/2024

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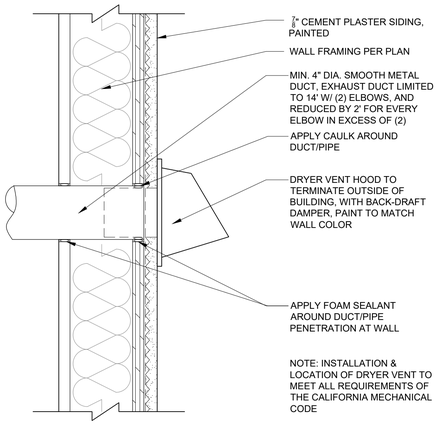
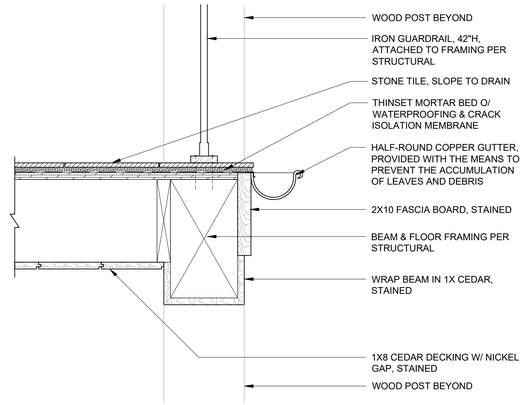
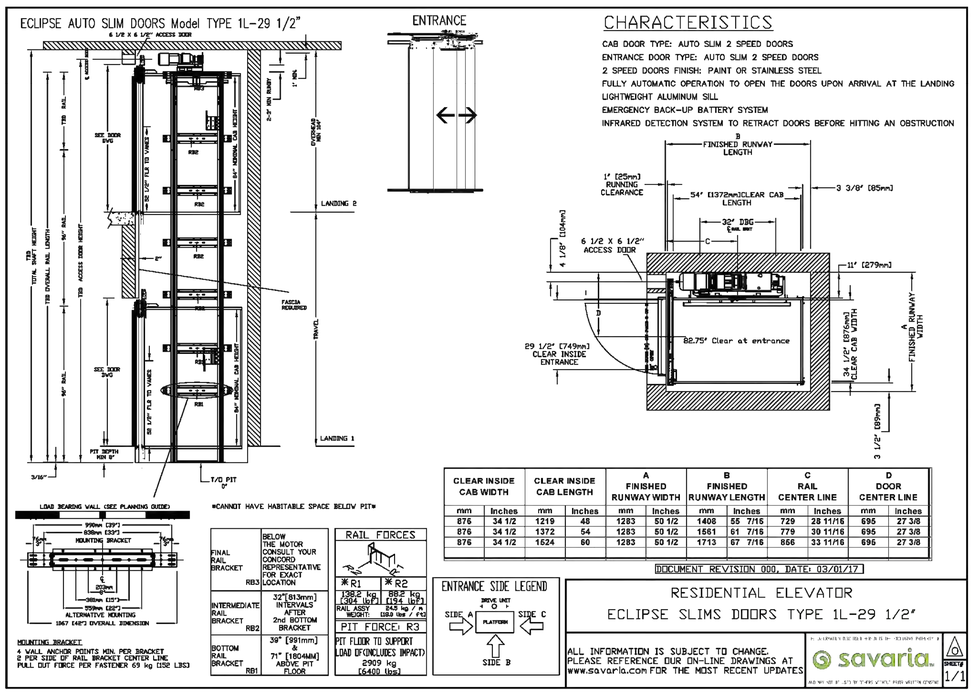


4 DRYER VENT PENETRATION DETAIL
SCALE: 3"=1'-0"



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



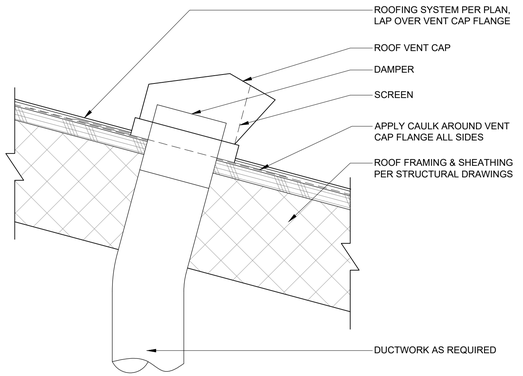
CLEAR INSIDE CAB WIDTH		CLEAR INSIDE CAB LENGTH		A FINISHED RUNWAY WIDTH		B FINISHED RUNWAY LENGTH		C RAIL CENTER LINE		D DOOR CENTER LINE	
mm	Inches	mm	Inches	mm	Inches	mm	Inches	mm	Inches	mm	Inches
876	34 1/2	1219	48	1283	50 1/2	1408	55 7/16	729	28 11/16	695	27 3/8
876	34 1/2	1372	54	1283	50 1/2	1561	61 7/16	779	30 11/16	695	27 3/8
876	34 1/2	1524	60	1283	50 1/2	1713	67 7/16	866	33 11/16	695	27 3/8

DOCUMENT REVISION 000, DATE: 03/01/17

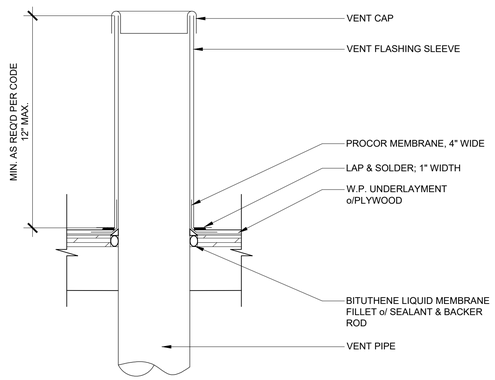
FINAL RAIL BRACKET RB3	BELOW THE MOTOR CONSULT YOUR CONCORD REPRESENTATIVE FOR EXACT LOCATION
INTERMEDIATE RAIL BRACKET RB2	32"[813mm] INTERVALS AFTER 2nd BOTTOM BRACKET
BOTTOM RAIL BRACKET RB1	39" [991mm] & 71" [1804MM] ABOVE PIT FLOOR

RAIL FORCES	
* R1	* R2
198.2 kg [304 lbf]	882 kg [194 lbf]
RAIL ASSY WEIGHT:	845 kg / m [183.8 lbm / ft]

5 PROPOSED ELEVATOR DETAILS
SCALE: N.T.S.



2 EXHAUST FAN ROOF PENETRATION
SCALE: 3"=1'-0"



3 ROOF PENETRATION DETAIL
SCALE: 3"=1'-0"

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CONSTRUCTION DETAILS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A6.4

12/28/2024

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOB SITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.

2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPENCY OCCURRING ON THE DRAWINGS OR FOUND IN THEIR COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE OWNER'S REPRESENTATIVE.

3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.

4. CONTRACTOR SHALL SATISFY THEMSELVES THAT QUANTITIES SHOWN ARE CORRECT BEFORE BIDDING ON ANY ITEM.

5. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST APPLICABLE EDITION, THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE AND ALL OTHER FEDERAL AND STATE LAWS AND ORDINANCES.

8. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS PRIOR TO THE START OF WORK. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.

9. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY RISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.

7. SUBMIT ALL MATERIALS TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

8. DURING THE WINTER SEASON, OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED PROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

9. GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION ENTITLED "GEOTECHNICAL INVESTIGATION FOR SINGLE-FAMILY RESIDENCE, 7572 PASEAO VISTA PLACE, LOT 52, MONTERRA RANCH, MONTEREY COUNTY, CALIFORNIA' PREPARED FOR LISA LI, MAY 2022 BY HARO KASUNICH & ASSOCIATES INC. PROJECT NO M12124. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE COMPLETED PROJECT AND CERTIFY IN WRITING THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN CONPORMANCE WITH THE GEOTECHNICAL REPORT.

10. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE. CONTRACTOR SHALL FIELD VERIFY ALL UNDERGROUND UTILITIES AND SUBSTRUCTURES. PRIOR TO FURTHER CONSTRUCTION, THE ENGINEER MUST BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES THAT MAY EXIST.

11. THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.

12. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

13. UNLESS OTHERWISE NOTED, THE TERMS "INSTALL" AND "CONSTRUCT" MEAN THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, PRODUCTS, EQUIPMENT, AND LABOR FOR SAID INSTALLATION AND CONSTRUCTION.

14. ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE REMOVED TO CLEAN, STRAIGHT LINES.

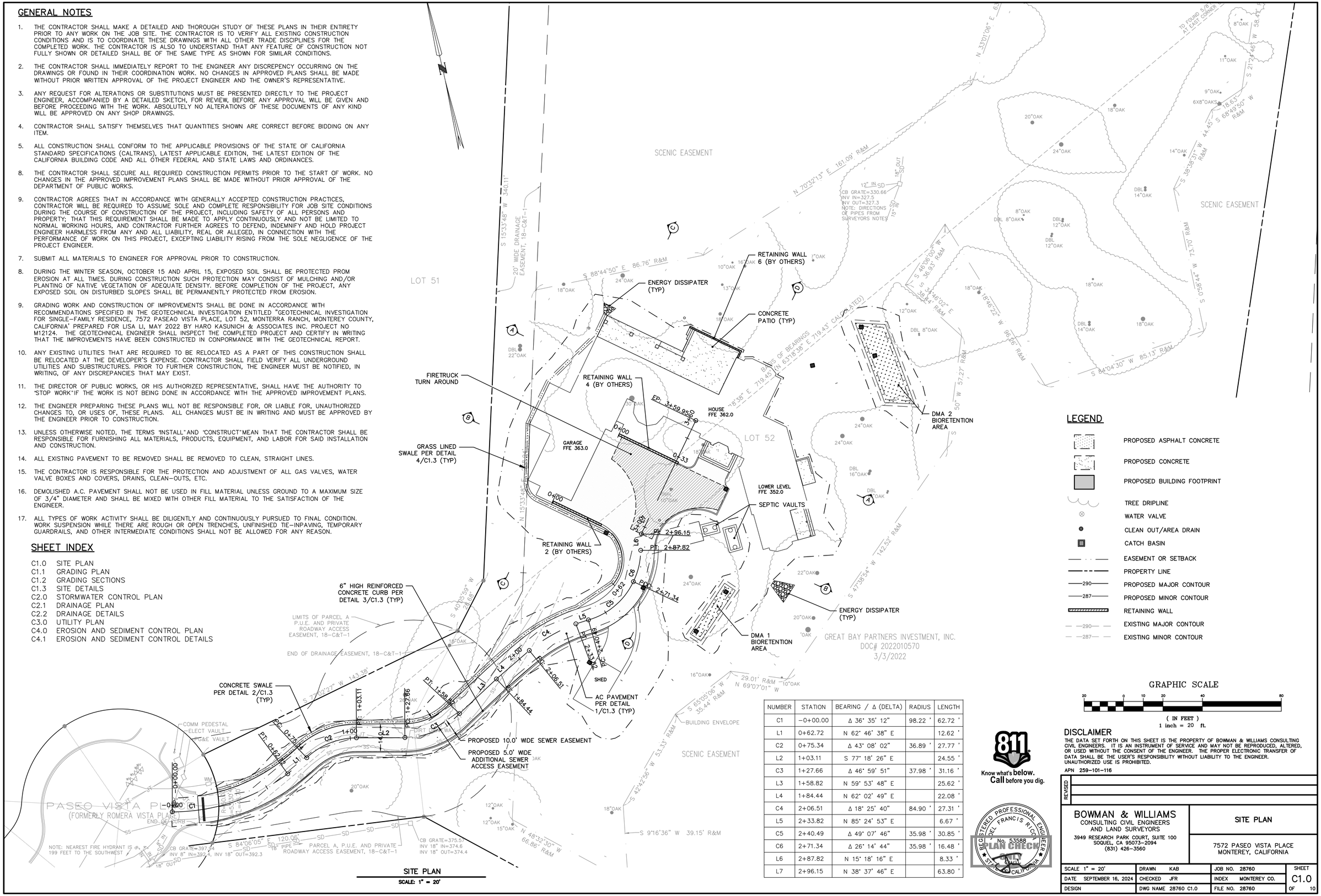
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND ADJUSTMENT OF ALL GAS VALVES, WATER VALVE BOXES AND COVERS, DRAINS, CLEAN-OUTS, ETC.

16. DEMOLISHED A.C. PAVEMENT SHALL NOT BE USED IN FILL MATERIAL UNLESS GROUND TO A MAXIMUM SIZE OF 3/4" DIAMETER AND SHALL BE MIXED WITH OTHER FILL MATERIAL TO THE SATISFACTION OF THE ENGINEER.

17. ALL TYPES OF WORK ACTIVITY SHALL BE DILIGENTLY AND CONTINUOUSLY PURSUED TO FINAL CONDITION. WORK SUSPENSION WHILE THERE ARE ROUGH OR OPEN TRENCHES, UNFINISHED TIE-INPAVING, TEMPORARY GUARDRAILS, AND OTHER INTERMEDIATE CONDITIONS SHALL NOT BE ALLOWED FOR ANY REASON.

SHEET INDEX

C1.0 SITE PLAN
C1.1 GRADING PLAN
C1.2 GRADING SECTIONS
C1.3 SITE DETAILS
C2.0 STORMWATER CONTROL PLAN
C2.1 DRAINAGE PLAN
C2.2 DRAINAGE DETAILS
C3.0 UTILITY PLAN
C4.0 EROSION AND SEDIMENT CONTROL PLAN
C4.1 EROSION AND SEDIMENT CONTROL DETAILS



SITE PLAN
SCALE: 1" = 20'

NUMBER	STATION	BEARING / Δ (DELTA)	RADIUS	LENGTH
C1	-0+00.00	Δ 36° 35' 12"	98.22 '	62.72 '
L1	0+62.72	N 62° 46' 38" E		12.62 '
C2	0+75.34	Δ 43° 08' 02"	36.89 '	27.77 '
L2	1+03.11	S 77° 18' 26" E		24.55 '
C3	1+27.66	Δ 46° 59' 51"	37.98 '	31.16 '
L3	1+58.82	N 59° 53' 48" E		25.62 '
L4	1+84.44	N 62° 02' 49" E		22.08 '
C4	2+06.51	Δ 18° 25' 40"	84.90 '	27.31 '
L5	2+33.82	N 85° 24' 53" E		6.67 '
C5	2+40.49	Δ 49° 07' 46"	35.98 '	30.85 '
C6	2+71.34	Δ 26° 14' 44"	35.98 '	16.48 '
L6	2+87.82	N 15° 18' 16" E		8.33 '
L7	2+96.15	N 38° 37' 46" E		63.80 '

LEGEND

- PROPOSED ASPHALT CONCRETE
- PROPOSED CONCRETE
- PROPOSED BUILDING FOOTPRINT
- TREE DRIPLINE
- WATER VALVE
- CLEAN OUT/AREA DRAIN
- CATCH BASIN
- EASEMENT OR SETBACK
- PROPERTY LINE
- 290 PROPOSED MAJOR CONTOUR
- 287 PROPOSED MINOR CONTOUR
- RETAINING WALL
- 290 EXISTING MAJOR CONTOUR
- 287 EXISTING MINOR CONTOUR

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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REGISTERED PROFESSIONAL ENGINEER JOSEL FRANCIS RICONALLA No. 53588 CIVIL CALIFORNIA
PLAN CHECK

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3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

SITE PLAN

7572 PASEO VISTA PLACE
MONTEREY, CALIFORNIA

SCALE 1" = 20'	DRAWN KAB	JOB NO. 28760	SHEET C1.0
DATE SEPTEMBER 16, 2024	CHECKED JFR	INDEX MONTEREY CO.	OF 10
DESIGN	DWG NAME 28760 C1.0	FILE NO. 28760	

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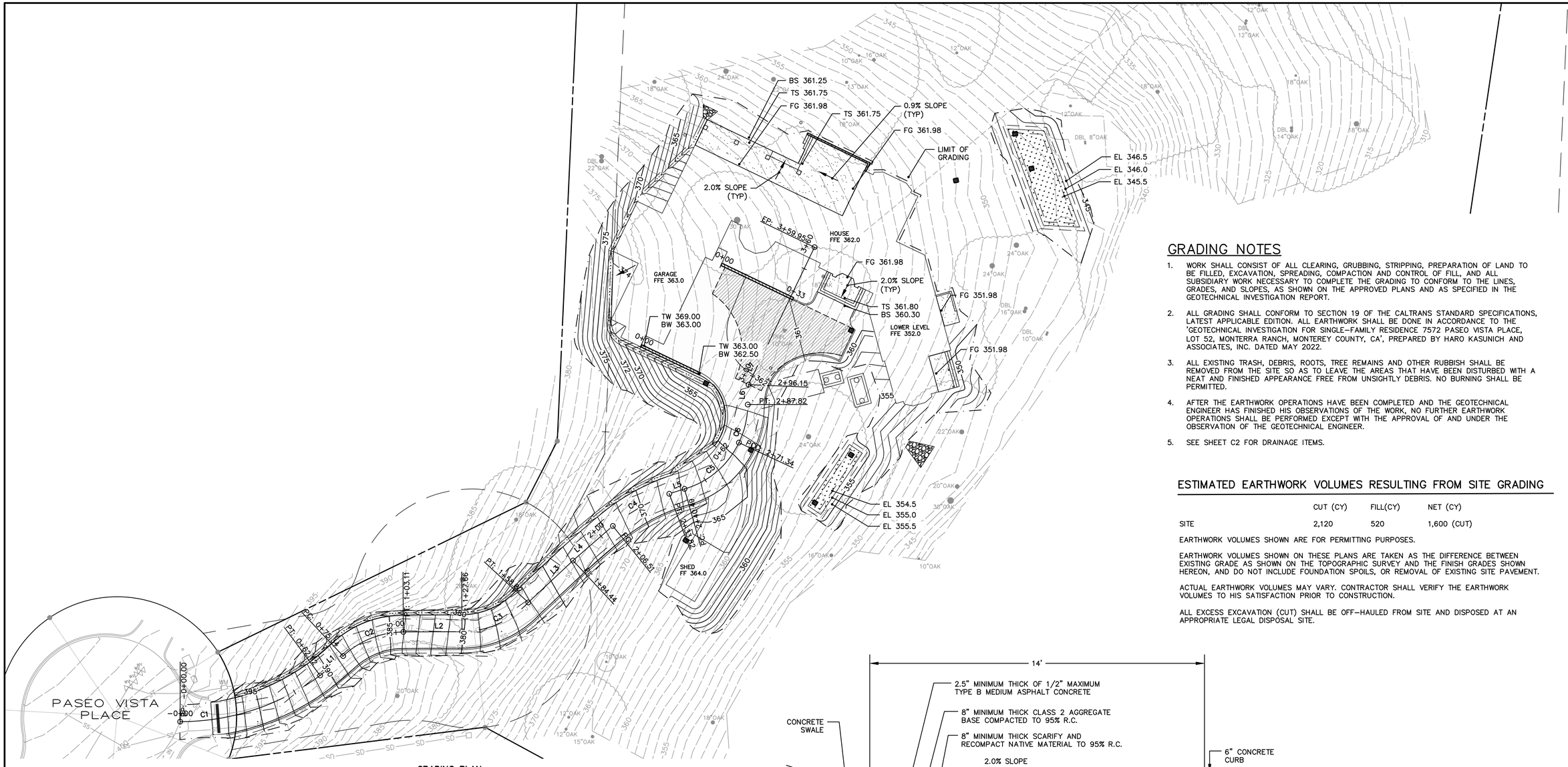


GRADING PLAN

SCALE: 1" = 20'

GRADING NOTES

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS AND AS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT.
2. ALL GRADING SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, LATEST APPLICABLE EDITION. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE TO THE 'GEOTECHNICAL INVESTIGATION FOR SINGLE–FAMILY RESIDENCE 7572 PASEO VISTA PLACE, LOT 52, MONTERRA RANCH, MONTEREY COUNTY, CA', PREPARED BY HARO KASUNICH AND ASSOCIATES, INC. DATED MAY 2022.
3. ALL EXISTING TRASH, DEBRIS, ROOTS, TREE REMAINS AND OTHER RUBBISH SHALL BE REMOVED FROM THE SITE SO AS TO LEAVE THE AREAS THAT HAVE BEEN DISTURBED WITH A NEAT AND FINISHED APPEARANCE FREE FROM UNSIGHTLY DEBRIS. NO BURNING SHALL BE PERMITTED.
4. AFTER THE EARTHWORK OPERATIONS HAVE BEEN COMPLETED AND THE GEOTECHNICAL ENGINEER HAS FINISHED HIS OBSERVATIONS OF THE WORK, NO FURTHER EARTHWORK OPERATIONS SHALL BE PERFORMED EXCEPT WITH THE APPROVAL OF AND UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER.
5. SEE SHEET C2 FOR DRAINAGE ITEMS.

ESTIMATED EARTHWORK VOLUMES RESULTING FROM SITE GRADING

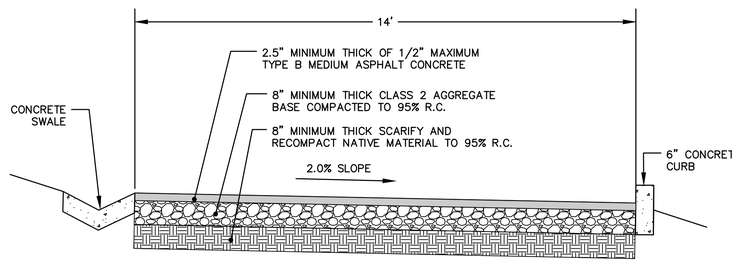
	CUT (CY)	FILL(CY)	NET (CY)
SITE	2,120	520	1,600 (CUT)

EARTHWORK VOLUMES SHOWN ARE FOR PERMITTING PURPOSES.

EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE TAKEN AS THE DIFFERENCE BETWEEN EXISTING GRADE AS SHOWN ON THE TOPOGRAPHIC SURVEY AND THE FINISH GRADES SHOWN HEREON, AND DO NOT INCLUDE FOUNDATION SPOILS, OR REMOVAL OF EXISTING SITE PAVEMENT.

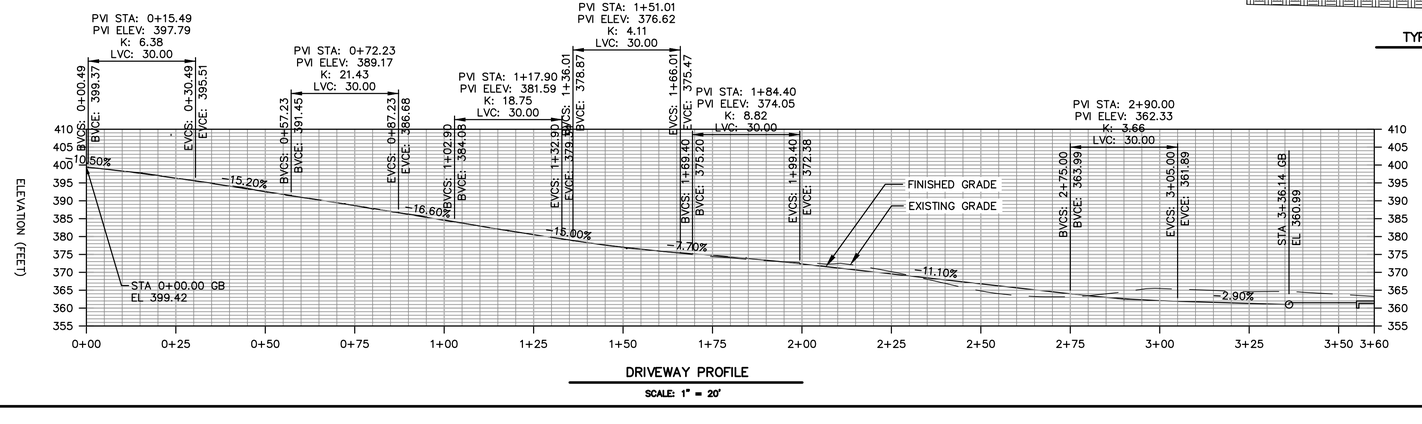
ACTUAL EARTHWORK VOLUMES MAY VARY. CONTRACTOR SHALL VERIFY THE EARTHWORK VOLUMES TO HIS SATISFACTION PRIOR TO CONSTRUCTION.

ALL EXCESS EXCAVATION (CUT) SHALL BE OFF–HAULED FROM SITE AND DISPOSED AT AN APPROPRIATE LEGAL DISPOSAL SITE.



TYPICAL DRIVEWAY SECTION

SCALE: 1" = 2'



DRIVEWAY PROFILE

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's **below.** **Call** before you dig.

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REGISTERED PROFESSIONAL ENGINEER — JOEL FRANCIS RICCIO — No. 53588 — CIVIL — STATE OF CALIFORNIA — PLAN CHECK ONLY

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(831) 426–3560

GRADING PLAN

7572 PASEO VISTA PLACE
MONTEREY, CALIFORNIA

SCALE 1" = 20'	DRAWN KAB	JOB NO. 28760	SHEET
DATE SEPTEMBER 16, 2024	CHECKED JFR	INDEX MONTEREY CO.	C1.1
DESIGN	DWG NAME 28760 C1.0	FILE NO. 28760	OF 10

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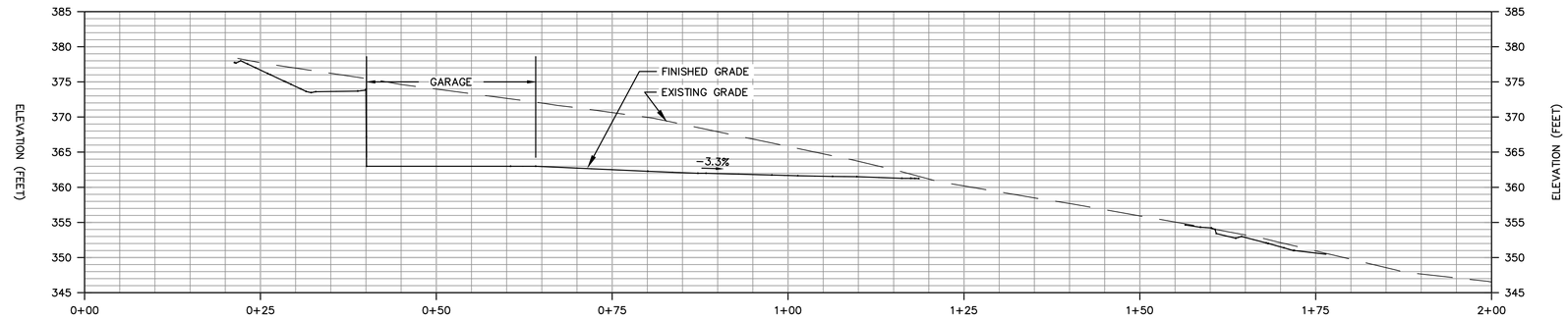
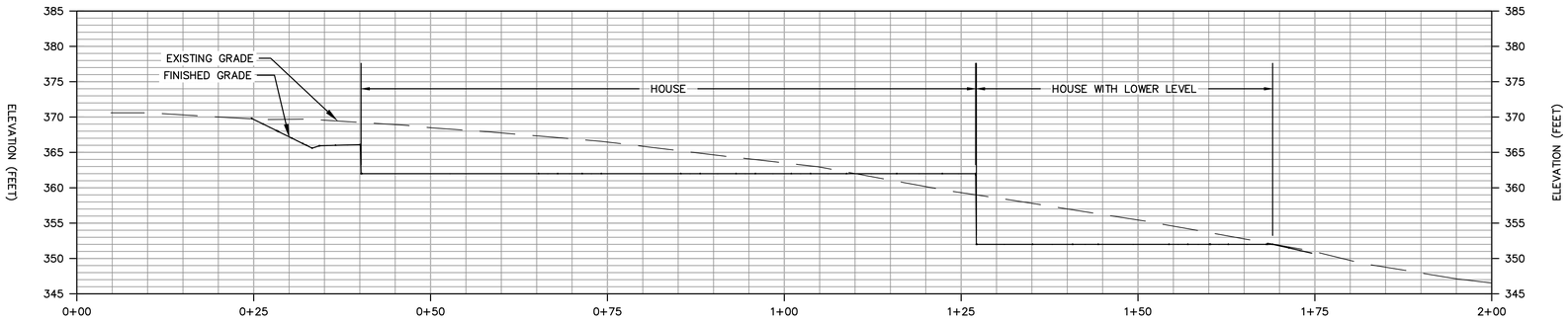


SECTION A–A



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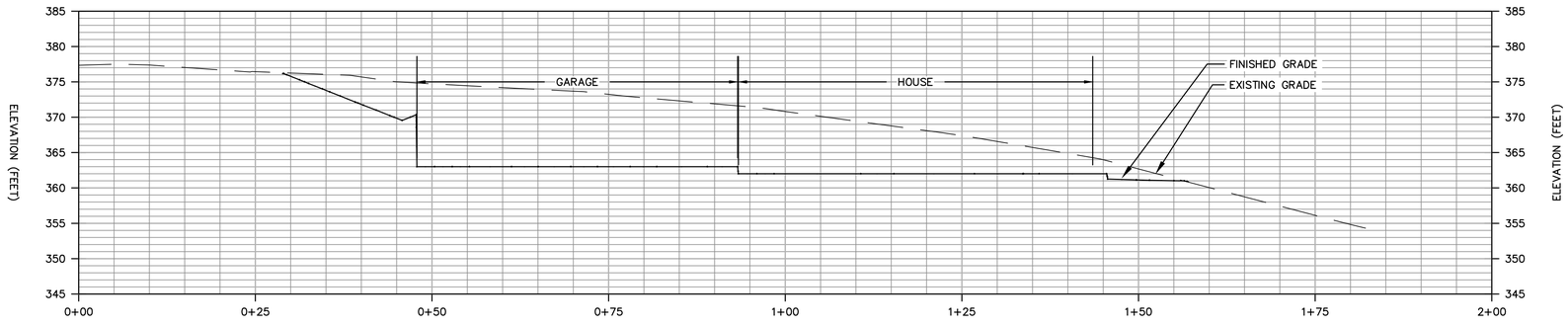
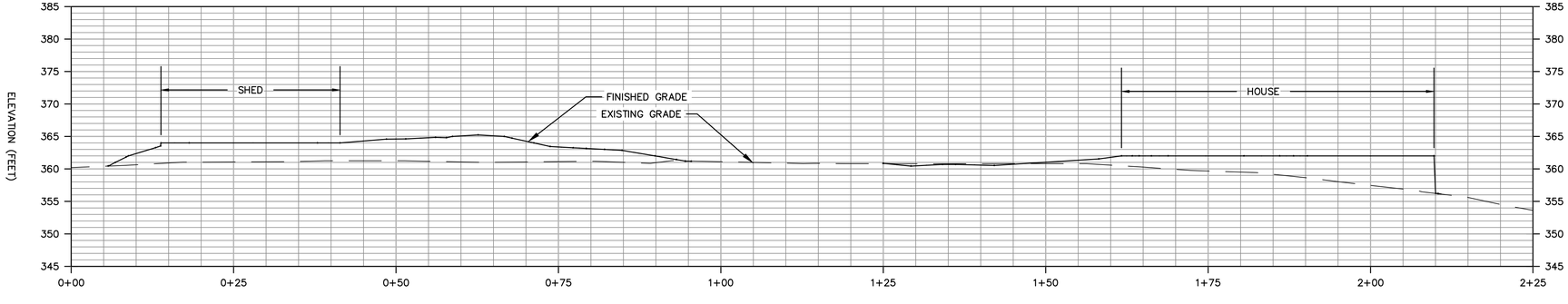
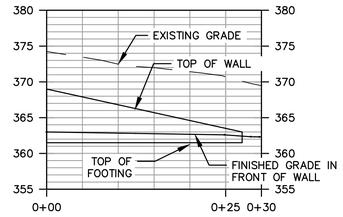


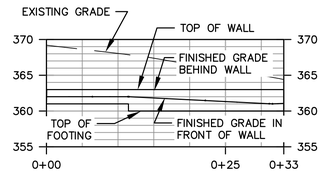
SECTION C–C



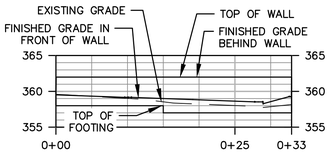
SECTION D–D



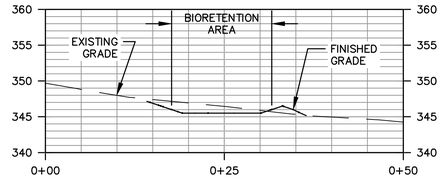
RETAINING WALL 2



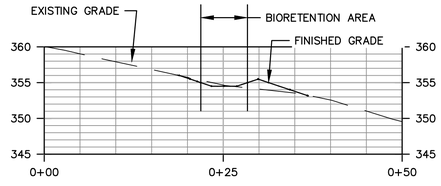
RETAINING WALL 4



RETAINING WALL 6



DMA 2 BIORETENTION AREA



DMA 1 BIORETENTION AREA

GRAPHIC SCALE

(IN FEET)
1 inch = ## ft.

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GRADING SECTIONS

7572 PASEO VISTA PLACE
MONTEREY, CALIFORNIA

SCALE 1" = 10'	DRAWN KAB	JOB NO. 28760	SHEET C1.2
DATE SEPTEMBER 16, 2024	CHECKED JFR	INDEX MONTEREY CO.	OF 10
DESIGN	DWG NAME 28760 C1.0	FILE NO. 28760	

REGISTERED PROFESSIONAL ENGINEER — JOEL FRANCIS RICCIARDI — No. 53588 — CIVIL — STATE OF CALIFORNIA — PLAN CHECK ONLY

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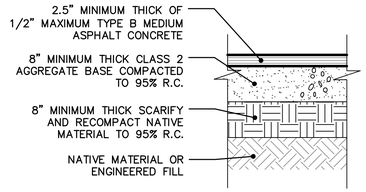
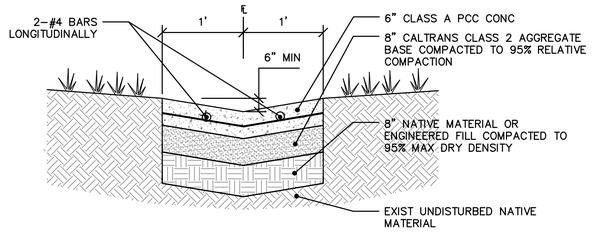


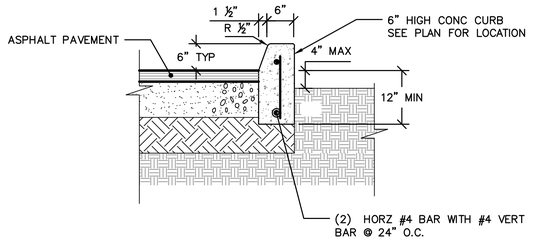
1 C1.3 **ASPHALT PAVEMENT SECTION**

SCALE: NTS



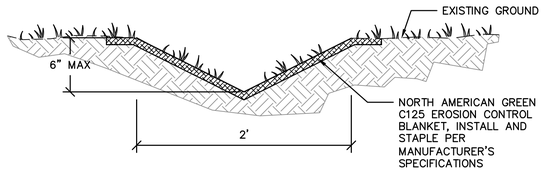
2 C1.3 **2 FT WIDE CONCRETE SWALE**

SCALE: NTS



3 C1.3 **REINF VERTICAL CONCRETE CURB**

SCALE: –



4 C1.3 **GRASS LINED SWALE**

SCALE: NTS

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REGISTERED PROFESSIONAL ENGINEER — JOEL FRANCIS RICCIARDI — No. 53588 — CIVIL — STATE OF CALIFORNIA — PLAN CHECK ONLY

SITE DETAILS

7572 PASEO VISTA PLACE
MONTEREY, CALIFORNIA

SCALE 1" = 10'	DRAWN KAB	JOB NO. 28760	SHEET C1.2
DATE SEPTEMBER 16, 2024	CHECKED JFR	INDEX MONTEREY CO.	OF 10
DESIGN	DWG NAME 28760 C1.0	FILE NO. 28760	

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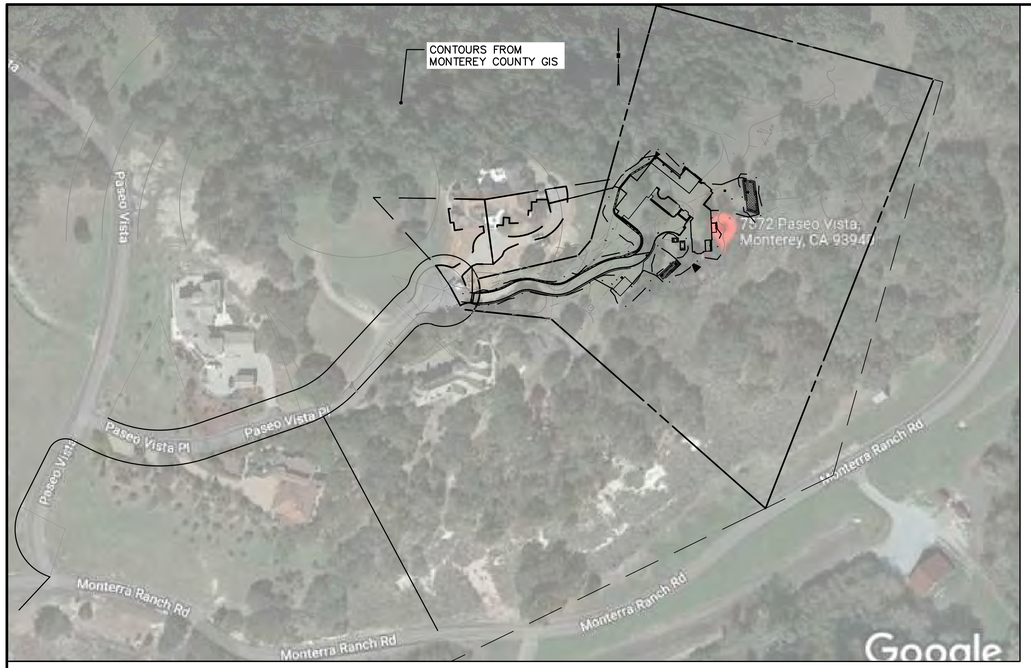
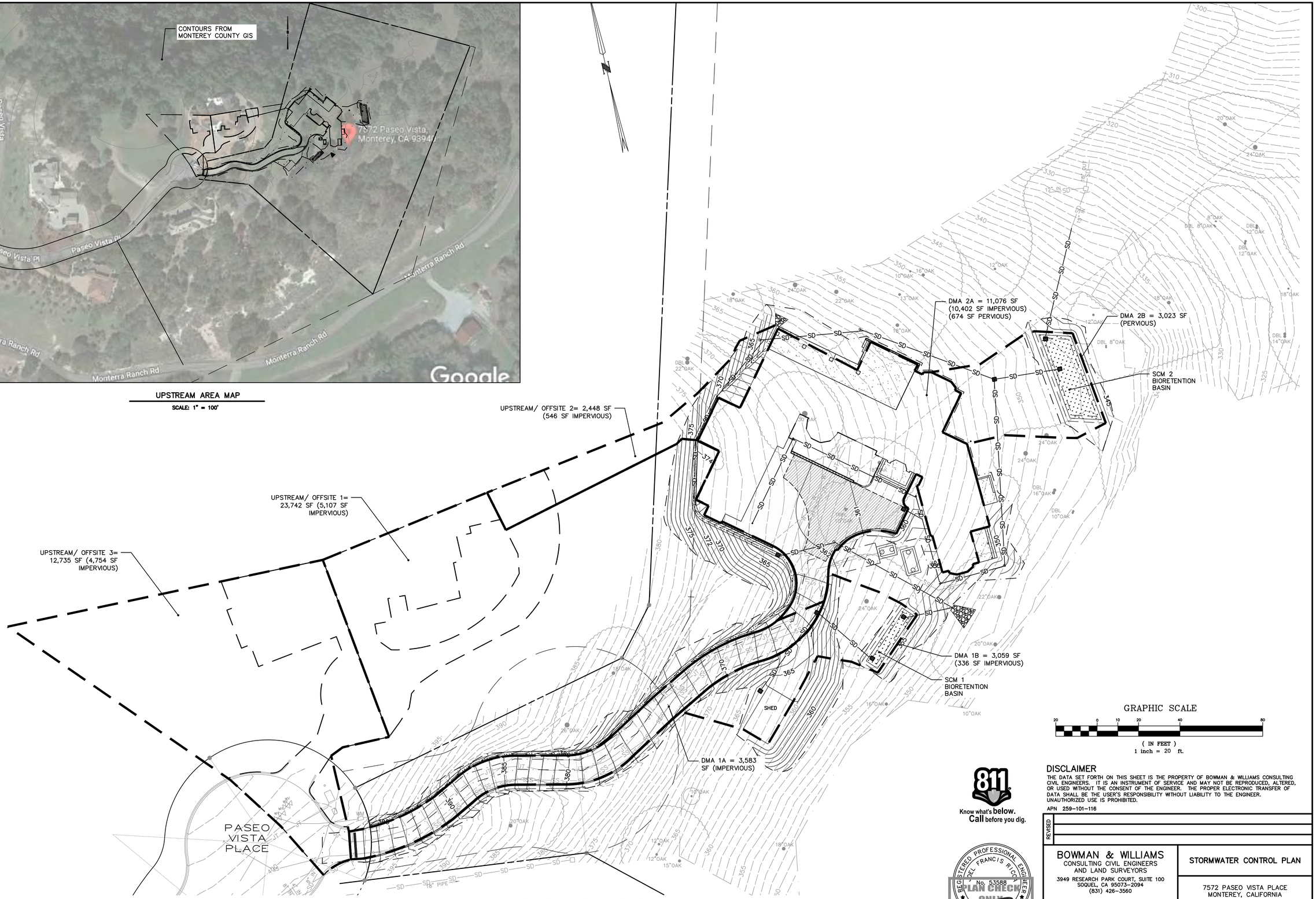


UPSTREAM AREA MAP

SCALE: 1" = 100'



DRAINAGE MANAGEMENT AREA PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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REGISTERED PROFESSIONAL ENGINEER JOEL FRANCIS RICCIO No. 53588 CIVIL STATE OF CALIFORNIA
PLAN CHECK ONLY

STORMWATER CONTROL PLAN

7572 PASEO VISTA PLACE
MONTEREY, CALIFORNIA

SCALE 1" = 20'	DRAWN KAB	JOB NO. 28760	SHEET C2.0
DATE SEPTEMBER 16, 2024	CHECKED JFR	INDEX MONTEREY CO.	
DESIGN	DWG NAME 28760 C2.0	FILE NO. 28760	OF 10

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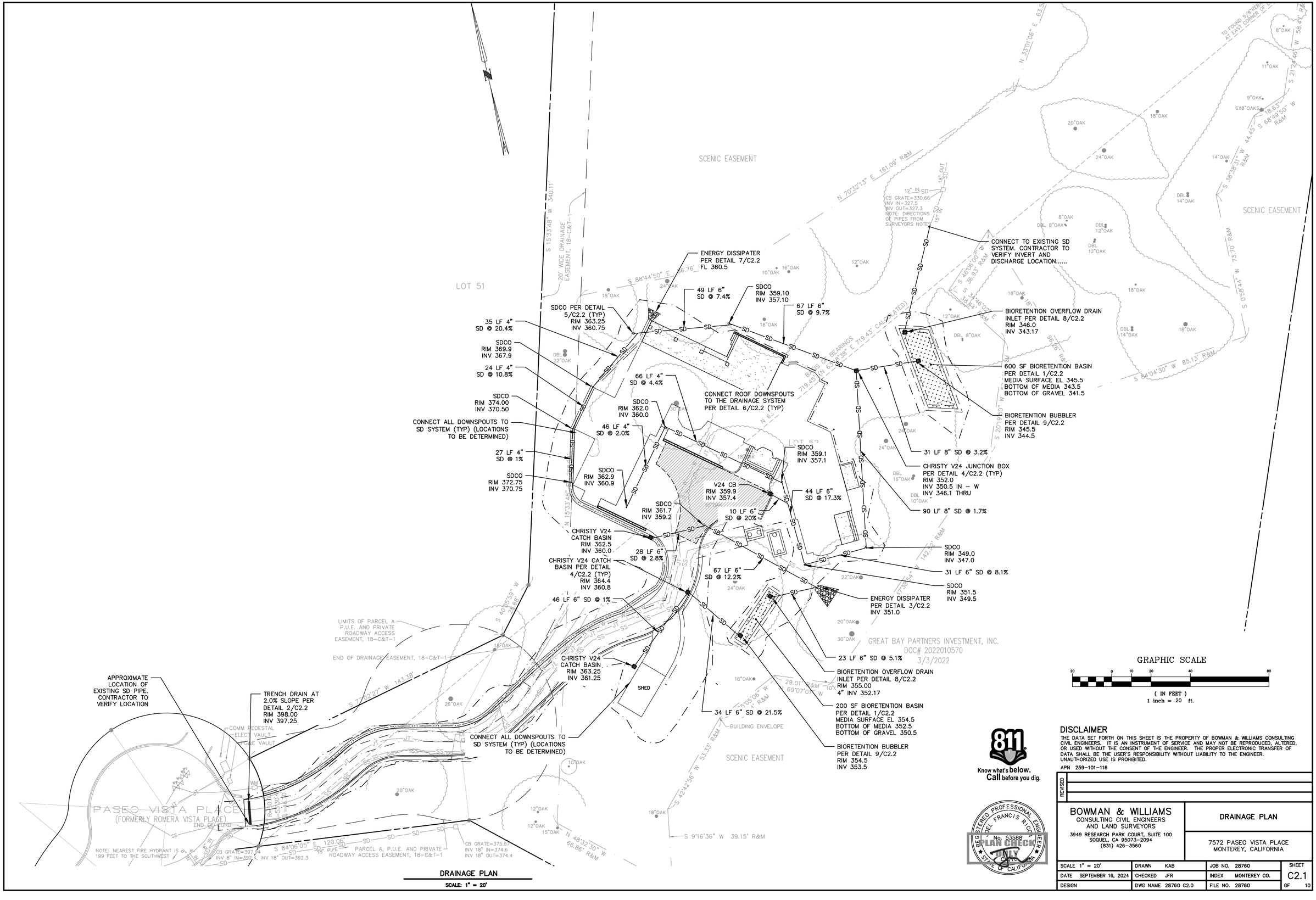

DRAINAGE PLAN
SCALE: 1" = 20'

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REGISTERED PROFESSIONAL ENGINEER RAFAEL FRANCIS RICCIARDI No. 53588 STATE OF CALIFORNIA PLAN CHECK ONLY

DRAINAGE PLAN

7572 PASEO VISTA PLACE
MONTEREY, CALIFORNIA

SCALE 1" = 20'	DRAWN KAB	JOB NO. 28760	SHEET C2.1
DATE SEPTEMBER 16, 2024	CHECKED JFR	INDEX MONTEREY CO.	OF 10
DESIGN	DWG NAME 28760 C2.0	FILE NO. 28760	

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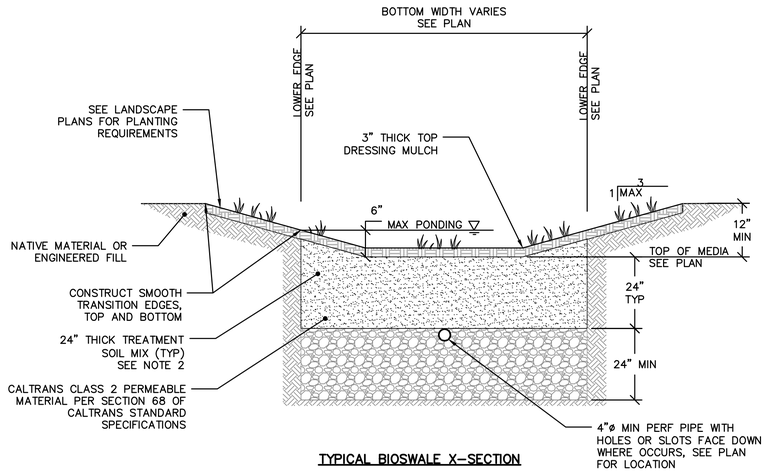


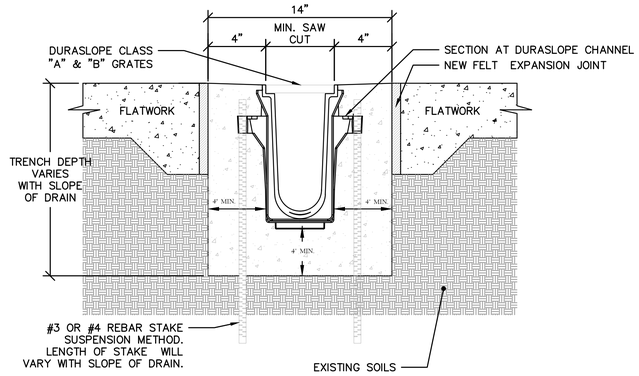
TYPICAL BIOSWALE X–SECTION

NOTES:

1. REGULAR MAINTENANCE SHALL BE PROVIDED TO KEEP CONTROL BOX, CATCH BASIN INLETS, AND STORM DRAIN PIPES FREE OF DEBRIS.
2. SOIL MIX: SOIL MIX SHALL PROVIDE 5" PER HOUR INFILTRATION RATE AND A MAXIMUM INFILTRATION RATE OF 10" PER HOUR. THE CONTRACTOR SHALL SUBMIT CERTIFICATION OF COMPLIANCE AND SOIL SPECIFICATION FOR APPROVAL PRIOR TO CONSTRUCTION PER PROJECT SPECS SECTION 33 44 19.
3. SOIL MIX SHALL BE MADE OF SANDY LOAM SOIL WITH THE OVERALL DRY WEIGHT PERCENTAGES SHALL BE 85–90% SAND, LESS THAN 5% CLAY, AND LESS THAN 5% SILT. THE RANGE OF CLAY AND SILT AND ORGANIC SHOULD BE 10–15% OF TOTAL VOLUME.
4. SEE PROJECT SPECS SECTION 33 44 19 FOR MULCH SELECTION.

1 C2.2 TYPICAL BIORETENTION X–SECTION

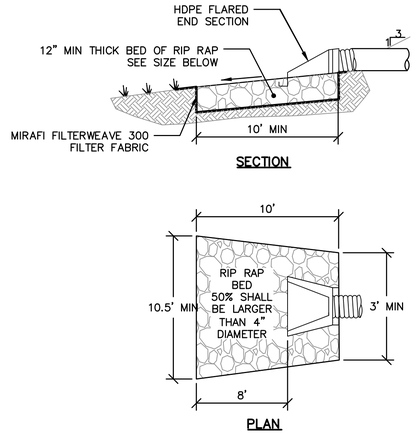
SCALE: 1/2" = 1'–0"



NOTE:
CHANNELS TO BE INSTALLED WITH BLANK GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR (COVER HOLES WITH TAPE). SET TRENCH DRAIN IN CHANNEL SURROUNDED BY 4" OF CONCRETE OR THICKNESS OF THE CONCRETE SLAB WITH A MINIMUM OF 2,500 P.S.I. AVOID FULL LOAD TRAFFIC FOR 28 DAYS OR UNTIL CONCRETE HAS COMPLETELY HARDENED.

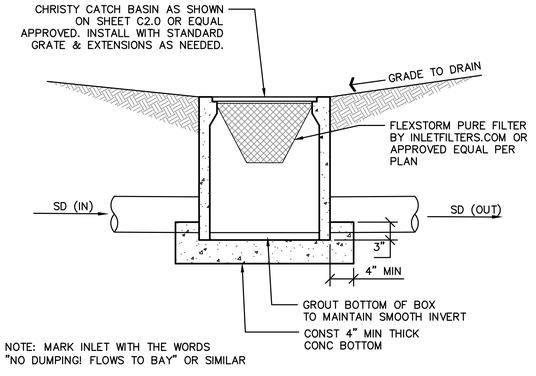
2 C2.2 NDS DURASLOPE DETAIL

SCALE: NTS



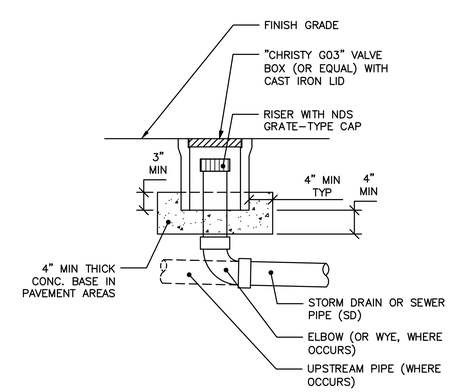
3 C2.2 ENERGY DISSIPATOR FOR 12" SD

SCALE: NTS



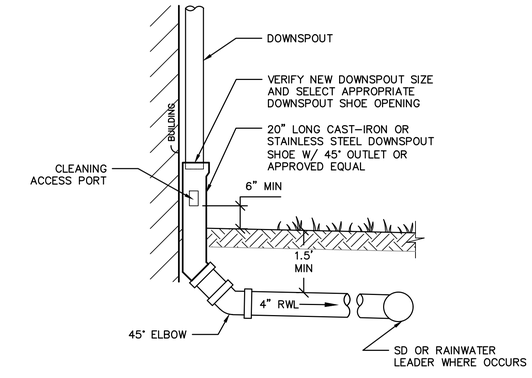
4 C2.2 TYPICAL CATCH BASIN

SCALE:



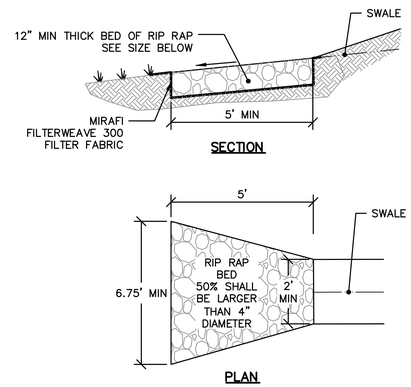
5 C2.2 STORM DRAIN CLEANOUT

SCALE: NTS



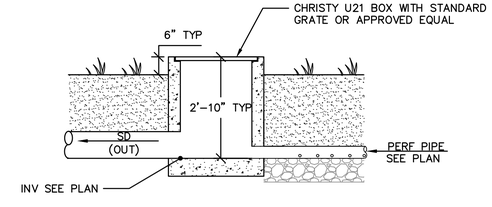
6 C2.2 DOWNSPOUT CONNECTION TO STORM DRAIN

SCALE: N.T.S



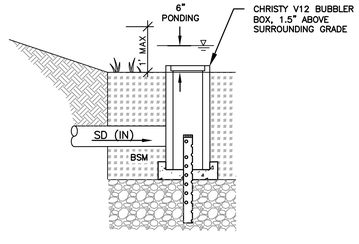
7 C2.2 ENERGY DISSIPATOR FOR SWALE

SCALE: NTS



8 C2.2 TYPICAL ON SITE BIORETENTION DRAIN INLET

SCALE: 1/2" = 1'–0"



9 C2.2 BIORETENTION BUBBLER

SCALE: 3/4" = 1'–0"

Know what's **below.** **Call** before you dig.

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APN 259–101–116

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REGISTERED PROFESSIONAL ENGINEER — JOEL FRANCIS RICH — No. 53588 — PLAN CHECK ONLY — STATE OF CALIFORNIA

BOWMAN & WILLIAMS
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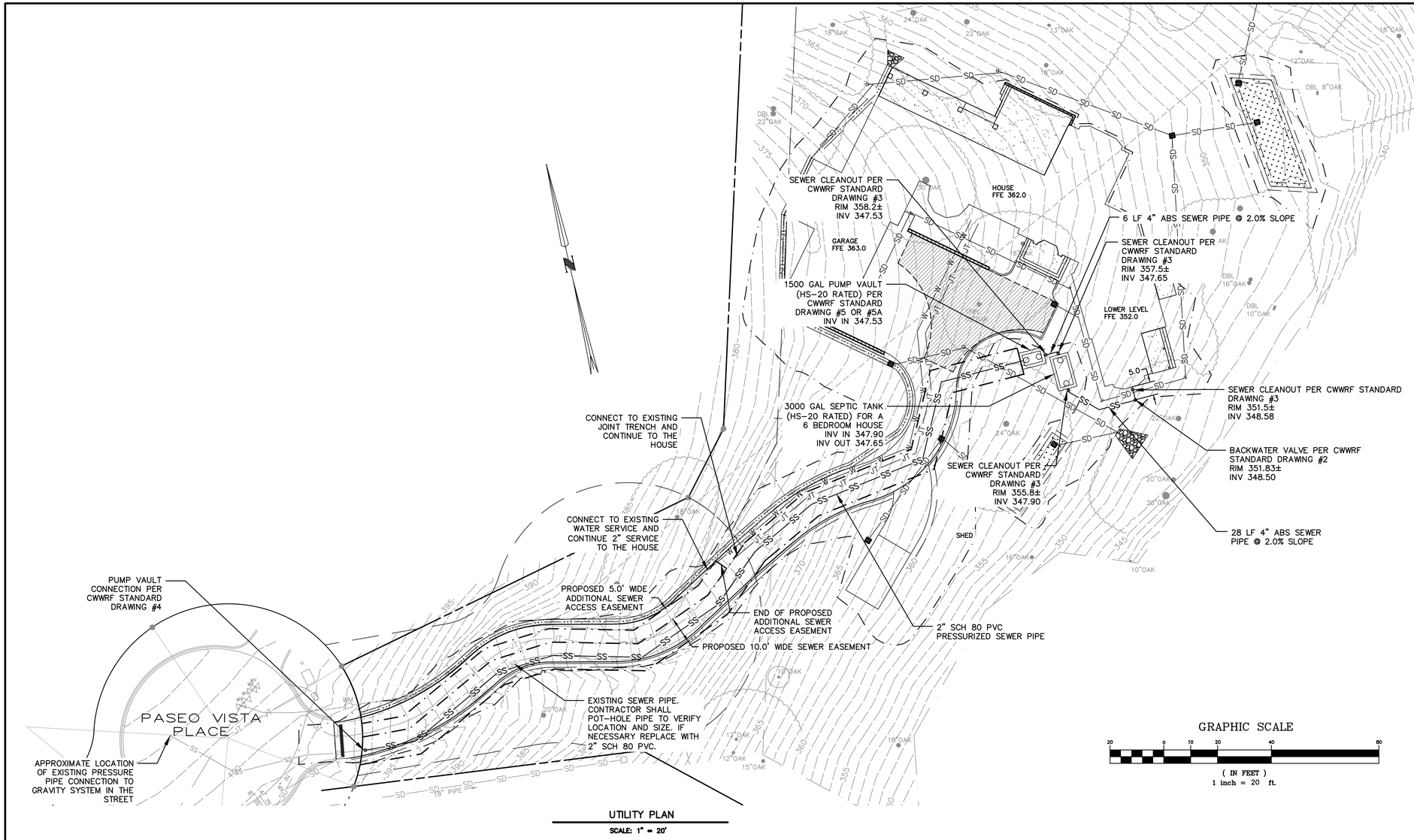
(831) 426–3560

DRAINAGE DETAILS

7572 PASEO VISTA PLACE
MONTEREY, CALIFORNIA

SCALE 1" = ##	DRAWN KAB	JOB NO. 28760	SHEET
DATE SEPTEMBER 16, 2024	CHECKED JFR	INDEX MONTEREY CO.	C2.2
DESIGN	DWG NAME 28760 C2.0	FILE NO. 28760	OF 10

K:\28760 – LJ – 7572 Paseo Vista Pl\Dwg\28760 C2.0.dwg, C2.2, 9/16/2024 11:28:51 AM, DWG To PDF.pc3, 1:1



UTILITY PLAN

SCALE: 1" = 20'

UNDERGROUND NOTES

1) ALL KNOWN EXISTING UTILITY LINES ARE SHOWN FOR INFORMATION ONLY AND HAVE COME FROM VARIOUS SOURCES OF RELIABILITY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITIES OR FACILITIES TO REMAIN IN PLACE, WHETHER OR NOT SUCH LINES OR FACILITIES ARE SHOWN ON THESE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. CONTRACTOR IS ADVISED TO CONTACT A UNDERGROUND SERVICE LOCATOR FOR MARKING UNDERGROUND LINES PRIOR TO BEGINNING WORK (U.S.A. (UNDERGROUND SERVICE ALERT) 800-642-2444), AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT. THE PROJECT INSPECTOR SHALL BE PRESENT WHILE THE UNDERGROUND SERVICE LOCATOR IS ONSITE.

2) CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM SEWERS, AND WATER LINES BEFORE CONSTRUCTING NEW FACILITIES.

3) MATERIALS FOR PIPE, STORM WATER INLETS, AND CLEANOUTS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH APPLICABLE UBC AND CPC SECTIONS, AND THESE PLANS AND DETAILS SHOWN HEREON. STORM DRAIN PIPE DESIGNATED "SD" SHALL BE PVC OR SDR 26 BELL AND SPIGOT GASKET, SMOOTH INTERIOR PIPE OR APPROVED EQUAL. RWL SHALL BE SCH 40 AND SHALL BE CONNECTED TO SD WITH WYE FITTINGS.

4) ALL DRAINAGE PIPE SHALL BE SHIPPED, STORED AND INSTALLED PER THE PIPE MANUFACTURERS RECOMMENDATIONS.

5) ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL BE:
   1) CHRISTY BRAND PRECAST CONCRETE V12 OR THE EQUIVALENT, OR:
   2) DURA DRAIN P-4 MANUFACTURED BY KRISTAR, OR:
   3) ADS NYOPLAST.

   ALL STRUCTURES SHALL BE STORED, HANDLED AND INSTALLED PER THE MANUFACTURERS RECOMMENDATION.

6) STORM DRAIN TRENCH BACKFILL SHALL CONFORM TO COUNTY OF SANTA CRUZ STANDARD SPECIFICATIONS SECTION AND THE DETAILS SHOWN HEREON. JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.

7) ALL WATER PIPING SHALL BE AWWA C900 OR APPROVED EQUAL ALL VALVES, ANGLES, AND THRUST BLOCKS SHALL BE INSTALLED PER CURRENT CPC SPECIFICATIONS. ANY TRENCHING OR DIGGING UNDER TREE CANOPIES SHALL BE DONE BY HAND IN ORDER TO PREVENT DAMAGE TO ROOTS. ROOTS THAT REQUIRE REMOVAL SHALL BE CUT CLEANLY WITH HAND TOOLS, USE WHITE LATEX PAINT ON CUTS GREATER THAN 3" IN DIAMETER.

8) ALL SEWER PIPING, SEPTIC TANK, PUMPING VAULT, AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH CANADA WOODS WATER COMPANY STANDARD PLANS AND SPECIFICATIONS FOR CANADA WOODS, CANADA WOODS NORTH AND MONTERRA RANCH.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CANADA WOODS WATER COMPANY NOTE:

THE STANDARD PLANS AND SPECIFICATIONS ARE TO BE FOLLOWED THROUGHOUT THE INSTALLATION OF THE WASTE SYSTEM. CAST IRON RINGS AND COVERS ARE TO BE USED ON ALL TANK ACCESS OPENINGS.

EXISTING CONDITIONS NOTE:

SERVICE INFORMATION (SEWER, JOINT TRENCH AND WATER) SHOWN HEREON WAS PROVIDED FROM MONTERRA RANCH BLOCK MAPS AND WORKING DOCUMENTS AND BOWMAN AND WILLIAMS TAKES NO RESPONSIBILITY FOR ITS ACCURACY.

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REGISTERED PROFESSIONAL ENGINEER — MICHAEL FRANCIS RICCIARDI — No. 53588 — CIVIL — STATE OF CALIFORNIA — PLAN CHECK ONLY

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APN 259-101-116

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(831) 426-3560

UTILITY PLAN

7572 PASEO VISTA PLACE
MONTEREY, CALIFORNIA

SCALE 1" = 20'	DRAWN KAB	JOB NO. 28760	SHEET C3.0
DATE SEPTEMBER 16, 2024	CHECKED JFR	INDEX MONTEREY CO.	OF 10
DESIGN	DWG NAME 28760 C3.0	FILE NO. 28760	

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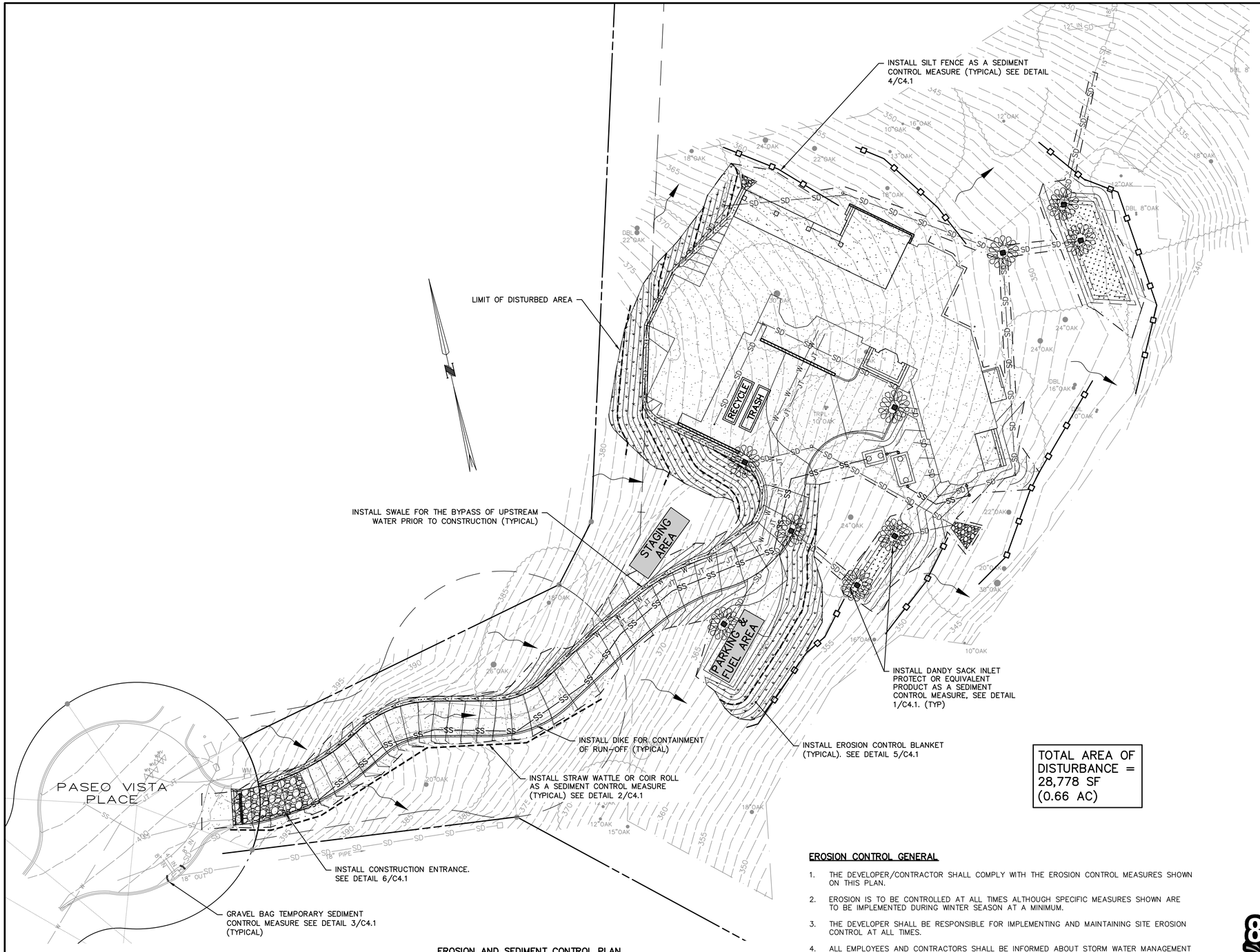

EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 20'

TOTAL AREA OF DISTURBANCE = 28,778 SF (0.66 AC)

EROSION CONTROL GENERAL

1. THE DEVELOPER/CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN.
2. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED DURING WINTER SEASON AT A MINIMUM.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
4. ALL EMPLOYEES AND CONTRACTORS SHALL BE INFORMED ABOUT STORM WATER MANAGEMENT REQUIREMENTS AND THEIR RESPONSIBILITIES FOR COMPLIANCE.
5. UNNECESSARY GRADING AND DISTURBING OF SOIL SHALL BE AVOIDED.
6. RUNOFF FROM THE CONSTRUCTION SITE MUST NOT BE ALLOWED TO FLOW OVER ANY FILL SLOPES.
7. RUNOFF SHALL BE DIRECTED TOWARDS THE NEAREST CATCH BASIN.
8. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO ENTER THE STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
9. FIBER ROLLS SHALL BE PLACED AT THE DOWN SLOPE PERIMETER OF THE DISTURBANCE LIMITS TO PREVENT OR LIMIT SEDIMENT FROM LEAVING THE SITE. IN URBAN AREAS OR SITES DIRECTLY ADJACENT TO STREETS, FIBER ROLLS SHALL BE PLACED AT THE BACK OF A SIDEWALK OR CURB.

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

5. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
6. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
7. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
8. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
9. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
10. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
11. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
12. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
13. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

VEHICLE STORAGE AND MAINTENANCE

14. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
15. ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.
16. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

17. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
18. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
19. DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
20. APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
21. STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

811 Know what's **below.** **Call** before you dig.

REGISTERED PROFESSIONAL ENGINEER JOEL FRANCIS RICCIARDI No. 53588 PLAN CHECK ONLY CIVIL STATE OF CALIFORNIA

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APN 259-101-116

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3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

EROSION AND SEDIMENT CONTROL PLAN

7572 PASEO VISTA PLACE
MONTEREY, CALIFORNIA

SCALE 1" = 20'	DRAWN KAB	JOB NO. 28760	SHEET C4.0
DATE SEPTEMBER 16, 2024	CHECKED JFR	INDEX MONTEREY CO.	OF 10
DESIGN	DWG NAME 28760 C3.0	FILE NO. 28760	

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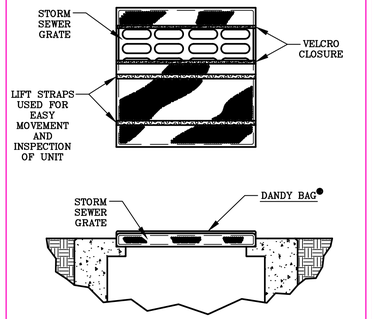
DANDY BAG®



DETAIL OF INLET SEDIMENT CONTROL DEVICE

PROJECT:		DR. BY:
CITY/STATE:	DATE:	DR. NO:

DANDY BAG® SPECIFICATIONS

NOTE: THE DANDY BAG® WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

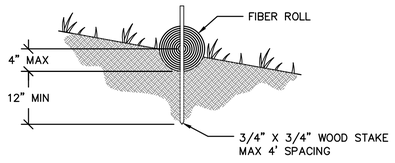
HI-FLOW DANDY BAG® (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	lbf (lbs)	1.48 (200) x 0.59 (300)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	lbf (lbs)	0.30 (60)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	2067 (300)
Trapezoid Tear Strength	ASTM D 4533	lbf (lbs)	0.51 (110) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m²(gal/min/ft²)	5807 (140)
Permittivity	ASTM D 4491	Sec-1	2.1

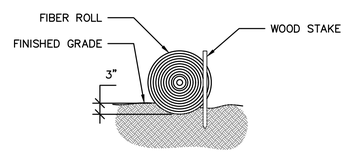
*Note: All Dandy Bags® can be ordered with our optional oil absorbent pillows

1 C4.1 INLET PROTECTION

SCALE: NTS



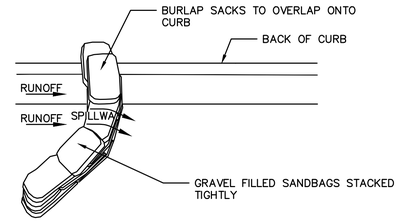
ENTRENCHMENT DETAIL IN SLOAPE AREA



ENTRENCHMENT DETAIL IN FLAT AREA

2 C4.1 STRAW WATTLE

SCALE: NTS

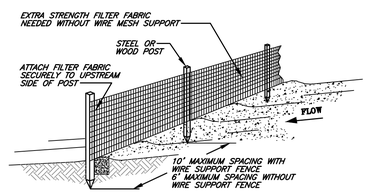


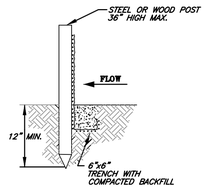
NOTES

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

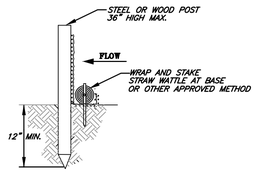
3 C4.1 GRAVEL BAG SEDIMENT BARRIER

SCALE: N.T.S.





TRENCH DETAIL



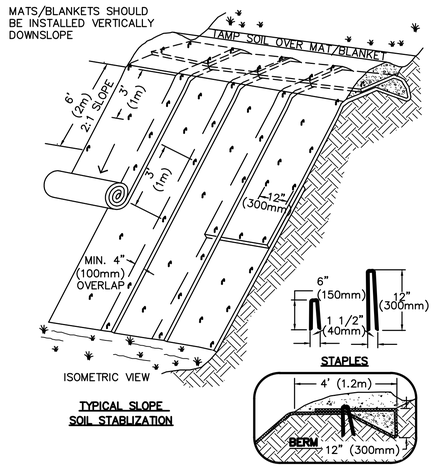
W/ STRAW WATTLE DETAIL

NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

4 C4.1 SILT FENCE

SCALE: NTS



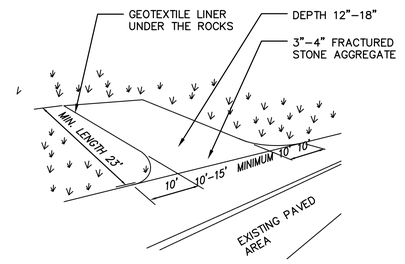
TYPICAL SLOPE SOIL STABLIZATION

NOT TO SCALE

NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL
2. APPLY PERMANENT SEEDING HAVE GOOD SOIL CONTACT. BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

5 C4.1 EROSION CONTROL BLANKETS

SCALE: N.T.S.



NOTES:
1. PROPERLY GRADE ENTRANCE TO PREVENT RUNOFF FROM CONSTRUCTION SITE. ENTRANCE ELEVATION SHOULD BE LOWER THAN STREET.
2. INSPECT ROUTINELY FOR DAMAGE AND REPAIR AS NEEDED.
3. REQUIRE THAT ALL EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.
4. SERVICE SEDIMENT TRAPPING DEVICES REGULARLY.

6 C4.1 CONSTRUCTION ENTRANCE

SCALE: N.T.S.

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(831) 426-3560

EROSION AND SEDIMENT CONTROL DETAILS

7572 PASEO VISTA PLACE
MONTEREY, CALIFORNIA

SCALE AS NOTED	DRAWN KAB	JOB NO. 28760	SHEET C4.1
DATE SEPTEMBER 16, 2024	CHECKED JFR	INDEX MONTEREY CO.	OF 10
DESIGN	DWG NAME 28760 C3.0	FILE NO. 28760	

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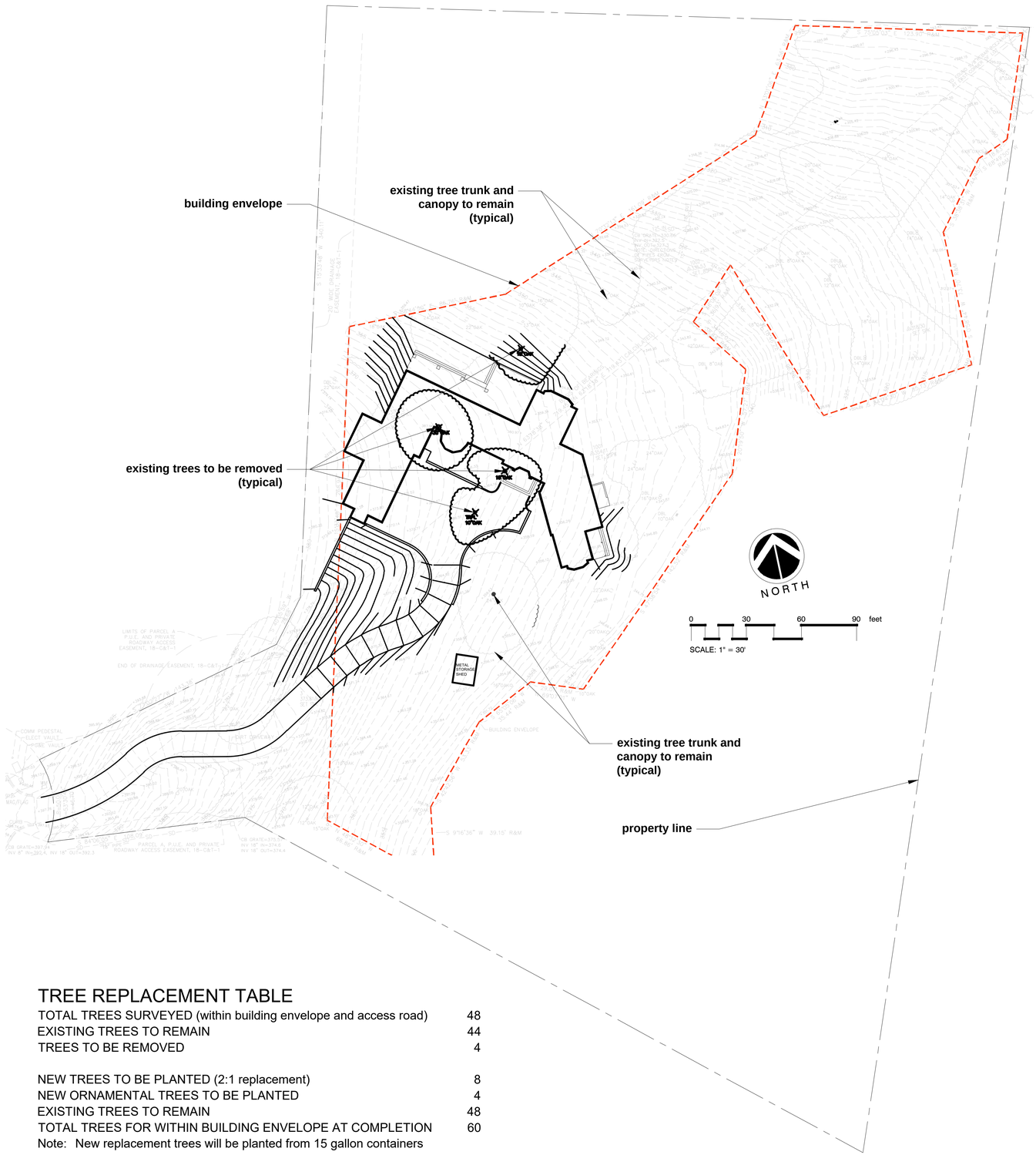


TREE REPLACEMENT TABLE

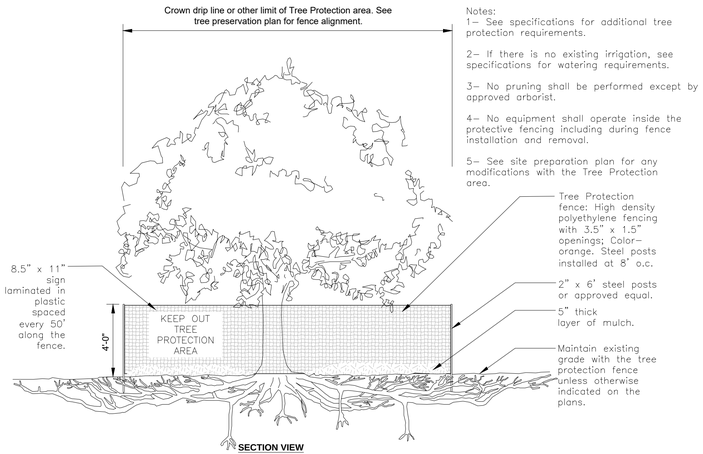
TOTAL TREES SURVEYED (within building envelope and access road)	48
EXISTING TREES TO REMAIN	44
TREES TO BE REMOVED	4
NEW TREES TO BE PLANTED (2:1 replacement)	8
NEW ORNAMENTAL TREES TO BE PLANTED	4
EXISTING TREES TO REMAIN	48
TOTAL TREES FOR WITHIN BUILDING ENVELOPE AT COMPLETION	60

Note: New replacement trees will be planted from 15 gallon containers

See sheet L-1.2 for tree replacement species and locations

TREE PROTECTION NOTES:

1. Prior to initiating any construction activity in the area, including grading, temporary fencing shall be installed at each site tree. Fencing shall be located at or beyond the canopy drip line so that 100% of the drip line will be protected by fencing. To reduce soil compaction from equipment, a mulch of 1-2 inch sized wood chips shall be placed at a depth of 4 inches where no excavation is to occur in the vicinity if the trees to be protected.
2. The tree protection fence shall be 6' high chain link with immovable posts. For individual trees the fencing shall form a continuous barrier around each tree with one 24" to 36" wide opening for inspection. A single linear fence can be used to protect trees on the slopes above and below the access road and proposed structure. Any encroachment into the drip line for fencing or construction purposes shall not be permitted.
3. Low hanging limbs of saved trees shall be pruned prior to grading, or any equipment mobilization on site. The purpose of this requirement is to avoid tearing limbs by heavy equipment. All limbs to be pruned shall be supervised by the arborist of record for the job.
4. This fencing shall serve as a barrier to prevent drip line encroachment of any type of construction activities and equipment. No oils, gas, chemicals, liquid waste, solid waste, construction machinery or construction materials shall be stored or allowed to stand for any period of time within the drip line of the tree. Further, no one shall enter the fence perimeter for any reason except for the purpose of monitoring the health of the tree. Accidental damage to bark, root crown, or limbs may increase the potential for future decline in the health of the tree.
5. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area and at all times until the project is complete, and shall instruct employees as to the purpose and importance of fencing.
6. A warning sign shall be posted at each tree indicating the purpose of the fencing.
7. The arborist of record for the job and or the county arborist shall be responsible for inspection and approval of the fencing prior to any grading operations.
8. Fencing must remain in place and shall not be removed until all construction activities are completed. This shall include grading and compaction activities, installation of underground utilities, all construction activities, and any other construction or activity that is scheduled prior to landscape installation.
9. Roots of single standing trees often extend up the to three times the distance of the actual drip line and function primarily in the uptake of nutrients and water. The drip line is arbitrarily established as the minimum root area generally required to preserve tree health. As much area around the circumference of the tree should have minimum intrusion to further insure tree survival and health.
10. No trenching shall occur within the tree protection zone.
11. All digging within the drip line of trees if required shall be done by hand.
12. No storage of materials, disposal of paints, solvents or other noxious materials, operation of equipment, parked cars, unnecessary trenching, grading or compaction shall be allowed within the drip line of any trees.



1 TREE PROTECTION
1/4" = 1'-0"

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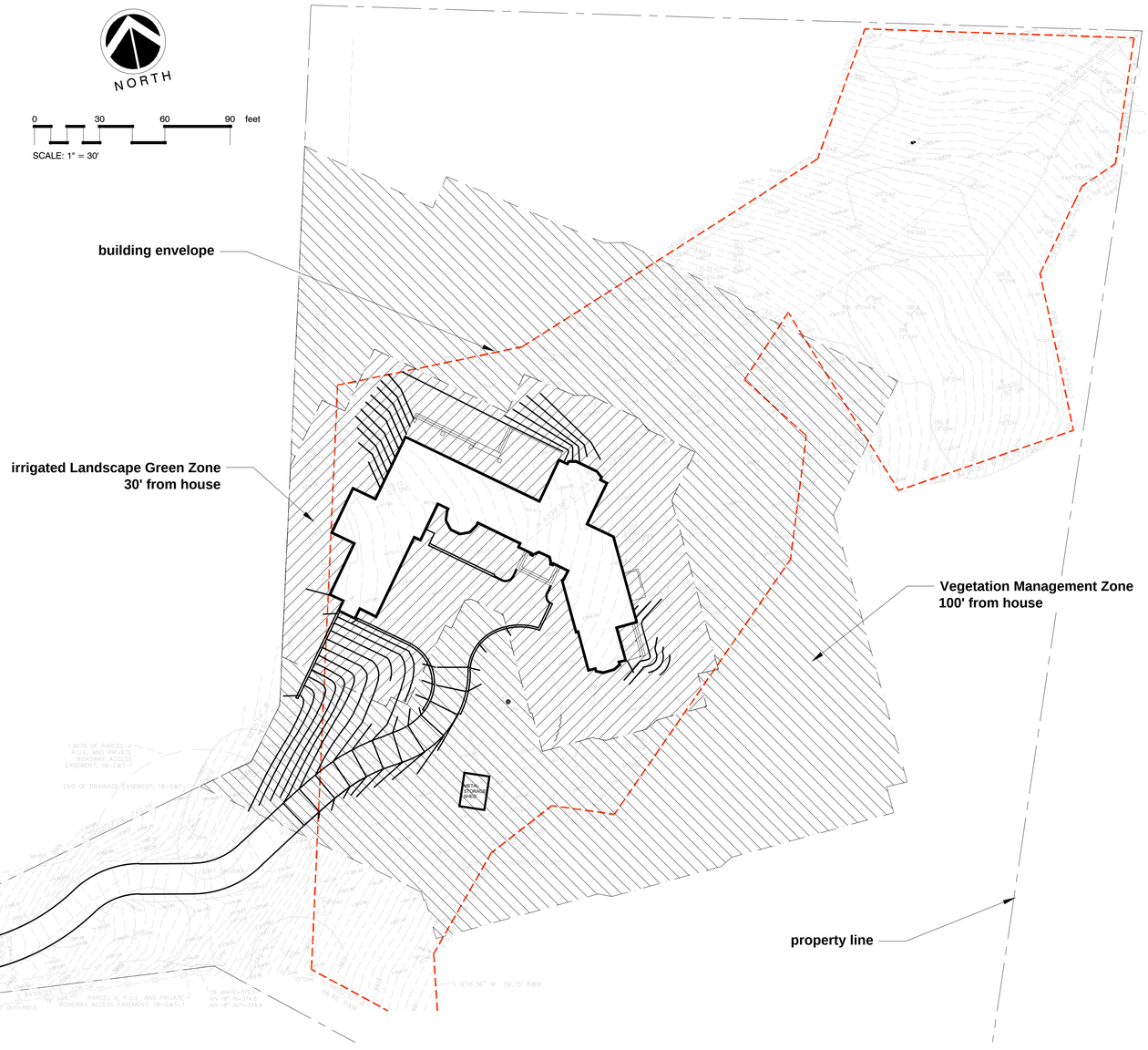
REVISIONS

EXISTING TRES

JOB NO. 202222
SCALE as noted
DRAWN MA
CHECK
DATE 10.28.2022

SHEET L-1.0



FIRE SAFETY AND PREVENTION GUIDELINES

The planting design for the property should establish the following fire safety zones. Tree and plant species have been selected which are suitable for fire prone regions.

GREEN ZONE (0 TO 30')	Zone of irrigated ornamental landscape plants and existing trees. Reduce volume of vegetation and replace with low growing, slow burning plant species. Limit 'fire ladder' planting (low to medium to tall). Provide irrigation system to increase moisture content of soil immediately near structure. See planting plan on sheet L1.2.
VEGETATION MANAGEMENT ZONE (30 TO 100')	Intermediate transition zone between native landscape and ornamental landscape. Selective removal of highly flammable plants species to reduce fuel volume and lower the intensity of fire that may approach the structure. Periodic maintenance every 3-5 years to prune trees, remove invasive grasses and remove crowded plant masses of unwanted combustible vegetation.
TREE PRUNING/REMOVAL ZONE (AS REQUIRED)	Owner's arborist shall remove all dead trees and perform necessary pruning of existing trees as needed to limit volume of dry fuel. Periodic maintenance every 3-5 years.

FIRE MANAGEMENT ZONE LEGEND

KEY	DESCRIPTION	LOCATION
	IRRIGATED LANDSCAPE 'GREEN ZONE'	30' FROM HOME
	VEGETATION MANAGEMENT	100' FROM HOME
AS NOTED	SELECTIVE PRUNING/REMOVAL	AS NEEDED

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REVISIONS

FIRE MANAGEMENT PLAN

JOB NO. 202222
SCALE 1" = 30' - 0"
DRAWN MA
CHECK
DATE 10.28.2022

SHEET L-1.1

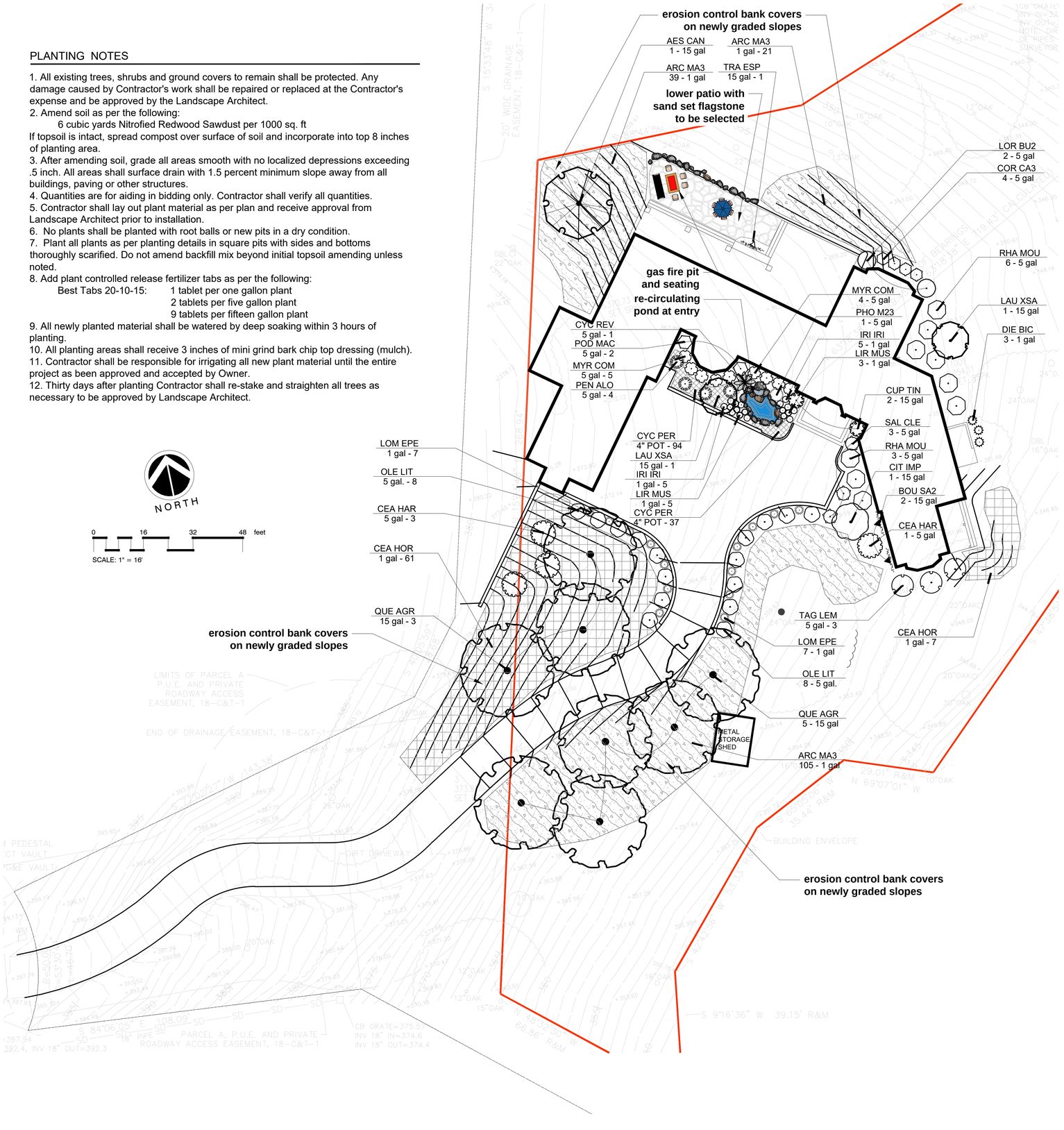
PLANTING NOTES

1. All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect.
2. Amend soil as per the following:
   6 cubic yards Nitrofied Redwood Sawdust per 1000 sq. ft
If topsoil is intact, spread compost over surface of soil and incorporate into top 8 inches of planting area.
3. After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
4. Quantities are for aiding in bidding only. Contractor shall verify all quantities.
5. Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
6. No plants shall be planted with root balls or new pits in a dry condition.
7. Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
8. Add plant controlled release fertilizer tabs as per the following:
   Best Tabs 20-10-15: 1 tablet per one gallon plant
   2 tablets per five gallon plant
   9 tablets per fifteen gallon plant
9. All newly planted material shall be watered by deep soaking within 3 hours of planting.
10. All planting areas shall receive 3 inches of mini grind bark chip top dressing (mulch).
11. Contractor shall be responsible for irrigating all new plant material until the entire project as been approved and accepted by Owner.
12. Thirty days after planting Contractor shall re-stake and straighten all trees as necessary to be approved by Landscape Architect.

NORTH

0 16 32 48 feet

SCALE: 1" = 16'



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE
	AES CAN	Aesculus californica 'Canyon Pink' / Canyon Pink California Buckeye	15 gal	1	Very low
	CIT IMP	Citrus x limon 'Improved Meyer' / Improved Meyer Lemon	15 gal	1	Medium
	LAU XSA	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	15 gal	2	Low
	QUE AGR	Quercus agrifolia / Coast Live Oak	15 gal	8	Very low
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**	**WATER USE**
	CEA HAR	Ceanothus x `Ray Hartman` / California Lilac	5 gal	4	Very low
	COR CA3	Correa pulchella 'Carmine Bells' / Australian Fuchsia	5 gal	4	Low
	CUP TIN	Cupressus sempervirens 'Monshel' / Tiny Tower® Italian Cypress	15 gal	2	Low
	CYC REV	Cycas revoluta / Sago Palm	5 gal	1	Medium
	DIE BIC	Dietes bicolor / Fortnight Lily	1 gal	3	Low
	IRI IRI	Iris douglasiana / Douglas Iris	1 gal	10	Low
	LIR MUS	Liriope muscari / Lilyturf	1 gal	8	Medium
	LOR BU2	Loropetalum chinense rubrum `Burgundy` / Burgundy Loropetalum	5 gal	2	Low
	MYR COM	Myrtus communis `Compacta` / Dwarf Myrtle	5 gal	9	Low
	OLE LIT	Olea europaea 'Little Ollie' TM / Little Ollie Olive	5 gal.	16	Very low
	POD MAC	Podocarpus macrophyllus 'Maki' / Maki Podocarpus	5 gal	2	Medium
	RHA MOU	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal	9	Very low
	SAL CLE	Salvia clevelandii / Cleveland Sage	5 gal	3	Very low
	TAG LEM	Tagetes lemmonii / Copper Canyon Daisy	5 gal	3	Low
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**	**WATER USE**
	LOM EPE	Lomandra x 'Platinum Beauty' / Variegated Mat Rush	1 gal	14	Low
	PEN ALO	Pennisetum alopecuroides / Fountain Grass	5 gal	4	Low
	PHO M23	Phormium tenax `Maori Maiden/Sunrise` / Tricolor New Zealand Flax	5 gal	1	Low
VINES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**	**WATER USE**
	BOU SA2	Bougainvillea x `San Diego Red` / Bougainvillea	15 gal	2	Low
	TRA ESP	Trachelospermum jasminoides / Star Jasmine Trellis	15 gal	1	Medium
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**	**WATER USE**
	ARC MA3	Arctostaphylos x `Emerald Carpet` / Emerald Carpet Manzanita	1 gal	72" o.c.	162	Medium
	CEA HOR	Ceanothus griseus horizontalis / Carmel Creeper	1 gal	84" o.c.	68	Low
	CYC PER	Cyclamen persicum / Persian Cyclamen	4" POT	12" o.c.	131	Low

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REVISIONS

PRELIMINARY LANDSCAPE PLAN

JOB NO. 202222
SCALE 1/16 = 1' - 0"
DRAWN MA
CHECK
DATE 10.28.2022

SHEET **L-1.2**

TREES

Aesculus californica 'Canyon Pink'
Canyon Pink California Buckeye

Citrus x limon 'Improved Meyer'
Improved Meyer Lemon

Laurus nobilis 'Saratoga'
Saratoga Laurel

Quercus agrifolia
Coast Live Oak

VINES

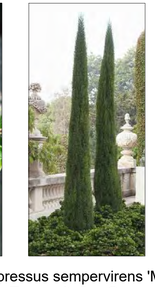
Bougainvillea 'San Diego Red'
Red Bougainvillea

Trachelospermum jasminoides
Star Jasmine Trellis

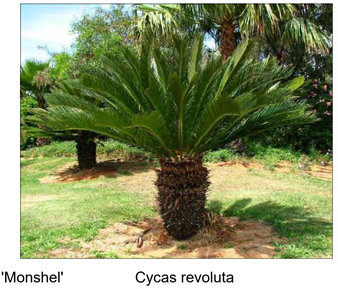
SHRUBS

Ceanothus x `Ray Hartman`
California Lilac

Correa pulchella `Carmine Bells`
Australian Fuchsia



Cupressus sempervirens 'Monshel'
Tiny Towers Italian Cypress



Cycas revoluta
Sago Palm

Dietes bicolor
Fortnight Lily

Iris douglasiana
Douglas Iris

Liriope muscari
Lilyturf

Loropetalum chinense rubrum
`Burgundy` Burgundy Loropetalum

SHRUBS

Myrtus communis `Compacta`
Dwarf Myrtle

Olea europaea 'Little Ollie'
Little Ollie Olive

Podocarpus macrophyllus `Maki`
Maki Podocarpus

Rhamnus californica 'Mound San Bruno'
Mound San Bruno Coffeeberry

Salvia clevelandii
Cleveland Sage

Tagetes lemmonii
Copper Canyon Daisy

ORNAMENTAL GRASSES

Lomandra x 'Platinum Beauty'
Variegated Mat Rush

Pennisetum alopecuroides
Fountain Grass

Phormium tenax Maouri Maiden
Tricolor New Zealand Flax

GROUND COVERS

Arctostaphylos x `Emerald Carpet`
Emerald Carpet Manzanita

Ceanothus griseus horizontalis
Carmel Creeper

Cyclamen persicum
Persian Cyclamen

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REVISIONS

PLANT IMAGES

JOB NO. 202222
SCALE no scale
DRAWN MA
CHECK
DATE 10.28.2022

SHEET L-1.3

Introduced: 10/27/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN250214 - BECKMAN BROR TIMOTHY TR & HESS MIRA TR

Administrative Permit and Design Approval to consider action on the construction of a 4,767 square foot one-story single- family residence with 536 square foot basement, 633 square foot attached two-car garage with 50 square feet of garage storage and a 302 square foot shop attached to the garage, and associated site improvements. Grading consists of 464 cubic yards of excavation and 280 cubic yards of fill. Colors and materials to consist of stucco (Aged White), standing seam metal roof (color Zinc), limestone veneer (Rustic Gold), aluminum windows (dark Bronze) and exterior wood trim and rafters (Tobacco color).

Project Location: 7725 Paseo Venado, Monterey

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. 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

b. Approve an Administrative Permit and Design Approval to allow the construction of a 4,767 square foot one-story single- family residence with 536 square foot, 633 square foot attached two-car garage with 50 square feet of garage storage and a 302 square foot shop attached to the garage, and associated site improvements. Grading consists of 464 cubic yards of excavation and 280 cubic yards of fill. Colors and materials to consist of stucco (Aged White), standing seam metal roof (color Zinc), limestone veneer (Rustic Gold), aluminum windows (dark Bronze) and exterior wood trim and rafters (Tobacco color).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 2 conditions of approval.

PROJECT INFORMATION:

Agent: Matt Andrew, AMPDESIGN INC

Property Owner: Timothy Beckman Bror & Mira Hess TR

APN: 259-161-023-000

Parcel Size: 8.627 acres

Zoning: "RDR/10-UR-VS" Rural Density Residential/ 10 acres per unit - Urban Reserve District-Visual Sensitivity District

Plan Area: Greater Monterey Peninsula

Flagged and Staked: Yes

SUMMARY:
Staff is recommending approval of the Administrative Permit and Design Approval subject to the Findings and Evidence in the Resolution **(Exhibit A)**. Please read these carefully and contact the Permit Technician if you have any questions.

On November 5, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project or its finding, based on a substantive issue, is 5:00 p.m. on November 4, 2025. The permit will be administratively approved the following day, if we do not receive any written comments by deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

THIS ADMINISTRATIVE PERMIT IS COMBINED WITH A CONSTRUCTION PERMIT AS A COMBO PERMIT: A PREVIOUSLY CERTIFIED EIR FOR THE SUBDIVISION ANALYZED RESOURCES AND ESTABLISHED BUILDING ENVELOPES ON EACH LOT. THERE IS NO TREE REMOVAL THAT IS DISCRETIONARY, NO ADDITIONAL IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT OR DEVELOPMENT ON SLOPES IN EXCESS OF 30% ASSOCIATED WITH THIS PERMIT.

Prepared by: Margarita Ochoa, Permit Technician II
Reviewed and approved by: Elizabeth Gonzales, Permit Center Manager

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Margarita Ochoa, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Timothy Beckman Bror and Mira Hess, Property Owner; Matt Andrew, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File **PLN250214**

County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 25-061

November 05, 2025

Introduced: 10/27/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250214 - BECKMAN BROR TIMOTHY TR & HESS MIRA TR

Administrative Permit and Design Approval to consider action on the construction of a 4,767 square foot one-story single- family residence with 536 square foot basement, 633 square foot attached two-car garage with 50 square feet of garage storage and a 302 square foot shop attached to the garage, and associated site improvements. Grading consists of 464 cubic yards of excavation and 280 cubic yards of fill. Colors and materials to consist of stucco (Aged White), standing seam metal roof (color Zinc), limestone veneer (Rustic Gold), aluminum windows (dark Bronze) and exterior wood trim and rafters (Tobacco color).

Project Location: 7725 Paseo Venado, Monterey

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. 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

b. Approve an Administrative Permit and Design Approval to allow the construction of a 4,767 square foot one-story single- family residence with 536 square foot, 633 square foot attached two-car garage with 50 square feet of garage storage and a 302 square foot shop attached to the garage, and associated site improvements. Grading consists of 464 cubic yards of excavation and 280 cubic yards of fill. Colors and materials to consist of stucco (Aged White), standing seam metal roof (color Zinc), limestone veneer (Rustic Gold), aluminum windows (dark Bronze) and exterior wood trim and rafters (Tobacco color).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 2 conditions of approval.

PROJECT INFORMATION:

Agent: Matt Andrew, AMPDESIGN INC
Property Owner: Timothy Beckman Bror & Mira Hess TR
APN: 259-161-023-000
Parcel Size: 8.627 acres
Zoning: "RDR/10-UR-VS" Rural Density Residential/ 10 acres per unit - Urban Reserve District-Visual Sensitivity District
Plan Area: Greater Monterey Peninsula
Flagged and Staked: Yes

SUMMARY:
Staff is recommending approval of the Administrative Permit and Design Approval subject to the Findings and Evidence in the Resolution **(Exhibit A)**. Please read these carefully and contact the Permit Technician if you have any questions.

On November 5, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project or its finding, based on a substantive issue, is 5:00 p.m. on November 4, 2025. The permit will be administratively approved the following day, if we do not receive any written comments by deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

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Prepared by: Margarita Ochoa, Permit Technician II
Reviewed and approved by: Elizabeth Gonzales, Permit Center Manager

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- Site Plans, Floor Plans & Elevations

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

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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:
BECKMAN BROR TIMOTHY TR & HESS MIRA TR (PLN250214)

RESOLUTION NO. 25-057

Resolution by the Monterey County HCD 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 an Administrative Permit and Design Approval for the construction of a 4,767 square foot one-story single- family residence with 536 square foot basement, 633 square foot attached two-car garage with 50 square feet of garage storage and a 302 square foot shop attached to the garage, and associated site improvements. Grading consists of 464 cubic yards of excavation and 280 cubic yards of fill. Colors and materials to consist of stucco (Aged White), standing seam metal roof (color Zinc), limestone veneer (Rustic Gold), aluminum windows (dark Bronze) and exterior wood trim and rafters (Tobacco color).

[PLN250214 Beckman, 7725 Paseo Venado, Monterey, Greater Monterey Peninsula Area Plan (APN: 259-161-023-000)]

The BECKMAN BROR TIMOTHY TR & HESS MIRA TR application (PLN250214) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on November 5, 2025. 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 a new 4,767 square foot one-story single-family residence with 536 square foot basement, 633 square foot attached two-car garage with 50 square feet of garage storage and a 302 square foot shop attached to the garage, and associated site improvements. Site improvements include a 373 square foot covered porch and entry and grading consists of 464 cubic yards of excavation and 280 cubic yards of fill.

c) Allowed Use. The property is located at 7725 Paseo Venado, Monterey, Greater Monterey Peninsula. The parcel is zoned Rural Density Residential/ 10 acres per unit- Urban Reserve District-Visual Sensitivity District [RDR/10-UR-VS]. Site Plan Review zoning allows residential development as a principal use, subject to granting an Administrative Permit as outlined in Title 21 section 21.46.030.D.1 (see evidence "h" below). 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 Monterra Ranch Phase 9. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject 8.627065-acre parcel (375,795 square feet), Assessor's Parcel Number 259-161-023-000, is identified in its current configuration in (Volume 23 C&T Page 15 lot 59). Additionally, within the Monterra Ranch Subdivision – Phase 9 Tract 1451. Therefore, the County recognizes the subject property as a legal lot of record.

e) 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 as outlined in Title 21, Chapter 21.44. Colors and materials to consist of stucco (Aged White), standing seam metal roof (color Zinc), limestone veneer (Rustic Gold), aluminum windows (dark Bronze) and exterior wood trim and rafters (Tobacco color). The proposed project exhibits the installation of down-lit, unobtrusive lighting (see attached plans). 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 Monterra Ranch Subdivision Phase 9.

f) Development Standards. As proposed, the project meets all required development standards. The development standards for the Rural-Density Residential Zoning District are identified in MCC Section 21.16.020. The minimum setbacks for main structures in the RDR 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 375,795 square feet, allowing site coverage of 93,948 square feet at the assigned building envelope. The proposed project would result in structural site coverage of 6,125 square feet (0.016% percent), therefore meeting the coverage standard.

g) Visual Sensitivity. The subject property has a Visual Sensitivity or VS overlay. However, the subject property is not illustrated to have any visual sensitivity as shown in Figure 3 of the Greater Monterey Peninsula Area Plan. Nonetheless, staff has analyzed the project to ensure consistency with VS regulations outlined in Title 21 section 21.46.030. The proposed development was staked and flagged. After conducting a site visit, staff found the proposed development to not have any potential to create a substantial adverse visual impact when viewed from a common public viewing area. The development was not visible from any common public viewing areas, major scenic highway corridors or routes such as Highway 68, Corral de Tierra, Laureles Grade or San Benancio Road. Proposed colors and materials are consistency with neighborhood character and blend with surround environment (see evidence “e” above). Therefore, the proposed development is consistent the outlined regulations, subject to the granting of an Administrative Permit.

h) Cultural Resources. Monterey County Geographic Information System (GIS) indicates the subject property to have a moderate archaeological sensitivity. Title 21 section 21.66.050.C.1.b requires an Archaeological Report for areas mapped as moderate with environmental assessment.

As demonstrated in Finding 5, the project is categorically exempt from CEQA. Therefore, a report was not required. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by incorporation of a standard note on the plans indicating the contractor to stop work if previously unidentified resources are discovered during construction.

i) Tree Protection. The Monterey County 2010 General Plan and Greater Monterey Peninsula Area Plan encourage the protection of protected trees. As such the project has included tree protection measures by design to ensure consistency with such policies (see attached plans).

j) Land Use Advisory Committee. Pursuant to the Land Use Advisory Committee (LUAC) Procedure Guidelines adopted by the Monterey County Board of Supervisors, administrative (i.e., projects not requiring a public hearing) permits and design approvals are not required to be referred to the LUACs for review.

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

l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN250214.

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 PLN250214.

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 Cañada Woods Water/Sewer District and will serve the proposed project as the water connection and have a new 2,500-gallon on-site wastewater treatment system.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250214.

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 PLN250214.

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.

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 PLN250214.

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 4,767 square foot one-story single- family residence with 536 square foot basement, 633 square foot attached two-car garage with 50 square feet of garage storage and a 302 square foot shop attached to the garage, and associated site improvements. Grading consists of 464 cubic yards of excavation and 280 cubic yards of fill. Colors and materials to consist of stucco (Aged White), standing seam metal roof (color Zinc), limestone veneer (Rustic Gold), aluminum windows (dark Bronze) and exterior wood trim and rafters (Tobacco color); 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 5th day of November 2025.

_____

Melanie Beretti, AICP
HCD 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.

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County of Monterey HCD Planning

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

PLN250214

0. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit (PLN250214) is an Administrative Permit and Design Approval to allow a new 4,767 square foot one-story single- family residence with 536 square foot basement and 373 square foot covered porch and entry; a 633 square foot attached two-car garage with 50 square feet of garage storage and a 302 square foot shop attached to the garage; grading consists of 464 cubic yards of excavation and 280 cubic yards of fill. Colors and materials to consist of stucco (Aged White), standing seam metal roof (color Zinc), limestone veneer (Rustic Gold), aluminum windows (dark Bronze) and exterior wood trim and rafters (Tobacco color). The property is located at 7725 Paseo Venado, Monterey (Assessor's Parcel Number 259-161-023-000), 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.

0. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit (Resolution Number _____) was approved by the chief of Planning for Assessor's Parcel Number 259-161-023-000 on November 5, 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.

NOTES

GENERAL

1. 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 (CEnC), 2022 California Green Building Standards Code (CGBSC), and current editions of Monterey County Code, Monterra & adopting ordinances.
2. 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.
3. At the time of final inspection a copy of the operation & maintenance manual, compact disc or web based reference, shall be placed in the building and/or provided to building occupant per California Green Building Standards (CBGC 4.410).
4. All utility electrical, cable, television and phone lines shall be placed underground.
5. Prior to building permit issuance, the property shall be certified to be in compliance with the vegetation management requirements prescribed in California Fire Code Section 4906. Refer to landscape plans for additional specifications.
6. All construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7-9 am and 4-6 pm).
7. 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 R328.8)
8. The building shall have address numbers placed in a position that is plainly legible & visible from the street or road fronting the property. Numbers shall contrast with background, be Arabic or alphabetical letters & be a min. of 4" high with a min. stroke of ½" inch. (R319.1 CRC; 502.1 CBC)

NOTIFICATIONS

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

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

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

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

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

TREE PROTECTION AND REPLACEMENT

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

SPECIAL INSPECTIONS

1. All special inspections shall conform to 2021 IBC/ 2022 CBC.
2. Structural special inspections and observations are required for this project, refer to structural plans for additional specifications.
3. Required for all concrete with a design ultimate 28 day compressive strength in excess of 2500 psi.
4. Required for all installation of epoxied anchors.
5. During excavation process, a thorough search shall be made under the direction of soils engineer, to locate and remove any man-made buried structures and utilities
6. Inspection of the finished building pad shall be conducted by the soils engineer.
7. Soils engineer to review foundation and grading plans prior to submittal for building permit.
8. A representative of soils engineer shall be requested to inspect all excavations prior to backfilling, steel reinforcement and concrete or soil placement.
9. The PV system must be installed prior to final inspection.
10. 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. NOT USED
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 - 10kwh per CF-1R. under separate permit.
6. Provide pool & spa under separate permit.

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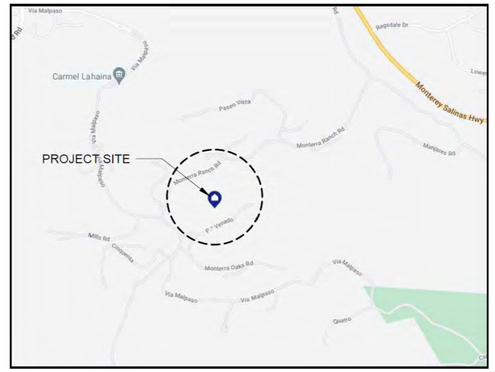
VICINITY MAP



N

PROJECT DATA

OWNER	Hess_Beckman Residence 7725 Paseo Venado Monterey, CA 93940
EXISTING STRUCTURES	Vacant
SCOPE OF WORK	Construction of (N) one story SFD w/ attached 2-car Garage . Scope includes site grading & drainage. **refer to separate permit & deferred submittals notes*

PLANNING DATA

APN	259-161-023-000
ZONE	RDR/10-UR-VS
LOT SIZE - ***GROSS/NET***	8.62 AC
REQUIRED SETBACK	100' setback from State HWY 68
COASTAL ZONE	NO
HILLSIDE DESIGN DISTRICT	No
HILLSIDE / RIDGELINE	No
FLOOD ZONE	No
HIGH FIRE HAZARD SEVERITY ZONE	Yes
PARKING	2 Covered, 3 Uncovered
GRADING	**refer to civil plans*refer to separate permit notes*
FIRE / WATER / SANITARY / SCHOOL DISTRICTS	Monterey
OCCUPANCY GROUP	R-3
TYPE OF CONSTRUCTION	VB
SPRINKLERS PROPOSED	Yes

BUILDING DATA

PROPOSED FLOOR AREA - **GROSS/*NET***	**Primary Residence**
RESIDENCE	4767 SF / 4386 SF
BASEMENT	536 SF / 444 SF
COVERED PORCH & ENTRY	373 SF
2-CAR GARAGE	633 SF / 572 SF
GARAGE STORAGE	50 SF / 38 SF
SHOP	302 SF / 260 SF

CONSULTANTS

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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

HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

TITLE SHEET

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

NOT FOR CONSTRUCTION

Date	APRIL 17, 2025
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A0.0

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DIVISION 1 - GENERAL REQUIREMENTS

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

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

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

1.3 CONSTRUCTION DOCUMENTS

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

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

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

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

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

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

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

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

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

DIVISION 2 - SITEWORK

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

2.2 DEMOLITION

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

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

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

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

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

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

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

2.9 PROTECT ALL TREES AND LANDSCAPING NOT TO BE REMOVED.

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

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

2.12 PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.

A. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.

B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED BY ENFORCING AGENCY.

C. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

DIVISION 3 - CONCRETE

3.1 FOR STRUCTURAL CONCRETE DESIGN AND CONSTRUCTION REQUIREMENTS SEE STRUCTURAL PLANS.
3.2 CONCRETE FLATWORK SHALL BE TRUE TO WITHIN 1/8 INCH IN TEN FEET IN ALL DIRECTIONS, OR SLOPED TO DRAIN AS INDICATED ON THE DRAWINGS ALLOWING NO PUDDLING TO OCCUR IN THE DIRECTION OF FLOW.
3.3 LOCATION OF CONSTRUCTION JOINTS SHALL BE REVIEWED BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO POURING IF NOT SPECIFICALLY SHOWN ON THE DRAWINGS.
3.4 INTERIOR AND GARAGE SLABS: STEEL TROWEL FINISH; SLOPE TO DRAIN WHERE INDICATED ON DRAWINGS.
3.5 INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (CGBC 4.505.2)

DIVISION 4 - MASONRY

4.1 FOR STRUCTURAL DESIGN AND CONSTRUCTION REQUIREMENTS FOR CONCRETE MASONRY UNITS SEE STRUCTURAL PLANS.
4.2 WHEN INCORPORATED INTO THE DESIGN OF THE PROJECT, FURNISH AND INSTALL ALL MASONRY WORK COMPLETE, INCLUDING MASONRY VENEER AND MASONRY REINFORCING AND WATERPROOFING.
4.3 MASONRY VENEER SHALL COMPLY WITH U.B.C. 2019. FIREPLACES SHALL CONFORM TO U.B.C. 2019.
4.4 FILL ALL CONCRETE MASONRY UNITS WITH SOLID GROUT.

DIVISION 5 - METALS

5.1 FOR STRUCTURAL DESIGN, FABRICATION, AND CONSTRUCTION REQUIREMENTS FOR STRUCTURAL STEEL SEE STRUCTURAL PLANS.
5.2 ALL STRUCTURAL STEEL DELIVERED ON SITE SHALL BE PRIMED WITH TWO COATS OF THE APPROPRIATE PRIMER. IF EXPOSED, PAINT AS DIRECTED.
5.3 ALL WELDS SHALL COMPLY WITH THE SPECIFICATIONS OF THE "AMERICAN WELDING SOCIETY". ALL WELDS SHALL BE GROUND SMOOTH AND ALL WELDING SPLATTER SHALL BE REMOVED. ALL EXPOSED WELDS ARE TO BE CONTINUOUS WELDS.
5.4 FURNISH ALL METAL SUPPORTS, ANGLES, PLATES, ATTACHMENTS, BOLTS, GATES, RAILINGS, WELDING, SHOP PRIMING AND INCLUDE INSTALLATION AS REQUIRED TO COMPLETE THE WORK.

DIVISION 6 - WOOD AND PLASTIC

6.1 FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED MECHANICS IN ACCORDANCE WITH APPLICABLE BUILDING CODES.
6.2 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
6.3 VERIFY ALL BUILT-IN EQUIPMENT DIMENSIONS PRIOR TO FABRICATION.
6.4 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY AND WITHIN 18" OF GRADE TO BE PRESSURE TREATED WEST COAST DOUGLAS FIR OR FOUNDATION GRADE REDWOOD.
6.5 PROVIDE DOUBLE TRIMMERS EACH SIDE OF OPENINGS 6'-0" WIDE OR GREATER AT BEARING WALLS.
6.6 PROVIDE FIRE STOPPING IN STUD SPACES AT ALL FLOOR AND CEILING LEVELS AND STUD SPACES OVER TEN FEET.
6.7 ALL BEAM, JOISTS, AND RAFTERS SHALL BE INSTALLED WITH THE CROWN SIDE UP.
6.8 CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE TEMPORARY ERECTION BRACING ON ALL BEAMS, WALLS, ETC. TO PROVIDE FULL STRUCTURAL STABILITY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENT SUPPORTED IS CAPABLE OF SUPPORTING ITS DESIGN LOADING.
6.9 BLOCK ALL EDGES OF PLYWOOD FLOOR SHEATHING.
6.10 ROUGH CARPENTRY

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

6.11 FINISH CARPENTRY

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

6.12 CABINETS

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

6.13 FOR CERAMIC TILE INSTALLATIONS ON COUNTERTOPS, INSTALL ALL CERAMIC TILE ON ONE INCH MORTAR BED ON SOLID PARTICLE BOARD OR PINE FACED PLYWOOD WITH EXTERIOR WATERPROOF GLUE. PROVIDE WATERPROOF MEMBRANE BETWEEN PARTICLE BOARD AND MORTAR BED. ADJUST MORTAR TO BE LEVEL AND TRUE UNLESS SLOPING IS NECESSARY FOR DRAINING PURPOSES.
6.14 PROVIDE DRAFT STOP WITHIN ATTICS, MANSARD, OVERHANGS AND SIMILAR CONCEALED SPACES IN EXCESS OF 1000 SF OR 60' IN LENGTH FORMED OF COMBUSTIBLE MATERIAL PER CBC § 708.3.1.1.1.
6.15 PROVIDE SPECIAL INSPECTION OF MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING WITH MOISTURE METER BEFORE ENCLOSING (CGBC 4.505.3).

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7.1 FLASHING

7.1.1 SHEET METAL - SHEET METAL WORK SHALL CONFORM TO PUBLISHED STANDARDS OF SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC.;
7.1.2 INSTALL ROOFING AND WALL FLASHING PER MANUFACTURER'S RECOMMENDATIONS CAREFULLY ESTABLISHING A CONTINUOUS SEAL WITH SCUPPERS, JACKS, DRAINS, ETC.
7.1.3 FLASHING AND COUNTER FLASHING IS REQUIRED AT ROOF/WALL JUNCTIONS, AND AT ALL EXTERIOR OPENINGS.
7.1.4 FLASH ALL ROOF PENETRATIONS TO PROVIDE WATERPROOF CONDITIONS.
7.1.5 ALL WORK TO BE ACCURATELY FABRICATED TO DETAIL AND FITTED TO JOB CONDITIONS FOLDED AND BREAK FORWARD PIECES SHALL BE FINISHED TRUE AND STRAIGHT, WITH WARP LINES AND ANGLES.
7.1.6 LOCK SEAMS FLAT AND TRUE, 1/2" WIDE SWEATED FULL WITH SOLDER.
7.1.7 PROVIDE CONTINUOUS 6" HIGH FLASHING AND COUNTERFLASHING AT ALL ROOF TO WALL JOINTS.
7.1.8 IN FLASHING AND WATERPROOFING PROVIDE FOR DIFFERENTIAL MOVEMENT OF MATERIALS DUE TO WIND, SEISMIC, LOADING, TEMPERATURE, AND SHRINKAGE.
7.1.9 FLASHING SHALL BE 26 GAUGE G.I. MINIMUM UNLESS OTHERWISE NOTED.
7.1.10 VALLEY FLASHINGS SUBJECT TO CRC SECTION R337 ARE NOT TO BE LESS THAN 26 GALVANIZED SHEET GAUGE CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING. [CRC R337.5.3]
7.1.11 ALL EXPOSED GALVANIZED METAL TO BE PRIMED AND PAINTED.
7.1.12 A MINIMUM OF ONE LAYER OF NO.15 ASPHALT FELT, FREE FROM HOLES AND BREAKS , COMPLYING WITH ASTM D226 FOR TYPE 'I' FELT SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR STUDS, (CRC R703.2.). SPECIFY THAT TWO LAYERS OF GRADE 'D' OR 60 MINUTES GRADE 'D' PAPER SHALL BE APPLIED OVER ALL WOOD-BASED SHEATHING (CRC R703.2.)
7.1.13 SPECIFY A MINIMUM 0.019" (GALVANIZED SHEET GAUGE) CORROSION RESISTANT OR PLASTIC WEEP SCREED LOCATED BELOW FOUNDATION SILL PLATE LINE AND 4 INCHES ABOVE GRADE ON ALL EXTERIOR STUD WALLS OR 2 INCHES ABOVE PAVED AREAS. (CRC R703.7.2.1.)
7.1.14 PROVIDE FLASHING DETAILS FOR WINDOWS, DOORS, & ROOF. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS (CRC R703.4.).

7.2 INSULATION

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

7.3 PROVIDE DOUBLE BEAD CAULKING AT SOLE PLATES, JOINTS AROUND WINDOW AND DOOR FRAMES, AND PLUMBING AND ELECTRICAL PENETRATIONS IN EXTERIOR WALLS.
7.4 APPLY ROOFING IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES. DO NOT NAIL THROUGH WATERPROOF MEMBRANE FOR FURRING STRIPS, DO NOT PUNCTURE WATERPROOF MEMBRANE IN ANY WAY.

DIVISION 8 - DOORS AND WINDOWS

8.1 GLAZING SHALL CONFORM TO STANDARDS OF GLAZING MANUAL OF FLAT GLASS JOBBERS ASSOCIATION, AND AS RECOMMENDED BY MANUFACTURER.
8.2 PROVIDE SAFETY GLAZING AS REQUIRED. SAFETY GLASS MUST BE LABELED. DO NOT CUT SAFETY GLASS.
8.3 WEATHERSTRIP ALL WINDOWS AND AND EXTERIOR DOORS. FLASH AND CAULK PERIMETER OF ALL EXTERIOR OPENINGS.
8.4 EXTERIOR DOORS: PER SCHEDULE. PROVIDE THREE HINGES FOR ALL SOLID CORE DOORS AND DOORS CARRYING MIRRORS.
8.5 INTERIOR DOORS: PER SCHEDULE. PROVIDE TWO HINGE SLAB DOORS. PAINTED DOORS TO HAVE HARDBOARD FACES.
8.6 PROVIDE 1/2" CLEAR TO FLOOR FOR RETURN AIR UNLESS A RETURN AIR DUCT OR BYPASS DUCT IS PROVIDED IN A ROOM OR IF DOORS ARE ACOUSTIC DOORS.
8.7 PROVIDE DOOR VENT SIZED AS REQUIRED FOR FAU AND WATER HEATER CLOSETS. LOCATE VENTS 12" FROM FLOOR AND 12" FROM HEAD.
8.8 ALL DOORS TO HAVE WATERPROOF GLUE.
8.9 VERIFY ALL DOOR SELECTIONS, HARDWARE, COLORS, AND FINISHES WITH THE ARCHITECT PRIOR TO PURCHASING OR HANGING. VERIFY HARDWARE COMPATIBILITY WITH DOORS SELECTED PRIOR TO PURCHASE.
8.10 CONTRACTOR IS TO PRIME ALL EXTERIOR DOORS WITHIN 24 HOURS OF INSTALLATION EVEN IF CONTRACTOR IS NOT HANDLING THE CONTRACT FOR PAINTING.
8.11 SECURITY

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

8.12 ALUMINUM THRESHOLDS AT EXTERIOR CONDITIONS TO HAVE INTEGRAL WEATHERSTRIPPING.
8.13 PROVIDE ALUMINUM THRESHOLD AND SELF-CLOSING DEVICE AT ALL DOORS LEADING FROM GARAGE TO A LIVING SPACE.
8.14 AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
8.15 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 COURT. (R310.2

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

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

15.2 HEATING AND AIR CONDITIONING

15.2.1 FURNISH AND INSTALL HEATING AND AIR CONDITIONING SYSTEM COMPLETE AND OPERABLE, NOT INCLUDING STRUCTURE, ELECTRIC POWER, AND PLUMBING.
15.2.2 ALL HVAC SHALL BE INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF THE UNIFORM MECHANICAL CODE AND ANY OTHER GOVERNING MECHANICAL CODES.
15.2.3 UNLESS PROVIDED BY THE ARCHITECT OR ENGINEER, CONTRACTOR SHALL PROVIDE LOAD CALCULATIONS FOR APPROVAL BY ARCHITECT AND BUILDING DEPARTMENT PRIOR TO COMMENCING WORK.
15.2.4 DUCTS SHALL COMPLY WITH THE STANDARDS OF THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION (SMACNA).
15.2.5 ALL EQUIPMENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CLEARANCE REQUIREMENTS.
15.2.6 ALL GAS FIRED EQUIPMENT TO HAVE ELECTRICAL IGNITION AND FLUE BACKDRAFT PREVENTER.
15.2.7 INTERIOR DUCTS ABOVE GRADE SHALL BE MINIMUM 24 GAUGE GALVANIZED SHEET METAL. ALL JOINTS TO BE DOUBLE SEALED WITH PRESSURE SENSITIVE TAPE OR GLUED WITH MASTIC TO PREVENT LEAKAGE. ALL DUCTS STRAPPED OR BLOCKED TO PREVENT MOVEMENT DURING OPERATION OR EARTHQUAKE. ALL RETURN DUCTS TO BE OF NON-COMBUSTIBLE MATERIALS. USE GALVANIZED METAL RETURN DUCTS WITH INSULATION FOR RECTANGULAR DUCTS AND TRANSITIONS WHICH RETURN AIR WHEN THE F.A.U. IS WITHIN SIX FEET OF THE RETURN AIR REGISTER.
15.2.8 EXCEPT AS OTHERWISE NOTED ON DRAWINGS, ALL CONCEALED SUPPLY AND RETURN DUCTWORK SHALL BE INSULATED WITH 1 1/2 INCH FIBERGLASS BLANKET INSULATION WITH FOIL SKRIM KRAFT JACKET. INSULATION CONDUCTIVITY (K) SHALL BE 0.29 BTU-IN/HR. SF F RATED AT A MEAN TEMPERATURE OF 75F. INSULATION SHALL BE U.L. LISTED AND HAVE A FIRE HAZARD CLASSIFICATION FLAME/FUEL/SMOKE MAXIMUM 25/50/50. INSULATION SHALL BE FIRMLY WRAPPED AROUND DUCT WITH ALL JOINTS LAPPED A MINIMUM OF 2 INCHES. SECURELY FASTEN INSULATION IN PLACE WITH 16 GAUGE SOFT ANNEALED GALVANIZED WIRE OR STAPLES SPACED NOT MORE THAN 12 INCHES ON CENTERS FOR STRAIGHT RUNS AND 3 INCHES ON CENTERS FOR ELBOWS AND FITTINGS. INSULATION JOINTS SHALL BE TAPED WITH FOIL REINFORCED KRAFT TAPE.
15.2.9 DUCTS EXPOSED TO THE ELEMENTS TO BE 23 GAUGE ALUMINUM OR 24 GAUGE GALVANIZED SHEET METAL (PRIMED AND PAINTED) WITH INSULATED 1" R-5 LINING INSIDE.
15.2.10 MECH. GRILLES, REGISTERS, DAMPERS, AND DUCTS TO BE SIZED TO PROVIDE BALANCED, ADJUSTABLE, NOISE FREE, DRAFT FREE CONDITIONS THROUGHOUT THE BUILDING. SYSTEM IS TO BE ZONED FOR BALANCE, DRAFT FREE, NOISE FREE PERFORMANCE. ALL BATHROOM AND LAUNDRY ROOM REGISTERS TO BE WALL OR CEILING MOUNTED. BY PACIFIC REGISTER (805.376.2971), CAST ALUMINUM, COLOR PER ARCHITECT, U.N.O.
15.2.11 REGISTER LOCATIONS ARE APPROXIMATE, FINAL LOCATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO DUCTING. PROVIDE TRANSITIONS FROM DUCT TO REGISTER AND PLENUMS AS REQUIRED TO CONNECT SIZED DUCTS TO F.A.U., EACH OTHER, AND TO REGISTERS.
15.2.12 TEST, BALANCE, AND ADJUST SYSTEM PRIOR TO FINAL ACCEPTANCE.
15.2.13 IN ADDITION TO EQUIPMENT WARRANTIES, FURNISH ONE YEAR GUARANTEE FOR ALL MATERIALS, WORKMANSHIP, EQUIPMENT, AND OPERATION.
15.2.14 STRAP F.A.U. OR BOLT HVAC UNITS TO DECK WITH STRAPS AND BOLTS CAPABLE OF RESISTING A 1G LOAD BASED ON EQUIPMENT WEIGHT.
15.2.15 F.A.U. CLOSET OR ALCOVE MUST BE A MINIMUM OF 12" WIDER THAN THE FURNACE OR FURNACES BEING INSTALLED.
15.2.16 PROVIDE AN APPROVED SPARK ARRESTER FOR CHIMNEYS OF FIREPLACE, STOVE, OR BARBEQUE DEVICES WHICH USE FUEL BURNING MATERIALS.
15.2.17 PROVIDE COMBUSTION AIR TO FAU COMPARTMENT: 200 SQ. IN. MIN. OR 2 SQ. IN. PER 1000 BTU, WHICHEVER IS GREATER. AIR SOURCE SHALL BE DIVIDED TOP AND BOTTOM. COMBUSTION AIR TO BE DRAWN FROM OUTSIDE SOURCE. COMBUSTION AIR OPENING(S) SHALL BE COVERED WITH CORROSION RESISTANT SCREEN OF 1/4" MESH.
15.2.18 VENT ALL FAU'S THROUGH ROOF.
15.2.19 HANGER SUPPORTS FOR DUCTS TO BE SPACED 6 FT. O.C. MAX.
15.2.20 FOR AN FAU LOCATED IN ATTIC, PROVIDE 2 FT. WIDE WALKWAY ACCESS TO FAU. FAU SHALL BE LOCATED WITHIN 20 FT. OF ATTIC ACCESS PANEL. PROVIDE 30"X30" WORK SPACE IN FRONT OF FAU.
15.2.21 PROVIDE 30"X30" ATTIC OR FLOOR ACCESS PANELS FOR FAUS, WHERE APPLICABLE.
15.2.22 PROVIDE WEATHERSTRIP OR SEAL FOR ALL ATTIC ACCESS PANELS TO PREVENT DRAFTS.
15.2.23 PROVIDE AC UNIT WITH SEISMIC STRAPPING ON MIN. 4" CONCRETE PAD 3" MIN. ABOVE GRADE
15.2.24 INSTALL DRYER VENT TO CRAWL SPACE UNDER PORCH.
15.2.25 EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH OPENINGS OF 1/4"-1/2" IN ANY DIMENSION.
15.2.26 COVER ALL DUCT OPENINGS DURING CONSTRUCTION AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEETMETAL TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

15.3 PLUMBING

15.3.1 ALL FIXTURES, OUTLETS, EQUIPMENT, OR DEVICES OPERATING WITH GAS OR WATER OR REQUIRING SEWER CONNECTION SHALL BE SIZED, FURNISHED, AND INSTALLED COMPLETE AND OPERABLE INCLUDING TRENCHING AND BACK FILLING WHICH ARE TO BE COORDINATED WITH FOUNDATION, GRADING, AND UTILITY TRADES.
15.3.2 ALL WORK SHALL CONFORM TO CURRENT UNIFORM PLUMBING CODE AND ANY APPLICABLE GOVERNING CODES.
15.3.3 ROUGH IN TO BE COMPLETED, TESTED, AND APPROVED, BEFORE CLOSING IN WITH OTHER WORK.
15.3.4 KEEP ALL PIPES, DRAINS, AND FITTINGS COVERED DURING CONSTRUCTION.
15.3.5 CONTRACTOR TO PROVIDE CONTINUOUS SOLID BACKING FOR SECURING FIXTURES.
15.3.6 SUPPORT ALL PIPES AT THESE MINIMUM SPACINGS: 1" DIA. OR LESS - 6 FT.; 2" DIA. - 10 FT.; 3" DIA. - 12 FT.; 4" DIA. - 14FT.; 5" DIA. - 16 FT. ALSO SUPPORT PIPES AT ALL DIRECTION CHANGES AND POINT LOADS.
15.3.7 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND CLEARANCES.
15.3.8 PROVIDE CLEANOUTS SIZED TO FIT AT EACH LINE END AND WHERE REQUIRED BY CODE.
15.3.9 GRADE SEWERS 1/4" PER FOOT, 1/8" PER FOOT IF 4" DIA. OR OVER; GAS LINES 1" IN 15 FEET; AREA DRAINS 1/4" PER FOOT WHERE POSSIBLE, 1/16" PER FOOT MINIMUM.
15.3.10 WATER HEATERS TO HAVE EXTERNAL R-12 INSULATION BLANKET. WATER HEATERS IN UNHEATED SPACES TO HAVE THE FIRST FIVE FEET OF PIPING COVERED WITH R-3 INSULATION. STRAP WATER HEATER VERTICALLY AND HORIZONTALLY TO RESIST A LOAD OF 10 LB PER GALLON OF WATER HEATER CAPACITY. PROVIDE TEMPERATURE AND PRESSURE RELIEF AND DRAIN INTO GALVANIZED BASE PAN WITH 1/2" DIA. DRAIN FROM PAN TO NON-HAZARDOUS EXTERIOR LOCATION.
15.3.11 CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF BUILDING AND SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER. DUCTS SHALL BE NO LESS THAN 4 INCHES IN DIAMETER, SMOOTH, AND NOT BE CONNECTED WITH/ SHEET METAL SCREWS OR FASTENERS THAT WILL OBSTRUCT AIR FLOW. DUCT LENGTH SHALL NOT EXCEED 14 FT WITH 2 90° ELBOWS. THIS SHALL BE REDUCED 2' FOR EVERY ADDITIONAL ELBOW. DUCTS SHALL NOT BE CONNECTED TO A GAS VENT, CONNECTOR, OR CHIMNEY.
15.3.12 IN ADDITION TO EQUIPMENT WARRANTIES, PROVIDE ONE YEAR GUARANTEE FOR ALL MATERIAL, WORKMANSHIP, AND OPERATION.
15.3.13 CONTRACTOR TO CLEAN OFF ANY EXCESS FLUX AFTER SOLDERING.
15.3.14 AN EARTHQUAKE GAS SHUT-OFF VALVE SHALL BE INSTALLED ON ANY BUILDING CONTAINING FUEL GAS PIPING.
15.3.15 FOR COOLING EQUIPMENT LOCATED IN ATTIC OR FURRED SPACE, AN ADDITIONAL WATER-TIGHT PAN OF CORROSION-RESISTANT METAL SHALL BE INSTALLED BENEATH THE COOLING COIL TO CATCH THE OVERFLOW CONDENSATE DUE TO CLOGGED PRIMARY CONDENSATE DRAIN. THE ADDITIONAL PAN SHALL BE PROVIDED WITH A DRAIN PIPE, 3/4-INCH NOMINAL PIPE SIZE, DISCHARGING AT A POINT WHICH CAN BE READILY OBSERVED.
15.3.16 ALL PLUMBING FITTINGS TO BE SELECTED BY ARCHITECT.
15.3.17 ALL ROOF VENTS 2" DIA. AND SMALLER SHALL BE STANDARD WEIGHT GALVANIZED STEEL CONFORMING TO ASTM A120. ROOF VENTS LARGER THAN 2" DIA. SHALL BE STANDARD WEIGHT CAST IRON. ALL VENT FLASHING SIZED TO FIT VENTS TO BE 26 GAUGE GI. COMBINE VENTS AND EXIT THROUGH THE LEAST VISIBLE LOCATION. AVOID ALL ROOF VALLEYS AND SCUPPER TROUGHS. NO EXPOSED ABS OR PVC VENTS ON ROOF. VERIFY VENT ROUTING OPTIONS WITH ARCHITECT PRIOR TO INSTALLATION.
15.3.18 PLUMBING FIXTURES AND PLUMBING FITTINGS WITH THE FOLLOWING MAXIMUM WATER USAGES SHALL BE INSTALLED AND SHALL MEET THE STANDARDS REFERENCED PER (CGBSC 4.303/T4.303.1-3), WHERE APPLICABLE IN BATHS, WASHROOMS, KITCHEN, LAUNDRY, ETC.;
A) TANK-TYPE TOILETS SHALL HAVE DUAL FLUSH OR EQUAL TO OR LESS THAN 1.28 GALLON PER FLUSH.
B) WATER-SAVING SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF 2.0 GALLONS PER MIN. @ 60 PSI, WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MIN. @ 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME, A HAND-HELD SHOWER IS TO BE CONSIDERED A SHOWER HEAD FOR PURPOSES OF THIS PROVISION.
C) WATER-SAVING SINK AND LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.5 GALLONS PER MIN. @ 60 PSI.
D) WATER-SAVING KITCHEN SINK FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 60 PSI. FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MIN. @ 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MIN. @ 60 PSI.
E) INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE SHALL BE PROVIDED.

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

15.3.19 COPPER WATER LINES SHALL BE TYPE "L", MINIMUM. DO NOT RUN UNDER SLAB.
15.3.20 SHOWERS AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. ALSO DELIVER MAXIMUM OF 120F TEMPERATURE.
15.3.21 PROVIDE WATER HEATER EXPANSION TANK IF A PRESSURE REGULATOR OR ANY DEVICE THAT PREVENTS PRESSURE RELIEF THROUGH THE BUILDING SUPPLY LINE IS INSTALLED.
15.3.22 PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER.
15.3.23 PROVIDE SEISMIC STRAPPING FOR WATER HEATER AT TOP AND BOTTOM 1/3 OF TANK. IF LOCATED IN GARAGE INSTALL ON 18 INCH PLATFORM. PROVIDE MIN. 100 SQ. IN. COMBUSTION AIR FOR WATER HEATER COMPARTMENT: 50% WITHIN 12" OF CEILING, 50% WITHIN 6" OF FLOOR.
15.3.24 SPRINKLER UNDER SEPARATE PERMIT, IF REQUIRED.
15.3.25 HOSE BIBS SHALL HAVE NON-REMOVABLE ANTI-SIPHON / BACK-FLOW PREVENTION DEVICES.
15.3.26 WATER PRESSURE EXCEEDING 80 PSI REQUIRES PRESSURE REGULATOR.
15.3.27 PROVIDE ACCESS PANEL (12"X12") OR UTILITY SPACE FOR ALL TUBS WITH CONCEALED SLIP-JOINT FITTINGS.
15.3.28 GAS PIPING SHALL NOT BE INSTALLED UNDER SLAB.
15.3.29 ALL VENTS TO REAR SIDE OF RIDGE.
15.3.30 QUIET WRAP PIPE INSULATION SOUND PROOFING AT ALL WATER AND WASTE LINES.
15.4 THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATION SYSTEMS SHALL BE THERMALLY INSULATED WITH A 1" MIN. THICK FOR HOT AND 3/4" MIN. THICK FOR COLD WATER PIPES WITH A DIA. GREATER THAN 2".
15.5 PROVED REMOVABLE PANEL ACCESS FOR ALL WHIRLPOOL BATHTUB PUMPS. PANELS SHALL BE LARGE ENOUGH TO ACCESS AND REMOVE THE PUMP.

DIVISION 16 - ELECTRICAL

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

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

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

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

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

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

16.7 LAMP ALL FIXTURES.

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

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

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

16.11 PROVIDE ELECTRICAL IGNITION FOR ALL GAS POWERED EQUIPMENT.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16.26 VERIFY DIMMER SWITCHES W/ OWNER.

16.27 SPEAKER LOCATIONS PER OWNER.

16.28 VERIFY OUTLET AND SWITCH TYPES W/ OWNER.

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

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

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

16.32 ALL KITCHEN RECEPTACLES TO BE GFCI PROTECTED.

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

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

16.35 PROVIDE A BUFFER GROUND WITHIN THE FOUNDATION.

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

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

16.38 INSTALL OWNER PROVIDED FIXTURES PER PLAN.

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, VACANCY SENSOR OR FAN SPEED CONTROL. [CALIFORNIA ENERGY CODE SECTION 150 (K) 1 (B)]

16.40 LUMINARIES & LAMPS THAT ARE ENERGY COMMISSIONED CERTIFIED MUST BE MARKED WITH JA8-2019 OR JA-2019-E.

16.41 ALL LED LUMINARIES ARE REQUIRED TO BE CONTROLLED BY A NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) SSL-7A-COMPLIANT DIMMER UNLESS THEY ARE CONTROLLED BY A VACANCY SENSOR OR AN OCCUPANCY SENSOR.

GRADING NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES

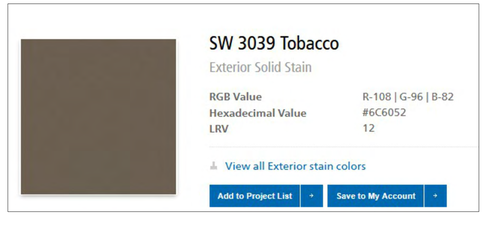
1. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY THE LOCAL GOVERNING AGENCY. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
2. THE CONTRACTOR'S WORK SHALL CONFORM TO THE FOLLOWING SPECIFIC CODES FOR NEW CONSTRUCTION:
   A. TITLE 24, C.C.R., PART 2, 2019 C.B.C. (U.B.C. W/ CALIFORNIA AMENDMENTS)
   B. TITLE 24, C.C.R., PART 3, 2019 C.E.C. (N.E.C. W/ CALIFORNIA AMENDMENTS)
   C. TITLE 24, C.C.R., PART 4, 2019 C.M.C. (U.M.C. W/ CALIFORNIA AMENDMENTS)
   D. TITLE 24, C.C.R., PART 5, 2019 C.P.C. (U.P.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 BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
5. CONTRACTOR SHALL PERFORM DEMOLITION AS REQUIRED BY (N) CONSTRUCTION & BY THE VARIOUS UTILITY COMPANIES. OBTAIN ANY REQUIRED DEMOLITION PERMITS. SHORE & PROTECT, OR REMOVE & REBUILD.
6. ALL EXCAVATION, GRADING FILLING, BACK FILLING, DRAINAGE, ETC SHALL CONFOR

EXTERIOR LIGHT FIXTURE

EXTERIOR PLASTER

STANDING SEAM METAL ROOF-CUSTOM BUILT METALS (COLOR ZINC)

LIMESTONE VENEER-RUSTIC GOLD



EXTERIOR WOOD TRIM AND RAFTERS-PAINT/STAIN-SOLID BODY SW3039 TOBACCO SHERWIN WILLIAMS

EXTERIOR FINISHES

1 CLASS 'A' [ICC-ES REPORT ESR-2048], NON-REFLECTIVE METAL STANDING SEAM ROOF W/ 12" O.C. SEAMS, SUPPLY: CUSTOM-BILT METALS / CB-150 *(CUSTOMBILTMETALS.COM)*, ICC-ES REPORT TO BE AVAILABLE TO THE FIELD INSPECTOR ON SITE [CRC R902, MONTECITO FIRE PROTECTION DISTRICT ORDINANCE].
COLOR: DARK BROWN

2 5"Ø HALF ROUND METAL GUTTER W/ 4"Ø 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 7/8" EXTERIOR PLASTER, INTEGRAL COLOR: VERIFY W/ ARCHITECT, TIGHT HAND FORMED CORNERS AND SMOOTH STEEL TROWEL FINISH, INTEGRATE FIBERGLASS MESH INTO WET BASE BROWN COAT (OMEGA PRODUCTS INTERNATIONAL CRACK ISOLATION SYSTEM OR EQUIVALENT), OVER METAL LATHE, GRADE D BUILDING PAPER (TWO LAYERS AT SHEAR WALLS), AND EXTERIOR PLY, EXTERIOR WALL FINISH TO EXTEND FROM TOP OF FOUNDATION TO ROOF TERMINATING AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS

4 2X6 T&G KILN DRIED DOUGLAS FIR EAVES PER DETAIL, SMOOTH TEXTURE, PAINT TO MATCH SIDING - COLOR: VERIFY W/ ARCHITECT

5 30"X30" ATTIC ACCESS, PROVIDE 30" MIN. HEADROOM CLEARANCE ABOVE OPENING

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 ¾" PLYWOOD SHEATHING

9

10 METAL EXTERIOR DOOR, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK *(WWW.ARCADIA.COM)*, COLOR: BLACK

11 METAL GARAGE DOOR

12

13

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 16" 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 36" MIN. LANDING AT EACH GRADE LEVEL EXIT IN THE DIRECTION OF EGRESS, SUPPLY/COLOR: VERIFY W/ ARCHITECT

17 WEEP SCREED, PROFILE TO ALLOW SIDING BELOW SCREED PER DETAIL, PROVIDE 26 GAUGE MIN, GALVANIZED WEEP SCREED AT FOUNDATION, 4" MIN. ABOVE GRADE OR 2" MIN. ABOVE CONCRETE/PAVING WHERE OCCURS

18 8X16 UNDER FLOOR CRAWL SPACE WALL VENT PER PLAN, INSTALL WITHIN 3' FROM BUILDING CORNERS, PROVIDE CORROSION RESISTANT WIRE MESH SCREEN BEHIND 1/8" THICK MIN. - PAINTED BLACK, INSTALL WELL TO RETAIN SURROUNDING GRADE WHEN APPLICABLE - VERIFY W/ ARCHITECT.

19 1-1/2" THICK ADHERED LIMESTONE VENEER, HORIZONTAL LAY RECTANGULAR W/ OVERSIZED CORNERS, OVER SCRATCH COAT, METAL LATHE, GRADE D BUILDING PAPER (TWO LAYERS AT SHEAR WALLS), AND EXTERIOR PLY, GROUT TO MATCH PLASTER COLOR, SUPPLY: MALIBU STONE *(WWW.MALIBUSTONE.COM)* - COLOR: LA TOUR

20 ½" DENSGLASS 'FIREGUARD' SHEATHING

21

22 4"X12" SOFFIT VENT, PROVIDE 26 GAUGE MIN. GALVANIZED VENT SCREEN

**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 SPECS

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

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

107 ATTIC ACCESS 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 42" VENTLESS FIRE PLACE BY Hearth Cabinet

113 36" ELECTRIC FIRE PLACE BY MODERN FLAMES

114

115 INTERIOR DOORS PAINTED OFF-WHITE

116 INSIDE SURFACES OF EXTERIOR DOORS & WINDOWS PAINTED BLACK

117

118 SECOND LAYER DRYWALL AT CEILING PER PLAN

119

120

121

122 1X8 BASEBOARD PAINTED PER ARCHITECT & OWNER

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

124

125

**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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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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

HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

FINISH SCHEDULE

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

Date	APRIL 17, 2025
Scale	1/8" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

NOT FOR CONSTRUCTION

A8.1

2022 Residential Standard Plan Notes

The general notes sheet is based on the 2022 California Building Standard Codes. This is not an all-inclusive list of code requirements specific to the project. Please reference applicable sheets and specific areas of the plans for locations of fixtures/ equipment, structural components, structural design criteria, building finishes and other components specific to the project construction.

CURRENT CODES:

2022 Calif. Residential Code
2022 Calif. Building Code. (Structural only)
2022 Calif. Mechanical Code
2022 Calif. Plumbing Code
2022 Calif. Electrical Code
2022 California Energy Code
2022 California Green Building Standards
Monterey County Code of Ordinances

DESIGN CRITERIA:

Risk Category: II
Site Class: D
Seismic Design Category: D
Basic Wind Speed: 91 mph, Exposure D
Climate Zone: 3

MINIMUM EROSION AND SEDIMENT CONTROLS FOR PROJECTS DISTURBING LESS THAN 1 ACRE:

The BMP's (Best Management Practices) listed below must be in place during construction. The BMP's listed are minimum requirements and additional BMP's could be required based on site conditions and projects located in ASBS areas (Area of Special Biological Significance).

BMP's to be in place at the start of construction:

1. Site-specific BMP plan per project conditions.
2. Existing vegetation/buffer zones protected.
3. Perimeter controls installed properly.
4. Storm drain/inlets protected on-site & nearby.

Other BMP's as applicable per project requirements:

1. **Perimeter controls:** Stabilized construction entrance, silt fence, fiber rolls, wattles, drain/inlet protection onsite and nearby, etc.
2. **Erosion prevention:** Maintain native cover as feasible, stabilize slopes (Straw, visqueen, erosion control blankets, etc.)
3. **Sediment control:** Stabilize/secure bare soil areas &sediment piles, perform dust control.
4. **Stockpile management:** Contain and cover when not active and for rain events.
5. **Materials & Waste management**: Keep away from drains/flow paths, securely cover and contain, no overflowing trash receptacles, proper disposal of paint and other chemicals.
6. **Concrete/Stucco:** Washout facility with cover for rain events and regular maintenance.
7. **Portable toilet facilities:** Keep away from storm drains/flow paths.
8. **Vehicles/equipment:** Maintained in good working order, no leaks or offsite tracking.
9. **Wet weather:** Watch forecast, keep extra BMP's on-site, prepare/cover/secure site.
10. **Dewatering**: Use approved handling method And **ONLY RAIN in the STORM DRAINS.**

LIGHT, VENTILATION, GLAZING AND MINIMUM ROOM DIMENSIONS

1. Natural light >8% of room floor area, 4% of the floor area in occupied spaces mechanical ventilation of .35 air changes/hour, or whole-house fan of 15 cfm per occupant. (CRC R303.1)
2. Bathroom aggregate glazing area >3sq.ft; ½ openable OR provide artificial light & a fan w/ min. 50 cfm for intermittent or 25 cfm for continuous ventilation; exhaust air vented directly to outside. (CRC R303.3). Each bathroom combo fan with Energy Star eqpt. (min.50cfm) w/ humidistat installed. (CRC R303.3.1)
3. The following windows shall be fully tempered: (CRC R308.4)
   - Sliding/swinging glass doors
   - Glazing in walls and enclosures facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and swimming pools where the glazing is less than 60" above the standing surface within the compartment and within 60" horizon- tally of the water's edge (CRC R308.4.5)
   - Glazing within a 24" arc of a door that is less than 60" above the floor. Safety glazing required on a wall less than 180 degrees from the plane of the door in a closed position and within 24" of hinge side of an in-swing door. (R308.4.2)
   - Glazing where the exposed area is greater than 9sq.ft, bottom is less than 18" and at least 36" above the floor, and adjacent to a walking surface.
   - Within 60" of the bottom tread of a stairway and less than 36" above the landing • Glazing in guards and railings
   - Glazing adjacent to stairways, landings, and ramps within 36" horizontally of the walking surface less than 36" above the walking surface
4. Provide fall protection in accordance with C.R.C. Section R312.2.1 for the operable windows with sills located less than 24" above finished floor and greater than 72" above the finished grade, or surface on the outside of the building C.R.C. Section R312.2
5. Provide attic cross ventilation: 1/150 of attic area or 1/300 with min. 40% but not >50%. Provide min. of 1" of air space between insulation & roof sheathing. (CRC R806) Under floor cross ventilation: min.1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class 1 vapor retarder is installed, min. area of ventilation may be limited to 1sq.ft for each 1,500 square feet of under-floor space. One ventilation within 3' of each building corner (CRC R408.1). Unvented crawl spaces shall comply with CRC R408.3.
6. Minimum 3' deep x door width landing & light at all exterior doors.
7. Minimum room dimensions (CRC R304):
   - Habitable rooms shall be min. 70 sq.ft.
   - Habitable rooms, hallways & basements min.7' celling height. Bathrooms, toilet rooms, laundry & basements w/o habitable spaces min. 6'8" celling height. (CRC R305.1 & R305.1.1)
   - Habitable spaces in basements min. 6'4" under obstructions. (CRC R305.1)
   - Kitchen shall be provided with passageway min. 3' in width between counters/appliances.
   - Shall not be less than 7 ft. in any dimension except kitchens.
   - Hallways shall have a minimum width of 36". (CRC R311.6)

EGRESS AND RESCUE OPENINGS

1. Provide each bedroom, basement, and habitable attic with a minimum of one exterior egress and rescue opening. Such opening shall lead directly to the public way. The egress and rescue opening shall have a clear net opening of 5.7 square feet (5ft for grade floor). The minimum net clear height shall be 24" and the minimum net clear width shall be 20". The opening shall have the bottom of the clear opening not greater than 44 inches measured from the floor. (CRC R310.1 – R310.3) Area Wells, ladders, steps, and area well drainage shall comply with CRC R310.4. Bars, grilles, covers, and screens or similar devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs. (CRC R310.4.4) Photovoltaic panels & modules shall not be placed on the portion of the roof below an emergency escape and rescue openings within 36". (CRC 324.6.3)
2. Provide landings and a porch light at all exterior doors. Landings are to be minimum 3' deep x width of door. Landings at required egress doors may step down a maximum of 7.75" when the door does not swing over the landing and 1.5" when door swings onto the landing. Other than required exterior exit doors may have a threshold of 7.75" maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R311.3-R311.3.2)
3. At least one egress door shall be provided for each dwelling unit, the egress door shall be side hinged with a minimum openable width of 32"; the minimum clear openable height shall be 78" minimum (other doors shall not be required to comply with these dimensions). Egress doors shall be readily openable from the inside without the use of a key, special knowledge, or effort. (CRC R311.2

AGING-IN-PLACE

1. For new construction at least one bathroom on the entry level shall be provided with grab bar reinforcement. If no entry level bathroom is present at least one bathroom on 2nd or 3rd floor shall comply with CRC R327.1.1 Reinforcement shall be 2x8 lumber or equal and located between 32" and 39.25" above the finished floor flush with wall framing. Water closet reinforcement shall be installed on both side walls of the fixture, or on the side and back wall. Shower reinforcement shall be continuous where wall framing is provided. Bathtub and combo tub/shower reinforcement shall be continuous on each end of tub and the back wall. Back wall reinforcement for a lower grab bar shall be provided with bottom edge located no more than 6" above the tub rim. Info with location of reinforcement shall be placed in the operations and maintenance manual.
2. Electrical outlets, switches and controls shall be located not more than 48" from the top of the outlet box and not less than 15" from the bottom of the outlet box above the finished floor. (CRC R327.1.2)
3. Doorbell buttons shall be installed not more than 48" above the finished floor measured to the top of the button. (CRC R327.1.4)
4. Effective July 1st, 2024, at least one bathroom and bedroom on entry level shall provide a doorway with net clear opening of not less than 32" measured with door open at a 90-degree angle. (CRC R327.1.3)

FOUNDATIONS & CONCRETE SLABS

1. Slope drainage 6" within the first 10' from the foundation wall. If physical obstructions or lot lines prohibit the 10' distance, a 2-5%slope shall be provided to an approved alternative method of diverting the water away from the foundation. Impervious surfaces sloped a minimum of 2% for 10' away from structures to an approved drainage way. (CRC R401.3)
2. Stepped footings shall req. when bottom footing slope >1 in 10 (V:H)(CRC R403.1.5)
3. Concrete slabs: 3 ½" minimum (CRC R506.1). Slabs shall have a 4" thickness of 3/8" minimum gravel under the concrete slab. Separate from soil with a 10-mil poly vapor retarder with joints lapped not less than 6". A capillary break shall be installed when a vapor retarder req. per CGBC Section 4.505.
4. Provide an 18" x 24" under-floor access, unobstructed by pipes or ducts and within 5' of each under-floor plumbing cleanout and not located under a door to the residence. Provide a solid cover or screen. (CRC 408.4 & CPC 707.9)
5. Minimum sill bolting: ½" anchor bolts or approved anchors at 6 ft. o.c. maximum for one story. (CRC R403.1.6) Use anchor bolts at 4 ft. o.c. maximum for three story construction. Embed bolts 7" minimum. The anchor bolts shall be placed in middle third of the width of the plate. Locate end bolts not less than 7 bolt diameters, nor more than 12" from ends of sill members. In SDC D0 and above: Provide 3"X3"X0.229 plate washers on each bolt at braced or shear wall locations, standard cut washers permitted for anchor bolts not located in braced/shear wall lines. (CRC R403.1.6.1 & R602.11.1)

CLEARANCES AND TREATMENT FOR WOOD FRAMING

1. Weather exposed glued-lam, beams and posts shall be pressure treated or shall be wood of natural resistance to decay (CRC R317.1.3 & 5)
2. Columns exposed to weather or in basements, when supported on concrete pier or metal pedestals, pressure treated or natural resistance to decay unless pier/pedestals project 1" above concrete or 6" above earth & earth covered by approved impervious moisture barrier. (CRC R317.1.4 exc. 1)
3. Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more, and the earth is covered by an impervious moisture barrier. (CRC R317.1.4 exc. 2)
4. Wood joists 18" clearance to earth and girders 12" to earth, or shall be pressure treated or natural resistance to decay when located within the periphery of the building foundation. (CRC R317.1 (1))
5. Fasteners for siding attachment & into p/t lumber corrosion resistant (CRC R317.3)
6. Wood of natural resistance to decay or pressure treated wood per CRC R3170

FLOORS

1. Wood floor joist size, spacing, and grades for conventional construction per CRC Tables R502.3(1)-(2). Cantilevered joists shall conform to CRC Tables R502.3.3(1)-(2). Others shall be designed by structural calcs completed by a registered California Design Professional.
2. Wood floor girder size, spacing, and grades for conventional construction per CRC Tables R602.7(1), R602.7(2) and R602.7(3). Others designed by structural calcs per California Design Professional.
3. Joists under and parallel to bearing □ Specify type, thickness, and attachment of floor sheathing per table R503.2.1.1(1). Nail spacing for floor plywood sheathing: 6" o.c on the edges and 12" o.c in the field □ Solid block all joist at ends and supports or use other approved connections. (CRC R502.7)
4. Provide specs/calcs for the use of engineered wood products. (CRC R502.1.2-7)
5. Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CBC 2304.10.7)

WALLS

1. Stud size, height, grade & spacing (CRC Table R602.3(5) & R602.3.1). Exterior & interior studs continuous floor to roof unless braced at ceiling. (R602.3)
2. The length of bracing along each braced wall line shall not be less than required for wind speed in Table R602.10.3(1) and per the SDC in CRC Table R602.10.3(3). See Tables R602.10.3(2) and R602.10.3(4) for adjustment factors based on story height, wall dead loads, exposure types, roof eave-to-ridge heights, bracing methods, etc.
3. The braced wall panel uplift value exceeds 100plf per CRC Table R802.11. Provide an approved listed connector. (CRC R602.3.5)
4. Braced wall lines max angle out of plane 45 degrees for max. 8' diagonal length (CRC R602.10.1.4)
5. Braced wall panels spaced at not more than 25ft o.c. for SDC D0, D1 & D2 and 35ft. o.c in SDC C (CRC Table R602.10.1.3). Braced wall lines at exterior walls in seismic design categories D0, D1, and D2 shall have a braced wall panel located at each end of the braced wall line. (See exceptions below)
6. If structural wood sheathing is used, it's permitted to begin no more than 10ft from each end of the braced wall line per R602.10.7:
7. Min. 24" wide panel at each building corner & braced wall line continuously sheathed per R602.10.4.2.
8. End of braced wall panel closet to the corner shall have a hold-down device installed with a minimum uplift value of 1,800lbs and the braced wall line is continuously sheathed or WSP sheathing.
9. Braced wall panels in one-and-two story buildings may be spaced at 35' o.c in order for one single room not exceeding 900sf. (CRC Table R602.10.1.3)
10. Alternate braced wall panels per CRC R602.10.6.1. Clearly provide an alternate braced wall detail showing minimum lengths, hold-down device used, fastener spacing, headers, etc.
11. Continuous braced wall sheathing per CRC R602.10.4.2 and R602.10.7.
12. Provide full depth blocking directly above and below braced wall lines when joists parallel to wall & not provided directly above/below per CRC Figure R602.10.8(2).
13. Braced wall panel connections to roof framing per CRC R602.10.8.2.
14. 2x blocking for horizontal and vertical joints in braced wall panels (CRC R602.10.4.4)
15. Where shear design values exceed 490lbs per foot, all framing member receiving edge nailing from abutting panels not less than a single 3" nominal or two 2" members stitch nailed together per the design professional. Panel joints and sill plate nailing shall be staggered. 3x sill plate required or 2x sill with double the # of anchors required for the 3x sill. (CBC T-2306.2(1) and sections 4.3.6.1 and 4.3.6.4.3 of AF&PASDPWS)
16. Post to beam connections per CRC R502.9 & CBC 2304.10.7)
17. Minimum header sizes & #/size of supports for light frame per CRC R502.5 & Tables 602.7(1), (2) & (3).
18. Double top plate with minimum 24" lap splice length each side of end joint. Nail with 12 16d each side of lap joint). (CRC T-R602.3(1)) Lap plates at intersecting walls. (CRC R602.3.2)
19. Minimum wood structural panel sheathing nailing: 6" o.c. edge including nailing into mudsill and top plate. 12" o.c. nailing in field (CRC T-R602.3(1))
20. Min. 2x6 framing in plumbing walls for drilling/notching of studs. (CRC R602.6)
21. Fasteners for siding & pressure treated lumber corrosion resistant (CRC R317.3)
22. Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10ft. intervals. Fire-block at soffits, drop ceilings/similar locations & in concealed spaces at the top/bottom of stair stringers. (CRC R302.11)
23. Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2) Min. of 2 layers of Grade D paper under stucco and 2 layers of 15lb felt under stone veneer.
24. Stucco minimum clearance to earth of 4" and 2" to paved surfaces with approved weep screed. (CRC R703.7.2.1) Masonry stone veneer flashed beneath first course of masonry and provided with weep holes above the flashing. (CRC R703.8.5 and R703.8.6)

ROOF

1. Roof sheathing can only cantilever 9" beyond a gable end wall unless supported by overhang framing. (CRC 802.5.2.1)
2. Provide a minimum 22" x 30" access opening to attic (CRC R807); may be required to be 30"x30" to remove the largest piece of mechanical equipment per the CMC.
3. Roof drains/gutters installed per the CPC with leaf/ debris protection also installed. (CRC R337)
4. Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum.
5. Asphalt shingles with sloped roofs 2/12 to <4/12 shall have two layers of underlayment applied per CRC R905.2.2.

MECHANICAL

1. Provide combustion air for all gas fired appliances per CMC Chapter 7
2. Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (CMC 509.6.2.7)
3. Gas water heater & furnace not allowed in areas opening to bathrooms, closets or bedrooms unless installed in closet equipped with a listed gasketed door & self-closing device w/ all combustion air obtained from outdoors. (CPC 504)
4. Rooftop equipment w/over 4/12 slope, 30"x30" platform. (CMC 304.2)
5. Exhaust openings terminating to outdoors shall be covered w/ a corrosion resistant screen ¼"-1/2" in size (not required for clothes dryers). (CMC 502.1)
6. Vent dryer to outside of building (not to under-floor area). Vent length 14'. max & terminate min. 3' from property line & any opening. (CMC 504.4.2)
7. Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings & shall not discharge to public way. (CMC 502.2.1)
8. Min. 100 square " make-up air for clothes dryers in closets. (CMC 504.4.1(1))
9. Heating system is required to maintain 68 degrees at 3' above floor level and 2' from exterior walls in all habitable rooms. (CRC R303.10)

ELECTRICAL

1. No electrical panels in clothes closets or bathrooms. Maintain 36" front clearance, 30" wide or width of equipment & 6'-6" headroom. (CEC 110.26)
2. Provide min. 3 lug intersystem bonding bus bar at main service. (CEC 250.94)
3. Automatic garage door openers shall have a battery backup function that is designed to operate when activated because of an electrical outage. (SB-969)
4. A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire in bottom of a footing required for all new construction. (CEC 250.52(A) (3)) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)
5. All 15/20-amp receptacles shall be listed tamper-resistant receptacles. (CEC 406.12)
6. All branch circuits supplying 15/20-amp outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, rec rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combo type AFCI. (CEC 210.12) Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(C)(2))
7. Provide at least one 20A circuit for bathroom outlets. (CEC 210.11(C)(3)
8. Provide at least one outlet in basements, garages, laundry rooms, decks, balconies, porches & within 3' of outside of each bathroom basin. (CEC 210.52 (D), (F) & (G))
9. Furnaces installed in attics and crawl spaces shall have an access platform, light switch & service receptacle. (CEC 210.63)
10. All dwellings must have one exterior outlet at front & back(CEC 210.52(E))
11. Garage receptacles shall not serve outlets outside garage. Exception: Readily accessible outdoor receptacle outlets. ((CEC 210.11 (C)(4)) A minimum of 1 receptacle shall be provided for each car space. (210.52(G) (1))
12. At least one wall switched lighting outlet shall be installed in every habitable room, bathroom, hallways, stairways, attached & detached garages with electrical power, equipment spaces (attics, basements, etc.). (CEC 210.70)
13. Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, work surfaces and similar areas counter outlets must be installed in every counter space 12" or wider, not greater than 4' o.c., within 24" of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 outlet unless a range top or sink is installed than 2 may be required. 1 receptacle required for peninsular counter spaces. Receptacles shall be located behind kitchen sinks if counter depth behind sink is more than 12" for straight counters and 18" for corner installations. (CEC 210.52(C)(1))
14. Main service disconnect rated not less than 100 amps. C.E.C. 230.79(C)
15. Receptacles shall be installed at 12' o.c. max in walls starting at 6' max from the wall end. Walls 2' or longer shall have a receptacle. Hallway walls longer than 10' shall have a receptacle in hallways. (CEC 210.52(A))
16. Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C) Light pendants, ceiling fans, lighting tracks, etc. shall not be located within 3' horizontally and 8' vertically above a shower and/or bathtub threshold. (CEC 410.10(D))
17. Lighting/fan fixtures in wet/damp areas rated for application. (CEC 410.10)
18. GFCI outlets required: all kitchen receptacles for countertops, dishwashers, bathrooms, under-floor spaces, unfinished basements, crawl space lighting outlets, exterior outlets, within 6' of laundry/utility/wet bar sinks, laundry areas, and all garage outlets including for a single device or garage door opener. (CEC 210.8)
19. All 15/20 amp receptacles in wet locations shall have bubble covers. All receptacles in wet locations listed weather-resistant type. (CEC 406.9(B)(1))
20. Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages (CRC R315):
    • Outside of each separate sleeping area in the immediate vicinity of bedrooms
    • On every level of a dwelling unit including basements
    Smoke alarms shall be installed (CRC (R314):
    • In each room used for sleeping purposes.
    • Outside each separate sleeping area in the immediate vicinity of bedrooms.
    • In each story, including basements.
    • At top of stairways between habitable floors where intervening door or obstruction prevents smoke from reaching the smoke detector.
    • Shall not be installed within 20' horizontally of cooking appliances & no closer than 3' to registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.3(4)).
    • All smoke and CO2 alarms hardwired w/battery backup (CRC R314.4 & R315.1.2)
    • Within 10' to 20' of stove w/alarm silencing switch. CRC R314.3.3.

PLUMBING

1. Underfloor cleanouts located not more than 5' from underfloor access. (CPC 707.9)
2. ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
3. PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, .04" thick wrap or UV protected. (CPC 312.14)
4. Underground water lines shall have 14 awg blue tracer wire. (CPC 604.10.1)
5. The adjacent space to showers without thresholds considered a "wet location" when using the CRC, CBC, and the CEC. (CPC 408.5)
6. Shower compartment minimum finished interior of 1024 square inches (32" by 32") and capable of encompassing a 30" circle, measured at height equal to top of the threshold and maintained to a point not less than 70" above shower drain outlet. (CPC 408.6) Provide curtain rod or door a minimum of 22" in width. (CPC 408.5)
7. Showers and tub showers, non- absorbent surface up to 6' above the floor. (CRC R307.2) Minimum shower receptor slope is 1/8" per foot. (CPC 408.5)
8. Domestic hot water lines insulated to the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.11)
9. Water heaters located in attics, ceiling and raised floor assemblies shall show a water-tight corrosion resistant minimum 1 ½" deep pan under the water heater with a minimum ¾ inch drain to the exterior of the building. (CPC 507.5)
10. Water closet shall be located in a space not less than 30" in width (15" on each side) and 24" minimum clearance in front. (CPC 402.5
11. Max hot water temp for a bathtub or whirlpool 120 degrees F. (CPC 408.3)
12. Pressure relief valve drained to outside for water heater. (CPC 504.6)
13. Provide seismic strapping in the upper & lower third (CPC 507.2)

TITLE 24 ENERGY

1. Provide compliance documentation for mandatory measures to shown throughout the plans. All ducts in conditioned spaces must include R-4.2 insulation. (California Energy Code 150.1(c)9) Minimum heating and cooling filter ratings shall be MRV 13. (California Energy Code 150.0(m) 12)
2. Isolation water valves required for instantaneous water heaters 6.8k BTU/hr and above. Valves shall be installed on both cold and hot water lines. Each valve will need a hose bib or other fitting allowing for flushing the water heater when the valves are closed. (California Energy Code 110.3(c)6)
3. All luminaires must be high efficacy (150.0(k)1A)
   Luminaries recessed in insulated ceilings must meet five requirements (150.0(k)1C):
   - They must be rated for direct insulation contact (IC).
   - They must be certified as airtight (AT) construction.
   - They must have a sealed gasket or caulking between housing and ceiling to prevent flow of air out of living areas and into the ceiling cavity.
   - Hardwired ballasts or drivers, allow ballast or driver maintenance and replacement readily accessible from below ceiling w/o cutting holes in ceiling.
   - They may not contain a screw base socket.
4. In bathrooms, garages, laundry, and utility rooms, at least one luminaire shall be controlled by a vacancy or occupant sensor provided occupant sensor is initially programmed like a vacancy sensor (manual-on operation). (150.0(k)2I)
5. Joint Appendix A (JA8) certified lamps shall be considered high efficacy & controlled by a vacancy sensor or dimmer. (Exception:<70sf closets and hallway) (150.0(k)2K)
6. Under-cabinet lighting switched separately from other lighting systems. (150.0(k)2L)
7. All exterior lighting high efficacy, controlled by a manual on/off switch and have one of the following controls (150.0(k)3A):
   - Photo-control and motion sensor
   - Photo-control and automatic time switch control
   - Astronomical time clock control turning lights off during the day.
8. All high efficacy light fixtures certified as "high efficacy" light fixtures by the CEC.
9. Contractor shall provide homeowner lighting schedule (10-103(b))
10. Blank electrical boxes more than 5' above finished floor shall not be greater than number of bedrooms & served by a dimmer, vacancy sensor, or fan speed control. (150(k)1B)
11. Provide a gasket/ insulation on all interior attic/under-floor accesses. (110.7)
12. Building to meet minimum ventilation and indoor air quality requirements per ASHRAE Standard 62.2. Window operation not allowed for required whole building ventilation. Subject to HERS testing. Attach following label to the fan switch: "To maintain minimum levels of outside air ventilation required for good health, fan control should be on at all times when building is occupied, unless there's severe outdoor air contamination." (150.0(o))
13. A minimum 100 CFM HERS verified indoor air quality fan required in kitchen Minimum heating and cooling filter ratings shall be MRV 13. (150.0(m)12)
14. Energy storage system (ESS) ready. At least one of the following shall be provided:
    - ESS ready interconnection equipment with a minimum backed-up capacity of 60 amps and a minimum of four ESS-supplied branch circuits, or
    - A dedicated raceway from the main service panel to a panelboard (subpanel) that supplies the following branch circuits: refrigerator, lighting circuit near primary egress door, sleeping room receptacle and one additional. 225-amp main panel busbar rating with space for system isolation equipment/transfer switch within 3'. Install raceways between pane & isolation equipment for backup power source.
15. Heat pump space heater ready. Gas or propane furnace shall have dedicated 240-volt branch circuit within 3' rated at 30 amps minimum. Main electrical service shall have space for the installation of a double pole circuit breaker, permanently marked as "For future 240V use". (150.0(t))
16. Electric cooktop ready. Gas or propane cooktop shall have a dedicated 240-volt branch circuit within 3' of the cooktop rated at 50 amps minimum. The main electrical service shall have space for double pole circuit breaker, permanently marked as "For future 240V use". (150.0(u))
17. Electrical clothes dryer ready. Systems using a gas or propane dryer shall include a dedicated 240-volt branch circuit with 3' of the clothes dryers. The branch circuit rated at 30 amps minimum.
18. Electrical service shall have space for installation of a double pole circuit breaker, permanently marked as "For future 240V use". (150.0(v)) Lighting in habitable spaces (living rooms, dining rooms, kitchens, and bedrooms, etc. shall have readily accessible dimming controls. (CEC 150(k))
19. Radiant barrier shall be installed on all gable ends per the manufacturer specifications.

GREEN BUILDING

1. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which disturbs one acre or more, shall manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion, and retain soil runoff on the site (CGBSC 4.106.2):
   - Retention basins of sufficient size shall be utilized to retain storm water on site.
   - Storm water conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by a wattle, etc. or approved by the enforcing agency.
2. Residential projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with either a local water efficient landscape ordinance or current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. Automatic irrigation system controllers installed at time of final inspection shall have weather or soil-based controllers and/or weather-based controllers with rain sensors. Soil moisture-based controllers are not required to have rain sensor input. (CGBSC 4.304)
3. All new residential construction with attached private garages shall have the following for electric vehicle (EV) charging stations (CGBSC 4.106.4):
   - Install a minimum 1-inch conduit capable of supplying a 208/240V branch circuit for EV charging. The other end shall terminate to the main service and/or subpanel.
   - Main panel/subpanel, 40-amp dedicated branch circuit. labeled "EV CAPABLE".
4. Multiple shower heads serving a single shower shall have a combined flow rate of 1.8 gpm or only one shower outlet to be in operation at a time. (CGBSC 4.303.1.3.2)
5. 65% minimum of nonhazardous construction and demolition waste reused/recycled. CGBC 4.408.1
6. At time of final inspection, a building operation and maintenance manual, compact disc,etc. shall be provided containing the following: (CGBSC 4.410)
   - Directions that manual shall remain on site for the life of the building.
   - Operation and maintenance instructions for equipment, appliances, roof/yard drainage, irrigation systems, etc.
   - Information from local utility, water, and waste recovery providers
   - Public transportation and carpool options
   - Material regarding importance of keeping humidity levels between 30-60 percent.
   - Information regarding routine maintenance procedures
   - State solar energy incentive program information
   - A copy of any required special inspection verifications that were required (if any)
7. The project shall meet minimum pollutant control requirements for adhesives,
8. HVAC ducts shall be covered with tape, plastic, sheet metal to reduce amount of water, dust and debris which may enter the system. (CGBSC 4.504.1)
9. Provide ENERGY STAR rated bathroom fan per CGBC Section 4.506, controlled with humidistat capable of adjustment between a relative humidity range of 50% to 80%

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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

HESS_BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

SPECIFICATIONS & NOTES

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

Date	FEBRUARY 17 2025
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

NOT FOR CONSTRUCTION

A0.4

S 42°17'26" W 573.80'

PARCEL G
SCENIC EASEMENT

S 72°00'00" W 337.32'

SCENIC EASEMENT

S 53°53'46" E 429.43'

490.09
WHITE FLAG

490.23
WHITE FLAG

SCENIC EASEMENT

480 ELEC VAULT

TEL VAULT

CONCRETE CURB AND GUTTER

BENCHMARK
MAGNAIL&SHINER
EL=470.18

R=125.00' L=64.33'
Δ=29°29'07"

Δ=26°48'32"
L=81.73' R=175.00'

PASEO VENADO
(A PRIVATE ROAD 50' WIDE)

BUILDING ENVELOPE

R=475.00' L=184.59' Δ=22°15'56"

DRAINAGE EASEMENT

Δ=47°30'10"
L=124.36' R=60.00'

R=125.00' L=107.35'
Δ=49°12'21"

N 14°24'50" W 591.72'

BUILDING ENVELOPE

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

N

A1.0

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S 42°17'26" W 573.80'

PARCEL G
SCENIC EASEMENT

SCENIC EASEMENT

S 72°00'00" W 537.32'

S 57°43'49" E 429.43'

BUILDING ENVELOPE

(N)1-STORY SFD W/ 3-CAR GARAGE & BASEMENT
4.2 acres

1500 GAL PRE-TREATMENT SEPTIC TANK

490.09 WHITE FLAG

490.23 WHITE FLAG

BUILDING ENVELOPE

SCENIC EASEMENT

BUILDING ENVELOPE

BUILDING ENVELOPE

ELEC VAULT

TEL VAULT

CONCRETE CURB AND GUTTER

BENCHMARK MAGNAIL&SHINER EL=470.18

R=125.00' L=64.33' Δ=28°29'07"

Δ=26°45'32" L=81.73' R=175.00'

PASEO VENADO
(A PRIVATE ROAD 50' WIDE)

DRAINAGE EASEMENT

R=475.00' L=184.59' Δ=22°15'56"

Δ=47°30'10" L=124.58' R=150.00'

R=25.00' L=207.35' Δ=49°16'21"

N 14°24'30" W 59.72'

BUILDING ENVELOPE

SITE PLAN
SCALE 1/32"= 1'-0"

N

NOT FOR CONSTRUCTION

HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

SITE PLAN

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

Date	APRIL 17, 2025
Scale	1/32" = 1'-0"
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A1.1

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HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

ENLARGED SITE PLAN

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

Date	APRIL 17, 2025
Scale	1/8" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A1.2

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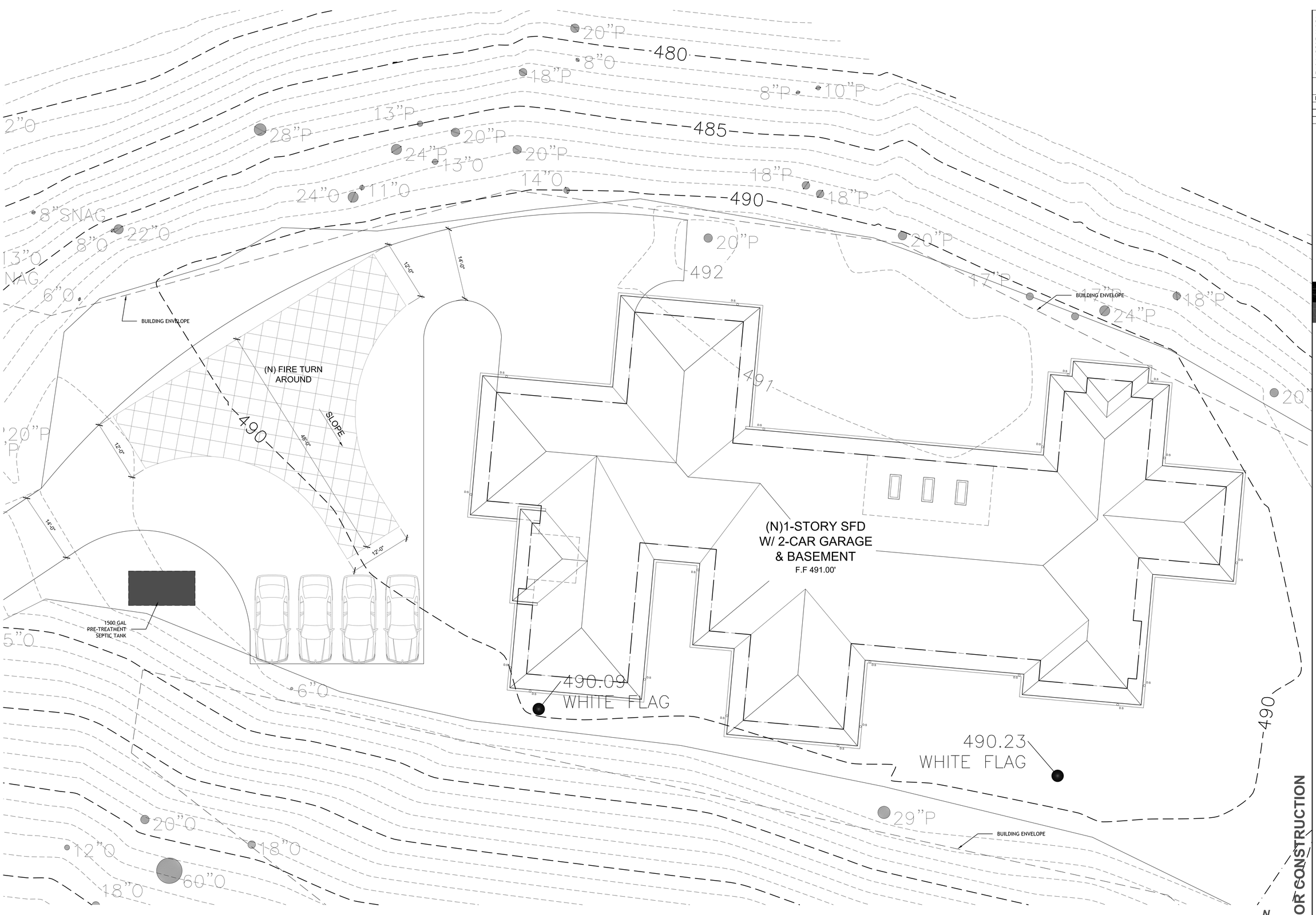

ENLARGED SITE PLAN
SCALE 1/8"= 1'-0"

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NOTES

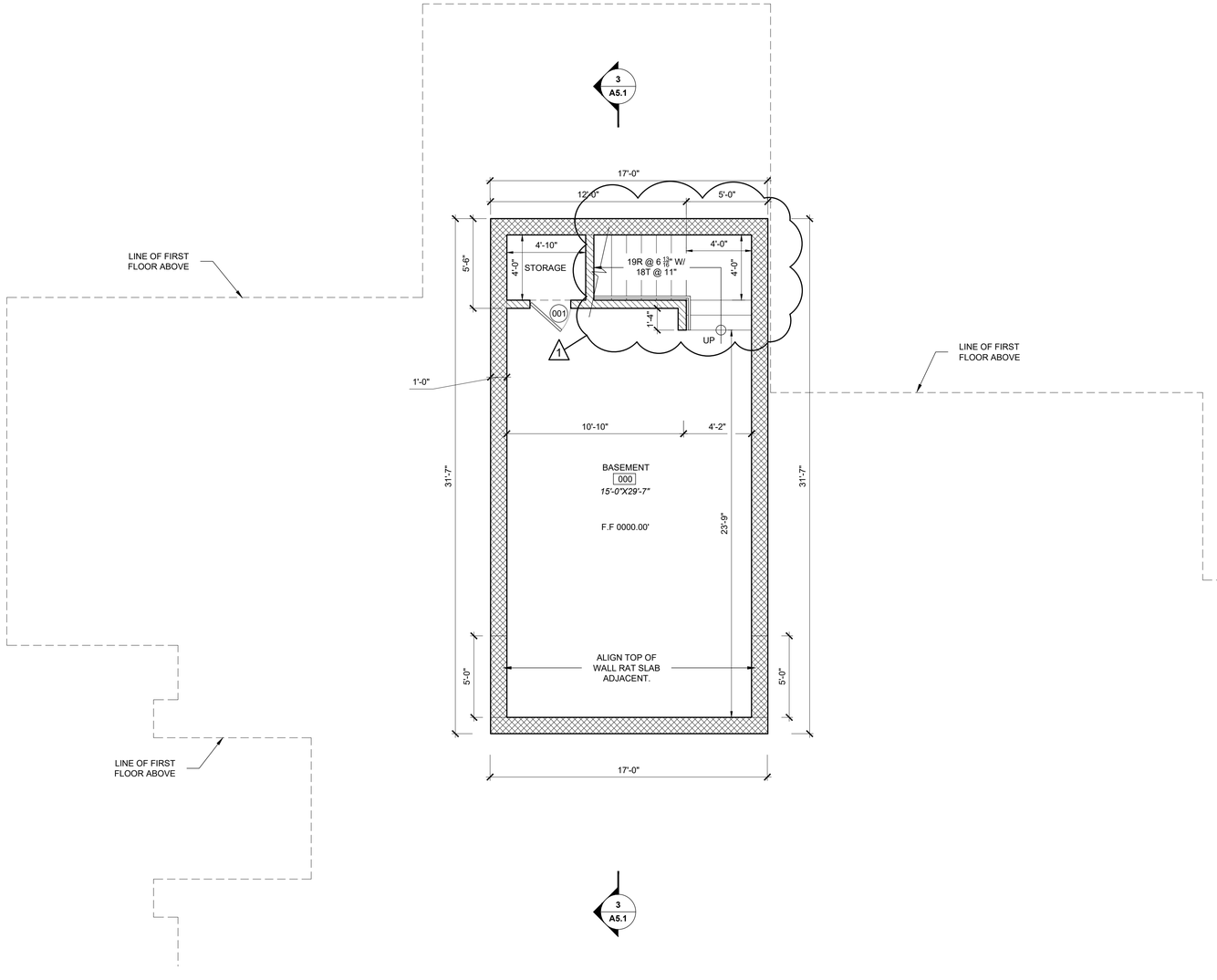
1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

WALL LEGEND

2" X 4"

2" X 6"

2" X 8"



BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0"

N

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

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HESS BECKMAN RESIDENCE
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MONTEREY, CA 93940

BASEMENT
FLOOR PLAN

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

Date	FEBRUARY 17 2025
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A2.0

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2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

WALL LEGEND

- 2" X 4"
- 2" X 6"
- 2" X 8"

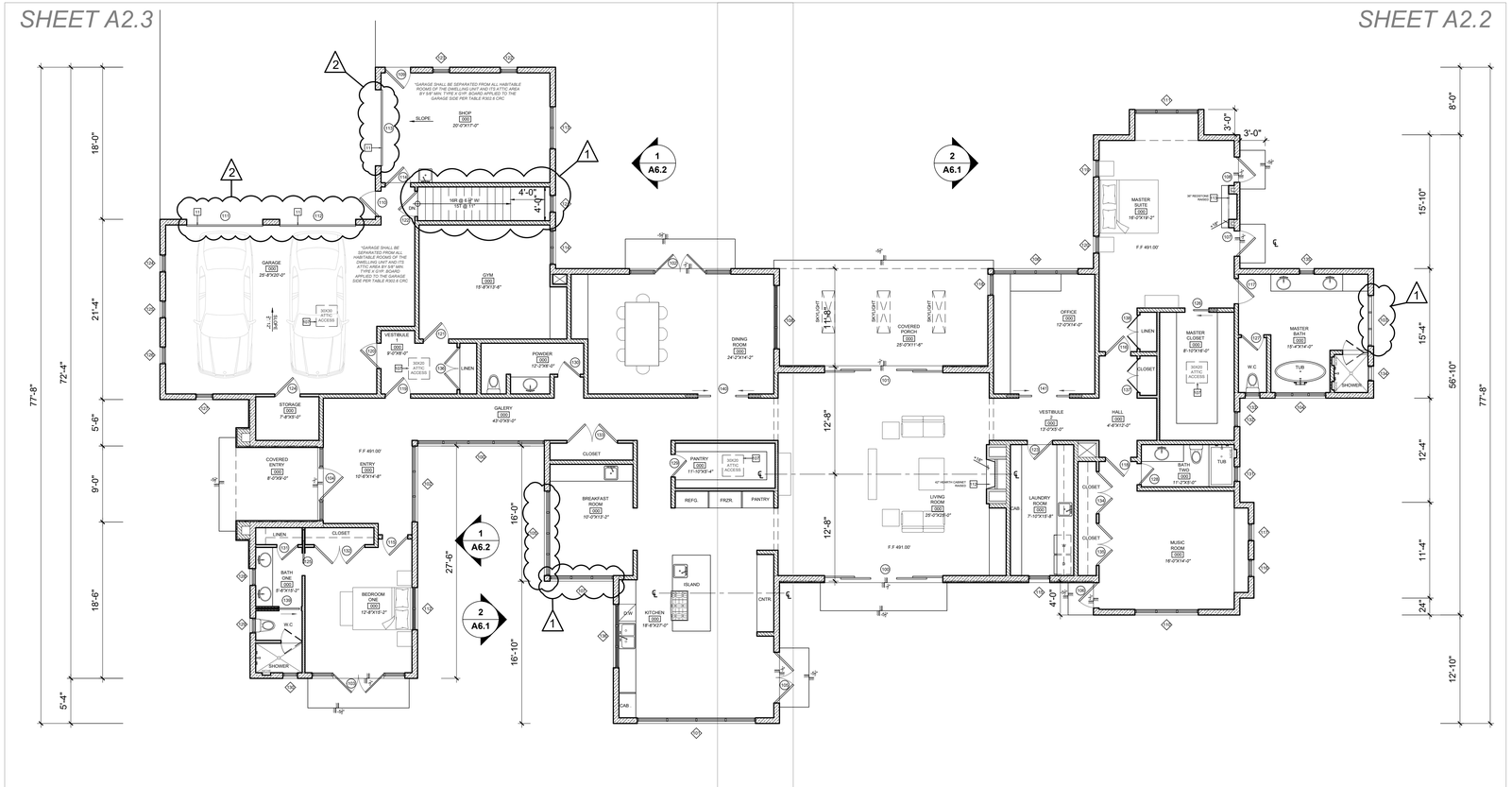
2 A5.1 | 3 A5.1 | 1 A6.3 | 2 A5.2 | 1 A5.2

143'-8"

25'-6" | 21'-4" | 26'-6" | 24'-8" | 12'-6" | 17'-4" | 15'-10"

SHEET A2.3

SHEET A2.2



19'-10" | 15'-0" | 8'-2" | 19'-8" | 37'-2" | 17'-4" | 20"

10'-8" | 119'-4" | 13'-8"

2 A5.1 | 3 A5.1 | 2 A6.3 | 2 A5.2 | 1 A5.2

FLOOR PLAN

SCALE 1/8" = 1'-0"

N

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

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HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

FLOOR PLAN

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

Date	FEBRUARY 17 2025
Scale	1/8" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

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A2.1

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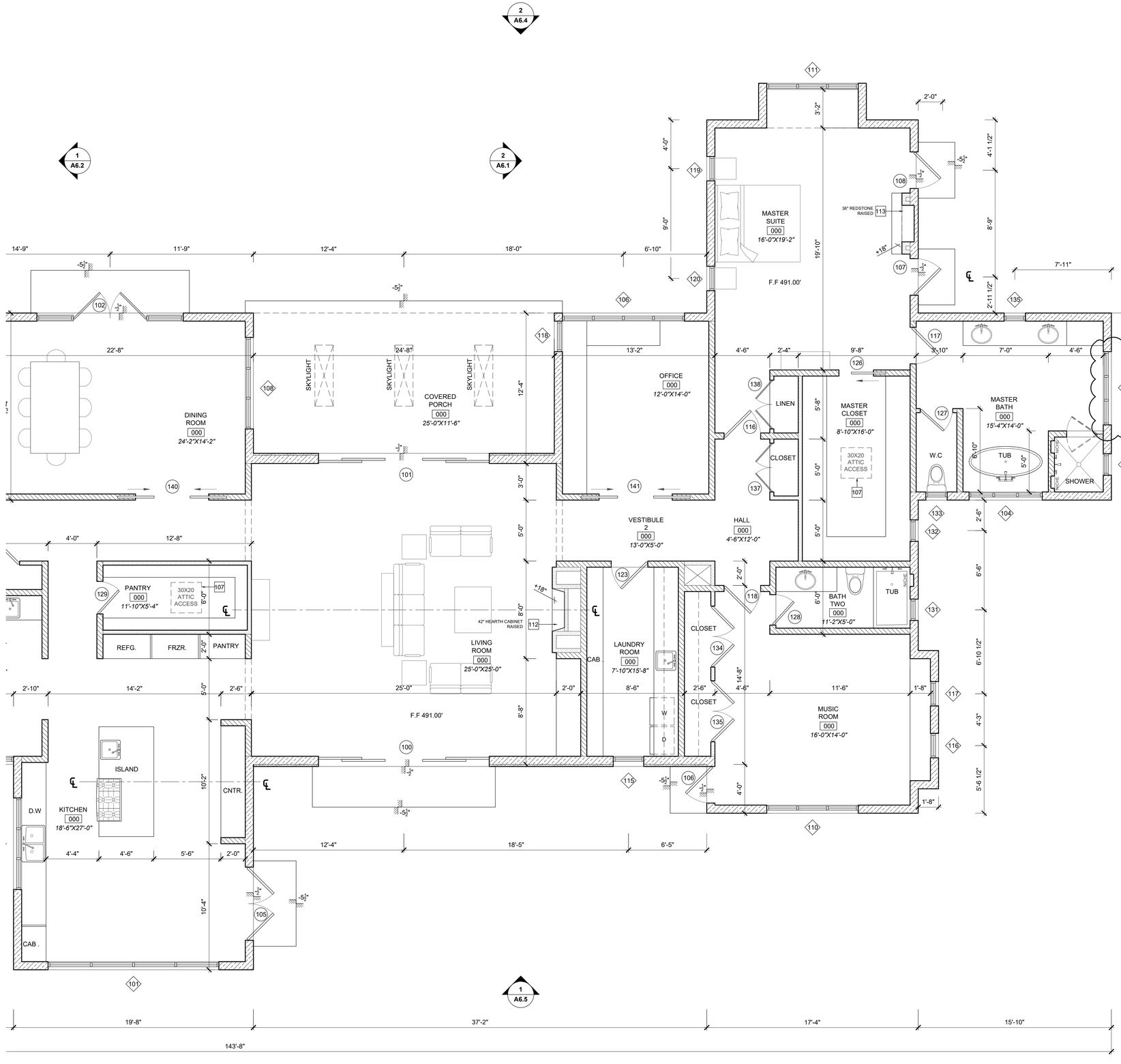
NOTES

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

WALL LEGEND

- 2" X 4"
- 2" X 6"
- 2" X 8"



PARTIAL FLOOR PLAN

SCALE 1/4" = 1'-0"

N

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NO.	DESCRIPTION	DATE
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HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

PARTIAL FLOOR PLAN

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Date	FEBRUARY 17 2025
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A2.2

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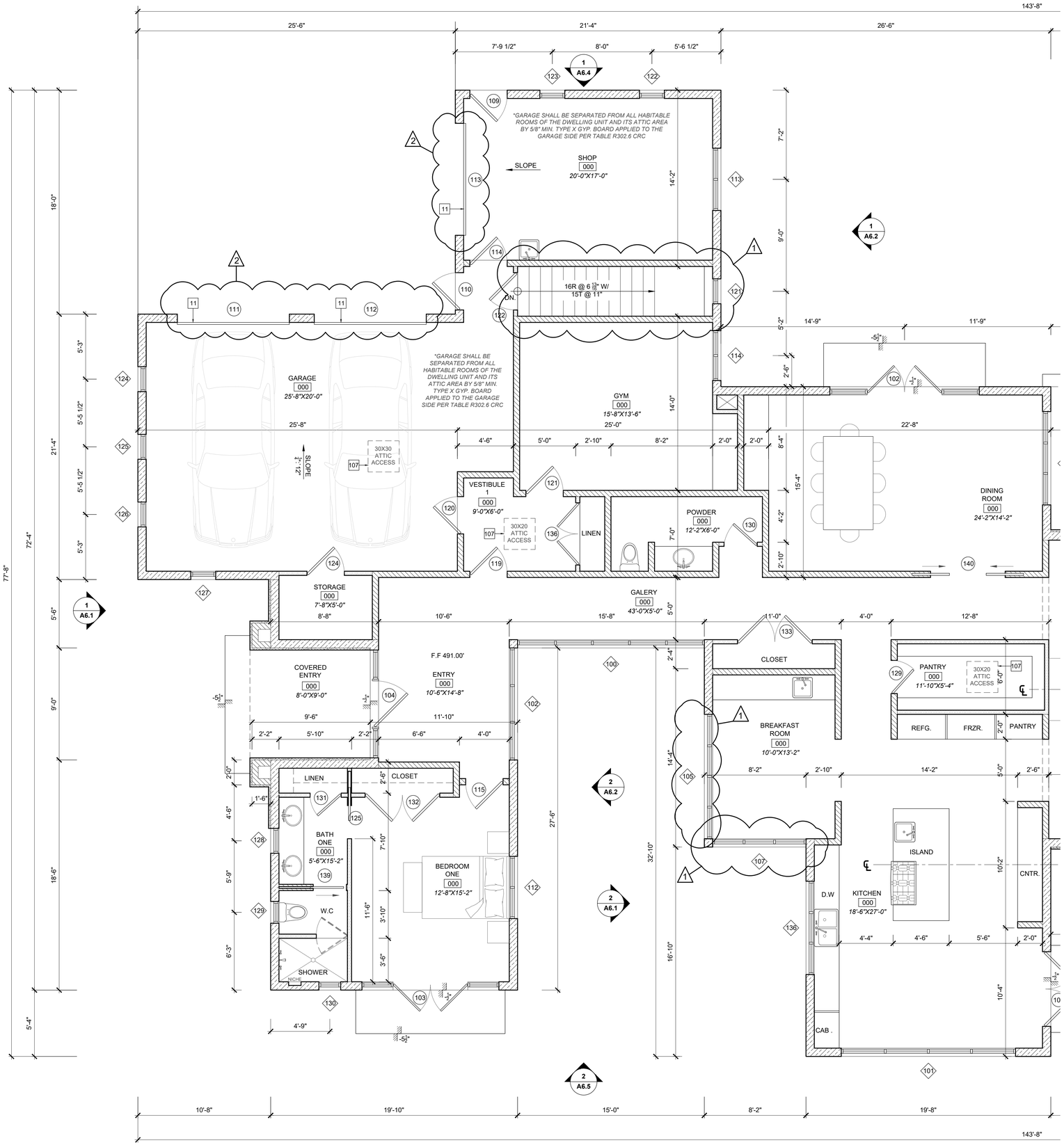

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2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

WALL LEGEND

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- 2" X 8"

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PARTIAL FLOOR PLAN

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

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Drawn	TALLON
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A2.3

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

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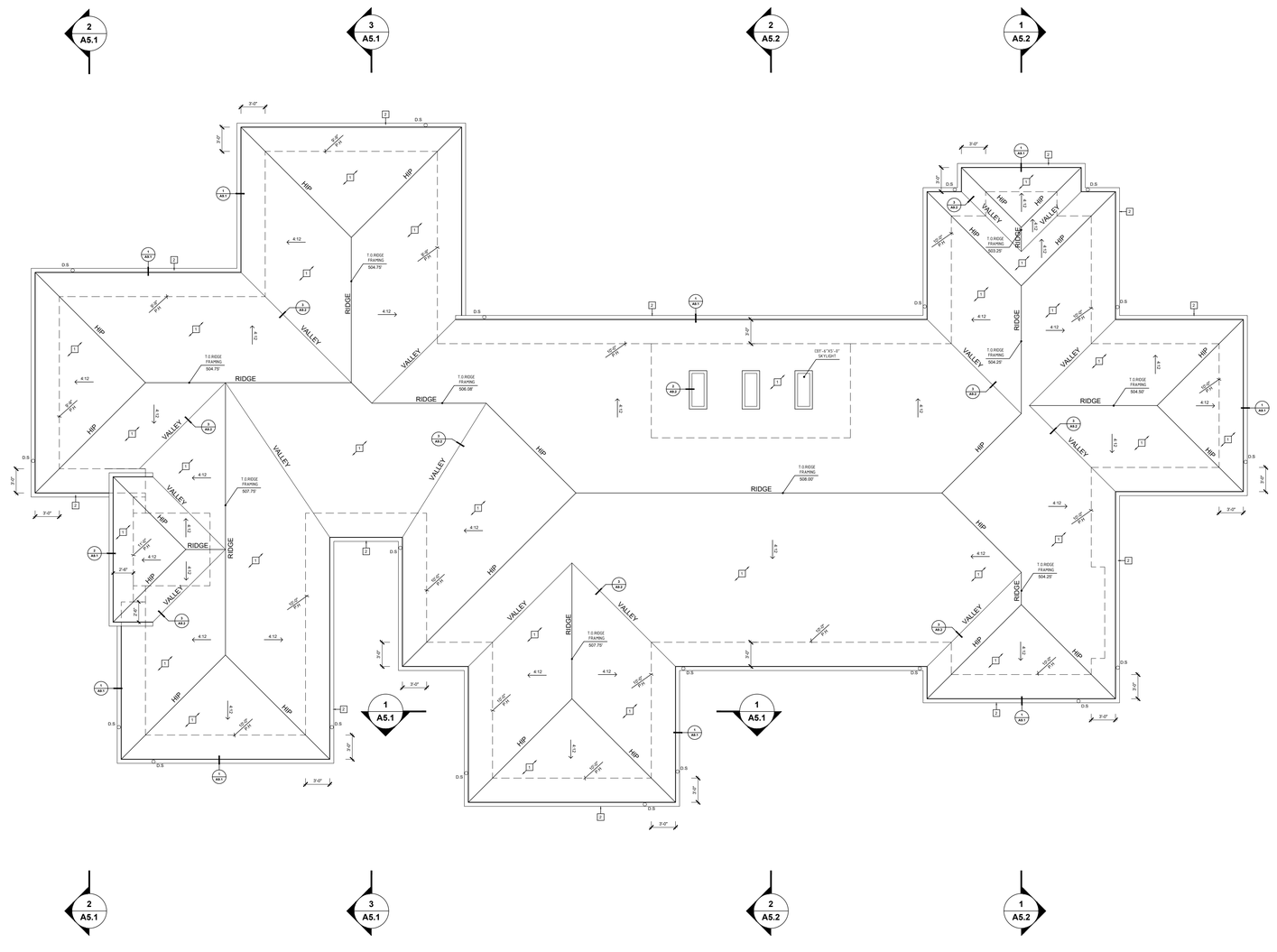

RESIDENCE ROOF PLAN

SCALE 1/4" = 1'-0"

N

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RESIDENCE
ROOF PLAN

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

Date	FEBRUARY 17 2025
Scale	1/8" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A3.1

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BASEMENT RCP

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BASEMENT RCP

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Renew 8/31/25
STATE OF CALIFORNIA

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A4.0

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FIRST FLOOR RCP

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

Date	FEBRUARY 17 2025
Scale	1/8" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A4.1

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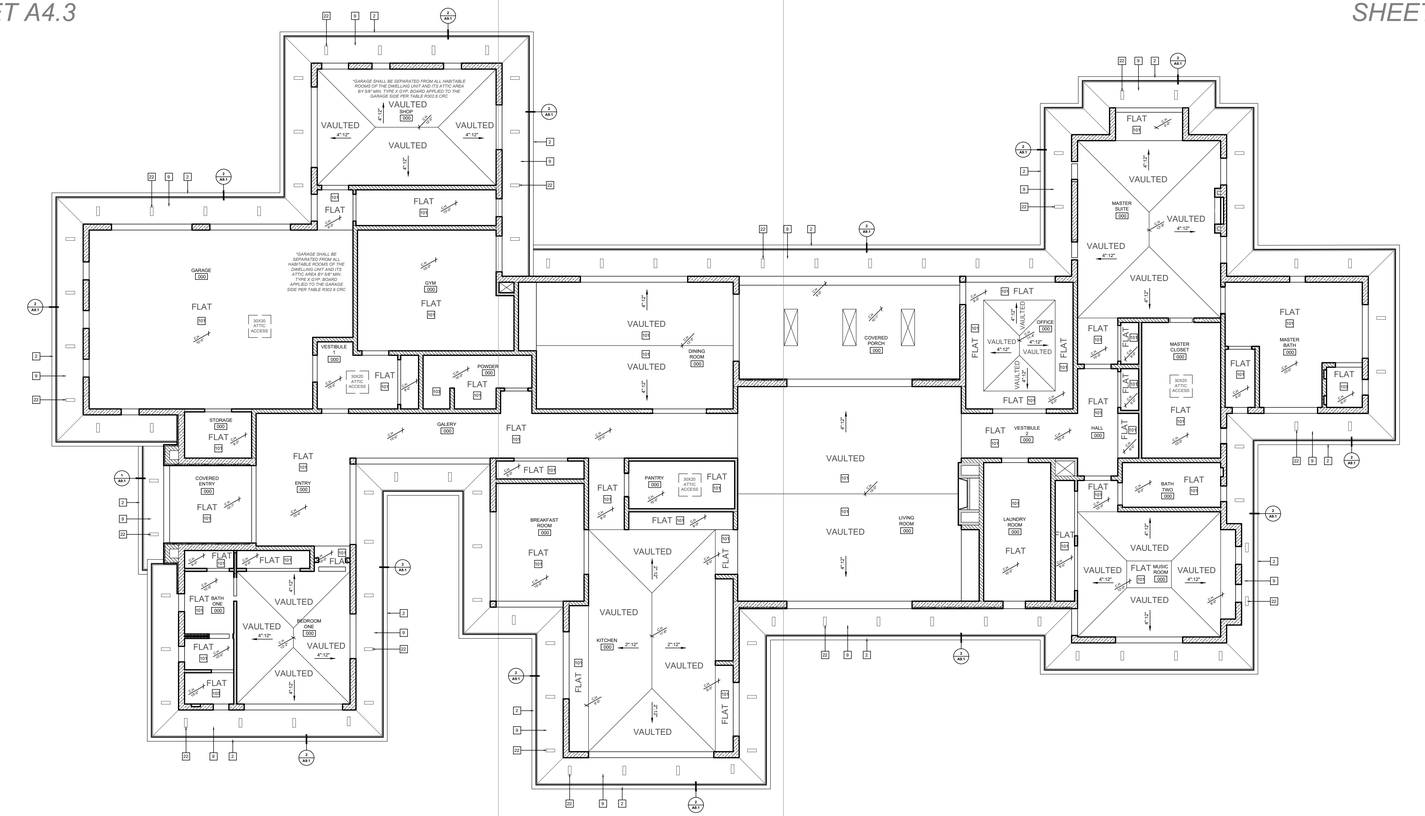
SHEET A4.3

SHEET A4.2



FIRST FLOOR RCP

SCALE 1/8" = 1'-0"

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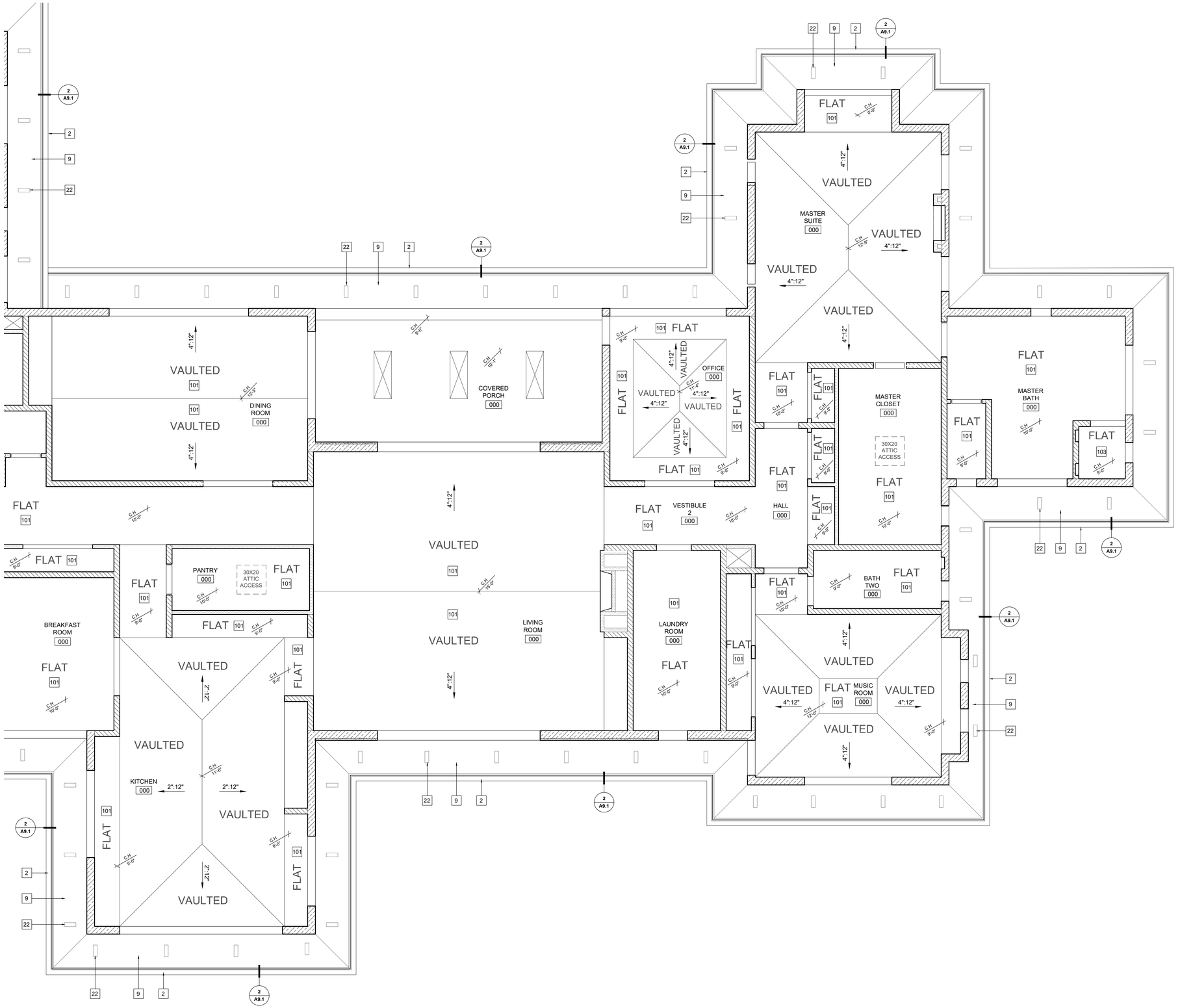

PARTIAL FIRST FLOOR RCP

SCALE 1/4" = 1'-0"

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PARTIAL FIRST FLOOR RCP

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

Date	FEBRUARY 17 2025
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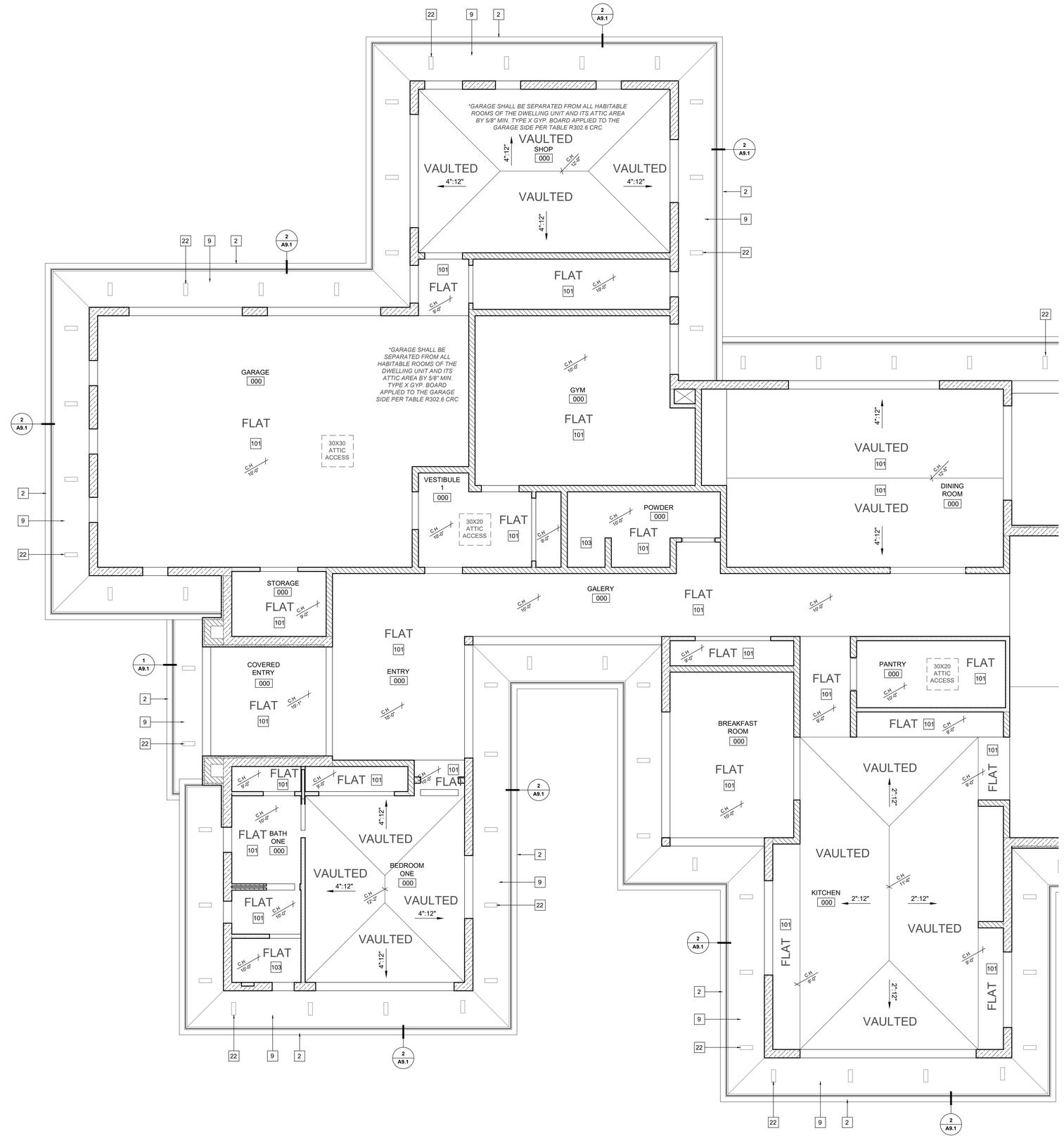

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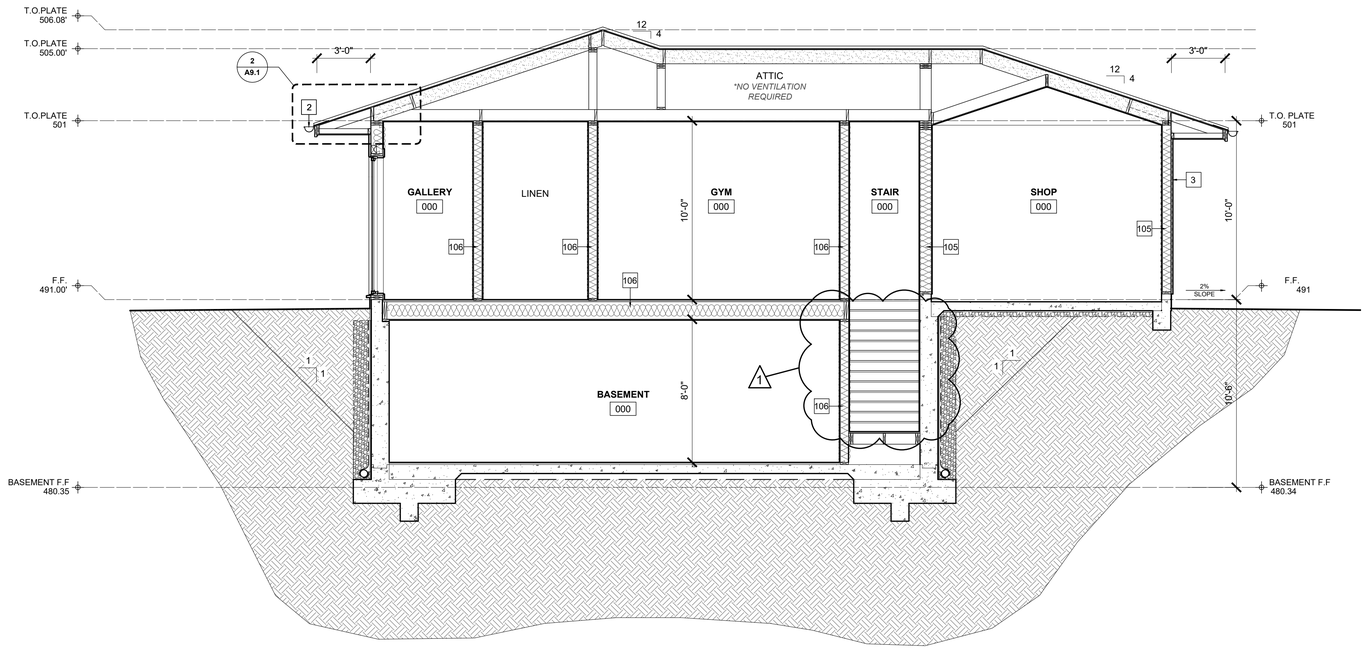
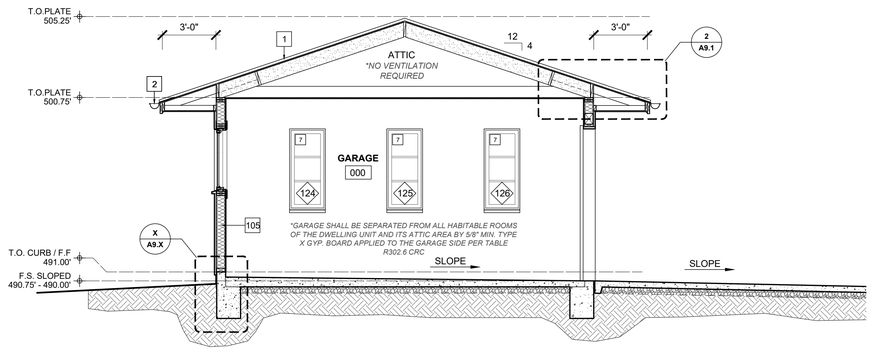
A4.3



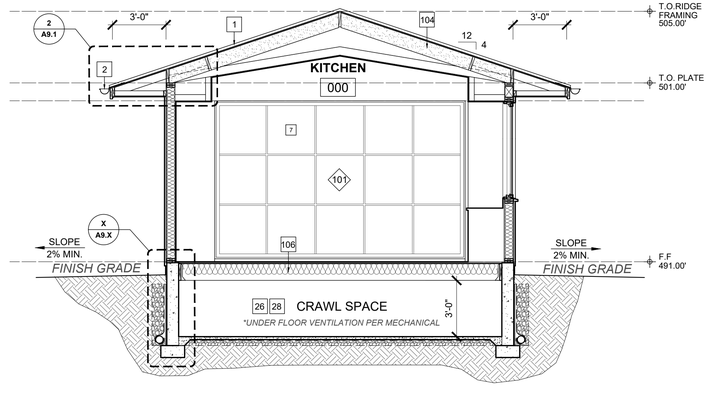
BUILDING SECTION 03

SCALE 1/4"=1'-0"



BUILDING SECTION 02

SCALE 1/4"=1'-0"



BUILDING SECTION 01

SCALE 1/4"=1'-0"

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BUILDING SECTIONS

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

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Date	FEBRUARY 17 2025
Scale	1/4" = 1'-0"
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A5.1

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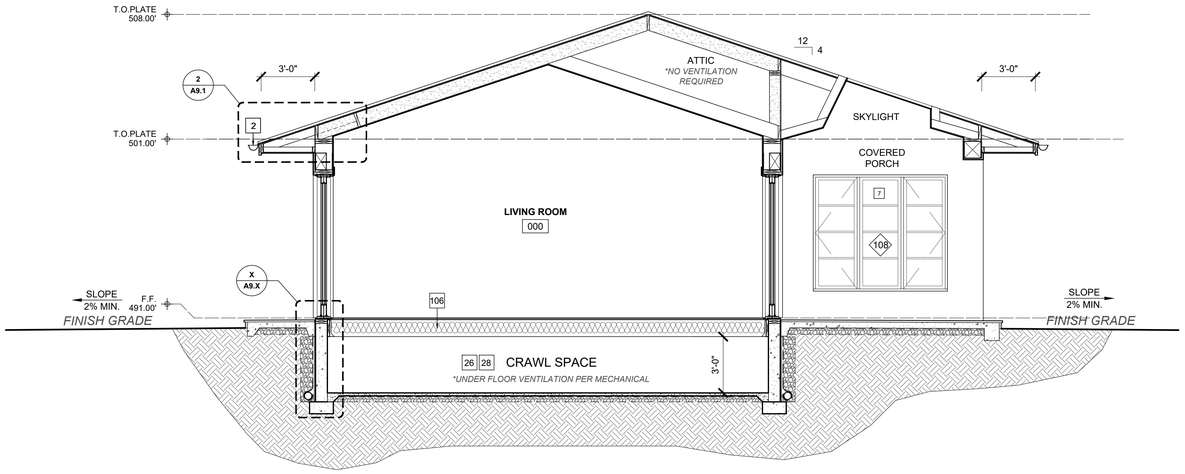
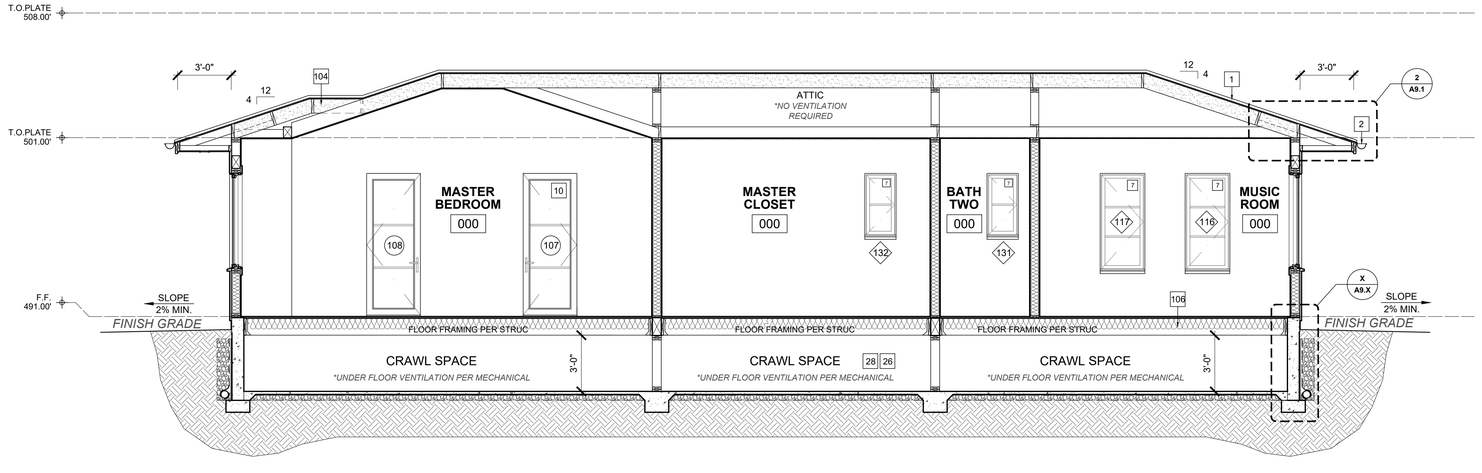


BUILDING SECTION 02

SCALE 1/4"=1'-0"



BUILDING SECTION 01

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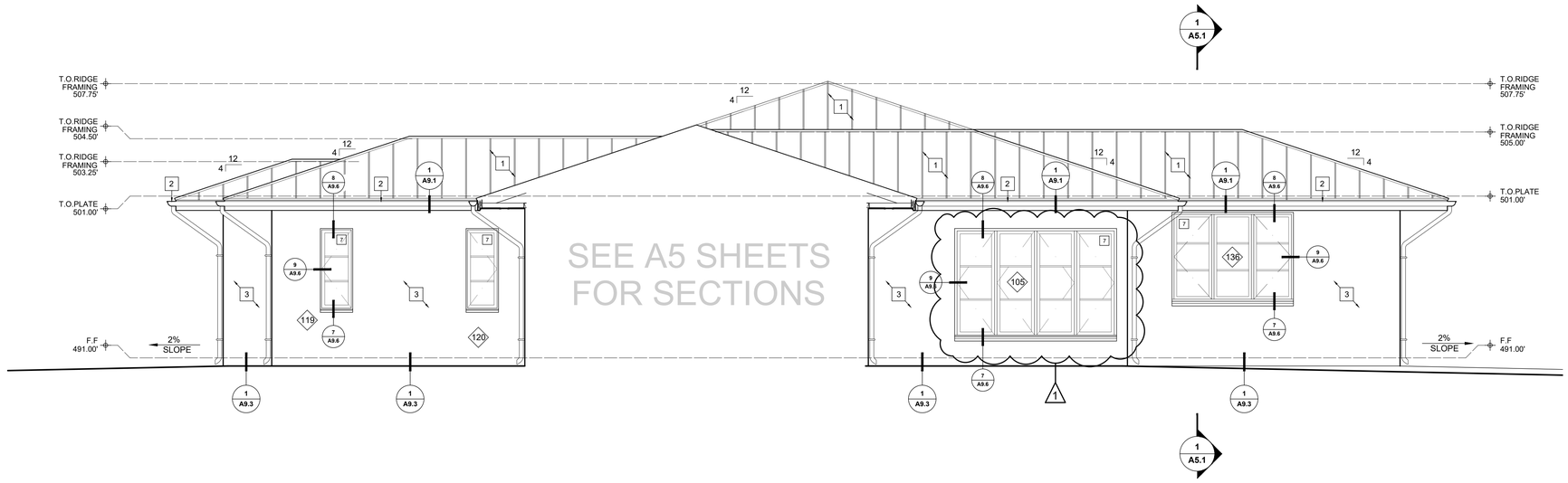
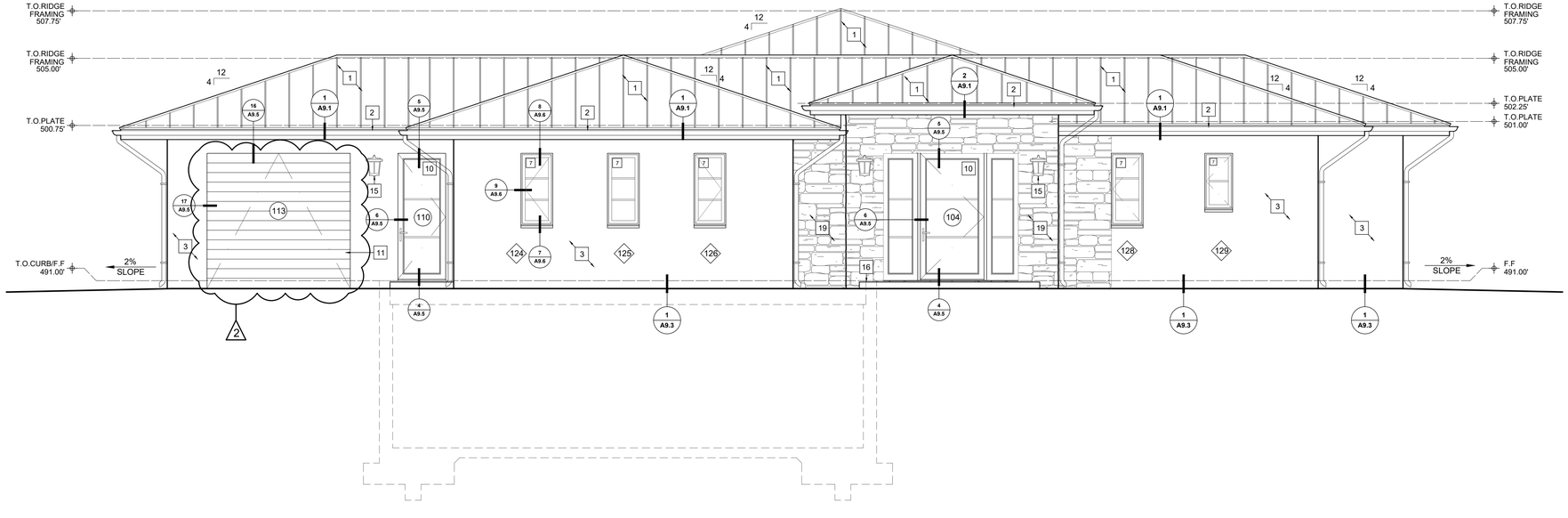


PARTIAL EXTERIOR ELEVATION - NORTH 02

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - NORTH 01

SCALE 1/4"=1'-0"

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EXTERIOR ELEVATIONS

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Renew 8/31/25
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Job #	USE IF ISSUED
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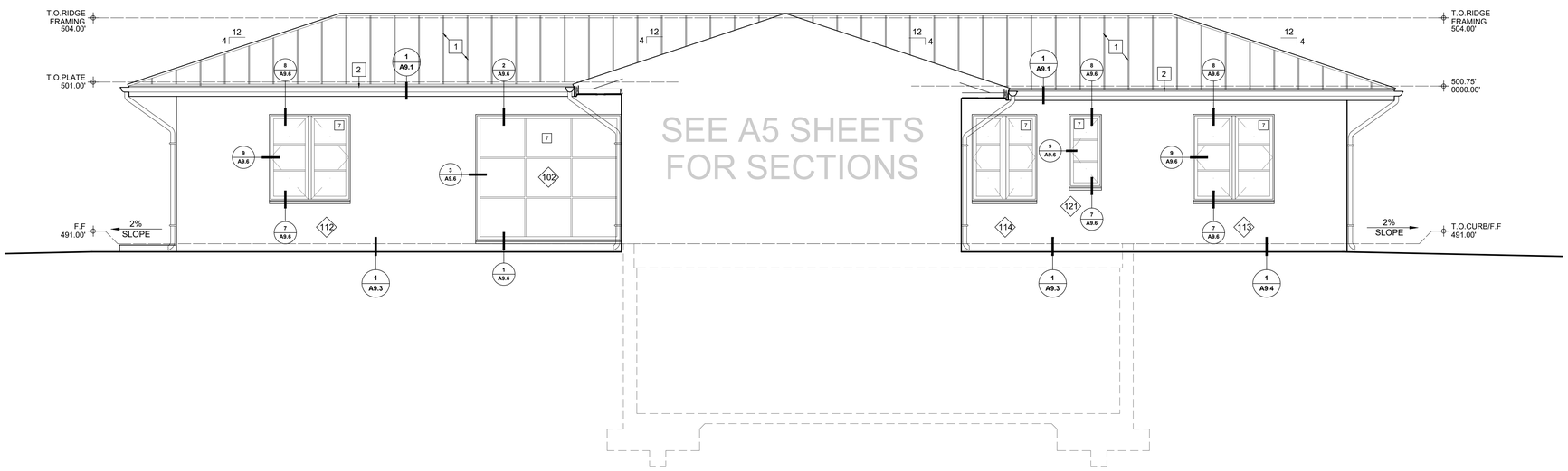
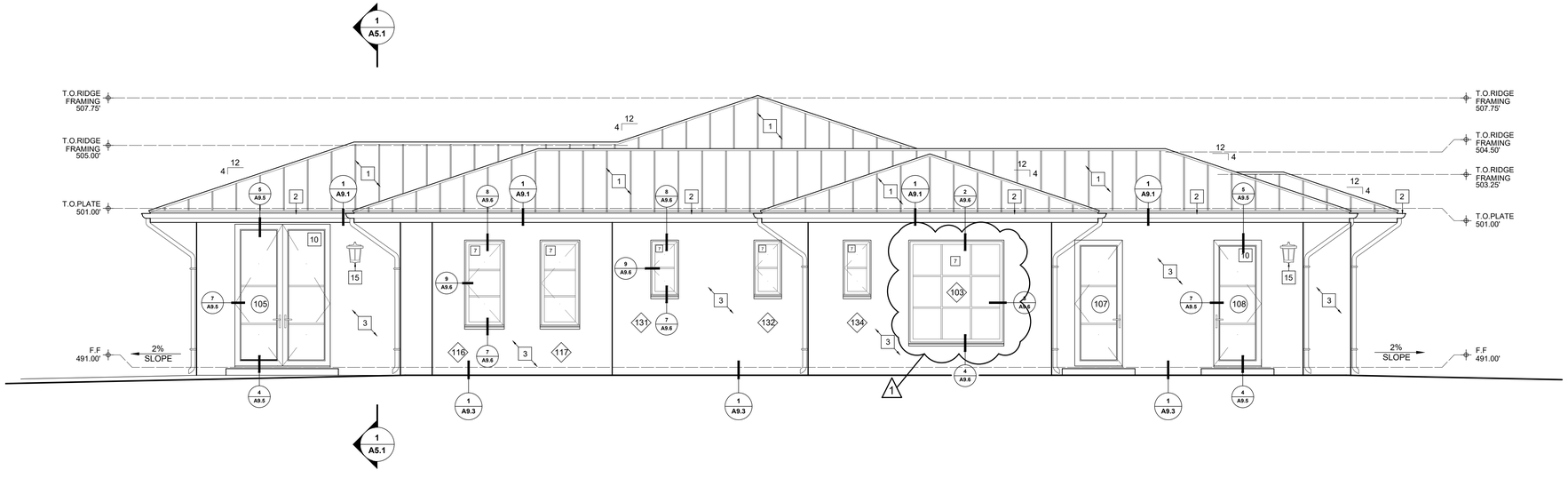


EXTERIOR ELEVATION - SOUTH 02

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - SOUTH 01

SCALE 1/4"=1'-0"

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EXTERIOR ELEVATIONS

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

Date	FEBRUARY 17 2025
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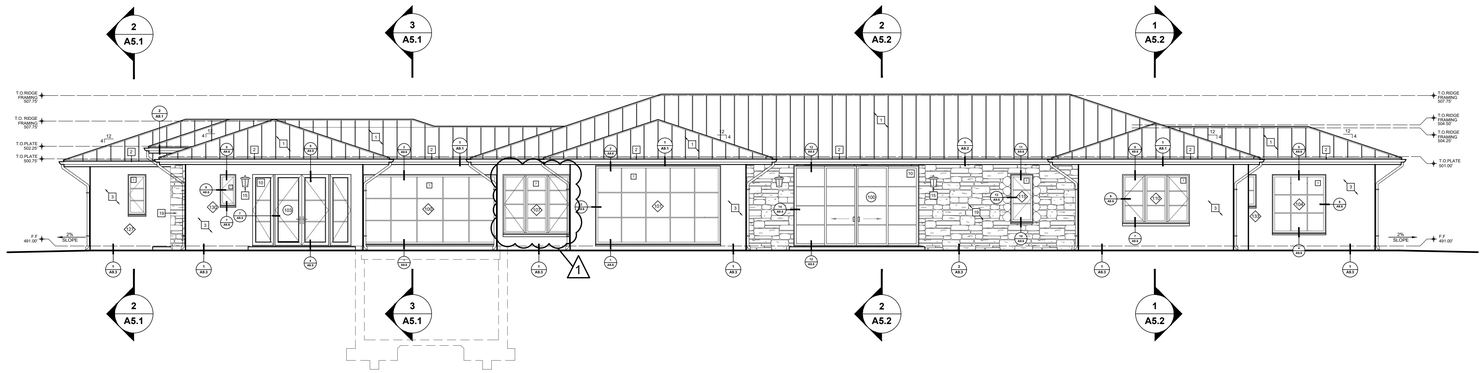
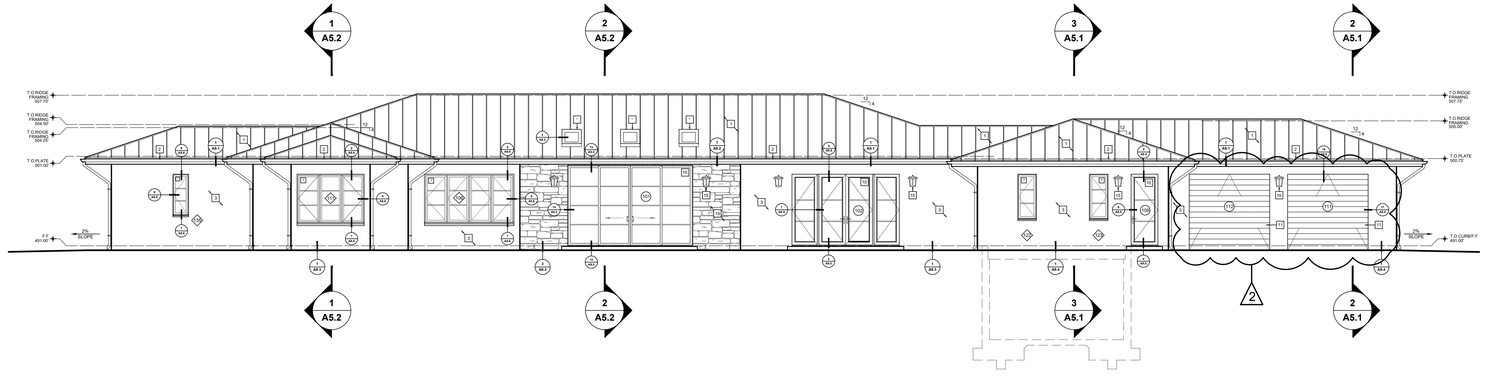


EXTERIOR ELEVATION - WEST 02

SCALE 1/8"=1'-0"



EXTERIOR ELEVATION - EAST 01

SCALE 1/8"=1'-0"

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A6.3

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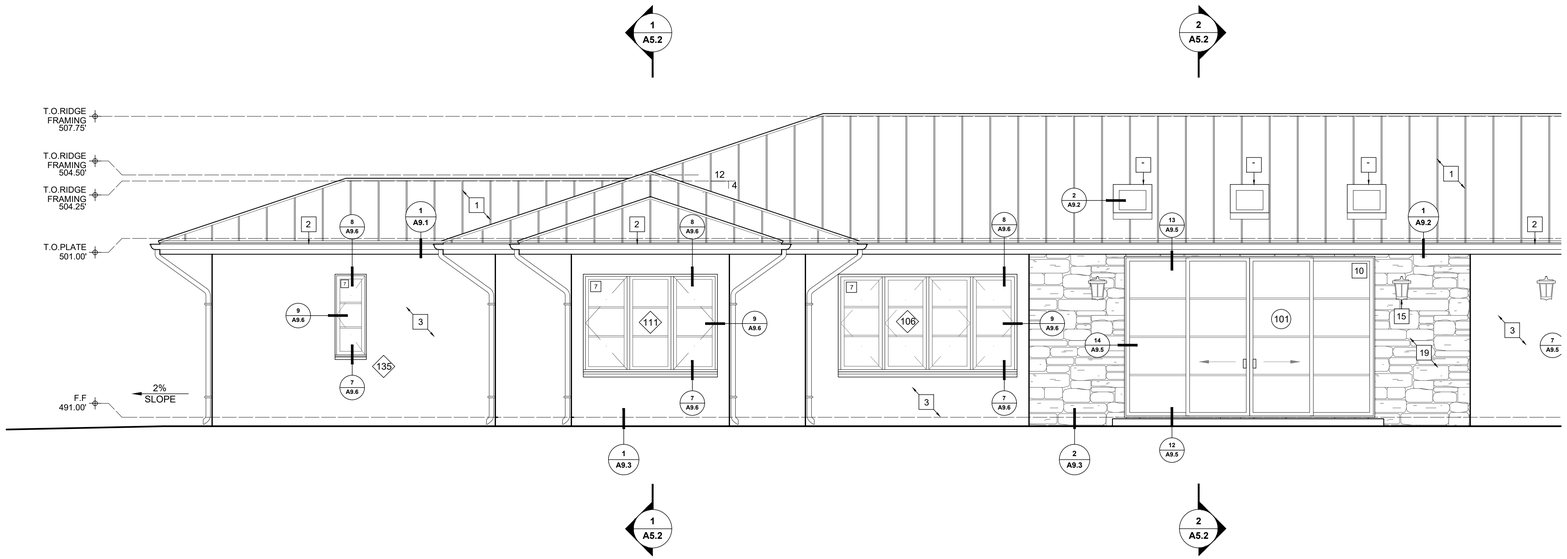
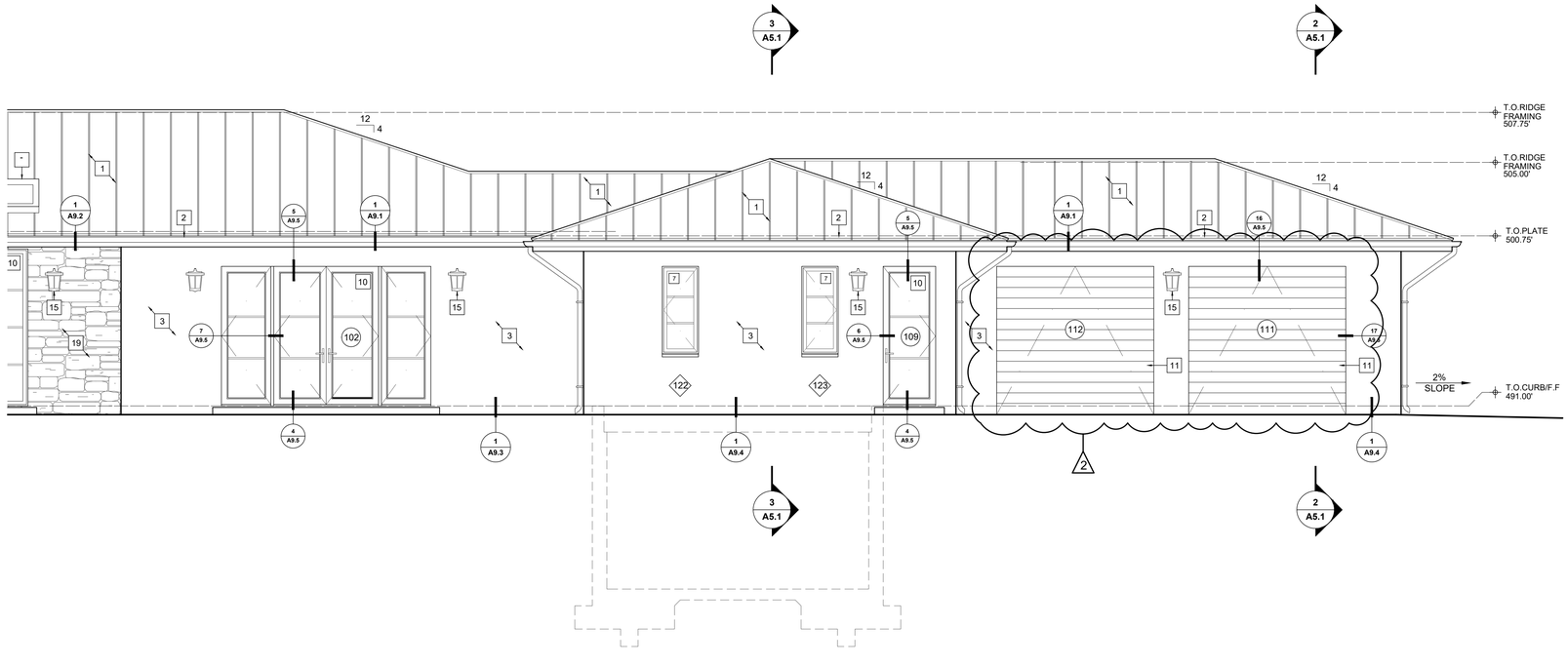


PARTIAL EXTERIOR ELEVATION - EAST 02

SCALE 1/4"=1'-0"



PARTIAL EXTERIOR ELEVATION - EAST 01

SCALE 1/4"=1'-0"

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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2		

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HESS_BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

EXTERIOR ELEVATIONS

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

Date	FEBRUARY 17 2025
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A6.4

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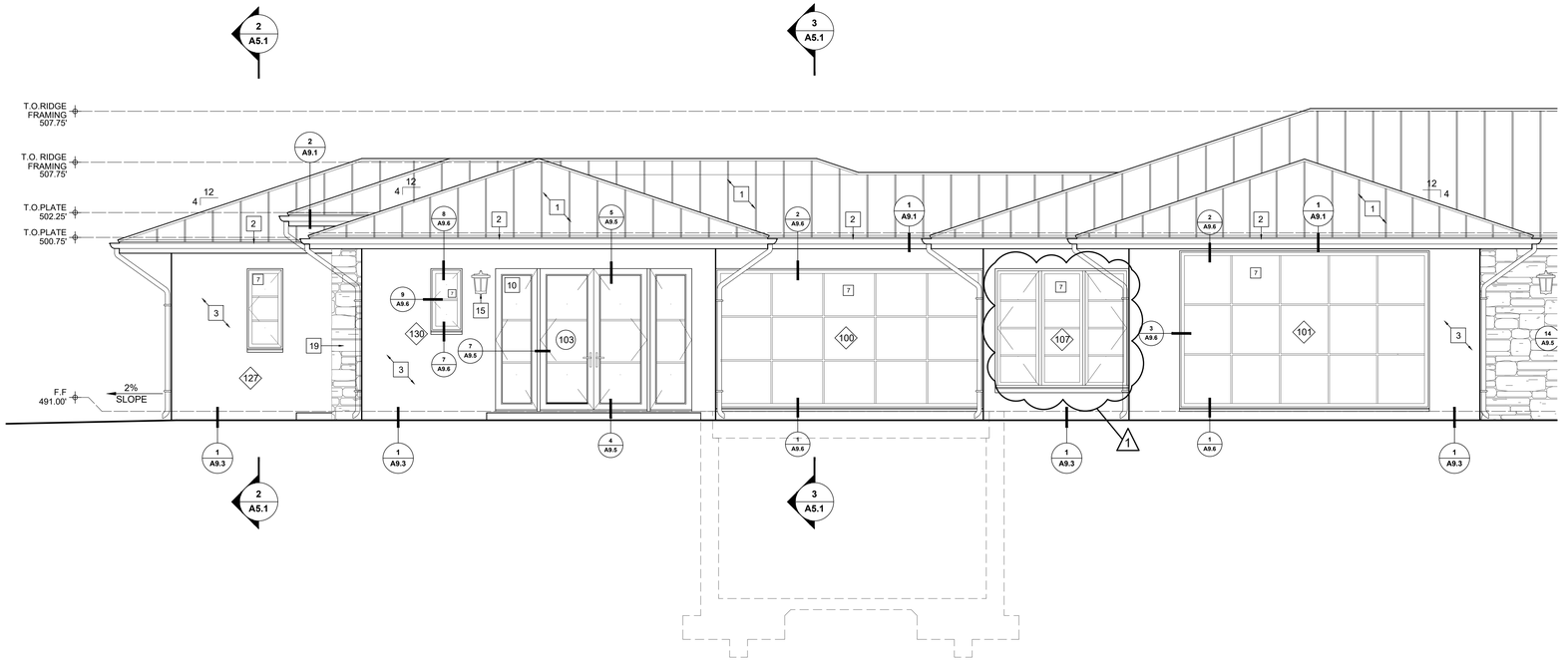
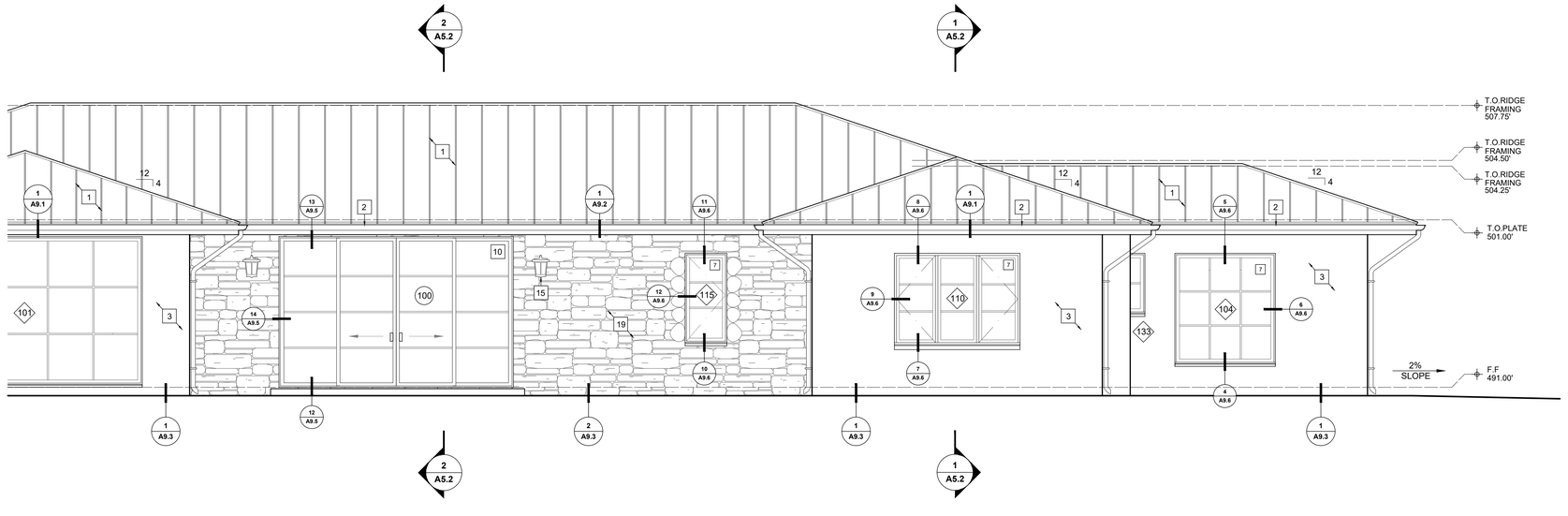


PARTIAL EXTERIOR ELEVATION - WEST 02

SCALE 1/4"=1'-0"



PARTIAL EXTERIOR ELEVATION - WEST 01

SCALE 1/4"=1'-0"

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EXTERIOR ELEVATIONS

LICENSED ARCHITECT
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Scale	1/4" = 1'-0"
Drawn	TALLON
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A6.5

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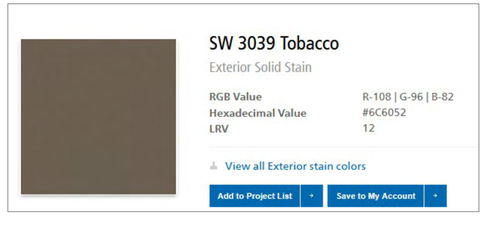
EXTERIOR LIGHT FIXTURE

EXTERIOR PLASTER

STANDING SEAM METAL ROOF-CUSTOM BUILT METALS (COLOR ZINC)

LIMESTONE VENEER-RUSTIC GOLD



EXTERIOR WOOD TRIM AND RAFTERS-PAINT/STAIN-SOLID BODY SW3039 TOBACCO SHERWIN WILLIAMS

EXTERIOR FINISHES

1 CLASS 'A' [ICC-ES REPORT ESR-2048], NON-REFLECTIVE METAL STANDING SEAM ROOF W/ 12" O.C. SEAMS, SUPPLY: CUSTOM-BILT METALS / CB-150 *(CUSTOMBILTMETALS.COM)*, ICC-ES REPORT TO BE AVAILABLE TO THE FIELD INSPECTOR ON SITE [CRC R902, MONTECITO FIRE PROTECTION DISTRICT ORDINANCE].
COLOR: DARK BROWN

2 5"Ø HALF ROUND METAL GUTTER W/ 4"Ø 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 7/8" EXTERIOR PLASTER, INTEGRAL COLOR: VERIFY W/ ARCHITECT, TIGHT HAND FORMED CORNERS AND SMOOTH STEEL TROWEL FINISH, INTEGRATE FIBERGLASS MESH INTO WET BASE BROWN COAT (OMEGA PRODUCTS INTERNATIONAL CRACK ISOLATION SYSTEM OR EQUIVALENT), OVER METAL LATHE, GRADE D BUILDING PAPER (TWO LAYERS AT SHEAR WALLS), AND EXTERIOR PLY, EXTERIOR WALL FINISH TO EXTEND FROM TOP OF FOUNDATION TO ROOF TERMINATING AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS

4 2X6 T&G KILN DRIED DOUGLAS FIR EAVES PER DETAIL, SMOOTH TEXTURE, PAINT TO MATCH SIDING - COLOR: VERIFY W/ ARCHITECT

5 30"X30" ATTIC ACCESS, PROVIDE 30" MIN. HEADROOM CLEARANCE ABOVE OPENING

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 ¾" PLYWOOD SHEATHING

9

10 METAL EXTERIOR DOOR, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK *(WWW.ARCADIA.COM)*, COLOR: BLACK

11 METAL GARAGE DOOR

12

13

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 16" 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 36" MIN. LANDING AT EACH GRADE LEVEL EXIT IN THE DIRECTION OF EGRESS, SUPPLY/COLOR: VERIFY W/ ARCHITECT

17 WEEP SCREED, PROFILE TO ALLOW SIDING BELOW SCREED PER DETAIL, PROVIDE 26 GAUGE MIN, GALVANIZED WEEP SCREED AT FOUNDATION, 4" MIN. ABOVE GRADE OR 2" MIN. ABOVE CONCRETE/PAVING WHERE OCCURS

18 8X16 UNDER FLOOR CRAWL SPACE WALL VENT PER PLAN, INSTALL WITHIN 3' FROM BUILDING CORNERS, PROVIDE CORROSION RESISTANT WIRE MESH SCREEN BEHIND 1/8" THICK MIN. - PAINTED BLACK, INSTALL WELL TO RETAIN SURROUNDING GRADE WHEN APPLICABLE - VERIFY W/ ARCHITECT.

19 1-1/2" THICK ADHERED LIMESTONE VENEER, HORIZONTAL LAY RECTANGULAR W/ OVERSIZED CORNERS, OVER SCRATCH COAT, METAL LATHE, GRADE D BUILDING PAPER (TWO LAYERS AT SHEAR WALLS), AND EXTERIOR PLY, GROUT TO MATCH PLASTER COLOR, SUPPLY: MALIBU STONE *(WWW.MALIBUSTONE.COM)* - COLOR: LA TOUR

20 ½" DENSGLASS 'FIREGUARD' SHEATHING

21

22 4"X12" SOFFIT VENT, PROVIDE 26 GAUGE MIN. GALVANIZED VENT SCREEN

**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 SPECS

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

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

107 ATTIC ACCESS 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 42" VENTLESS FIRE PLACE BY Hearth Cabinet

113 36" ELECTRIC FIRE PLACE BY MODERN FLAMES

114

115 INTERIOR DOORS PAINTED OFF-WHITE

116 INSIDE SURFACES OF EXTERIOR DOORS & WINDOWS PAINTED BLACK

117

118 SECOND LAYER DRYWALL AT CEILING PER PLAN

119

120

121

122 1X8 BASEBOARD PAINTED PER ARCHITECT & OWNER

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

124

125

**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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REVISION SCHEDULE

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FINISH SCHEDULE

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

Date	APRIL 17, 2025
Scale	1/8" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

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A8.1

DOOR SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	DOOR TYPE	DOOR FINISH	FRAME TYPE	REMARKS	
	RESIDENCE BASEMENT								
001	BASEMENT	H	2'-6"	8'-0"	CEDAR	STN.	SWING 0UT	SINGLE	
	RESIDENCE ENTRY LEVEL								
100	LIVING ROOM	A	14'-0"	9'-0"	STEEL/GLASS	MFR.	SLIDERS	(2) PAIR, 4 PANEL EACH	
101	LIVING ROOM	A	14'-0"	9'-0"	STEEL/GLASS	MFR.	SLIDERS	(2) PAIR, 4 PANEL EACH	
102	DINING	B	11'-0"	8'-0"	STEEL/GLASS	MFR.	SWING 0UT	PAIR 3'-0"X8'-0", 3 PANEL EA.; (2) 3'-0"X8'-0"SIDE LITES, 3 PANEL EA.	
103	BEDROOM-1	B	8'-0"	8'-0"	STEEL/GLASS	MFR.	SWING 0UT	PAIR 3'-0"X8'-0", 3 PANEL EA.; (2) 2'-6"X8'-0"SIDE LITES, 3 PANEL EA.	EGRESS DOOR
104	ENTRY	C	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE 4'-0"X8'-0", 3 PANEL; (2) 2'-4"X8'-0"SIDE LITES, 3 PANEL EA.	
105	KITCHEN	D	6'-0"	9'-0"	STEEL/GLASS	MFR.	SWING OUT	PAIR, 3 PANEL EACH	
106	MUSIC	E	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3 PANEL EACH	EGRESS DOOR
107	MASTER SUITE	E	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3 PANEL EACH	EGRESS DOOR
108	MASTER SUITE	E	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3 PANEL EACH	EGRESS DOOR
115	BEDROOM-1	G	3'-0"	8'-0"			SWING	SINGLE	
116	MASTER SUITE	G	3'-0"	8'-0"			SWING	SINGLE	
117	MASTER BATH	G	3'-0"	8'-0"			SWING	SINGLE	
118	MUSIC ROOM	G	3'-0"	8'-0"			SWING	SINGLE	
119	VESTIBULE-1	G	3'-0"	8'-0"			SWING	SINGLE	
121	GYM	G	3'-0"	8'-0"			SWING	SINGLE	
122	STAIR	G	3'-0"	8'-0"			SWING	SINGLE	
123	LAUNDRY	G	3'-0"	8'-0"			SWING	SINGLE	
124	GARAGE STORAGE	G	3'-0"	8'-0"			SWING	SINGLE	
125	BATHROOM-1	G	2'-10"	8'-0"			SWING	SINGLE	
126	MASTER CLOSET	J	2'-10"	8'-0"			PKT. SLIDER	SINGLE	
127	MASTER W.C	G	2'-6"	8'-0"			SWING	SINGLE	
128	GYM BATHROOM	G	2'-6"	8'-0"			SWING	SINGLE	
129	PANTRY	G	2'-6"	8'-0"			SWING	SINGLE	
130	POWDER ROOM	G	2'-6"	8'-0"			SWING	SINGLE	
131	BATHROOM-1	G	2'-6"	8'-0"			SWING	SINGLE	
132	BEDROOM-1	H	6'-0"	8'-0"			SWING	PAIR	
133	GALLERY CLOSET	H	6'-0"	8'-0"			SWING	PAIR	
134	MUSIC ROOM	H	5'-0"	8'-0"			SWING	PAIR	
135	MUSIC ROOM	H	5'-0"	8'-0"			SWING	PAIR	
136	VESTIBULE-1	H	5'-0"	8'-0"			SWING	PAIR	
137	HALL	H	4'-0"	8'-0"			SWING	PAIR	
138	MASTER BEDROOM	H	4'-0"	8'-0"			SWING	PAIR	
139	BATHROOM-1	J	2'-6"	8'-0"			SLIDER	SINGLE	
140	DINING ROOM	K	5'-0"	8'-0"			PKT. SLIDER	PAIR	
141	OFFICE	K	5'-0"	8'-0"			PKT. SLIDER	PAIR	
	GARAGE								
109	SHOP	E	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	SINGLE, 3 PANEL EACH	
110	GARAGE	E	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3 PANEL EACH	
111	GARAGE	F	9'-0"	8'-0"	STEEL	MFR.	FOLD UP	SINGLE, METAL	
112	GARAGE	F	9'-0"	8'-0"	STEEL	MFR.	FOLD UP	SINGLE, METAL	
113	SHOP	F	9'-0"	8'-0"	STEEL	MFR.	FOLD UP	SINGLE, METAL	
114	SHOP	G	3'-0"	8'-0"	CEDAR	STN.	SWING IN	SINGLE, SOLID CORE	
120	GARAGE	G	3'-0"	8'-0"	2		SWING	SINGLE	

WINDOW SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	HEAD HT. AT F.F.	WINDOW TYPE	FRAME TYPE	GLASS TYPE	REMARKS
	RESIDENCE								
100	GALLERY	A	14'-0"	8'-0"	8'-0"	STEEL/GLASS	FIXED	DUAL LOW E	15-PANES
101	KITCHEN	A	14'-0"	8'-0"	9'-0"	STEEL/GLASS	FIXED	DUAL LOW E	15-PANES
102	ENTRY	A	5'-0"	5'-0"	8'-0"	STEEL/GLASS	FIXED	DUAL LOW E	9-PANES
103	MASTER BATH	A	6'-0"	6'-6"	8'-0"	STEEL/GLASS	FIXED	DUAL LOW E	9-PANES
104	MASTER BATH	A	5'-0"	5'-6"	8'-0"	STEEL/GLASS	FIXED	DUAL LOW E	9-PANES
105	BREAKFAST	C	10'-0"	6'-8"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	(1) DOUBLE CASEMENT, 3-PANES EA.; (2) CASEMENT, 3-PANES EA.
106	OFFICE	C	10'-0"	6'-8"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	(1) DOUBLE CASEMENT, 3-PANES EA.; (2) CASEMENT, 3-PANES EA.
107	BREAKFAST	C	7'-6"	6'-6"	8'-0"	STEEL/GLASS	XOX	DUAL LOW E	(2) CASEMENT, 3-PANELS EA.; (1) FIXED, 3-PANELS
108	COVERED PORCH	C	7'-6"	6'-6"	8'-0"	STEEL/GLASS	XOX	DUAL LOW E	(2) CASEMENT, 3-PANELS EA.; (1) FIXED, 3-PANELS
109									
110	MUSIC ROOM	C	7'-6"	5'-4"	8'-0"	STEEL/GLASS	XOX	DUAL LOW E	(2) CASEMENT, 3-PANELS EA.; (1) FIXED, 3-PANELS
111	MASTER SUITE	C	7'-6"	5'-4"	8'-0"	STEEL/GLASS	XOX	DUAL LOW E	(2) CASEMENT, 3-PANELS EA.; (1) FIXED, 3-PANELS
112	BEDROOM-1	A	5'-0"	5'-4"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-PANES EA.
113	SHOP	A	5'-0"	5'-4"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-PANES EA.
114	GYM	A	4'-0"	5'-4"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-PANES EA.
115	LAUNDRY	A	2'-0"	5'-4"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES
116	MUSIC ROOM	A	2'-0"	5'-4"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES
117	MUSIC ROOM	A	2'-0"	5'-4"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES
118	OFFICE	A	2'-0"	5'-4"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES
119	MASTER SUITE	A	2'-0"	5'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES
120	MASTER SUITE	A	2'-0"	5'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES
128	BATHROOM-1	A	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES
129	BEDROOM-1	A	1'-9"	3'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-PANES
130	BEDROOM-1 SHOWER	A	1'-9"	3'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-PANES
131	BATHROOM-2	A	1'-9"	3'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-PANES
132	MASTER CLOSET	A	1'-9"	3'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-PANES
133	MASTER W.C	A	1'-9"	3'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-PANES
134	MASTER SHOWER	A	1'-9"	3'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-PANES
135	MASTER VANITY	A	1'-9"	3'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-PANES
	GARAGE								
121	STAIRS	A	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES
122	SHOP	A	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES
123	SHOP	A	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES
124	GARAGE	A	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES
125	GARAGE	A	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES
126	GARAGE	A	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES
127	GARAGE	A	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES

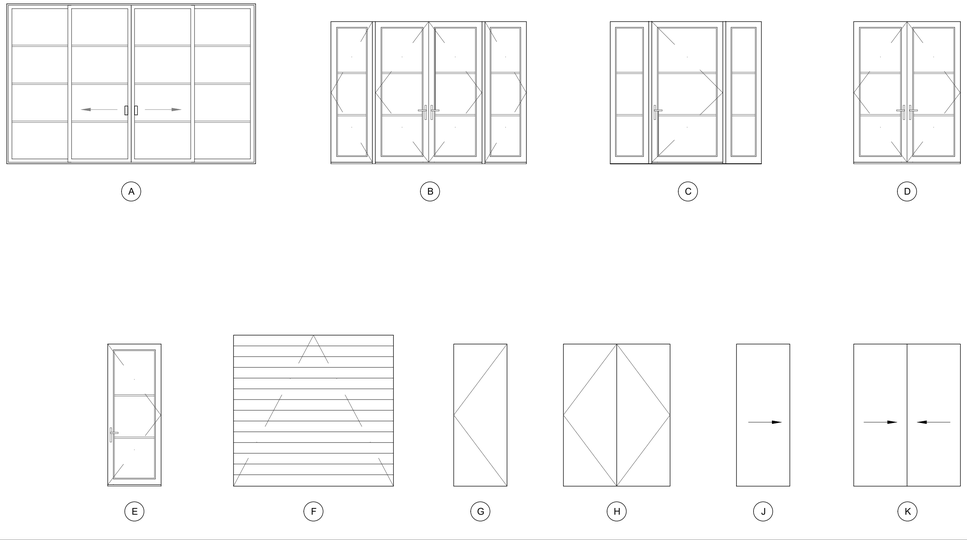
DOOR NOTES

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 R308.4.
3. ALL EXTERIOR DOOR ASSEMBLIES SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER CRC R327.8.
4. ALL 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 COURT. (R310.2.1 AND R310.2.2)
6. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND IN INDOOR 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 R308.4.5)
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. GAP BETWEEN DOORS & DOOR OPENINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING METHODS:
A. WEATHER STRIPING PRODUCTS MADE OF MATERIALS THAT HAVE BEEN TESTED FOR TENSILE STRENGTH IN ACCORDANCE WITH ASTM D638.
B. DOOR OVERLAPS ONTO JAMBS AND HEADERS.
C. GARAGE DOOR JAMBS & HEADERS COVERED WITH METAL FLASHING.

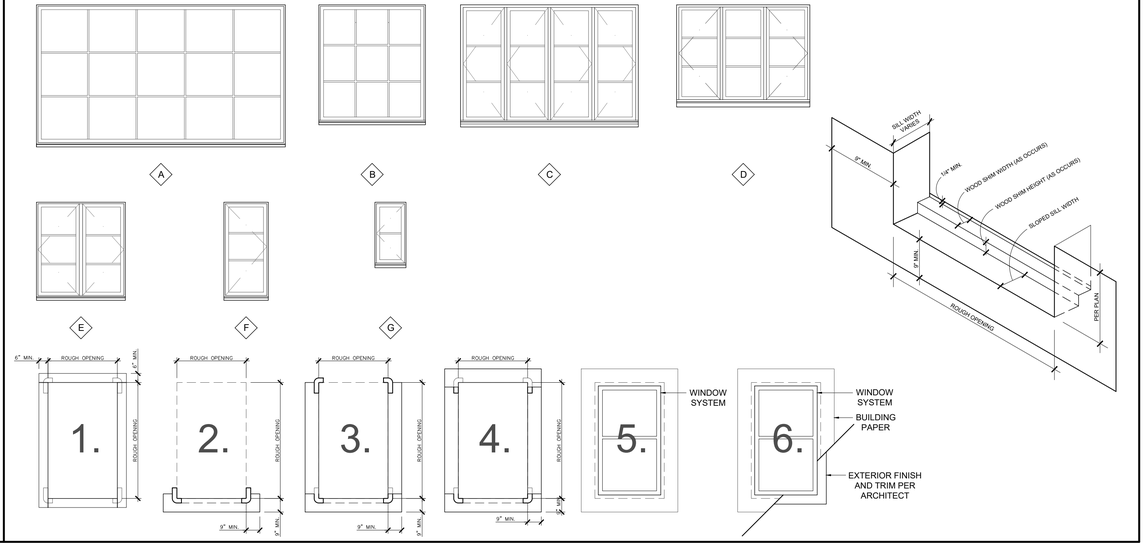
WINDOW NOTES

1. ALL WINDOWS - BRUSHED CEDAR, SINGLE COLOR, DUAL GLAZING, LOW E U.N.O. PER SCHEDULE.
2. ALL WINDOWS INTERIOR FINISH TO MATCH DOORS, U.N.O.
3. ALL WINDOWS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) GLAZING WITH A MINIMUM OF ONE TEMPERED PANE PER CRC R308.4.
4. FLASHING SHALL BE A MIN. OF 9" WIDE, FLASHING SHALL WRAP INTO WINDOW OPENING GREATER THAN THE DEPTH OF THE WINDOW AND OUT ONTO THE WALL 3" MIN., SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS, OVERLAPS TO BE 2" MIN.
5. SILL PAN TO BE COPPER U.N.O.
6. PRIOR TO WINDOW INSTALLATION SURFACES SHALL BE CLEAN AND DRY AND PRIMED WITH CONTACT ADHESIVE.
7. ALL WINDOWS, VERIFY SWING PER PLAN. ALL OPERABLE WINDOWS, TO BE SCREENED.
8. MAXIMUM U-FACTOR = 0.390 / SKYLIGH = 0.44 MAXIMUM SHGC = 0.28 / SKYLIGHT = 0.22

DOOR ELEVATIONS



WINDOW ELEVATIONS



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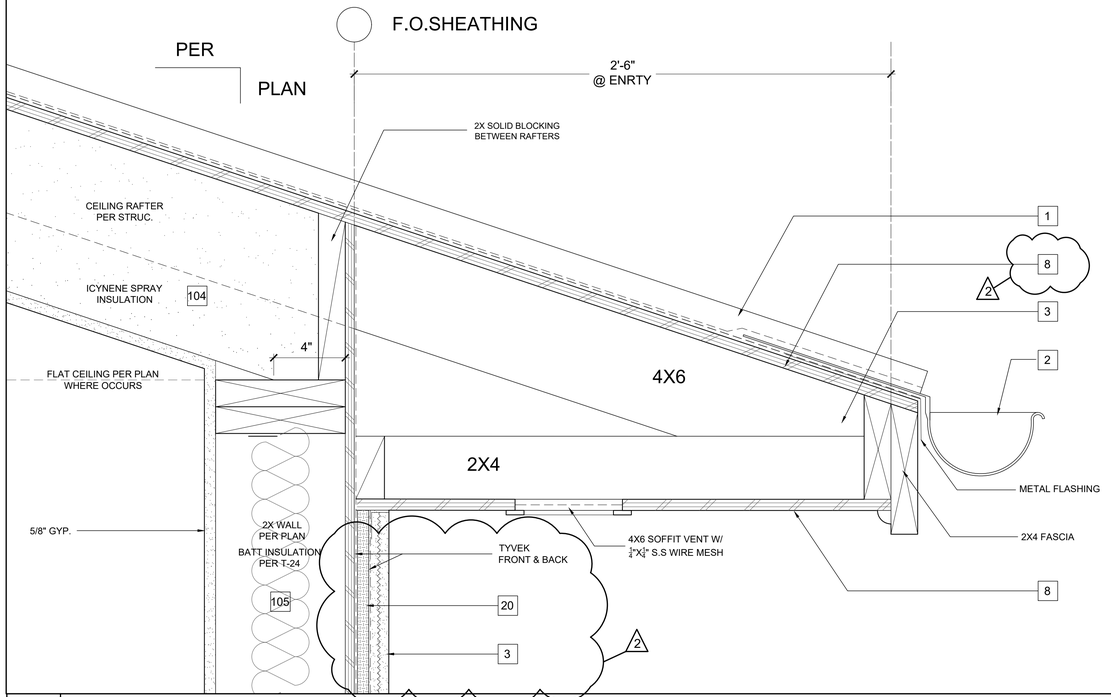
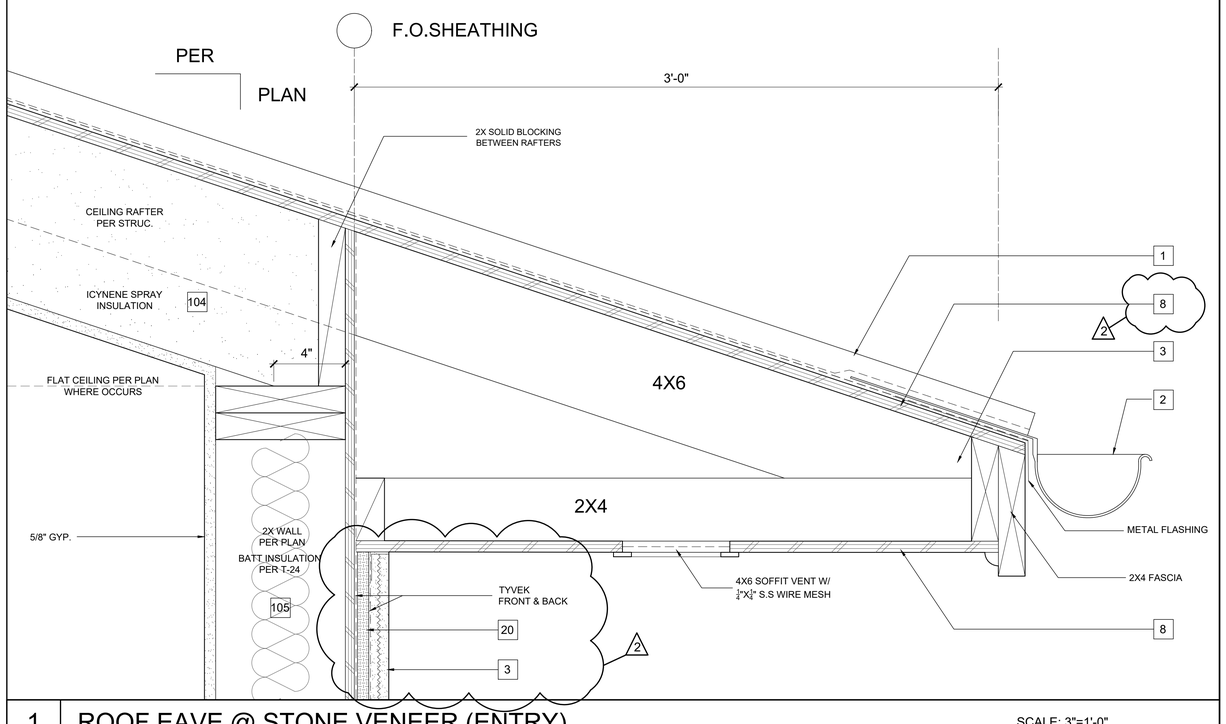


2 ROOF EAVE @ STUCCO (TYPICAL)



1 ROOF EAVE @ STONE VENEER (ENTRY) SCALE: 3"=1'-0"

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REVISION SCHEDULE

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MONTEREY, CA 93940

ROOF DETAILS

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

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Job #	USE IF ISSUED
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A9.1

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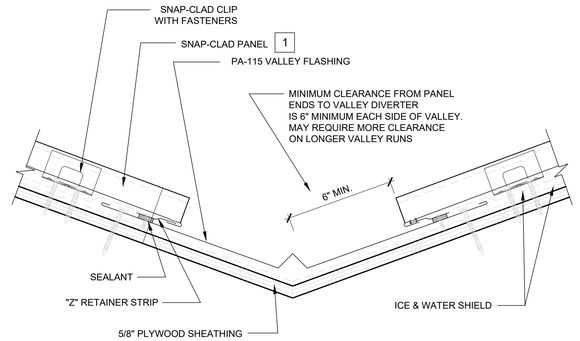
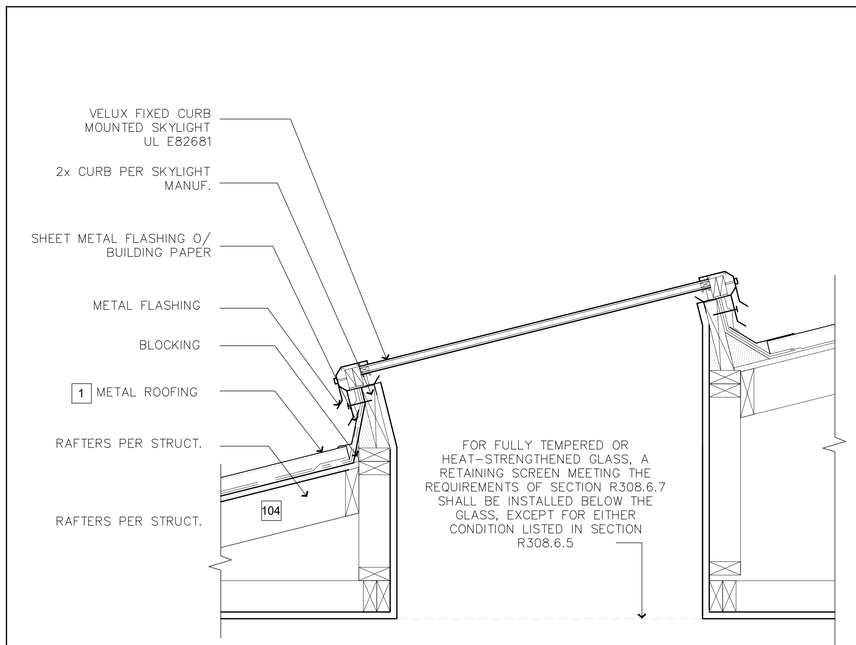
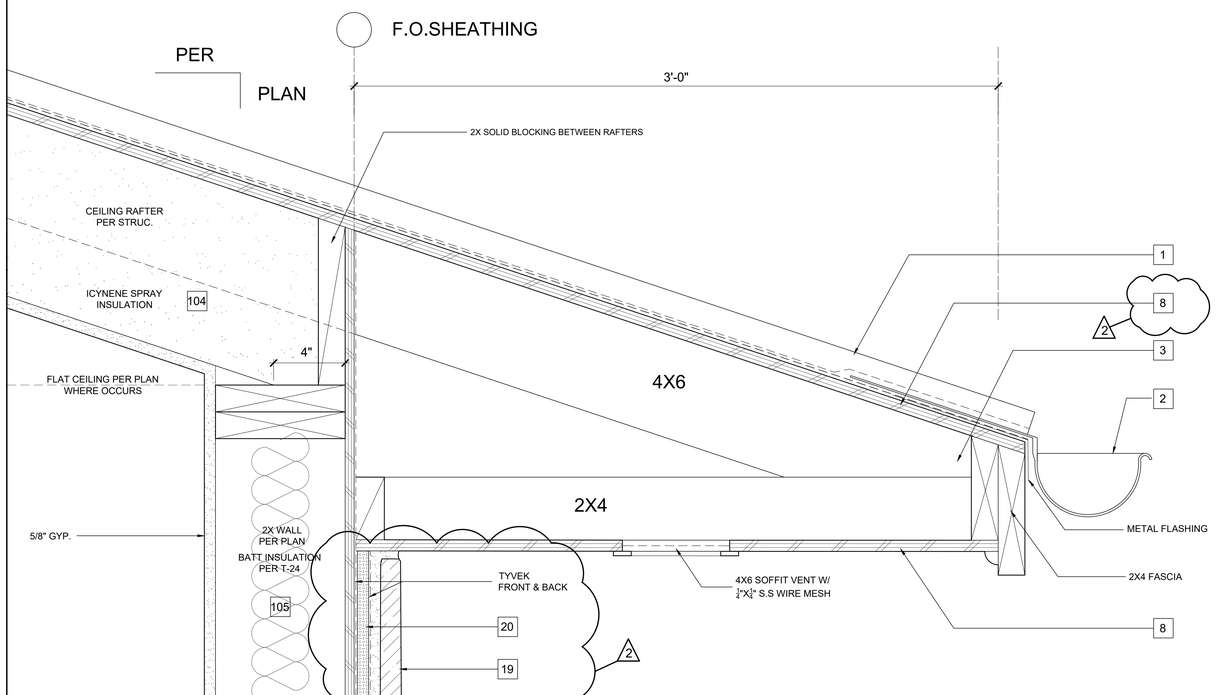


3 VALLEY FLASHING DETAIL SCALE: 3"=1'-0"



2 SKYLIGHT CURB FLASHING DETAIL SCALE: 1-1/2"=1'-0"



1 ROOF EAVE @ STONE VENEER (ENTRY) SCALE: 3"=1'-0"

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ROOF DETAILS

LICENSED ARCHITECT
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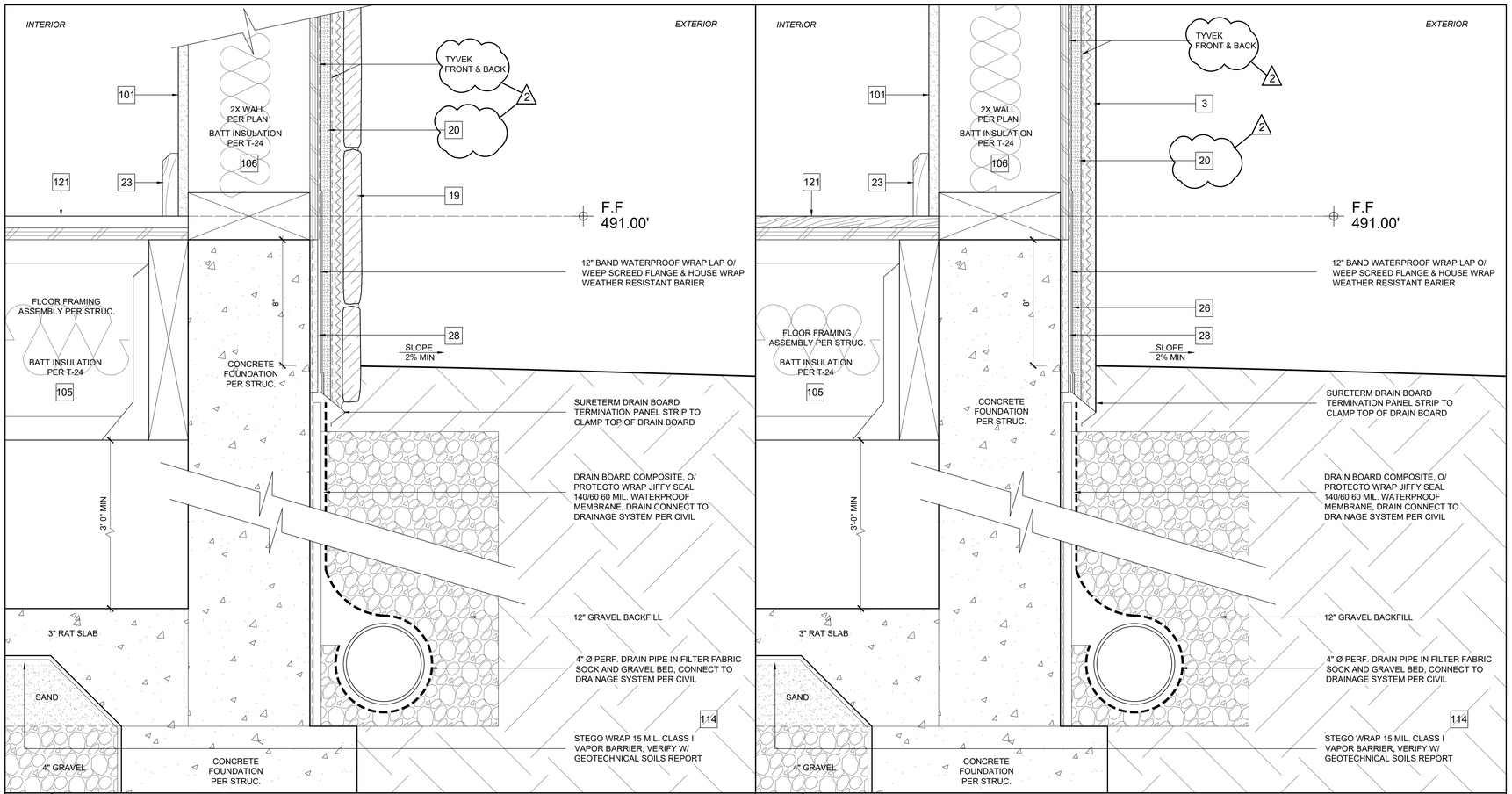

2 FOOTING @ RAISED FLOOR (STONE) SCALE: 3"=1'-0"

1 FOOTING @ RAISED FLOOR (STUCCO) SCALE: 3"=1'-0"

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FOUNDATION DETAILS

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A9.3

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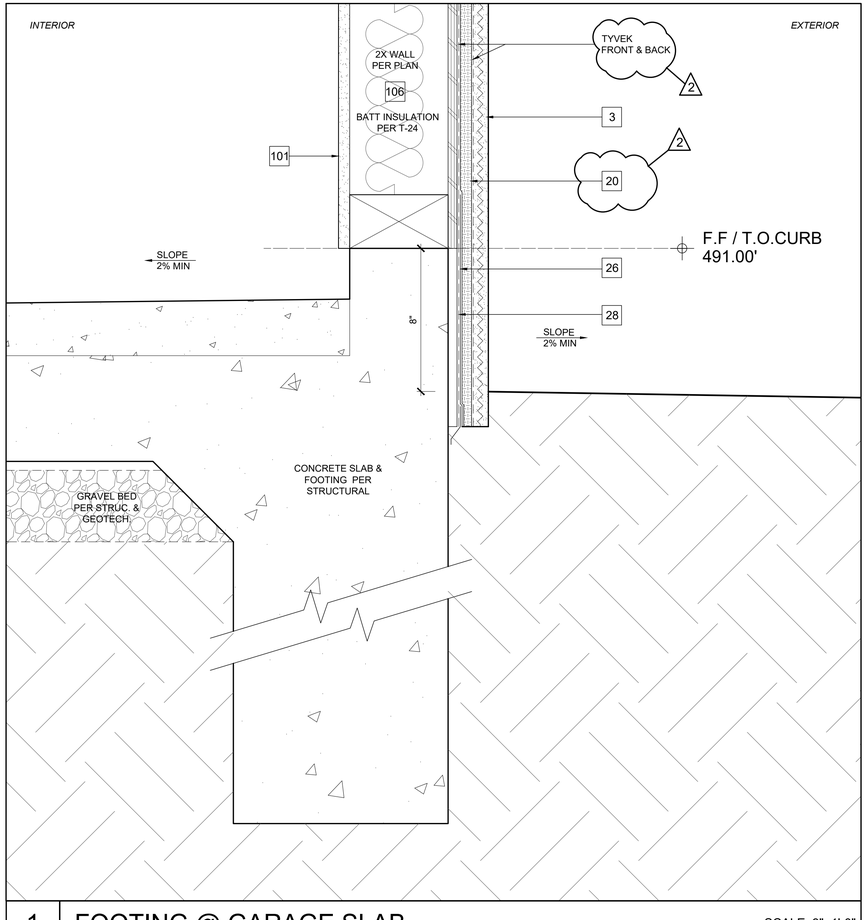

1 FOOTING @ GARAGE SLAB SCALE: 3"=1'-0"

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A9.4

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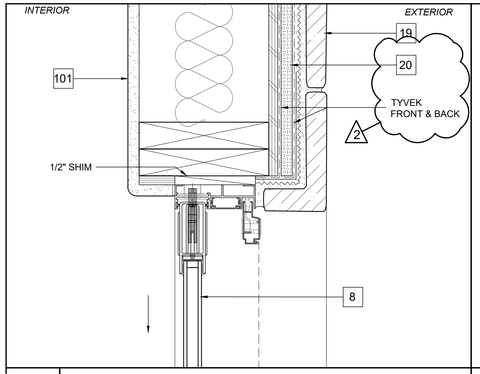
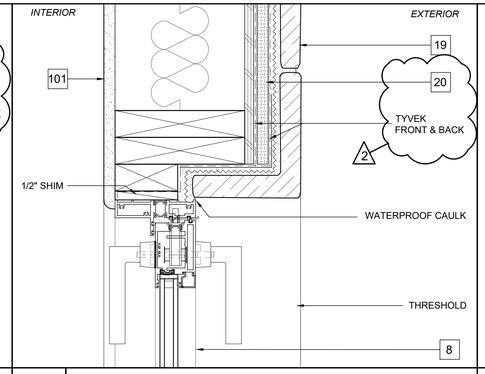


15 DOOR JAMB SCALE: 3"=1'-0"



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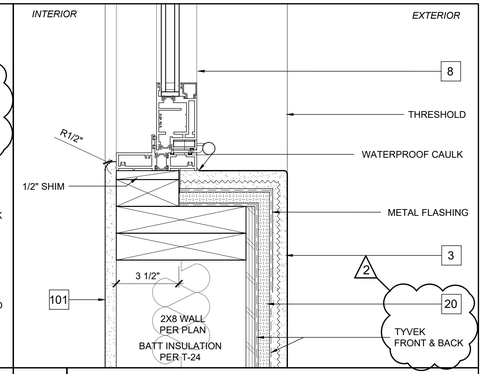

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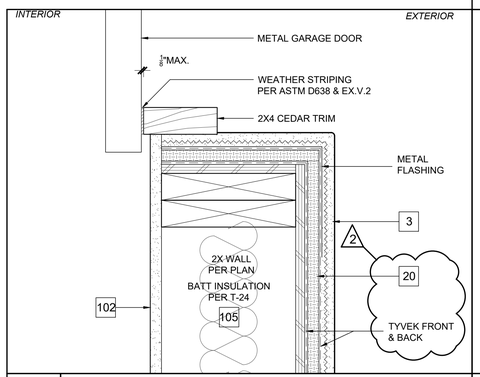
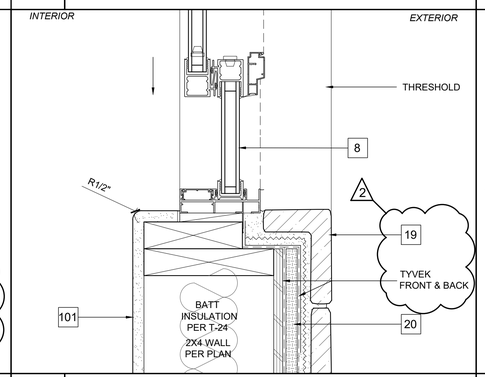
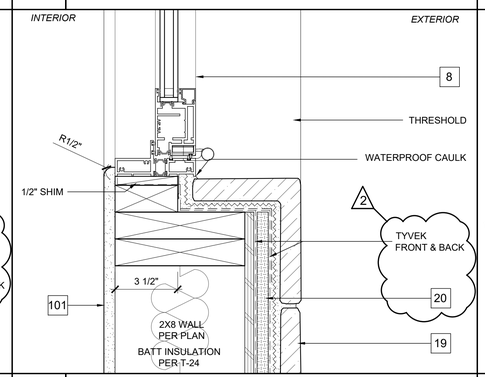


17 GARAGE DOOR JAMB SCALE: 3"=1'-0"



14 DOOR JAMB SCALE: 3"=1'-0"



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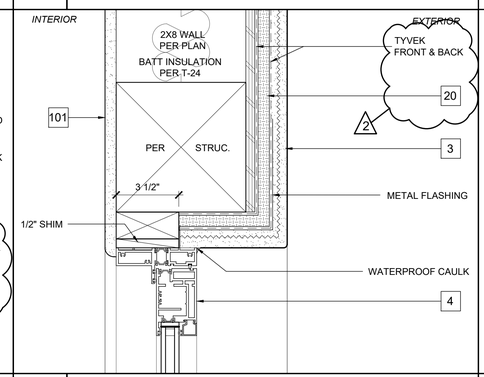

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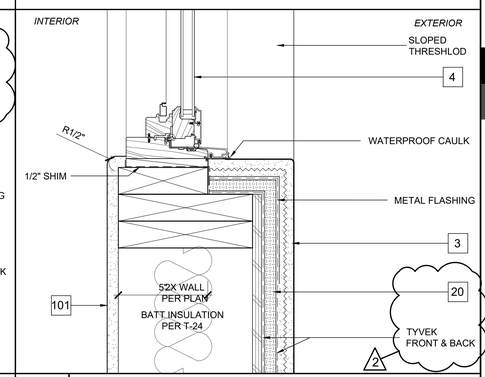

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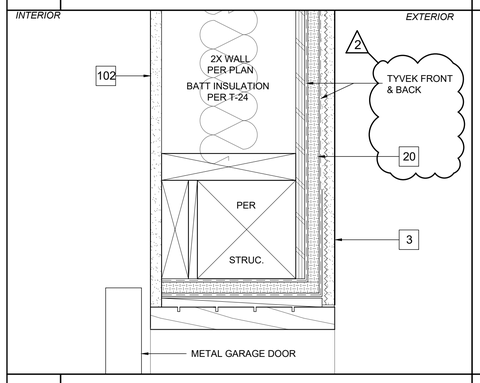
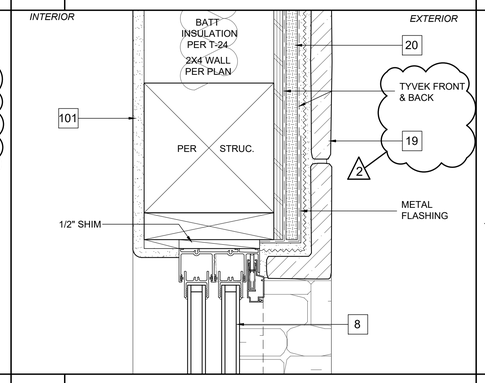
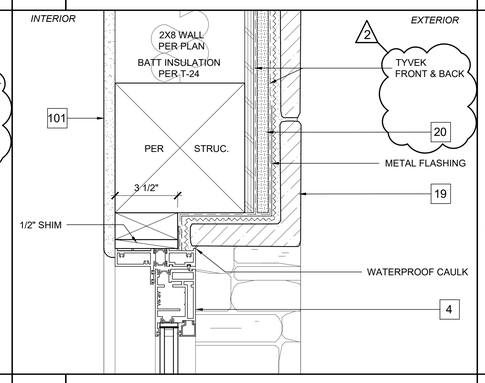


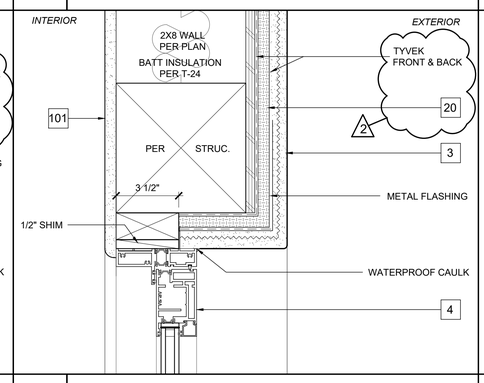
16 GARAGE DOOR HEAD SCALE: 3"=1'-0"



13 DOOR HEAD (P.S) SCALE: 3"=1'-0"



9 DOOR HEAD SCALE: 3"=1'-0"



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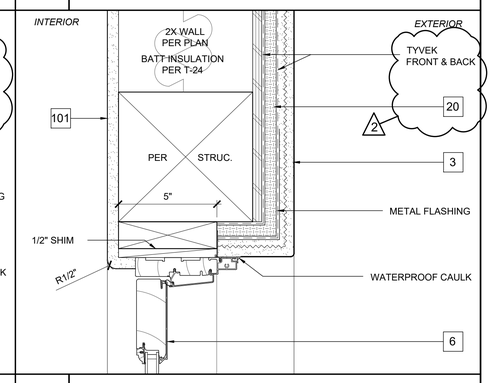
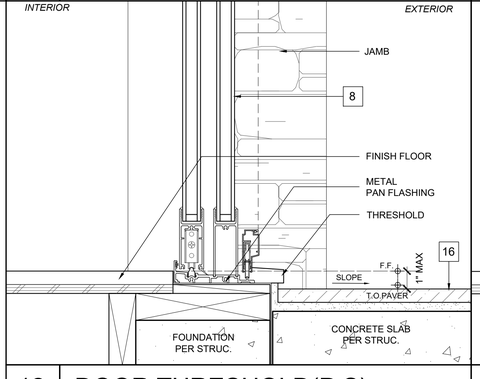
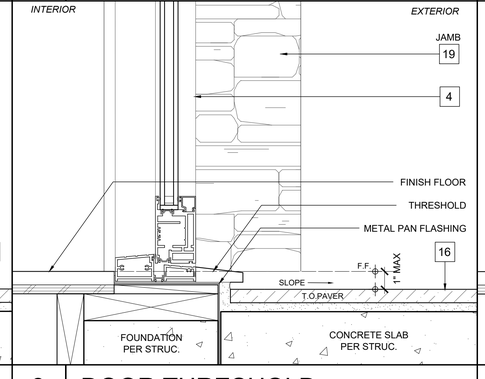


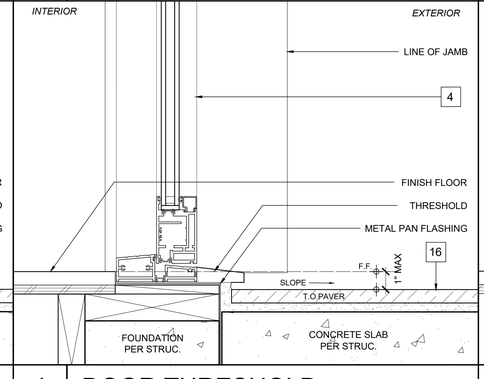
2 DOOR HEAD SCALE: 3"=1'-0"



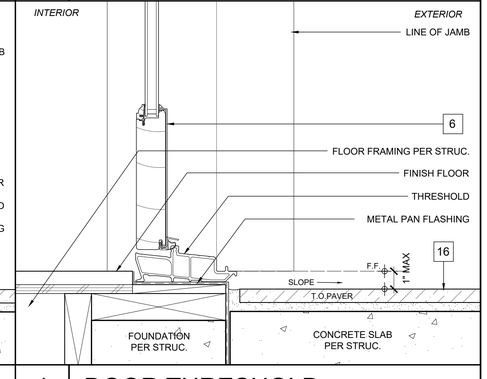
12 DOOR THRESHOLD(P.S) SCALE: 3"=1'-0"



8 DOOR THRESHOLD SCALE: 3"=1'-0"



4 DOOR THRESHOLD SCALE: 3"=1'-0"



1 DOOR THRESHOLD SCALE: 3"=1'-0"

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DOOR DETAILS

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

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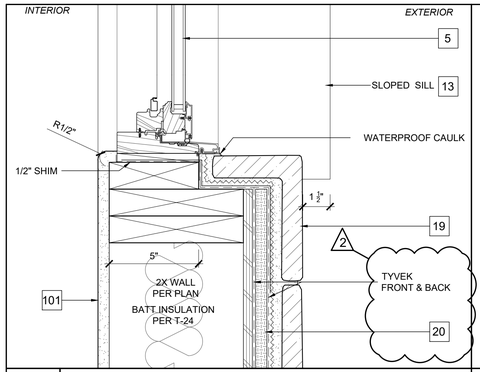
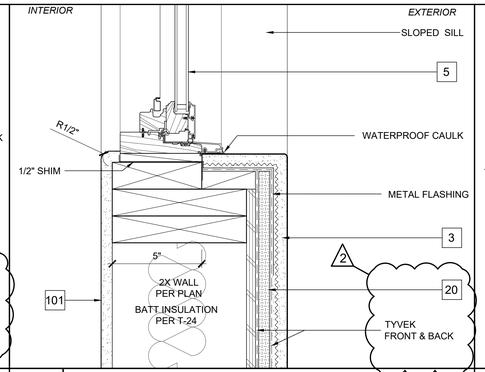
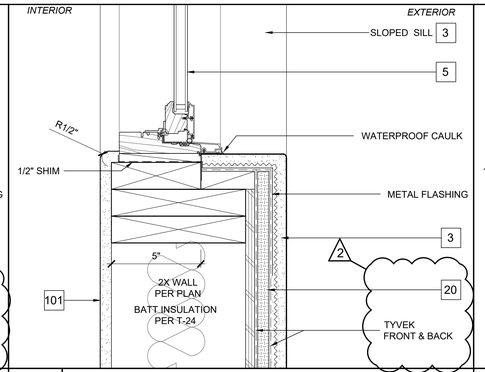


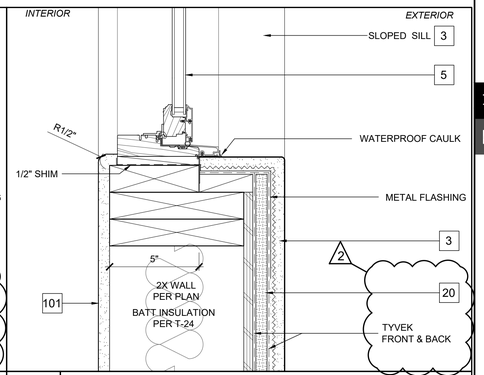
12 WINDOW JAMB SCALE: 3"=1'-0"



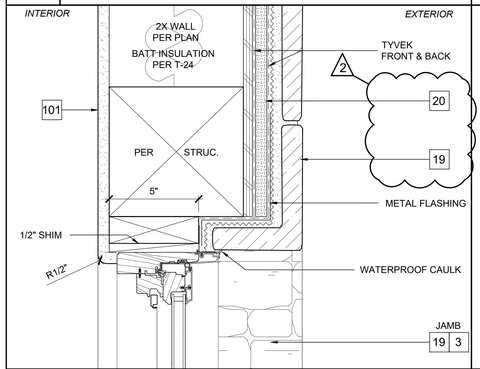
9 WINDOW JAMB SCALE: 3"=1'-0"



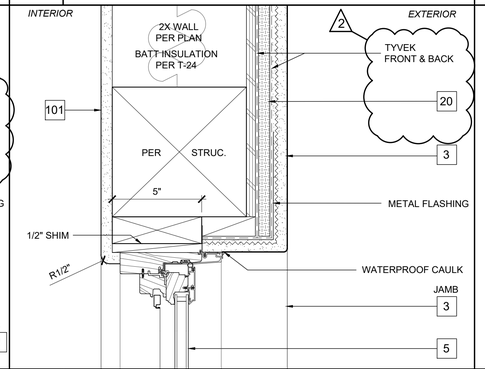
6 WINDOW JAMB (FIXED) SCALE: 3"=1'-0"



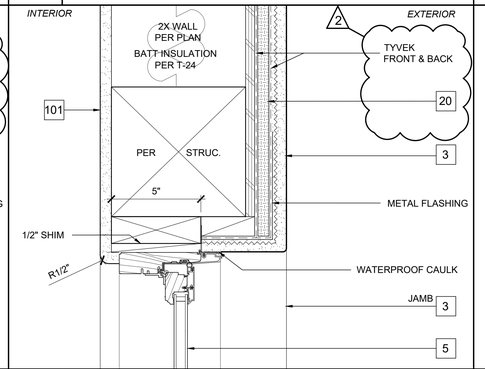
3 WINDOW JAMB (FIXED) SCALE: 3"=1'-0"



11 WINDOW HEAD SCALE: 3"=1'-0"



8 WINDOW HEAD SCALE: 3"=1'-0"



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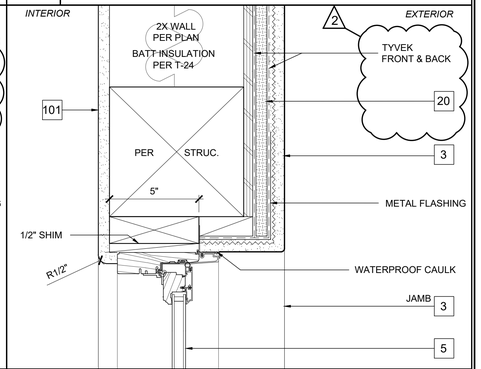
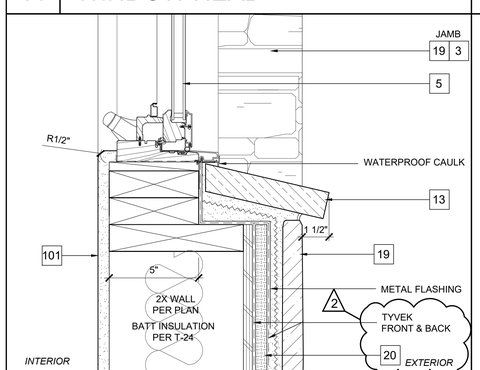


2 WINDOW HEAD (FIXED) SCALE: 3"=1'-0"



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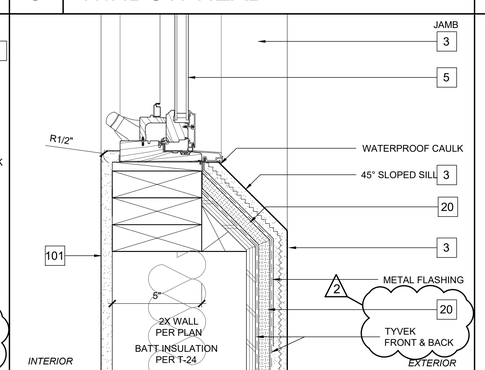
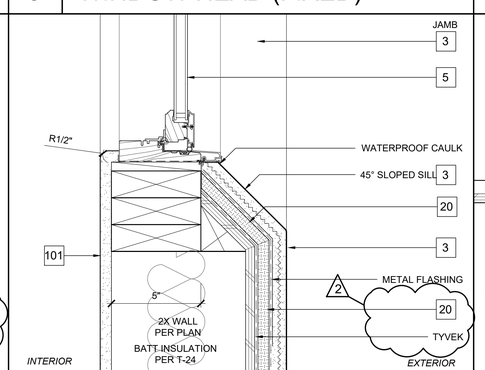
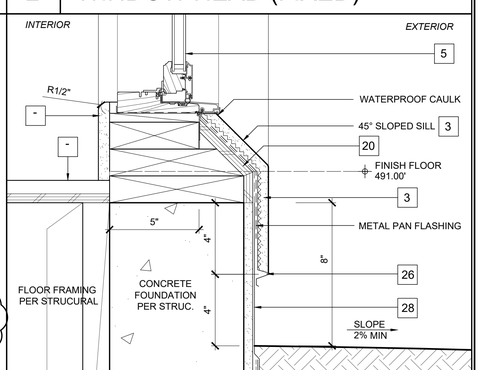


7 WINDOW SILL SCALE: 3"=1'-0"



4 WINDOW SILL (FIXED) SCALE: 3"=1'-0"



1 WINDOW SILL (FIXED) SCALE: 3"=1'-0"

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

DOOR DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/26
STATE OF CALIFORNIA

Date	FEBRUARY 17 2025
Scale	3"= 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A9.6

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2021, Includes July 2021 Supplement)

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

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REVISION SCHEDULE

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Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.
3. A parking space served by electric vehicle supply equipment or designated as a future EV charging space shall count as at least one standard automobile parking space for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See *Vehicle Code* Section 22511.2 for further details.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code,* Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code,* Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

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

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code.*

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.
3. A parking space served by electrical vehicle supple equipment or designed as a future EV charging space shall count as at least one standard automobile parking space for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See *Vehicle Code* Section 22511.2 for further details.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

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

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

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

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

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

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

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

TABLE H-2

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

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

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

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

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND
IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

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

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations,* Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from CAL Fire on maintenance of defensible space around residential structures.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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GREEN BUILDING STANDARDS

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

Date	FEBRUARY 17 2025
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
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Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

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

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

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

4.503 FIREPLACES

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

4.504 POLLUTANT CONTROL

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

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

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

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

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

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

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

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

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

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

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

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

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

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

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

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

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

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

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

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

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

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

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

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

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

4.507 ENVIRONMENTAL COMFORT

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

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

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

703 VERIFICATIONS

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

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

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GREEN BUILDING STANDARDS

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Scale
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GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2024 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CENC), CALIFORNIA ELECTRICAL CODE (CEC).
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY. SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.
11. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

GRADING AND DRAINAGE

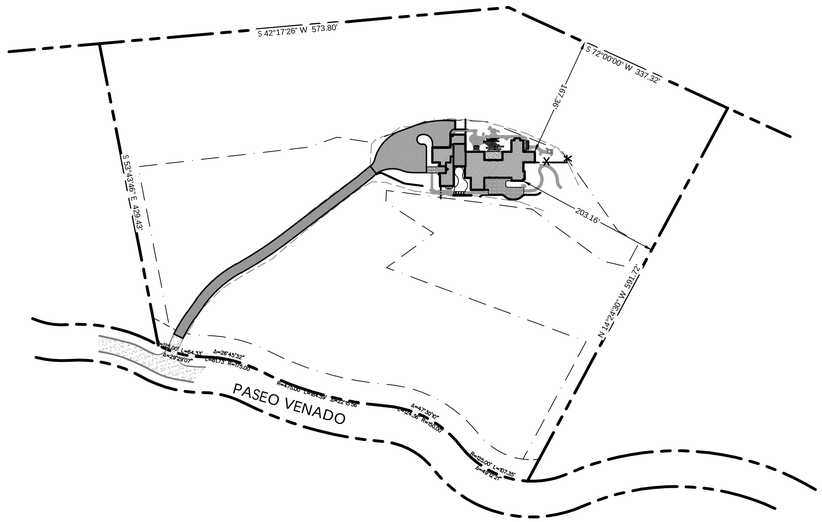
1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (#2535) AND THE EROSION CONTROL ORDINANCE (#2806).
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.
5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.
11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS
13. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.
14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

FIRE DEPARTMENT NOTES

1. FIRE008-ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FT WIDE. WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40 FT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
2. FIRE011-ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4 IN HEIGHT, 1/2 IN STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
3. FIRE020-REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LIMB TREES 6 FT UP FROM GROUND. REMOVE LIMBS WITHIN 10 FT OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
4. FIRE022-THE BUILDING SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.
5. FIRE028-ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.
6. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL FIRE PROTECTION NOTES.



A / C1 OVERALL SITE PLAN
SCALE: 1"=100'

GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 448 CY
FILL = 250 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY AND DOES NOT INCLUDE IMPORT MATERIAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES.

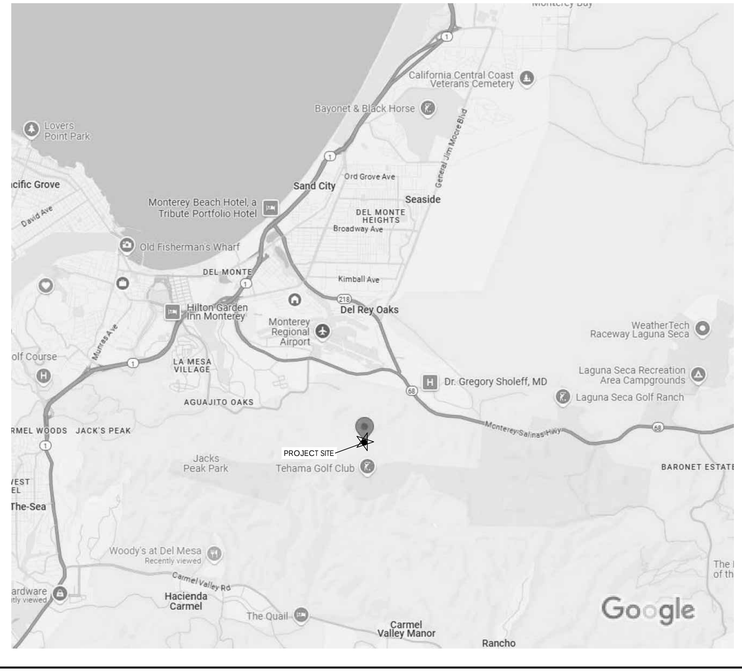
SHEET INDEX

C1 TITLE SHEET
C2 GRADING & DRAINAGE PLAN
C3 DRIVEWAY PLAN AND PROFILE
C4 SITE SECTIONS
C5 UTILITY PLAN
C6 EROSION CONTROL PLAN

LAND DISTURBANCE

LAND DISTURBANCE AREA = 33,800 SF

VICINITY MAP



INSPECTION

Inspection:	When:	Who:	Inspection By:	Date of Inspection:
Inspect and test Keyway/Subexcavation/overexcavation:	1)Prior to backfilling	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect and Test Building Pad Subgrade:	Prior to excavation footings or placement of slab-on-grade materials	Soils Engineer		
Inspect Slab-on-grade installation:	Prior to concrete placement	Soils Engineer		
Inspect Foundation and/or retaining wall footing excavations:	Prior to reinforcement placement	Soils Engineer		
Inspect and Test Retaining wall backfill:	During backfill placement – ongoing	Soils Engineer		
Inspect and Test Driveway Fill, Subgrade and Baserock Placement:	1)During fill placement	Soils Engineer		
	2)Subgrade, prior to baserock placement	Soils Engineer		
	3)Baserock prior to AC, Concrete or Pavement	Soils Engineer		
Inspect and Test Drainage Installation:	1) After pipe placement, prior to backfill placement	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		

LEGEND

	EXISTING	PROPOSED
DRAINAGE FLOW LINE	→ → → → → →	→ → → → → →
GRADE BREAK		
MAJOR CONTOUR	— 50 —	50
MINOR CONTOUR	— 49 —	49
SPOT ELEVATION	×105.46	FP 49.99
DRAINAGE FLOW		
TREE	17" Oak	

ABBREVIATIONS

FF	FINISH FLOOR
FG	FINISH GRADE
FP	FINISH PAVEMENT
INV	INVERT
M.E.	MATCH EXISTING
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
(TYP)	TYPICAL

BY	DESCRIPTION	DATE	REV.
			1
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			7
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			10

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REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUDOLPH
No. 87625
EXP. 06-30-25
CIVIL
STATE OF CALIFORNIA

TITLE SHEET

HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

SCALE:	AS NOTED
DATE:	4/17/2024
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C1
OF	6 SHEETS
PROJECT#	123196

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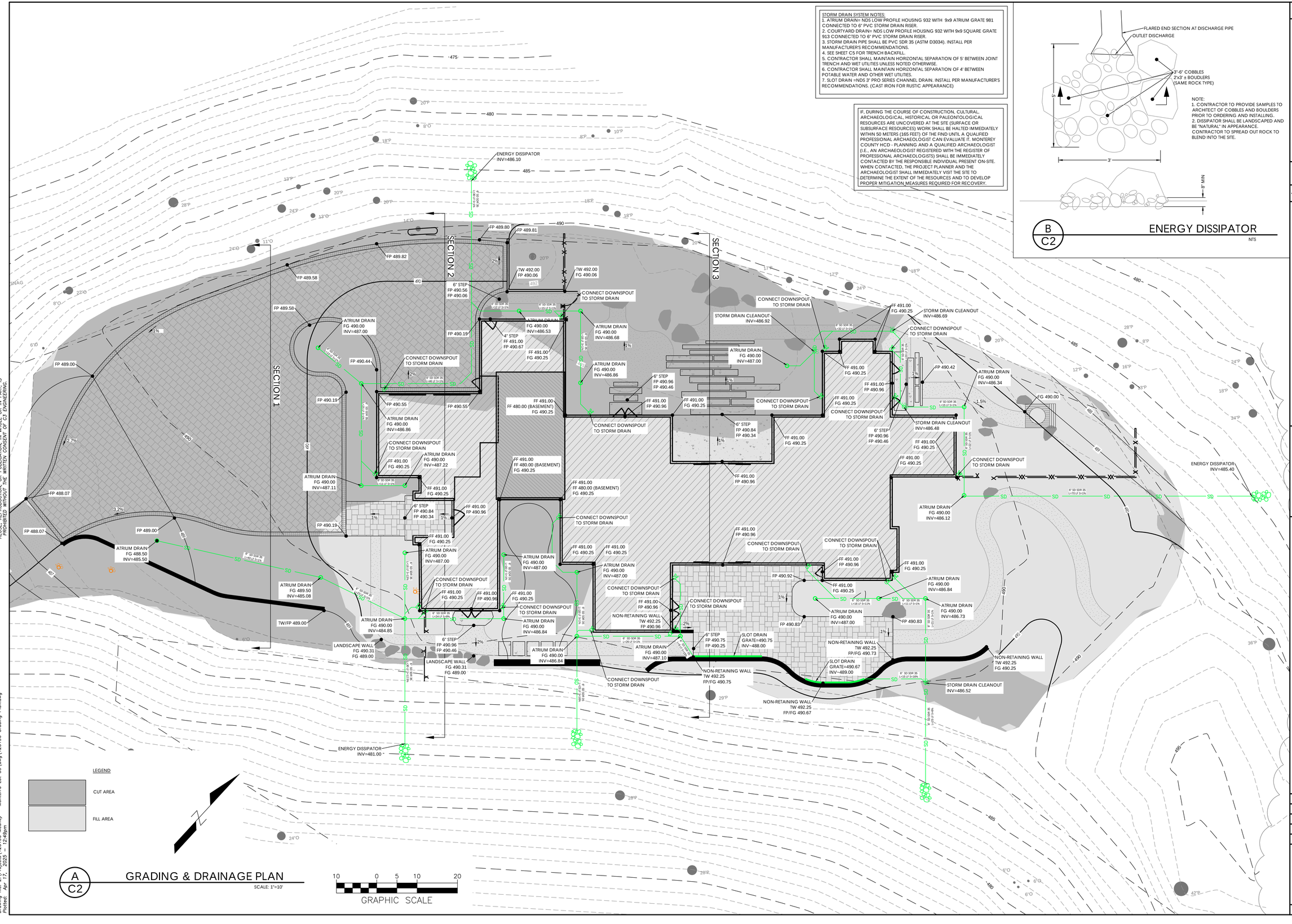
Drawing file: Z:\Projects\123196 Meaney – Monterra Lot 59\dwg\123196 Grading Plan.dwg
Plotted: Apr 17, 2025 – 12:48pm

STORM DRAIN SYSTEM NOTES:
1. ATRIUM DRAIN= NDS LOW PROFILE HOUSING 932 WITH 9x9 ATRIUM GRATE 981 CONNECTED TO 6" PVC STORM DRAIN RISER.
2. COURTYARD DRAIN= NDS LOW PROFILE HOUSING 932 WITH 9x9 SQUARE GRATE 913 CONNECTED TO 6" PVC STORM DRAIN RISER.
3. STORM DRAIN PIPE SHALL BE PVC SDR 35 (ASTM D3034). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. SEE SHEET C5 FOR TRENCH BACKFILL.
5. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 5' BETWEEN JOINT TRENCH AND WET UTILITIES UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 4' BETWEEN POTABLE WATER AND OTHER WET UTILITIES.
7. SLOT DRAIN =NDS 3" PRO SERIES CHANNEL DRAIN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. (CAST IRON FOR RUSTIC APPEARANCE)

IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY HCD - PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

NOTE:
1. CONTRACTOR TO PROVIDE SAMPLES TO ARCHITECT OF COBBLES AND BOULDERS PRIOR TO ORDERING AND INSTALLING.
2. DISSIPATOR SHALL BE LANDSCAPED AND BE "NATURAL" IN APPEARANCE. CONTRACTOR TO SPREAD OUT ROCK TO BLEND INTO THE SITE.

B / C2 ENERGY DISSIPATOR
NTS



LEGEND
CUT AREA
FILL AREA

A / C2 GRADING & DRAINAGE PLAN
SCALE: 1"=10'

10 0 5 10 20
GRAPHIC SCALE

BY	DESCRIPTION	DATE	REV.
			1
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			4
			5
			6
			7
			8

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GRADING & DRAINAGE PLAN

HESS BECKMAN RESIDENCE
7725 PASEO VERMADO
MONTEREY, CA 93940

SCALE:	AS NOTED
DATE:	4/17/2024
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	

SHEET NUMBER: C2
OF 6 SHEETS
PROJECT# 123196

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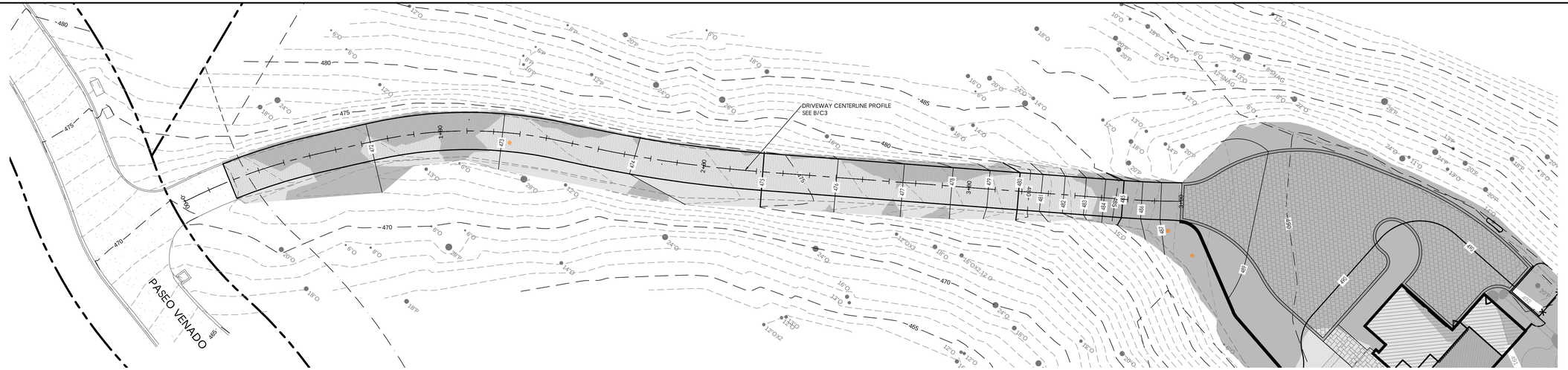
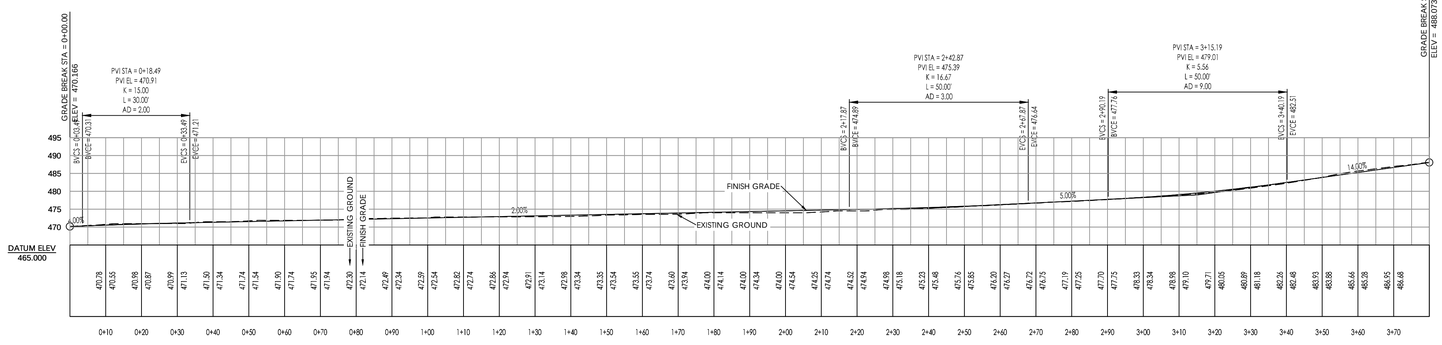
Plotted: Apr 17, 2025 – 12:49pm



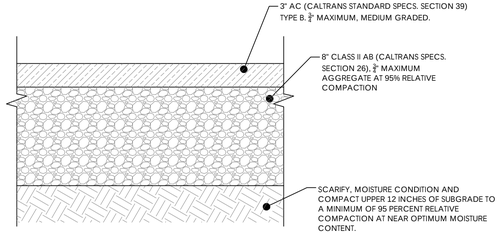
A / C3 — DRIVEWAY PLAN
SCALE: 1"=20'



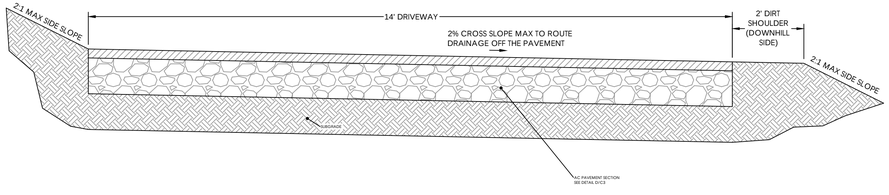
B / C3 — DRIVEWAY PROFILE
SCALE: 1"=20'

20 0 10 20 40
GRAPHIC SCALE

C / C3 — NOT USED
NTS



D / C3 — ASPHALT PAVEMENT SECTION
NTS



E / C3 — DRIVEWAY GRADING SECTION
NTS

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Plotted: Apr 17, 2025 - 12:49pm

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DRIVEWAY PLAN AND PROFILE

HESS BECKMAN RESIDENCE
725 PASEO VENADO
MONTEREY, CA 93940

SCALE:	AS NOTED
DATE:	4/17/2024
DESIGN BY:	JPR
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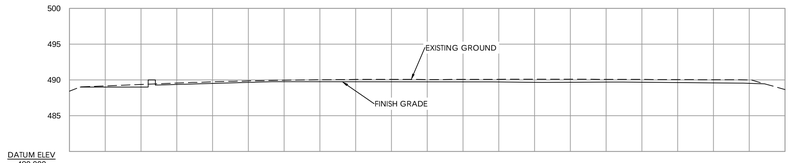
SHEET NUMBER:
C3
OF 6 SHEETS

PROJECT# 123196



A / C4 SECTION 1
SCALE: 1"=10'

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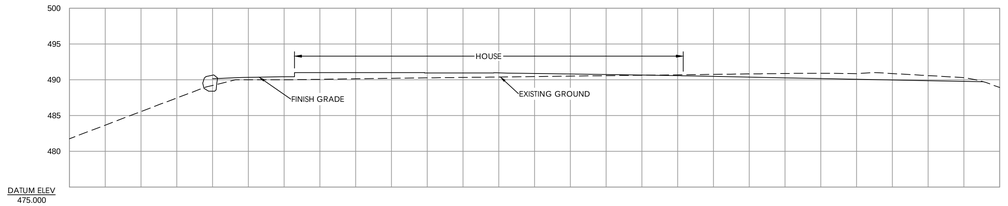
GRAPHIC SCALE



B / C4 SECTION 2
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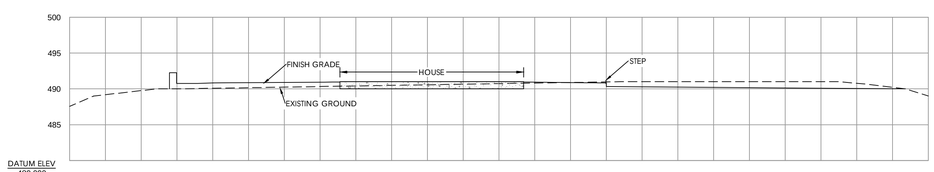
GRAPHIC SCALE



C / C4 SECTION 3
SCALE: 1"=10'

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GRAPHIC SCALE

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Plotted: Apr 17, 2025 - 12:56pm

REV.	DATE	DESCRIPTION	BY

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REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUDOLPH
No. 87625
EXP. 06-30-25
CIVIL
STATE OF CALIFORNIA

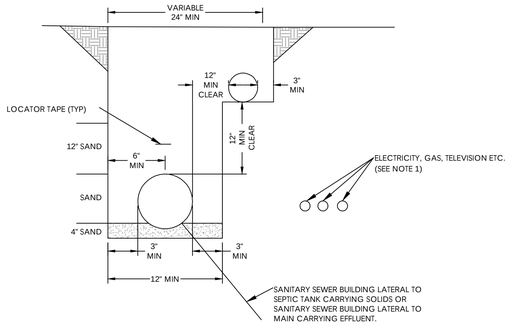
SITE SECTIONS

HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

SCALE:	AS NOTED
DATE:	4/17/2024
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	

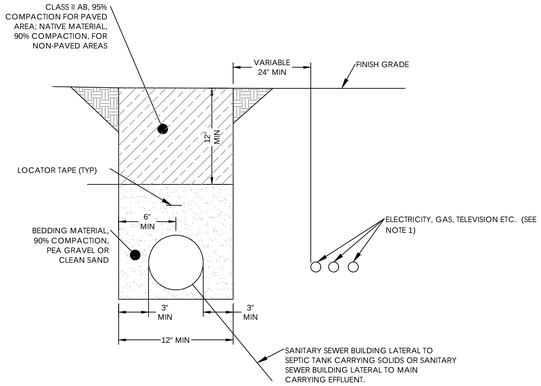
SHEET NUMBER:
C4
OF 6 SHEETS

PROJECT# 123196



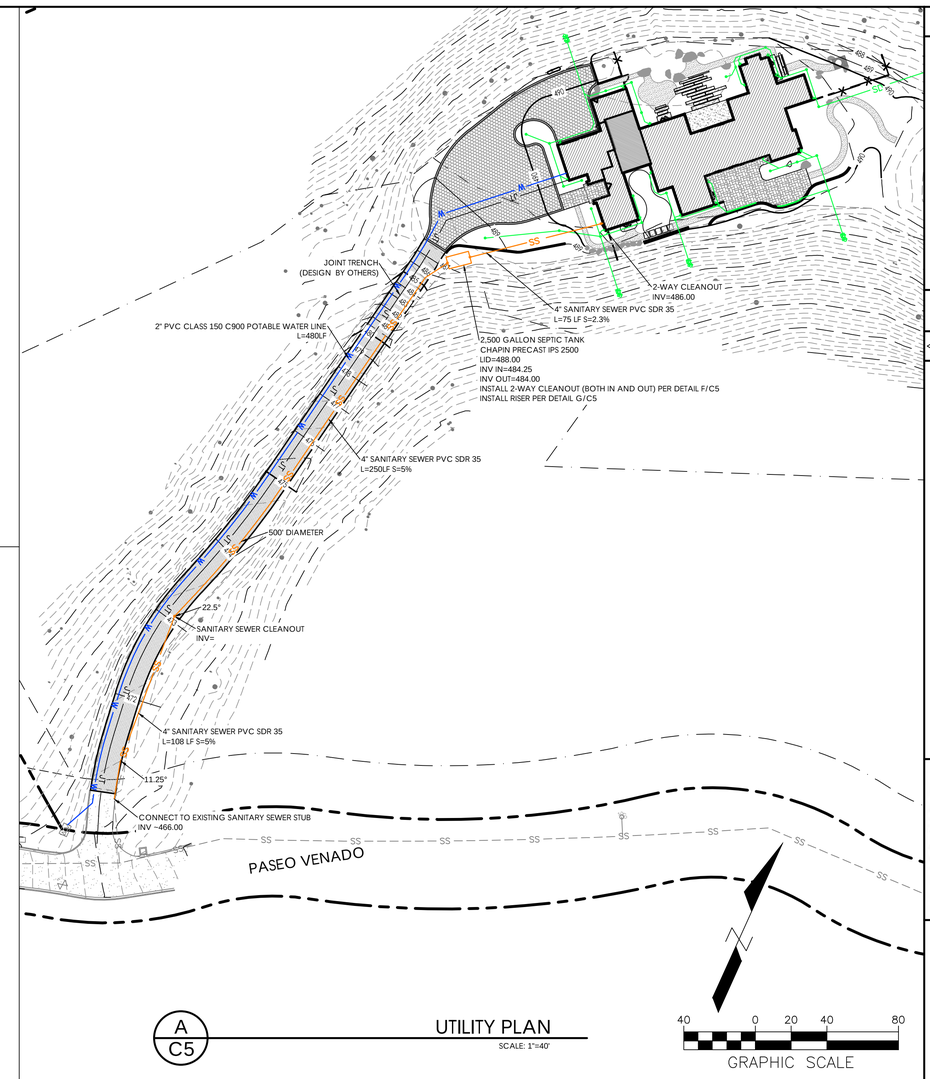
NOTES:
1. OTHER SERVICES (E.G. ELEC., GAS, T.V., ETC.) SHALL BE A MINIMUM OF 24" IN HORIZONTAL DISTANCE FROM THE OUTSIDE EDGE OF THE SANITARY SEWER TRENCH.
2. WATER SERVICE LINE MAY BE PLACED IN THE SAME TRENCH BUT SHALL BE ON A SEPARATE SHELF OF NATIVE SOIL.

B / C5 — CWWC SHARED TRENCH DETAIL
NTS

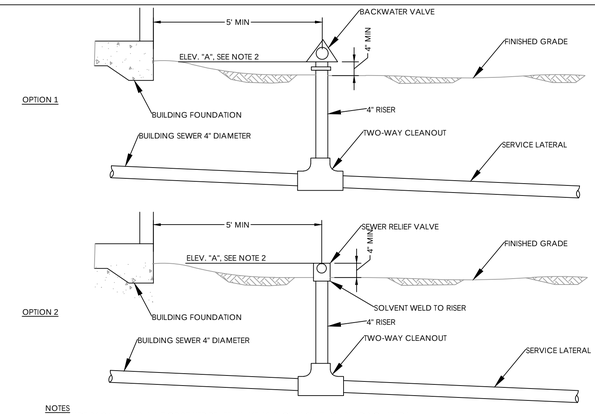


NOTES: 1. OTHER SERVICES (E.G. ELEC., GAS, T.V., ETC.) SHALL BE A MINIMUM OF 24" IN HORIZONTAL DISTANCE FROM THE OUTSIDE EDGE OF THE SANITARY SEWER TRENCH.

C / C5 — CWWC TRENCH BACKFILL
NTS

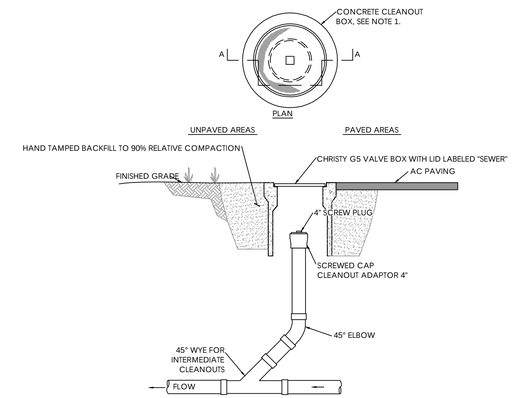


A / C5 — UTILITY PLAN
SCALE: 1"=40'



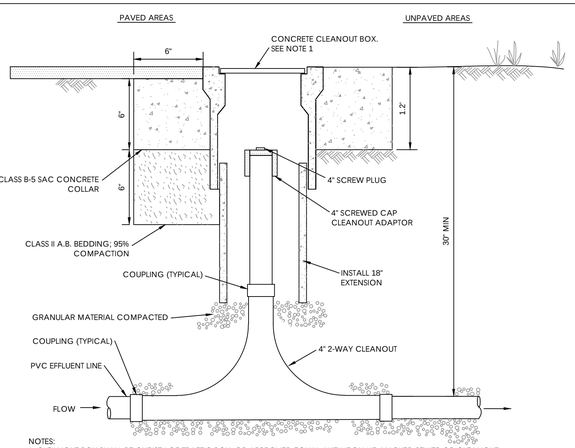
NOTES
1. PROVIDE BACKWATER VALVE OR SEWER RELIEF VALVE AS SHOWN ON EACH BUILDING LATERAL.
2. ELEVATION "A" SHALL BE MINIMUM 6" LOWER THAN THE LOWEST PLUMBING FIXTURE OR DRAIN CONNECTED TO THE BUILDING SEWER.
3. INSTALL VALVE IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
4. GRADE AREA TO DRAIN AWAY FROM VALVE AND BUILDING.

D / C5 — CWWC BW VALVE LOCATION
NTS



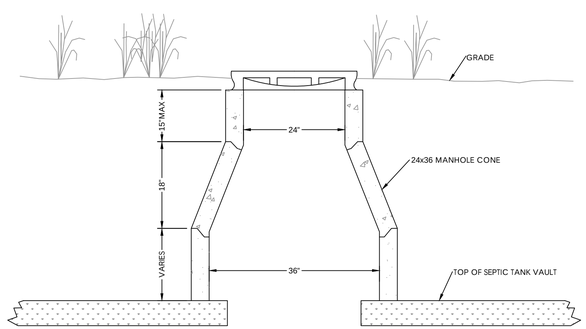
NOTES:
1. CLEANOUT BOX SHALL BE CHRISTY G5 TRAFFIC BOX OR APPROVED EQUAL, WITH IRON LID MARKED SEWER OR CLEANOUT.
2. SLOPE FINISHED GRADE AWAY FROM CLEANOUT BOX.

E / C5 — CWWC IN-LINE CLEANOUT
NTS

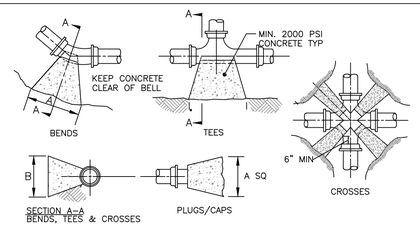


NOTES:
1. CLEANOUT BOX SHALL BE CHRISTY G5 TRAFFIC BOX, OR APPROVED EQUAL, WITH IRON LID MARKED SEWER OR CLEANOUT.

F / C5 — CWWC 2-WAY CLEANOUT
NTS



G / C5 — CWWC SEPTIC TANK RISER
NTS



BENDS, TEES & CROSSES

SIZE	90° BENDS			45° BENDS			22.5° BENDS			TEES and PLUGS		
	SIZE SQ FT	"A"	"B"	SIZE SQ FT	"A"	"B"	SIZE SQ FT	"A"	"B"	SIZE SQ FT	"A"	"B"
4"	1.8	22"	12"	1.0	12"	12"	0.5	10"	7"	1.3	16"	12"
6"	4.0	36"	16"	2.2	20"	16"	1.1	16"	10"	2.8	29"	14"
8"	7.1	42"	24"	3.8	23"	24"	2.0	21"	14"	5.0	45"	16"
10"	11.1	53"	30"	6.1	30"	30"	3.1	22"	20"	7.9	48"	24"
12"	16.0	58"	40"	8.7	36"	36"	4.4	32"	20"	11.3	54"	30"
14"	21.6	74"	42"	11.9	43"	40"	6.0	36"	24"	15.4	62"	36"
16"	28.4	85"	48"	15.5	53"	42"	7.8	37"	30"	20.1	69"	42"

NOTES:
1. BASED ON 150 PSI STATIC PRESSURE PLUS 100 PSI WATER HAMMER AND 2500 PSF SOIL BEARING
2. FOR UNSTABLE SOIL CONDITIONS CHECK WITH ENGINEER FOR THRUST BLOCK DIMENSIONS FOR MAIN
3. SIZES GREATER THAN 16" SEE ENGINEER FOR THRUST BLOCK DIMENSIONS

H / C5 — THRUST BLOCK DETAILS
NTS

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Drawing file: Z:\Projects\123196 Meaney - Monterra Lot 59\dwg\123196 Grading Plan.dwg
Plotted: Apr 17, 2025 - 12:56pm

REV.	DATE	DESCRIPTION	BY
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2			
3			
4			
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OF 6 SHEETS

PROJECT# 123196

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1.PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIROMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIUMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVEMNESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
4. THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCRODANCE WITH THE RECOMEMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPLING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

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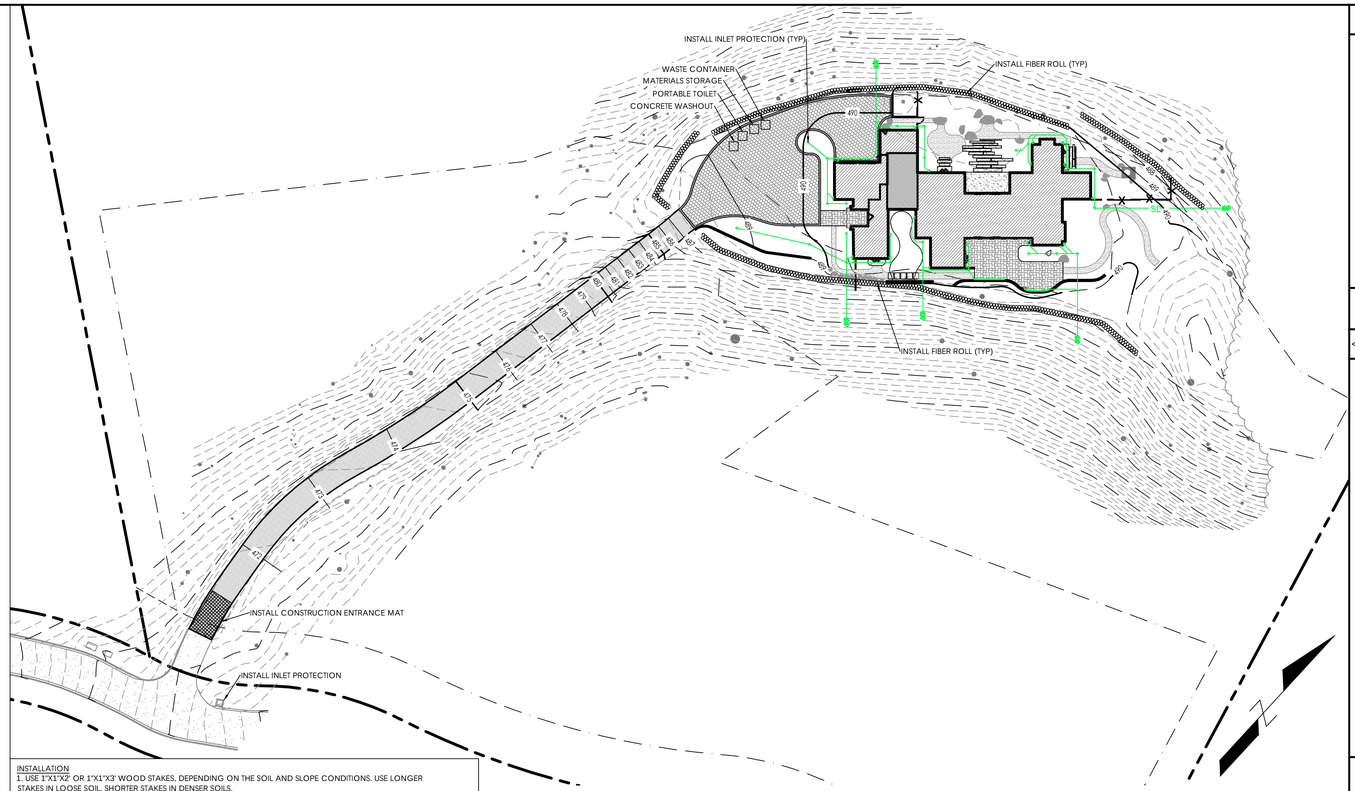
Drawing file: Z:\Projects\123196 Meaney – Monterra Lot 59\dwg\123196 Grading Plan.dwg
Plotted: Apr 17, 2025 – 12:50pm



A C6 EROSION CONTROL PLAN
SCALE: 1"=40'

GRAPHIC SCALE 40 0 20 40 80

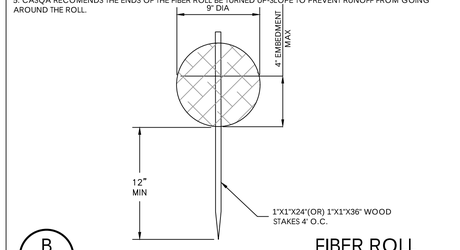
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

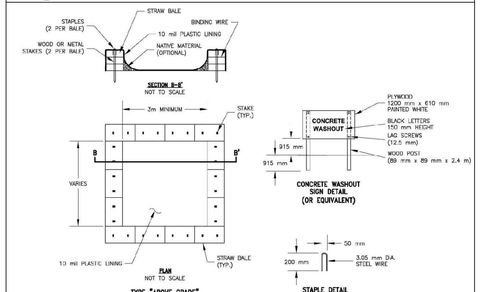
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



B C6 FIBER ROLL
NTS

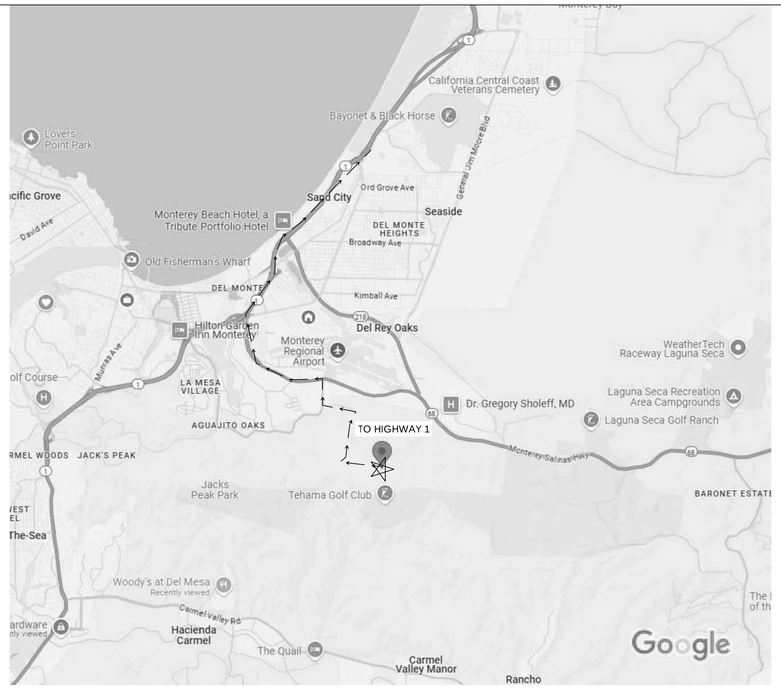


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CALTRANS/TR04-14.DWG SAC 8-14-02

SOURCE: CALTRANS

C C6 CONCRETE WASHOUT
NTS



D C6 CONSTRUCTION HAUL ROUTE
NTS

BY	DESCRIPTION	DATE	REV.
			1
			2
			3
			4
			5
			6
			7
			8

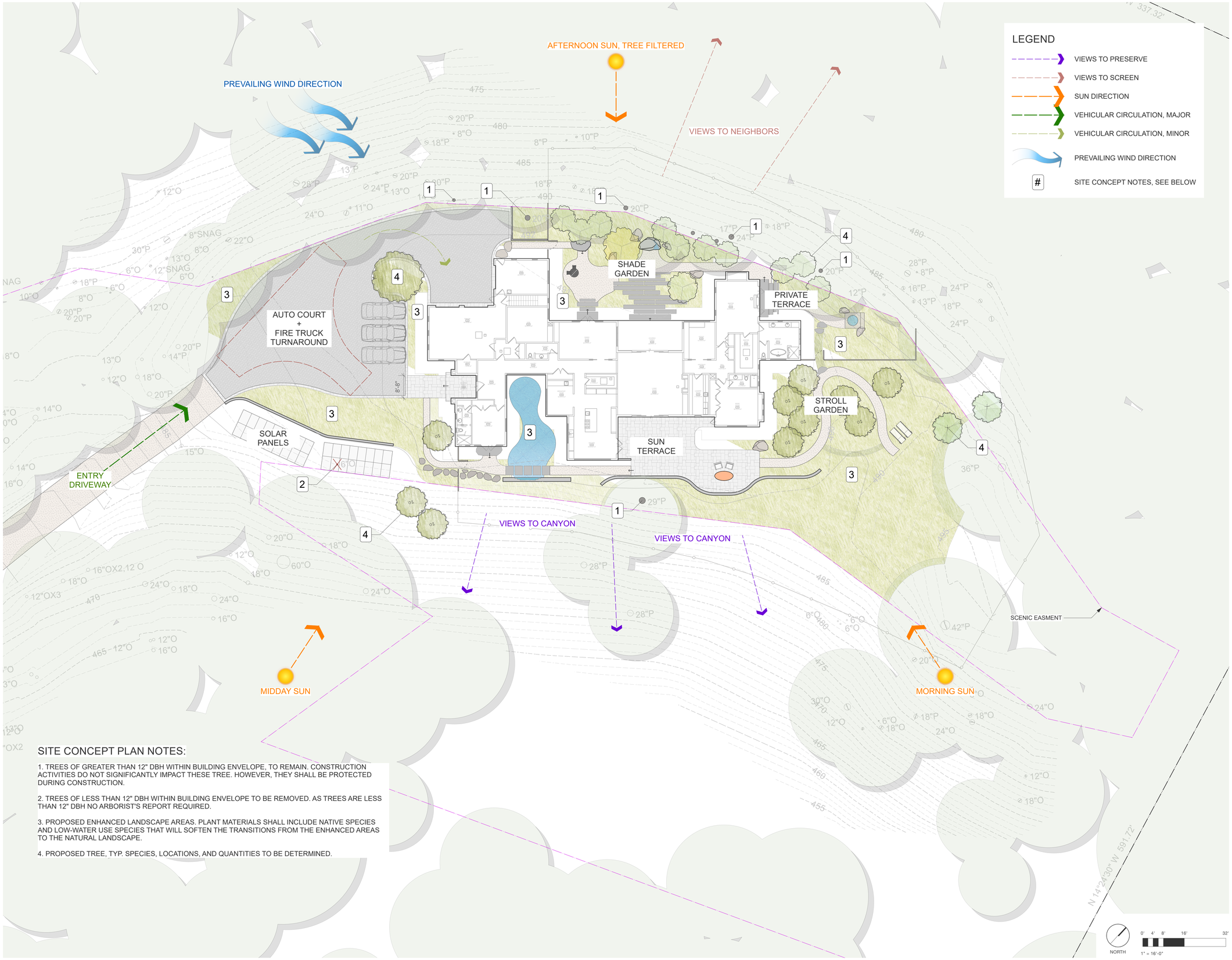
C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUDOLPH
No. 87625
EXP. 06-30-25
CIVIL
STATE OF CALIFORNIA

EROSION CONTROL PLAN

HESS BECKMAN RESIDENCE
7735 PASEO VENADO
MONTEREY, CA 93940

SCALE:	AS NOTED
DATE:	4/17/2024
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C6
OF 6 SHEETS	
PROJECT#	123196



LEGEND

- VIEWS TO PRESERVE
- VIEWS TO SCREEN
- SUN DIRECTION
- VEHICULAR CIRCULATION, MAJOR
- VEHICULAR CIRCULATION, MINOR
- PREVAILING WIND DIRECTION
- # SITE CONCEPT NOTES, SEE BELOW

SITE CONCEPT PLAN NOTES:

1. TREES OF GREATER THAN 12" DBH WITHIN BUILDING ENVELOPE, TO REMAIN. CONSTRUCTION ACTIVITIES DO NOT SIGNIFICANTLY IMPACT THESE TREE. HOWEVER, THEY SHALL BE PROTECTED DURING CONSTRUCTION.

2. TREES OF LESS THAN 12" DBH WITHIN BUILDING ENVELOPE TO BE REMOVED. AS TREES ARE LESS THAN 12" DBH NO ARBORIST'S REPORT REQUIRED.

3. PROPOSED ENHANCED LANDSCAPE AREAS. PLANT MATERIALS SHALL INCLUDE NATIVE SPECIES AND LOW-WATER USE SPECIES THAT WILL SOFTEN THE TRANSITIONS FROM THE ENHANCED AREAS TO THE NATURAL LANDSCAPE.

4. PROPOSED TREE, TYP. SPECIES, LOCATIONS, AND QUANTITIES TO BE DETERMINED.

bh LANDSCAPE ARCHITECTURE
tel: 209.652.9399
1142 2nd Street
Monterey, CA 93940

NOT FOR CONSTRUCTION

HESS BECKMAN RESIDENCE

7725 PASEDO VENADO
MONTEREY, CA 93940

APN: 101-223-017

Issue set: Building Permit
Issue date: 21 April, 2025

Previous Issue

REV.	DESCRIPTION	DATE

LANDSCAPE CONCEPT PLAN

Scale: 1" = 16'-0"
Drawn by: BH

L1.0

INSET - DRIVEWAY ENTRANCE

LEGEND

1. Gravel Driveway
2. Cobblestone Paving
3. Stone Wall, veneer t.b.d.
4. Stone Paving
5. Gravel Pathway
6. Water Feature
7. Outdoor Dining
8. Steel Fire Pit
9. Stroll Garden Orchard
10. Hot Tub
11. Boulders
12. Concrete Pavers
13. Fence / Screen, noncombustible
14. Deer Fence, 8' Black Wire Mesh
15. Solar Panels

NORTH

0' 4' 8' 16' 32'

1" = 16'-0"

bh LANDSCAPE ARCHITECTURE

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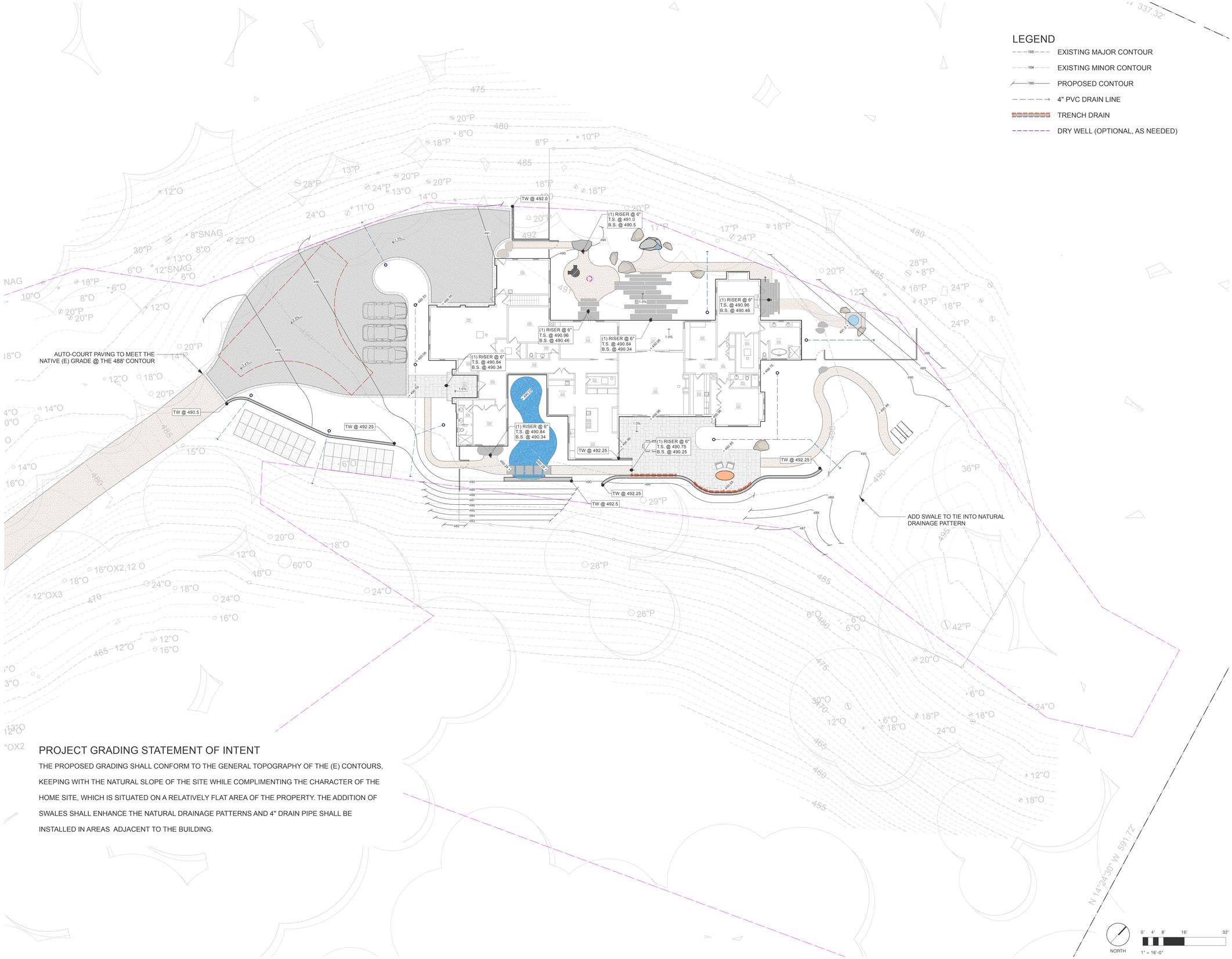
REV.	DESCRIPTION	DATE

PROPOSED LANDSCAPE SITE PLAN

Scale: 1" = 16'-0"
Drawn by: BH

L1.1



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED CONTOUR
- 4" PVC DRAIN LINE
- TRENCH DRAIN
- DRY WELL (OPTIONAL, AS NEEDED)

PROJECT GRADING STATEMENT OF INTENT

THE PROPOSED GRADING SHALL CONFORM TO THE GENERAL TOPOGRAPHY OF THE (E) CONTOURS, KEEPING WITH THE NATURAL SLOPE OF THE SITE WHILE COMPLIMENTING THE CHARACTER OF THE HOME SITE, WHICH IS SITUATED ON A RELATIVELY FLAT AREA OF THE PROPERTY. THE ADDITION OF SWALES SHALL ENHANCE THE NATURAL DRAINAGE PATTERNS AND 4" DRAIN PIPE SHALL BE INSTALLED IN AREAS ADJACENT TO THE BUILDING.

bh LANDSCAPE ARCHITECTURE
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Monterey, CA 93940

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HESS BECKMAN RESIDENCE

7725 PASEDO VENADO
MONTEREY, CA 93940

APN: 101-223-017

Issue set:
Issue date: 3 JULY 2024

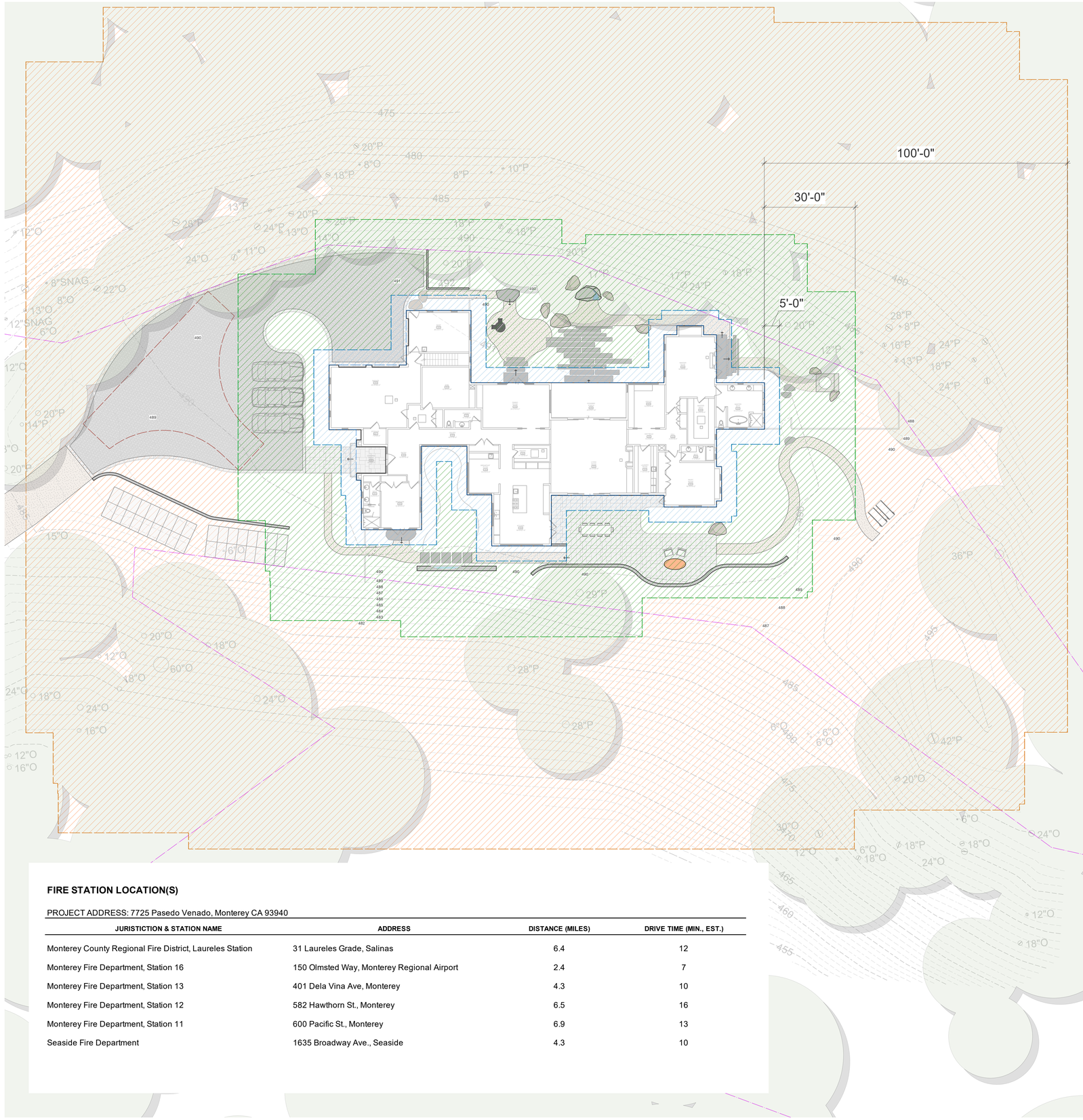
Previous Issue

REV.	DESCRIPTION	DATE

PRELIMINARY GRADING PLAN

Scale: 1" = 16'-0"
Drawn by: BH

L1.2



FIRE MANAGEMENT ZONES

NON-COMBUSTIBLE ZONE, 0'-5'

THE NON-COMBUSTIBLE ZONE WILL CONSIST OF LANDSCAPE ELEMENTS SUCH AS CONCRETE PAVING, GRAVEL AS MULCH, BOULDERS, AND A WATER FEATURE. WOOD CHIP MULCH AND IRRIGATED LAWNS ARE NOT CONSIDERED NON-COMBUSTIBLE AND WILL NOT BE USED IN THIS ZONE.

LANDSCAPE (GREEN) ZONE, 5'-30'

THE GREEN ZONE WILL HAVE IRRIGATED PLANTING AREAS AND PAVING SURFACES CONSISTING OF GRAVEL, STONE, AND CONCRETE. PRPOSED PLANTINGS WITHIN THIS ZONE WILL INCLUDE EVERGREEN AND DECIDUOUS TREES (PLANTED A MINUMUM OF 10' FROM THE STRUCTURE), EVERGREEN AND HERBACEOUS SHRUBS (MAINTAINED AT LOW TO MEDIUM HEIGHT). EXISTING NATIVE VEGETATION IN THIS ZONE SHALL BE MAINTAINED PER CALFIRE DEFENSIBLE SPACE AND VEGETATION MANAGEMENT GUILDLINES.

REDUCED FUEL ZONE, 30'-100'

THE REDUCED FUEL ZONE WILL HAVE LIMITED IRRIGATED PLANTING AREAS. PROPOSED PLANTINGS WITHIN THIS ZONE MAY BE LIMITED TO NATIVE PLANT SPECIES. EXISTING NATIVE VEGETATION IN THIS ZONE SHALL BE MAINTAINED PER CALFIRE DEFENSIBLE SPACE AND VEGETATION MANAGEMENT GUILDLINES.

FIRE STATION LOCATION(S)

PROJECT ADDRESS: 7725 Pasedo Venado, Monterey CA 93940

JURISTICTION & STATION NAME	ADDRESS	DISTANCE (MILES)	DRIVE TIME (MIN., EST.)
Monterey County Regional Fire District, Laureles Station	31 Laureles Grade, Salinas	6.4	12
Monterey Fire Department, Station 16	150 Olmsted Way, Monterey Regional Airport	2.4	7
Monterey Fire Department, Station 13	401 Dela Vina Ave, Monterey	4.3	10
Monterey Fire Department, Station 12	582 Hawthorn St., Monterey	6.5	16
Monterey Fire Department, Station 11	600 Pacific St., Monterey	6.9	13
Seaside Fire Department	1635 Broadway Ave., Seaside	4.3	10

N 14°24'30" W 591.72'

NORTH

0' 4' 8' 16' 32'

1" = 16'-0"

bh LANDSCAPE ARCHITECTURE

tel: 209.652.9399
1142 2nd Street
Monterey, CA 93940

NOT FOR CONSTRUCTION

HESS BECKMAN RESIDENCE

7725 PASEDO VENADO
MONTEREY, CA 93940

APN: 101-223-017

Issue set: Preliminary Design
Issue date: 17 DECEMBER, 2024

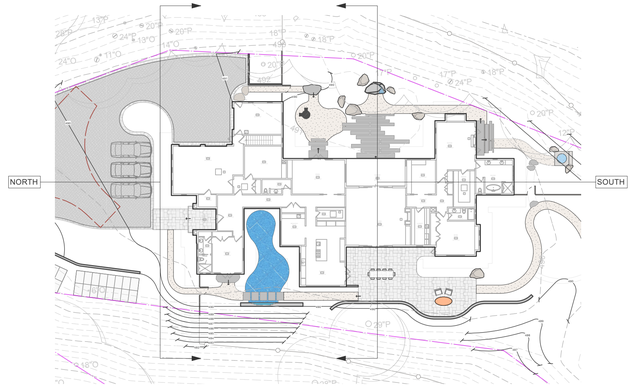
Previous Issue

REV.	DESCRIPTION	DATE

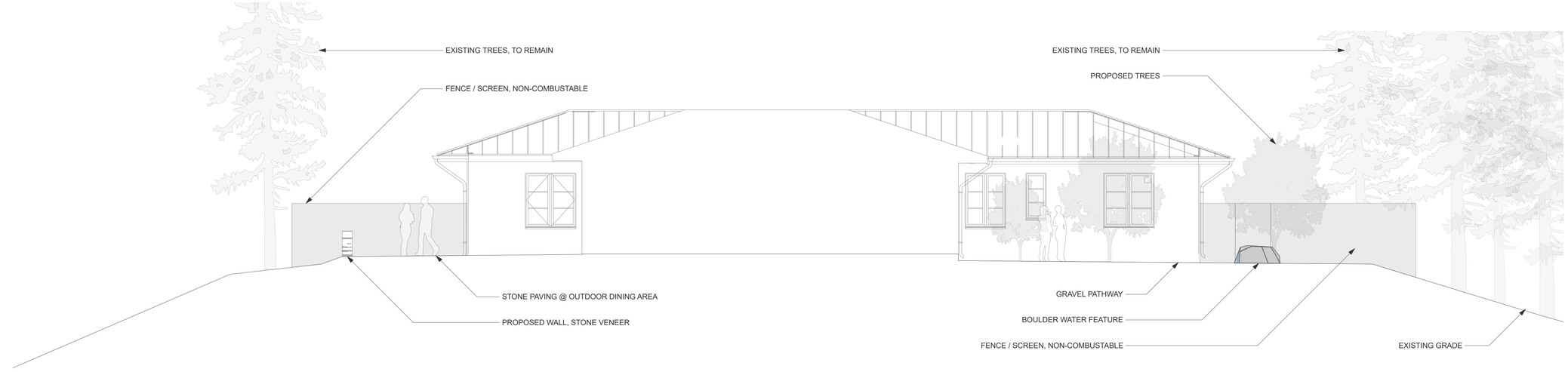
FIRE SAFETY MANAGEMENT PLAN

Scale: 1" = 16'-0"
Drawn by: BH

L1.3



CROSS SECTION KEY



2 SITE CROSS SECTION + ELEVATION - SOUTH
Scale: 3/16" = 1'-0"

1 SITE CROSS SECTION + ELEVATION - NORTH
Scale: 3/16" = 1'-0"

bh LANDSCAPE ARCHITECTURE
tel: 209.652.9399
1142 2nd Street
Monterey, CA 93940

NOT FOR CONSTRUCTION

HESS BECKMAN RESIDENCE

7725 PASEDO VENADO
MONTEREY, CA 93940

APN: 101-223-017

Issue set: Preliminary Design
Issue date: 23 JANUARY, 2025

Previous Issue

REV.	DESCRIPTION	DATE

SITE CROSS SECTIONS

Scale: 3/16" = 1'-0"
Drawn by: BH

L1.4

GENERAL NOTES, SPECIFICATIONS, AND PROJECT INFORMATION

STRUCTURAL DESIGN PARAMETERS

GENERAL PARAMETERS

BUILDING CODES

NDS 2018 / SDPWS-18
2022 CBC ACI 318-19 AISC 341-18
ASCE 7-16 ACI 530-18 TMS 402-18
AISC 360-19 AISC 358-19

Max. Height (above grade)	22 ft.
Roof DL/LL (psf)	20/20
Floor Interior DL/LL (psf)	30/40

SOILS VALUES

Allowable Bearing Pressure (embed. 3 feet below PAD grade) 1500 psf

BASEMENT-
Spread footings 1 foot embed. into firm native bedrock, OR.
MAT SLAB supported on firm native bedrock with allowable bearing pressure=3000 psf

Lateral Passive	300 pcf
EFP (at-rest, level)	41 pcf
EFP (active, level)	35 pcf
Friction Coefficient	0.30

Soil Classifications
SOILS REPORT:

HARO, KASUNICH AND ASSOCIATES
GEOTECHNICAL & COASTAL ENGINEERS
116 EAST LAKE AVENUE WATSONVILLE, CA. 95076
PROJECT NO. M12350
NOVEMBER 2023
SEE SHEET S1.8

BUILDING LOADS

Per CBC 1603.1.1
Per CBC 1603.1.2

FLOOR LIVELOADS:

Uniformly Distributed Load = 40psf
Concentrated Load = —
Impact Load = —
Live Load Deduction: Y/N =N
Roof Live Load = 20psf
Roof Dead Load = 30psf
Floor Dead Load = 22psf

WIND DESIGN DATA (per CBC 1603.1.4):

Wind Speed	V ULT = 110 mph V ASD = 85 mph
Risk Category	II
Exposure Category	C
Internal Pressure Coefficient, GC_{pi}	+/- 0.18

SEISMIC DESIGN DATA (per CBC 1603.1.5.):

Risk Category		II
Site Class		D
Seismic Design Category		E
Spectral Response Accelerations	S_S	= 1.317
	S_1	= 0.487
Spectral Response Coefficients	S_{DS}	= 0.878
	S_{D1}	= 0.589
Seismic Force Resisting System(s)		A.15#
Response Modification Factor, R		6.5##
Seismic Response Coefficient, C_S		0.176
Design Base Shear (ASD ~ 0.7CsW)		V = C_SW
Redundancy Factor, p		1.3
Analysis Procedure Used		Equiv. Lat. Force

See ASCE 7-16 Table 12.2.1

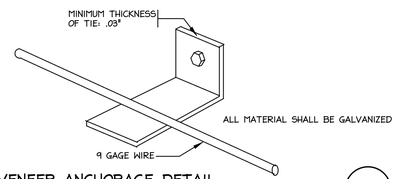
Design Forces Obtained w/ Most Stringent R-value of 6.5 For Plywood Shearwalls.

VENEER

1. VENEER SHALL BE ADHERED VENEER OR ANCHORED VENEER.
2. VENEER GREATER THAN 3/4" SHALL BE ANCHORED WITH MECHANICAL ANCHORS.
3. SEE STANDARD DETAILS FOR VENEER ANCHORAGE.
4. UNLESS NOTED OTHERWISE, ANCHOR VENEER WITH #9 WIRE IN MORTAR BED TIED TO FRAMING @ 16" O.C. EACH WAY.

ANCHORED VENEER (USE DUR-O-WAL OR SIMILAR)

1. ALL VENEER SHALL BE ANCHORED TO WOOD, CONCRETE, STEEL STUD STEEL FRAME OR CONCRETE MASONRY.
2. FOR ANCHORAGE TO WOOD, STEEL STUD OR STEEL FRAME USE DUR-O-WAL D/A 2135.
3. FOR ANCHORAGE TO CONCRETE OR CONCRETE BLOCK, USE DUR-O-WAL D/A 5213.
4. SPACE ANCHORS @ 16" O.C. EA. WAY, UNLESS SHOWN OTHERWISE IN THE DRAWINGS OR DETAILS.



VENEER ANCHORAGE DETAIL — SCALE: N.T.S. — 1

ABBREVIATIONS

℄	AND	FLG	FLANGE	PNJ.	TRUS JOIST PRODUCT
@	AT	FRMG	FRAMING	RAD	RADIUS
AB	ANCHOR BOLT	FS	FAR SIDE	REINF	REINFORCING
ABV	ABOVE	FT	FOOT	REQ	REQUIRED
ARCH	ARCHITECT	FTG	FOOTING	RET	RETURN
BLK	BLOCK	GA	GAUGE	REV	REVISION
BLKG	BLOCKING	GALV	GALVANIZED	RGH	ROUGH
BLW	BELOW	GB	GRADE BEAM	RWD	REDWOOD
BM	BEAM	GLB	GLUE LAM BEAM	SCH	SCHEDULE
BN	BOUNDARY NAILING	GR	GRADE	SC	SLIP CRITICAL
BOT	BOTTOM	HDR	HEADER	SCR	SCREW
BTWN	BETWEEN	HNGR	HANGER	SDS	
CJ	CONTROL JOINT	HNGRS		SECT	SECTION
CL	CENTERLINE	HT	HEIGHT	SHT	SHEET
CLR	CLEAR	HOR	HORIZONTAL	SHTG	SHEATHING
CMU	CONCRETE MASONRY UNIT	HS	HIGH STRENGTH	SIM	SIMILAR
COL	COLUMN	INFO	INFORMATION	SLO	SHORT LEG OUTSTANDING
COM	COMMON	INT	INTERIOR	SLV	SHORT LEG VERTICAL
CONC	CONCRETE	JT	JOINT	SPEC	SPECIFICATION
COND	CONDITION	JST	JOIST	SQ	SQUARE
CONST	CONSTRUCTION	KD	KILN DRIED	STD	STANDARD
CONT	CONTINUOUS			STL	STEEL
CP	COMPLETE PENETRATION	LLO	LONG LEG OUTSTANDING	STR	STRUCTURAL
CTR	CENTER	LLV	LONG LEG VERTICAL	S4S	SURFACED 4 SIDES
DECKG	DECKING	LTWT	LIGHTWEIGHT	T&B	TOP AND BOTTOM
DET	DETAIL	MAS	MASONRY	T&G	TONGUE AND GROOVE
DF	DOUGLAS FIR	MB	MACHINE BOLT	TEMP	TEMPERATURE
DIAG	DIAGONAL	MATL	MATERIAL	THK	THICK
DIAM	DIAMETER	MAX	MAXIMUM	TOB	TOP OF BLOCK
DIM	DIMENSION	MECH	MECHANICAL	TOC	TOP OF CONCRETE
DWG	DRAWING	MIN	MINIMUM	TOP	TOP OF PARAPET
(E)	EXISTING	(N)	NEW	TOP	
EA	EACH	NIC	NOT IN CONTRACT	T.O. PLY	TOP OF PLYWOOD
ELEV	ELEVATION	NO	NUMBER	TOS	TOP OF SLAB
EN	EDGE NAILING	NS	NEAR SIDE	T.O. STL	TOP OF STEEL
EQUIP	EQUIPMENT	O/	OVER	TSG	TAPERED STEEL GIRDER
E/W	EACH WAY	OC	ON CENTER	TW	TOP OF WALL
EXT	EXTERIOR	OD	OUTSIDE DIAMETER	TYP	TYPICAL
FHWS	FLAT HEAD WOOD SCREW	OPNG	OPENING	UNO	UNLESS NOTED OTHERWISE
FIN	FINISH	PL	PLATE	VERT	VERTICAL
FOC	FACE OF CONCRETE	℄	PLATE	VERTS	
FOB	FACE OF BLOCK	PLWD	PLYWOOD	VIF	VERIFY IN FIELD
FOS	FACE OF STUD	PLY	PLYWOOD	VOL	VOLUME
F.O. PLY	FACE OF PLYWOOD	PNL	PANEL	W/	WITH
FOW	FACE OF WALL	PR	PAIR	W/O	WITHOUT
FL	FLOOR	PT	POINT	WD	WOOD
		PTDF	PRESSURE TREATED DOUGLAS FIR	WT	WEIGHT

CORROSION PROTECTION

1. METAL IN CONTACT WITH MOISTURE AND TREATMENT PRODUCTS SHALL BE PROTECTED AGAINST CORROSION.
2. PROTECTION CAN BE PAINT, GALVANIZATION, OR USE OF STAINLESS STEEL, (NOT TYPE 304).
3. THIS INCLUDES, BUT IS NOT LIMITED TO:
   - REINFORCING STEEL
   - SHEET METAL
   - FASTENERS & NAILS
   - NUTS, BOLTS, WASHERS, SCREWS & LAG BOLTS
   - SHAPES, PLATES, & BARS
4. PROCESSES SHALL BE IN ACCORDANCE WITH ASTM 153, ASTM 123, ASTM B695, OR ASTM A653.

PRODUCT	GALVANIZING	THICKNESS OR AMOUNT
SHAPES	A123	10 MILS DFT
PLATES	A123	10 MILS DFT
BARS	A123	10 MILS DFT
SHEET METAL CONNECTORS	A153	2 OZ PER SF
FASTENERS	A153	2 OZ PER SF
NAILS	TUMBLED	N/A

5. FACTORY COATINGS OF G185, FOR SHEET METAL PRODUCTS IS ACCEPTABLE.
6. THE FOLLOWING STANDARDS SHALL APPLY:
   A143 B487 F1789 A767
   A780 B6 A384
   A90 E376 A385
   A902 F1470 A47
7. CONNECTOR ASSEMBLIES PRIMARILY NUTS, BOLTS, AND WASHERS SHALL BE SHIPPED ASSEMBLED TO ENSURE PROPER FIT.
8. ALTER THREADED PRODUCT DIMENSION TO ENSURE FIT AFTER GALVANIZATION.
9. GALVANIZE ALL PRODUCTS AFTER FABRICATION, UNLESS ITEM 15 FACTORY MADE AND/OR DIRECTED BY ENGINEER.

REINFORCING STEEL CONCRETE AND CONCRETE BLOCK

REFERENCE STANDARDS:

CONFORM TO:
(1) ACI 301-14 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE", SECTION 3 "REINFORCEMENT SUPPORTS."
(2) ACI SP-66 "ACI DETAILING MANUAL" INCLUDING ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
(3) CRSI MSP-2-07 "MANUAL OF STANDARD PRACTICE."
(4) ANS/AWS D1.4 "STRUCTURAL WELDING CODE - REINFORCING STEEL."
(5) CBC CHAPTER 19 - CONCRETE.
(6) ACI 318-14 LATEST EDITION.
(7) CONFORM TO ASTM A-185, FOR WELDED WIRE FABRIC

SUBMITTALS:

CONFORM TO ACI SEC. 3.1.1 "SUBMITTALS, DATA AND DRAWINGS." SUBMIT PLACING DRAWINGS SHOWING FABRICATION DIMENSIONS AND LOCATIONS FOR PLACEMENT OF REINFORCEMENT AND REINFORCEMENT SUPPORTS.

MATERIALS:

REINFORCING BARS...ASTM A615, & SUPPLEMENT S1 GRADE 60, DEFORMED BARS, Fy = 60,000 PSI
BAR SUPPORTS.....CRSI MSP-2-07, CHAPTER 3 "BAR SUPPORTS."
TIE WIRE.....16.5 GAGE OR HEAVIER, BLACK ANNEALED.
FIBROUS REINFORCEMENT.....FIBERMESH OR APPROVED EQUIVALENT.
.....(SEE CIP CONCRETE FOR SPECIFICATIONS)

FABRICATION:

CONFORM TO ACI 318-14. "FABRICATION", AND ACI SP-66 "ACI DETAILING MANUAL."

WELDING:

BARS SHALL NOT BE WELDED UNLESS AUTHORIZED. WHEN AUTHORIZED, CONFORM TO ACI 318-11, SEC. 12.7, 12.8 AND 12.19 "WELDING" AND PROVIDE ASTM A706, GRADE 60 REINFORCEMENT.

PLACING:

1. CONFORM TO ACI 318-14, SEC. 7.5 "PLACEMENT." PLACING TOLERANCES SHALL CONFORM TO SEC. 3.3.2.1 "TOLERANCES."
2. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.
3. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

6" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
8" WALLS	#4 @ 18 HORIZ.	#4 @ 18 VERTICAL	2 CURTAIN
10" WALLS	#5 @ 18 HORIZ.	#5 @ 18 VERTICAL	2 CURTAINS
12" WALLS	#5 @ 16 HORIZ.	#5 @ 18 VERTICAL	2 CURTAINS

4. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 & 318 CURRENT EDITION.

CONCRETE COVER:

CONFORM TO THE FOLLOWING COVER REQUIREMENTS FROM ACI 318-14, TABLE 7.5.2.1:

CONCRETE CAST AGAINST EARTH.....3"
CONCRETE EXPOSED TO EARTH OR WEATHER.....2"
TIES IN COLUMNS AND BEAMS.....1 -1/2"
BARS IN SLABS AND WALLS.....3/4"
EXTERIOR BARS IN TILT-UP PANELS.....1"

SPLICES:

CONFORM TO ACI 318-14, SEC. 12.2.2 AND 12.15 REFER TO "LAP SPLICE SCHEDULE", S3.1 TYPICAL SPLICES. THE SPLICES INDICATED ON INDIVIDUAL SHEETS CONTROL OVER THE SCHEDULE. USE CLASS B SPLICES UNLESS NOTED. MECHANICAL CONNECTIONS MAY BE USED WHEN APPROVED BY THE ENGINEER. (5 / S1.2)

FIELD BENDING:

CONFORM TO ACI 318-14, SEC. 7.3 "FIELD BENDING OR STRAIGHTENING." BAR SIZES #3 THROUGH #5 MAY BE FIELD BENT COLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TWIST BARS.

GENERAL

1. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM.
3. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING ITEMS:
   A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS.
   B. LOCATION OF ALL INTERIOR NON-BEARING WALLS.
   C. LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, ETC.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND COORDINATING ALL DIMENSIONS.
5. PROVIDE EARTH EXCAVATION, EARTH SHORING WORK AND REPAIR DAMAGE TO EXISTING FACILITIES AND ADJOINING PROPERTY RESULTING FROM PERFORMING THE WORK UNDER THIS CONTRACT.
6. ALL SCAFFOLDING AND SHORING SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE INDUSTRIAL SAFETY COMMISSION OF THE STATE OF CALIFORNIA.
7. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE AS AMENDED BY APPLICABLE ORDINANCES.
8. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT.
9. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO INSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER WILL PROVIDE ONLY PERIODIC OBSERVATION OF THE WORK.
10. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ARCHITECT, AND THE STRUCTURAL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ARCHITECT, OR STRUCTURAL ENGINEER.
11. THIS STRUCTURAL ENGINEERING WORK WAS CONDUCTED IN ACCORDANCE WITH PRESENTLY ACCEPTED PROCEDURES CONSISTENT WITH THE SCOPE OF THE PROJECT AND NO WARRANTY IS IMPLIED.
12. BIDDERS MUST VISIT THE BUILDING SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE A PROJECT COMPLETE IN EVERY DETAIL AND READY FOR OCCUPANCY. DISCREPANCIES OR DELETIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE THE BID DATE FOR CORRECTION.
13. ARTICLE 11.1 OF THE GENERAL CONDITIONS, "CONTRACTOR'S LIABILITY INSURANCE," SHALL BE SUPPLEMENTED AS FOLLOWS: (TO INCLUDE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS)
   A. WORKMEN'S COMPENSATION, AS REQUIRED BY THE LABOR LAWS.
   B. PUBLIC LIABILITY IN THE AMOUNT OF NOT LESS THAN $200,000.00.
   C. PROPERTY DAMAGE IN THE AMOUNT OF NOT LESS THAN $250,000.00.
   D. CONTRACTOR SHALL NAME THE ARCHITECT, STRUCTURAL ENGINEER, AND OWNER, AS INSURED MEMBERS ON THE CONTRACTOR'S CERTIFICATES.
   E. THE ARCHITECT SHALL RECEIVE AND APPROVE ALL CERTIFICATES PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL MAKE AND KEEP CURRENT A SET OF "RECORD DRAWINGS" SHOWING EXACT DIMENSIONED LOCATIONS OF UNDERGROUND UTILITIES, STUB OUTS, CONSTRUCTION CHANGES, ETC.
15. DETAILS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED IN A MANNER SIMILAR TO THE DETAILS THAT ARE SHOWN FOR LIKE CONDITIONS. THESE ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER AS SOON AS POSSIBLE FOR HIS APPROVAL. APPROVAL SHALL BE OBTAINED PRIOR TO INSTALLATION.
16. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MECHANICAL EQUIPMENT AND OPENINGS IN ROOF, FLOOR, AND WALLS.
17. THE STRUCTURAL ENGINEER AND HIS CONSULTANTS DO NOT HARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE STRUCTURAL ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE STRUCTURAL ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE STRUCTURAL ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH DISCREPANCIES. ACTIONS WITHOUT THE KNOWLEDGE AND CONSENT OF THE STRUCTURAL ENGINEER OR IN CONTRADICTION TO THE STRUCTURAL ENGINEERS WORK PRODUCT OR RECOMMENDATIONS SHALL BECOME THE RESPONSIBILITY NOT OF THE STRUCTURAL ENGINEER BY OF THE PARTIES RESPONSIBLE TAKEN SUCH ACTION.
18. THESE PLANS AND DESIGN ARE THE EXCLUSIVE PROPERTY OF STUDIO ENGINEERS INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE STRUCTURAL ENGINEERS WRITTEN CONSENT.

GENERAL INFORMATION

CONFLICTS & RESOLUTION OF DISCREPANCIES:

CONFLICTS IN NOTES AND BETWEEN NOTES, PLANS, AND DETAILS WILL OCCUR. IF NOT NOTED, OR UNLESS NOTED OTHERWISE, APPLY THE MOST STRINGENT REQUIREMENT TO THE PROJECT. FOR DEVIATIONS FROM THIS, OBTAIN WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

WHERE DIMENSIONS DIFFER BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

BE AWARE THAT THE STRUCTURAL ENGINEER HAS NOT SEEN THE ENTIRE SET OF DOCUMENTS THAT YOU ARE LOOKING AT, IN THEIR FINAL FORM.

EVERY CONCEIVABLE AND PRACTICAL EFFORT HAS BEEN MADE TO PROVIDE COORDINATED DOCUMENTS BASED ON THE EXPERIENCE, EXPERTISE, AND JUDGMENT OF THE STRUCTURAL ENGINEER.

WHERE CHANGES TO WORK ARISE OUT OF LACK OF COORDINATED DOCUMENTS, THE STRUCTURAL ENGINEER WILL NOT ACCEPT BACK CHARGES OF ANY KIND, FROM THIS ADDITIONAL WORK.

EXTRA'S WHICH STEM FROM DIFFERENCES AND DISCREPANCIES BETWEEN DISCIPLINES SHALL BE WORKED OUT BETWEEN THE CONTRACTOR, OWNER, AND ARCHITECT/DESIGNER. THE STRUCTURAL ENGINEER SHALL NOT BE PART OF THIS PROCESS.

AT NO ADDITIONAL CHARGE, THE STRUCTURAL ENGINEER MAY PRODUCE DOCUMENTATION TO EXPEDITE RESOLUTION OF THESE ISSUES.

THE STRUCTURAL ENGINEER GENERALLY DOES NOT HAVE ANY KNOWLEDGE OF CONTRACT PRICING, ENTIRETY OF DOCUMENTS ON WHICH PRICING IS BASED, OR WHAT HAS BEEN INCLUDED IN THE CONTRACT AMOUNTS.

FURTHER CHANGES MAY REQUIRED TO DOCUMENTS ISSUED FOR PRICING BASED ON BUILDING DEPARTMENT CORRECTIONS & COORDINATION WITH OTHER DISCIPLINES.

WHERE SEPARATE SPECIFICATIONS ARE USED, THE ORDER OF PRECEDENCE FOR SOLVING DISCREPANCIES SHALL BE:
DRAWING SHEETS LABELED WITH 'S'
SPECIFICATIONS

ITEMS COVERED & NOT COVERED IN THE STRUCTURAL DRAWINGS:

THE ENTIRETY OF CONSTRUCTION IS NOT COVERED IN THE STRUCTURAL DRAWINGS. THIS INCLUDES, BUT IS NOT LIMITED TO THE LIST BELOW. IT IS THE INTENT OF THE STRUCTURAL DRAWINGS TO CLEARLY DEFINE THE STRUCTURAL FRAME FOR THE BUILDING, I.E., THAT SYSTEM WHICH PREVENTS COLLAPSE.

ARCHITECTURAL ITEMS

WATERPROOFING & MOISTURE PROTECTION
PEST & RODENT PROTECTION
HANDRAILS & GUARDRAILS
STAIRS
FIREPLACES
THERMAL & MOISTURE TREATMENT
VAPORS, FUMES, AND OFF-GASSING OF CONSTRUCTION MATERIALS
CONVEYANCE SUPPORT SYSTEMS
UNDERFLOOR DRAINAGE

MECHANICAL ITEMS

SOLAR SYSTEMS
HEATING, VENTILATING, AND AIR CONDITIONING
RADIANT/HYDRONIC HEATING SYSTEMS
PLUMBING & PIPING AND ITS SUPPORTS
FIRE SPRINKLING SYSTEMS
DUCTING AND ITS SUPPORTS

ELECTRICAL ITEMS

HEATING OR LIGHTING SYSTEMS

THESE ITEMS MAY BE ADDRESSED WITH VARIOUS AMOUNTS OF INFORMATION IN THE DRAWINGS. INFORMATION IS SHOWN FOR COORDINATION PURPOSES BETWEEN DISCIPLINES ONLY. VARIOUS REASONS FOR THIS MAY BE:

i. IT HAS BEEN REQUIRED BY THE BUILDING OFFICIAL
ii. IT HAS BEEN SHOWN TO FACILITATE PROJECT COORDINATION.

EVEN THOUGH THE ENTIRETY OF THESE ITEMS HAVE NOT BEEN SHOWN, WHAT IS SHOWN IS STRUCTURALLY ADEQUATE TO SUPPORT LOADS FOR WHICH THOSE ELEMENTS HAVE BEEN DESIGNED.

THE CONTRACTOR, PROJECT OWNER, AND PROJECT PARTICIPANTS SHALL NOT CONSTRUE THE STRUCTURAL DRAWINGS TO COMPLETELY COVER ALL ASPECTS OF THE ITEMS NOTED ABOVE. FOR EXAMPLE, RETAINING WALLS WILL WITHSTAND LOADS FOR WHICH THEY ARE DESIGNED BUT NOT BE WATERPROOFED, OR COMPLETELY THERMAL RESISTANT.

PROJECT PARTICIPANTS SHOULD NOT LOOK TO THE STRUCTURAL DRAWINGS TO FULFILL ALL THE FUNCTIONS THAT NORMALLY OCCUR WITH THE SYSTEMS ABOVE. THE STRUCTURAL DRAWINGS DO NOT COVER THE ENTIRETY OF THIS INFORMATION.

THE CONTRACTOR AND PROJECT OWNER SHALL MAKE EVERY ATTEMPT POSSIBLE TO INSTALL MATERIALS WHICH DO NOT GIVE RISE TO HARMFUL FUMES, VAPORS, MOLD, PEST ATTRACTION, ETC., OR THAT EXACERBATE THE NOT COVERED ITEMS ABOVE.

WHERE THE PROJECT REQUIRES EXPOSED LUMBER, AND OTHER MATERIALS THAT MAY BE SENSITIVE TO CRACKING OR OTHER DISTORTION IN ITS FINAL CONDITION. THERE SHALL BE A MEETING PRIOR TO ACQUIRING SUCH MATERIALS WITH THE CONTRACTOR, OWNER, AND ARCHITECT TO ENSURE THAT INSTALLED ADVERSE CONDITIONS ARE ABLE TO BE MINIMIZED, SHOULD THEY OCCUR.

ITEMS NOT ADDRESSED IN THE STRUCTURAL DRAWINGS, HAVE NOT BEEN ADDRESSED INTENTIONALLY AS THEY ARE NOT PART OF THE STRUCTURAL SYSTEM OR SCOPE. CHARGES INVOLVED IN ITEMS THAT HAVE NOT BEEN ADDRESSED SHALL NOT BE DIRECTED TO THE STRUCTURAL ENGINEER.

DEMOLITION

OF ANY OR ALL EXISTING CONSTRUCTION
DO NOT DAMAGE EXIST. CONSTRUCTION TO REMAIN

1. DEMOLITION: THE CONTRACTOR SHALL FURNISH A DEMOLITION PRICE TO THE OWNER, THAT IS SEPARATE FROM ALL OTHER PRICES IN THE CONTRACT. THE CONTRACTOR SHALL FURNISH TWO PRICES FOR DEMOLITION:
   - A FIGURE THAT IS THE LOWEST PRICE TO ACCOMPLISH THE CONTRACT WORK.
   - A BUDGETARY RANGE FOR DEMOLITION, BASED ON (E) COND., EXPERIENCE, AND THIS CONTRACT.
2. THE CONTRACTOR MAY REMOVE (E) CONSTRUCTION AND REPLACE IN KIND PROVIDED IT MEETS WITH BUILDING DEPARTMENT APPROVAL AND IS ACCEPTABLE TO THE STRUCTURAL ENGINEER. IF IT FACILITATES THE CONTRACTORS ABILITY TO WORK, (E) CONSTRUCTION MAY BE REMOVED TO ASSIST IN SUCH WORK, IE. IT MAY BE LESS WORK TO COMPLETELY REMOVE FLOOR JOISTS AND INSTALL NEW JOISTS, AS OPPOSED TO WORKING AS SHOWN.
3. THE EXTENT OF DEMOLITION MAY OR MAY NOT BE SHOWN IN THESE CONSTRUCTION DOCUMENTS. THE CONSULTANTS SHALL NOT BE BACK CHARGED OR RESPONSIBLE FOR SHOWING OR NOT SHOWING THE ENTIRE EXTENT OF DEMOLITION

CONTRACT ALLOWANCE

IN ADDITION TO THE WORK OUTLINED IN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL HAVE AN ALLOWANCE FOR FURNISHING AND/OR INSTALLING THE FOLLOWING ITEMS & QUANTITIES:

ITEM	QUANTITY	REMARKS
EXCAVATION:	50 CY	WITHIN BUILDING FOOTPRINT
REINFORCING STEEL	3000 LBS	FOR CONCRETE OR CONCRETE BLOCK
CAST IN PLACE CONCRETE	10 CY	FORMED AND CAST IN PLACE
SAWN LUMBER	1000 BF	
ENGINEERED LUMBER	300 LF	
STRUCTURAL STEEL	1500 LBS	
WELDING (1/4" FILLETS)	50 IN.	FIELD OR SHOP
SIMPSON HARDWARE HDU8 OR SIM.	10	EPOXY OR CAST IN PLACE (OR SUBSTITUTE STRAPS)

THESE ITEMS SHALL BE AVAILABLE TO BE INSTALLED AS DIRECTED AND AT THE DIRECTION OF THE ARCHITECT/ENGINEER.

THE UNUSED PORTION OF THE ABOVE ITEMS SHALL BE CREDITED TO THE CONTRACT AT THE END OF THE PROJECT.

ADVISORY NOTES

BE AWARE THAT THERE IS A SCHOOL OF THOUGHT WHICH ATTRIBUTES MOLD TO OSB SHEATHING GETTING AND REMAINING MOIST OR WET. IT IS STRONGLY RECOMMENDED THAT 5 PLY SHEET TYPE PLYWOOD, EXTERIOR GRADE WITH EXTERIOR GLUE, BE USED. THESE AND OTHER SIMILAR PRODUCTS HAVE BEEN DEVELOPED TO ALLEVIATE THIS ISSUE. THESE PRODUCTS WORK BY ALLOWING VAPOR TO BE TRANSMITTED AND MINIMIZING WATER PASSAGE. THE EFFICACY OF THESE PRODUCTS IS A MATTER OF DEBATE AND NOT ALWAYS CLEAR. WHATEVER SHEATHING IS USED IS DONE AT THE SOLE DISCRETION AND RISK OF THE OWNER & CONTRACTOR. THE STRUCTURAL ENGINEER AND OTHER DESIGN CONSULTANTS DO NOT & WILL NOT PARTICIPATE IN THIS DECISION, AND APPURTENANT REPERCUSSIONS

SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS
WHERE DIMENSIONS DIFFER BETWEEN ARCH. AND STRUCTURAL SHEETS
ARCHITECTURAL SHEETS TAKE PRECEDENCE

SHEET INDEX (STRUCTURAL DRAWINGS)

#	SHT. NO.	SHEET TITLE
		TYPICAL PROJECT INFORMATION
1	S1.1a	GENERAL NOTES / ABBREVIATIONS
2	S1.1b	GENERAL NOTES
3	S1.1c	GENERAL NOTES / SPECIAL INSPECTIONS
4	S1.2	TYPICAL DETAILS
5	S1.3	TYPICAL DETAILS
6	S1.4	TYPICAL DETAILS
7	S1.5	TYPICAL DETAILS
8	S1.6	TYPICAL DETAILS
9	S1.7	STEEL STRONG WALL TYPICAL DETAILS
10	S1.8	SOIL REPORT
		FOUNDATION & FRAMING PLANS
11	S2.0	SCHEDULE , LEGEND & BASEMENT FLOOR PLAN
12	S2.1	PARTIAL FOUNDATION PLAN
13	S2.2	PARTIAL FOUNDATION PLAN
14	S2.3	PARTIAL ROOF FRAMING PLAN
15	S2.4	PARTIAL ROOF FRAMING PLAN
16	S3.1	FOUNDATION DETAILS
17	S4.1	FRAMING DETAILS
17		TOTAL STRUCTURAL SHEETS

GENERAL CONDITIONS

CODE AND SPECIFICATIONS

1. COMPLY WITH THE 2022 EDITION OF CALIFORNIA CODE OF REGULATIONS (C.C.R.), TITLE 24 WITH CA AMENDMENTS. THIS IS THE 2019 CALIFORNIA BUILDING CODE (CBC).
2. REPORT ANY APPARENT DISCREPANCIES ON DRAWINGS AND/OR SPECIFICATIONS TO THE ARCHITECT PRIOR TO PROCEEDING.
3. ACI 318-19 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
4. AISC 358-16 MANUAL OF STEEL CONSTRUCTION-15TH EDITION.
5. AWS STRUCTURAL WELDING CODE APPROPRIATE SECTION.
6. ASCE 7-16 MIN. DESIGN LOADS.
7. AWC NDS-2018 WOOD DESIGN.

REFERENCE STANDARDS:

REFERENCE TO A SPECIFIC SECTION IN THE CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE STANDARD. THE LATEST EDITION OF THE STANDARD SHALL BE USED UNLESS A SPECIFIC DATE IS INDICATED.

DEFINITIONS:

THE FOLLOWING DEFINITIONS COVER THE MEANINGS OF CERTAIN TERMS USED IN THESE NOTES:

- "ARCHITECT/ENGINEER" - THE ARCHITECT AND THE STRUCTURAL ENGINEER OF RECORD (SER).
- "STRUCTURAL ENGINEER OF RECORD" (SER) - THE STRUCTURAL ENGINEER IS THE PERSON LEGALLY ELIGIBLE TO STAMP & SIGN THE STRUCTURAL DOCUMENTS FOR THE BUILDING PROJECT. THE SER IS RESPONSIBLE FOR THE DESIGN OF THE BUILDING STRUCTURAL FRAME..
- SUBMITTALS, SUBSTITUTIONS & RFI'S:
  SUBMITTALS BY THE CONTRACTOR ARE REVIEWED AT THE DISCRETION OF THE SER. IN GENERAL, PROPRIETARY ITEMS ARE NOT REVIEWED AND GENERIC ITEMS ARE REVIEWED. REVIEW OF SUBSTITUTIONS, DIRECTLY, OR INDIRECTLY, (IN THE FORM OF SHOP DRAWINGS, ETC.) ARE SUBJECT TO A REVIEW FEE AT THE DISCRETION OF THE SER. RFI'S THAT CAN BE ANSWERED USING THE CONSTRUCTION DOCUMENTS ARE SUBJECT TO A REVIEW FEE. SUBMITTALS OF SPECIFIED ITEMS IN GENERAL WILL NOT BE RE

GENERAL NOTES

TIMBER & LUMBER CONT.

LUMBER MATERIALS TABLE SAWN LUMBER

FRAMING MEMBER	SIZE	SPECIES	GRADE	REMARKS
ROOF RAFTERS	2X, 3X, 4X	DF	#1 OR BETTER	S4S
CEILING JOISTS	2X, 3X, 4X	DF	#2 OR BETTER	S4S
FLOOR JOISTS	2X, 3X, 4X	DF	#1 OR BETTER	S4S
WALL STUDS	2X, 3X, 4X	DF	STUD GRADE	S4S
SILL PLATES	2X, 3X, 4X	DF	UTILITY OR BETTER	S4S
TOP PLATES	2X, 3X, 4X	DF	STUD GRADE	S4S
HEADERS & BEAMS	2X, 3X, 4X	DF	#1 OR BETTER	S4S
POSTS	6X & LARGER	DF	#1 OR BETTER	S4S
BEAMS	6X & LARGER	DF	#1 OR BETTER	S4S

PLYWOOD

DOUGLAS FIR-THICKNESS AS SHOWN ON THE PLANS
(INTERIOR TYPE, EXTERIOR GLUE) GRADE CDX, 5 PLY MINIMUM
MINIMUM SHEET SIZE 2FT. X 4FT.
APA RATED SHEATHING MAY ALSO BE USED
SEE FRAMING SHEETS FOR SPECIFIC CALL OUTS.

APA RATED SHEATHING EXPOSURE 1 32/16 XXXX INCH PS 1-09 PRP-108

ALL SHEATHING SHALL HAVE THE TYPICAL TRADEMARK

NAILS COMMON
BOLTS AND THREADED ROD ASTM A307 (OFF THE SHELF @ HARDWARE STORE)

17. ALL 2X MEMBERS THAT ARE PART OF THE FLOOR FRAMING SYSTEM SHALL BE KILN DRIED, #2 GRADE OR BETTER, DOUGLAS FIR. 85% OF MATERIAL SHALL HAVE A MOISTURE CONTENT OF 15% OR LESS MAXIMUM MOISTURE SHALL BE 19% EACH PIECE SHALL BE GRADE MARKED INDICATING KILN DRIED WITH A STAMP MARK "S-DRY".

18. NON-BEARING 2 X 4 STUD WALLS, STRIPPING, BLOCKING, BACKING, AND OTHER NON-STRUCTURAL LUMBER SHALL BE NO. 2 GRADE OR BETTER DOUGLAS FIR, OR STANDARD OR BETTER DOUGLAS FIR, S4S.

19. ALL NAILS SHALL BE COMMON SIZE.

20. HOLES IN WOOD FOR BOLTS SHALL BE DRILLED 1/16" LARGER THAN THE NOMINAL SIZE OF THE BOLT.

21. ALL BOLTS SHALL HAVE MALLEABLE IRON OR PLATE WASHERS UNDER HEAD AND NUTS. SEE WASHER SCHEDULE FOR SIZES.

22. ALL JOISTS SHALL BE SOLID BLOCKED AT POINTS OF BEARING. WOOD CROSS-BRIDGING, NOT LESS THAN 2 INCHES BY 3 INCHES (2" X 3") NOMINAL, METAL CROSS-BRIDGING OF EQUAL STRENGTH, OR SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS WHERE THE JOIST SPAN EXCEEDS EIGHT (8) FEET. THE DISTANCE BETWEEN LINES OF BRIDGING OR BETWEEN BRIDGING AND BEARING SHALL NOT EXCEED EIGHT (8) FEET. CROSSBRIDGING MAY BE OMITTED FOR ROOF AND CEILING JOISTS EIGHT INCHES (8") AND LESS DEPTH.

23. MINIMUM DIMENSION OF ANY PLYWOOD SHEET SHALL BE 24" AND THE MINIMUM AREA SHALL BE SIX (6) SQUARE FEET.

24. USE DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS ABOVE.

25. MACHINE APPLIED NAILING: SATISFACTORY INSTALLATION SHALL BE DEMONSTRATED ON THE JOB AND THE ACCEPTANCE OF THE FIELD REPRESENTATIVE OF THE OSA AND THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE OBTAINED BEFORE THE USE OF MACHINE-APPLIED NAILS CAN BE APPROVED. APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.

26. ALL NAILS AND TIMBER CONNECTORS SHALL BE GALVANIZED.

27. STEEL JOISTS HANGERS, FASTENERS, AND OTHER SUCH CONNECTION DEVICES SHALL BE OF STANDARD MANUFACTURE, HAVING A CURRENT ICBO APPROVAL, OF THE TYPES REQUIRED BY THE DRAWINGS. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. DEVICES SHALL BE GALVANIZED. SIMPSON PART NUMBERS ARE SHOWN ON DRAWINGS; EQUIVALENT UNION STAMPING, KC ARE ACCEPTABLE.

28. ALL PLYWOOD FLOORING SHALL BE GLUED TO THE FLOOR JOISTS. GLUE SHALL BE PL400 HEAVY DUTY SUBFLOOR ADHESIVE AS MANUFACTURED BY CONTECK CO.

29. INSPECTION SHALL BE PROVIDED OF ALL WOOD FRAMING MEMBERS WITH A MOISTURE METER, WITH MOISTURE CONTENT MEASURING LESS THAN 19% BEFORE COVERING FRAMING MEMBERS. PER SECTION 4.505.3 OF THE GREEN BUILDING STANDARDS CODE.

MANUFACTURED/ENGINEERED LUMBER

WEYERHAEUSER PRODUCT ICC-ESR-1387
PSL-PARALLEL STRAND LUMBER - PARALLAM
LSL-LAMINATED STRAND LUMBER
LVL- LAMINATED VENEER LUMBER - MICROLAM
NON-WOLMANIZED MATERIAL

	E (PSI)	G (PSI)	F_b (PSI)	F_v (PSI)
PSL	2.0×10^6	125,000	2900	290
LVL	1.9×10^6	125,000	2900	290
LSL	1.9×10^6	125,000	2900	290

WOLMANIZED MATERIAL PSL ONLY

	SERVICE LEVEL 1	SERVICE LEVEL 2	SERVICE LEVEL 3
G (PSI)	111,250	108,750	102,500
E (PSI)	1.78×10^6	1.74×10^6	1.64×10^6
F_b (PSI)	2175	2090	1915
F_v (PSI)	190	175	160

1. ADHESIVES SHALL BE WATERPROOF AND CONFORM TO THE REQUIREMENTS OF ASTM D-2559.

2. HOLES, CUTTING AND NOTCHING SHALL BE AS SHOWN IN THE STRUCTURAL DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER.

3. HOLES, CUTTING AND NOTCHING IN WOLMANIZED MEMBERS SHALL BE COATED WITH HENRY'S ROOFING TAR.

TJI-MEMBERS (WEYERHAEUSER PRODUCT)
SOLID WEB PRODUCTS (ICC-ESR1153.)

1. WEB MATERIAL SHALL BE STRUCTURAL 1 PLYWOOD OR PERFORMANCE PLUS PLUS MATERIAL (OSB) AS MANUFACTURED BY WEYERHAEUSER
2. CHORD MEMBERS SHALL BE LVL OR MSR SAWN LUMBER.

UNLESS NOTED OTHERWISE, MSR SHALL HAVE THE FOLLOWING VALUES:

E (PSI) 2.0×10^6
F_b (PSI) 2400
F_v (PSI) 90

GLU-LAMINATED LUMBER: GLB

1. GLUE LAMINATED SHALL BE OF DOUGLAS FIR MATERIAL, AND FABRICATED IN ACCORDANCE WITH AITC 117- CURRENT EDITION. (AITC A-190)
2. LAMINATION SHALL BE PLACED HORIZONTALLY.
3. LAMINATED TIMBER SHALL BE OF THE FOLLOWING COMBINATION SYMBOL, AND VALUES:
   24F-V8 DF/DF E (PSI) = 1.8×10^6
   F_b (PSI) = 2400 F_v (PSI) = 190
4. GLB SHALL MEET THE APPEARANCE REQUIREMENTS OF ARCHITECTURAL GRADE.
5. MEMBERS SHALL BE INDIVIDUALLY WRAPPED.
6. MEMBERS EXPOSED TO AMBIENT CONDITIONS OR GRADE, SHALL BE TREATED WITH A PRESERVATIVE MEETING THE FOLLOWING REQUIREMENTS:
   AITC-109
   MINIMUM CHEMICAL RETENTION 0.40 PCF
7. ADHESIVES SHALL BE WATERPROOF. ALL BORED HOLES SHALL BE DRILLED AND APPLIED WITH TREATMENT. FOLLOW THE REQUIREMENTS OF AITC A190.1. PROVIDE WET USE ADHESIVES.

STRUCTURAL CARBON STEEL

STRUCTURAL STEEL & STRUCTURAL STEEL WELDING

1. STRUCTURAL SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A6.

ITEM	ASTM REQUIREMENT	MIN. YIELD	MAX CE
W SHAPES	A36, A572, A992, A913	50 KSI	.30
M SHAPES	A36, A572, A992, A913	50 KSI	.30
S SHAPES	A36, A572, A992, A913	50 KSI	.30
HP SHAPES	A36, A572, A992, A913	50 KSI	.30
STANDARD C-CHANNELS	A36	36 KSI	.30
MC-CHANNELS	A36	36 KSI	.30
ANGLES L	A36	36 KSI	.30
FLAT PL. & BAR	A36, A572	36 KSI	.30
RECT./SQUARE (STRAIGHT SEAM)	A500 GR. B	46 KSI	.30
ROUND PIPE (SPIRAL)	A500 GR. C	42 KSI	.30
PIPE (ROUND)	A53 TYPE E GR. B	35 KSI	.30
SEAMLESS TUBING (ROUND)	A53 TYPE S GR. B	42 KSI	.30

2. WELDING ELECTRODES SHALL CONFORM TO E70XX, LOW HYDROGEN TYPE ELECTRODES. AWS D1.1 CURRENT EDITION APPLIES.
3. WELDING INDICATED HEREIN MAY BE DONE IN THE SHOP OR IN THE FIELD, UNLESS SPECIFICALLY DIRECTED OTHERWISE. FIELD WELDING SHALL BE INSPECTED AS DESCRIBED HEREIN. MULTI-PASS WELDING SHALL BE CONTINUOUSLY INSPECTED.
4. CONNECTIONS NOT SPECIFICALLY DETAILED ON THE PLANS SHALL BE DETAILED BY THE STEEL FRABRICATOR & SHALL BE SUBMITTED ON SHOP DRAWINGS FOR REVIEW BY THE STRUCTURAL ENGINEER.
5. THE FOLLOWING ELECTRODES(FILLER METAL) ARE NOT ALLOWED:
   E70T-10 E71T-14 E71T-7 E71T-11
   E71TG-G E70T-7 E70T-4
6. WELDERS SHALL CARRY CURRENT CERTIFICATION FOR EACH WELDING PROCESS USED.
7. ALL WELDING SHALL BE DONE IN/BY THE SHOP OF AN APPROVED FABRICATOR. AISC OR JURISDICTIONAL EQUIVALENT.
8. HIGH STRENGTH BOLTS SHALL BE A325SC, UNO. INSTALLATION SHALL BE CONTINUOUSLY INSPECTED.
9. BOLT HOLES FOR MACHINE BOLTS (A307) SHALL BE 1/16" IN DIA. LARGER THAN THE BOLT DIA..
10. THE STEEL FABRICATOR & DETAILER SHALL CHECK & VERIFY ALL DIMENSIONS USED IN ALLTHE DRAWING DISCIPLINES CONTAINED HEREIN. COORDINATE WITH THE MECHANICAL SCBCONTRACTOR FOR DUCT OPENING LOCATIONS AND SIZES, & OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER.

TIMBER& LUMBER

1. MATERIAL SPECIFICATIONS:(USE UNO-TABLE BELOW GOVERNS)
   DIMENSION LUMBER—— DOUGLAS FIR-LARCH, NO. 2 S4S
   (STUDS, JOISTS, RAFTERS, LEDGERS)
   TIMBERS ——— DOUGLAS FIR-LARCH, NO. 1 S4S
   (BEAMS, HEADERS, POSTS)
   OTHER DIMENSION LUMBER—— DOUGLAS FIR-LARCH, NO. 2 S4S
   (2X4 STUDS, STRIPPING, BLOCKING, ETC.)
   PLYWOOD—— DOUGLAS FIR, STRUCTURAL 1
   (INTERIOR TYPE, EXTERIOR GLUE) GRADE C-D, 5 PLY MINIMUM
   MINIMUM SHEET SIZE 2FT. X 4FT.
   APA RATED SHEATHING MAY ALSO BE USED
   SEE FRAMING SHEETS FOR SPECIFIC CALL OUTS.
   NAILS COMMON
   BOLTS AND THREADED ROD —— ASTM A307
2. SILL PLATES ON CONCRETE: 3" IN. NOMINAL THICK (4"@ V3350 PLF) WITH ACZA PRESSURE TREATMENT. BOLT TO CONCRETE WITH 5/8 INCH DIA. X 12 IN. LONG ANCHOR BOLTS (7" MIN EMBED.) AT 4'-0" MAXIMUM SPACING CENTER TO CENTER. SEE SECTIONS & DETAILS FOR SPECIFIC INFORMATION REGARDING THE SPACING. PLACE FIRST BOLT 9" FROM END OF SILL PLATE. THIS DOES NOT APPLY TO HOLDOWN BOLTS. ALL WASHERS FOR ANCHOR BOLTS ARE SIMPSON BP 5/8 WASHERS SQUARE CUT, 3" x 3" x 0.229". SILL PL. 4" @ NAIL SP. 4" OR CLOSER. ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
3. WHERE STUD WALLS FRAME TO CONCRETE OR CONCRETE BLOCK WALLS, ANCHOR THE END STUD TO THE WALL 12 INCHES FROM THE TOP AND BOTTOM OF THE STUD, AND ABOVE AND BELOW THE FIRE BLOCKING. 4 BOLTS TOTAL ARE REQUIRED. THE BOLTS SHALL BE 5/8 IN DIA. AND BE EMBEDDED 5" INTO THE CONCRETE OR CONCRETE BLOCK.
4. DO NOT CUT STRUCTURAL FRAMING, (JOISTS, BEAMS, STUDS, SILLS, ETC.) FOR PIPES, VENTS, DUCTS, CONDUIT, OR OTHER ITEMS UNLESS SPECIFICALLY INSTRUCTED ON THE CONSTRUCTION DOCUMENTS. INSTALL HORIZONTAL FRAMING CROWN UP.
5. PLACE 2X SOLID BLOCKING BETWEEN ALL JOISTS AND RAFTERS AT ALL POINTS OF SUPPORT AND UNDER ALL SUPPORTED TRANSVERSE PARTITIONS. 2X SOLID BLOCKING, FULL DEPTH, SHALL BE PLACED BETWEEN ALL JOISTS AND RAFTERS GREATER THAN 8" IN DEPTH AS FOLLOWS: ROOF RAFTERS - 10 FOOT INTERVALS, FLOOR JOISTS - 8 FOOT INTERVALS. METAL JOIST BRIDGING IN THE PRECEEDING LOCATIONS MAY BE USED AS REQUIRED.
6. LAP SPLICE ALL DOUBLE TOP PLATES AT THE TOP OF ALL WALLS WITH A 4'-0" MINIMUM SPLICE. PROVIDE 8-16d NAILS EACH SIDE OF EACH SPLICE.
7. PROVIDE DOUBLED FRAMING MEMBERS, SAME SIZE AS ADJACENT MEMBERS, UNDER ALL PARTITIONS PARALLEL TO JOISTS OR RAFTERS.
8. ALL HOLES FOR BOLTS SHALL BE 1/16" LARGER DIA. THAN THE BOLT. PROVIDE WASHERS FOR ALL BOLTS THRU WOOD MEMBERS EXCEPT AT ANCHOR BOLT CONDITIONS. SEE WASHER SCHEDULE.
9. ANCHOR NON-STRUCTURAL WALLS WITH 1/2" DIAMETER ANCHOR BOLTS 6 INCHES LONG, SCOOP OUT BELOW SLAB TO PROVIDE 3" MINIMUM COVERAGE. PLACE BOLTS AT 4'-0" ON CENTER. USE POWDER DRIVEN PINS @ 32 INCHES ON CENTER AS AN ALTERNATE METHOD OF ANCHORAGE. POWDER DRIVEN PINS SHALL EXTEND 1 INCH MINIMUM INTO THE CONCRETE.
10. FOR MINIMUM NAILING, REFER TO THE NAILING SCHEDULE IN THE TYPICAL DETAILS.
11. MACHINE APPLIED NAILING IS ACCEPTABLE, BUT SATISFACTORY PERFORMANCE SHALL BE DEMONSTRATED DURING INSTALLATION. ACCEPTANCE IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.
12. 2 X 6 T&G DECKING MAY BE USED. DECKING IS 4 SPAN MINIMUM IN LENGTH AND IS NAILED TO THE SUPPORTS WITH 2 - 16d NAILS. BUTT SPLICE THE DECKING AT THE SUPPORTS.
13. SHEET METAL CONNECTORS ARE AS MANUFACTURED BY THE SIMPSON COMPANY OR APPROVED EQUAL. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THE SPECIFIC USE SHOWN. THE CONNECTOR TYPE IS FURNISHED, THE CONTRACTOR INSURES THE HANGER DIMENSIONS FIT THE APPROPRIATE APPLICATION.
14. SHEAR WALL LENGTHS ARE WITHIN 10 % OF CONSTRUCTED LENGTH UNO.
15. CONNECTOR PLATES & HARDWARE MAY BE DAPPED, ROTATED & STRAPS ROTATED TO FIT FINAL CONSTRUCTED CONDITION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING WOOD BUILDING PRODUCTS THAT ARE FREE OF EMMISSION OF HARMFUL OR CAUSTIC FUMES AS A RESULT OF CHEMICAL, MOISTURE OR THERMAL PROCESSES ASSOCIATED WITH THOSE BUILDING PRODUCTS.

CAST IN PLACE CONCRETE CONT.

(5) NO ADDITIVES CONTAINING CHLORIDES SHALL BE USED. USE "POZZUTEC 20" BY MASTER BUILDERS OR "POLARSET" BY WR GRACE OR PRE-APPROVED EQUAL.

CONDITION OF PLACEMENT AND CURING		WALLS & SLABS	FOOTINGS
MIN. TEMP. FRESH CONCRETE AS MIXED FOR WEATHER INDICATED. DEGREES F.	ABOVE 30 DEG. F.	60	55
	0 TO 30 DEG. F.	65	60
	BELOW 0 DEG. F.	70	65
MIN. TEMP. FRESH CONCRETE AS PLACED AND MAINTAINED. DEGREES F.		55	50
MAX. ALLOWABLE GRADUAL DROP IN TEMP. THROUGHOUT FIRST 24 AFTER END OF PROTECTION. DEGREES F.		50	40

CONCRETE MASONRY

CONCRETE BLOCK

(MAY BE USED IN LIEU OF CONCRETE WALLS MATCH THICKNESS SHOWN ON DRAWINGS)

1. CONCRETE BLOCK IS DESIGNED USING F'm=1500 PSI. SPECIAL INSPECTION IS REQUIRED. CONSTRUCT WALLS SOLID GROUTED.
2. PROVIDE TYPE I, MEDIUM WEIGHT, OPEN END LOAD BEARING CONCRETE MASONRY UNITS. ASTM C-90
3. MORTAR SHALL CONFORM TO TYPE "S" OF CALIFORNIA BUILDING CODE. MORTAR MIX SHALL BE:
   1 PART PORTLAND CEMENT
   1/3 PART HYDRATED LIME
   3-1/2 PARTS SAND
   MINIMUM ULTIMATE COMPRESSIVE STRENGTH @28 DAYS SHALL BE 1,800 PSI.
4. GROUT: TRANSIT MIXED, 7 SACKS OF CEMENT PER CUBIC YARD.
   MIX IN THE FOLLOWING PROPORTIONS:
   1 PART CEMENT, TYPE II LOW ALKALI.
   3 PARTS SAND
   2 PARTS PEA GRAVEL
   9 1/2 INCH MAXIMUM SLUMP
   F'c = 2000 PSI @ 28 DAYS.
5. PROVIDE CLEANOUTS IN EACH VERTICAL CELL LINE CONTAINING REINFORCING AT THE BOTTOM OF EACH LIFT. GROUT LIFTS SHALL NOT EXCEED 5'-0" DO NOT LAY BLOCK HIGHER THAN GROUT LIFT. VIBRATE GROUT DURING PLACING
6. ACCURATELY AND SECURLEY TIE REINFORCING IN PLACE PRIOR TO GROUTING. TIE SECURELY TO AVOID MOVEMENT DURING PLACING. UNLESS NOTED, VERITICAL BARS SHALL BE PLACED AT THE CENTER OF THE CELLS.
7. INSTALL REINFORCING STEEL IN BOND BEAM BLOCKS.
8. LAY BLOCK IN A COMMON BOND PATTERN.
9. SAND BLAST SURFACES ON WHICH BLOCK IS LAID, PRIOR TO PLACING BLOCK
10. LAY OPEN END AGAINST CLOSED END. DOUBLE OPEN BLOCK IS PERMITTED.
11. OVERDRILL HOLES IN BLOCK RECEIVING BOLTS TO PROVIDE A 1" ANNULUS AROUND ALL ANCHOR BOLTS PLACED IN BLOCK. (NOT FOR EPOXY APP.) APPLIES TO BOTH VERTICAL AND HORIZONTAL APPLICATIONS.
12. OPEN END BLOCK SHALL BE USED THROUGHOUT.
13. THE MAXIMUM HEIGHT OF ANY GROUT LIFT SHALL NOT EXCEED 8'-0". BLOCK SHALL NOT BE LAID HIGHER THAN GROUT LIFT.
14. SPLICES IN REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 48 DIAMETERS.
15. HORIZONTAL REINFORCING STEEL SHALL BE PLACED IN BOND BEAM BLOCKS EXCEPT AT LINTELS WHERE LINTEL BLOCKS SHALL BE USED.
16. HORIZONTAL REINFORCING STEEL SHALL BE PLACED IN BOND BEAM BLOCKS.
17. ALL WALLS SHALL BE SOLID GROUTED. GROUT SHALL BE WELL RODDED.
18. ALL BLOCK WALLS SHALL BE ANCHORED TO WOODEN ROOF AND FLOOR SYSTEMS WITH STEEL JOIST ANCHORS AT 4'-0" O.C.
19. SHOULD THE TYPICAL JOIST ANCHORS AS DETAILED NOT BE APPLICABLE TO PARTICULAR CONDITIONS, THEN THE DETAILS OF THE JOIST ANCHORS SHALL BE AS DETAILED BY THE STRUCTURAL ENGINEER.
20. ALL BOLTS WHICH ARE EMBEDDED IN MASONRY SHALL BE GROUTED SOLIDLY IN PLACE WITH NOT LESS THAN 1" OF GROUT BETWEEN MASONRY AND BOLT SHANK. VERTICAL BOLTS SHALL BE PLACED 4" FROM THE FACE OF MASONRY AND SHALL BE PLACED INSIDE THE HORIZONTAL TIES AT TOPS OF PIERS OR COLUMNS. ALL BOLTS SHALL BE ACCURATELY SET WITH TEMPLATES.
21. BACKFILL BEHIND RETAINING WALL SHALL NOT BE PLACED SOONER THAN FOURTEEN (14) DAYS AFTER LAST GROUT IS PLACED IN WALL.
22. MORTAR SHALL HAVE COLORING ADDED TO MATCH COLOR OF BLOCK.
23. ALL SURFACES ON WHICH BLOCK IS TO BE LAID SHALL BE SAND-BLASTED CLEAN PRIOR TO LAYING BLOCK.
24. ALL NEW OPENINGS IN EXISTING MASONRY WALLS SHALL BE MADE BY THE USE OF A CONCRETE SAW THAT CUTS COMPLETELY THROUGH THE WALL. OPENINGS IN EXISTING MASONRY WALLS SHALL NOT BE OVERCUT BEYOND THE ROUGH OPENING SIZE. DRILL 1" ROUND HOLES AT ALL CORNERS OF NEW OPENING PRIOR TO SAW CUTTING. DO NOT SAW CUT BEYOND 1" ROUND HOLES.
25. BASEMENT WALLS SHALL NOT BE BACKFILLED UNTIL FLOOR AT TOP OF WALL IS IN PLACE.

STEEL

1. ALL STEEL ON THE EXTERIOR OF THE BUILDING SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
2. STEEL DECKING SHALL BE OF LIGHT GAUGE STEEL CONFORMING TO THE ASTM A-611 OR A-446, GRADE A. DECK SHALL BE GALVANIZED. ALL WELDING OF STEEL DECKING SHALL BE PERFORMED BY A CERTIFIED AND APPROVED LICENSED LIGHT GAUGE WELDER. GALVANIZING SHALL BE IN ACCORDANCE WITH A-525.
3. ALL STEEL NOT ENCASED IN CONCRETE OR CONCRETE BLOCK SHALL HAVE ONE SHOP COAT OF RED OXIDE OR ZINC CHROMATE. PORTIONS INACCESSIBLE AFTER ASSEMBLY SHALL HAVE TWO COATS OF SHOP PAINT. AFTER ERECTION, ALL NUTS, BOLT HEADS, AND ABRASIONS TO THE SHOP COAT SHALL RECEIVE A TOUCH-UP COAT.
4. WHEREVER A STEEL COLUMN IS EMBEDDED IN A MASONRY WALL, REINFORCING BARS SHALL BE WELDED TO COLUMN TO MATCH WALL REINFORCING.
5. WHERE A STEEL COLUMN OCCURS AT THE INTERSECTION OR END OF STUD WALLS, 1/2" BOLT STUDS SHALL BE WELDED TO COLUMN AT TOP, BOTTOM, AND MID-HEIGHT TO RECEIVE WOOD FRAMING.
6. ALL WELDING SHALL BE DONE BY THE SHIELDED ARC METHOD. ALL WELDERS SHALL BE PROPERLY QUALIFIED. SURPLUS METAL SHALL BE DRESSED OFF TO SMOOTH, EVEN SURFACES WHERE WELDS ARE EXPOSED TO VIEW. ALL WELDING SHALL CONFORM TO AWS USING E70XX ELECTRODES.
7. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTION 8.2.1.4, TITLE 24.
8. USE LOW HYDROGEN ELECTRODES FOR WELDING REINFORCING STEEL.
9. SHOP DRAWINGS OF STEEL WORK SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL. SUFFICIENT COPIES OF SHOP DRAWINGS SHALL BE SUBMITTED SO THAT THE ARCHITECT AND ENGINEER MAY EACH RETAIN ONE COPY FOR THEIR RECORD. ANY FABRICATION PRIOR TO THE RECEIPT OF APPROVED SHOP DRAWINGS SHALL BE DONE AT THE SOLE RISK OF THE CONTRACTOR.
10. DRYPACK UNDER BASE PLATES SHALL BE MIXED IN THE PROPORTIONS OF 1 PART PORTLAND CEMENT TO 2-1/2 PARTS SAND.
11. STEEL JOIST DESIGNATIONS SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE STEEL JOIST INSTITUTE. THE MANUFACTURER OF THE STEEL JOISTS SHALL BE IN STRICT COMPLIANCE WITH THE STANDARD SPECIFICATIONS OF THE STEEL JOIST INSTITUTE.
12. ELECTRODES FOR WELDING SHALL CONFORM TO E70XX OF THE AWS.
13. NO LOAD SHALL BE HUNG FROM STEEL DECK OTHER THAN ACOUSTIC TILE CEILING. ALL OTHER ITEMS SHALL BE HUNG FROM SUPPORTING BEAMS.
14. UNISTRUT METAL FRAMING SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS AND MANUFACTURED BY UNISTRUT CORPORATION. AN EQUAL SECTION MANUFACTURED BY A DIFFERENT COMPANY MAY BE USED ONLY AFTER SUBMITTING MANUFACTURER SPECIFICATIONS TO THE STRUCTURAL ENGINEER AND RECEIVING THE STRUCTURAL ENGINEER'S APPROVAL.
15. ALL GALVANIZING SHALL BE HEAVY COATING PER ASTM A-123.
16. ALL STEEL ITEMS AND CONNECTIONS NOT SPECIFICALLY SHOWN IN THE DRAWINGS SHALL BE DETAILED AND SUBMITTED TO THE STRUCTURAL ENGINEER IN THE FORM OF SHOP DRAWINGS FOR REVIEW AND APPROVAL.

CAST IN PLACE CONCRETE

REFERENCE STANDARDS:

CONFORM TO:
(1) ACI 318-14 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE",
(2) CBC CHAPTER 19-CONCRETE

FIELD REFERENCE:

THE CONTRACTOR SHALL KEEP A COPY OF ACI FIELD REFERENCE MANUAL, SP-15, "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301) WITH SELECTED ACI AND ASTM REFERENCES."

CONCRETE MIXTURES:

CONFORM TO ACI 301 SEC. 4 "CONCRETE MIXTURES."

MATERIALS:

CONFORM TO ACI 301 SEC. 4.2.1 "MATERIALS FOR REQUIREMENTS FOR CEMENTITIOUS MATERIALS, AGGREGATES, MIXING WATER AND ADMIXTURES."

SUBMITTALS:

PROVIDE ALL SUBMITTALS REQUIRED BY ACI 301 SEC. 4.1.2 SUBMIT MIX DESIGNS FOR EACH MIX IN THE TABLE BELOW.

DESIGN MIX NOTES:

(1) W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS.. RATIOS NOT SHOWN IN THE TABLE ABOVE ARE CONTROLLED BY STRENGTH REQUIREMENTS.

(2) CEMENTITIOUS CONTENT:
   (a) THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SEC. 4.2.2.b. MAXIMUM AMOUNT OF FLY ASH BE 20 % OF TOTAL CEMENTITIOUS CONTENT UNLESS REVIEWED AND APPROVED OTHERWISE BY SER.
   (B) FOR CONCRETE USED IN ELEVATED FLOORS, PORTLAND CEMENT CONTENT SHALL CONFORM TO ACI 301 SEC. 4.2.2.1. ACCEPTANCE OF LOWER CEMENT CONTENT IS CONTINGENT ON PROVIDING SUPPORTING DATA TO THE ARCHITECT/ENGINEER FOR REVIEW AND ACCEPTANCE.

(3) AIR CONTENT: CONFORM TO ACI 301 SEC. 4.2.2.4. HORIZONTAL EXTERIOR SURFACES IN CONTACT WITH THE SOIL REQUIRE ENTRAINED AIR. USE "MODERATE EXPOSURE." VERTICAL EXTERIOR SHALL BE MEASURED AT POINT OF PLACEMENT.
   SURFACES REQUIRE "MODERATE EXPOSURE." TOLERANCE IS ±1-1/2 % AIR CONTENT

(4) SLUMP: CONFORM TO ACI 301 SEC. 4.2.2.2. SLUMP SHALL BE DETERMINED AT POINT OF PLACEMENT.

(5) SHRINKAGE LIMIT: CONCRETE USED IN ELEVATED SLABS AND BEAMS SHALL HAVE A SHRINKAGE LIMIT OF 0.45% AT 28 DAYS MEASURED IN ACCORDANCE WITH ASTM C157.

(6) CHLORIDE CONTENT: CONFORM TO ACI 301 SEC. 4.2.2.6 (7).

(7) NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50 °F AT THE CONTRACTOR'S OPTION.

(8) CALCIUM NITRITE: BEAMS AND PILE CAPS WITH A MARINE EXPOSURE SHALL CONTAIN 4-1/2 GALLONS OF CALCIUM NITRITE PER CUBIC YARD. TOPPING SLABS EXPOSED TO DEICING SALTS SHALL CONTAIN 2-1/2 GALLONS OF CALCIUM NITRITE PER CUBIC YARD.

(9) FIBROUS REINFORCEMENT: FIBRILLATED POLYPROPYLENE FIBERS SHALL BE USED WHERE NOTED. SUBMIT PRODUCT DATA FOR REVIEW. ADD FIBERS TO MIX AND FINISH IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(10) FORMWORK: CONFORM TO ACI 301 SEC. 2 "FORMWORK AND FORM ACCESSORIES." REMOVAL OF FORMS SHALL CONFORM TO SEC. 2.3.2 EXCEPT STRENGTH INDICATED IN SEC. 2.3.2.5 SHALL BE 0.75 f'c.

MEASURING, MIXING, AND DELIVERY:

CONFORM TO ACI 301 SEC. 4.3.

HANDLING, PLACING, CONSTRUCTION AND CURING:

CONFORM TO ACI 301 SEC. 5.

CONCRETE CURING:

PROVIDE CURING COMPOUNDS FOR CONCRETE AS FOLLOWS:

(1) APPLY SPECIFIED CURING COMPOUND TO CONCRETE SLABS AS SOON AS FINAL FINISHING OPERATIONS ARE COMPLETE (WITHIN 2 HOURS AND AFTER SURFACE WATER SHEEN HAS DISAPPEARED). APPLY UNIFORMLY IN CONTINUOUS OPERATION BY POWER SPRAY OR ROLLER IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. RECOAT AREAS SUBJECT TO HEAVY RAINFALL WITHIN HOURS AFTER INITIAL APPLICATION. MAINTAIN CONTINUITY OF COATING AND REPAIR DAMAGE DURING CURING PERIOD.

(2) USE MEMBRANE CURING COMPOUNDS THAT WILL NOT AFFECT SURFACES TO BE COVERED WITH FINISH MATERIALS APPLIED DIRECTLY TO CONCRETE.

(3) APPLY CURING COMPOUND AT RATE EQUIVALENT TO RATE OF APPLICATION AT WHICH CURING COMPOUND WAS ORIGINALLY TESTED FOR CONFORMANCE TO REQUIREMENTS OF ASTM C 309.

(4) USE CURING COMPOUND COMPATIBLE WITH AND APPLIED UNDER DIRECTION OF SYSTEM MANUFACTURER OF PROTECTIVE SEALER.

(5) ALL CONCRETE MUST ACHIEVE 1000 PSI COMPRESSIVE STRENGTH BEFORE BEING SUBJECTED TO FREEZING OR THAWING CYCLES.

(6) APPLY TWO SEPARATE COATS WITH FIRST ALLOWED TO BECOME TACKY BEFORE APPLYING SECOND. DIRECTION OF SECOND APPLICATION SHALL BE AT RIGHT ANGLES TO DIRECTION OF FIRST.

ITEM	DESIGN F'c (PSI) (1)	MAX. W/C RATIO NON-AIR ENTRAINED (3 AND2)	MAX SLUMP (INCHES) BASIC MIX	MAX SLUMP (INCHES) W/WATER REDUCER	MIN CEMENT (SACKS/YARD) BASIC/WATER MIX	MIN CEMENT (SACKS/YARD) W/WATER REDUCER	MIN CEMENT (SACKS/YARD) W/WATER REDUCER & 100# FLY ASH
FOOTINGS	3,000	0.56	5	8	5-1/2	5	5-1/2
SLAB ON GRADE	2,500	0.44	4	8	5	5-1/2	5
VERT. CONC. PILES	4,000	0.44	4	8	5	5-1/2	5
STEM & STEM WALLS	3,000	0.44	4	8	5	5-1/2	5

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 IF INSTALLATION IS PERFORMED WITH CALIBRATED WRENCH)						
C	INSTALLATION OF SLIP CRITICALHIGH-STRENGTH BOLTS & WASHERS						
P	FIELD ERECTION INSPECTION						
X	FABRICATION 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 (TWIST OFF)	P	SHOP	P	FIELD		
P	COMPOSITE STUD INSPECTION & 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, CMU, GROUT & MORTAR					
CONCRETE	SHOTCRETE	CMU	GROUT	MORTAR	
X	X	X	X	X	MIX DESIGN REVIEW (CERTIFICATE OF COMPLIANCE FOR CMU)
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			CAST, PICK-UP, AND COMPRESSION TEST SAMPLES
C	C				SLUMP, ENTRAINED AIR, & TEMPERATURE TEST
X					SHRINKAGE TEST
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
P	GENERAL FIELD ERECTION INSPECTION						
P	SHEAR PANEL (WALL) NAILING, BOLTING, HOLD DOWN (WHERE FASTENER NAILING ? 4")						
P	DRAG STRUT						
P	DIAPHRAGM (SHEATHING) NAILING (WHERE FASTENER NAILING ? 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

1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTORS SHALL BE RETAINED BY THE OWNER TO PERFORM THE TESTS AND INSPECTION 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.

2. 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.

3. 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.

4. 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.

5. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND 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:
   A. ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
   B. ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
   C. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND DISTRIBUTION OF THE REPORTS.
   D. IDENTIFICATION AND QUALIFICATIONS OF THE PERSONS EXERCISING SUCH CONTROL AND THEIR POSITIONS IN THE ORGANIZATION.

6. FOR BOLTED CONNECTIONS NOT USING TC (TWIST OFF) BOLTS OR LOAD INDICATOR WASHERS, TEST BY CALIBRATED TORQUE WRENCH A MINIMUM OF 10% OF HIGH STRENGTH BOLTS (MINIMUM ONE (1) BOLT) AT EACH SHEAR CONNECTION.

7. 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.

8. 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.

9. 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

1. EXPANSION OR WEDGE ANCHORS INTO CONCRETE: HILTI KB TZ (LARR #25701, ICC ESR-1917), OR DEWALT POWER-STUD +SD2 (LARR #25831, ICC ESR-2502) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
2. SCREW ANCHORS INTO CONCRETE: HILTI HUS-EZ (LARR #25897, ICC ESR-3027), SIMPSON STRONG TIE TITEN HD (LARR #25741, ICC ESR-2713), OR DEWALT SCREW-BOLT+ (ICC ESR-3889) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
3. FASTENERS SHALL BE STAINLESS STEEL FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.
4. 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 DOWEL 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 STRUCTURAL ENGINEER WILL DETERMINE A NEW LOCATION.
5. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.
6. ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY.
7. TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION.
8. APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION ON THE ANCHOR SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING_LOADING DEVICES, ETC.
9. REACTION LOADS FROM TEST FIXTURES MAY BE APPLIED CLOSE TO THE ANCHOR BEING TESTED, PROVIDED THE ANCHOR IS NOT RESTRAINED FROM WITHDRAWING BY A BASE PLATE OR OTHER FIXTURE. IF RESTRAINT IS FOUND, LOOSEN AND SHIM OR REMOVE THE FIXTURE PRIOR TO TESTING.
10. PROVIDE MINIMUM EMBEDMENT OF ANCHORS AS SHOWN IN DRAWINGS.
11. 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:
   A. 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 COUPLER TO THE SAME TORQUE MEASURED WITH A TORQUE WRENCH, AND 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.
   B. TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.
   C. TEST LOAD FOR ANCHORS TO BE TWO TIMES THE ALLOWABLE TENSION VALUE OR 1 1/4 TIMES THE MAXIMUM DESIGN STRENGTH GIVEN IN THE ICC APPROVAL, BUT NEED NOT EXCEED 0.8 A_{se} F_{ya}, WHERE A_{se} IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND F_{ya} IS THE YIELD STRESS OF THE ANCHOR.
16. 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 FREQUENCY.

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

1. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL DESIGN OF ALL PREFABRICATED WOOD PRODUCTS AND THEIR CONNECTIONS SHOWN IN THIS SET OF DRAWINGS.
2. MEMBERS ARE TO BE DESIGNED TO MEET MAXIMUM DEFLECTION CRITERIA:
   MAXIMUM LIVE LOAD DEFLECTION = L/360
   MAXIMUM TOTAL LOAD DEFLECTION = L/240
3. PREFABRICATED WOOD PRODUCT SIZES SHOWN ON PLANS ARE ESTIMATED AND SHALL BE VERIFIED BY THE ENGINEER RESPONSIBLE FOR THIS FRAMING, BASED UPON THE DEPTH AND SPACING SHOWN IN PLANS, ADDITIONAL LOADS SHOWN IN THIS SET OF STRUCTURAL DRAWINGS, AND THE FOLLOWING UNIFORM SUPERIMPOSED LOADS:
   A. DEAD LOAD: UNIFORM DEAD LOAD = 44 PSF
   B. LIVE LOAD: UNIFORM LIVE LOAD = 40 PSF
   C. EQUIPMENT LOADS = REFER TO MEP DRAWINGS
   D. ADDITIONAL LOADS = AS INDICATED IN THIS SET OF STRUCTURAL DRAWINGS
   E. 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.
4. PROVIDE FRAMING CONFORMING 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.
5. ACCEPTABLE PREFABRICATED WOOD PRODUCTS MANUFACTURERS: TRUS-JOIST CORPORATION, GEORGIA-PACIFIC OR BOISE. MARK MEMBERS WITH APA PRI TRADEMARK INDICATING CONFORMANCE WITH MANUFACTURING AND QUALITY ASSURANCE OF APA EWS STANDARD PRI-400.
   A. BENDING STRESS, Fb = 2,400 PSI
   B. ELASTIC MODULUS, E = 1,800,000 PSI.
6. SUBMIT SHOP DRAWINGS AND CALCULATIONS SIGNED BY AND BEARING THE SEAL OF A REGISTERED CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA TO THE STRUCTURAL ENGINEER FOR REVIEW AND TO GOVERNING CODE AUTHORITY FOR APPROVAL.
7. 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 COMPETED.
8. INSTALL BLOCKING, BRIDGING, STIFFENERS, FILLER BLOCKS AND BACKER BLOCKS IN CONFORMANCE WITH MANUFACTURER'S STANDARDS AND AS DETAILED.
9. SPACE JOIST BRIDGING EQUALLY ALONG LENGTH OF MEMBERS AT 16'-0" O.C. MAXIMUM, TYPICAL ALL BAYS.

STRUCTURAL OBSERVATION

1. PERIODIC STRUCTURAL OBSERVATION WILL BE PROVIDED BY STUDIO ENGINEERS, INC., STRUCTURAL ENGINEERS, PER SECTION 1710 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 PLYWOOD SHEAR WALLS
   INITIAL PLACING OF WOOD DIAPHRAGMS
   INITIAL PLACING OF ANCHOR BOLTS
   INITIAL PLACING OF MECHANICAL AND ADHESIVE ANCHORS
2. 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 WAIVE THE REQUIREMENT/RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE SPECIAL INSPECTOR.
3. 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)

1. POWDER ACTUATED FASTENERS INTO STEEL SHALL BE HILTI X-U FASTENERS (ESR-2269), DEWALT POWDER ACTUATED FASTENERS (ESR-2024), OR RAMSET SP FASTENERS (ESR-1799). 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 MINIMUM POINT PENETRATION OF 1/2" WHEN CONNECTING TO STEEL 3/4" OR THICKER IN THICKNESS U.N.O.
2. POWDER ACTUATED FASTENERS INTO CONCRETE SHALL BE HILTI X-U FASTENERS (ESR-2269), DEWALT POWDER ACTUATED FASTENERS (ESR-2024), OR RAMSET SP STEPPED SHANK FASTENERS (ESR-1799). 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.
3. FASTENERS SHALL NOT BE INSTALLED UNTIL THE CONCRETE HAS REACHED ITS DESIGNATED STRENGTH.
4. FASTENERS SHALL NOT BE INSTALLED IN CONCRETE WITH THICKNESS LESS THAN THREE TIMES THE PENETRATION REQUIRED, EXCEPT 1-1/2" PENETRATION IN 3-1/4" THICK CONCRETE FILL OVER METAL DECK IS ACCEPTABLE.
5. PROVIDE A MINIMUM OF 3" BETWEEN THE EDGE OF CONCRETE TO CENTER OF ANCHOR.
6. FASTENERS IN THE UNDERSIDE OF CONCRETE FILL OVER METAL DECK SHALL BE PLACED IN THE LOW FLUTES ONLY.
7. 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 INSTALLATION. A TEST PULL-OUT LOAD OF NOT LESS THAN TWICE THE APPLICABLE ALLOWABLE LOAD PER ICC TABLES SHALL BE APPLIED TO THE PIN IN SUCH A MANNER AS NOT TO RESIST 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 REPLACED AT CONTRACTOR'S EXPENSE.
8. 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

1. ANCHORS AND DOWELS INSTALLED INTO CONCRETE SHALL BE INSTALLED USING HILTI HIT HY200 (ICC ESR-3187), HILTI RE500-V3 (ICC ESR-3814), DEWALT PUREIO+ (ICC ESR-3298), OR SIMPSON SET-XP (IAMPO-281). INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
2. 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.
3. 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 318.
4. 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, 100% OF ALL OTHER STRUCTURAL ANCHORS, AND 50% OF NON-STRUCTURAL ANCHORS PER ON OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES SPECIFIED BELOW:
   4.1. 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 COUPLER 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.
   4.2. TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.
   4.3. TEST LOAD FOR ANCHORS TO BE TWO TIMES THE ALLOWABLE TENSION VALUE OR 1 1/4 TIMES THE MAXIMUM DESIGN STRENGTH GIVEN IN THE ICC APPROVAL, BUT NEED NOT EXCEED 0.8Ase fya, WHERE Ase IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND Fya IS THE YIELD STRESS OF THE ANCHOR.
5. ANCHORS SHALL CONFORM WITH ASTM A193 GRADE B7 THREADED RODS USING ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F436 WASHERS U.N.O.
6. DOWELS SHALL CONFORM WITH ASTM A615 OR ASTM A706 GRADE 60 REINFORCING STEEL U.N.O.
7. REPLACE ANCHORS AND DOWELS THAT FAIL DURING TESTING AND RETEST. IF MORE THAN 10% OF THE TESTED DOWELS AND ANCHORS FAIL TO ACHIEVE THE SPECIFIED TEST LOAD, TEST 100% OF THE DOWELS AND ANCHORS INSTALLED IN THE LAST 2 DAYS OF ANCHOR INSTALLATION.
8. CENTER BAR IN THE HOLE AND WEDGE TIGHT WITH WOODEN WEDGES TO HOLD IT IN PLACE UNTIL THE ADHESIVE SETS.
9. 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 DOWEL 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.
10. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ADHESIVE ANCHORS.

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	FOOTING REVISIONS	04/25/25

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LICENSED PROFESSIONAL ENGINEER
JOSEPH ANTHONY TACA
C 83131
EXP. 03-31-2027
CIVIL
STATE OF CALIFORNIA

Date 12-11-2024
Scale
Drawn JAT
Job Number SEI #24-055
Sheet

S1.1c

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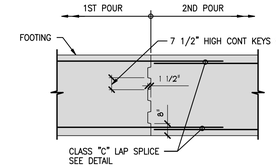
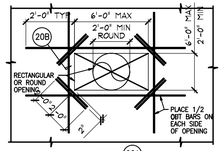


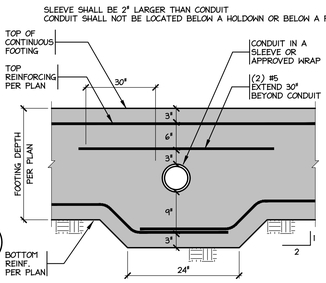
SECTION

NOTE:
WELDED SPLICES REQ'D FOR #14 & LARGER BARS.
WHERE CONT FOOTING IS UNDER A WALL, LOCATE CONSTRUCTION JOINT AT 1/4 OF THE CLEAR OPENING WIDTH ABOVE FROM FACE OF OPENING, OR IN MIDDLE 1/3 OF THE DISTANCE BETWEEN COLUMNS.

CONTINUOUS FOOTING CONSTRUCTION JOINT (13)

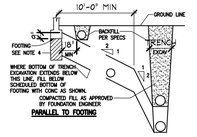


OPENING IN SLAB ON GRADE (12)

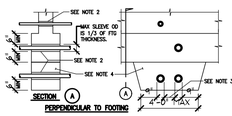


PIPE THRU CONTINUOUS FOOTING (9)

SCALE: N.T.S.

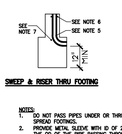


PARALLEL TO FOOTING



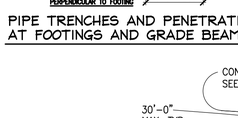
PERPENDICULAR TO FOOTING

PIPE TRENCHES AND PENETRATIONS AT FOOTINGS AND GRADE BEAMS (7)

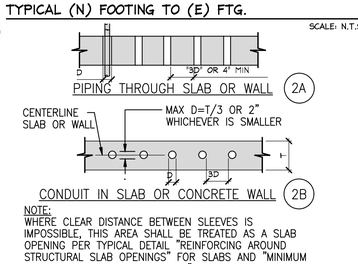


SLEEVE & RISER THRU FOOTING

NOTES:
1. DO NOT PASS PIPES UNDER OR THROUGH ISOLATED SPREAD FOOTINGS.
2. PROVIDE METAL SLEEVE WITH ID 6" GREATER THAN OD OF PIPE OR CONDUIT PASSING THROUGH. CLEARANCE BETWEEN ADJACENT SLEEVES SHALL BE NOT LESS THAN DIA OF LARGER SLEEVE OR 6" MINIMUM.
3. FOR PIPES BELOW FOOTINGS, EXCAVATE AS SHOWN AND FILL WITH CONCRETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING, SHEATHING OR OTHERWISE MAINTAINING THE SIDES OF THE EXCAVATION FROM CAVE-INS UNTIL ALL BACKFILL IS COMPLETED.
4. WRAP PIPE WITH 1/2" MINIMUM INSULATION FOAM WHERE PIPE PASSES THROUGH CONCRETE. SHEET UP THRU FOOTING.
5. ADD 1-#3x2'-0" EACH SIDE.
6. ADD REBAR TO MATCH MAIN REINF WHERE BAR IS CUT AT CHASE (W/ MAIN REINF PER SCHEDULE) OR EA SIDE OF CHASE.
7. THE TERMS "PIPES" & "CONDUITS" ARE SYNONYMS.



PERPENDICULAR TO FOOTING



TYPICAL (N) FOOTING TO (E) FTG. (10)

SCALE: N.T.S.

PIPING THROUGH SLAB OR WALL (2A)

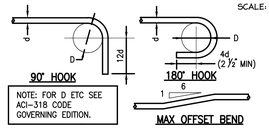
CONDUIT IN SLAB OR CONCRETE WALL (2B)

NOTE:
WHERE CLEAR DISTANCE BETWEEN SLEEVES IS IMPOSSIBLE, THIS AREA SHALL BE TREATED AS A SLAB OPENING PER TYPICAL DETAIL "REINFORCING AROUND STRUCTURAL SLAB OPENINGS" FOR SLABS AND "MINIMUM REINFORCING AT CONCRETE WALL" AT WALLS

PIPE AND CONDUIT IN OR THROUGH STRUCTURAL SLAB OR CONCRETE WALL (11)

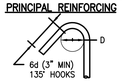
FOOTING & GRADE BEAM STEP (6)

SCALE: N.T.S.



NOTE: FOR D ETC SEE ACI-318 CODE GOVERNING EDITION.

PRINCIPAL REINFORCING



TIE OR STIRRUP

NOTES: 1. ALL BENDS SHALL BE MADE COLD
2. #14 & #18 BARS SHALL BE BEND-TESTED AND APPROVED PRIOR TO BENDING

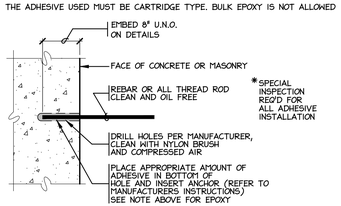
BAR BENDS (4)

SCALE: N.T.S.

NOTE:
1. THIS DETAIL MAY NOT BE USED FOR NEW CONSTRUCTION OMISSIONS UNLESS APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.
2. HOLE SIZE VARIES BETWEEN MANUFACTURERS. VERIFY HOLE SIZE.

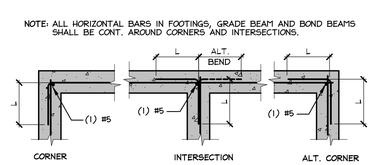
ADHESIVE THAT MAY BE USED ON THIS PROJECT		
MANUFACTURER	PRODUCT	ICC-ES REPORT NO.
HILTI	HIT HY-200	3187
SIMPSON STRONG-TIE	SET-XP	2508

THE ADHESIVE USED MUST BE CARTRIDGE TYPE. BULK EPOXY IS NOT ALLOWED



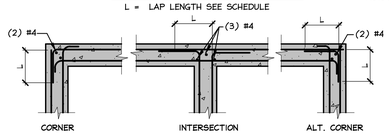
ADHESIVE ANCHOR (8)

SCALE: N.T.S.



SINGLE LAYER OF REINFORCMENT

L = LAP LENGTH SEE SCHEDULE

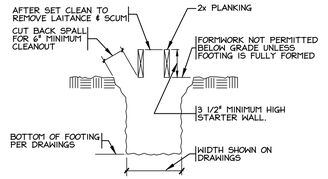


DOUBLE LAYER OF REINFORCMENT

L = LAP LENGTH SEE SCHEDULE

TYPICAL CORNER REINFORCEMENT (FOOTINGS, GRADE BEAMS AND WALLS) (3)

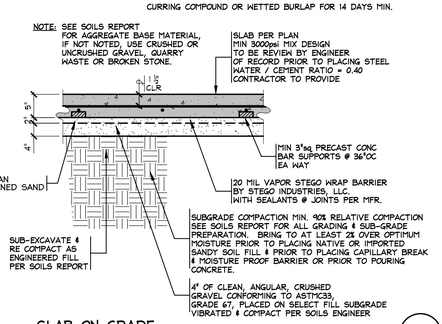
SCALE: N.T.S.



NOTES:
1. 13 1/2" MINIMUM STARTER WALL REQUIRED FOR FOOTINGS
2. FORMWORK SPECIFICATIONS APPLICABLE
3. FOOTINGS MAY BE POURED IN OPEN TRENCHES IN LIEU OF FORMED FOUNDATIONS WHEN SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER
4. STAKES ARE NOT PERMITTED WITHIN FOOTING SECTION.

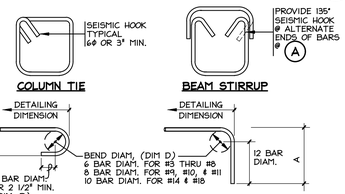
MINIMUM MANDATORY FORMWORK (5)

SCALE: N.T.S.



SLAB ON GRADE (1)

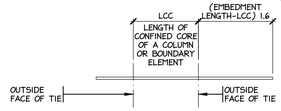
SCALE: N.T.S.



180 DEGREE		90 DEGREE	
BAR SIZE	DIM. D	DIM. J	DIM. A
#3	2 ¼"	3"	6"
#4	3"	4"	8"
#5	3 ¾"	5"	10"
#6	4 ½"	6"	12"
#7	5 ¼"	7"	1'-2"
#8	6"	8"	1'-4"
#9	9 ½"	11 ¾"	1'-7"
#10	10 ¾"	1'-1 ½"	1'-10"
#11	12"	1'-2 ¾"	2'-0"
#14	1'-6 ½"	1'-9 ¾"	2'-7"
#18	2'-0"	2'-4 ½"	3'-5"

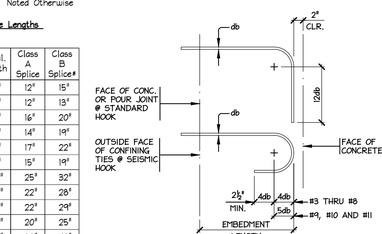
STANDARD REINFORCING HOOKS (2)

SCALE: N.T.S.



NOTES:
1. STRAIGHT BARS TERMINATED AT A JOINT SHALL PASS THROUGH THE CONFINED CORE OF A SEISMIC COLUMN OR BOUNDARY ELEMENT. ANY PORTION OF THE STRAIGHT EMBEDMENT NOT WITHIN THE CONFINED CORE SHALL BE INCREASED BY A FACTOR OF 1.6.

STRAIGHT BARS AT A JOINT (FOR MOMENT FRAME ONLY)

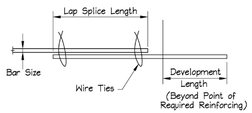


NOTES:
1. ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE TO THE OPPOSITE FACE WITH A MINIMUM 2" END COVER AND EMBEDMENT NOT LESS THAN THE SCHEDULE.
2. MINIMUM SIDE COVER = 2½"
3. FOR WALL FOOTING DOWEL EMBEDMENT LENGTHS SEE "TYPICAL CONCRETE WALL DOWEL EMBEDMENT AND LAP SCHEDULE"

STANDARD HOOK DETAILS

REINFORCING EMBEDMENT NOTES

1. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
2. BOTTOM BARS ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAT 12" OF CONCRETE CAST BELOW HORIZONTAL BARS.
3. FOR LIGHTWEIGHT CONCRETE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.3.
4. FOR GRADE 75 REINFORCING MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.25.
5. FOR 3 BAR BUNDLE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.20. FOR 4 BAR BUNDLE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.33.
6. FOR BUNDLED BARS, AN EFFECTIVE BAR DIAMETER SHALL BE USED FOR DETERMINING COVER AND SPACING LIMITATIONS.
   A. FOR 2 BAR BUNDLE dbe = 1.60 ( )
   B. FOR 3 BAR BUNDLE dbe = 1.96 ( )
   C. FOR 4 BAR BUNDLE dbe = 2.26 ( )



* Use Class B Splice, Unless Noted Otherwise

Tension Development & Lap Splice Lengths - Masonry

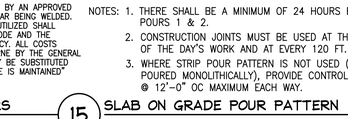
Bar Size	D (in.)	Devel. & Lap Splice Lengths: Edge	Center	40db or 12" min.
#2	40	17"	12"	12"
	60	26"	14"	12"
#3	40	26"	14"	15"
	60	38"	21"	15"
#4	40	34"	18"	20"
	60	51"	27"	20"
#5	60	63"	34"	25"
#6	60	99"	53"	30"
#7	60	115"	62"	35"
#8	60	152"	81"	40"

Notes:
1. Edge dimension (cover) > 2" min.
2. Center dimension (cover) > 3.75"
3. Multiply by 1.5 for Epoxy Coated Reinforcing

Tension Development & Lap Splice Lengths - Concrete

Bar Size	Grade	f'c	Devel. Length	Class A Splice	Class B Splice*
#2	40	2500	12"	12"	15"
		3000	12"	12"	13"
	60	2500	16"	16"	20"
		3000	14"	14"	19"
#3	40	2500	17"	17"	22"
		3000	15"	15"	19"
	60	2500	25"	25"	32"
		3000	22"	22"	28"
#4	40	2500	22"	22"	29"
		3000	20"	20"	25"
	60	2500	32"	32"	42"
		3000	29"	29"	37"
#5	60	2500	40"	40"	52"
		3000	36"	36"	47"
#6	60	2500	48"	48"	62"
		3000	43"	43"	56"
#7	60	2500	70"	70"	90"
		3000	63"	63"	81"
#8	60	2500	79"	79"	103"
		3000	72"	72"	93"

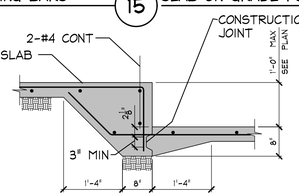
Notes:
1. Tabulated values are based on Grade 40 or 60 reinforcing bars and normal-weight concrete.
2. Tension development lengths and tension lap splice lengths are based on ACI 318-14, Sections 12.2.2 and 12.15, respectively. Tabulated values for beams or columns are based on transverse reinforcement and concrete cover meeting minimum Code requirements. Lengths are in inches.
3. Lap Class A values are the required tension development lengths, l_d ; lap splice lengths are multiples of tension development lengths; Class A splice = $1.0l_d$ and Class B splice = $1.3l_d$ (ACE 318-14, Section 12.15.1).
4. For lightweight aggregate concrete, multiply the tabulated values by 1.3.
5. For epoxy-coated bars, multiply the tabulated values by 1.20.



VERTICAL BARS (9B) HORIZONTAL BARS (9A)

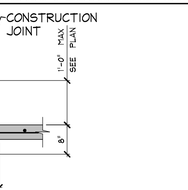
NOTE:
A PRE-QUALIFICATION TENSION TEST SHALL BE MADE BY AN APPROVED TESTING LABORATORY ON SAMPLES OF EVERY SIZE BAR BEING WELDED. MATERIALS, CONDITIONS AND WELDING PROCEDURES UTILIZED SHALL COMPLY WITH THE CURRENT APPLICABLE BUILDING CODE AND THE REQUIREMENTS OF THE GOVERNING INSPECTION AGENCY. ALL COSTS INCURRED FOR OBTAINING APPROVALS SHALL BE BORNE BY THE GENERAL CONTRACTOR. "APPROVED REINFORCING COUPLER MAY BE SUBSTITUTED FOR WELD SPLICE PROVIDE MINIMUM CLEAR DISTANCE IS MAINTAINED"

BUTT WELDED REINFORCING BARS (15)



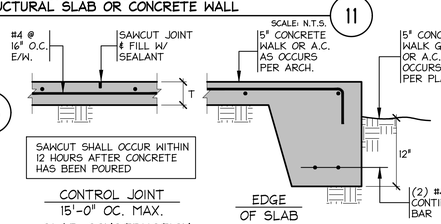
(OVER 4" TO 1'-0")

SLAB ON GRADE POUR PATTERN (15)



STRIP POUR PATTERN

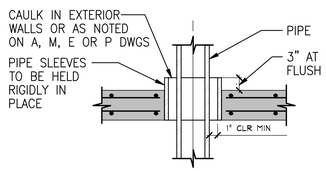
NOTES: 1. THERE SHALL BE A MINIMUM OF 24 HOURS BETWEEN POURS 1 & 2.
2. CONSTRUCTION JOINTS MUST BE USED AT THE END OF THE DAY'S WORK AND AT EVERY 120 FT.
3. WHERE STRIP POUR PATTERN IS NOT USED (SLAB POURED MONOLITHICALLY), PROVIDE CONTROL JOINTS @ 12'-0" OC MAXIMUM EACH WAY.



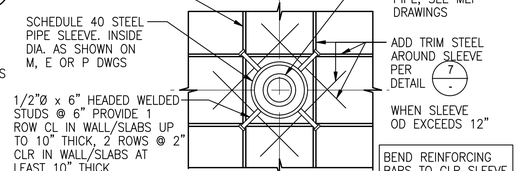
SLAB CONSTRUCTION (12)

SCALE: 1"=1'-0"

TYPICAL STEP IN SLAB ON GRADE (14)



SECTION (6B)



PLAN (6A)

NOTE:
THIS DETAIL APPLIES TO INDIVIDUAL PIPE SLEEVE LOCATIONS ONLY WHEN SLEEVES ARE LESS THAN 3 SLEEVE DIAMETERS APART AND/OR 2 OR MORE SLEEVES ARE LINED UP, SPECIAL REINFORCING MAY BE NEEDED. SEE OTHER DETAILS OR CONSULT THE ENGINEER. SLEEVES GREATER THAN 12" SHALL BE REINFORCED AS WALL OPENING.

TYPICAL REINFORCING AT WALL AND SLAB PIPE SLEEVES (16)

CLASS A - TYPICAL STRAIGHT AND HOOKED EMBEDMENT LENGTH SCHEDULE

SCALE: N.T.S. (4)

	BAR	AREA (sq.in.)	0.11		0.20		0.31		0.44		0.60		0.79		1.00		1.27		1.55	
		DIAMETER db	0.375		0.500		0.625		0.750		0.875		1.000		1.128		1.270		1.410	
DEVELOPMENT OR EMBEDMENT CATEGORY	DESCRIPTION	NORMAL WEIGHT CONCRETE f'c PSI	#3		#4		#5		#6		#7		#8		#9		#10		#11	
			TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.
1	COVER ≥2db CLEAR SPACING ≥4db	3000	16	12	16	14	22	17	26	20	38	29	43	33	49	37	55	42	61	47
		4000	16	12	16	12	19	15	23	18	33	25	37	29	42	33	47	37	53	41
		5000	16	12	16	12	17	13	20	16	29	23	34	26	38	29	43	33	47	36
		6000	16	12	16	12	16	12	19	14	27	21	31	24	34	27	39	30	43	33
2	ALL OTHERS	3000	22	17	29	22	36	28	43	33	63	48	72	55	81	62	91	70	101	78
		4000	19	15	25	19	31	24	37	29	54	42	62	48	70	54	79	61	87	67
		5000	17	13	23	17	28	22	34	26	49	38	56	43	63	48	71	54	78	60
		6000	16	12	21	16	26	20	31	24	45	34	51	39	57	44	64	50	71	55
3	COVER <2db CLEAR SPACING <2db	3000					54	42	65	50	94	72	107	83	121	93	136	105	151	115
		4000					47	36	56	43	81	63	93	72	105	81	118	91	131	101
		5000					42	32	50	29	73	56	83	64	94	72	106	81	117	90
		6000					38	30	46	35	67	51	76	59	85	56	96	74	107	82
	SEISMIC STRAIGHT BAR ANCHORED IN SEISMIC FRAME COLUMN	3000	23	16	30	22	37	27	45	32	52	37	59	43	67	48	75	54	84	60
		4000	21	15	26	19	32	23	34	28	45	32	52	37	58	42	65	47	73	52
		5000	21	15	23	17	29	21	35	25	40	29	46	33	52	37	59	42	65	47
		6000	21	15	21	15	27	19	32	23	37	27	42	30	47	34	53	38	59	43
HOOK EMBEDMENT	STANDARD ALL OTHERS	3000	6		8		10		12		14		16		18		20		22	
		4000	6		7		9		10		12		14		16		17		19	
		5000	6		6		8		9		11		12		14		16		17	
		6000	6		6		7		9		10		11		13		14		16	
	STANDARD HOOK ANCHORED IN SEISMIC FRAME COLUMN	3000	7		9		11		13		15		17		19		22		24	
		4000	6		8		10		11		13		15		17		19		21	
		5000	6		7		9		10		12		14		15		17		19	
		6000	6		6		8		9		11		12		14		16		17	

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

REVISION SCHEDULE			
NO.	DESCRIPTION	DATE	
1	FOOTING REVISIONS	04/28/25	

HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

TYPICAL DETAILS

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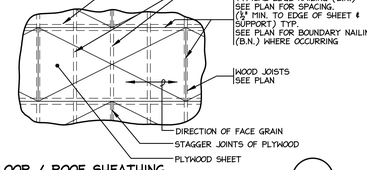
e: jtaica@studioengineersinc.com
w: www.studioengineersinc.com

LICENSED PROFESSIONAL ENGINEER ROBERT ANTHONY TAICA C 63131 EXP. 03-31-2027 CIVIL STATE OF CALIFORNIA

Date 12-11-2024
Scale
Drawn JAT
Job Number SEI #24-055

Sheet S1.2

NOTES:
1. 4'-0" SIDE OF PLYWOOD SHEETS TO SPLICE OVER ROOF JOIST TYPICAL. NO PLYWOOD SHEETS TO BE LESS THAN 2'-0"x4'-0" IN SIZE.
2. AT FLOORS USE RING SHANKED STRONGHOLD NAILS BY STRONGHOLD LINE.
3. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION AND THE APPROVAL BY THE ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

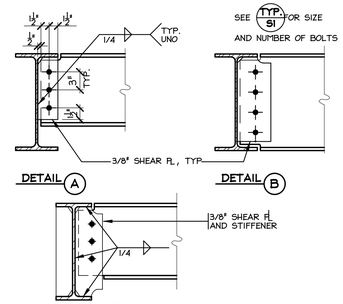


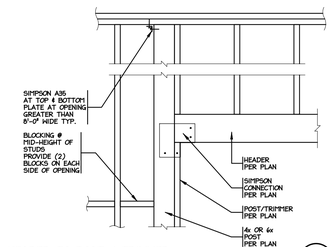
PLAN - FLOOR / ROOF SHEATHING 24
SCALE: N.T.S.

NAILING SCHEDULE
(NAILING TO BE IN COMPLIANCE WITH TABLE 2304.10.1 per 2016 CBC.)

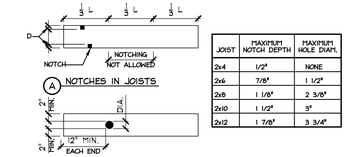
CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOE NAIL	3-10d
BRIDGING TO JOIST, TOENAIL EACH END	2-10d
1"x6" (25mm X 150mm) SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-10d
WIDER THAN 1" X 6" (25mm x 150mm) SUBFLOOR TO EACH JOIST, FACE NAIL	3-10d
2" (50mm) SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16" (406mm) O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d PER 16" (406mm)
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
DOUBLE STUDS, FACE NAIL	16d AT 24" (610mm) O.C.
DOUBLED TOP PLATES, TYPICAL FACE NAIL	16d AT 16" (406mm) O.C.
DOUBLE TOP PLATES, LAP SPLICE	12-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-10d
RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" (150mm) O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" (406mm) O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	3-10d
CONTINUOUS HEADER TO STUD, TOENAIL	4-10d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOENAIL	3-10d
1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	3-10d
1"x8" (25mm X 203mm), SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-10d
WIDER THAN 1" X 8" (25mm X 203mm) SHEATHING TO EACH BEARING, FACE NAIL	3-10d
BUILT-UP CORNER STUDS	16d AT 24" (610mm) O.C.
BUILT-UP GIRDER AND BEAMS	20d AT 32" (813mm) O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE
2" (50mm) PLANKS	3-16d AT EACH BEARING

NAILING SCHEDULE 26
SCALE: N.T.S.





HEADER TO POST / TRIMMER 10
SCALE: N.T.S.



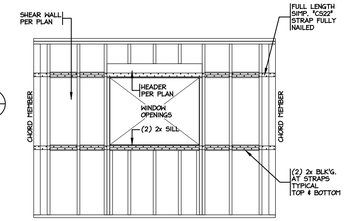
JOIST	MAXIMUM NOTCH DEPTH	MAXIMUM HOLE DIAM.
2x4	1/2"	NONE
2x6	7/8"	1 1/2"
2x8	1 1/8"	2 3/8"
2x10	1 1/2"	3"
2x12	1 7/8"	3 3/4"

HOLES MAY BE DRILLED AT THE CENTER OF STUDS:
D/3 MAX. IN 2x4
D/3 MAX. IN 2x6
D/3 MAX. IN 2x8
NOTCHING OF STUDS IS NOT ALLOWED

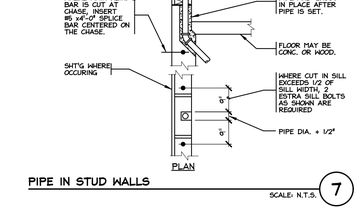
ALLOWABLE NOTCHES/HOLES IN WOOD FRAMING 6
SCALE: N.T.S.

CEILING JOIST SCHEDULE		
SPAN	SIZE	SPACING
TO - 8'-11"	2x4	16" O.C.
9'-0" - 14'-0"	2x6	16" O.C.
14'-1" - 15'-5"	2x6	12" O.C.
15'-6" - 18'-4"	2x8	16" O.C.
18'-7" - 20'-4"	2x8	12" O.C.
20'-5" - 23'-7"	2x10	16" O.C.
23'-8" - 26'-10"	2x10	12" O.C.

CEILING JOIST 11
SCALE: N.T.S.



PERFORATED SHEAR WALL 12
SCALE: N.T.S.



NOTE: IF BORING OR NOTCHING DOUBLE TOP PLATE EXCEEDS THE ABOVE, THEN USE DETAIL 5 / S1.3

MEMBER	MAXIMUM HOLE DIAMETER
BEAM, JOIST RAFTER	W/3
DBL. TOP PLATE SILL PLATE STUDS	W/3

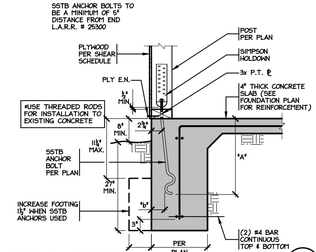
BORING & NOTCHING IN SHEAR WALLS 8
SCALE: N.T.S.

PIPE IN STUD WALLS 7
SCALE: N.T.S.

NOTE: SEE BELOW FOR CODE REPORTS:
HDU2-SDS2.5 TO HDU14-SDS2.5 ESR-2611, LARR 25720
HDU8-SDS3 ESR-2611, LARR 25540, 25720, ER-5938

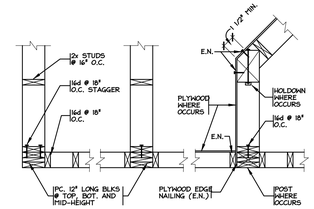
HOLDOWN SCHEDULE				
HOLDOWN MARK	SSTB ANCHOR BOLT	MINIMUM EMBEDMENT	EDGE DISTANCE	FASTENER TO WOOD MEMBER
HDU2-SDS 2.5	SSTD20	17"	4"	(10) SDS ¼"x3"
HDU4-SDS 2.5	SSTB24	21"	4"	(14) SDS ¼"x3"
HDU8-SDS 2.5	SSTB36	29"	5"	(18) SDS ¼"x3"
HDU11-SDS 2.5	SSTB36	29"	6"	(24) SDS ¼"x3"
HDU14-SDS 2.5	SSTB36	29"	6"	(24) SDS ¼"x3"
HDU8	SSTB36	29"	6"	(24) SDS ¼"x3"
HDU5-SDS 2.5	SSTB24	29"	4"	(16) SDS ¼"x2½"

SSTB ANCHOR BOLTS TO BE A MINIMUM OF 5" DISTANCE FROM END
L.A.R.R. # 25300



HOLDOWN ANCHORS 1
SCALE: N.T.S.

NOTE: PROVIDE POST WHERE STUD ANCHORS OCCUR PER SHEAR WALL SCHEDULE AND/ OR FOUNDATION PLAN. NAIL ALL DBL. STUDS W/16d @ 18" O.C. STAGGERED.



PLAN VIEWS

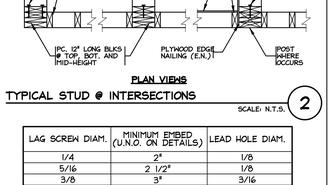
TYPICAL STUD @ INTERSECTIONS 2
SCALE: N.T.S.

LAG SCREW DIAM.	MINIMUM EMBED (U.N.O. ON DETAILS)	LEAD HOLE DIAM.
1/4	2"	1/8
5/16	2 1/2"	1/8
3/8	3"	3/16
7/16	3 1/2"	1/4
1/2	4"	1/4
5/8	5"	3/8
3/4	6"	3/8
7/8	7"	1/2
1	8"	5/8

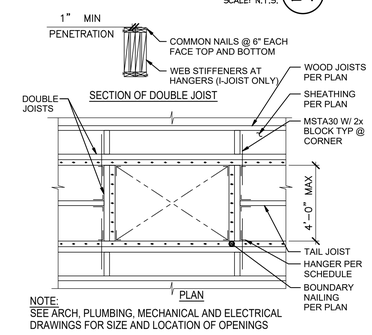
1. THE CLEARANCE HOLE FOR THE SHANK SHALL BE THE SAME DIAMETER AND LENGTH AS THE UNTHREADED SHANK.
2. THE LEAD HOLE FOR THE THREADED PORTION SHALL BE THE DIAMETER SHOWN ABOVE AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION.
3. THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER.
4. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE LAG SCREWS OR IN THE LEAD HOLES TO PREVENT DAMAGE TO THE LAG SCREWS.
5. THE MINIMUM EMBED SHOWN ABOVE IS THE DEPTH INTO THE SUPPORTING FRAMING MEMBER.

TYPICAL LAG SCREW INSTALLATION 3
SCALE: N.T.S.

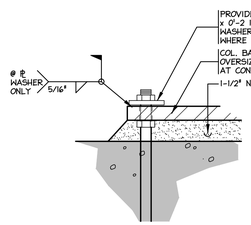
TYPICAL PLYWOOD OVER DECKING 4
SCALE: N.T.S.



DOUBLE TOP PLATE SPLICE 5
SCALE: N.T.S.

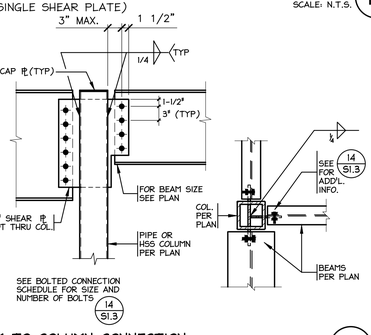


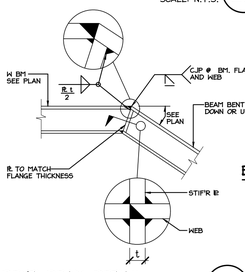
NOTE:
SEE ARCH, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS



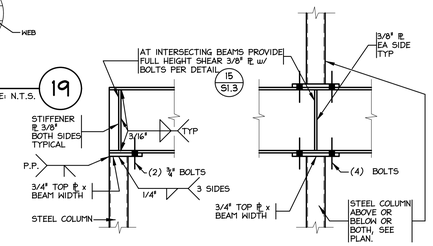
TYPICAL WELD WASHER 22
SCALE: N.T.S.

BEAM TO BEAM CONNECTION 15
(SINGLE SHEAR PLATE)
SCALE: N.T.S.



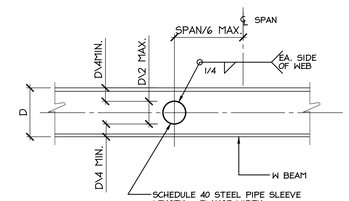


BEAM TO COLUMN CONNECTION 17
SCALE: N.T.S.



BEAM TO COLUMN CONNECTION 18
SCALE: N.T.S.

NOTE: WHERE ROUND OPENINGS ARE D/6 OR LESS, REINFORCING SHOWN IS NOT REQUIRED.



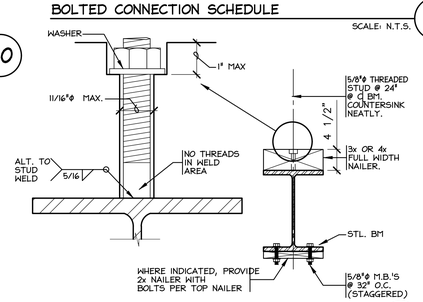
DETAIL AT ROUND OPENING 20
SCALE: N.T.S.

INTERSECTING SHEAR WALLS 13
SCALE: N.T.S.

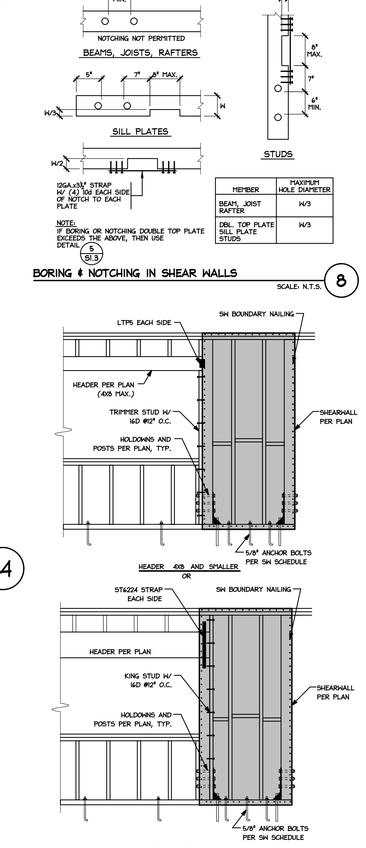
NOTES:
1. PROVIDE HIGH STRENGTH BOLTS ASTM A325 SC (SLIP CRITICAL)
2. USE TWIST-OFF BOLTS OR PRE TENSION ACCORDING TO ASTM A325 SPECIFICATIONS.

BEAM SIZE	BOLTS
W8, W10	2- 7/8"ϕ
W12, W14	3- 7/8"ϕ
W16	4- 7/8"ϕ
W18, W21	5- 7/8"ϕ
W24, W27	6- 7/8"ϕ
W30, W33	7- 7/8"ϕ

BOLTED CONNECTION SCHEDULE 14
SCALE: N.T.S.

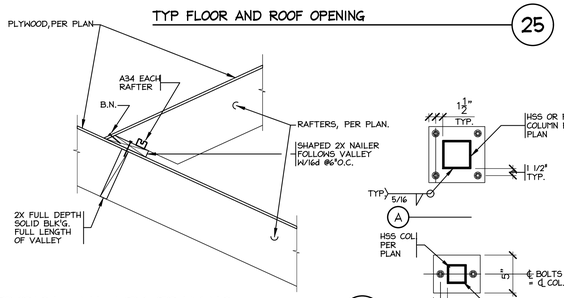


TYPICAL WOOD NAILER TO STEEL BEAM 16
SCALE: N.T.S.

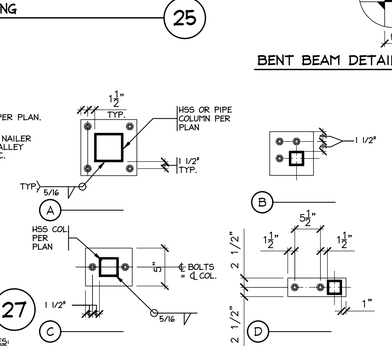


TYPICAL HEADER TO SHEARWALL 9
SCALE: N.T.S.

TYP FLOOR AND ROOF OPENING 25



TYPICAL VALLEY FRAMING 27
SCALE: N.T.S.



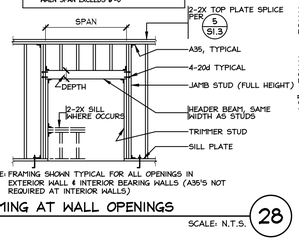
NOTES:
1. ALL BASE PLATES SHOWN ARE 1" THICK, U.N.O.
2. ALL ANCHOR BOLTS ARE 3/4"ϕ A307 BOLTS.
3. ALL HOLES FOR ANCHOR BOLTS SHALL BE 3/16" (MAX.) OVERSIZE UNLESS WELD WASHERS ARE INSTALLED PER 22 / 21.3
4. COLUMNS SHALL BE CENTERED ON PLATES UNLESS SHOWN OTHERWISE.
5. SEE 22 / 51.3 FOR TYP. DETAIL OF BASE CONNECTION.
6. STEEL FABRICATOR SHALL PROVIDE PLYWOOD TEMPLATES FOR ANCHOR BOLT SETTING, TO BE PLACED BY CONTRACTOR.

BEARING WALL HEADERS	
SPAN	HEADER d (NOMINAL)
TO - 3'-11"	WIDTH OF STUD x 6
4'-0" - 5'-11"	WIDTH OF STUD x 8
6'-0" - 7'-11"	WIDTH OF STUD x 10
8'-0" - 10'-0"	WIDTH OF STUD x 12

NOTES:
1. USE (2) TRIMMERS AND (2) KING STUDS WHEN SPAN EXCEEDS 6'-0"
2. USE 4x HEADERS MINIMUM

NON-BEARING HEADERS	
SPAN	HEADER d (NOMINAL)
TO - 4'-11"	WIDTH OF STUD x 4
5'-0" - 6'-11"	WIDTH OF STUD x 6
7'-0" - 9'-0"	WIDTH OF STUD x 8
9'-1" - 12'-0"	WIDTH OF STUD x 10

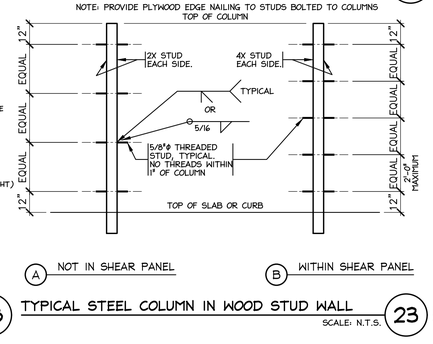
NOTES:
1. USE (2) TRIMMERS AND (2) KING STUDS WHEN SPAN EXCEEDS 6'-0"



NOTE: FRAMING SHOWN TYPICAL FOR ALL OPENINGS IN EXTERIOR WALL & INTERIOR BEARING WALLS (A35'S NOT REQUIRED AT INTERIOR WALLS.)

FRAMING AT WALL OPENINGS 28
SCALE: N.T.S.

TYPICAL BASE PLATE 21
SCALE: N.T.S.



TYPICAL STEEL COLUMN IN WOOD STUD WALL 23
SCALE: N.T.S.

WASHER SCHEDULE			
BOLT	MALLEABLE IRON WASHER	#HEAVY PLATE WASHER	STANDARD CUT WASHER
1/2" DIAM.	2-1/2" DIAM x 1/4"	3"x 3"x 5/16"	1-3/8" DIAM x 3/32"
5/8" DIAM.	2-3/4" DIAM x 5/16"	3"x 3"x 5/16"	1-3/4" DIAM x 1/8"
3/4" DIAM.	3" DIAM x 7/16"	3"x 3"x 5/16"	2" DIAM x 5/32"
7/8" DIAM.	3 1/2" DIAM. x 7/16"	3"x 3"x 5/16"	2-1/4" DIAM x 11/64"
1" DIAM	4" DIAM x 1/2"	3 1/2"x 3 1/2"x 3/8"	2-1/2" DIAM x 11/64"

#USE UNDER NUT OF ALL ANCHOR BOLTS

WASHER SCHEDULE 25
SCALE: N.T.S.

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	FOOTING REVISIONS	04/28/25

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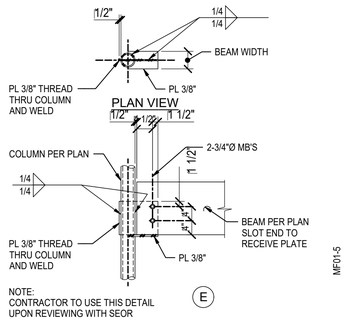
LICENSED PROFESSIONAL ENGINEER JOSEPH ANTHONY TASCI C 83131 EXP. 03-31-2027 CIVIL STATE OF CALIFORNIA

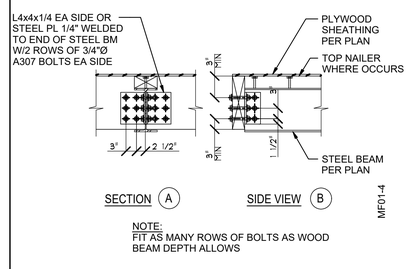
Date 12-11-2024
Scale
Drawn JAT
Job Number SEI #24-055
Sheet S1.3

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	FOOTING REVISIONS	04/28/25



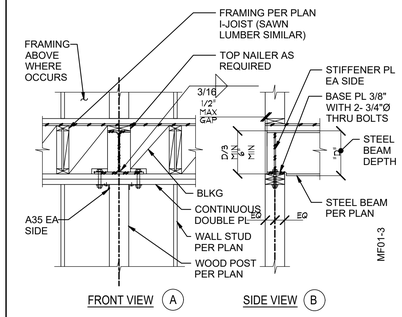
ALTERNATIVE CONNECTION TO TUBE STEEL

SCALE: 3/4" = 1'-0" 5



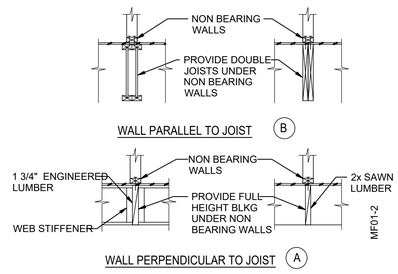
STEEL BEAM TO COUTINUOUS WOOD BEAM

SCALE: 3/4" = 1'-0" 4



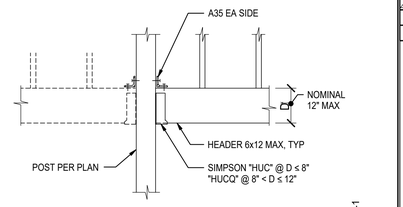
STEEL BM TO WOOD POST WITHIN WALL CONN

SCALE: 3/4" = 1'-0" 3



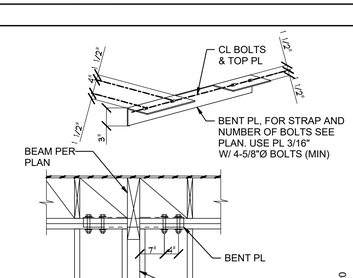
FRAMING AT NON BEARING WALLS

SCALE: 3/4" = 1'-0" 2



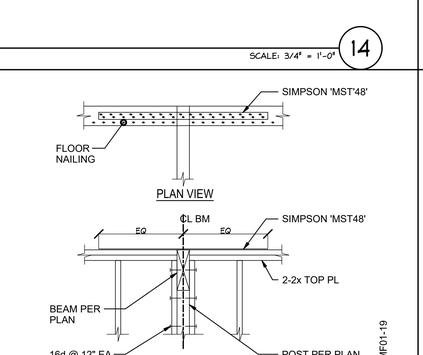
HEADER LOW BM TO POST CONN (FACE MOUNTED)

SCALE: 3/4" = 1'-0" 1



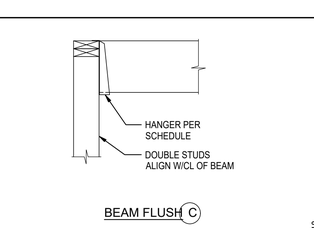
STEEL BM TO ISOLATED WOOD POST CONN

SCALE: 3/4" = 1'-0" 10



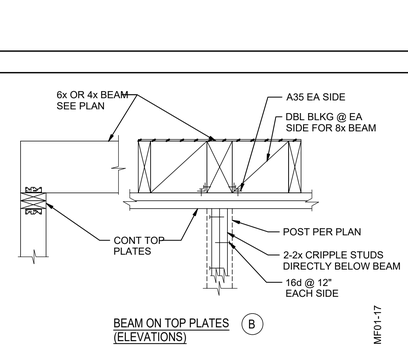
CONNECTION TO TUBE STEEL

SCALE: 3/4" = 1'-0" 9



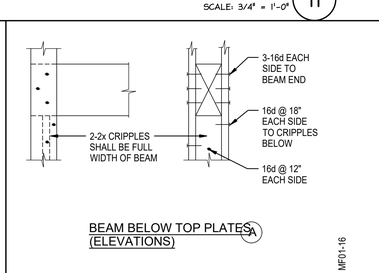
CONNECTION TO TUBE STEEL

SCALE: 3/4" = 1'-0" 8



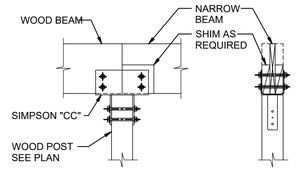
CONNECTION TO WIDE FLANGE COLUMN

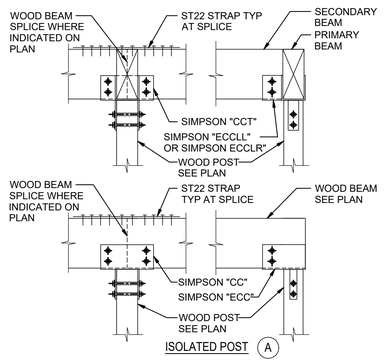
SCALE: 3/4" = 1'-0" 7



CONNECTION TO WIDE FLANGE COLUMN

SCALE: 3/4" = 1'-0" 6





TYP WOOD BEAM TO WOOD COLUMN

SCALE: 3/4" = 1'-0" 14

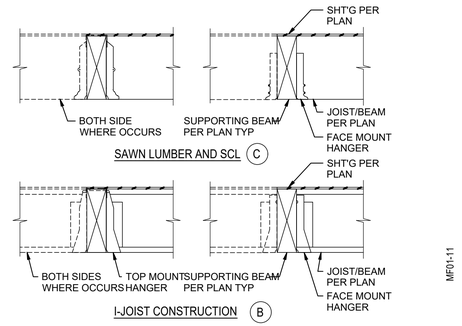
HANGER SCHEDULE - MANUFACTURE: SIMPSON STRONGTIE					
TOP MOUNT HANGER (SEE NOTE)1			FACE MOUNT HANGER (SEE NOTE)1		
JOIST/BEAM SIZE	HANGER TYPE		JOIST/BEAM SIZE	HANGER TYPE	
ALL SAWN LUMBER UNO	SIMPSON HUTF	ESR2553-COLA RR25800	ALL SAWN LUMBER UNO	SIMPSON HU	ESR2549-COLA RR25807
2x6 THRU 2x16	SIMPSON LB	ESR2553-COLA RR25800	2x6 THRU 2x10	SIMPSON LUS	ESR2549-COLA RR25807
2-2x6 THRU 2-2x14	SIMPSON HUSTF	ESR2553-COLA RR25800	2-2x6 THRU 2-2x10	SIMPSON LUS	ESR2549-COLA RR25807
4x6 THRU 4x14	SIMPSON HUSTF	ESR2553-COLA RR25800	4x6 THRU 4x16	SIMPSON HUS	ESR2552-COLA RR25801
ALL I-JOIST UNO	SIMPSON LBV	ESR2615-COLA RR25803	ALL I-JOIST UNO	SIMPSON MIU	ESR2552-COLA RR25801
SINGLE I-JOIST TO WOOD BEAM 9 1/4" THRU 16 DEEP	SIMPSON ITS	ESR2615-COLA RR25803	SINGLE I-JOIST TO WOOD BEAM 9 1/4" THRU 16 DEEP	SIMPSON IUS	ESR2552-COLA RR25801
ALL PSL/ LVL/LSL BEAMS UNO	SIMPSON HGLTV	ESR2615-COLA RR25803	ALL PSL/LVL/LSL BEAMS UNO	SIMPSON HGU	ESR2652-COLA RR25801
3 1/2" AND 5 1/4" PSL/LVL/ LSL UP TO 11 7/8" DEEP	SIMPSON GLTV	ESR2615-COLA RR25803	3 1/2" AND 5 1/4" PSL/LVL/ LSL UP TO 11 7/8" DEEP	SIMPSON MGU	ESR2552-COLA RR25801
ALL GLULAM BEAMS UNO	SIMPSON EG	ESR2615-COLA RR25803	ALL GLULAM BEAMS UNO	SIMPSON HHGU	ESR2552-COLA RR25801

HANGER SCHEDULE AND NOTES A

NOTES:
1. HANGERS SHALL BE USED TO SUPPORT BEAM OR JOIST FROM A SUPPORTING BEAM
2. 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 THICKNEES FOR FASTENER EMBEDMENT MIN EDGE DISTANCE MIN SIZE OF HEADERS ETC
3. PROVIDE SKEWED SLOPED HANGERS AS REQ'D
4. PROVIDE OFFSET OR CONCEALED FLANGE HANGERS AT EDGE CONDITIONS AS NEEDED

JOIST AND BEAM HANGER SCHEDULE

SCALE: 3/4" = 1'-0" 11



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LICENSED PROFESSIONAL ENGINEER
LASZLO ANTHONY LASCA
C 63131
EXP. 03-31-2027
CIVIL
STATE OF CALIFORNIA

Date 12-11-2024
Scale
Drawn JAT
Job Number SEI #24-055

Sheet
S1.4

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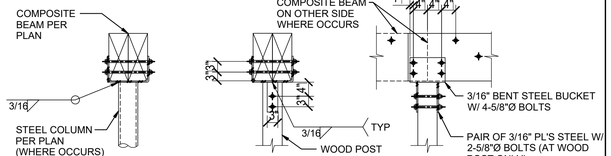
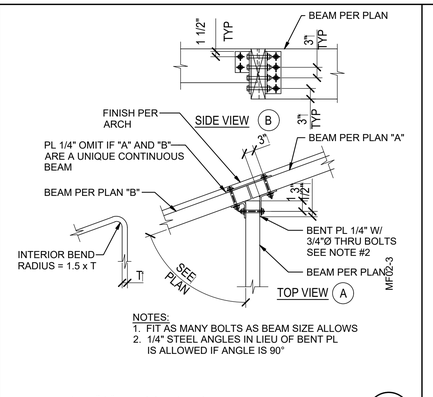


NOTES:
THIS DETAIL ADDRESSES THE SUPPORTING BUCKETS OF "COMPOSITE" ASSEMBLY (JOISTS OR BEAMS) NUMBER AND SIZE OF SISTERING MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN CONNECTION OF SISTERING MEMBERS IS PER "COMPOSITE BEAM/SISTERED JOIST"

CUTOM MADE BUCKETS PER THIS DETAIL CAN BE SUBSTITUTED BY SIMPSON PRODUCTS IF AVAILABLE

BUCKETS OF BUILTUP BEAMS

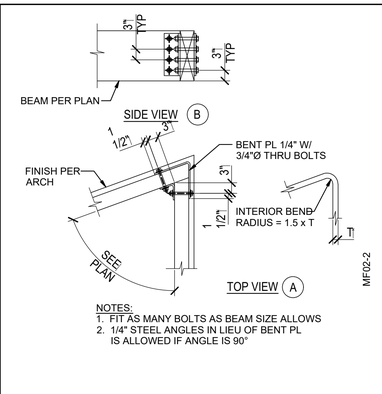
SCALE: 3/4" = 1'-0" — 4



NOTES:
1. FIT AS MANY BOLTS AS BEAM SIZE ALLOWS
2. 1/4" STEEL ANGLES IN LIEU OF BENT PL IS ALLOWED IF ANGLE IS 90°

WOOD BEAM "T" CONNECTION

SCALE: 3/4" = 1'-0" — 3



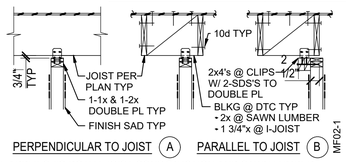
NOTES:
1. FIT AS MANY BOLTS AS BEAM SIZE ALLOWS
2. 1/4" STEEL ANGLES IN LIEU OF BENT PL IS ALLOWED IF ANGLE IS 90°

WOOD BEAM "L" CONNECTION

SCALE: 3/4" = 1'-0" — 2

T INDICATES SIMPSON DTC CLIP (IAPMO ER 124,COLA RR25489) WITH SPACING PER SCHEDULE CONNECT WITH 4-#8 WOOD SCREWS AT THE BASE AND 2-#8 WOOD SCREWS AT THE SLOTS. INSTALL PER MANUFACTURER'S SPECS

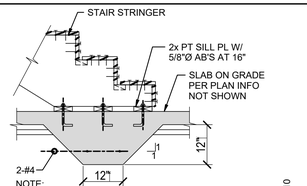
DTC CLIP MAX SPACING		
MAX WALL HEIGHT	SINGLE LAYER OF GYPBOARD EA FACE	MAX DOUBLE LAYER OF GYPBOARD EA FACE OR SINGLE LAYER EA FACE AND TILES
UP TO 12'-0"	DCT @ 48"	DTC @ 32"
UP TO 16'-0"	DCT @ 32"	DTC @ 24"



NOTES:
1. DETAIL APPLIES TO BOTH I-JOIST CONSTRUCTION AND SAWN LUMBER. SAWN LUMBER SHOWN.
2. FOR WALL ASSEMBLIES OTHER THAN WHAT SHOWN ON THE SCHEDULE INCLUDING STONE VENEER CONTACT STRUCTURAL ENGINEER TO CONFIRM CLIP SPACING

TOP CONNECTION @ NON-LOAD BEARING WALL

SCALE: 3/4" = 1'-0" — 1



NOTE:
1. FOR SLAB REINFORCING SEE FOUNDATION PLAN
2. EXTEND FOOTING 12" BEYOND EACH SIDE OF STAIR

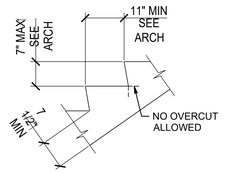
TYP STAIR STRINGER FOOTING

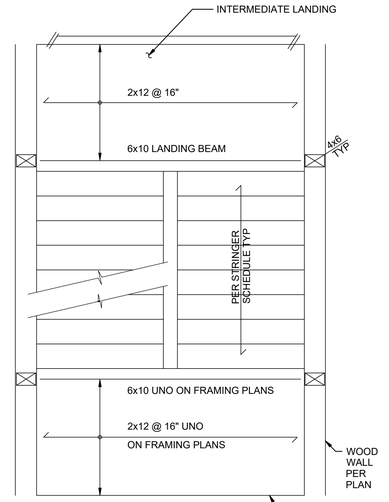
SCALE: 3/4" = 1'-0" — 10

STAIR STRINGER SCHEDULE		
SPAN	MIN STRINGER	SPACING
0 TO 7'-9"	2x14	16"
7'-9" TO 9'-0"	2x14	12"
9'-0" TO 11'-0"	2-2x14	16"
11'-0" TO 13'-0"	2-2x14	12"
13'-0" TO 15'-6"	2-2x14	8"

NOTES:

1. FOR APPLICATIONS IN SINGLE UNIT OR SINGLE FAMILY RESIDENCE USE DOUGLAS FIR NO. 2 FOR ALL OTHER APPLICATIONS USE DOUGLAS FIR SELECT STRUCTURAL
2. FOR STAIR STRINGER SPAN SEE ARCH DWG
3. SEE ARCH DWG FOR TREAD CONSTRCUCTION
4. NAIL DOUBLE 2x4 W/ 2x14 W/ 16d NAILS AT 9" STAGGERED
5. INCREASE STINGER SIZE AS NEEDED TO MEET THE MIN 7 1/2" DIMENSION

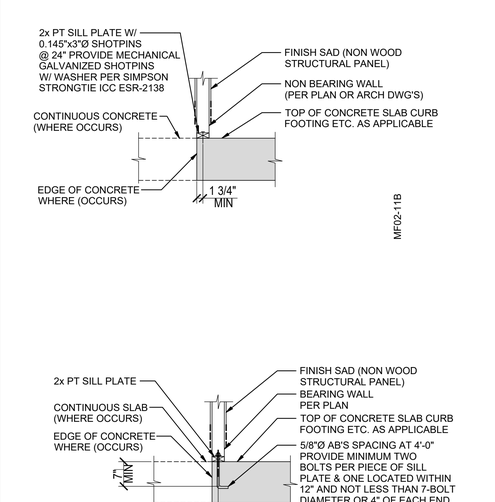


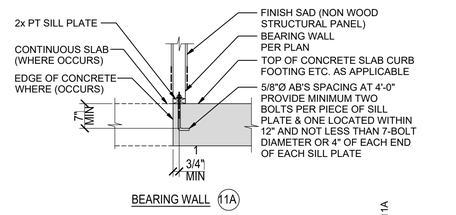


NONES:
1. THIS DETAIL ADDRESSES CONSTRUCTION OF WOOD STAIR WITHIN SHAFT UP TO 5 STORY
2. LOCATION OF STAIR IS SHOWN ON FLOOR PLANS
3. STRINGER CONSTRUCTION SHALL BE PER "TYPICAL STRINGER CONSTRUCTION" AND "TYPICAL STRINGER DETAIL"
4. INTERMEDIATE LANDING SHALL BE SHEATHED WITH WOOD STRCUCTURAL PANEL 3/4" CD APA RATED PLYWOOD SHEATHING EXPOSURE 1 SPAN RATING 48/24 NAILED WITH 10d COMMONS SPACED AT 6" ALONG ALL BOUNDARIES (BN) AND CONTINUOUS ADJOINING PANEL EDGES AND 6" ALONG OTHER PANEL EDGES (EN) AND 12" ALONG INTERMEDIATE SUPPORTS FIELD (FN) PANEL EDGES UNBLOCKED GLUE WOOD STRUCTURAL PANELS TO JOISTS SEE "TYPICAL SHEATHING ASSEMBLY" PER TYPICAL DETAILS SHEETS

TWO FLIGHT WOOD STAIR

SCALE: 3/4" = 1'-0" — 12

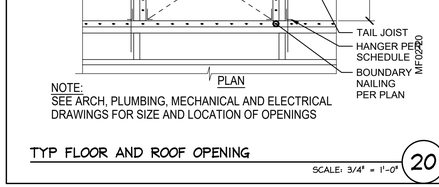




NOTE:
1. AT CONTRACTOR'S DISCRETION DETAIL 11A CAN ALSO BE USED IN LIEU OF DETAIL 11B

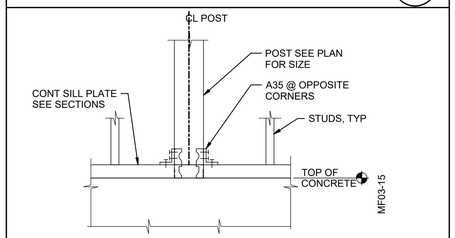
BASE DETAIL @ NON SHEATHED WALL

SCALE: 3/4" = 1'-0" — 11



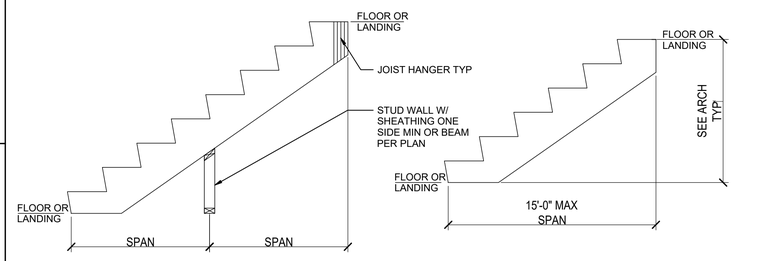
TYP STAIR STRINGER DETAIL

SCALE: 3/4" = 1'-0" — 15



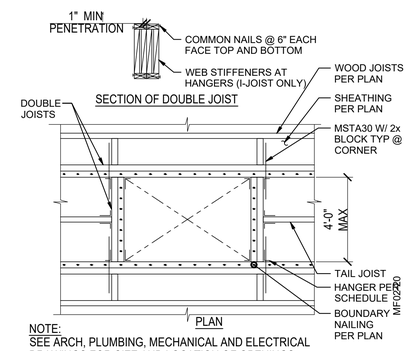
WOOD POST ON SILL PLATE

SCALE: 3/4" = 1'-0" — 15



TYP STRINGER CONSTRUCTION

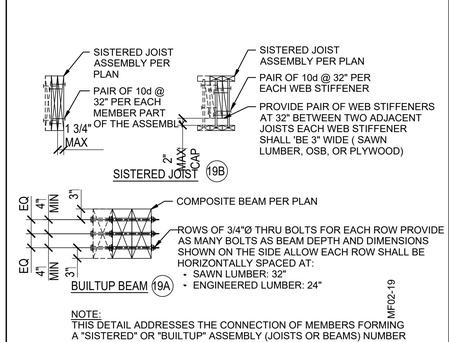
SCALE: 3/4" = 1'-0" — 13



NOTE:
SEE ARCH, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS

TYP FLOOR AND ROOF OPENING

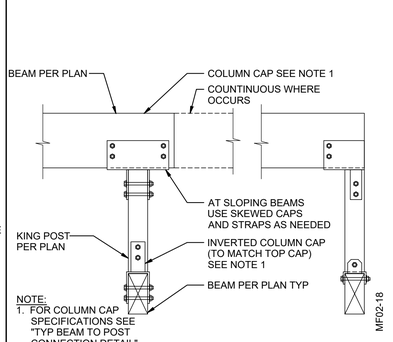
SCALE: 3/4" = 1'-0" — 20



NOTE:
THIS DETAIL ADDRESSES THE CONNECTION OF MEMBERS FORMING A "SISTERED" OR "BUILTUP" ASSEMBLY (JOISTS OR BEAMS) NUMBER AND SIZE OF SISTERING MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN

BUILTUP BEAM / SISTERED JOIST

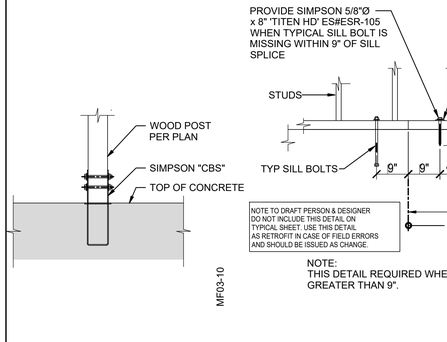
SCALE: 3/4" = 1'-0" — 19



NOTE:
1. FOR COLUMN CAP SPECIFICATIONS SEE "TYP BEAM TO POST CONNECTION DETAIL"

TYP KING POST DETAIL

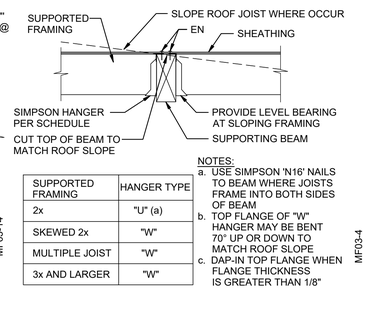
SCALE: 3/4" = 1'-0" — 18



NOTE:
THIS DETAIL REQUIRED WHEN "A" IS GREATER THAN 9".

ISOLATED WOOD POST ON CONCRETE

SCALE: 3/4" = 1'-0" — 10



SUPPORTED FRAMING	HANGER TYPE
2x	"U" (a)
SKEWED 2x	"W"
MULTIPLE JOIST	"W"
3x AND LARGER	"W"

NOTES:
a. USE SIMPSON 'N16' NAILS TO BEAM WHERE JOISTS FRAME INTO BOTH SIDES OF BEAM
b. TOP FLANGE OF "W" HANGER MAY BE BENT 70° UP OR DOWN TO MATCH ROOF SLOPE
c. DAP-IN TOP FLANGE WHEN FLANGE THICKNESS IS GREATER THAN 1/8"

SPECIAL CONDITION AT SILL SPLICE

SCALE: 3/4" = 1'-0" — 14

JOIST & BEAM TO WOOD BEAM CONNECTION

SCALE: 3/4" = 1'-0" — 4

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	FOOTING REVISIONS	04/28/25

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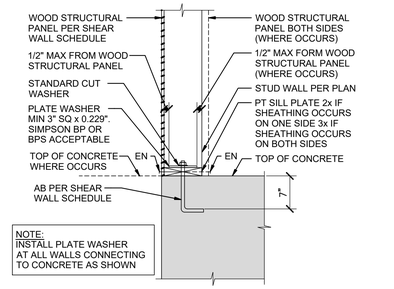
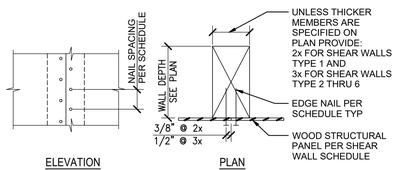
LICENSED PROFESSIONAL ENGINEER — JASEPH ANTHONY TASCI — C 83131 — EXP. 03-31-2027 — CIVIL — STATE OF CALIFORNIA

Date 12-11-2024
Scale
Drawn JAT
Job Number SEI #24-055

Sheet S1.5

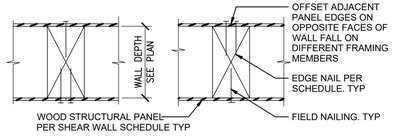


SILL PLATE CONNECTION TO CONCRETE 16C

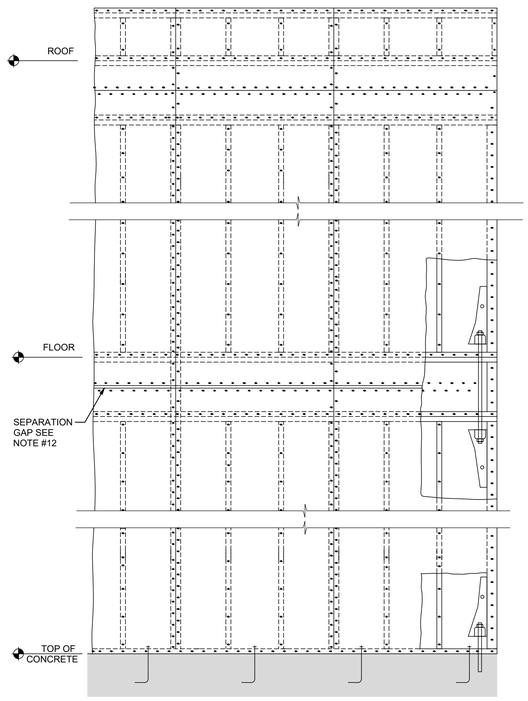


ELEVATION PLAN

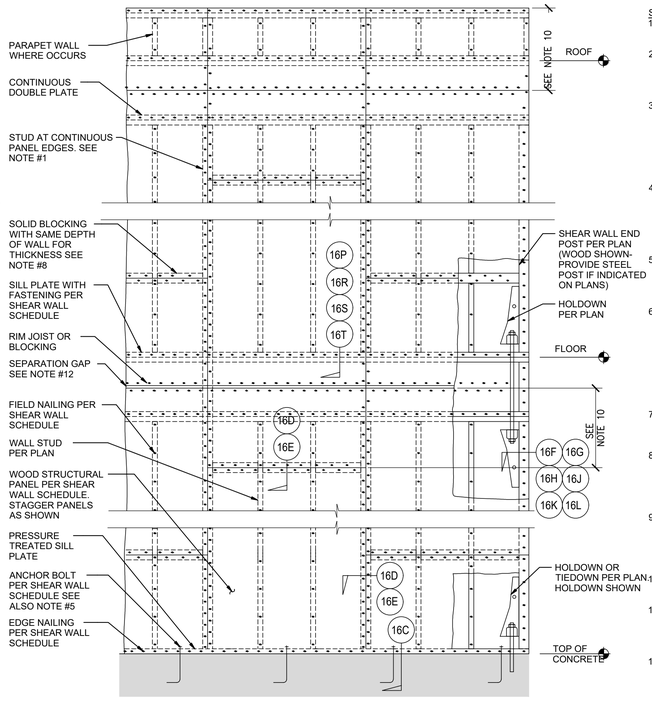
FRAMING AT ADJACENT PANEL EDGES 16D



FRAMING AT DOUBLE SIDED WALL 16E



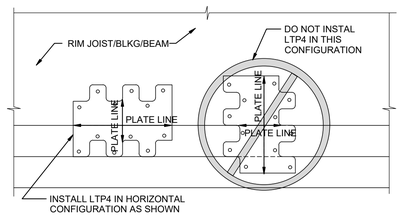
ALTERNATIVE WOOD STRUCTURAL PANEL TILING 16B



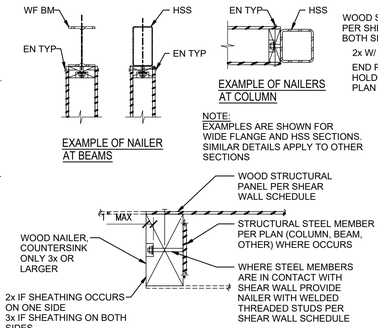
TYPICAL SHEAR WALL ELEVATION 16A

SHEAR WALL SCHEDULE NOTES:

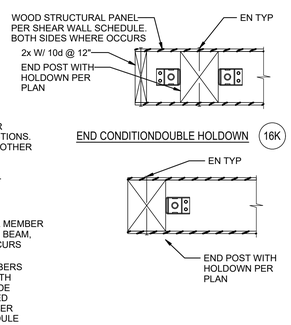
1. INSTALL PANELS, FASTENERS, AND CLIPS, PER SHEAR WALL SCHEDULE" ON PLANS.
2. FOR ALL WALLS, PROVIDE MINIMUM TWO ANCHOR BOLTS PER PIECE OF SILL PLATE & ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLTS DIAMETER OR 4 3/8" OF EACH END OF EACH SILL PLATE.
3. FOR SILL PLATE ATTACHMENT TO WOOD FRAMED FLOORS, WOOD SCREWS SHALL BE SIMPSON SDS25600 FOR SILL PLATE CONNECTED TO WOOD RIM JOIST OR BLOCKING. PROVIDE SDS25412 FOR SILL PLATE CONNECTED TO TOP NAILER AT STEEL BEAMS. ALTERNATIVELY, 16d NAILS CAN BE USED WHERE ALLOWED BY THE SHEAR WALL SCHEDULE PROVIDED THE FLOOR/ROOF SHEATHING IS
4. AT (E) FOUNDATION, SILL ANCHORS MAY BE UFP W/ 2-1/2"Ø TITEN HD SCREW ANCHORS W/ 5" MIN. EMBED AND W/ 5-1/4"Ø x 3" LONG SDS SCREWS TO SILL PLATE SPACING SHAL BE AS SAME AS ANCHOR BOLT SPACING PER SHEAR WALL SCHEDULE ICC ESR-2616 FOR UFP; ICC ESR-2713 FOR TITEN HD).
5. FOR SPECIFICATIONS OF HOLDOWN AT THE AND OF THE SHEAR WALL SEE PLANS AND "HOLDOWN TYPICAL DETAILS AND SCHEDULE".
6. OSB OR PLYWOOD WOOD STRUCTURAL PANELS MAY BE USED FOR THE SHEAR WALL CONSTRUCTION, EXCEPT THAT OSB SHALL NOT BE PERMITTED IN SHEAR WALL CONSTRUCTION LABELED AS FIRE RETARDANT TREATED BY THE ARCHITECT. FOR FIRE RETARDANT TREATED SHEAR WALLS THE UNIT SHEAR CAPACITY IS REDUCED TO 90% OF THE ALLOWABLE VALUE PER THE CODE REPORTS FOR THE SPECIFIED FIRE TREATMENT PRODUCT. SEE TIMBER GENERAL NOTES FOR ADDITIONAL INFORMATION.
7. WOOD STRUCTURAL PANELS MAY BE TILED PER EITHER ELEVATION 16A/-- OR ELEVATION 16B/-- CONTRACTOR SHALL SELECT MORE ECONOMICAL TILING.
8. FOR SHEAR WALL WITH SHEAR CAPACITY PER SCHEDULE EXCEEDING 350 #/FT FRAMING MEMBERS AT ADJOINING PANEL EDGES INCLUDING WALL STUDS AND BLOCKING SHALL BE 3" MINIMUM. UNLESS MEMBERS ARE SPECIFIED ON PLANS. PROVIDE STAGGERED NAILING AT ALL EDGES.
9. WHERE WOOD STRUCTURAL PANELS ARE APPLIED ON BOTH FACES OF WALL STUDS ADJACENT PANEL EDGES SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS PER INSET DETAIL 16F/--, AND SILL PLATE SHALL BE A 3x MEMBER PER INSET DETAILS 16C/--.
10. MIN DIMENSION OF WOOD STRUCTURAL PANELS SHALL BE 2' - 0" x 4' - 0"
11. NAILS SHALL BE PLACED NOT LESS THAN 3/8" FROM PANEL EDGES AT 2x MEMBERS (1/2" AT 3x MEMBERS) & 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS. ALL SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
12. PROVIDE 1/4" SEPARATION GAP BETWEEN WOOD STRUCTURAL PANELS AT FLOOR LEVELS. SEPARATION GAPS MAY BE OMITTED AND WOOD STRUCTURAL PANELS CAN RUN CONTINUOUSLY ACROSS FLOORS FOR BUILDINGS WITH NO MORE THAN TWO STORIES OF WOOD FRAMING.



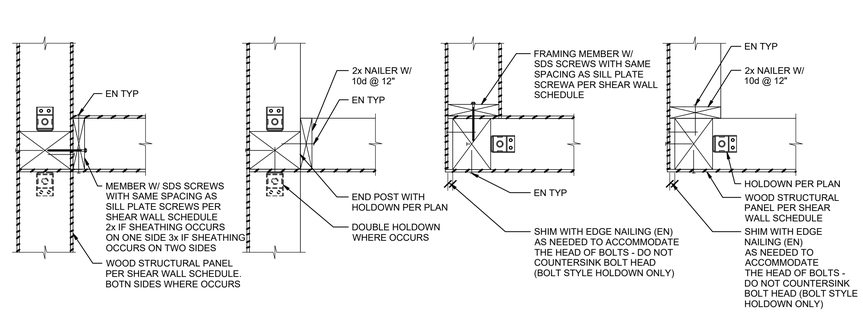
LPT4 INSTALL - ELEVATION VIEW 16N



NAILER @ STEEL MEMBERS AND SHEAR WALLS 16M



END CONDITION SINGLE HOLDOWN 16L

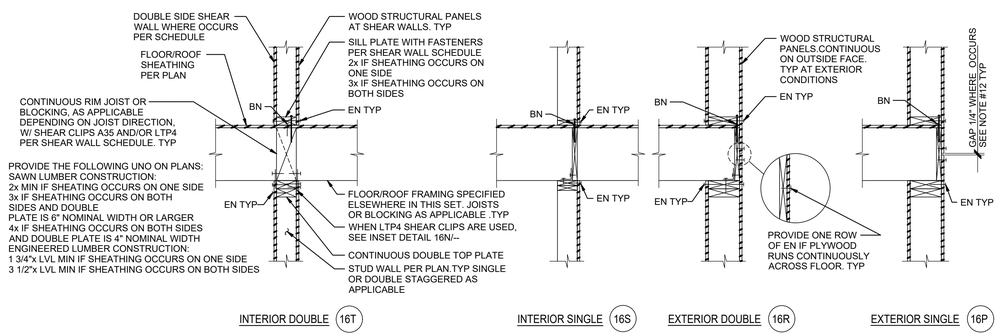


END CONDITION INTERSECTION 16J

END CONDITION INTERSECTION 16H

END CONDITION CORNER 16G

END CONDITION CORNER 16F



INTERIOR DOUBLE 16T INTERIOR SINGLE 16S EXTERIOR DOUBLE 16R EXTERIOR SINGLE 16P

SHEAR WALL ELEVATION SCHEDULE MAND DETAILS 16

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	FOOTING REVISIONS	04/28/25

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LICENSED PROFESSIONAL ENGINEER ROBERT ANTHONY TATCE C 83131 EXP. 03-31-2027 CIVIL STATE OF CALIFORNIA

Date 12-11-2024
Scale
Drawn JAT
Job Number SEI #24-055
Sheet
S1.6

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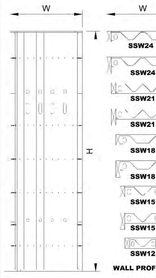
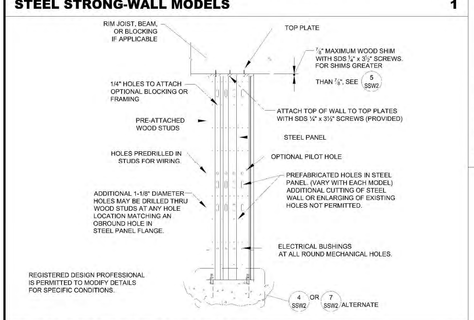


STEEL STRONG-WALL MODELS

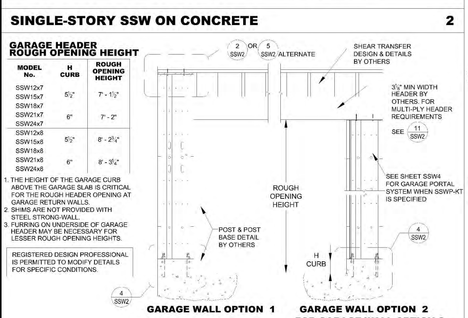
STD. WALL MODEL NO.	-STK WALL MODEL NO.	H (in)	T (in)	HOLDOWN ANCHOR BOLTS[1]	QTY. OF TOP OF WALL SCREWS[2]
SSW12x7	--	80	3 1/2	(2) 3/4"	4
SSW15x7	--	80	3 1/2	(2) 1"	6
SSW18x7	--	80	3 1/2	(2) 1"	9
SSW21x7	--	80	3 1/2	(2) 1"	12
SSW24x7	--	80	3 1/2	(2) 1"	14
SSW12x7.4	--	85 1/2	3 1/2	(2) 3/4"	4
SSW15x7.4	--	85 1/2	3 1/2	(2) 1"	6
SSW18x7.4	--	85 1/2	3 1/2	(2) 1"	9
SSW21x7.4	--	85 1/2	3 1/2	(2) 1"	12
SSW24x7.4	--	85 1/2	3 1/2	(2) 1"	14
SSW12x8	--	93 1/4	3 1/2	(2) 3/4"	4
SSW15x8	SSW15x8-STK	93 1/4	3 1/2	(2) 1"	6
SSW18x8	SSW18x8-STK	93 1/4	3 1/2	(2) 1"	9
SSW21x8	SSW21x8-STK	93 1/4	3 1/2	(2) 1"	12
SSW24x8	SSW24x8-STK	93 1/4	3 1/2	(2) 1"	14
SSW12x9	--	105 1/4	3 1/2	(2) 3/4"	4
SSW15x9	SSW15x9-STK	105 1/4	3 1/2	(2) 1"	6
SSW18x9	SSW18x9-STK	105 1/4	3 1/2	(2) 1"	9
SSW21x9	SSW21x9-STK	105 1/4	3 1/2	(2) 1"	12
SSW24x9	SSW24x9-STK	105 1/4	3 1/2	(2) 1"	14
SSW12x10	--	117 1/4	3 1/2	(2) 3/4"	4
SSW15x10	SSW15x10-STK	117 1/4	3 1/2	(2) 1"	6
SSW18x10	SSW18x10-STK	117 1/4	3 1/2	(2) 1"	9
SSW21x10	SSW21x10-STK	117 1/4	3 1/2	(2) 1"	12
SSW24x10	SSW24x10-STK	117 1/4	3 1/2	(2) 1"	14
SSW15x11	SSW15x11-STK	129 1/4	5 1/2	(2) 1"	6
SSW18x11	SSW18x11-STK	129 1/4	5 1/2	(2) 1"	9
SSW21x11	SSW21x11-STK	129 1/4	5 1/2	(2) 1"	12
SSW24x11	SSW24x11-STK	129 1/4	5 1/2	(2) 1"	14
SSW15x12	SSW15x12-STK	141 1/4	5 1/2	(2) 1"	6
SSW18x12	SSW18x12-STK	141 1/4	5 1/2	(2) 1"	9
SSW21x12	SSW21x12-STK	141 1/4	5 1/2	(2) 1"	12
SSW24x12	SSW24x12-STK	141 1/4	5 1/2	(2) 1"	14
SSW18x13	SSW18x13-STK	153 1/4	5 1/2	(2) 1"	9
SSW21x13	SSW21x13-STK	153 1/4	5 1/2	(2) 1"	12
SSW24x13	SSW24x13-STK	153 1/4	5 1/2	(2) 1"	14

TABLE NOTES:
1. SDS¼" x 3½" SCREWS PROVIDED WITH WALL.
2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

STEEL STRONG-WALL MODELS 1



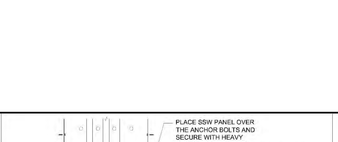
SINGLE-STORY SSW ON CONCRETE 2



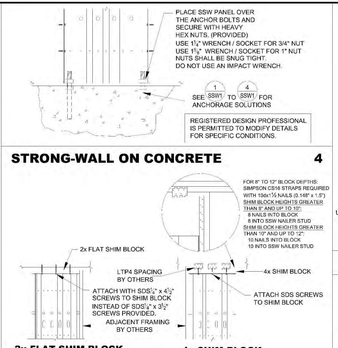
NOTE:
7-FT. HIGH STEEL STRONG-WALL MODELS ARE 80", 2" TALLER THAN 7-FT. HIGH WOOD STRONG-WALL SHEARWALLS

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

ALTERNATE GARAGE WALL OPTIONS 3



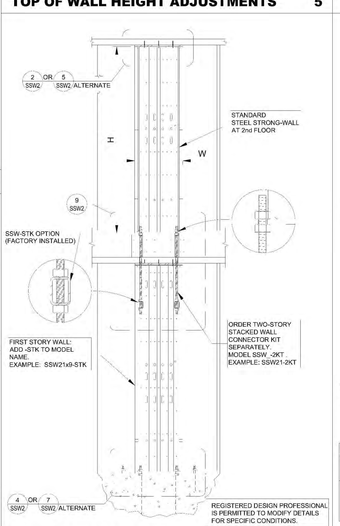
STRONG-WALL ON CONCRETE 4



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

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

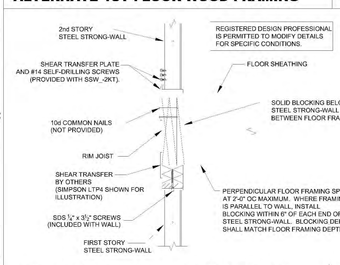
TOP OF WALL HEIGHT ADJUSTMENTS 5



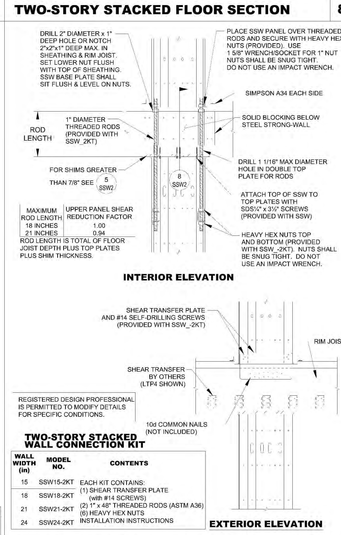
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TWO-STORY STACKED 6

ALTERNATE 1ST FLOOR WOOD FRAMING 7



TWO-STORY STACKED FLOOR SECTION 8

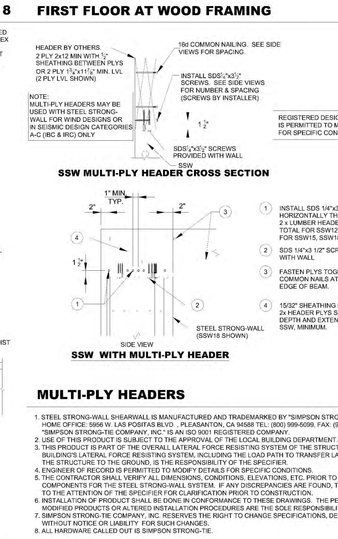


TWO-STORY STACKED FLOOR FRAMING 9

FIRST FLOOR AT WOOD FRAMING NOTES:
1. USE WOOD FIRST-FLOOR ALLOWABLE LOAD TABLES FROM THE STRONG-WALL CATALOG FOR THIS INSTALLATION.
2. USE ALTERNATE DETAIL 7 SSW2 TO ACHIEVE MAXIMUM ON-CONCRETE ALLOWABLE LOADS.
3. FOR TWO-STORY STACKED STEEL STRONG-WALLS WITH WOOD FIRST FLOOR, USE ALTERNATE DETAIL 7 SSW2
4. REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR SHEAR TRANSFER FROM RIM JOIST TO SILL PLATE AND SILL PLATE TO FOUNDATION.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

FIRST FLOOR AT WOOD FRAMING 10

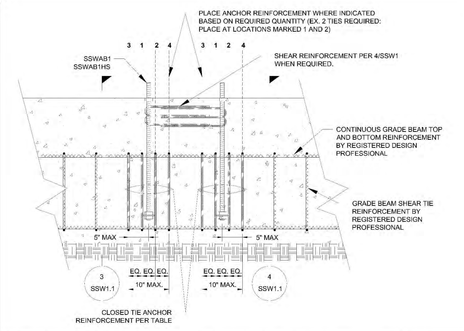


REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

MULTI-PLY HEADERS 11

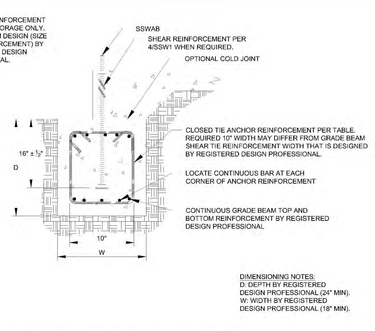
1. STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1397. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

NOTES 12



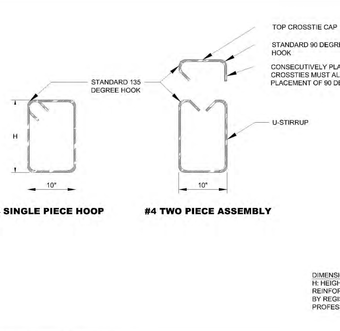
GRADE BEAM ELEVATION AT 18", 21" AND 24" WALL MODELS 1

NOTE:
ANCHOR REINFORCEMENT IS FOR ANCHORAGE ONLY. GRADE BEAM DESIGN (SIZE AND REINFORCEMENT) BY REGISTERED DESIGN PROFESSIONAL.



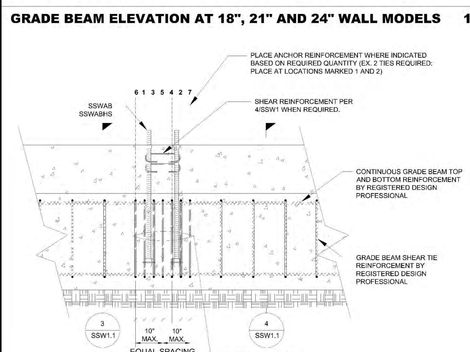
DIMENSIONING NOTES:
D: DEPTH BY REGISTERED DESIGN PROFESSIONAL (24" MIN).
W: WIDTH BY REGISTERED DESIGN PROFESSIONAL (18" MIN).

GRADE BEAM SECTION AT ANCHOR REINFORCEMENT 3

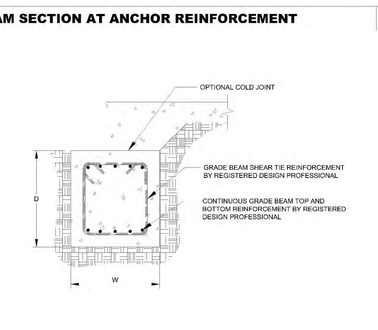


DIMENSIONING NOTES:
H: HEIGHT OF ANCHOR REINFORCEMENT ASSEMBLY BY REGISTERED DESIGN PROFESSIONAL

CLOSED TIE ANCHOR REINFORCEMENT 6



GRADE BEAM ELEVATION AT 12" AND 15" WALL MODELS 2



DIMENSIONING NOTES:
D: DEPTH BY REGISTERED DESIGN PROFESSIONAL (24" MIN).
W: WIDTH BY REGISTERED DESIGN PROFESSIONAL (18" MIN).

GRADE BEAM SECTION AWAY FROM ANCHOR REINFORCEMENT 4

SSW GRADE BEAM ANCHOR REINFORCEMENT

STEEL STRONG-WALL WIDTH (in.)	ANCHOR MODEL NO.	ANCHOR DIAMETER (in.)	ANCHOR REINFORCEMENT FOR WIND AND SEISMIC[1,4,5]		LRFD APPLIED DESIGN SEISMIC MOMENT (ft.-lbs.)[4,6,7]	
			STANDARD STRENGTH SSWAB	HIGH STRENGTH (HS) SSWAB	STANDARD STRENGTH SSWAB	HIGH STRENGTH (HS) SSWAB
12" MODEL	SSWAB3/4 SSWAB3/4HS	3/4	2- #4 CLOSED TIES PER 2 SSW1.1	5- #4 CLOSED TIES PER 2 SSW1.1	16,700	23,000
15" MODEL	SSWAB1 SSWAB1HS	1	4- #4 CLOSED TIES PER 2 SSW1.1	7- #4 CLOSED TIES PER 2 SSW1.1	37,000	44,000
18" MODEL					48,700	61,000
21" MODEL			2- #4 CLOSED TIES PER 1 SSW1.1	4- #4 CLOSED TIES PER 1 SSW1.1	60,300	77,000
24" MODEL					72,000	87,000

NOTES:
1. ANCHOR REINFORCEMENT CONFORMS TO ACI 318-14 SECTION 17.4.2.9 AND ACI 318-11 SECTION D.5.2.9 AND PERFORMANCE WAS VALIDATED THROUGH FULL SCALE TESTING.
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH, f'c = 2500 psi.
3. CLOSED TIE ANCHOR REINFORCEMENT TO BE ASTM A615 GRADE 60 (MIN) #4 REBAR.
4. GRADE BEAM LONGITUDINAL AND TIE REINFORCEMENT SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL FOR FLEXURE AND SHEAR LOADING. DESIGN SHOULD CONSIDER PROJECT SPECIFIC DESIGN LOADS AND ALLOWABLE SOIL PRESSURE.
5. SIMPSON STRONG-TIE RECOMMENDS USING THE TABULATED MINIMUM LRFD APPLIED SEISMIC DESIGN MOMENT TO ENSURE GRADE BEAM DESIGN FLEXURE AND SHEAR STRENGTH IS ADEQUATE TO PREVENT PLASTIC HINGE FORMATION UNDER DEMANDS ASSOCIATED WITH ANCHORAGE FORCES CORRESPONDING TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.3.
6. DESIGNER MAY USE REDUCED MOMENT DUE TO APPLIED SSW LATERAL LOAD. MINIMUM MOMENT SHALL BE THE LESSER OF THE TABULATED MOMENT OR THE AMPLIFIED LRFD DESIGN MOMENT FOR SEISMIC: (ASD SHEAR/0.7) x Dx x SSW HEIGHT FOR GRADE BEAM DESIGN.
7. MINIMUM GRADE BEAM DESIGN MOMENT FOR WIND AND SEISMIC IN SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SCC D: (ASD SHEAR/0.6) x SSW HEIGHT.
8. CLOSED TIE MAY BE SINGLE PIECE HOOP OR TWO PIECE ASSEMBLY WITH A U-STIRRUP WITH STANDARD 135 DEGREE HOOKS AND A TOP CROSS TIE CAP. SEE DETAIL 6/SSW1.1.
9. SEE DETAILS FOR GRADE BEAM ANCHOR REINFORCEMENT PLACEMENT, INSTALLATION AND SPACING REQUIREMENTS. CLOSED TIE ANCHOR REINFORCEMENT QUANTITY IS PER WALL FOR THE 12" AND 15" WALL MODELS, AND PER ANCHOR FOR THE 18", 21" AND 24" MODELS.

SSWAB ANCHOR GRADE BEAM REINFORCEMENT AND DESIGN MOMENTS 5

Sheet S1.7
Job Number SEI #24-055
Date 12-11-2024
Drawn JAT
Scale
LICENSED PROFESSIONAL ENGINEER JOSEPH A. TANNA C 63139 EXP. 08-31-25 CIVIL STRUCTURAL
se studio engineering inc. structural consultants
11 W. Figueroa Street Santa Barbara, CA 93101 (805) 962-7128 Fax (805) 962-7129 www.studioengineering.com
STEEL STRONG TYPICAL DETAILS
HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940
TM
TOM MEANEY | ARCHITECT
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101
TEL 805.895.2836 TOMMEANEY.COM WWW.TOMMEANEY.COM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
0	10/27/2016	PERMIT ISSUANCE
1	06/08/2018	2015 IBC REVISIONS
2	4/16/2019	2018 IBC REVISIONS
3	8/30/2019	2018 IBC REVISIONS

SIMPSON STRONG-TIE COMPANY, INC. HOME OFFICE: 5956 W. LAS POSITAS BLVD. PLEASANTON, CA 94588 TEL: (800) 999-5099 FAX: (925) 847-1397

STEEL STRONG-WALL FRAMING DETAILS ENGINEERED DESIGNS

NAME
DATE 8-8-2018
SCALE N.S.
CHECKED
SHEET SSW2 OF SHEETS
JOB NO.

STEEL STRONG-WALL ALTERNATE ANCHORAGE DETAILS ENGINEERED DESIGNS

NAME
DATE 8-8-2018
SCALE N.S.
CHECKED
SHEET SSW1.1 OF SHEETS
JOB NO.

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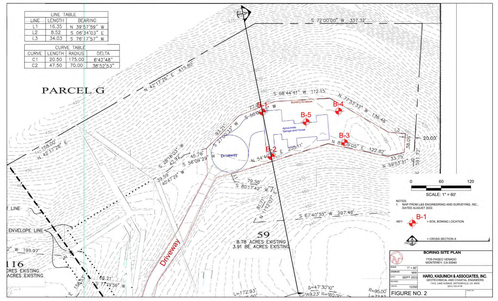

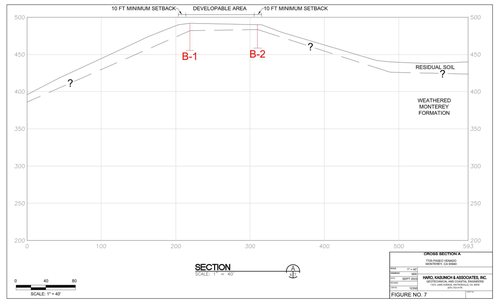

a watertight roof membrane is in place prior to slab construction, sequence of slab construction in relation to other construction activities requiring water, and the floor covering manufacturer's recommendations. Proposed installation should be independently evaluated as to the moisture-related sensitivity of subsequent floor finishes, project conditions, schedule, and the potential effects of slab curling and cracking. We also recommend that a qualified experienced waterproofing specialist be included on the design team and these recommendations and any revised or supplemental recommendations they make be included in the final design construction documents and implemented during construction.

28. If placement of concrete in direct contact with the vapor barrier is selected, measures to minimize potential for shrinkage related defects such as but not limited to slab curling, dominant joints, and plastic or drying shrinkage cracking will be required. Measures would include selection of concrete mixtures with low potential for shrinkage and/or tighter joint spacing.

29. Although groundwater was not encountered at the time of our field drilling operation, a free draining granular material to act as capillary break is recommended below the slab. The granular material should be comprised of a minimum 4-inch-thick layer, or 6-inch for basement foundation, of a permeable material that meets the requirements of a Caltrans Class I Type A gradation (Section 68.202F(2) Std. Spec.).

30. We recommend the specifications for slab-on-grade floors require moisture emission tests be performed on the slab prior to the installation of flooring. No flooring should be installed until safe moisture emission levels are recorded for the type of flooring to be used.

Surface Drainage

31. We recommend that full gutters be used along all roof eaves to collect storm runoff water and channel it through closed rigid conduits to a suitable discharge point, so as not to cause erosion, away from the perimeter foundations of the structure.

32. Concentrated runoff should not be allowed to flow on slopes. All graded slopes must be well vegetated prior to the rainy season.

33. Water must not be allowed to pond adjacent to structural foundations or on the paved areas. Final grades should be provided with positive gradient away from all foundations in order to provide rapid removal of the surface water from the foundations to an adequate discharge point so as not to cause erosion. Concentrations of surface water runoff should be handled by providing necessary structures, such as paved ditches, catch basins, etc.

34. Irrigation activities at the site should be done in a controlled and reasonable manner. Planter areas should not be sited adjacent to walls; otherwise, measures should be implemented to contain irrigation water and prevent it from seeping into walls and under foundations.

35. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

Utility Trenches

36. Trenches must be properly shored and braced during construction or laid back at an appropriate angle to prevent sloughing and caving at sidewalls. The project plans and specifications should direct the attention of the contractor to all CAL OSHA and local safety requirements and codes dealing with excavations and trenches.

37. Utility trenches that are parallel to the sides of buildings should be placed so that they do not extend below an imaginary line sloping down and away at a 1¼:1 (horizontal to vertical) slope from the bottom outside edge of all footings. The structural design professional should coordinate this requirement with the utility layout plans for the project.

38. Trenches should be backfilled with granular-type material and uniformly compacted by mechanical means to the relative compaction as required by the County of Monterey standards, but not less than 95 percent relative compaction under paved areas and 90 percent relative compaction elsewhere. The relative compaction is based on the maximum dry density obtained from a laboratory compaction curve run in accordance with ASTM Test Procedure D1557.

39. We strongly recommend placing a 3-foot concrete plug in each trench where the trench passes under exterior foundations. Care should be taken not to damage utility lines.

40. Trenches should be capped with a minimum of 12 inches of relatively impermeable soil.

Pavement Sections

41. R-value testing was beyond the scope of our work. To have pavement sections perform to their greatest efficiency, it is important that the following items be considered:
   A. We recommend removing and replacing the top 12 inches of subgrade with non-expansive fill compacted to a minimum relative compaction of 95 percent, at a moisture content of 2-4 percent at above laboratory optimum value.
   B. Provide sufficient gradient to prevent ponding of water.
   C. An 8-inch section of aggregate base (AB) should be placed above the compacted subgrade. Use only quality materials of the type and thickness (minimum) specified. All AB (R=78 minimum) must meet CALTRANS Standard Specifications for Class II Untreated Aggregate Base (Section 26). All subbase (R=50 minimum) must meet CALTRANS Standard Specifications for Class 2 Untreated Aggregate Subbase, (Section 25).
   D. Compact the AB and subbase uniformly to a minimum of 95 percent relative compaction.
   E. Place the asphaltic concrete only during periods of fair weather when the free air temperature is within prescribed limits.
   F. Maintenance should be undertaken on a routine basis.

Plan Review

42. Our firm should be provided the opportunity for a general review of the final project plans prior to construction so that our geotechnical recommendations may be properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of or recommendations. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review. The recommendations presented in this report require our review of final plans and specifications prior to construction and upon our observation and, where necessary, testing of the earthwork and foundation.

Site Grading

1. The geotechnical engineer should be notified **at least four (4) working days** prior to any site clearing or grading operation so that the work in the field can be coordinated with the grading contractor and arrangements for testing and observation services can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation services during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557.

3. Areas to be graded should be cleared of any remaining obstructions including loose and saturated soil, trees not designated to remain, grass, shrubs or other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill.

4. Cleared areas should then be stripped of organic-laden topsoil. Stripping depth is estimated to be 2 to 4 inches. Actual depth of stripping should be determined in the field by the geotechnical engineer. Stripping should be wasted off-site or stockpiled for use in landscape areas if desired. After the site has been cleared and stripped, Spec).

5. In areas to receive engineered fill, the exposed subgrade soil in the excavation should be scarified 8 inches, moisture conditioned to at least 4-6 percent over optimum moisture content, and compacted to at least 88 percent relative compaction.

6. The grading contractor may encounter compaction difficulty (i.e., pumping action and/or the bringing of free water to the surface) in subgrade preparation in the upper surface soils if grading is performed during or shortly after the rainy season. If compaction cannot be achieved after adjusting the soil moisture content, it may be necessary to stabilize the subgrade soil with angular crushed rock. The bridging material should be a coarse granular mixture of rock having a maximum size of about 3 inches. It is anticipated that quarry run or crusher run materials will be satisfactory. The material should be well graded between the largest and smallest particle size, with no more than 12 percent passing the # 200 sieve.

7. The material to be used for engineered fill should be free from organic matter and other deleterious materials. The on-site soils are not acceptable for reuse as engineered fill. Import fill materials should not contain rocks or lumps larger than 3 inches in greatest dimension, with no more than 15 percent being larger than 2.5 inches. The import fill should be predominantly granular and have a plasticity index of 15 or less. Import fill materials should be tested by the geotechnical engineer prior to delivery at the site.

8. Non-expansive engineered fill should be placed in 8-inch lifts, moisture conditioned to at least 2-4 percent over optimum moisture content, and compacted to 90 percent relative compaction. The aggregate base below pavements and slabs should be compacted to a minimum of 95 percent relative compaction. Compaction tests should be performed at the bottom of the excavations and at 8-inch (maximum thickness) intervals as the fill is replaced and compacted.

9. We estimate shrinkage factors of 15 to 25 percent for the on-site materials when placed as engineered fill.

10. Following grading, exposed soil should be planted as soon as possible with erosion-resistant vegetation.

11. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed without the direct observation and approval of the geotechnical engineer.

Main House Deepened Spread Foundations

12. A deepened spread footing foundation system embedded into firm native residual soil is recommended for support of the new main house. Foundation elements should be fully embedded through all topsoil and be fully embedded 3 feet below pad grade.

13. Foundations may be designed for an allowable soil bearing pressure of 1,500 pounds per square foot (psf) for dead plus live loads. This value may be increased by one-third to include short-term seismic and wind loads. Structural reinforcing should be determined by the structural engineer.

14. In addition to any restraint provided by the deepened footings as determined by the structural engineer, an allowable passive resistance equivalent to a fluid weighing 300 pounds per cubic foot (pcf) may be used. Neglect the top 1 foot of soil when computing passive resistance. This value may be increased by one-third to include short-term seismic and wind loads.

15. A lateral load resistance may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.30 is considered applicable.

16. Moisten exposed soil in foundation trenches 4-6 percent over optimum moisture content prior for 48 hours prior to pouring concrete. HKA should observe the moisture conditioning process.

17. Footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 1½:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches. Footings located adjacent to other footings should also not extend below an imaginary 1½:1 plane projected downward from the bottom edge of the adjacent footings, to avoid undermining the

adjacent existing footings. This does not apply to cases where new footings join short and and perpendicularly to the existing footings.

18. All footing excavations should be thoroughly cleaned and observed by HKA **prior to placing forms and steel.** Observation of foundation excavations allows anticipated soil conditions to be correlated to those inferred from our investigation and to verify that the footings are in accordance with our recommendations.

Basement Foundations

37. Basements may be supported by a structural mat slab foundation or a conventional spread footing foundation. Spread footing recommendations can be found in the *Deepened Spread Footing* section of this report, however, basement spread footings may have a minimum embedment depth of 1 foot into firm native bedrock.

38. Structural mat slab foundations should be supported on firm native bedrock provided a waterproofing membrane and minimum 6-inch capillary break is placed directly under the slab. Capillary break is detailed in the *Concrete Slab-on-Grade* section of this report.

39. Mat slab foundations constructed to the given criteria may be designed for the following:
   a. Use 3,000 psf as an allowable bearing capacity. A one-third increase for seismic loading.
   b. Coefficient of friction of 0.30.

Basement Retaining Walls

19. Engineered basement retaining walls should be supported by a foundation system designed in accordance with the *Basement Foundations* section of this report. Retaining walls should be designed to resist both lateral earth pressures and any additional surcharge loads.

20. Retaining walls foundations may follow the foundation recommendations for the basement. For design of drained basement retaining walls up to 10 feet in height, the following design criteria may be used:
   A. Walls restrained from moving at the top may be designed to resist an at-rest earth pressure with an equivalent fluid weight of 41 pcf for level backslopes. This is assuming a drained condition.
   B. To account for seismic loading, a horizontal line load surcharge equal to 15H pounds per linear foot of wall may be assumed to act at 0.6H above the base of the wall (where H is the height of the wall).
   C. Use a coefficient of friction of 0.30 between the base of the foundation and native bedrock.
   D. Retaining wall footings should be embedded into firm native bedrock, and may have an allowable bearing capacity of 3,000 psf.
   E. Basement retaining walls should be thoroughly waterproofed.

   F. In addition, the walls must be designed for adjacent live or dead loads which will exert a force on the walls (compaction equipment, structures or traffic).

21. The above lateral pressure values assume that the basement retaining walls are fully drained to prevent hydrostatic pressure behind the walls. Drainage materials behind the wall should consist of Class 1, Type A permeable material complying with Section 68 of Caltrans Standard Specifications, latest edition.

22. The drainage material should be at least 12 inches thick. Drains should extend from the base of the walls to within 12 inches of the top of the backfill. A perforated pipe should be placed (holes down) about 4 inches above the bottom of the wall and be tied to a suitable drain outlet. The bottom and the last 6 inches of the trench should be lined with an impermeable surface such as concrete cloth to promote collection of water in the perforated pipe. Wall backdrains should be capped at the surface with impermeable (clayey) material to prevent infiltration of surface runoff into the backdrains. A layer of filter fabric (Mirafi 140N or equivalent) should separate the subdrain material from the overlying soil cap.

Settlement

23. Settlement analysis was performed on the at-grade portion of the residence. Since the proposed 275 sq.ft. basement will be founded on bedrock and the residence on residual soil near the surface, there is potential for differential settlement to occur between the two bearing strattums. The maximum allowable bearing pressure of the residence is 1,500 psf for continuous spread footings. Based on our calculations and our foundation design criteria, we estimate a potential differential settlement up to ½-inch in 50 years between the main house foundation and the basement foundation.

Concrete Slabs-On-Grade

24. Any concrete slabs-on-grade should be supported by a minimum of 18 inches of engineered fill prepared in accordance with our *Site Grading* section of the report.

25. Exterior concrete slabs-on-grade should also be supported on a mat of engineered fill extending 1 foot beyond the bottom of the exterior slabs and 2 feet beyond the outer most edge of the exterior slab perimeter.

26. To reduce the potential for cracking and curling as well as other undesirable defects the concrete slab-on-grade design, placement, and curing should be done in accordance with the most recent version of ACI 302.1R-04.

27. To minimize potential for floor wetness the interior concrete slab floor should be underlain with a vapor barrier. Vapor barriers should be overlapped a minimum of 6 inches at the joints and carefully fitted around service openings. Whether to locate the vapor barrier in direct contact with the slab or beneath a blotter layer of granular fill should be made with careful considerations to many factors directly and indirectly related to concrete construction. Such factors include but are not limited to, whether

with slope stability runs presented as Figures 1 through 4 in Appendix B.

General Methodology
Failures of slopes occur when stress acting on the soil mass is greater than its internal strength (shear strength). A slope is considered stable when the strength of its soil mass is greater than the stress field acting within it. Some common variables influencing stress are gravity (steeper slopes), hydrostatic pressure (perched groundwater or groundwater), surcharges, and earthquake shaking (seismic surcharge).

Various methods of analyzing stability of slopes yield a factor of safety. A factor of safety is determined by dividing the resisting forces within the slope soils by the driving forces within the slope (stress field). A factor of safety (FS) equal to 1.0 is considered to be in equilibrium. A FS less than 1.0 is a potentially un-stable slope condition. HKA typically considers the potential for instability of a slope or hillside with a FS against sliding less than 1.5 for static loading conditions, and less than 1.1 for seismic loading conditions to be high. For this site, we recommend a minimum allowable factor of safety against sliding of 1.5 in the static loading condition and a minimum allowable factor of safety against sliding of 1.1 in the seismic loading condition.

Quantitative Analysis with GeoStudio SlopeW
The analysis was completed with the aid of SLOPE/W software. Models for the section were defined with the input parameters consisting of slope geometry, conservative soil strength parameters, loading conditions and pore water pressure ratio. The models were then evaluated under static and seismic loading. The analysis calculates the factor of safety against sliding for potential failure surface(s).

Circular failure surfaces were assumed for this model. SLOPE/W program uses the Morgenstern-Price Method to determine normal, shear, and resistive forces in each slice. The forces in each slice are then summed up for total force acting on the mass. The computer program assumes many failure surfaces using initiation and termination points on the ground surface selected by the user. These chosen points represent the toe and scarp of each potential landslide in relation to the assumed failure surfaces.

Seismic Coefficient
The ground motion parameter used in pseudo static analysis is referred to as the seismic coefficient "k" which is a function of the mean peak ground acceleration (MPGA). The MPGA was determined using OSHPD Seismic Design Maps for the site location and Site Class D. For the site location and Site Class D, a mean peak ground acceleration of 0.622g was used. A design earthquake magnitude of 6.8 was used for the analysis, based on the United Stages Geological Survey Unified Hazard Tool. Using the mean peak ground acceleration and design earthquake magnitude, the seismic coefficient was selected using the method outlined by Blake et al (2002), which is presented in Figure 1 of Chapter 5 Analysis of Earthquake-Induced Landslide Hazards in CGS Special Publication 117A Guidelines for Analyzing and Mitigating Seismic Hazards in California 2008. A seismic coefficient of 0.29 was used.

Based on the results of our slope stability analysis, the existing slope for Cross Section A is stable in the static and seismic condition for localized slides. To err on the side of conservatism, we recommend proposed habitable structures founded on conventional spread footings be setback a minimum 10 feet horizontally from the top of all slopes.

It must be cautioned slope stability analysis is an inexact science, and the mathematical models of the slopes and soils contain many simplifying assumptions, not the least of which is homogeneity. Density, moisture content and shear strength may vary within a soil type. There may be localized areas of low strength or perched ground water within a soil. Slope stability analyses and the generated factors of safety should be used as indicating trend lines. A slope with a safety factor less than one will not necessarily fail, but the probability of slope movement will be greater than a slope with a higher safety factor. Conversely, a slope with a safety factor greater than one may fail, but the probability of stability is higher than a slope with a lower safety factor.

Soil Properties
The soil used in our analyses was simplified into two soil types: 1) Residual Soil and 2) Weathered Monterey Formation (Tm). The strength parameters of the underlying layers of earth material were developed using a combination engineering judgment, SPT blow counts, and laboratory results. The geotechnical strength parameters of the soil types are summarized below in Table 2.

Table 2. Geotechnical Design Values

Soil Stratum	Total Unit Weight (pcf)	Φ (degrees)	Cohesion (psf)
Residual Soil	90	33	500
Weathered Monterey Formation	86	35	700

Notes: pcf = pounds per cubic foot, psf = pounds per square foot

Pore Pressure Ratio
Effective stress parameters with pore water pressures in the upper soil layers were selected for the models. Pore water pressure ratio is the ratio of pore water pressure and the total vertical stress. Pore water pressure ratio can be estimated by considering in-situ moisture contents, moisture contents of soils in the laboratory, and engineering judgment of seasonal variation from rain. For our static, wet analyses, we assumed a conservative pore water pressure of R_u = 0.5 for both soil types. For our seismic analyses, we assumed a pore water pressure of R_u = 0.1 for the residual soil and an R_u of 0.0 for the Weathered Monterey Formation.

Geometric Assumptions
For our analyses, trial failure surfaces were generated to search for the lowest factors of safety against sliding. The trial failure surfaces presented were selected using engineering judgment as well as the software's ability to generate many random surfaces.

Slope Stability Conclusions
The results of our slope stability analyses are graphically presented as Figures 1 through 4 in Appendix B and summarized in Table 3, below. The required factor of safety against sliding should meet or exceed 1.5 under static loading conditions and 1.1 for seismic (pseudo-static) conditions. We evaluated for both static and seismic loading conditions. The lowest Factors of Safety (FS) observed with our models are summarized in Table 3.

Table 3. Slope Stability Analysis Results

Analysis	Figure No.	Loading Condition	Factor of Safety from Model	Required Factor of Safety	Meet or Exceed Required FS?
Left to Right	1	Seismic	2.0	1.1	Yes
Left to Right	2	Static, Wet	2.8	1.5	Yes
Right to Left	3	Seismic	1.5	1.1	Yes
Right to Left	4	Static, Wet	1.6	1.5	Yes

DISCUSION, CONCLUSION, AND RECOMMENDATIONS

Based on the results of our investigation, the proposed project appears compatible with site conditions, from a geotechnical standpoint, provided our recommendations are closely followed during the design and construction phases of the project.

Primary geotechnical concerns at the site include strong seismic shaking, adequate and uniform foundation support, settlement between the foundations for the house and the basement, and control of surface and subsurface runoff around the proposed improvements. The soil engineer should inspect foundation excavations prior to placing steel or pouring concrete.

Due to the variable near-surface soils and their moderate to high expansion potential, a deepened spread footing foundation system embedded into firm native soil is recommended for support of the main house. Interior and exterior foundation elements should be fully embedded a minimum of 3 feet into the residual soil. The basement foundation may be supported by conventional spread footings or a structural mat slab foundation. This assumes an 8-foot-deep basement. Differential settlement of approximately 0.5 inches may occur due to the varying foundation bearing materials for the main house and the basement. To provide uniform support, we recommend any slabs-on-grade be entirely supported on a 12-inch mat of non-expansive engineered fill or firm bedrock. All habitable structures should be set back a minimum of 10 feet from any slope.

The upper 12-inches of subgrade should be replaced with non-expansive engineered fill to mitigate expansive soils. The recompacted subgrade may be overlain with aggregate base material.

Concentrated runoff should not be allowed to flow on slopes. Roof and surface runoff should be collected and conveyed to energy dissipation devices that reduce erosion potential and allow water to percolate slowly into the native soils. All graded slopes must be well vegetated prior to the rainy season. Foundation and curtain drains may be necessary to control subsurface seepage and can be determined during design and construction phases.

The project site is located within a seismically active area and strong seismic shaking is expected to occur over the lifetime of the project. Structures should be designed and constructed in accordance with the most current CBC (2022) and the recommendations of this report to minimize reaction to seismic shaking.

The following recommendations should be used as guidelines for preparing project plans and specifications, and assume that **Haro, Kasunich & Associates** will be commissioned to review project grading and foundation plans before construction and to observe, test and advise during earthwork and foundation construction. This additional opportunity to examine the site will allow us to compare subsurface conditions exposed during construction with those inferred from this investigation. Unusual or unforeseen soil conditions may require supplemental evaluation by an HKA engineer.

Site Class D
S_{DS}= 1.317 g
S_{D1}= 0.487 g
S_{MS}= 1.317 g
S_{M1}= 0.883 g
refer to section 11.4.8 ASCE7-16 for site specific ground motions and exceptions[1]
S_{DS}= 0.878 g
S_{D1}= 0.589 g
refer to section 11.4.8 ASCE7-16 for site specific ground motions and exceptions[1]

A maximum considered earthquake geometric mean (MCE_G) peak ground acceleration (PGA) was estimated using the Figure 22-9 of the ASCE Standard 7-16. The mapped PGA was 0.565 g and the site coefficient F_{PGA} for Site Class D is 1.1. The MCE_G peak ground acceleration adjusted for Site Class effects is $PGA_M = F_{PGA} * PGA$

$PGA_M = 1.1 * 0.565 g = 0.622 g$

Building Codes and Site Class

Project design and construction should conform to the following current building codes:
-2022 California Building Code (CBC) and
-2022 Green Building Standards Code (CAL Green)

Geological Hazards

Slope Instability
The project site is located on a ridgetop parcel surrounded by moderate slopes in Monterey area where instability issues are common. Review of the site location on the Geologic Map of Monterey and Seaside 7.5 Minute Quadrangles, Monterey County, California (Figure 6, Appendix A), indicates the subject site is located above a large landslide deposit (Qls). No evidence of a scarp or landslide debris were observed during our field investigation.

Quantitative Slope Stability Analysis
A slope stability analysis of the existing site conditions was performed on Geotechnical Cross Section A, presented on Figure 7 in Appendix A. The cross section was created through both sides of the ridgetop property and crossed through the steepest slope (located on the northwest corner of the property). The hillside profiles were prepared based on the topographic map provided by L&S Engineering and Surveying, Inc., dated August 2022. The existing conditions were evaluated for both static and pseudo-static (seismic) loading.

[1] "See requirements for site-specific ground motions in Section 11.4.8 of ASCE 7. (OSHPD 1R, 2 & 5) The values of F_a shall only be used for calculation of T_L, determination of Seismic Design Category, linear interpolation for Intermediate Values, and for calculations using the exceptions under Items 1 and 2 of Section 11.4.8 for the calculation of S_{xs}." 2022 CBC, TABLE 1613.2.3(1)
"Where the simplified design procedure of ASCE 7, Section 12.14 is used, the value of Fa shall be determined in accordance with ASCE 7, Section 12.14.8.1, and the values of F_v, S_{D1} and S_{M1} need not be determined." 2022 CBC, 1613.2.3
2 "EXCEPTION: A ground motion hazard analysis is not required where the value of the parameter S_{M1} determined by Eq. (11.4-2) is increased by 50% for all applications of S_{D1} in this Standard." The resulting value of the parameter S_{D1} determined by Eq. (11.4-4) shall be used for all applications of S_{D1} in this Standard." ASCE7-16, Supplement 3, 11.4.8, Item 1, Note: The values of S_{xs} and S_{D1} above have not been increased. Item 2 does not apply to Site Class D (Default).

This site, as all sites in the Monterey Bay area, could be affected by an earthquake with an epicenter on any one of the active or potentially active faults of the area. At present, it is not possible to predict when or where movement will occur on these or any other faults. However, based on historic records and the general seismicity of this region, it is probable that this site will be shaken by at least one moderate to major earthquake and by numerous minor earthquakes during the next 50 years. Should a moderate to major earthquake occur with an epicenter location close to the property, ground shaking at the site would probably be severe.

Since it is probable that the site will be shaken by at least one moderate to major earthquake, seismic disturbance in addition to ground shaking could include slope stability, liquefaction and dynamic compaction, and ground rupture. The near surface bedrock and lack of any groundwater encountered make the potential for soil liquefaction and dynamic compaction low.

The most significant seismic hazard at the site will be moderate to severe ground shaking associated with a major earthquake on one of the nearby active or potentially active faults and slope instability. As no faults are known to cross the property, the likelihood of earthquake-induced ground rupture appears low. The project site is located on a ridgeline with bedrock located within 10 feet of the ground surface where explored. Slope instability is most likely to occur on the steepest descending slope of the building site, located on the northwest corner of the project site. Provided our recommendations are incorporated into the design of the project, slope instability affecting the new development appears low.

Geotechnical Related Seismicity
The improvements should be designed in conformance with the most current California Building Code (2022 CBC). For seismic design, the soil properties at the site are classified as **Site Class "D"** based on definitions presented in Section 1613.2.2 in the 2022 CBC which refers to Chapter 20 of ASCE 7. Latitude 36.567761° and longitude -121.838209° were determined using a satellite image generated by Google Earth.

The coordinates listed above were used as inputs in the OSHPD seismic design maps created by California Office of Statewide Health Planning and Development (OSHPD) to determine the ground motion associated with the maximum considered earthquake (MCE) S_M and the reduced ground motion for design S_D. The results are as follows:

GEOTECHNICAL INVESTIGATION
For
NEW RESIDENTIAL CONSTRUCTION
7725 Paseo Venado (Monterra Ranch Lot 59)
Monterey, California

Prepared for
MIRA HESS

Prepared by
HARO, KASUNICH AND ASSOCIATES, INC.
Geotechnical & Coastal Engineers
Project No. M12350
November 2023

Project Description
Based on our understanding of the project, the proposed project includes construction of a new approximately 4,000 square foot single-family residence with an approximately 275 square foot basement. A paved driveway is also proposed. The development area is relatively level. We anticipate grading to be minimal.

Field Exploration
Subsurface conditions were investigated on 16 August 2023. The approximate locations of the test bore holes are indicated on Figure 2, Boring Site Plan, in Appendix A. The test borings were advanced using 6-inch diameter continuous solid flight-auger equipment mounted on a truck.

Representative soil samples were obtained from each exploratory boring at selected depths, or at major strata changes. These samples were recovered using the 3.0-inch outside diameter (O.D) Modified California Sampler (MC) or the 2.0-inch O.D. Standard Penetration Test (SPT), Terzaghi Sampler.

The samples were driven into the soil by dropping a 140-pound hammer from a 30-inch free fall distance, driving the sampler 6 to 18 inches, and recording the number of blows for each 6-inch penetration interval.

The blows recorded on the boring logs represent the accumulated number of blows that were required to drive the sampler the last 12 inches. The soils encountered in the borings were continuously logged in the field and described in accordance with the Unified Soil Classification System (USCS) (ASTM D2487, Visual-Manual Procedure). The Boring Logs and the Key to Logs are included in Appendix A as Figure 3 and Figure 4, respectively. Stratification lines shown on the logs represent the approximate boundaries between soil types; actual transitions may be gradual. The Boring Logs denote subsurface conditions at the locations and times observed, and they are not warranted as representative of subsurface conditions at other locations or times.

Laboratory Testing
The laboratory testing program was directed toward determining pertinent engineering and index soil properties. Moisture content and gradation testing of selected soil samples was performed to classify and determine the consistency of in-situ soils.

The strength parameters of the underlying earth materials were determined from field test values derived from standard penetration blow count measurements of the in-situ soil of the project site, direct shear test results, and unconfined compressive strength test results. Laboratory soil strength test results are summarized in Table 1 below.

HARO, KASUNICH AND ASSOCIATES, INC.
CONSULTING GEOTECHNICAL & COASTAL ENGINEERS

Project No. M12350
13 November 2023

Mira Hess
suncats@comcast.net
(808) 855-5131

Subject: Geotechnical Investigation Report

Reference: New Residential Construction
7725 Paseo Venado
Monterra Ranch Lot 59
Monterey, California 93940
APN: 259-161-023

Dear Mira Hess:

The following report presents the results and conclusions of our Geotechnical Investigation for the proposed residential construction project at 7725 Paseo Venado (Monterra Ranch Lot 59), Monterey, California. This report includes design criteria and recommendations addressing the geotechnical aspects of the proposed construction.

The results of our investigation indicate the proposed construction project is feasible provided the recommendations presented in this report are followed in the development of project plans and specifications.

If you have any questions concerning the data or conclusions presented in this report, please call our office.

Respectfully Submitted,

HARO, KASUNICH & ASSOCIATES, INC.

Megan Walls, E.I.T.
Staff Engineer

Ashton Buckner, P.E.
Senior Engineer

MW/ab
Copies: 1 via email: Mira Hess (suncats@comcast.net)

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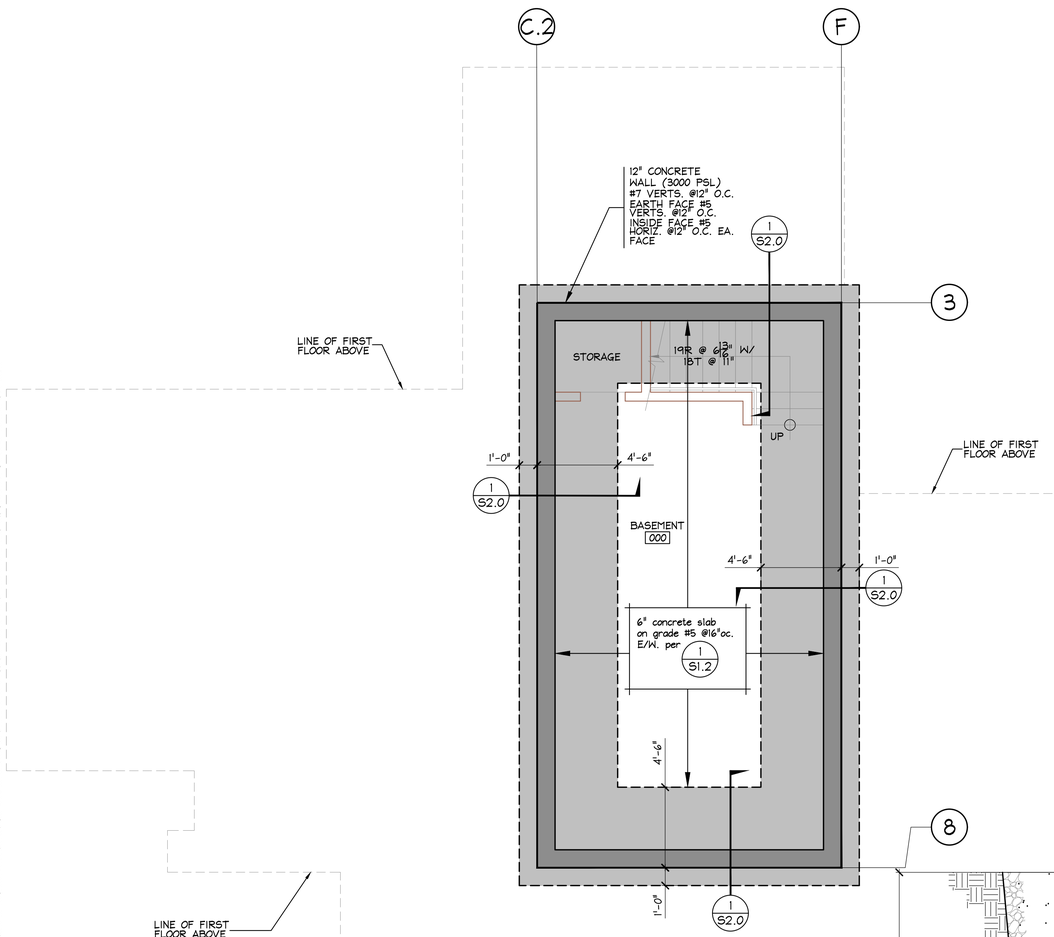
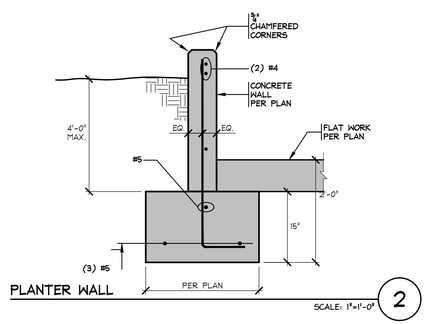
GEOTECHNICAL INVESTIGATION

Introduction



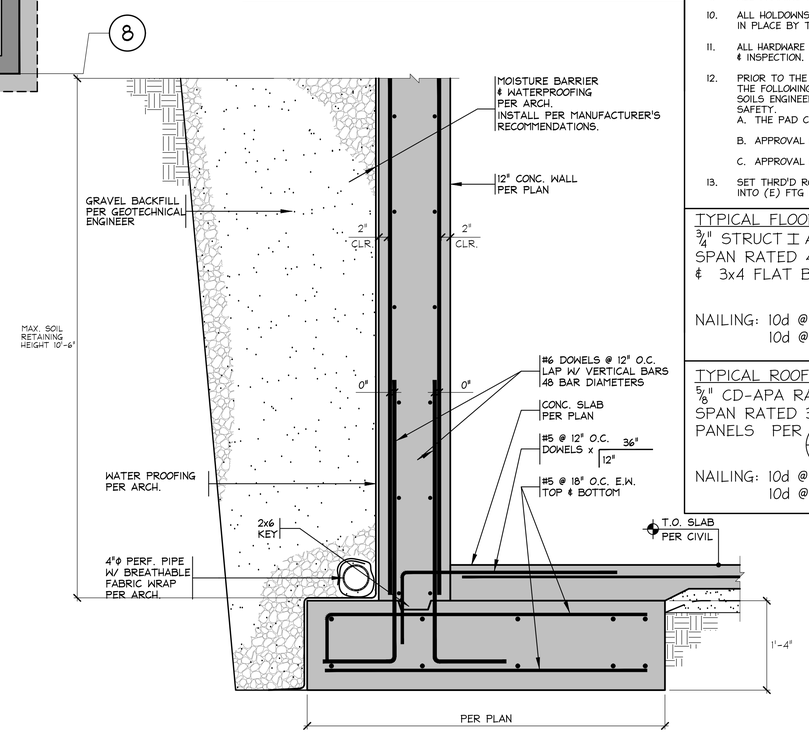
BASEMENT FOUNDATION PLAN

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



PLANTER WALL

SCALE: 1"=1'-0" (2)



RETAINING WALL AT CRAWL SPACE

SCALE: 1"=1'-0" (1)

FRAMING NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR SLOPES, DRAINS, ETC. AND DIMENSIONS NOT SHOWN.
2. ALL DIMENSIONS PER ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. LUMBER 4x4 AND SMALLER SHALL BE DF #2 U.N.O.
   LUMBER 4X6 AND LARGER SHALL BE DF #1 U.N.O.
4. BEAMS SHALL BEAR ON PLATES WITH INDICATED POST OF DOUBLER BELOW UNLESS NOTED OTHERWISE.
5. 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.
6. REFER TO 28/S1.3 FOR ALL BEAM/HEADER SIZES NOT SHOWN ON THIS PLAN.
7. PROVIDE 2 ROWS OF PLYWOOD BOUNDARY NAILING (B.N.) TO ALL FRAMING MEMBERS NOTED "DRAG".
8. INSTALL TIE STRAPS OVER TOP OF PLYWOOD, INTO FRAMING MEMBERS. OMIT PLYWOOD NAILING UNDER TIE STRAPS.
9. FOR TYPICAL INTERIOR PARTITION LATERAL BRACING SEE 1/S1.5
10. DESIGNATES OPENING IN ROOF, FOR TYPICAL FRAMING SEE 25/S1.3
11. FOR TYPICAL DOUBLE TOP PLATE SPLICE SEE 5/S1.3
12. PROVIDE FULL HT 2x6 STUDS @ 16" OC @ ALL GABLE END & VAULTED WALLS.

NUMBERED NOTES

1. CS14x12'-0" STRAP, TOP PLATE TO 4x DRAG BEAM OR 4x BLK'G SHOWN & ACROSS RIDGE WHERE OCCURS
2. HDU2 (HORIZONTAL) AT FULL HT. 6x6 POST TO 4x DRAG RAFTER OR TOP PLATE SHOWN PER PLAN
3. CS14x22' STRAP, TOP PLATE TO 4x BLK'G OR DRAG SHOWN PER PLAN
4. CS14x20' STRAP, RIDGE TO 4x BLK'G PER PLAN
5. CS14x20' STRAP, BEAM (TOP, SIDE OR NAILER) TO 4x BLK'G
6. CONCRETE CURB 6" ABOVE FINISH FLOOR, MATCH WALL WIDTH SEE ARCH. PLANS TYPICAL AT EXTERIOR & BEARING WALLS.
7. 5" CONCRETE SLAB W/ #4 @ 18" O.C. PER 1/S1.2 12/S1.2

LEGEND

- WOOD POST, FULL HEIGHT TO TOP FL OR BOTTOM OF BEAM.
- B — CONCRETE PAD FOOTING SCHEDULE
- Post Holdown / Post Holdown — 2 6.0' — INDICATES SHEAR PANE AND MINIMUM LENGTH SEE SHEAR PANEL SCHEDULE
- * FOR POST LOCATIONS AT DOORS & WINDOWS SEE 28/S1.3
- SHEAR WALL LENGTH (MIN.) — INDICATES SHEAR PANE AND MINIMUM LENGTH
- 2x WOOD STUD WALLS ABOVE
- 2x WOOD STUD WALLS BELOW
- CONCRETE WALL BELOW
- CONC CURB OR WALL
- C.J. — INDICATES CONTROL JOINT OR CONSTRUCTION JOINT. SEE 12/S1.2
- INDICATES 1'-6" MAX. STEP IN FTG. SEE 6/S1.2
- 100.00' — TOP OF FOOTING OR GRADE BEAM ELEVATION
- 8'-0" — TOP OF PLATE ELEVATION ABOVE FLOOR PLYWOOD BELOW
- GB1 — 24"X24" CONCRETE GRADE BEAM W/(5)#6 HORIZ. @ BOTTOM (4)#5 HORIZ. @ TOP #4 TIES @ 9½" O.C. (3000 PSI)

FOUNDATION PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR SLAB SLOPES, DEPRESSIONS, CURBS, AND FLOOR DRAINS.
2. NO SLEEVING OF ANY GRADE BEAM OR FOOTING IS ALLOWED UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
3. ALL SLEEVES THROUGH FOUNDATION WALLS AND UNDER FOOTINGS SHALL BE INSTALLED PRIOR TO FOUNDATION POUR.
4. ALL DIMENSIONS PER ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. 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.).
6. BACKFILLING OF RETAINING WALLS AND WALL CONSTRUCTION BELOW GRADE MAY BE DONE AFTER WALL HAS BEEN PLACED 14 DAYS MINIMUM.
7. NO ELECTRICAL PANEL, COMMUNICATIONS PANEL, FIRE HOSE CABINETS, ETC. IS PERMITTED IN ANY SHEAR WALL. FACE MOUNT ALL SUCH EQUIPMENT.
8. PROVIDE PLYWOOD ON INTERIOR WALLS ADJACENT TO SHEAR WALLS TO PROVIDE FLUSH SURFACE FOR FINISH MATERIALS.
9. ALL FRAMING IS NEW UNLESS NOTED AS EXISTING (E).
10. ALL HOLDOWNS & ANCHOR BOLTS AT SHEARWALLS SHALL BE SET IN PLACE BY TEMPLATES PRIOR TO FOUNDATIONS INSPECTION.
11. ALL HARDWARE SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE & INSPECTION.
12. 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 COMPACTIONS REPORT.
    B. APPROVAL OF THE FOUNDATION EXCAVATION.
    C. APPROVAL OF BACKFILL OF UTILITY TRENCHES.
13. SET THRD'D ROD ANCHOR BOLTS 8" & THRD'D ROD HD BOLTS 15" INTO (E) FTG W/ SIMPSON SET XP.

TYPICAL FLOOR SHEATHING

¾" STRUCT I APA RATED PLYWOOD, EXPOSURE 1, SPAN RATED 48/24. GLUE PANELS TO JOISTS & 3x4 FLAT BLK'G PER 24/S1.3

NAILING: 10d @ 6" O.C. B.N. , E.N.
10d @ 12" O.C. F.N.

TYPICAL ROOF SHEATHING

⅝" CD-APA RATED PLYWOOD, EXPOSURE 1, SPAN RATED 32/16. PLY CLIPS AT UNSUPPORTED PANELS PER 24/S1.3

NAILING: 10d @ 6" O.C. B.N. , E.N.
10d @ 12" O.C. F.N.

2022 CBC SHEARWALL SCHEDULE

NO.	DESCRIPTION: SHEATHING MATERIAL	NO. OF SIDES	NAILING[1]: SIZE	BOUNDARY SPACING	EDGE SPACING	TRANSFER ALTERNATIVES (SPACING) (1000)[3] SAB[4] A.B.	(750)[3] SDS[5] Screw	(750)[3] SAB[4] Lag	(500)[3] LTP4	(440)[3] LTP5	(500)[3] A35	(500)[3] RBC	(750)[3] HGA10	VALUE (plf)
1	1/2" STI PLYWOOD/OSB	1	10d	6"	6"	48"	8"	8"	16"	12"	10"	10"	24"	340
2	1/2" STI PLYWOOD/OSB	1	10d	4"	4"	44"	6"	6"	12"	10"	8"	8"	21"	510
3	1/2" STI PLYWOOD/OSB	1	10d	3"	3"	34"	5"	4.5"	9"	8"	6"	6"	16"	665
4	1/2" STI PLYWOOD/OSB	1	10d	2"	2"	26"	4"	3.5"	7"	6"	–	–	12"	870
5	1/2" STI PLYWOOD/OSB	2	10d	4"	4"	22"	3.5"	3"	6"	–	–	–	11"	1020
6	1/2" STI PLYWOOD/OSB	2	10d	2"	2"	14"	2.5"	2"	4"[5]	–	–	–	8"	1450

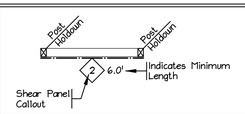
SIMPSON STEEL STRONG-WALL PANEL

Symbol	Model No.	Comments
7	SSW24x7.4' Garage Partal (3) #3 Hairpin Ties @ Top Of Holdoun Bolts	See Sheet S1.7 for hardware and installation requirements. Prior to ordering panel, verify w/ Architectural plans, door & window schedules & top plate elevations.
8	SSW18x9 (3) #3 Hairpin Ties @ Top Of Holdoun Bolts	See Sheet S1.7 for hardware and installation requirements. Prior to ordering panel, verify w/ Architectural plans, door & window schedules & top plate elevations.
9	SSW24x9 (3) #3 Hairpin Ties @ Top Of Holdoun Bolts	See Sheet S1.7 for hardware and installation requirements. Prior to ordering panel, verify w/ Architectural plans, door & window schedules & top plate elevations.

FOOTNOTES / NOTES:

1. USE COMMON NAILS ONLY FOR ALL SHEATHING. FIELD NAILING IS 12" O.C. PROVIDE 3x OR 2-2x FRAMING AT ALL PANEL EDGES.
2. ALL ANCHOR BOLTS FOR SHEARWALLS SHALL INCLUDE 3" x3" x 0.229" THICK PLATE WASHERS MIN. [2022 CBC 2305.3.11]
3. USE 1/4" x 4 1/2" SDS SCREWS THROUGH 2x SILLS AND 1/4" x 6" SDS SCREWS THROUGH 3x SILLS. [ICC ESR-2236]
4. 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.).
5. INSTALL RIM/BLOCKING TO MATCH FULL WIDTH OF TOP PLATES, AND STAGGER CLIPS ON EACH SIDE OF WALL.
6. VALUES BASED ON 2018 NDS FOR LIGHT-FRAMED CONSTRUCTION, AS REFERENCED IN SEAOC ARTICLE 12.04.030, JUNE 2009
7. ALLOWABLE LOADS HAVE BEEN REDUCED TO (1/1.25) OF ALLOWABLE VALUES DUE TO PLAN IRREGULARITY. [ASCE 7-16 12.3.3.4]
8. SEE SHEET S1.6 FOR TYPICAL PLYWOOD SHEAR WALL CONSTRUCTION.
9. PROVIDE 7" MINIMUM EMBEDMENT OF ANCHOR BOLTS INTO FOOTING, EMBEDMENT DEPTH BEGINS BELOW SLAB SAND LAYER & BELOW BOTTOM OF ANY CURBS OR STEM WALLS.
10. PROVIDE 3x SILL PLATE AND STUD BLOCKING WHEN PLYWOOD EDGE NAILING IS 4" OR LESS AT PLYWOOD EDGE.
11. WHERE PLYWOOD SHEAR PANELS OCCUR ON BOTH SIDES OF A WALL, OFFSET PLYWOOD EDGES ON EACH SIDE TO FALL ON DIFFERENT STUDS.
12. WHERE NEW PLYWOOD IS INDICATED ON EXISTING STUD WALLS, REMOVE EXISTING GYPSUM BOARD OR PLASTER AND NAIL PLYWOOD TO FACE OF STUDS.
13. ALL EXTERIOR WALLS SHALL HAVE SHEATHING & ANCHOR BOLTS PER 1/ SHOWN ABOVE. MINIMUM OF 2x P.T.D.F. SILL PLATE REQUIRED.
14. ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
15. SEE 3/S1.3 FOR TYPICAL HOLDOWN INSTALLATION
16. PLYWOOD SHALL BE DOUGLAS-FIR-LARCH PER (SPDWS-2015 NOTE 3 OF TABLE 4.3A)
17. CONTINUE PLYWOOD @ INTERIOR SHEARWALLS FOR FULL LENGTH OF WALL LINE BEYOND SHEAR WALL LENGTH TO PROVIDE FLUSH SURFACES.
18. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING & OTHER FASTNER COMPONENTS IN SHEAR WALLS & DIAPHRAMS, WHEN NAILING IS 4" O.C. OR LESS.

KEY



* FOR POST LOCATIONS AT DOORS & WINDOWS SEE 28/S1.3

*NOTE: PER 2022 CBC 1705.12.2 PERIODIC SPECIAL INSPECTION IS REQ'D FOR NAILING, BOLTING, ANCHORING & OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM (WOOD SHEAR WALLS & DIAPHRAMS) WHERE THE FASTENING OF THE SHEATHING IS 4" O.C. OR LESS.

PAD FOOTING SCHEDULE

MARK	SIZE	THICKNESS	REINFORCING
A	2'-6"x2'-6"	1'-6"	(4)#5 x 2'-0" EA. WAY
B	3'-0"x3'-0"	1'-6"	(5)#5 x 2'-6" EA. WAY
C	3'-6"x3'-6"	1'-6"	(5)#5 x 3'-0" EA. WAY
D	4'-0"x4'-0"	1'-6"	(7)#5 x 3'-6" EA. WAY

NOTES:

1. CENTER PAD FOOTING UNDER COLUMN OR WALL UNLESS OTHERWISE NOTED.
2. FOOTING DEPTHS NOTED ARE MINIMUM. INCREASE DEPTH AS REQUIRED TO COMPLY WITH DETAILS AND BOTTOM OF FOOTING ELEVATIONS NOTED ON PLAN.
3. SPACE REINFORCING UNIFORMLY OVER FOOTING WIDTH.
4. WHERE CONTINUOUS FOOTINGS INTERSECT PAD FOOTINGS, RUN CONTINUOUS REINFORCING THROUGH PAD FOOTINGS.

NOTE:
SEE S1.8 FOR PORTIONS OF SOILS REPORT.
SOILS ENGINEER SHALL APPROVE BLDG. PAD PREPARATION, FOUNDATION DEPTHS SLAB & SLAB PAD COMPACTIONS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	FOOTING REVISIONS	04/28/25

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Date 12-11-2024
Scale
Drawn JAT
Job Number SEI #24-055

Sheet S2.0

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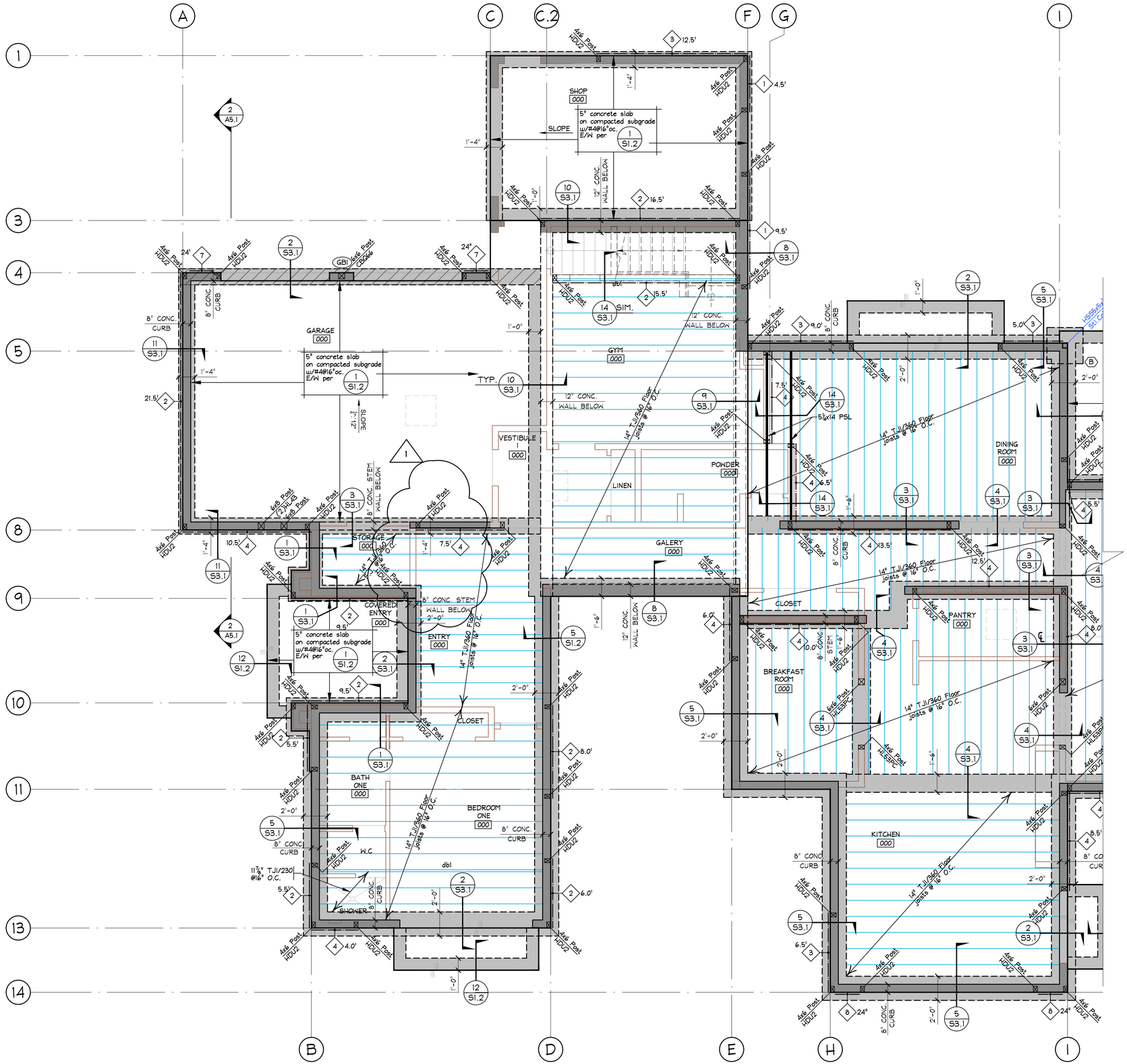
Job Number SEI #24-055

Sheet S2.1

PARTIAL FOUNDATION PLAN

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

SEE S2.0 FOR LEGEND, SCHEDULES & NOTES



PARTIAL FOUNDATION PLAN

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

SEE S2.0 FOR LEGEND, SCHEDULES & NOTES

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Sheet S2.2

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PARTIAL ROOF FRAMING PLAN

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Sheet
S2.3

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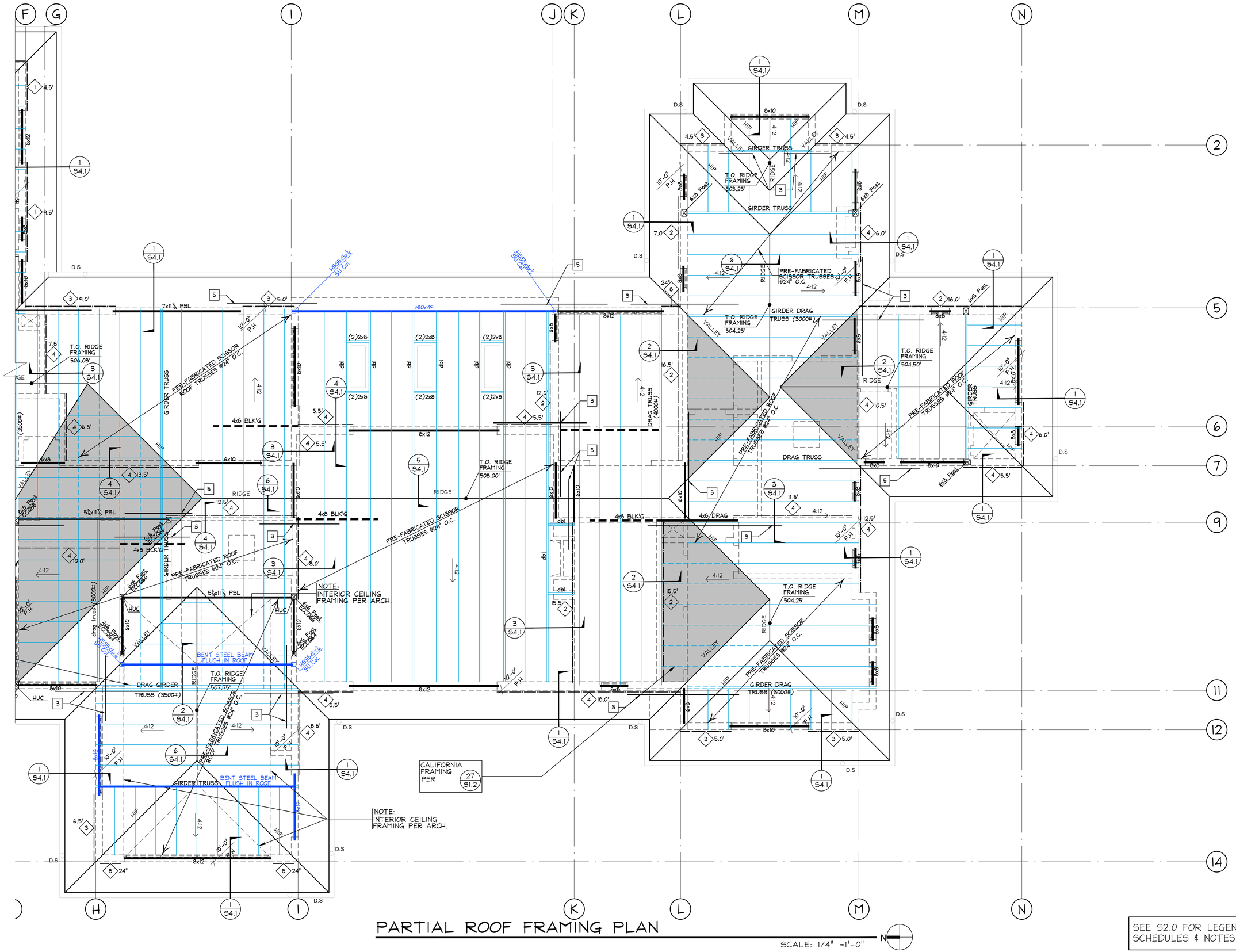

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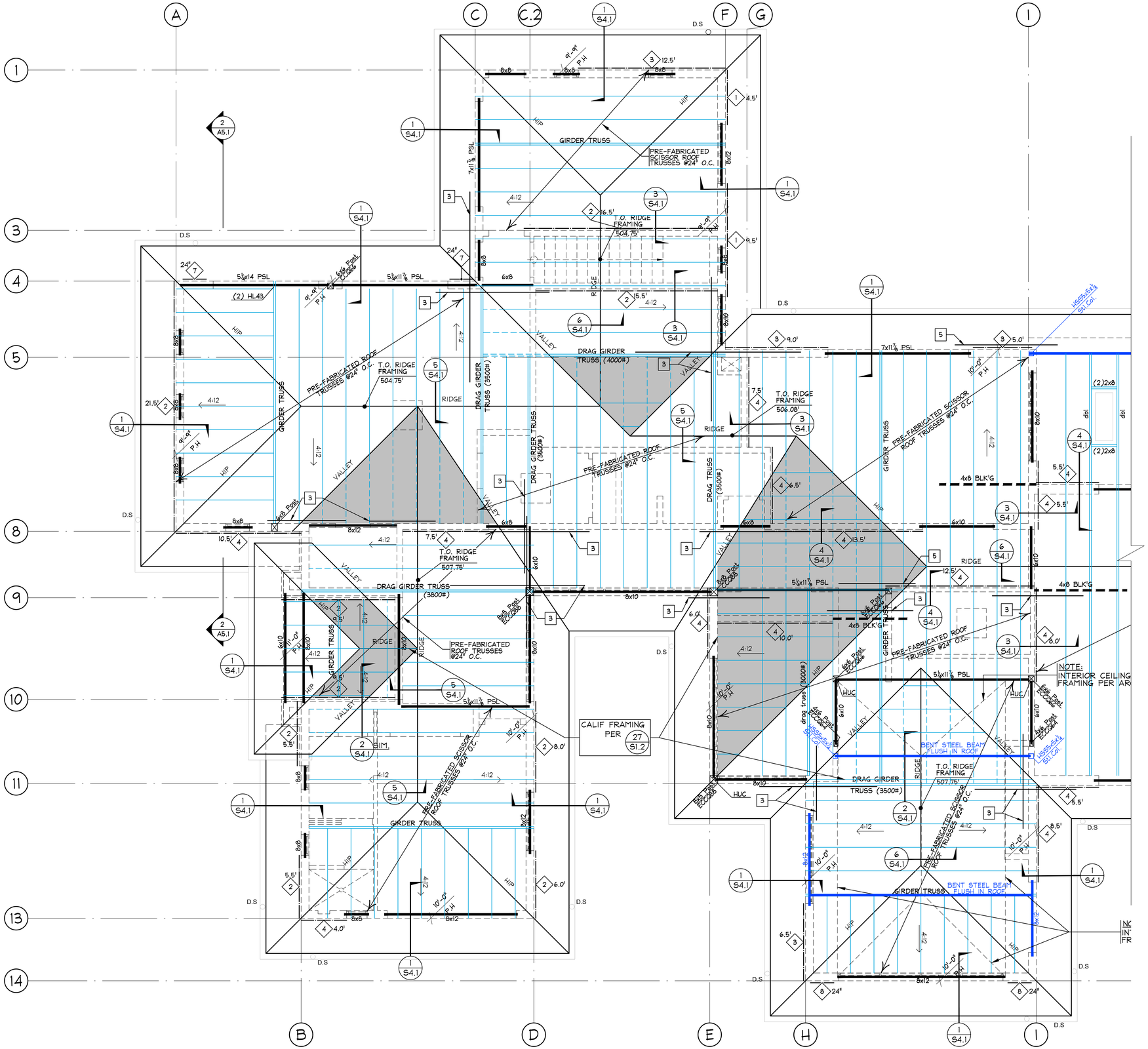

PARTIAL ROOF FRAMING PLAN

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

SEE S2.0 FOR LEGEND, SCHEDULES & NOTES

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Sheet S2.4

NOTES:
1) PROJECTION: CHIMNEY SHALL NOT PROJECT INTO REQUIRED FRONT, SIDE OR REAR YARD NOT MORE THAN TWO FEET, PROVIDED THE WIDTH OF ANY REQUIRED SIDE YARD IS NOT REDUCED TO LESS THAN THREE FEET.
2) FIREBLOCKS AND DRAFTSTOPS: FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A LOF STORY AND A ROOF OR ATTIC.
3) COVERING: CHASE MAY BE STUCCO AND/OR COVERED WITH ANY NON-COMBUSTIBLE FENCER (NOT OVER 1" IN THICKNESS) AND SHALL BE APPLIED PER DIVISION 3A OF L.A. BUILDING CODE.

EACH JOIST SHALL BE BLOCKED W/ 2x MEMBER

METAL FLUE

18 GA. 6" STL. STUD @16" O.C. FULL HT. (TYP.) (ANGELES METAL SYSTEMS)

1/2" STRUCT. I PLYWD. W/1" DRYWALL SCREW @6" O.C.

1/2" STRUCT. I PLYWD. ATTACHED TO STL. STUDS WITH 1" DRYWALL SCREWS 6" O.C. AT CHASE EDGES AND 12" O.C. AT INTERIOR EDGES AND FIELD. ALL VERTICAL JOINTS SHALL BE STAGGERED

FINISH PER PLAN

F.F. PER PLAN

F.L. SHT'G

F.J. PER PLAN

2x BLK'G

2x16 GA. STL. STRAPS AROUND CHASE SHALL BE PROVIDED AT ALL ROOF AND FLOOR(S) LINES. STRAPS SHALL BE ATTACHED TO STUD BLOCKING WITH #8x1" SHEET METAL SCREWS @8" O.C.

ALL STUD SPLICES SHALL BE STAGGERED A MIN. 12" VERTICAL DISTANCE USE SAME GA. 12" TRACK W/4-#8 SCREWS PER STUD

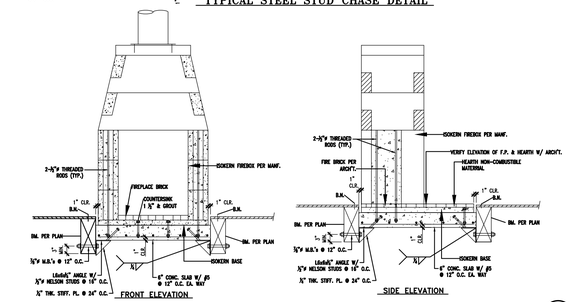
18 GA. 6" STL. STUD @16" O.C. FULL HT. (TYP.) (ANGELES METAL SYSTEMS)

18 GA. STL. TRACK

BLOCKING-SHALL BE PROVIDED AT EVERY 4'-0" VERTICAL DISTANCE AND AT ALL ROOF AND FLOOR(S) LINES

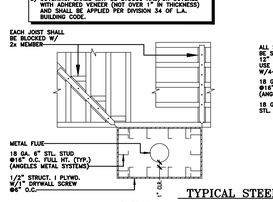
CORNER STUDS ADJACENT TO BUILDING SHALL BE ANCHORED WITH 16d NAILS @16" O.C.

TYPICAL STEEL STUD CHASE DETAIL



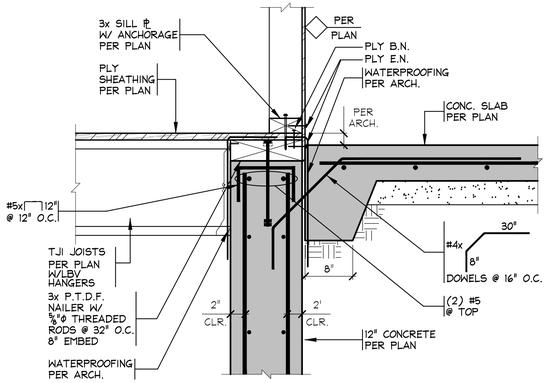
TYPICAL ISOKERN BASE CONNECTION DETAIL

SCALE: N.T.S. 16



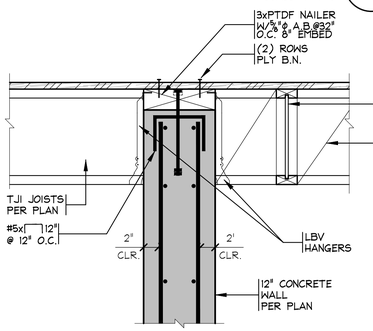
SHEARWALL OVER BEAM

SCALE: 1" = 1'-0" 14



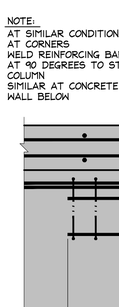
FLOOR TRANSITION TO CONCRETE SLAB

SCALE: 1"=1'-0" 10



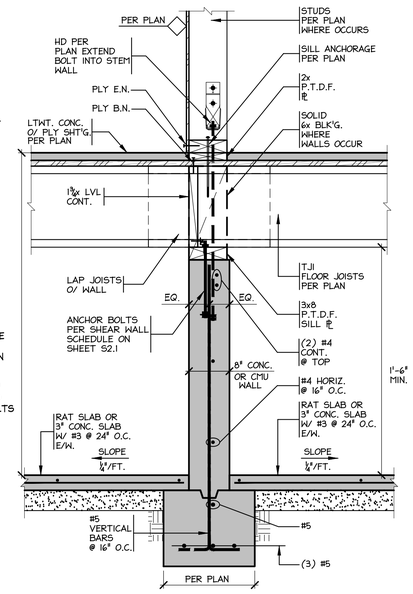
FLOOR TRANSITION AT CONCRETE WALL

SCALE: 1"=1'-0" 9



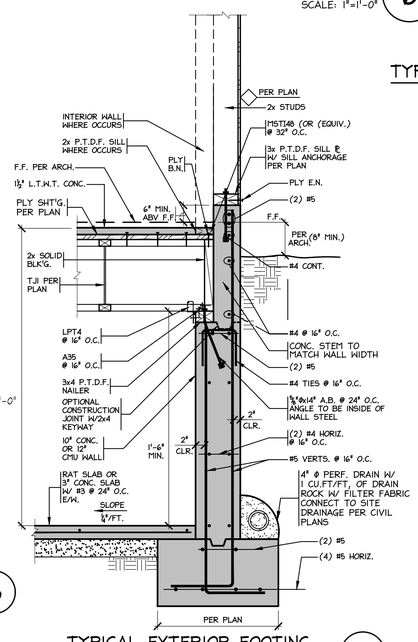
STEEL COLUMN BASE AT CONCRETE WALL

SCALE: 1"=1'-0" 6



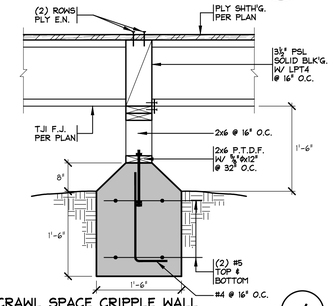
TYPICAL INTERIOR FOOTING @ RAISED FLOOR

SCALE: 1"=1'-0" 3



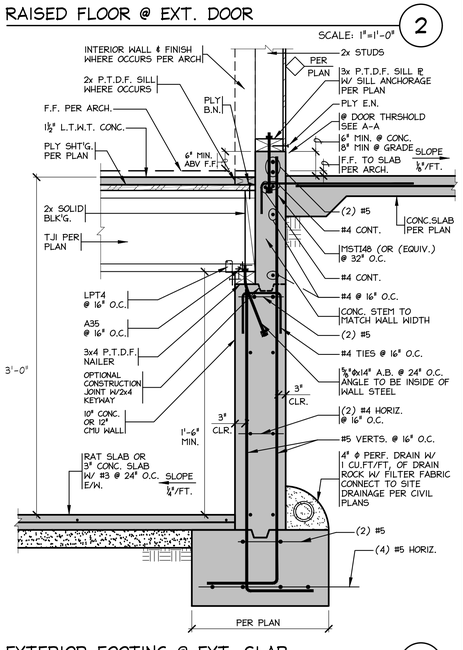
TYPICAL EXTERIOR FOOTING

SCALE: 1"=1'-0" 5



CRAWL SPACE CRIPPLE WALL

SCALE: 1"=1'-0" 4

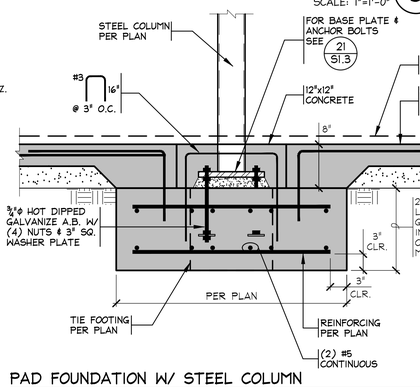


RAISED FLOOR @ EXT. DOOR

SCALE: 1"=1'-0" 2

TYPICAL INTERIOR FOOTING W/CURB

SCALE: 1"=1'-0" 12



WOOD FLOOR TO CONC. WALL

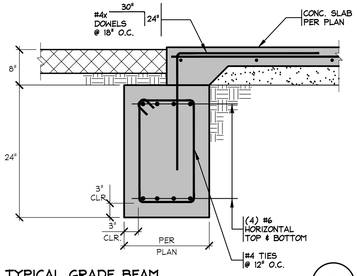
SCALE: 1"=1'-0" 8

TYPICAL EXTERIOR FOOTING W/CURB

SCALE: 1"=1'-0" 11

PAD FOUNDATION W/ STEEL COLUMN

SCALE: 1"=1'-0" 7



TYPICAL GRADE BEAM

SCALE: 1"=1'-0" 13

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NO.	DESCRIPTION	DATE
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Scale
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Job Number SEI #24-055

Sheet S3.1

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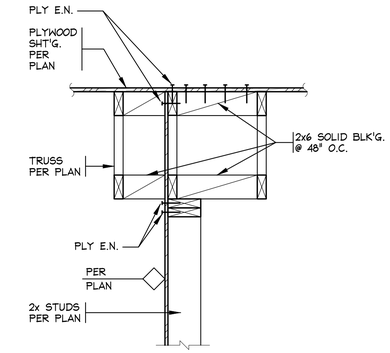
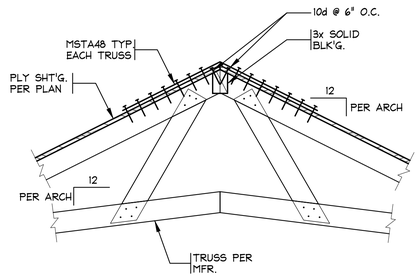


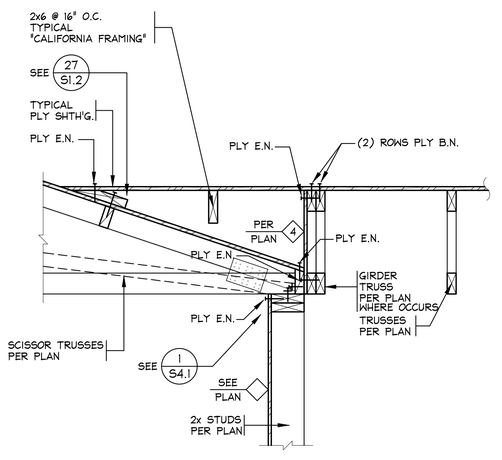
SHEAR TRANSFER @ TRUSS

SCALE: 1"=1'-0" 3



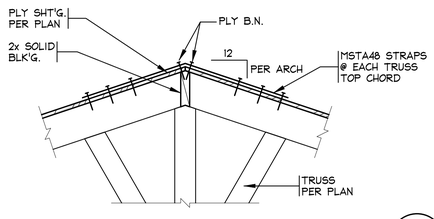
TYPICAL SCISSOR TRUSS RIDGE

SCALE: 1"=1'-0" 6



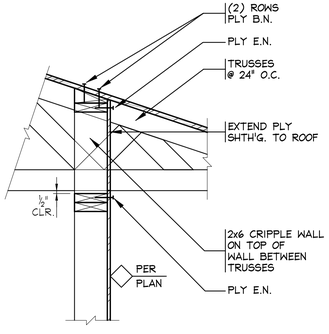
ROOF TRANSITION

SCALE: 1"=1'-0" 2



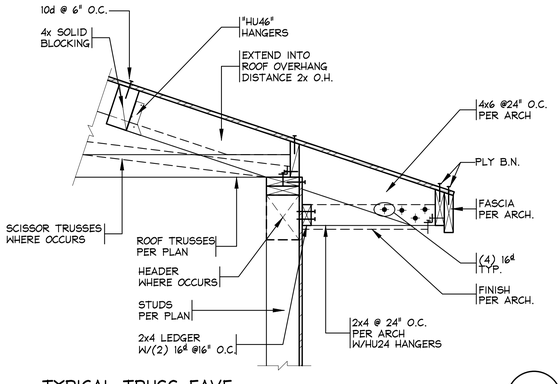
TYPICAL TRUSS @ RIDGE LINE

SCALE: 1"=1'-0" 5



SHEAR TRANSFER @ INTERIOR WALL

SCALE: 1"=1'-0" 4



TYPICAL TRUSS EAVE

SCALE: 1"=1'-0" 1

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	FOOTING REVISIONS	04/28/25

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LICENSED PROFESSIONAL ENGINEER JOSEPH ANTHONY TACCOL C 83131 EXP. 03-31-2027 CIVIL STATE OF CALIFORNIA

Date 12-11-2024
Scale
Drawn JAT
Job Number SEI #24-055

Sheet S4.1

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RADIANT DESIGN SUMMARY

Project Information

Name: Hess-Beckman Residence
Project #: 24-084
Location: Monterey, CA..
Date: 11/25/24

Project Summary

Load Calculation Method: User Entered (Manual)

Floorplans / Levels:
Total Panel Area: 3,602 ft²

Total Circuit Lengths:	3,890 ft
Total RH Circuits:	20
Total Manifolds:	4
Total Zones:	12
Fluid Type:	10% Propylene Glycol
Total Tubing Volume:	37.33 USG
Glycol Volume:	3.73 USG

Radiant Heating:	75,750 Btu/hr
Supplemental Heating Required:	1,088 Btu/hr
Total Heating Load:	76,838 Btu/hr

Zone Heating Summary

Zone #	Gross Area	Construction	Heating Types	RH[1] Circuits	Total Tubing	Manifolds	Flowrate	Head Loss (Circuit Only)	RH Load[2]	Supplemental	Zone Load[3]
Zone 1	254	Eco-Warm	RH	2	326	1	0.43	0.4	3,200	0	3,200
Zone 2	271	Eco-Warm	RH	1	277	1	1.01	10.7	7,453	0	7,453
Zone 3	168	Eco-Warm	RH	1	174	1	0.63	2.9	4,620	0	4,620
Zone 4	77	Eco-Warm	RH	1	83	1	0.36	0.5	2,673	0	2,673
Zone 5	293	Eco-Warm	RH	2	341	1	0.83	1.4	6,153	0	6,153
Zone 6	1,170	Eco-Warm	RH	5	1,240	1	3.17	4.7	23,342	0	23,342
Zone 7	403	Eco-Warm	RH	2	415	1	0.98	2.3	7,194	0	7,194
Zone 8	139	Eco-Warm	RH,OTH	1	161	1	0.56	2.2	4,112	1,088	5,200
Zone 9	310	Eco-Warm	RH	2	326	1	0.75	1.1	5,534	0	5,534
Zone 10	135	Eco-Warm	RH	1	141	1	0.27	0.5	1,985	0	1,985
Zone 11	134	Eco-Warm	RH	1	152	1	0.44	1.4	3,236	0	3,236
Zone 12	248	Eco-Warm	RH	1	254	1	0.85	7.2	6,250	0	6,250

[1] Circuits assigned to this zone. [2] Total RH radiant heating load for room in zone, including all panel back loss. [3] Total load for zone including all panel back loss. Does not account for air leakage and loss within building envelope.

Loop Heating Summary (By Construction Type)

Eco-Warm

Zone #	Room Name	Heating Type	Floor Area	Heated Area	Manifold #	Tube Size	RH Circuits[1]	Tube Spacing	Tubing in Room	Floor Cover RV	Required Temp.	Unit RH Load	RH Load[2]	Supplemental	Total Load[3]
Zone 1	1.1 Gym	RH	127	127	Manifold 1	1/2	1	12	127	1.1	104	12.6	1,600	0	1,600
Zone 1	1.2 Gym	RH	127	127	Manifold 1	1/2	1	12	127	1.1	104	12.6	1,600	0	1,600
Zone 2	1.3 Entry/Gallery	RH	271	271	Manifold 1	1/2	1	12	271	0.8	126	27.5	7,453	0	7,453
Zone 3	1.4 Bedroom 1	RH	168	168	Manifold 1	1/2	1	12	168	0.8	126	27.5	4,620	0	4,620
Zone 4	1.5 Bath 1	RH	77	77	Manifold 1	1/2	1	12	77	0.5	124	34.7	2,673	0	2,673
Zone 5	2.1 Dining Rm.	RH	147	147	Manifold 2	1/2	1	12	147	0.8	116	21	3,087	0	3,087
Zone 5	2.2 Dining Rm.	RH	146	146	Manifold 2	1/2	1	12	146	0.8	116	21	3,066	0	3,066
Zone 6	2.3 Living Rm.	RH	245	245	Manifold 2	1/2	1	12	245	0.8	115	20	4,888	0	4,888
Zone 6	2.4 Living Rm.	RH	244	244	Manifold 2	1/2	1	12	244	0.8	115	20	4,868	0	4,868
Zone 6	2.5 Living Rm.	RH	198	198	Manifold 2	1/2	1	12	198	0.8	115	20	3,950	0	3,950
Zone 6	2.6 Kitchen/Breakfast	RH	242	242	Manifold 2	1/2	1	12	242	0.8	115	20	4,828	0	4,828
Zone 6	2.7 Kitchen/Breakfast	RH	241	241	Manifold 2	1/2	1	12	241	0.8	115	20	4,808	0	4,808
Zone 7	3.1 Master Suite	RH	201	201	Manifold 3	1/2	1	12	201	0.8	111	17.9	3,588	0	3,588
Zone 7	3.2 Master Suite	RH	202	202	Manifold 3	1/2	1	12	202	0.8	111	17.9	3,606	0	3,606
Zone 8	3.3 Master Bath	RH, OTH	139	139	Manifold 3	1/2	1	12	139	0.5	125	29.6	4,112	1,088	5,200
Zone 9	3.4 Music Rm.	RH	156	156	Manifold 3	1/2	1	12	156	0.8	111	17.9	2,785	0	2,785
Zone 9	3.5 Music Rm.	RH	154	154	Manifold 3	1/2	1	12	154	0.8	111	17.9	2,749	0	2,749
Zone 10	3.6 Laundry Rm.	RH	135	135	Manifold 3	1/2	1	12	135	0.5	101	14.7	1,985	0	1,985
Zone 11	3.7 Office	RH	134	134	Manifold 3	1/2	1	12	134	0.8	122	24.2	3,236	0	3,236
Zone 12	4.1 Shop	RH	248	248	Manifold 4	1/2	1	12	248	0.0	108	25.2	6,250	0	6,250

[1] Circuits assigned to this room. Loaders from other rooms may also be counted. [2] Includes panel back loss. [3] Total load including panel back loss. Does not account for air leakage and loss within building envelope.

Manifold Summary

Manifold Name	# Zones	# Circuits	Flowrate	Head Loss[1]	Required Temp.	Supplied Temp.	Temp Drop	Manifold Type	Control Type	# Actuators
Manifold 1	4	5	2.43	11.7	126	126	15	1 1/4" Stainless Steel w / Flow Meters	Circuit	5
Manifold 2	2	7	4.00	5.7	116	126	15	1 1/4" Stainless Steel w / Flow Meters	Circuit	7
Manifold 3	5	7	2.99	3.3	125	126	15	1 1/4" Stainless Steel w / Flow Meters	Circuit	7
Manifold 4	1	1	0.85	8.2	108	126	15	1 1/4" Stainless Steel w / Flow Meters	Manifold	0
Total	12	20	10.27	11.7	126	-	15	-	-	19

[1] Total head loss includes manifold and circuit head loss

RADIANT HEATING NOTES

GENERAL INFORMATION

1. The installer of this hydronic system shall be a licensed C-4 contractor. It is the installer's responsibility to ensure the system functions properly, safely, and meets all local, state and regional codes.
2. Installer to supply and install all materials shown on this plan and all others needed to complete this hydronic system. Also, provide any incidental work not shown or specified, which can be inferred as belonging to the work necessary to provide the complete system.
3. This plan does not constitute a complete installation guide for a hydronic system. The installer shall be factory trained, properly licensed and experienced in the installation of hydronic heating systems. RPA and I=B=R installation procedures and recommendations shall be followed in effecting the installation.
4. Coordinate with General Contractor and the work of all other trades.
5. Work shall comply with requirements of building inspectors and all local, state and federal codes, including 2022 CBC, CMC, CPC, CFC, UL, NEC, and OSHA. Installation of equipment and materials shall comply with manufacturer's installation instructions and industry standards.
6. The Monterey Energy Group Inc. makes no guarantee for any material or components to be installed in this hydronic system. If the current plan's date is over a year old, we recommend the installing contractor to check with Monterey Energy Group or the equipment manufacturers for any product updates.

TUBING INSTALLATION

1. Tube spacing shall not vary by more than 10% from that shown on plans.
2. Tubing shall be pressure tested at 100 psi or to 50 psi greater than the operating pressure, whichever is greater, for 30 minutes prior to and during pouring of concrete. System to be tested with air to insure freeze protection. A 30-40 psi pressure test shall remain during phases of construction. The required test shall be conducted by the owner or contractor in the presence of an authorized inspector. The piping being tested shall remain exposed during the test.
3. The installer is responsible for protecting tubing from freezing during construction and adding antifreeze and corrosion inhibiting fluids upon completion of work.
4. Tubing to be tied or stapled every 3' in straight runs. At the 180-degree turns, staple the tubing at the top of the arc, and once on each side, 12 inches from the top of the arc.
5. Installer to record length of every pipe and photograph completed installation (before concrete).
6. Refer to manufacturer's guidelines for additional installation methods of their products.
7. Tubing for radiant floor heating shall be 1/2" PEX-AL-PEX with oxygen diffusion barrier meeting CSA B137.10 certification and listed by ICBO, to ASTM F1281 and F2262 and listed by NSF to NSF 61.

PLUMBING BETWEEN MANIFOLD AND HEAT SOURCE

1. Type M or L copper tube joined with 95-5 solder shall be used. Pipe in and out of conditioned space shall be insulated to R-4. All ends of pipe shall be reamed. All lines shall be run as direct as possible.
2. Install expansion joints as needed and provide clearance around pipe passing through floors and walls.
3. Cross-linked polyethylene with an integral oxygen diffusion barrier may be used only when specifically approved by the local building department. Pipe sizing on plans is based on I.D.'s of PEX piping.

MANIFOLD INSTALLATION

1. Manifolds to be plumb, level and situated in their final position.
2. Manifolds to be installed at least 18" above the finished floor.
3. Manifolds to be installed with air vents and flow balancing valves. Manifolds shall be equipped with a fully sealing ball or gate valve on the supply and return to allow service. Zone valves or Telestats (if used) shall be installed on the return side of manifolds. Unless otherwise specified, manifolds shall be brass type.

FLUIDS

1. Hydronic radiant heating systems, open or closed, should be purged and charged with clean water measuring a minimum pH of 7.0.
2. Fill water with high mineral content (hardness) over 8-9 grains (150 ppm) should be pre-softened or replaced with de-ionized (D.I.) water.
3. When applicable, antifreeze shall be of the propylene glycol type. Refer to "Design Summary" for concentrations.
4. Where approved, combined, open systems shall utilize approved fixtures, fittings and pipe for both the heating system and the domestic potable water and pressure tested to regulatory limitations for each. A control device shall be installed on the radiant portion of the system to ensure periodic circulation to avoid stagnation during the off season.
5. No chemical additives shall be used in a combined open system.

ECO-WARM INSTALLATION

1. The installer shall refer to the manufacture's guidelines for installation methods of various floor coverings.
2. Custom grooves shall be routed as indicated on plans using a router jig and shall be made using a 5/8" core box router bit.
3. When applicable installation contractor shall coordinate with the plumbing contractor so as to have all plumbing stubbed out 12" above sub-floor prior to installation.
4. Remove all burrs left by custom routing and on angle holes.
5. Holes for routing tubing below sub-floor shall be drilled using a 11/16" bit at the correct location and in the appropriate direction so that the end of the tube can be passed from the groove to the under-floor area in the right direction to lead to the appropriate manifold location or the boiler panel.
6. All grooves shall be inspected and cleaned of any debris prior to tubing installation.
7. Tubing shall be and remain pressurized immediately following installation into the panel diaphragm for the duration of all construction.
8. Tubing for the Eco-Warm system shall be 1/2" PEX with oxygen diffusion barrier meeting CSA B137.10 certification and listed by ICBO, to ASTM F1281 and F2262 and listed by NSF to NSF 61.

DESIGN ASSUMPTIONS

1. 30 degrees F outside design temperatures.
2. R-23 wall insulation.
3. R-30 ceiling insulation.
4. Double pane windows U=0.35.
5. R-19 floor insulation and R-19 in between floor insulation.
6. (TBD) Setback thermostat's location per Architect or Owner. Installation per guidelines under the Controls section of the "Heat Source Schematic." Per ADA accessibility requirements all buildings with 3 or more apartments - Thermostats shall be located 48" above finished floor.
7. R-value of tile floors not to exceed 0.5. R-value of hardwood floor areas not to exceed 0.8.
8. Air change rate = 0.4.

SHEET INDEX

M0.1 NOTES
M0.2 NOTES
M0.3 ENERGY COMPLIANCE
M0.4 ENERGY COMPLIANCE
M0.5 2022 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY
M2.1 PARTIAL MAIN FLOOR RADIANT HEATING PANEL LAYOUT
M2.2 PARTIAL MAIN FLOOR RADIANT HEATING PANEL LAYOUT
M2.3 PARTIAL MAIN FLOOR RADIANT HEATING TUBING LAYOUT
M2.4 PARTIAL MAIN FLOOR RADIANT HEATING TUBING LAYOUT
M2.5 PARTIAL MAIN FLOOR HVAC PLAN
M2.5 PARTIAL MAIN FLOOR HVAC PLAN
M6.1 PIPING SCHEMATIC
M6.2 DETAILS
M6.3 ECO-WARM INSTALLATION DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

REVISIONS:	BY:

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NOTES

DATE: 11/25/24
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET: M0.1
SHEET OF SHEETS

SPLIT SYSTEM HEATING & COOLING UNITS

MARK	COOL KBH	HEAT KBH		CFM	ESP	MOTOR		UNIT MCA	WT LBS	SEER2	EER2	HSPF2	LINE SIZE		MANUFACTURER AND MODEL	COMMENTS
	TC	HIGH(47)	LOW (17)			HP	V/PH						GAS	LIQ		
HP-1	48	54	35	–	–	–	230/1	29	217	17.5	10.2	8.8	–	–	SAMSUNG AM048TXMDCH/AA	(1) (6)
AH-1A	18	22	–	530	0.5	–	230/1	0.90	109	–	–	–	1/2	1/4	SAMSUNG AM018TNZDCH/AA	(2) (3) (4) (6)
AH-1B	18	22	–	530	0.5	–	230/1	0.90	109	–	–	–	1/2	1/4	SAMSUNG AM018TNZDCH/AA	(2) (3) (4) (6)
AH-1C	12	13.5	–	370	0.5	–	230/1	0.90	105	–	–	–	1/2	1/4	SAMSUNG AM012TNZDCH/AA	(2) (3) (4) (6)
AH-1D	5	5.8	–	170	–	–	230/1	0.16	20	–	–	–	1/2	1/4	SAMSUNG AM005TNVDCH/AA	(2) (3) (4) (6)
HP-2	48	54	–	1410	0.5	–	230/1	2.6	214	–	–	–	5/8	3/8	SAMSUNG AM048TNZDCH/AA	(2) (3) (4) (6)
AH-2	54	60	–	1600	0.5	–	230/1	2.6	226	–	–	–	3/4	3/8	SAMSUNG AM054TNZDCH/AA	(2) (3) (4) (6)

(1) MOUNT OUTDOOR UNIT ON VIBRATION PAD AND PROVIDE CLEARANCES PER MANF. GUIDELINES

(2) PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.

(3) PROVIDE 16/2 STRANDED AND SHIELDED WIRE TO ALL CONTROLLERS

(4) PROVIDE FILTER RACKS AND MERV 13 FILTERS

(5) ROUTE ANY UNDERSLAB REFRIGERANT LINES IN PVC SLEEVE PER MANF GUIDELINES

(6) EQUIPMENT SIZES APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL S 8TH EDITION

(7) PROVIDE MIM-A60UN 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 3RD PARTY THERMOSTATS.

(8) 3rd PARTY THERMOSTATS TO BE 2 STAGE HEAT AND 2 STAGE COOL, SET FOR CONVENTIONAL STYLE WIRING, WITH R, G, C, Y1, Y2, W1, W2.

(9) FOR MORE ACCURATE SPACE TEMP READINGS TO VRF SYSTEM, PROVIDE AND INSTALL ACI 10K-E1 FLUSH MOUNT PAINTABLE BUTTON REMOTE TEMP SENSORS OR SIMILAR. WIRE BACK TO AH SERVING THAT ZONE AND PLUG INTO BOARD IN PLACE OF RA THERMISTOR. ABANDON RA THERMISTORS IN PLACE.

(10) SET DIPS AND DIALS ON THERMOSTAT ADAPTERS PER THE INSTALL MANUALS. CONFIRM ESTIMATED SPACE SET TEMPS WITH END USERS PRIOR TO INSTALL FOR USE WHEN SETTING TEMP DIALS RSW1/2 INSIDE THE ADAPTERS.

(11) PROVIDE SAMSUNG CENTRAL CONTROLLER AT MECHANICAL ROOM, MODEL MCM-A300UN.

FANS

MARK	LOCATION	CFM	ESP	CFM CONT.	SONES OR TIP SPEED	MOTOR		FAN RPM	MAX AMPS	WATTS	CFM/ WATTS	MANUFACTURER MODEL	COMMENTS
						HP	V/PH						
EF-1	MASTER BATH	130	0.25"	--	0.4	NA	120/1	905	0.39	14.7	9.4	PANASONIC FV-11-15VK3	(2) (3) (4)
EF-2	BATH 2	80	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	(2) (3) (4)
EF-3	BATH 3	80	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	(2) (3) (4)

(1) CEC IAQ REQUIRED VENTILATION-DO NOT MODIFY. PROVIDE MULTI SPEED AND TIME DELAY MODULE

(2) PROVIDE OPTIONAL LUTRON OCCUPANCY SENSOR MODEL # MS-OPS5AM, OR EQUAL PER ARCH, AND LED NIGHT LIGHT & MOTION SENSOR MODULE

(3) PROVIDE CONDENSATION SENSOR MODULE TO SATISFY HUMIDISTAT CONTROL PER 2022 CAL GREEN CODE SECTION 4.506

(4) FAN SHALL BE ENERGY STAR RATED AND HAVE BUILT IN BACKDRAFT DAMPER

(5) WITH FACTORY LINT TRAP KIT. WIRE PER INSTALLATION GUIDELINES WITH DRYER CIRCUIT, PROVIDE ACCESS.

HEAT-ENERGY RECOVERY VENTILATORS

MARK	CFM	ESP	HR %		MOTOR		WATTS	MANUFACTURER MODEL	COMMENTS
			SRE	ASE	HP	V/PH			
ERV-1	85	0.4	73	77	–	120/1	68	PANASONIC FV-10VEC2	(1) (2) (3)
ERV-2	85	0.4	73	77	–	120/1	68	PANASONIC FV-10VEC2	(1) (2) (3)

(1) CEC IAQ REQUIRED VENTILATION-DO NOT MODIFY

(2) PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.

(3) UNIT SHALL BE INSTALLED WITH MERV 13 FILTER.

ABBREVIATIONS

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

MECHANICAL LEGEND

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

REGISTERS

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

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

DUCT SYSTEM INSTALLATION

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

Air for combustion

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

Gas lines

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

MAJOR EQUIPMENT INSTALLATION

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

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

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NOTES

DATE: 11/25/24
SCALE: AS NOTED
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SHEET: M0.2
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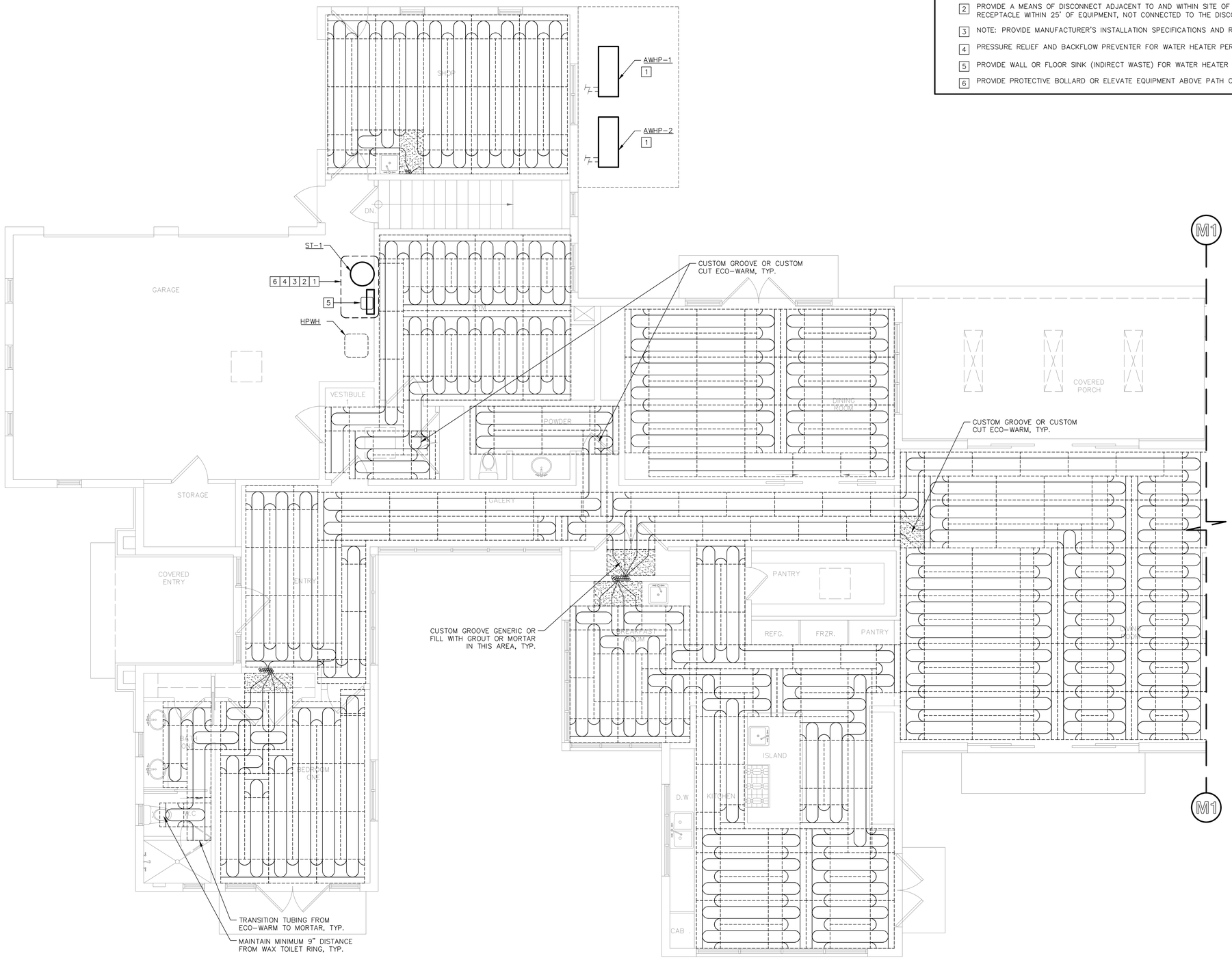
SHEET NOTES

1. HEAT SOURCE AND CONTROLS COORD EXACT LOCATION OF EQUIPMENT WITH ARCHITECT AND ALL TRADES BEFORE INSTALLATION OR ORDERING EQUIPMENT.
2. PROVIDE A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER 2022 CMC 301.4 AND A 120V RECEPTACLE WITHIN 25' OF EQUIPMENT, NOT CONNECTED TO THE DISCONNECT.
3. NOTE: PROVIDE MANUFACTURER'S INSTALLATION SPECIFICATIONS AND REQUIREMENTS ON SITE FOR FIELD INSPECTION
4. PRESSURE RELIEF AND BACKFLOW PREVENTER FOR WATER HEATER PER 2022 CPC 608.4
5. PROVIDE WALL OR FLOOR SINK (INDIRECT WASTE) FOR WATER HEATER CONDENSATE REMOVAL AND PRESSURE RELIEF
6. PROVIDE PROTECTIVE BOLLARD OR ELEVATE EQUIPMENT ABOVE PATH OF VEHICLE PER CPC 507.13 AND CMC 305.1.1

ESTIMATED PANEL SCHEDULE

TYPE	QUANTITY
STRAIGHT	287
COMBO	193

NOTE: CONTRACTOR TO VERIFY FINAL PANEL COUNT WITH ECO-WARM FACTORY



1 PARTIAL MAIN FLOOR RADIANT HEATING PANEL LAYOUT

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

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PARTIAL MAIN FLOOR RADIANT HEATING PANEL LAYOUT

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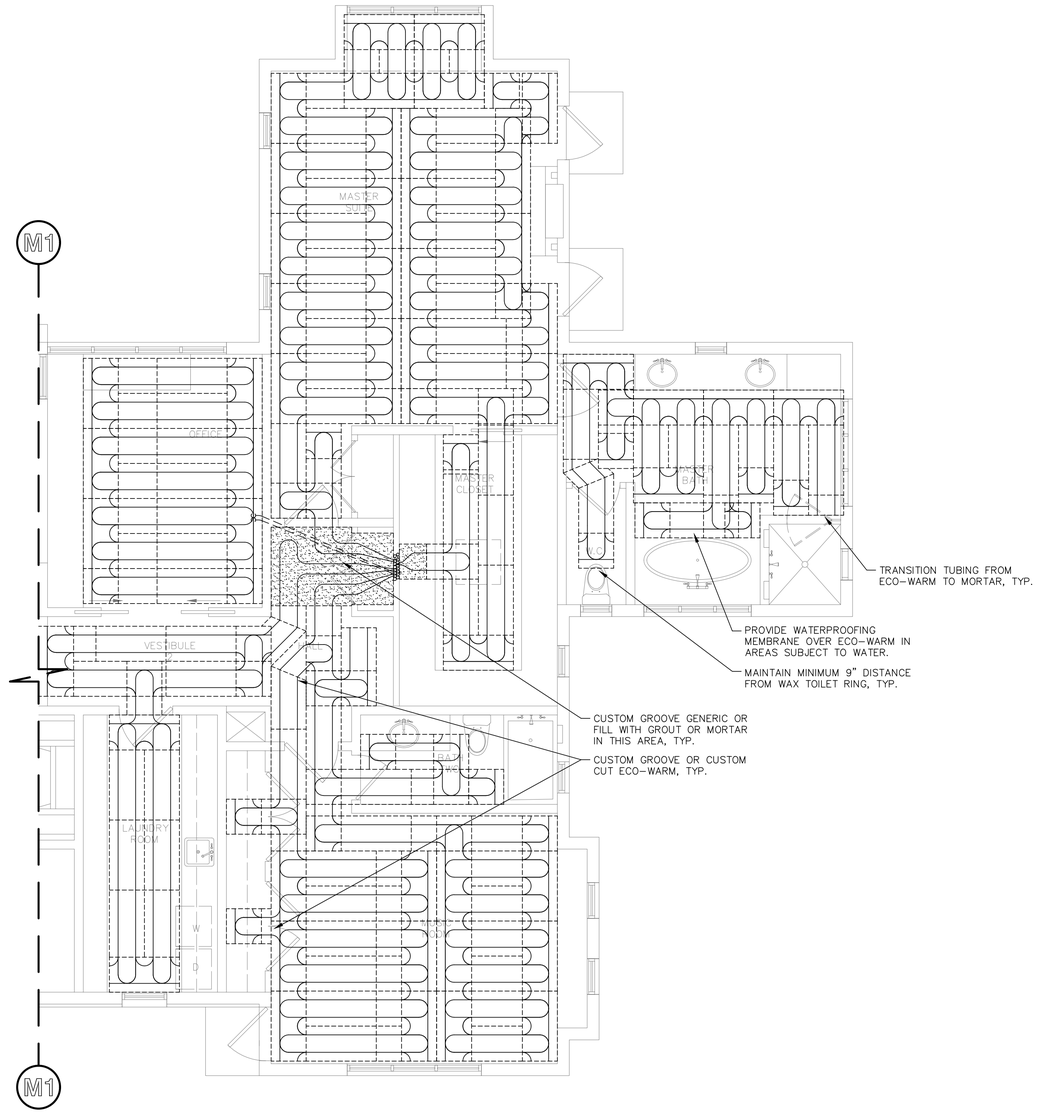

1 PARTIAL MAIN FLOOR RADIANT HEATING PANEL LAYOUT

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PARTIAL MAIN FLOOR RADIANT HEATING PANEL LAYOUT

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1 PARTIAL MAIN FLOOR RADIANT HEATING TUBING LAYOUT

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

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PARTIAL MAIN FLOOR
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TUBING LAYOUT

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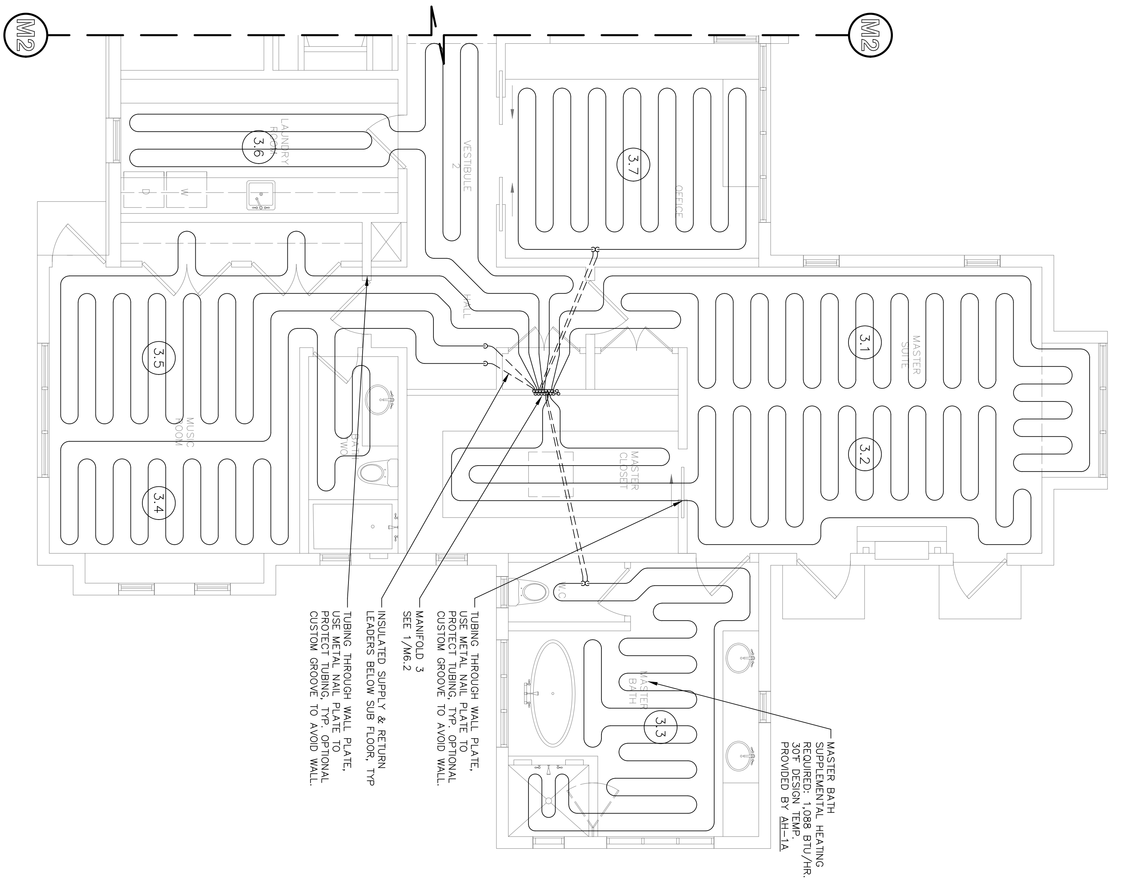

1 PARTIAL MAIN FLOOR RADIANT HEATING TUBING LAYOUT
SCALE: 1/4" = 1'-0"

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PARTIAL MAIN FLOOR
RADIANT HEATING
TUBING LAYOUT

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LEGEND

———	DUCTS IN CEILING
- - - - - -	DUCTS IN FLOOR/CRAWL

SHEET NOTES

1. CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
2. CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R–MCH–27–H ON–SITE AT THE TIME OF INSPECTION.
3. ALL EXHAUST OUTLETS SHALL MAINTAIN A MIN. 3' CLEARANCE FROM ANY OPERABLE OPENING AND PROPERTY LINES. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK–DRAFT DAMPER PER SEC. 504.1.1 CMC
4. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1. WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
5. RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. CONFIRM RANGE HOOD SPECIFICATION.
6. A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
   C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
7. CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
8. PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
9. MOUNT IN ATTIC PER MANUFACTURER'S INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
   A. MIN 30x22 ACCESS (SEE ARCH SHEETS) PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED FROM THE OPENING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL.
   B. A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE FROM ACCESS TO UNIT.
   C. LIGHT AT UNIT W/SWITCH AT ACCESS.
   D. MIN 30x30 UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF EQUIPMENT
   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
   F. A 120V RECEPTACLE ADJACENT TO EQUIPMENT
   G. FOR AC UNITS PROVIDE DRAIN PAN AND CONDENSATE REMOVAL PER 2022 CMC 802.8.4
10. COVER ADJACENT REGISTERS WITH A CONTINUOUS GRILLE
11. EXHAUST DUCT, 6"ø GALV UP, CONNECT TO BROAN 634M ROOF CAP

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.2 FOR CONTINUOUS EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS EXHAUST VENTILATION CALCULATION.

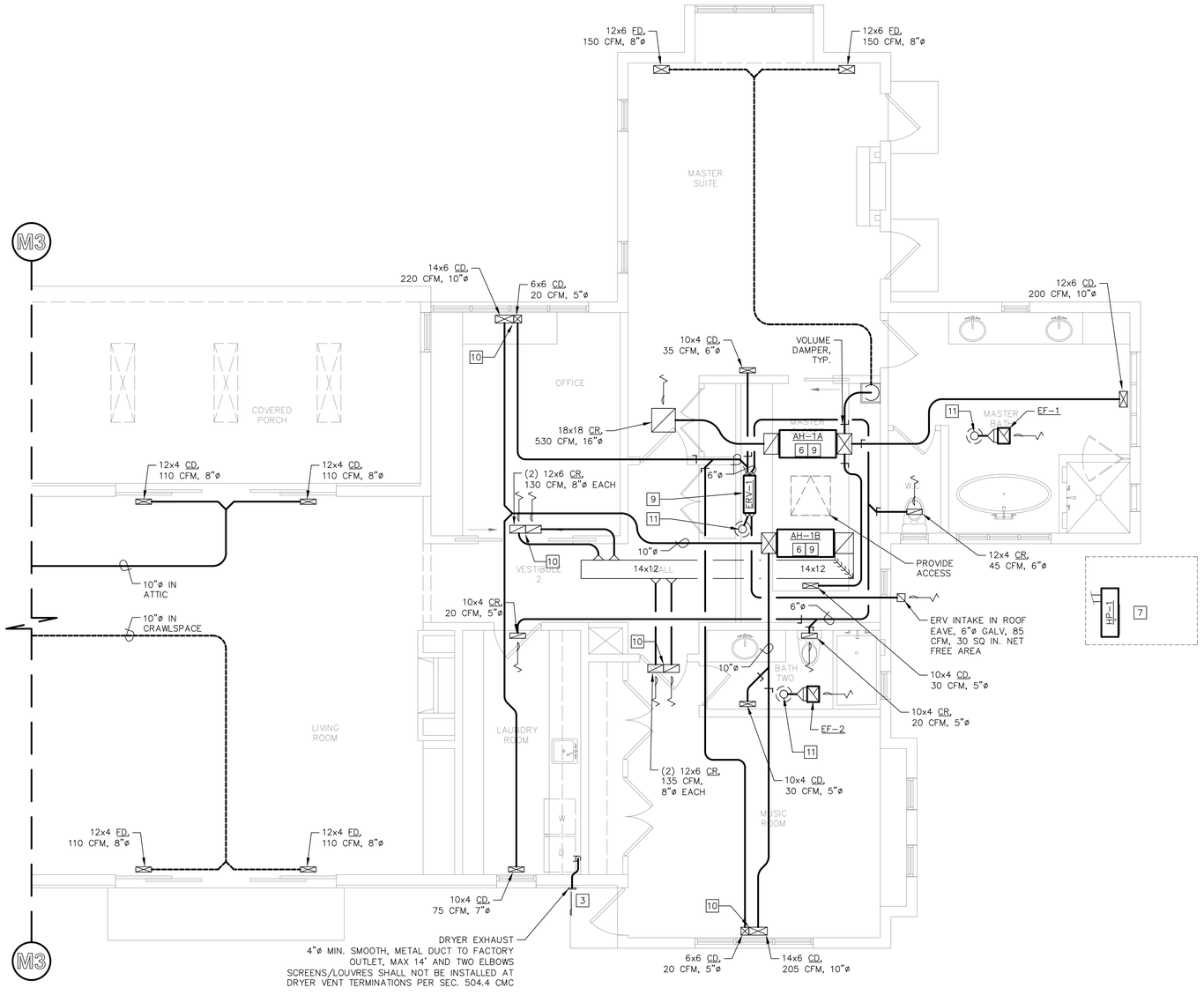
MANUAL JDS

LOADS, DUCTS AND EQUIPMENT SIZES ARE APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL JDS.

MANUAL J: ROOM–BY–ROOM HEATING AND COOLING LOADS ARE CALCULATED USING RIGHSUITE, A PROGRAM APPROVED BY ACCA MANUAL J

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

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



1 PARTIAL MAIN FLOOR HVAC PLAN

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

NORTH ARROW

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PARTIAL MAIN FLOOR HVAC PLAN

DATE:	11/25/24
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LEGEND

———	DUCTS IN CEILING
- - - - - - - - - -	DUCTS IN FLOOR/CRAWL

SHEET NOTES

1. CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
2. CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
3. ALL EXHAUST OUTLETS SHALL MAINTAIN A MIN. 3' CLEARANCE FROM ANY OPERABLE OPENING AND PROPERTY LINES. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER PER SEC. 504.1.1 CMC
4. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1. WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
5. RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. CONFIRM RANGE HOOD SPECIFICATION.
6. A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
   C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
7. CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
8. PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
9. MOUNT IN ATTIC PER MANUFACTURER'S INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
   A. MIN 30x22 ACCESS (SEE ARCH SHEETS) PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED FROM THE OPENING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL.
   B. A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE FROM ACCESS TO UNIT.
   C. LIGHT AT UNIT W/SWITCH AT ACCESS.
   D. MIN 30x30 UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF EQUIPMENT
   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
   F. A 120V RECEPTACLE ADJACENT TO EQUIPMENT
   G. FOR AC UNITS PROVIDE DRAIN PAN AND CONDENSATE REMOVAL PER 2022 CMC 802.8.4
10. COVER ADJACENT REGISTERS WITH A CONTINUOUS GRILLE
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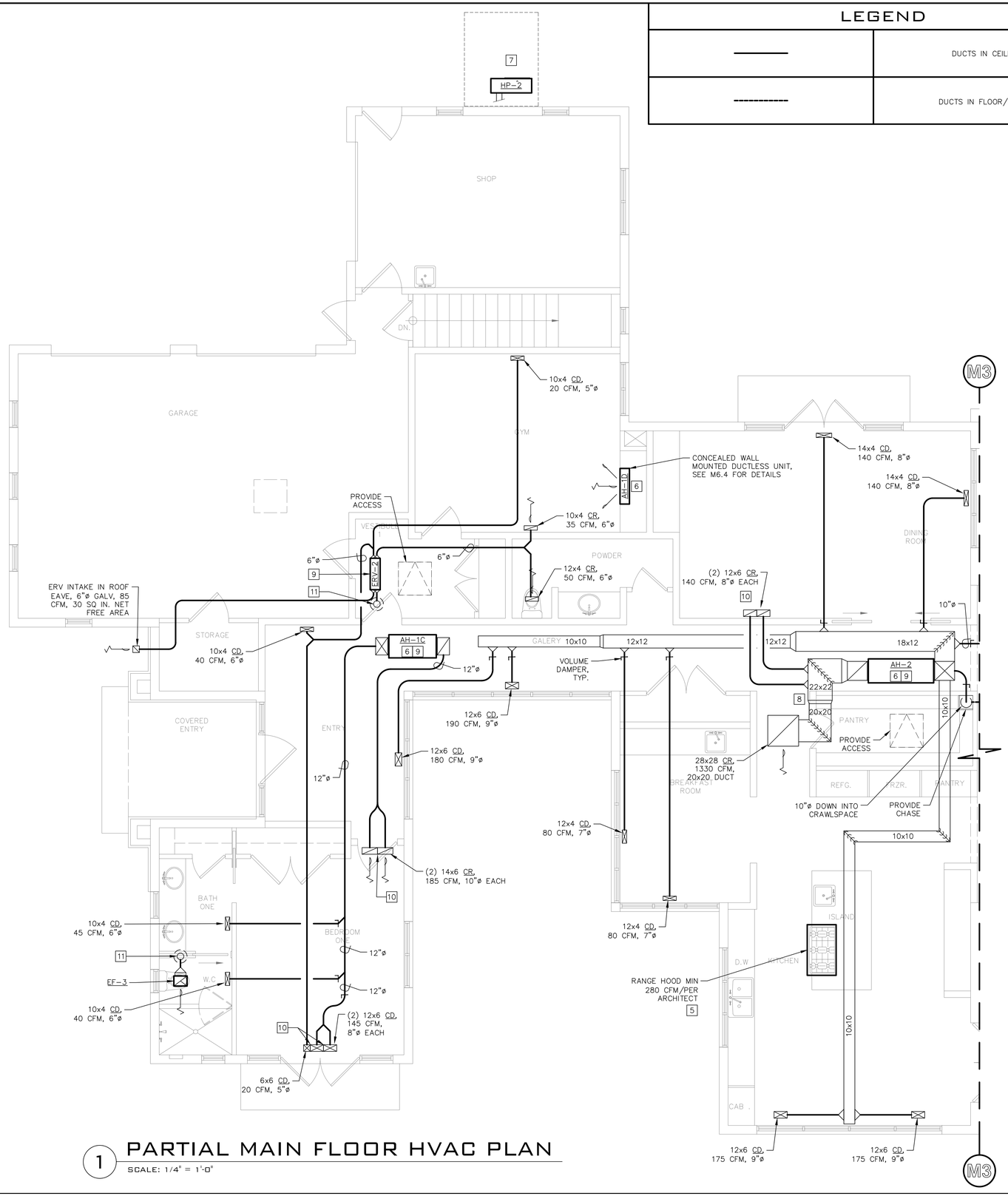
LOADS, DUCTS AND EQUIPMENT SIZES ARE APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL JDS.

MANUAL J: ROOM-BY-ROOM HEATING AND COOLING LOADS ARE CALCULATED USING RIGHSUITE, A PROGRAM APPROVED BY ACCA MANUAL J

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

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



1 PARTIAL MAIN FLOOR HVAC PLAN

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

NORTH ARROW

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

REVISIONS:	BY:

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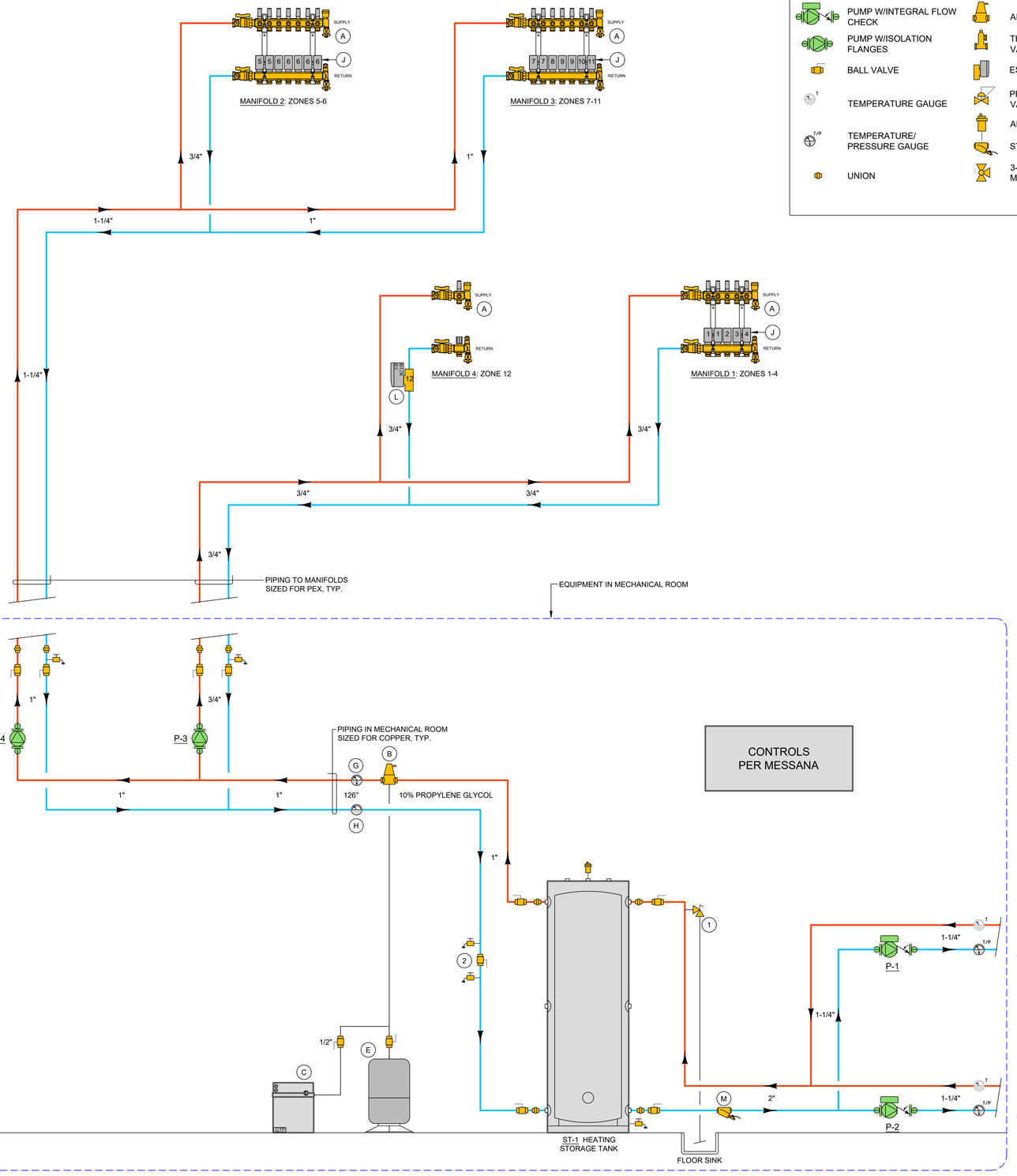
MONTEREY, CA 93940

PARTIAL MAIN FLOOR HVAC PLAN

DATE:	11/25/24
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	M2.6
	SHEET OF SHEETS



1 PIPING SCHEMATIC - HYDRONIC HEATING

NOT TO SCALE

LEGEND

- PUMP W/INTEGRAL FLOW CHECK
- PUMP W/ISOLATION FLANGES
- BALL VALVE
- TEMPERATURE GAUGE
- TEMPERATURE/ PRESSURE GAUGE
- UNION
- AIR SEPARATOR
- THERMOSTATIC MIXING VALVE
- ESB ZONE VALVE
- PRESSURE REDUCING VALVE
- AIR VENT
- STRAINER
- 3-WAY MANUAL MIXING VALVE
- SUPPLY AND RETURN MANIFOLD
- HOSE BIB/DRAIN/ PURGE VALVE
- CHECK VALVE - SPRING
- BACKFLOW PREVENTER
- PRESSURE RELIEF VALVE
- TEMPERATURE PRESSURE RELIEF VALVE
- EXPANSION TANK

AIR TO WATER HEAT PUMPS

MARK	KBTUH		ELECTRICAL		HW/ CW CON.	WT LBS	COP	MANUFACTURER AND MODEL	NOTES
	HEAT	COOL	V/PH	FLA					
AWHP-1	58.0	51.6	230/1	44	1"	411	3.5	VIESSMANN VITOCAL 100-AW - AM2V 051078	H1-H2
AWHP-2	58.0	51.6	230/1	44	1"	411	3.5	VIESSMANN VITOCAL 100-AW - AM2V 051078	H1-H2

AIR TO WATER HEAT PUMP NOTE
H1. LISTED HEATING CAPACITY ASSUMES AMBIENT TEMPERATURE 45°F, SUPPLY WATER TEMPERATURE 95°F, RETURN WATER TEMPERATURE 103°F
H2. LISTED COOLING CAPACITY ASSUMES AMBIENT TEMPERATURE 95°F, SUPPLY WATER TEMPERATURE 45°F, RETURN WATER TEMPERATURE 55°F.

STORAGE TANK

MARK	GAL CAP	KBTUH IN	RECOV. AT 90° F RISE	LBS FULL	DIM. HT. X DIA.	MANUF. MODEL	
ST-1	40	-	-	421	42"x23-1/2"	HEAT-FLO HF-40-BT-2	

PUMPS

MARK	GPM	FT HD	MANUF.	MODEL	MOTOR				NOTES
					HP	V/PH	AMPS	EFF. (%)	
P-1	12.8	21.0	TACO	0034eP-F2	NA	230/1	1.48	NA	P1-P3
P-2	12.8	21.0	TACO	0034eP-F2	NA	230/1	1.48	NA	P1-P3
P-3	3.3	18.7	TACO	0034eP-F2	NA	230/1	1.48	NA	P1-P2
P-4	7.0	12.0	TACO	0026e-F2	NA	230/1	1.05A	NA	P1-P2

PUMP NOTES
P1. PROVIDE MINIMUM 12 PIPE DIAMETERS UPSTREAM OF PUMP INLET. PROVIDE FULL PORT ISOLATION SHUTOFF BALL VALVE OR ISO-FLANGES AT ALL PUMPS.
P2. A SPRING OR FLOW CHECK VALVE SHALL BE INSTALLED IN PLACE OF A PUMP INTEGRAL CHECK VALVE.
P3. ASSUMES PEX PIPING AT 30', AT 13 GPM.

SYSTEM COMPONENTS

MARK	COMPONENT	MANUF.	MODEL	NOTES
A	SUPPLY & RETURN MANIFOLD	-	COMPOSITE MANIFOLD	C1
B	AIR ELIMINATOR	TACO	4900 SERIES 49-100	
C	HYDRONIC FEEDER SYSTEM	GTP	GRE07-E7-4/MNT	
E	EXPANSION TANK	ELBI	XTV-30	
G	TEMP/PRESSURE GUAGE	MILJOCO	PB3008 04	
H	TEMPERATURE GUAGE	MILJOCO	B259951-2W	
J	TELESTAT	-	-	
L	ZONE VALVE	TACO	ZONE SENTRY Z075T2	
M	STRAINER	-	-	

SYSTEM COMPONENTS NOTES
C1. UNLESS NOTED ALL MECHANICAL ROOM PIPING SHALL BE COPPER. PIPING FROM MECHANICAL ROOM TO MANIFOLDS MAY BE PEX.

SHEET NOTES

GENERAL
1. THIS DRAWING IS CONCEPTUAL AND DIAGRAMMATIC AND DOES NOT CONSTITUTE A COMPLETE PLAN. INSTALLER TO SUPPLY AND INSTALL ALL MATERIALS SHOWN ON THIS PLAN AND ALL OTHERS NEEDED TO COMPLETE THIS HYDRONIC SYSTEM. ALSO, PROVIDE ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED, WHICH CAN BE REASONABLE INFERRED AS BELONGING TO THE WORK NECESSARY TO PROVIDE THE COMPLETE SYSTEM.
2. ONLY QUALIFIED PLUMBING OR HEATING TECHNICIAN SHALL INSTALL THE HEATING SYSTEM.
3. REFER TO ALL MANUFACTURES GUIDELINES PERTAINING TO THE INSTALLATION, PROTECTION AND MAINTENANCE OF THE HOT WATER SOURCE.

COMPONENTS
4. SYSTEM SHALL BE TESTED FOR 30 MIN. AT 100 PSI.
5. WHERE APPLICABLE, SWING CHECK VALVES SHALL BE MOUNTED IN AN UPRIGHT POSITION.
6. WHERE APPLICABLE, PROVIDE A MINIMUM OF 8 PIPE DIAMETERS OF STRAIGHT PIPE UPSTREAM OF ALL SPRING CHECK VALVES.
7. INSULATE ALL PIPING, COMPONENTS AND RADIANT MANIFOLD. ARMACELL-ARMAFLEX INSULATION OR EQUALLY SUITABLE FOR CHILLED WATER PIPING

SUBSTITUTIONS
8. INSTALLER SHALL OBTAIN AUTHORIZATION FROM THE OWNER AND DESIGN TEAM FOR "OR EQUAL" SUBSTITUTIONS ON HEATING SYSTEM COMPONENTS. CONTRACTOR SHALL PROVIDE SUBMITTAL ON PROPOSED SUBSTITUTIONS. CLEARLY IDENTIFY MODEL AND OPTIONS.
APPROVED MANUFACTURER SUBSTITUTION:
PUMPS - GRUNDFOS, WILO, TACO
EXPANSION TANKS - AMTROL, ELBI, FLEXCON
COMPONENTS (VALVES, ETC.) - CALEFFI, WATTS

SYSTEM FLUSHING AND WATER TREATMENT
9. SYSTEM SHALL BE FLUSHED OF DEBRIS AND CHEMICALLY WASHED WITH FERNOX OR EQUAL PRIOR TO FILLING WITH TREATED WATER. DRAIN THE SYSTEM COMPLETELY AFTER WASHING (MAY BE NECESSARY TO USE COMPRESSED AIR).
10. SYSTEM SHALL BE FILLED WITH DEMINERALIZED WATER USING AXIOM PUROPAL OR CALEFFI HYROFILL DEMINERALIZER. SYSTEM MAY BE FILLED WITH UNTREATED SOURCE WATER FIRST AND DEMINERALIZED BY RECIRCULATION THROUGH THE FILTER AS AN OPTION.
11. PROVIDE AXIOM PRESSURE PAL MINI FEEDER OR EQUAL WITH TREATED WATER TO MAINTAIN SYSTEM PRESSURE.

KEY NOTES

1. PROVIDE TEMPERATURE & PRESSURE RELIEF WITH DIRECT PIPING TO APPROVED LOCATION.
2. REQUIRED PURGE PORTS/SHUTOFF FOR DEMINERALIZING THROUGH RECIRCULATION.

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PIPING SCHEMATIC

DATE: 11/25/24
SCALE: AS NOTED
DRAWN: MEG
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FILE NAME:
SHEET: M6.1
SHEET OF SHEETS

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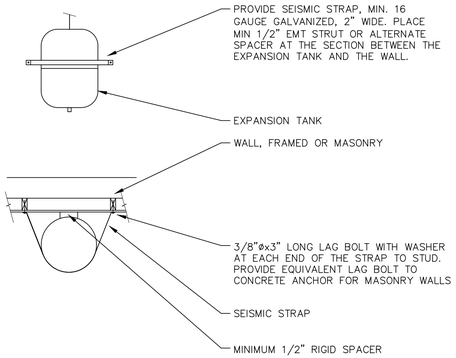
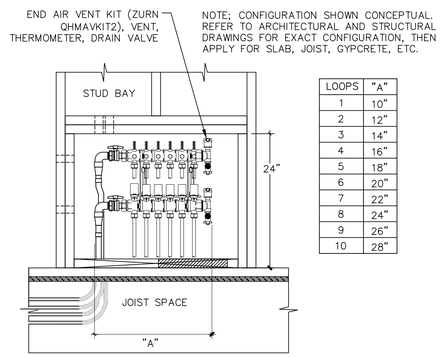


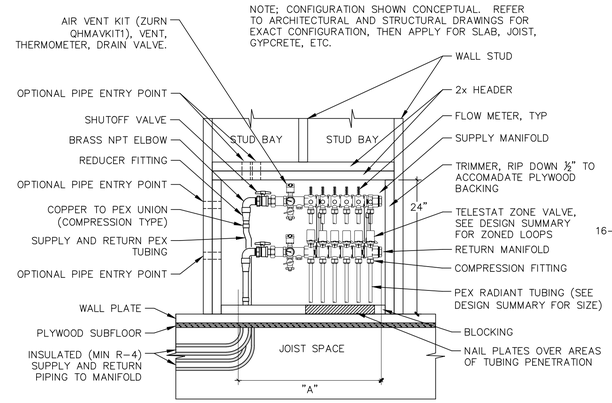
3 EXPANSION TANK BRACING
SCALE: NONE



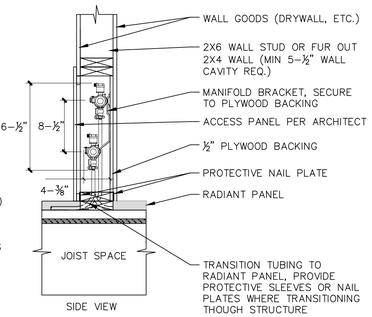
LOOPS	"A"
1	10"
2	12"
3	14"
4	16"
5	18"
6	20"
7	22"
8	24"
9	26"
10	28"

ALTERNATE CONFIGURATION

2 MANIFOLD INSTALLATION
SCALE: NONE



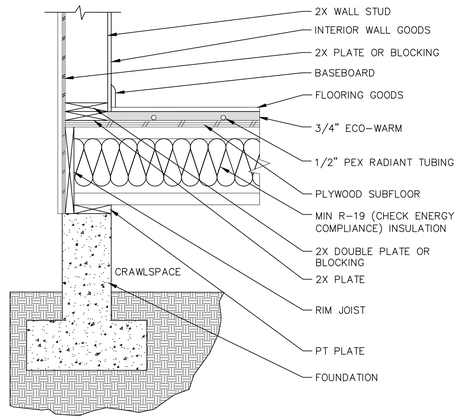
NOTES:
1. SEE DESIGN SUMMARY FOR LOOP TOTALS AND FLOW REQUIREMENTS
2. WHERE APPLICABLE, INSULATE INTERIOR WALL CAVITY W/½" BUBBLE FOIL BUBBLE RADIANT BARRIER INSULATION (PANTRIES, ETC.)
3. ALL SUPPLY AND RETURN MAINS ARE ASSUMED TO BE BARRIER PEX TYPE MATERIAL
4. LABEL EACH SUPPLY AND RETURN PEX PIPE CIRCUIT DESIGNATING AREA THEY ARE SERVING

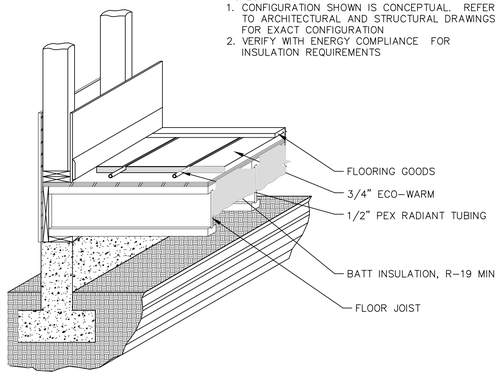


LOOPS	"A"
1	14"
2	16"
3	18"
4	20"
5	22"
6	24"
7	26"
8	28"
9	30"
10	32"

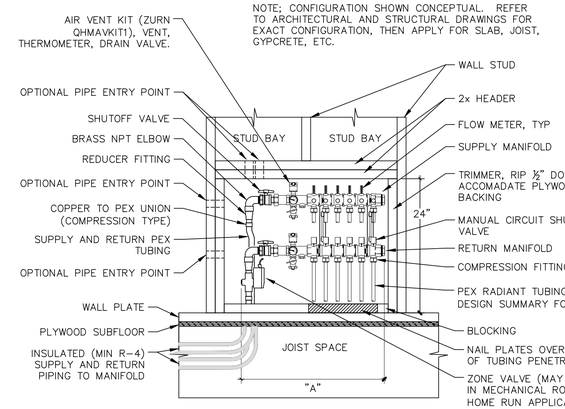
SIDE VIEW

1 MANIFOLD INSTALLATION- MULTI ZONE MANIFOLD
SCALE: NONE

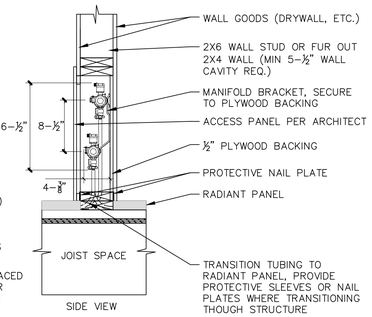




5 RADIANT APPLICATION- ECO-WARM OVER WOOD FLOOR
SCALE: NONE



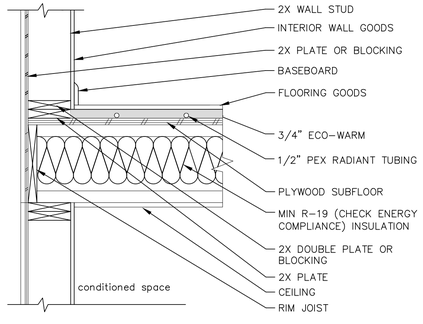
NOTES:
1. SEE DESIGN SUMMARY FOR LOOP TOTALS AND FLOW REQUIREMENTS
2. WHERE APPLICABLE, INSULATE INTERIOR WALL CAVITY W/½" BUBBLE FOIL BUBBLE RADIANT BARRIER INSULATION (PANTRIES, ETC.)
3. ALL SUPPLY AND RETURN MAINS ARE ASSUMED TO BE BARRIER PEX TYPE MATERIAL
4. LABEL EACH SUPPLY AND RETURN PEX PIPE CIRCUIT DESIGNATING AREA THEY ARE SERVING

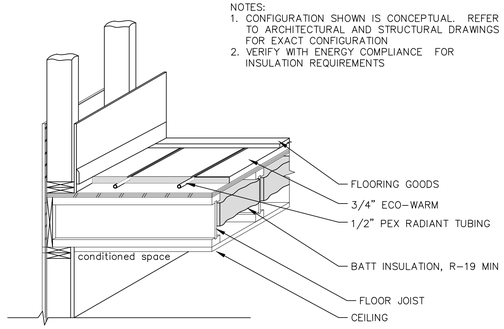


LOOPS	"A"
1	14"
2	16"
3	18"
4	20"
5	22"
6	24"
7	26"
8	28"
9	30"
10	32"

SIDE VIEW

4 MANIFOLD INSTALLATION- SINGLE ZONE MANIFOLD
SCALE: NONE





6 RADIANT APPLICATION- ECO-WARM OVER WOOD FLOOR
SCALE: NONE

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DETAILS

DATE:	11/25/24
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SHEET:	M6.2
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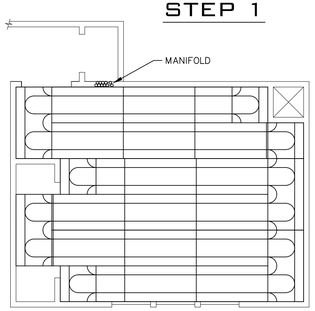
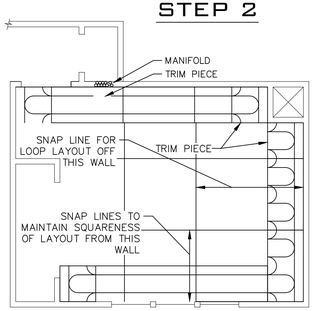
STEP 1



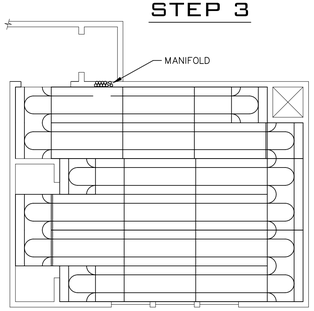
STEP 1: FROM PANEL LAYOUT, DETERMINE PANELS NEEDED (SEE MATERIAL TAKEOFF) AND TUBING LENGTHS REQUIRED. BE SURE TO ALWAYS USE GOOD JUDGMENT IN ALLOWING ENOUGH TUBING AT ENDS FOR LEADERS UP TO MANIFOLDS.

STEP 2



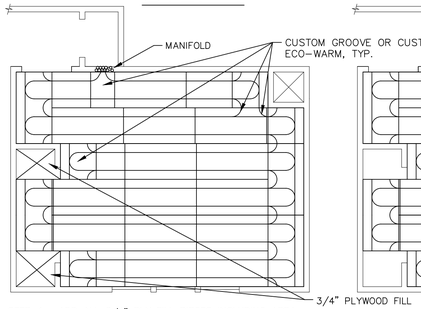
STEP 2: SNAP LINES ON FLOOR TO AID IN LAYOUT. BEGIN THE ECO-WARM LAYOUT BY STARTING AT THE BEGINNING OF THE LOOP 1 SUPPLY RUN AND RUNNING BOARDS ALONG THE PERIMETER OF THE HEATED SPACE TO THE AREA OF THE HIGHEST HEAT LOSS.

STEP 3



STEP 3: ADD END PIECES AND STRAIGHT PIECES WORKING YOUR WAY BACK AWAY FROM THE AREA OF HEAT LOSS MAKING SURE TO LINE UP ALL GROOVES AS YOU GO. ONCE ALL BOARDS ARE IN PLACE, DRILL HOLES FOR SUPPLY AND RETURN LEADERS TO MANIFOLDS (RAISED FLOOR APPLICATION).

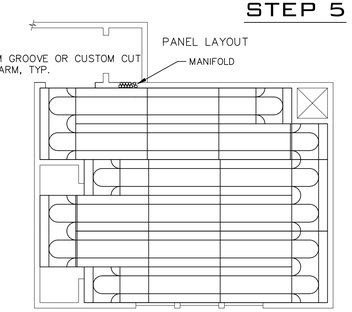
STEP 4



STEP 4: ADD ALL 3/4" PLY FILL PIECES INCLUDING AREA OF LEADERS TO MANIFOLD. ROUTE ALL CUSTOM GROOVES AS NECESSARY CLEAR ALL DEPRIS FROM GROOVES IN PREPARATION OF LAYING THE TUBING IN PLACE

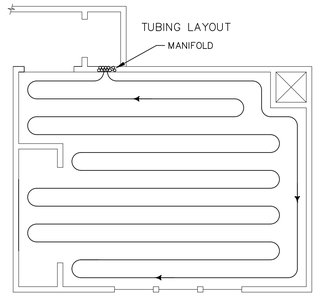
NOTE: PRIOR INSTALLATION, BE SURE TO THOUROUGHLY READ THE APPLICATION AND INSTALLATION MANUAL FOR ADDITIONAL GUIDLINES TO THE STEPS ABOVE

STEP 5



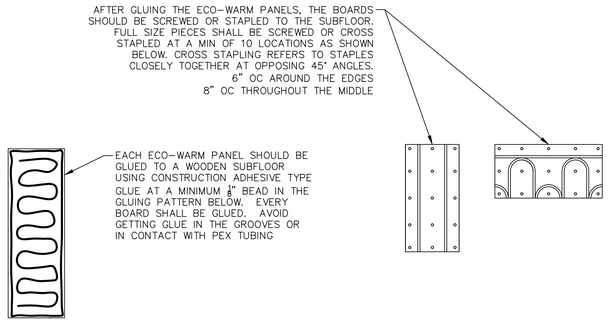
STEP 4: FEED SUPPLY TUBING (ENOUGH TO ROUTE UP WALL TO MANIFOLD). PROCEED BY "WALKING" THE TUBING INTO THE GROOVE. OCCASIONALLY TUBING MAY REQUIRE THE USE OF A RUBBER OR HIDE MALLET TO FORCE THE TUBING IN PLACE. ONCE FULLY INSTALLED, WALK THE LOOP TO MAKE SURE THE ENTIRE LENGTH OF TUBING IS FULLY SEATED IN THE GROOVE.

OPTIONAL: IN CHALLENGING AREAS WHERE CUSTOM ROUTING MAY BECOME EXCESSIVE, TUBING MAY BE ROUTED BELOW THE SUBLFOOR AND POPPED UP THROUGH DRILLED HOLES INTO THE GROOVES FROM BELOW. THIS MAY BE PARTICULLARY USEFULL NEAR A MANIFOLD WITH SEVERAL LOOPS.



1 ECO-WARM LAYOUT AND INSTALLATION

SCALE: NONE



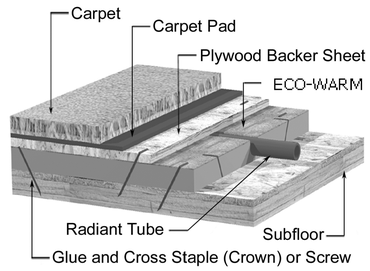
2 ATTACHMENT

SCALE: NONE

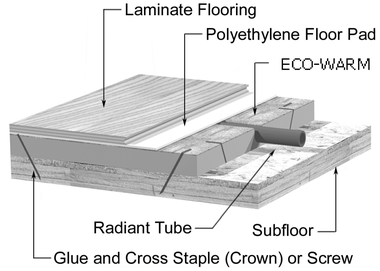
CONTACT INFORMATION
PHONE: (206)369-1458
WEBSITE: ECOWARM.US
EMAIL: ECOWARM@ECOWARM.US

NOTE: TYPICAL INSTALLATIONS ARE DETAILED BELOW. EXACT CONFIGURATIONS MAY DIFFER BASED ON ARCHITECTURAL DESIGN. SOME FLOOR COVERINGS SHOWN MAY NOT BE APPLICABLE TO THIS DESIGN. SEE DETAILED DESIGN SUMMARY ON M0.1 FOR FLOOR COVERINGS ASSUMED.

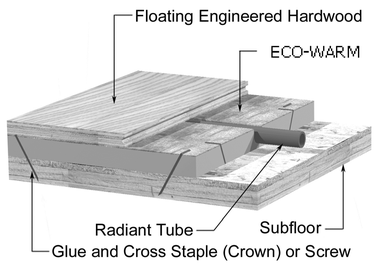
CARPET



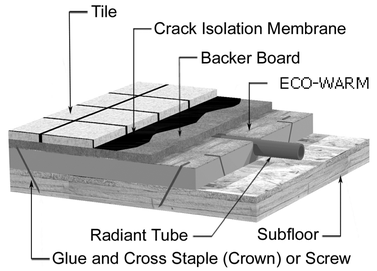
LAMINATE



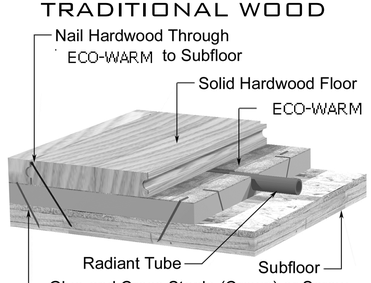
ENGINEERED WOOD



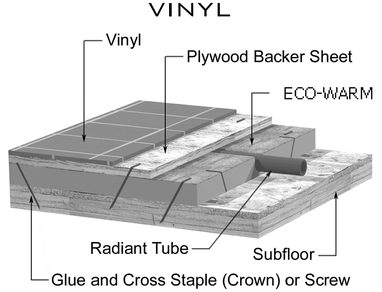
TILE



TRADITIONAL WOOD



VINYL



3 INSTALLATION METHODS

SCALE: NONE

GENERAL NOTES

1. THIS SHEET IS PROVIDED AS A SUPPLEMENT ONLY, TO THE INSTALLATION METHODS OF THE ECO-WARM PRODUCT AND DOES NOT CONSTITUTE A COMPLETE INSTALLATION GUIDE. PLEASE REFER TO THE ECO-WARM APPLICATION AND INSTALLATION MANUAL FOR COMPLETE INSTALLATION GUIDELINES.

2. IT IS THE INSTALLERS RESPONSIBILITY TO INSTALL ACCORDING TO THE MOST CURRENT APPLICATION GUIDE. THIS SHEET DOES NOT PURPORT TO ADDRESS ALL RELEVANT ISSUES; IT ASSUMES A KNOWLEDGE OF GOOD PRACTICE IN BOTH HYDRONICS AND CONSTRUCTION METHODS.

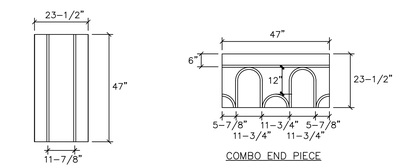
3. INSTALLERS SHOULD ALWAYS CONSULT ALL RELEVANT LOCAL, REGIONAL AND NATIONAL CODES, AND ADHERE TO GOOD CONSTRUCTION PRACTICE.

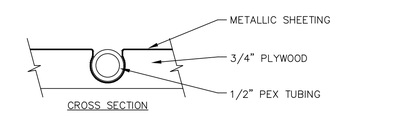
4. ECO-WARM SHOULD ONLY BE INSTALLED BY KNOWLEDGEABLE QUALIFIED INSTALLERS.

5. ECO-WARM INSTALLATIONS FREQUENTLY REQUIRE THE COORDINATION OF TRADES. THESE ARE, MOST TYPICALLY, MECHANICAL AND FLOORING TRADES. ANY ISSUES REGARDING THIS COORDINATION SHOULD BE WORKED OUT IN ADVANCE.

6. FAILURE TO FOLLOW THE INSTRUCTIONS OF THIS SHEET AND MANUAL, FAILURE TO ADHERE TO RELEVANT LOCAL , REGIONAL AND NATIONAL CODES, FAILURE TO COORDINATE TRADES AND FAILURE TO FOLLOW GOOD CONSTRUCTION PRACTICE MAY CAUSE AN UNSATISFACTORY RESULT. SEE ALSO "LIMITATIONS OF USE" IN THE INSTALLATION MANUAL.

7. THE LIMITATIONS AND INSTRUCTIONS OF USE FOR PEX PIPE AND OTHER HYDRONIC COMPONENTS PROVIDED BY THE MANUFACTURES SHALL ALSO BE REFERENCED AND FOLLOWED DURING INSTALLATION; THIS SHEET DOES NOT ADDRESS MANY ASPECTS OF A HYDRONIC INSTALLATION





4 PANEL COMPONENTS

SCALE: NONE

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

REVISIONS:	BY:

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ECO-WARM INSTALLATION DETAILS

DATE:	11/25/24
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	M6.3
	SHEET OF SHEETS

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RADIANT DESIGN SUMMARY

Project Information

Name: Hess-Beckman Residence
Project #: 24-084
Location: Monterey, CA..
Date: 11/25/24

Project Summary

Load Calculation Method: User Entered (Manual)

Floorplans / Levels:
Total Panel Area: 3,602 ft²

Total Circuit Lengths:	3,890 ft
Total RH Circuits:	20
Total Manifolds:	4
Total Zones:	12
Fluid Type:	10% Propylene Glycol
Total Tubing Volume:	37.33 USG
Glycol Volume:	3.73 USG

Radiant Heating:	75,750 Btu/hr
Supplemental Heating Required:	1,088 Btu/hr
Total Heating Load:	76,838 Btu/hr

Zone Heating Summary

Zone #	Gross Area	Construction	Heating Types	RH[1] Circuits	Total Tubing	Manifolds	Flowrate	Head Loss (Circuit Only)	RH Load[2]	Supplemental	Zone Load[3]
Zone 1	254	Eco-Warm	RH	2	326	1	0.43	0.4	3,200	0	3,200
Zone 2	271	Eco-Warm	RH	1	277	1	1.01	10.7	7,453	0	7,453
Zone 3	168	Eco-Warm	RH	1	174	1	0.63	2.9	4,620	0	4,620
Zone 4	77	Eco-Warm	RH	1	83	1	0.36	0.5	2,673	0	2,673
Zone 5	293	Eco-Warm	RH	2	341	1	0.83	1.4	6,153	0	6,153
Zone 6	1,170	Eco-Warm	RH	5	1,240	1	3.17	4.7	23,342	0	23,342
Zone 7	403	Eco-Warm	RH	2	415	1	0.98	2.3	7,194	0	7,194
Zone 8	139	Eco-Warm	RH,OTH	1	161	1	0.56	2.2	4,112	1,088	5,200
Zone 9	310	Eco-Warm	RH	2	326	1	0.75	1.1	5,534	0	5,534
Zone 10	135	Eco-Warm	RH	1	141	1	0.27	0.5	1,985	0	1,985
Zone 11	134	Eco-Warm	RH	1	152	1	0.44	1.4	3,236	0	3,236
Zone 12	248	Eco-Warm	RH	1	254	1	0.85	7.2	6,250	0	6,250

[1] Circuits assigned to this zone. [2] Total RH radiant heating load for room in zone, including all panel back loss. [3] Total load for zone including all panel back loss. Does not account for air leakage and loss within building envelope.

Loop Heating Summary (By Construction Type)

Eco-Warm

Zone #	Room Name	Heating Type	Floor Area	Heated Area	Manifold #	Tube Size	RH Circuits[1]	Tube Spacing	Tubing in Room	Floor Cover RV	Required Temp.	Unit RH Load	RH Load[2]	Supplemental	Total Load[3]
Zone 1	1.1 Gym	RH	127	127	Manifold 1	1/2	1	12	127	1.1	104	12.6	1,600	0	1,600
Zone 1	1.2 Gym	RH	127	127	Manifold 1	1/2	1	12	127	1.1	104	12.6	1,600	0	1,600
Zone 2	1.3 Entry/Gallery	RH	271	271	Manifold 1	1/2	1	12	271	0.8	126	27.5	7,453	0	7,453
Zone 3	1.4 Bedroom 1	RH	168	168	Manifold 1	1/2	1	12	168	0.8	126	27.5	4,620	0	4,620
Zone 4	1.5 Bath 1	RH	77	77	Manifold 1	1/2	1	12	77	0.5	124	34.7	2,673	0	2,673
Zone 5	2.1 Dining Rm.	RH	147	147	Manifold 2	1/2	1	12	147	0.8	116	21	3,087	0	3,087
Zone 5	2.2 Dining Rm.	RH	146	146	Manifold 2	1/2	1	12	146	0.8	116	21	3,066	0	3,066
Zone 6	2.3 Living Rm.	RH	245	245	Manifold 2	1/2	1	12	245	0.8	115	20	4,888	0	4,888
Zone 6	2.4 Living Rm.	RH	244	244	Manifold 2	1/2	1	12	244	0.8	115	20	4,868	0	4,868
Zone 6	2.5 Living Rm.	RH	198	198	Manifold 2	1/2	1	12	198	0.8	115	20	3,950	0	3,950
Zone 6	2.6 Kitchen/Breakfast	RH	242	242	Manifold 2	1/2	1	12	242	0.8	115	20	4,828	0	4,828
Zone 6	2.7 Kitchen/Breakfast	RH	241	241	Manifold 2	1/2	1	12	241	0.8	115	20	4,808	0	4,808
Zone 7	3.1 Master Suite	RH	201	201	Manifold 3	1/2	1	12	201	0.8	111	17.9	3,588	0	3,588
Zone 7	3.2 Master Suite	RH	202	202	Manifold 3	1/2	1	12	202	0.8	111	17.9	3,606	0	3,606
Zone 8	3.3 Master Bath	RH, OTH	139	139	Manifold 3	1/2	1	12	139	0.5	125	29.6	4,112	1,088	5,200
Zone 9	3.4 Music Rm.	RH	156	156	Manifold 3	1/2	1	12	156	0.8	111	17.9	2,785	0	2,785
Zone 9	3.5 Music Rm.	RH	154	154	Manifold 3	1/2	1	12	154	0.8	111	17.9	2,749	0	2,749
Zone 10	3.6 Laundry Rm.	RH	135	135	Manifold 3	1/2	1	12	135	0.5	101	14.7	1,985	0	1,985
Zone 11	3.7 Office	RH	134	134	Manifold 3	1/2	1	12	134	0.8	122	24.2	3,236	0	3,236
Zone 12	4.1 Shop	RH	248	248	Manifold 4	1/2	1	12	248	0.0	108	25.2	6,250	0	6,250

[1] Circuits assigned to this room. Loaders from other rooms may also be counted. [2] Includes panel back loss. [3] Total load including panel back loss. Does not account for air leakage and loss within building envelope.

Manifold Summary

Manifold Name	# Zones	# Circuits	Flowrate	Head Loss[1]	Required Temp.	Supplied Temp.	Temp Drop	Manifold Type	Control Type	# Actuators
Manifold 1	4	5	2.43	11.7	126	126	15	1 1/4" Stainless Steel w / Flow Meters	Circuit	5
Manifold 2	2	7	4.00	5.7	116	126	15	1 1/4" Stainless Steel w / Flow Meters	Circuit	7
Manifold 3	5	7	2.99	3.3	125	126	15	1 1/4" Stainless Steel w / Flow Meters	Circuit	7
Manifold 4	1	1	0.85	8.2	108	126	15	1 1/4" Stainless Steel w / Flow Meters	Manifold	0
Total	12	20	10.27	11.7	126	-	15	-	-	19

[1] Total head loss includes manifold and circuit head loss

RADIANT HEATING NOTES

GENERAL INFORMATION

1. The installer of this hydronic system shall be a licensed C-4 contractor. It is the installer's responsibility to ensure the system functions properly, safely, and meets all local, state and regional codes.
2. Installer to supply and install all materials shown on this plan and all others needed to complete this hydronic system. Also, provide any incidental work not shown or specified, which can be inferred as belonging to the work necessary to provide the complete system.
3. This plan does not constitute a complete installation guide for a hydronic system. The installer shall be factory trained, properly licensed and experienced in the installation of hydronic heating systems. RPA and I=B=R installation procedures and recommendations shall be followed in effecting the installation.
4. Coordinate with General Contractor and the work of all other trades.
5. Work shall comply with requirements of building inspectors and all local, state and federal codes, including 2022 CBC, CMC, CPC, CFC, UL, NEC, and OSHA. Installation of equipment and materials shall comply with manufacturer's installation instructions and industry standards.
6. The Monterey Energy Group Inc. makes no guarantee for any material or components to be installed in this hydronic system. If the current plan's date is over a year old, we recommend the installing contractor to check with Monterey Energy Group or the equipment manufacturers for any product updates.

TUBING INSTALLATION

1. Tube spacing shall not vary by more than 10% from that shown on plans.
2. Tubing shall be pressure tested at 100 psi or to 50 psi greater than the operating pressure, whichever is greater, for 30 minutes prior to and during pouring of concrete. System to be tested with air to insure freeze protection. A 30-40 psi pressure test shall remain during phases of construction. The required test shall be conducted by the owner or contractor in the presence of an authorized inspector. The piping being tested shall remain exposed during the test.
3. The installer is responsible for protecting tubing from freezing during construction and adding antifreeze and corrosion inhibiting fluids upon completion of work.
4. Tubing to be tied or stapled every 3' in straight runs. At the 180-degree turns, staple the tubing at the top of the arc, and once on each side, 12 inches from the top of the arc.
5. Installer to record length of every pipe and photograph completed installation (before concrete).
6. Refer to manufacturer's guidelines for additional installation methods of their products.
7. Tubing for radiant floor heating shall be 1/2" PEX-AL-PEX with oxygen diffusion barrier meeting CSA B137.10 certification and listed by ICBO, to ASTM F1281 and F2262 and listed by NSF to NSF 61.

PLUMBING BETWEEN MANIFOLD AND HEAT SOURCE

1. Type M or L copper tube joined with 95-5 solder shall be used. Pipe in and out of conditioned space shall be insulated to R-4. All ends of pipe shall be reamed. All lines shall be run as direct as possible.
2. Install expansion joints as needed and provide clearance around pipe passing through floors and walls.
3. Cross-linked polyethylene with an integral oxygen diffusion barrier may be used only when specifically approved by the local building department. Pipe sizing on plans is based on I.D.'s of PEX piping.

MANIFOLD INSTALLATION

1. Manifolds to be plumb, level and situated in their final position.
2. Manifolds to be installed at least 18" above the finished floor.
3. Manifolds to be installed with air vents and flow balancing valves. Manifolds shall be equipped with a fully sealing ball or gate valve on the supply and return to allow service. Zone valves or Telestats (if used) shall be installed on the return side of manifolds. Unless otherwise specified, manifolds shall be brass type.

FLUIDS

1. Hydronic radiant heating systems, open or closed, should be purged and charged with clean water measuring a minimum pH of 7.0.
2. Fill water with high mineral content (hardness) over 8-9 grains (150 ppm) should be pre-softened or replaced with de-ionized (D.I.) water.
3. When applicable, antifreeze shall be of the propylene glycol type. Refer to "Design Summary" for concentrations.
4. Where approved, combined, open systems shall utilize approved fixtures, fittings and pipe for both the heating system and the domestic potable water and pressure tested to regulatory limitations for each. A control device shall be installed on the radiant portion of the system to ensure periodic circulation to avoid stagnation during the off season.
5. No chemical additives shall be used in a combined open system.

ECO-WARM INSTALLATION

1. The installer shall refer to the manufacture's guidelines for installation methods of various floor coverings.
2. Custom grooves shall be routed as indicated on plans using a router jig and shall be made using a 5/8" core box router bit.
3. When applicable installation contractor shall coordinate with the plumbing contractor so as to have all plumbing stubbed out 12" above sub-floor prior to installation.
4. Remove all burrs left by custom routing and on angle holes.
5. Holes for routing tubing below sub-floor shall be drilled using a 11/16" bit at the correct location and in the appropriate direction so that the end of the tube can be passed from the groove to the under-floor area in the right direction to lead to the appropriate manifold location or the boiler panel.
6. All grooves shall be inspected and cleaned of any debris prior to tubing installation.
7. Tubing shall be and remain pressurized immediately following installation into the panel diaphragm for the duration of all construction.
8. Tubing for the Eco-Warm system shall be 1/2" PEX with oxygen diffusion barrier meeting CSA B137.10 certification and listed by ICBO, to ASTM F1281 and F2262 and listed by NSF to NSF 61.

DESIGN ASSUMPTIONS

1. 30 degrees F outside design temperatures.
2. R-23 wall insulation.
3. R-30 ceiling insulation.
4. Double pane windows U=0.35.
5. R-19 floor insulation and R-19 in between floor insulation.
6. (TBD) Setback thermostat's location per Architect or Owner. Installation per guidelines under the Controls section of the "Heat Source Schematic." Per ADA accessibility requirements all buildings with 3 or more apartments - Thermostats shall be located 48" above finished floor.
7. R-value of tile floors not to exceed 0.5. R-value of hardwood floor areas not to exceed 0.8.
8. Air change rate = 0.4.

SHEET INDEX

M0.1 NOTES
M0.2 NOTES
M0.3 ENERGY COMPLIANCE
M0.4 ENERGY COMPLIANCE
M0.5 2022 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY
M2.1 PARTIAL MAIN FLOOR RADIANT HEATING PANEL LAYOUT
M2.2 PARTIAL MAIN FLOOR RADIANT HEATING PANEL LAYOUT
M2.3 PARTIAL MAIN FLOOR RADIANT HEATING TUBING LAYOUT
M2.4 PARTIAL MAIN FLOOR RADIANT HEATING TUBING LAYOUT
M2.5 PARTIAL MAIN FLOOR HVAC PLAN
M2.5 PARTIAL MAIN FLOOR HVAC PLAN
M6.1 PIPING SCHEMATIC
M6.2 DETAILS
M6.3 ECO-WARM INSTALLATION DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

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7725 PASEO VENADO
MONTEREY, CA 93940

NOTES

DATE: 11/25/24
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET: M0.1
SHEET OF SHEETS

SPLIT SYSTEM HEATING & COOLING UNITS

MARK	COOL KBH	HEAT KBH		CFM	ESP	MOTOR		UNIT MCA	WT LBS	SEER2	EER2	HSPF2	LINE SIZE		MANUFACTURER AND MODEL	COMMENTS
	TC	HIGH(47)	LOW (17)			HP	V/PH						GAS	LIQ		
HP-1	48	54	35	–	–	–	230/1	29	217	17.5	10.2	8.8	–	–	SAMSUNG AM048TXMDCH/AA	(1) (6)
AH-1A	18	22	–	530	0.5	–	230/1	0.90	109	–	–	–	1/2	1/4	SAMSUNG AM018TNZDCH/AA	(2) (3) (4) (6)
AH-1B	18	22	–	530	0.5	–	230/1	0.90	109	–	–	–	1/2	1/4	SAMSUNG AM018TNZDCH/AA	(2) (3) (4) (6)
AH-1C	12	13.5	–	370	0.5	–	230/1	0.90	105	–	–	–	1/2	1/4	SAMSUNG AM012TNZDCH/AA	(2) (3) (4) (6)
AH-1D	5	5.8	–	170	–	–	230/1	0.16	20	–	–	–	1/2	1/4	SAMSUNG AM005TNVDCH/AA	(2) (3) (4) (6)
HP-2	48	54	–	1410	0.5	–	230/1	2.6	214	–	–	–	5/8	3/8	SAMSUNG AM048TNZDCH/AA	(2) (3) (4) (6)
AH-2	54	60	–	1600	0.5	–	230/1	2.6	226	–	–	–	3/4	3/8	SAMSUNG AM054TNZDCH/AA	(2) (3) (4) (6)

(1) MOUNT OUTDOOR UNIT ON VIBRATION PAD AND PROVIDE CLEARANCES PER MANF. GUIDELINES

(2) PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.

(3) PROVIDE 16/2 STRANDED AND SHIELDED WIRE TO ALL CONTROLLERS

(4) PROVIDE FILTER RACKS AND MERV 13 FILTERS

(5) ROUTE ANY UNDERSLAB REFRIGERANT LINES IN PVC SLEEVE PER MANF GUIDELINES

(6) EQUIPMENT SIZES APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL S 8TH EDITION

(7) PROVIDE MIM-A60UN 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 3RD PARTY THERMOSTATS.

(8) 3rd PARTY THERMOSTATS TO BE 2 STAGE HEAT AND 2 STAGE COOL, SET FOR CONVENTIONAL STYLE WIRING, WITH R, G, C, Y1, Y2, W1, W2.

(9) FOR MORE ACCURATE SPACE TEMP READINGS TO VRF SYSTEM, PROVIDE AND INSTALL ACI 10K-E1 FLUSH MOUNT PAINTABLE BUTTON REMOTE TEMP SENSORS OR SIMILAR. WIRE BACK TO AH SERVING THAT ZONE AND PLUG INTO BOARD IN PLACE OF RA THERMISTOR. ABANDON RA THERMISTORS IN PLACE.

(10) SET DIPS AND DIALS ON THERMOSTAT ADAPTERS PER THE INSTALL MANUALS. CONFIRM ESTIMATED SPACE SET TEMPS WITH END USERS PRIOR TO INSTALL FOR USE WHEN SETTING TEMP DIALS RSW1/2 INSIDE THE ADAPTERS.

(11) PROVIDE SAMSUNG CENTRAL CONTROLLER AT MECHANICAL ROOM, MODEL MCM-A300UN.

FANS

MARK	LOCATION	CFM	ESP	CFM CONT.	SONES OR TIP SPEED	MOTOR		FAN RPM	MAX AMPS	WATTS	CFM/ WATTS	MANUFACTURER MODEL	COMMENTS
						HP	V/PH						
EF-1	MASTER BATH	130	0.25"	--	0.4	NA	120/1	905	0.39	14.7	9.4	PANASONIC FV-11-15VK3	(2) (3) (4)
EF-2	BATH 2	80	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	(2) (3) (4)
EF-3	BATH 3	80	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	(2) (3) (4)

(1) CEC IAQ REQUIRED VENTILATION-DO NOT MODIFY. PROVIDE MULTI SPEED AND TIME DELAY MODULE

(2) PROVIDE OPTIONAL LUTRON OCCUPANCY SENSOR MODEL # MS-OPS5AM, OR EQUAL PER ARCH, AND LED NIGHT LIGHT & MOTION SENSOR MODULE

(3) PROVIDE CONDENSATION SENSOR MODULE TO SATISFY HUMIDISTAT CONTROL PER 2022 CAL GREEN CODE SECTION 4.506

(4) FAN SHALL BE ENERGY STAR RATED AND HAVE BUILT IN BACKDRAFT DAMPER

(5) WITH FACTORY LINT TRAP KIT. WIRE PER INSTALLATION GUIDELINES WITH DRYER CIRCUIT, PROVIDE ACCESS.

HEAT-ENERGY RECOVERY VENTILATORS

MARK	CFM	ESP	HR %		MOTOR		WATTS	MANUFACTURER MODEL	COMMENTS
			SRE	ASE	HP	V/PH			
ERV-1	85	0.4	73	77	–	120/1	68	PANASONIC FV-10VEC2	(1) (2) (3)
ERV-2	85	0.4	73	77	–	120/1	68	PANASONIC FV-10VEC2	(1) (2) (3)

(1) CEC IAQ REQUIRED VENTILATION-DO NOT MODIFY

(2) PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.

(3) UNIT SHALL BE INSTALLED WITH MERV 13 FILTER.

ABBREVIATIONS

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

MECHANICAL LEGEND

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

REGISTERS

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

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

DUCT SYSTEM INSTALLATION

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

Air for combustion

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

Gas lines

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

MAJOR EQUIPMENT INSTALLATION

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

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

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NOTES

DATE: 11/25/24
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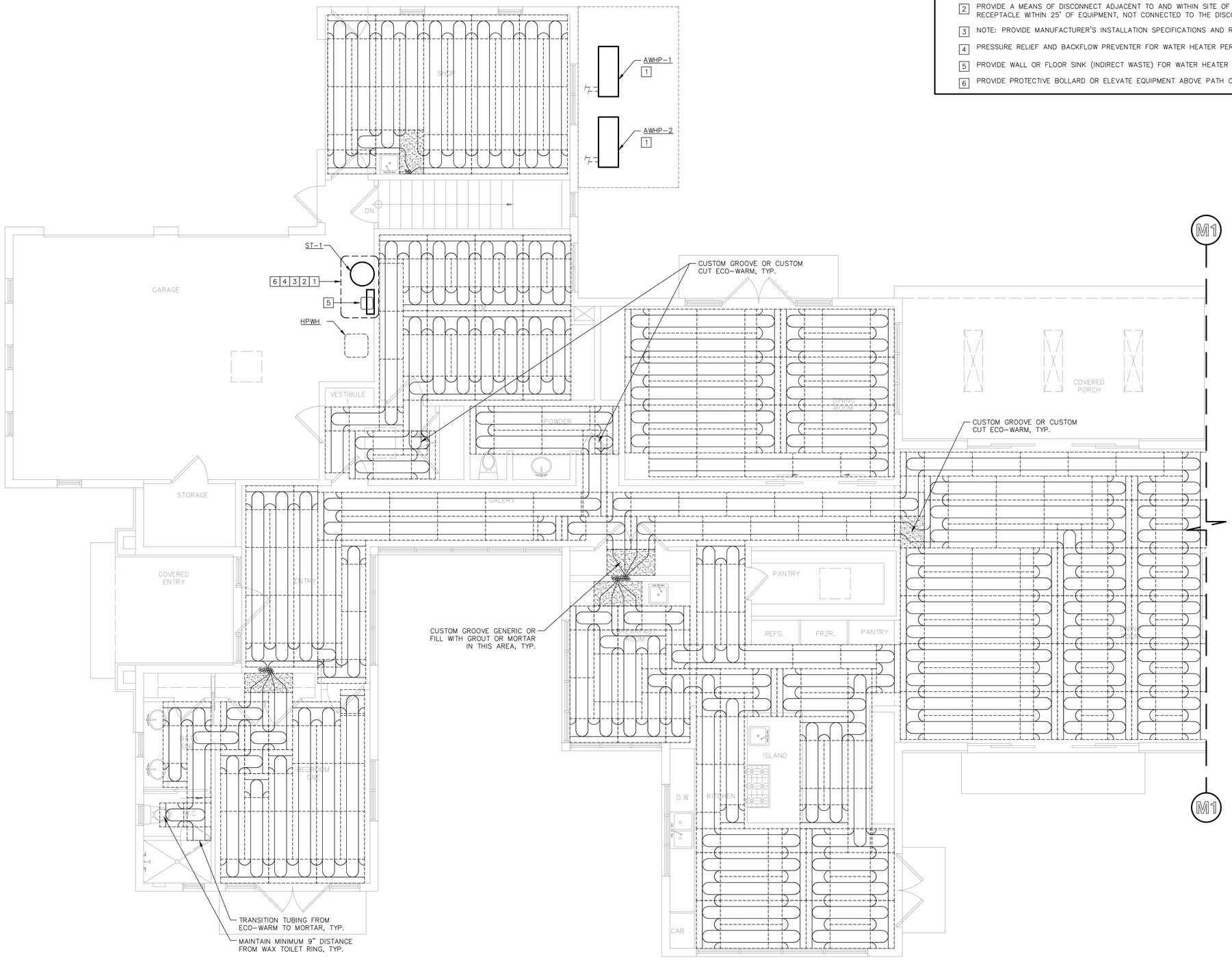
SHEET NOTES

1. HEAT SOURCE AND CONTROLS COORD EXACT LOCATION OF EQUIPMENT WITH ARCHITECT AND ALL TRADES BEFORE INSTALLATION OR ORDERING EQUIPMENT.
2. PROVIDE A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER 2022 CMC 301.4 AND A 120V RECEPTACLE WITHIN 25' OF EQUIPMENT, NOT CONNECTED TO THE DISCONNECT.
3. NOTE: PROVIDE MANUFACTURER'S INSTALLATION SPECIFICATIONS AND REQUIREMENTS ON SITE FOR FIELD INSPECTION
4. PRESSURE RELIEF AND BACKFLOW PREVENTER FOR WATER HEATER PER 2022 CPC 608.4
5. PROVIDE WALL OR FLOOR SINK (INDIRECT WASTE) FOR WATER HEATER CONDENSATE REMOVAL AND PRESSURE RELIEF
6. PROVIDE PROTECTIVE BOLLARD OR ELEVATE EQUIPMENT ABOVE PATH OF VEHICLE PER CPC 507.13 AND CMC 305.1.1

ESTIMATED PANEL SCHEDULE

TYPE	QUANTITY
STRAIGHT	287
COMBO	193

NOTE: CONTRACTOR TO VERIFY FINAL PANEL COUNT WITH ECO-WARM FACTORY



1 PARTIAL MAIN FLOOR RADIANT HEATING PANEL LAYOUT

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

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PARTIAL MAIN FLOOR RADIANT HEATING PANEL LAYOUT

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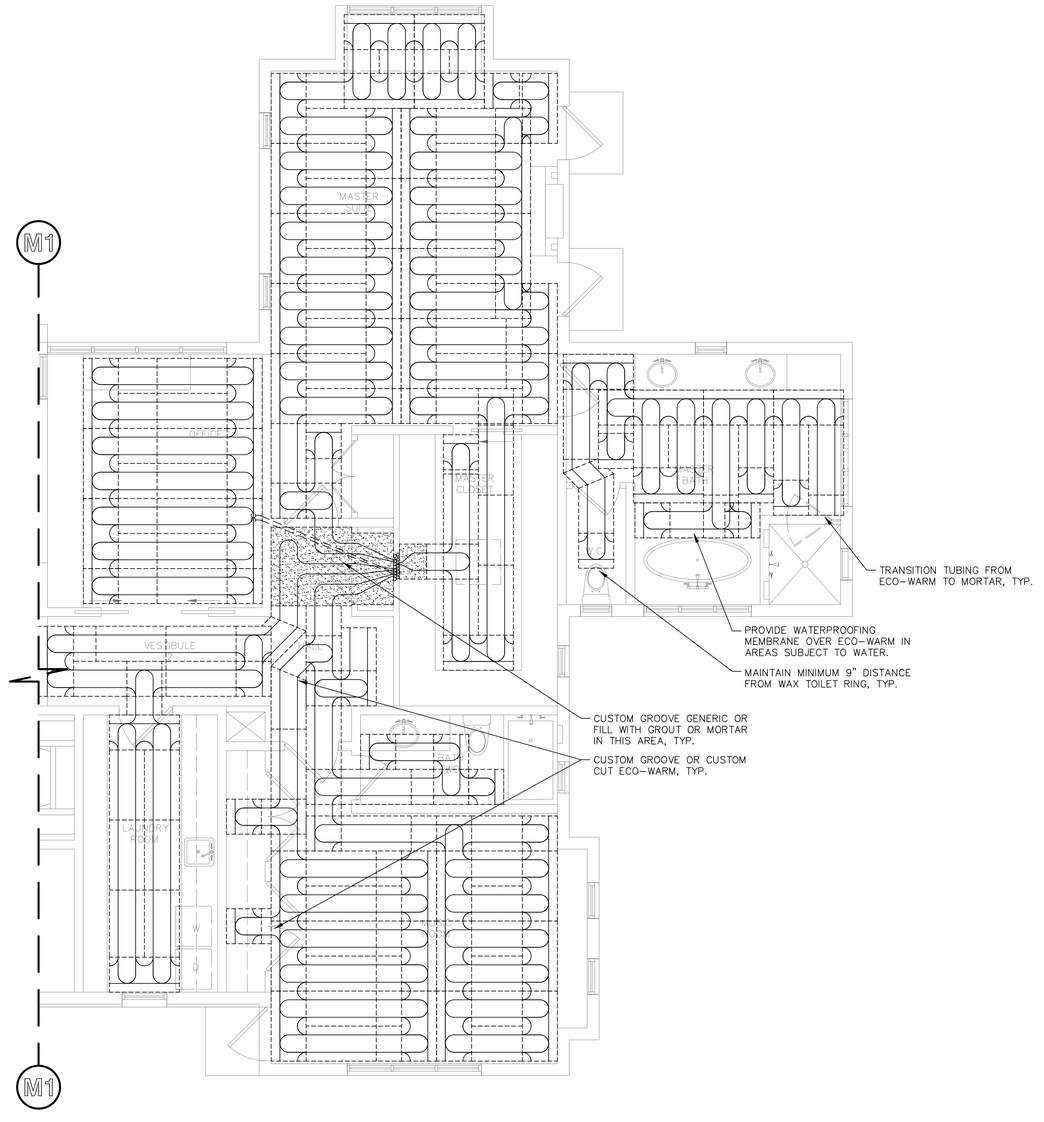

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PARTIAL MAIN FLOOR RADIANT HEATING PANEL LAYOUT

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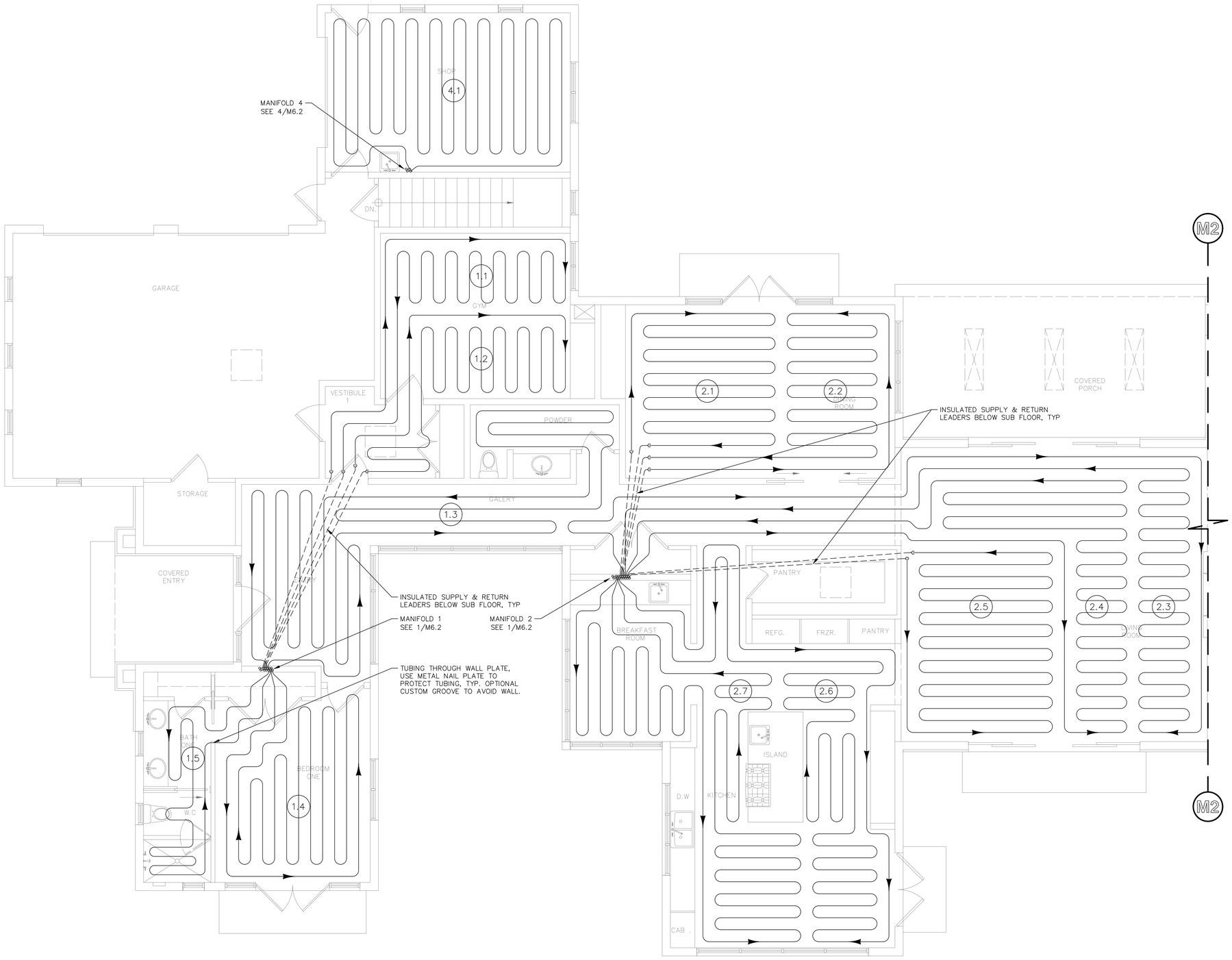

1 PARTIAL MAIN FLOOR RADIANT HEATING TUBING LAYOUT

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

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PARTIAL MAIN FLOOR
RADIANT HEATING
TUBING LAYOUT

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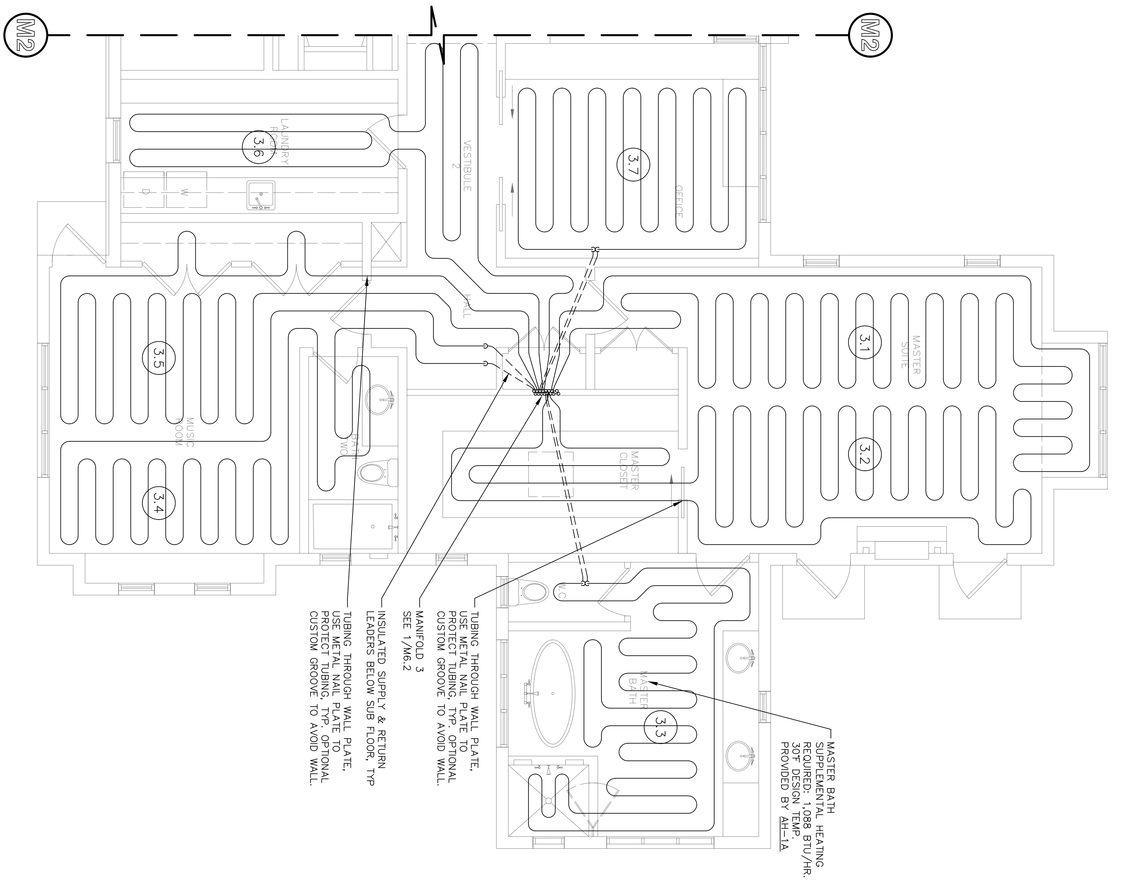
1 PARTIAL MAIN FLOOR RADIANT HEATING TUBING LAYOUT

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



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PARTIAL MAIN FLOOR RADIANT HEATING TUBING LAYOUT

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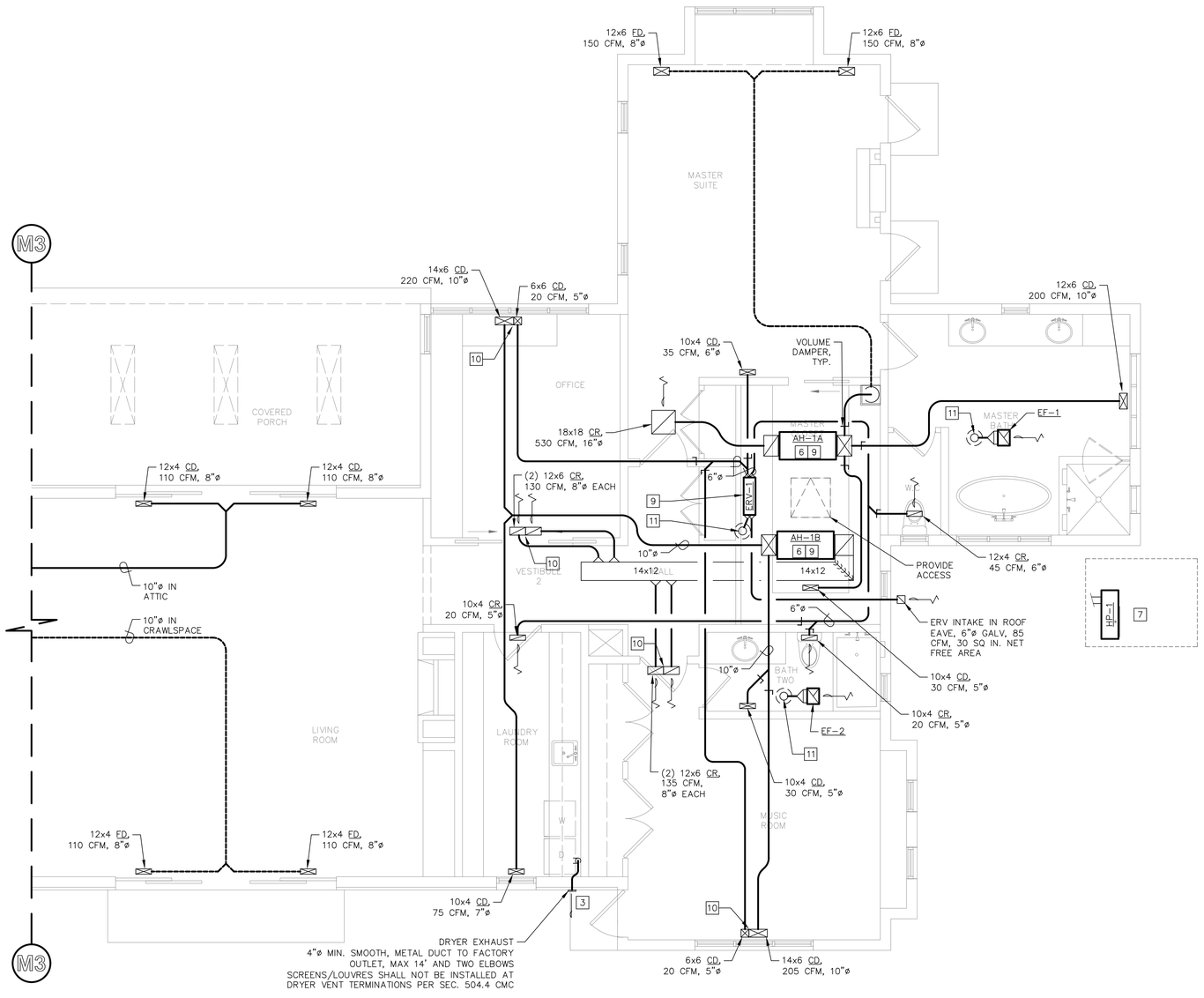
LEGEND

———	DUCTS IN CEILING
- - - - - -	DUCTS IN FLOOR/CRAWL

SHEET NOTES

1. CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
2. CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
3. ALL EXHAUST OUTLETS SHALL MAINTAIN A MIN. 3' CLEARANCE FROM ANY OPERABLE OPENING AND PROPERTY LINES. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER PER SEC. 504.1.1 CMC
4. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1. WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
5. RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. CONFIRM RANGE HOOD SPECIFICATION.
6. A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
   C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
7. CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
8. PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
9. MOUNT IN ATTIC PER MANUFACTURER'S INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
   A. MIN 30x22 ACCESS (SEE ARCH SHEETS) PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED FROM THE OPENING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL.
   B. A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE FROM ACCESS TO UNIT.
   C. LIGHT AT UNIT W/SWITCH AT ACCESS.
   D. MIN 30x30 UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF EQUIPMENT
   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
   F. A 120V RECEPTACLE ADJACENT TO EQUIPMENT
   G. FOR AC UNITS PROVIDE DRAIN PAN AND CONDENSATE REMOVAL PER 2022 CMC 802.8.4
10. COVER ADJACENT REGISTERS WITH A CONTINUOUS GRILLE
11. EXHAUST DUCT, 6"ø GALV UP, CONNECT TO BROAN 634M ROOF CAP



1 PARTIAL MAIN FLOOR HVAC PLAN
SCALE: 1/4" = 1'-0"

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.2 FOR CONTINUOUS EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS EXHAUST VENTILATION CALCULATION.

MANUAL JDS

LOADS, DUCTS AND EQUIPMENT SIZES ARE APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL JDS.

MANUAL J: ROOM-BY-ROOM HEATING AND COOLING LOADS ARE CALCULATED USING RIGHSUITE, A PROGRAM APPROVED BY ACCA MANUAL J

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

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

NORTH ARROW

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PARTIAL MAIN FLOOR HVAC PLAN

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LEGEND

———	DUCTS IN CEILING
- - - - - - - - - -	DUCTS IN FLOOR/CRAWL

SHEET NOTES

1. CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
2. CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
3. ALL EXHAUST OUTLETS SHALL MAINTAIN A MIN. 3' CLEARANCE FROM ANY OPERABLE OPENING AND PROPERTY LINES. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER PER SEC. 504.1.1 CMC
4. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1. WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
5. RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. CONFIRM RANGE HOOD SPECIFICATION.
6. A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
   C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
7. CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
8. PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
9. MOUNT IN ATTIC PER MANUFACTURER'S INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
   A. MIN 30x22 ACCESS (SEE ARCH SHEETS) PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED FROM THE OPENING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL.
   B. A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE FROM ACCESS TO UNIT.
   C. LIGHT AT UNIT W/SWITCH AT ACCESS.
   D. MIN 30x30 UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF EQUIPMENT
   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
   F. A 120V RECEPTACLE ADJACENT TO EQUIPMENT
   G. FOR AC UNITS PROVIDE DRAIN PAN AND CONDENSATE REMOVAL PER 2022 CMC 802.8.4
10. COVER ADJACENT REGISTERS WITH A CONTINUOUS GRILLE
11. EXHAUST DUCT, 6"ø GALV UP, CONNECT TO BROAN 634M ROOF CAP

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.2 FOR CONTINUOUS EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS EXHAUST VENTILATION CALCULATION.

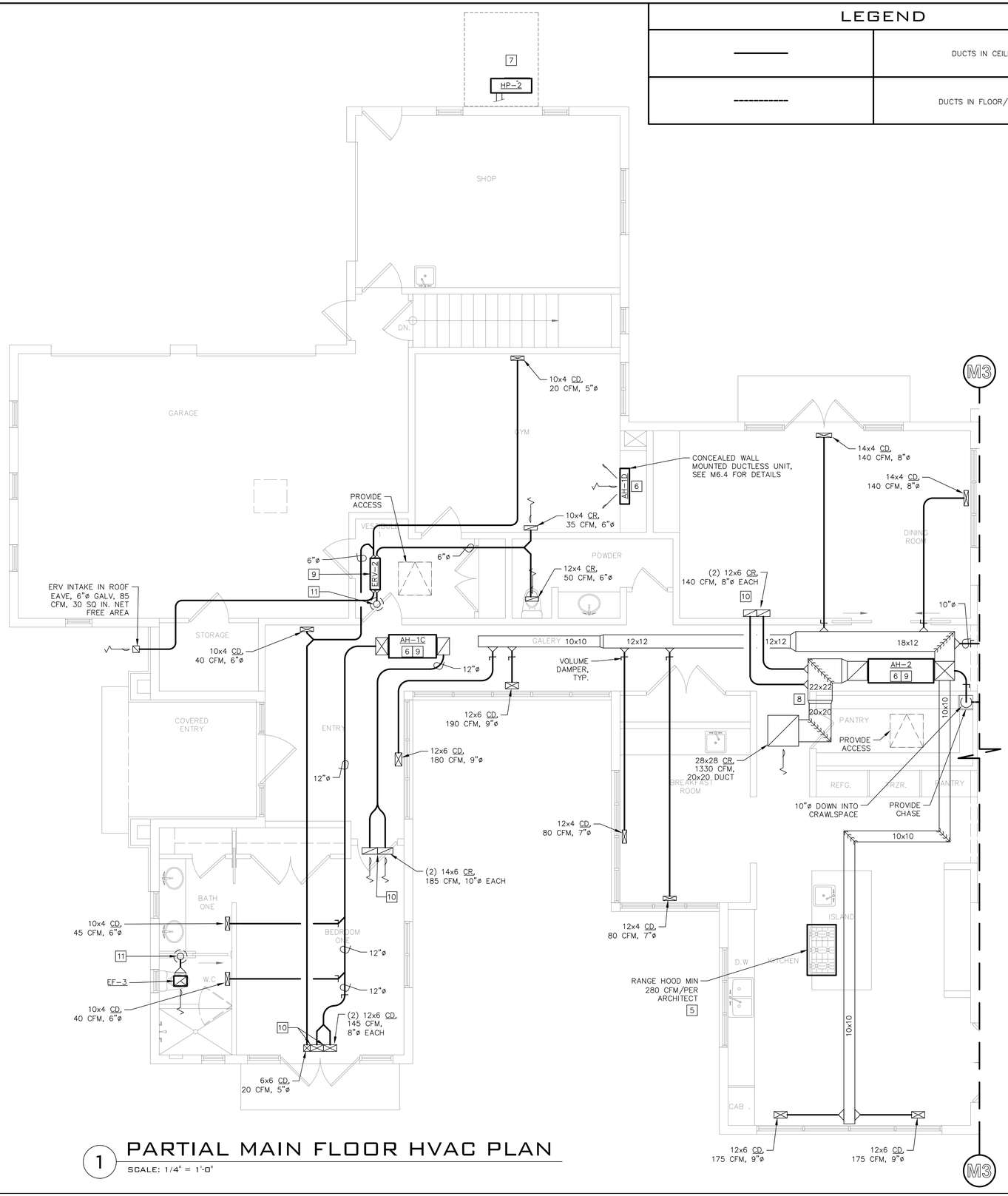
MANUAL JDS

LOADS, DUCTS AND EQUIPMENT SIZES ARE APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL JDS.

MANUAL J: ROOM-BY-ROOM HEATING AND COOLING LOADS ARE CALCULATED USING RIGHSUITE, A PROGRAM APPROVED BY ACCA MANUAL J

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

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



1 PARTIAL MAIN FLOOR HVAC PLAN

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

NORTH ARROW

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REVISIONS:	BY:

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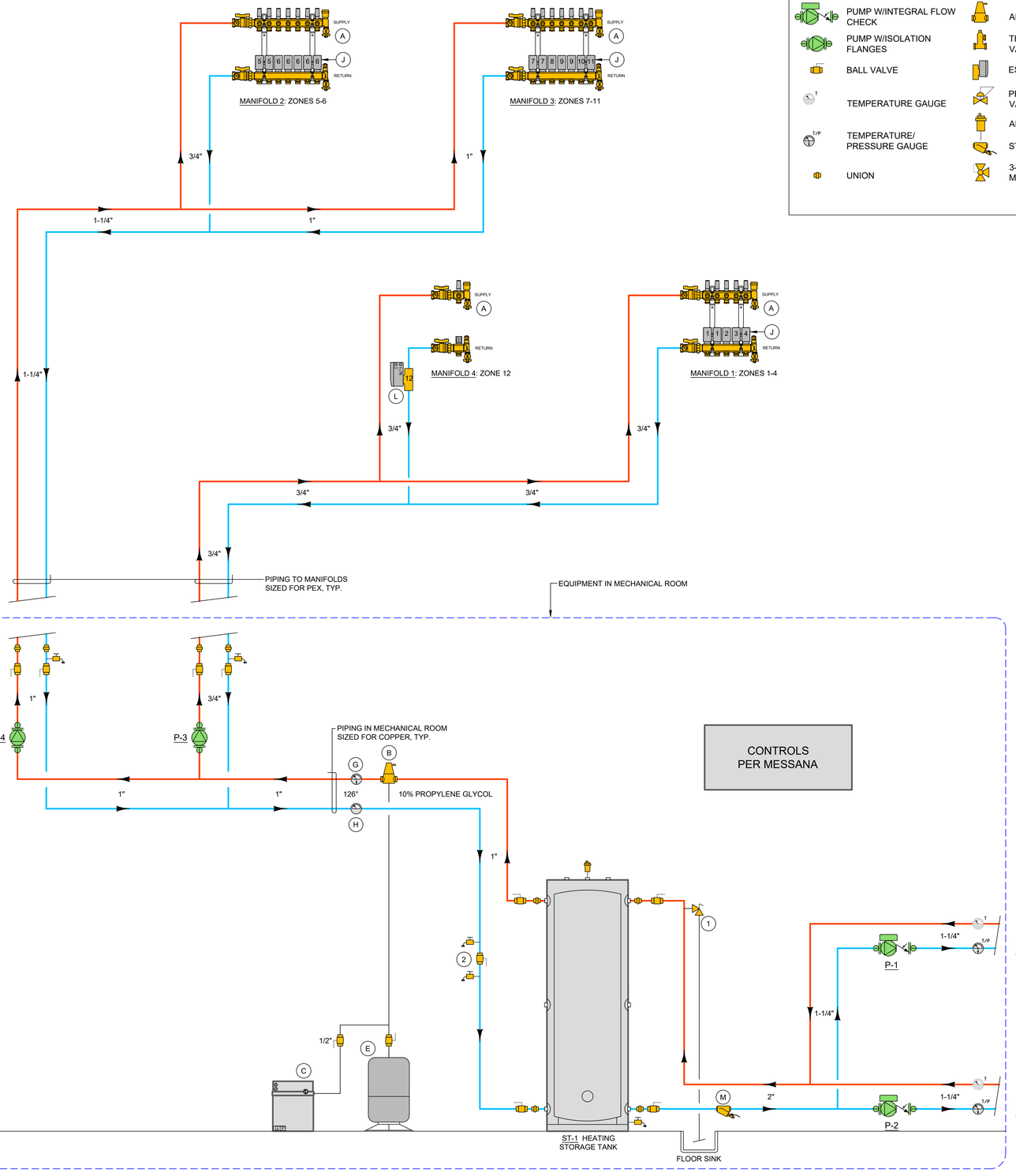
PARTIAL MAIN FLOOR HVAC PLAN

DATE:	11/25/24
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	M2.6
	SHEET OF SHEETS



LEGEND

- PUMP W/INTEGRAL FLOW CHECK
- PUMP W/ISOLATION FLANGES
- BALL VALVE
- TEMPERATURE GAUGE
- TEMPERATURE/ PRESSURE GAUGE
- UNION
- AIR SEPARATOR
- THERMOSTATIC MIXING VALVE
- ESB ZONE VALVE
- PRESSURE REDUCING VALVE
- AIR VENT
- STRAINER
- 3-WAY MANUAL MIXING VALVE
- SUPPLY AND RETURN MANIFOLD
- HOSE BIB/DRAIN/ PURGE VALVE
- CHECK VALVE - SPRING
- BACKFLOW PREVENTER
- PRESSURE RELIEF VALVE
- TEMPERATURE PRESSURE RELIEF VALVE
- EXPANSION TANK

AIR TO WATER HEAT PUMPS

MARK	KBTUH		ELECTRICAL		HW/ CW CON.	WT LBS	COP	MANUFACTURER AND MODEL	NOTES
	HEAT	COOL	V/PH	FLA					
AWHP-1	58.0	51.6	230/1	44	1"	411	3.5	VIESSMANN VITOCAL 100-AW - AM2V 051078	H1-H2
AWHP-2	58.0	51.6	230/1	44	1"	411	3.5	VIESSMANN VITOCAL 100-AW - AM2V 051078	H1-H2

AIR TO WATER HEAT PUMP NOTE
H1. LISTED HEATING CAPACITY ASSUMES AMBIENT TEMPERATURE 45°F, SUPPLY WATER TEMPERATURE 95°F, RETURN WATER TEMPERATURE 103°F
H2. LISTED COOLING CAPACITY ASSUMES AMBIENT TEMPERATURE 95°F, SUPPLY WATER TEMPERATURE 45°F, RETURN WATER TEMPERATURE 55°F.

STORAGE TANK

MARK	GAL CAP	KBTUH IN	RECOV. AT 90° F RISE	LBS FULL	DIM. HT. X DIA.	MANUF. MODEL	
ST-1	40	-	-	421	42"x23-1/2"	HEAT-FLO HF-40-BT-2	

PUMPS

MARK	GPM	FT HD	MANUF.	MODEL	MOTOR				NOTES
					HP	V/PH	AMPS	EFF. (%)	
P-1	12.8	21.0	TACO	0034eP-F2	NA	230/1	1.48	NA	P1-P3
P-2	12.8	21.0	TACO	0034eP-F2	NA	230/1	1.48	NA	P1-P3
P-3	3.3	18.7	TACO	0034eP-F2	NA	230/1	1.48	NA	P1-P2
P-4	7.0	12.0	TACO	0026e-F2	NA	230/1	1.05A	NA	P1-P2

PUMP NOTES
P1. PROVIDE MINIMUM 12 PIPE DIAMETERS UPSTREAM OF PUMP INLET. PROVIDE FULL PORT ISOLATION SHUTOFF BALL VALVE OR ISO-FLANGES AT ALL PUMPS.
P2. A SPRING OR FLOW CHECK VALVE SHALL BE INSTALLED IN PLACE OF A PUMP INTEGRAL CHECK VALVE.
P3. ASSUMES PEX PIPING AT 30', AT 13 GPM.

SYSTEM COMPONENTS

MARK	COMPONENT	MANUF.	MODEL	NOTES
A	SUPPLY & RETURN MANIFOLD	-	COMPOSITE MANIFOLD	C1
B	AIR ELIMINATOR	TACO	4900 SERIES 49-100	
C	HYDRONIC FEEDER SYSTEM	GTP	GRE07-E7-4/MNT	
E	EXPANSION TANK	ELBI	XTV-30	
G	TEMP/PRESSURE GUAGE	MILJOCO	PB3008 04	
H	TEMPERATURE GUAGE	MILJOCO	B259951-2W	
J	TELESTAT	-	-	
L	ZONE VALVE	TACO	ZONE SENTRY Z075T2	
M	STRAINER	-	-	

SYSTEM COMPONENTS NOTES
C1. UNLESS NOTED ALL MECHANICAL ROOM PIPING SHALL BE COPPER. PIPING FROM MECHANICAL ROOM TO MANIFOLDS MAY BE PEX.

SHEET NOTES

GENERAL
1. THIS DRAWING IS CONCEPTUAL AND DIAGRAMMATIC AND DOES NOT CONSTITUTE A COMPLETE PLAN. INSTALLER TO SUPPLY AND INSTALL ALL MATERIALS SHOWN ON THIS PLAN AND ALL OTHERS NEEDED TO COMPLETE THIS HYDRONIC SYSTEM. ALSO, PROVIDE ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED, WHICH CAN BE REASONABLE INFERRED AS BELONGING TO THE WORK NECESSARY TO PROVIDE THE COMPLETE SYSTEM.
2. ONLY QUALIFIED PLUMBING OR HEATING TECHNICIAN SHALL INSTALL THE HEATING SYSTEM.
3. REFER TO ALL MANUFACTURES GUIDELINES PERTAINING TO THE INSTALLATION, PROTECTION AND MAINTENANCE OF THE HOT WATER SOURCE.

COMPONENTS
4. SYSTEM SHALL BE TESTED FOR 30 MIN. AT 100 PSI.
5. WHERE APPLICABLE, SWING CHECK VALVES SHALL BE MOUNTED IN AN UPRIGHT POSITION.
6. WHERE APPLICABLE, PROVIDE A MINIMUM OF 8 PIPE DIAMETERS OF STRAIGHT PIPE UPSTREAM OF ALL SPRING CHECK VALVES.
7. INSULATE ALL PIPING, COMPONENTS AND RADIANT MANIFOLD. ARMACELL-ARMAFLEX INSULATION OR EQUALLY SUITABLE FOR CHILLED WATER PIPING

SUBSTITUTIONS
8. INSTALLER SHALL OBTAIN AUTHORIZATION FROM THE OWNER AND DESIGN TEAM FOR "OR EQUAL" SUBSTITUTIONS ON HEATING SYSTEM COMPONENTS. CONTRACTOR SHALL PROVIDE SUBMITTAL ON PROPOSED SUBSTITUTIONS. CLEARLY IDENTIFY MODEL AND OPTIONS.
APPROVED MANUFACTURER SUBSTITUTION:
PUMPS - GRUNDFOS, WILO, TACO
EXPANSION TANKS - AMTROL, ELBI, FLEXCON
COMPONENTS (VALVES, ETC.) - CALEFFI, WATTS

SYSTEM FLUSHING AND WATER TREATMENT
9. SYSTEM SHALL BE FLUSHED OF DEBRIS AND CHEMICALLY WASHED WITH FERNOX OR EQUAL PRIOR TO FILLING WITH TREATED WATER. DRAIN THE SYSTEM COMPLETELY AFTER WASHING (MAY BE NECESSARY TO USE COMPRESSED AIR).
10. SYSTEM SHALL BE FILLED WITH DEMINERALIZED WATER USING AXIOM PUROPAL OR CALEFFI HYROFILL DEMINERALIZER. SYSTEM MAY BE FILLED WITH UNTREATED SOURCE WATER FIRST AND DEMINERALIZED BY RECIRCULATION THROUGH THE FILTER AS AN OPTION.
11. PROVIDE AXIOM PRESSURE PAL MINI FEEDER OR EQUAL WITH TREATED WATER TO MAINTAIN SYSTEM PRESSURE.

KEY NOTES

1. PROVIDE TEMPERATURE & PRESSURE RELIEF WITH DIRECT PIPING TO APPROVED LOCATION.
2. REQUIRED PURGE PORTS/SHUTOFF FOR DEMINERALIZING THROUGH RECIRCULATION.

1 PIPING SCHEMATIC - HYDRONIC HEATING
NOT TO SCALE

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PIPING SCHEMATIC

DATE: 11/25/24
SCALE: AS NOTED
DRAWN: MEG
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FILE NAME:
SHEET: M6.1
SHEET OF SHEETS

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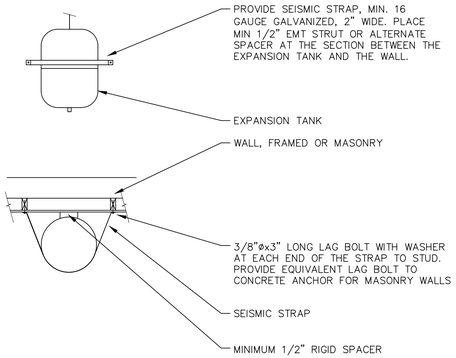
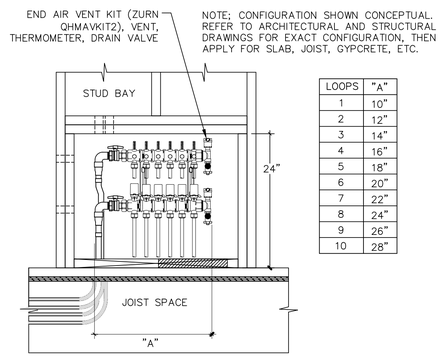


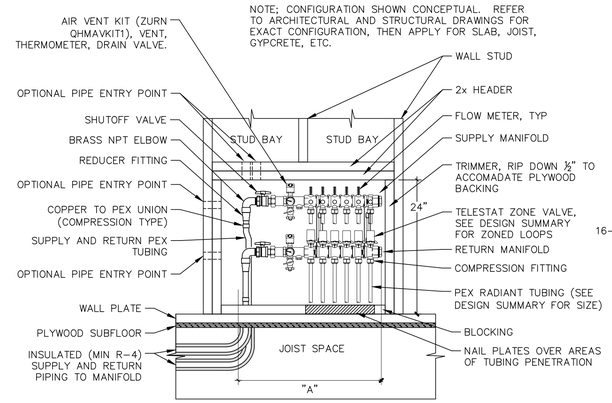
3 EXPANSION TANK BRACING
SCALE: NONE



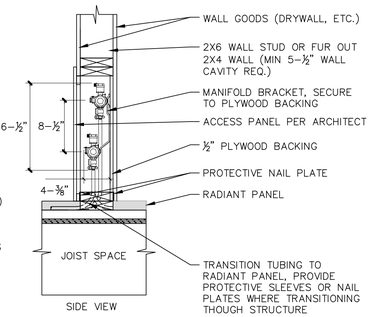
LOOPS	"A"
1	10"
2	12"
3	14"
4	16"
5	18"
6	20"
7	22"
8	24"
9	26"
10	28"

ALTERNATE CONFIGURATION

2 MANIFOLD INSTALLATION
SCALE: NONE



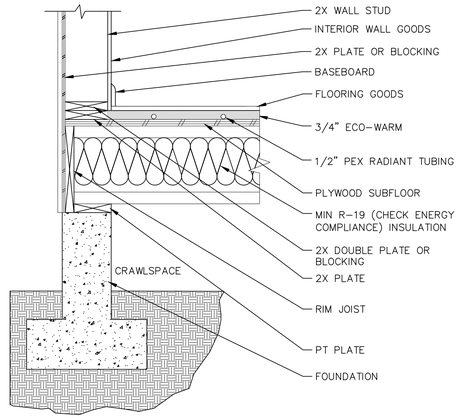
NOTES:
1. SEE DESIGN SUMMARY FOR LOOP TOTALS AND FLOW REQUIREMENTS
2. WHERE APPLICABLE, INSULATE INTERIOR WALL CAVITY W/½" BUBBLE FOIL BUBBLE RADIANT BARRIER INSULATION (PANTRIES, ETC.)
3. ALL SUPPLY AND RETURN MAINS ARE ASSUMED TO BE BARRIER PEX TYPE MATERIAL
4. LABEL EACH SUPPLY AND RETURN PEX PIPE CIRCUIT DESIGNATING AREA THEY ARE SERVING



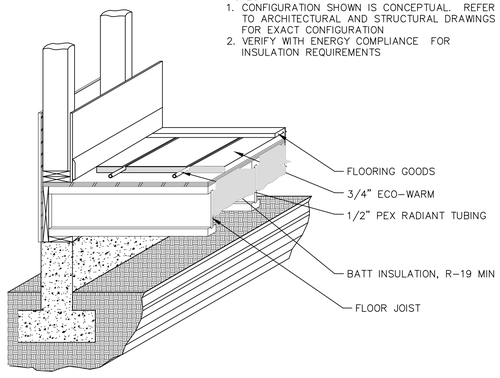
LOOPS	"A"
1	14"
2	16"
3	18"
4	20"
5	22"
6	24"
7	26"
8	28"
9	30"
10	32"

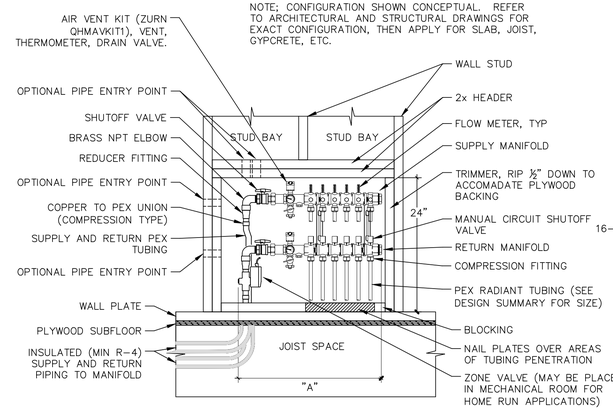
SIDE VIEW

1 MANIFOLD INSTALLATION- MULTI ZONE MANIFOLD
SCALE: NONE

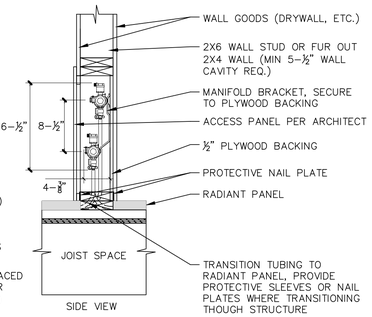


5 RADIANT APPLICATION- ECO-WARM OVER WOOD FLOOR
SCALE: NONE





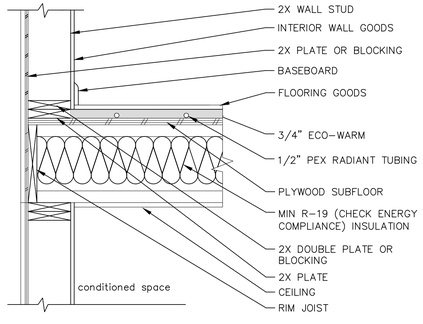
NOTES:
1. SEE DESIGN SUMMARY FOR LOOP TOTALS AND FLOW REQUIREMENTS
2. WHERE APPLICABLE, INSULATE INTERIOR WALL CAVITY W/½" BUBBLE FOIL BUBBLE RADIANT BARRIER INSULATION (PANTRIES, ETC.)
3. ALL SUPPLY AND RETURN MAINS ARE ASSUMED TO BE BARRIER PEX TYPE MATERIAL
4. LABEL EACH SUPPLY AND RETURN PEX PIPE CIRCUIT DESIGNATING AREA THEY ARE SERVING

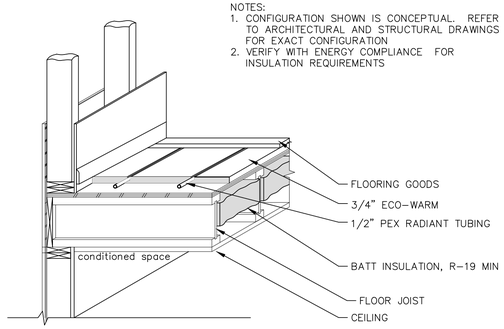


LOOPS	"A"
1	14"
2	16"
3	18"
4	20"
5	22"
6	24"
7	26"
8	28"
9	30"
10	32"

SIDE VIEW

4 MANIFOLD INSTALLATION- SINGLE ZONE MANIFOLD
SCALE: NONE





6 RADIANT APPLICATION- ECO-WARM OVER WOOD FLOOR
SCALE: NONE

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DETAILS

DATE:	11/25/24
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SHEET:	M6.2
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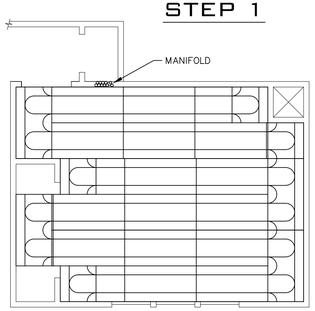
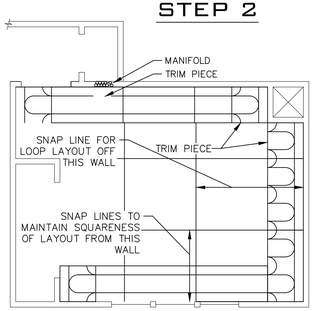
STEP 1



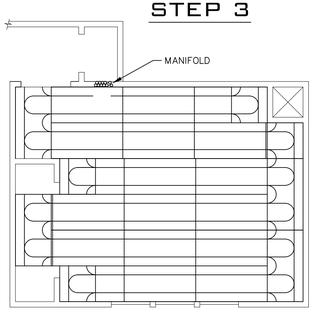
STEP 1: FROM PANEL LAYOUT, DETERMINE PANELS NEEDED (SEE MATERIAL TAKEOFF) AND TUBING LENGTHS REQUIRED. BE SURE TO ALWAYS USE GOOD JUDGMENT IN ALLOWING ENOUGH TUBING AT ENDS FOR LEADERS UP TO MANIFOLDS.

STEP 2



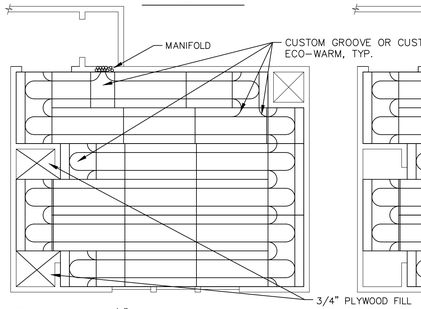
STEP 2: SNAP LINES ON FLOOR TO AID IN LAYOUT. BEGIN THE ECO-WARM LAYOUT BY STARTING AT THE BEGINNING OF THE LOOP 1 SUPPLY RUN AND RUNNING BOARDS ALONG THE PERIMETER OF THE HEATED SPACE TO THE AREA OF THE HIGHEST HEAT LOSS.

STEP 3



STEP 3: ADD END PIECES AND STRAIGHT PIECES WORKING YOUR WAY BACK AWAY FROM THE AREA OF HEAT LOSS MAKING SURE TO LINE UP ALL GROOVES AS YOU GO. ONCE ALL BOARDS ARE IN PLACE, DRILL HOLES FOR SUPPLY AND RETURN LEADERS TO MANIFOLDS (RAISED FLOOR APPLICATION).

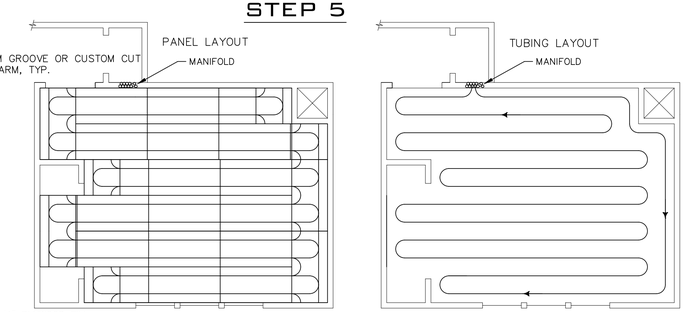
STEP 4



STEP 4: ADD ALL 3/4" PLY FILL PIECES INCLUDING AREA OF LEADERS TO MANIFOLD. ROUTE ALL CUSTOM GROOVES AS NECESSARY CLEAR ALL DEPRIS FROM GROOVES IN PREPARATION OF LAYING THE TUBING IN PLACE

NOTE: PRIOR INSTALLATION, BE SURE TO THOUROUGHLY READ THE APPLICATION AND INSTALLATION MANUAL FOR ADDITIONAL GUIDLINES TO THE STEPS ABOVE

STEP 5

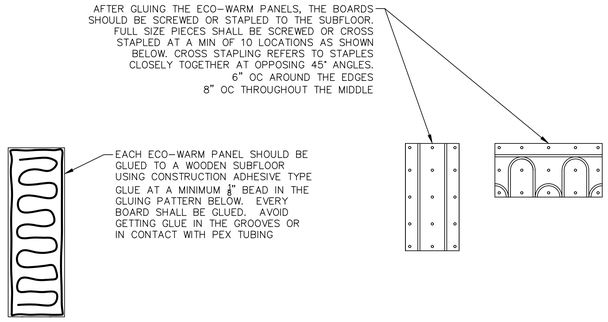


STEP 4: FEED SUPPLY TUBING (ENOUGH TO ROUTE UP WALL TO MANIFOLD). PROCEED BY "WALKING" THE TUBING INTO THE GROOVE. OCCASIONALLY TUBING MAY REQUIRE THE USE OF A RUBBER OR HIDE MALLET TO FORCE THE TUBING IN PLACE. ONCE FULLY INSTALLED, WALK THE LOOP TO MAKE SURE THE ENTIRE LENGTH OF TUBING IS FULLY SEATED IN THE GROOVE.

OPTIONAL: IN CHALLENGING AREAS WHERE CUSTOM ROUTING MAY BECOME EXCESSIVE, TUBING MAY BE ROUTED BELOW THE SUBLFOOR AND POPPED UP THROUGH DRILLED HOLES INTO THE GROOVES FROM BELOW. THIS MAY BE PARTICULLARY USEFULL NEAR A MANIFOLD WITH SEVERAL LOOPS.

1 ECO-WARM LAYOUT AND INSTALLATION

SCALE: NONE



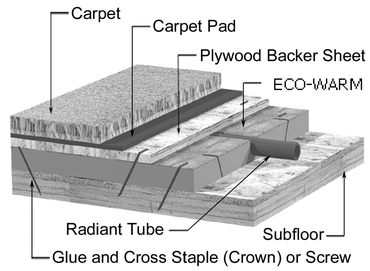
2 ATTACHMENT

SCALE: NONE

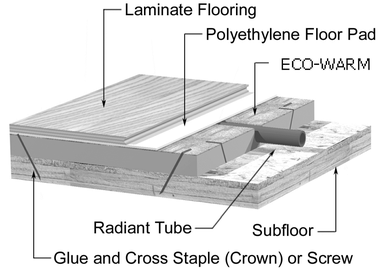
CONTACT INFORMATION
PHONE: (206)369-1458
WEBSITE: ECOWARM.US
EMAIL: ECOWARM@ECOWARM.US

NOTE: TYPICAL INSTALLATIONS ARE DETAILED BELOW. EXACT CONFIGURATIONS MAY DIFFER BASED ON ARCHITECTURAL DESIGN. SOME FLOOR COVERINGS SHOWN MAY NOT BE APPLICABLE TO THIS DESIGN. SEE DETAILED DESIGN SUMMARY ON M0.1 FOR FLOOR COVERINGS ASSUMED.

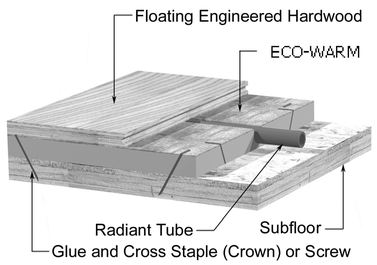
CARPET



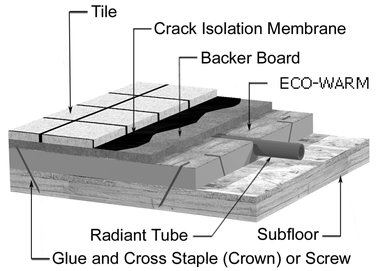
LAMINATE



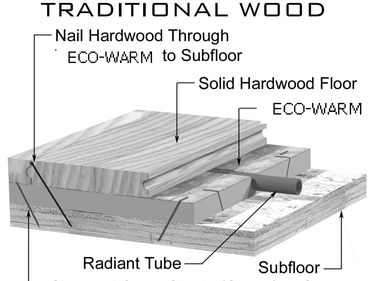
ENGINEERED WOOD



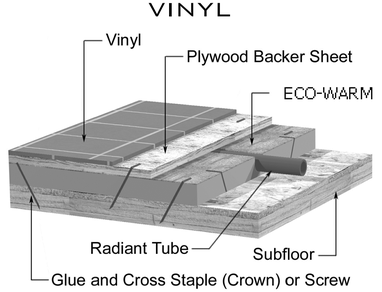
TILE



TRADITIONAL WOOD



VINYL



3 INSTALLATION METHODS

SCALE: NONE

GENERAL NOTES

1. THIS SHEET IS PROVIDED AS A SUPPLEMENT ONLY, TO THE INSTALLATION METHODS OF THE ECO-WARM PRODUCT AND DOES NOT CONSTITUTE A COMPLETE INSTALLATION GUIDE. PLEASE REFER TO THE ECO-WARM APPLICATION AND INSTALLATION MANUAL FOR COMPLETE INSTALLATION GUIDELINES.

2. IT IS THE INSTALLERS RESPONSIBILITY TO INSTALL ACCORDING TO THE MOST CURRENT APPLICATION GUIDE. THIS SHEET DOES NOT PURPORT TO ADDRESS ALL RELEVANT ISSUES; IT ASSUMES A KNOWLEDGE OF GOOD PRACTICE IN BOTH HYDRONICS AND CONSTRUCTION METHODS.

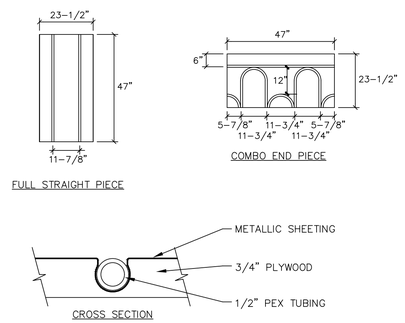
3. INSTALLERS SHOULD ALWAYS CONSULT ALL RELEVANT LOCAL, REGIONAL AND NATIONAL CODES, AND ADHERE TO GOOD CONSTRUCTION PRACTICE.

4. ECO-WARM SHOULD ONLY BE INSTALLED BY KNOWLEDGEABLE QUALIFIED INSTALLERS.

5. ECO-WARM INSTALLATIONS FREQUENTLY REQUIRE THE COORDINATION OF TRADES. THESE ARE, MOST TYPICALLY, MECHANICAL AND FLOORING TRADES. ANY ISSUES REGARDING THIS COORDINATION SHOULD BE WORKED OUT IN ADVANCE.

6. FAILURE TO FOLLOW THE INSTRUCTIONS OF THIS SHEET AND MANUAL, FAILURE TO ADHERE TO RELEVANT LOCAL , REGIONAL AND NATIONAL CODES, FAILURE TO COORDINATE TRADES AND FAILURE TO FOLLOW GOOD CONSTRUCTION PRACTICE MAY CAUSE AN UNSATISFACTORY RESULT. SEE ALSO "LIMITATIONS OF USE" IN THE INSTALLATION MANUAL.

7. THE LIMITATIONS AND INSTRUCTIONS OF USE FOR PEX PIPE AND OTHER HYDRONIC COMPONENTS PROVIDED BY THE MANUFACTURES SHALL ALSO BE REFERENCED AND FOLLOWED DURING INSTALLATION; THIS SHEET DOES NOT ADDRESS MANY ASPECTS OF A HYDRONIC INSTALLATION



4 PANEL COMPONENTS

SCALE: NONE

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ECO-WARM INSTALLATION DETAILS

DATE: 11/25/24
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET: M6.3
SHEET OF SHEETS

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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< 4.5	4 TO< 8	8 AND LARGER
			INSULATION THICKNESS REQUIRED (IN INCHES)				
SPACE HEATING, HOT WATER SYSTEMS (STEAM, STEAM CONDENSATE AND HOT WATER) AND SERVICE WATER HEATING SYSTEMS							
ABOVE 350	0.32-0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29-0.32	200	3.0	4.0	4.5	4.5	4.5
201-250	0.27-0.30	150	2.5	2.5	2.5	3.0	3.0
141-200	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 120.3-A 2022 CEC

CAL 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	
TUB/SHOWER COMBO	2"	1-1/2"	3/4"	3/4"	1-1/2"	1.8 @ 80 PSI	2 4
BATH TUB ONLY	2"	1-1/2"	3/4"	3/4"	1-1/2"		
LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	1-1/2"	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 @ 80 PSI	2 4

NOTES:
1. Dual-Flush or equal to or less than 1.28 gallon per flush
2. Individual control valves of the pressure balance or thermostatic mixing valve type shall be provided.
3. Plumbing fixtures shall meet the standard referenced in CGBSC Table 4.303.3
4. 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	GAL CAP	KBH IN	ELECT KW	ELECT V/PH	RECOVERY AT 90°F RISE	LBS FULL	MANUFACTURER AND MODEL	COMMENTS
HP:WH-1	GARAGE	80	N/A	--	240/1	22.7 GPH	864	LG APHWC801M	DIRECT PV POWERED W/SETS CONTROLLER

PLUMBING ABBREVIATIONS

ARCH — ARCHITECT
AFS — AUTOMATIC FIRE SPRINKLERS
BTU/H — BRITISH THERMAL UNITS PER HOUR
CD — CONDENSATE DRAIN
CIRC — CIRCULATION
CLG — CEILING
CONC — CONCRETE
CONT — CONTINUATION
COORD — COORDINATION
COTG — CLEAN-OUT TO GRADE
CW — COLD WATER
ø — DIAMETER
DF — DRINKING FOUNTAIN
DN — DOWN
DWGS — DRAWINGS
(E) — EXISTING
ELECT — ELECTRICAL
°F — DEGREES FAHRENHEIT
FCW — FILTERED COLD WATER
FLA — FULL LOAD AMPS
FLEX — FLEXIBLE
FPM — FEET PER MINUTE
FS — FLOOR SINK
FTR — FLUE THRU ROOF
G — GAS
GALV — GALVANIZED
GPM — GALLONS PER MINUTE
HB — HOSE BIBB
HP — HORSE POWER
HPG — HIGH PRESSURE GAS
HW — HOT WATER
HWR — HOT WATER RETURN
KBTUH — 1000 BTU/H
LAV — LAVATORY
LBS — POUNDS
LRA — LOCKED ROTOR AMPS
MAX — MAXIMUM
MPG — MEDIUM PRESSURE GAS
MFR — MANUFACTURER
MIN — MINIMUM
(N) — NEW
NC — NORMALLY CLOSED
NIC — NOT IN CONTRACT
NO — NORMALLY OPEN
POC — POINT OF CONNECTION
PSI — POUNDS PER SQUARE INCH
REQS — REQUIREMENTS
RM — ROOM
RPM — REVOLUTIONS PER MINUTE
SH — SHOWER
STM — STEAM
STRUCT — STRUCTURAL
$ SW — SWITCH
SS — SANITARY SEWER
TYP — TYPICAL
UL — UNDERWRITERS LABORATORY
UON — UNLESS OTHERWISE NOTED
V — VENT
VTR — VENT THRU ROOF
W — WASTE
W/ — WITH
WC — WATER CLOSET
WT — WEIGHT

SYMBOLS

SYMBOL	ABREVIATION	IDENTIFICATION
		MANIFOLD
	WCO	WALL C.O.
	COTG/FCO	C.O. TO GRADE/FLOOR C.O.
	GC	GAS COCK
		PRESSURE/TEMPERATURE PLUG
	BV	BALL VALVE
	CHVA	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
		SOLENOID VALVE
	DCBP	DOUBLE CHECK BACKFLOW PREVENTER
		UNION
		PRESSURE GAUGE
		CENTRIFUGAL WATER PUMP
	FC	FLEXIBLE CONNECTION
		HYDROSTATIC RELIEF VALVE
	RPBP	REDUCE PRESS BACKFLOW PREVENTER
	HB	HOSE BIB
	MH	MANHOLE
		THERMOMETER
	P.O.C.	POINT OF CONNECTION
		CENTERLINE
	GPR	GAS REDUCING VALVE

PLUMBING SPECIFICATIONS

A. General Conditions
1. All work shall be in conformance with the 2022 CPC, NFPA and all applicable codes, local jurisdictional amendments and agencies.
2. Work Included:
   A. Domestic hot and cold water systems.
   B. Fuel gas piping.
   C. Installation of all new plumbing fixtures.
   D. Complete waste and vent piping system.
3. It shall be the contractors responsibility to visit the project site and acquaint himself with all existing conditions, as well as ascertain the extent of the work involved. By submitting a bid, the contractor shall be deemed to have made such an examination, to have accepted such conditions and to have made all necessary allowances in preparing his proposal.
4. A structural member wakened 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.
5. All work and materials shall comply with governing codes, safety orders and regulations.
6. 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.
7. Provide Hanger and supports per table 313.3 2022 CPC

Horizontal		Vertical
Cast Iron	18" of joint	Each Floor max 15'
Copper Pipe	< 1- 1/2 " 6' > 10'	Each Floor max 10'
PVC and ABS	all max 4'	Base, each floor, mid story guideline
Pex	< 1' at 32' > 4'	Base, each floor, mid story guideline
Steel for gas ½ - 6':	¾" to 1'-8 >10'	Same

B. Utilities and Site Work:
1. Prior to commencing work, plumbing contractor shall consult representatives of local utilities concerning locations and availability of utilities. Plumbing contractor shall be responsible for any damage to existing utility lines.
2. Plumbing contractor shall reroute any existing utility lines in conflict with new construction.
3. Plumbing contractor shall confirm locations and elevations of all existing new and rerouted mains and meters on job record drawings.
4. Piping in the ground shall be laid on a firm bed for its entire length.
5. Backfilling 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.

C. Drain, Waste and Vent:
1. All waste piping below 1st floor shall be schedule 40 ABS or schedule 40 PVC DWV.
2. 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.)
3. All vent piping shall be schedule 40 ABS or schedule 40 PVC DWV.
4. Vents shall be combined to minimize roof penetration where possible. Confirm roof penetration locations with architect prior to installing.
5. Cleanouts shall be installed at upper terminals of all horizontal waste runs as per CPC.
6. Plumber shall provide waste for softener location.
7. Domestic dishwashing machines shall discharge indirectly through an air gap fitting in accordance with section 807.3 into a waste receptor, a wye branch fitting on the tailpiece of a kitchen sink, or dishwashing food waste grinder.
8. Cleanouts are required at drainage piping upper terminal; each branch line over 5 feet from main, no greater than 100 feet in developed length from each cleanout; Over 135 degrees in horizontal change of direction.
9. Sinks and urinals shall require cleanouts.
10. Cleanout clearances in front shall be <=2' – 12 inches. <2'- 18 inches. Cleanouts shall extend to finished floor or outside the building.
11. No clothes washer standpipe 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.
12. Condensate waste from air conditioning coils discharges by direct connection to a lavi or approved bathtub overflow, the connection shall be located in the area controlled by the same person controlling the air conditioning space.
13. No domestic dishwashing machine shall be direct connected to the drainage system or a food waste disposer without the use of an approved dishwasher air gap fitting on the discharge side of the dishwashing machine. Listed air gaps shall be installed with the flood level marking at or above the flood level of the sink or drain board whichever is higher.

PLUMBING SPECIFICATIONS

D. Water Supply Piping:
1. All underground water supply piping shall be schedule 40 PVC. Provide tracer wire at all underground utilities.
2. Water service line to dwelling shall be buried at a minimum depth of 18 inches. Where service enters building, service shall have a stop (ball valve), waste (drain cock), and pressure regulating valve if necessary.
3. Plastic and copper piping penetrating framing members within 1 inch of the exposed framing shall be protected by a steel nail plated not less than 18 gauge in thickness. Extend nail plate 1 ½ inched beyond the outside diameter of the pipe
4. Plumber shall provide water treatment loop.
5. All water supply piping within building shall be approved PEX.
6. Hot and cold supplies to all tubs shall be 3/4" minimum.
7. 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.
8. Discharge from a relief valve into a water heater pan shall be prohibited.
9. 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 awg.
10. 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.
11. 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.
12. All piping in hot water system shall be insulated per CPC insulation schedule.
13. All copper tubing shall be isolated from framing members with polyethylene isolators or 1/4" felt.
14. Water supply to refrigerators shall be ½" PEX.
15. Stub out height for water closet supplies to be coordinated with baseboard detail; confirm with architect before installation.
16. No (2) fixtures shall be served with 1/2" supply piping.
17. 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 6'/second.
18. All building water systems in which quick acting 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.
19. Automatic fire sprinkler demand has not been included in sizing of the site main domestic water supply. Coord W/FS contractor for upsizing requirements for combination feed from single meters.

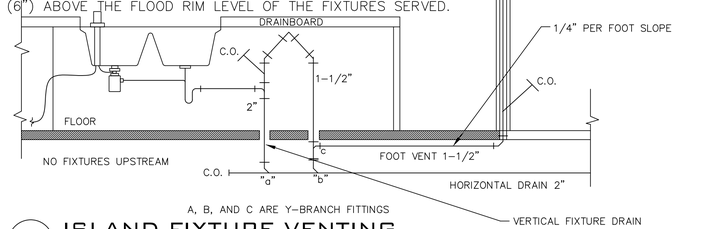
E. Gas Piping:
1. Underground natural gas piping from meter shall be run in polyethylene pipe with tracer wire.
2. Gas piping within house shall be run in black iron pipe with galvanized fittings.
3. Threaded joints shall be made up with teflon paste, rector seal #1, teflon tape or other approved joint compound material (Note: no pipe dope shall be applied to female threads).
4. All gas piping shall be fully reamed as per CPC.
5. 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.

F. Tub, Shower and Pan Installation:
1. Plumbing contractor shall receive written specification for tile & float thickness for tubs and showers; rough-in valve accordingly.
2. Shower drains shall be Frank Pattern #20SD.
3. Roman tub shall be set in mortarbase with 15# paper beneath mortar with 6 mil visqueen between mortar and tub.

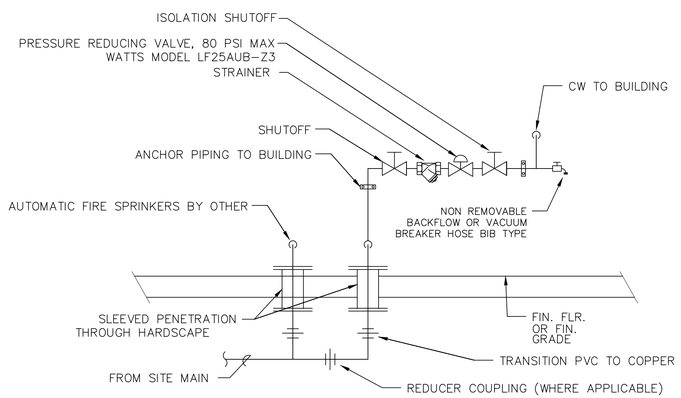
G. Trim:
1. Plumbing contractor shall be responsible for protection of all finished work by other trades; plumbers working on finished floors shall use clean quilted drops.
2. Hot and cold water stubouts beneath sinks shall have brass T's and separate stops when supplies are to be run to dishwasher, refrigerator or other accessory.
3. 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.
4. Water heaters: indirect by radiant heating contractor
5. Plumbing contractor shall thoroughly flush all water supply lines.

SPECIAL VENTING FOR ISLAND FIXTURES:

TRAPS FOR ISLAND SINKS AND SIMILAR EQUIPMENT SHALL BE ROUGHED IN ABOVE THE FLOOR AND MAY BE VENTED BY EXTENDING THE VENT AS HIGH AS POSSIBLE, BUT NOT LESS THAN DRAIN BOARD HEIGHT. THE VENT IS THEN RETURNED DOWNWARD AND CONNECTED TO THE HORIZONTAL DRAIN THROUGH A WYE BRANCH FITTING (SEE "b") AND SHALL IN ADDITION BE PROVIDED WITH A FLOOR VENT TAKEN OFF THE VERTICAL FIXTURE VENT BY MEANS OF A WYE BRANCH FITTING IMMEDIATELY BELOW THE FLOOR. THIS FOOT VENT EXTENDS TO THE NEAREST PARTITION AND THENCE THROUGH THE ROOF TO THE OPEN AIR, OR MAY BE CONNECTED TO THE OTHER VENTS AT A POINT NOT LESS THAN (6") ABOVE THE FLOOD RIM LEVEL OF THE FIXTURES SERVED.



1 ISLAND FIXTURE VENTING
SCALE: [NONE]



2 DOMESTIC WATER SUPPLY RISER
SCALE: NONE

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LEGENDS, SCHEDULES, NOTES & DETAILS

DATE: 11/20/24
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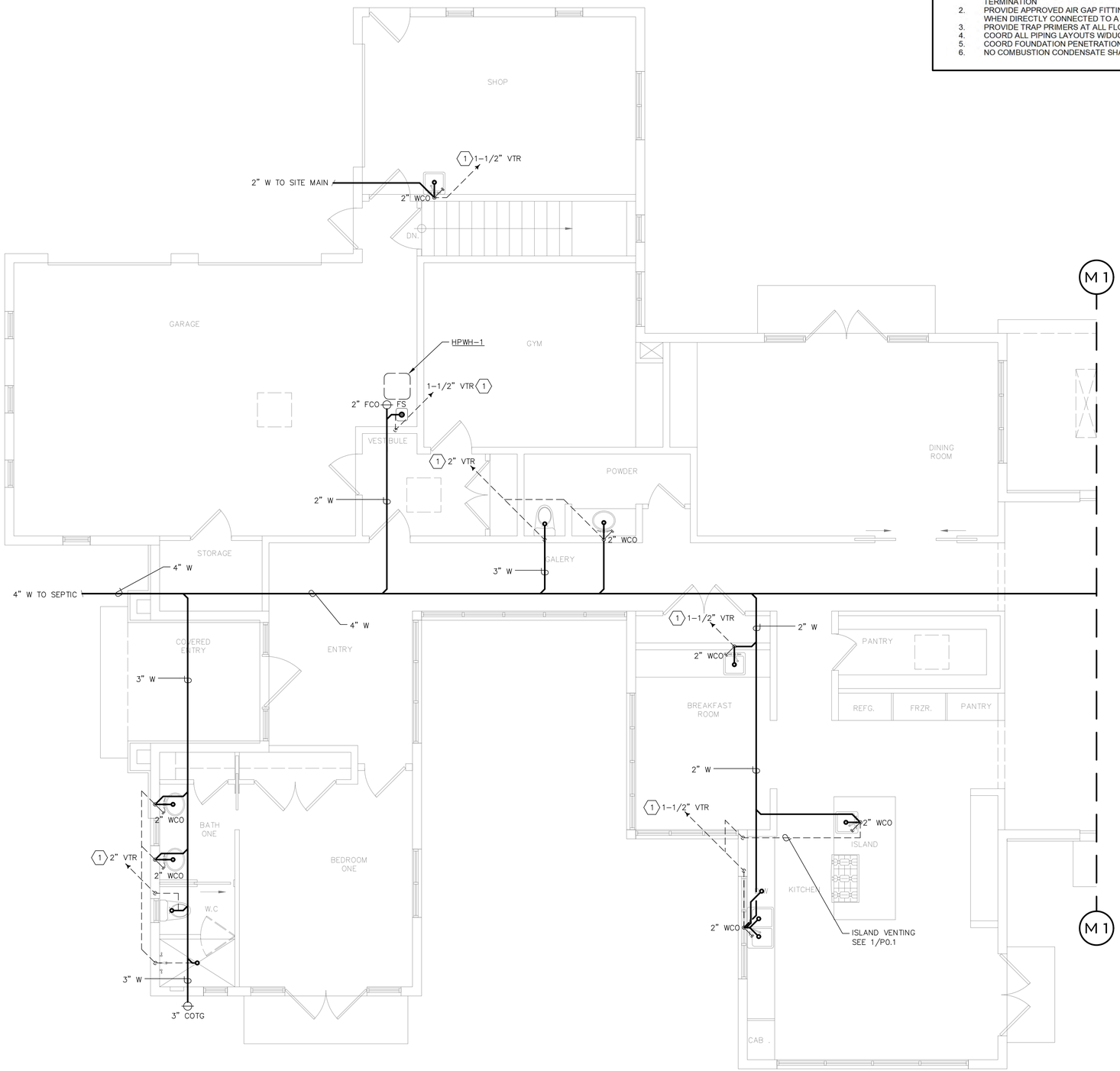
SHEET NOTES

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



1 PARTIAL WASTE & VENT PLAN

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

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PARTIAL
WASTE & VENT PLAN

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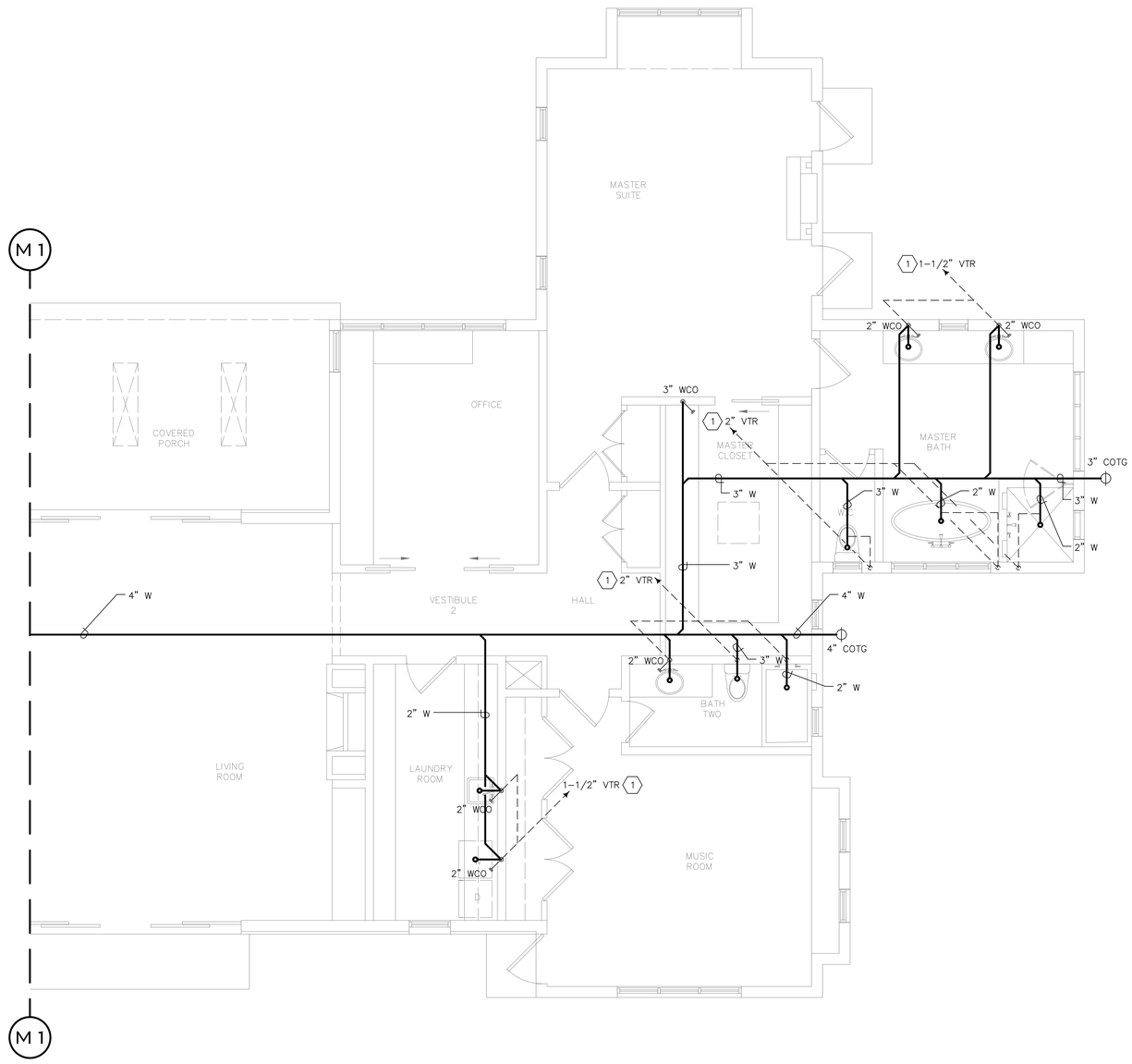

1 PARTIAL WASTE & VENT PLAN

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

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PARTIAL
WASTE & VENT PLAN

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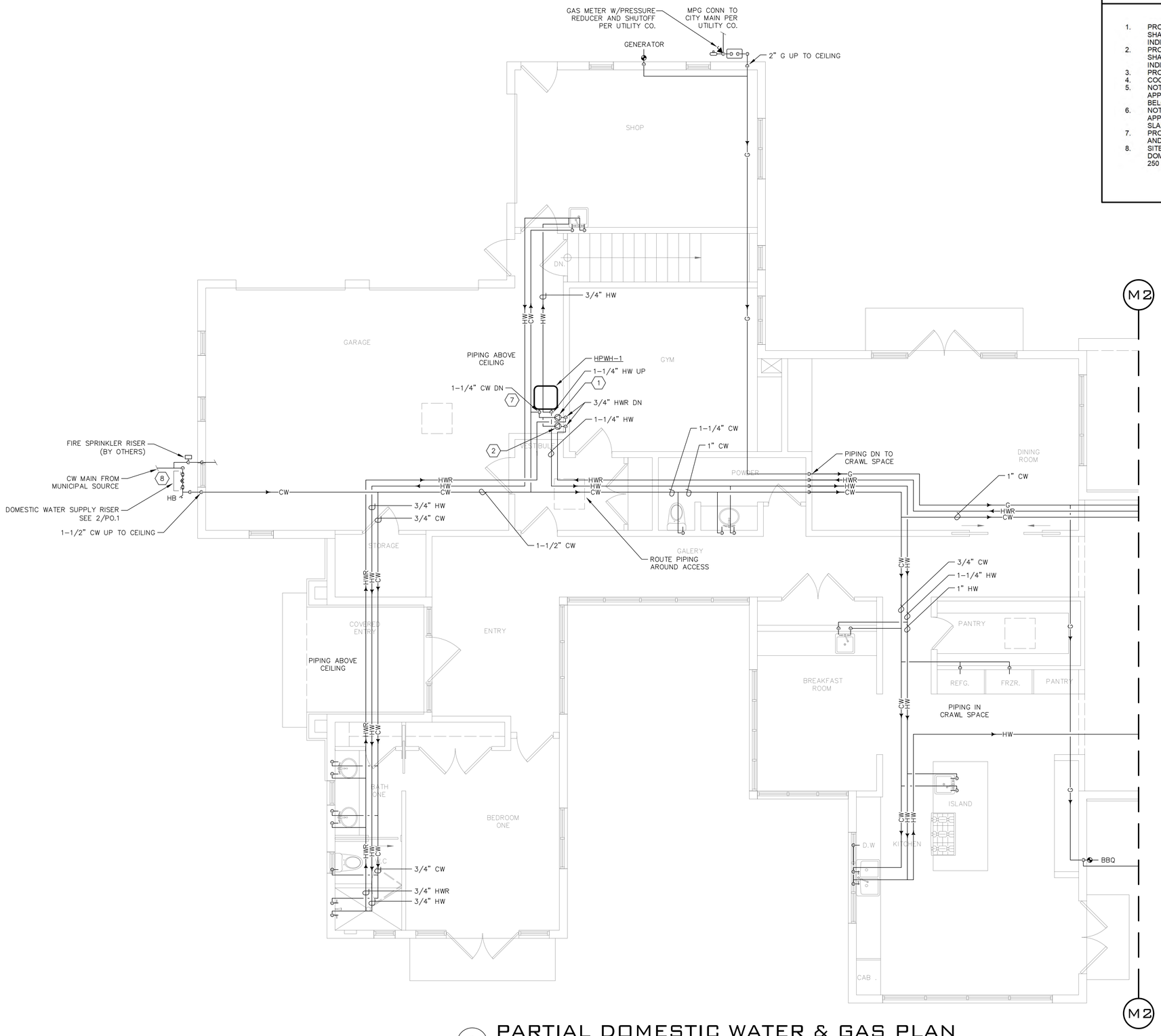
SHEET NOTES

1. PROVIDE TACO GENIE ON COMMAND MODEL 008-CT DHW RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH WIRED MOTION SENSOR KIT 554-4 AT EA. BATHROOM AND WIRED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
2. PROVIDE TACO GENIE ON COMMAND MODEL 0011-CF DHW RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH WIRED MOTION SENSOR KIT 554-4 AT EA. BATHROOM AND WIRED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
3. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
4. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES
5. NOTE: ALL HOT AND COLD WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITED BELOW SLAB. INSULATE WITH APPROVED BELOW SLAB INSULATION.
6. NOTE: ALL GAS PIPING BELOW SLAB OR IN CONCEALED SPACES SHALL BE APPROVED FLEX TYPE APPROVED FOR APPLICATION, TRAC PIPE OR EQUAL. NO JOINTS SHALL BE PERMITTED BELOW SLAB.
7. PROVIDE PROTECTIVE BOLLARD OR ELEVATE EQUIP ABOVE PATH OF VEHICLE PER CPC 507.13.1 AND CMC 305.1.1
8. SITE MAIN & METER SIZE TO BE DETERMINED BASED ON COMBINED FIRE SPRINKLER DEMAND, DOMESTIC DEMAND AND IRRIGATION DEMAND. DOMESTIC DEMAND = 30 GPM @ 46TO 60 PSI @ -250 FT COLUMN.



1 PARTIAL DOMESTIC WATER & GAS PLAN

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

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REVISIONS:	BY:

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HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

PARTIAL DOMESTIC WATER & GAS PLAN

DATE:	11/20/24
SCALE:	AS NOTED
DRAWN:	MEG
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FILE NAME:	
SHEET:	P2.3
	SHEET OF SHEETS

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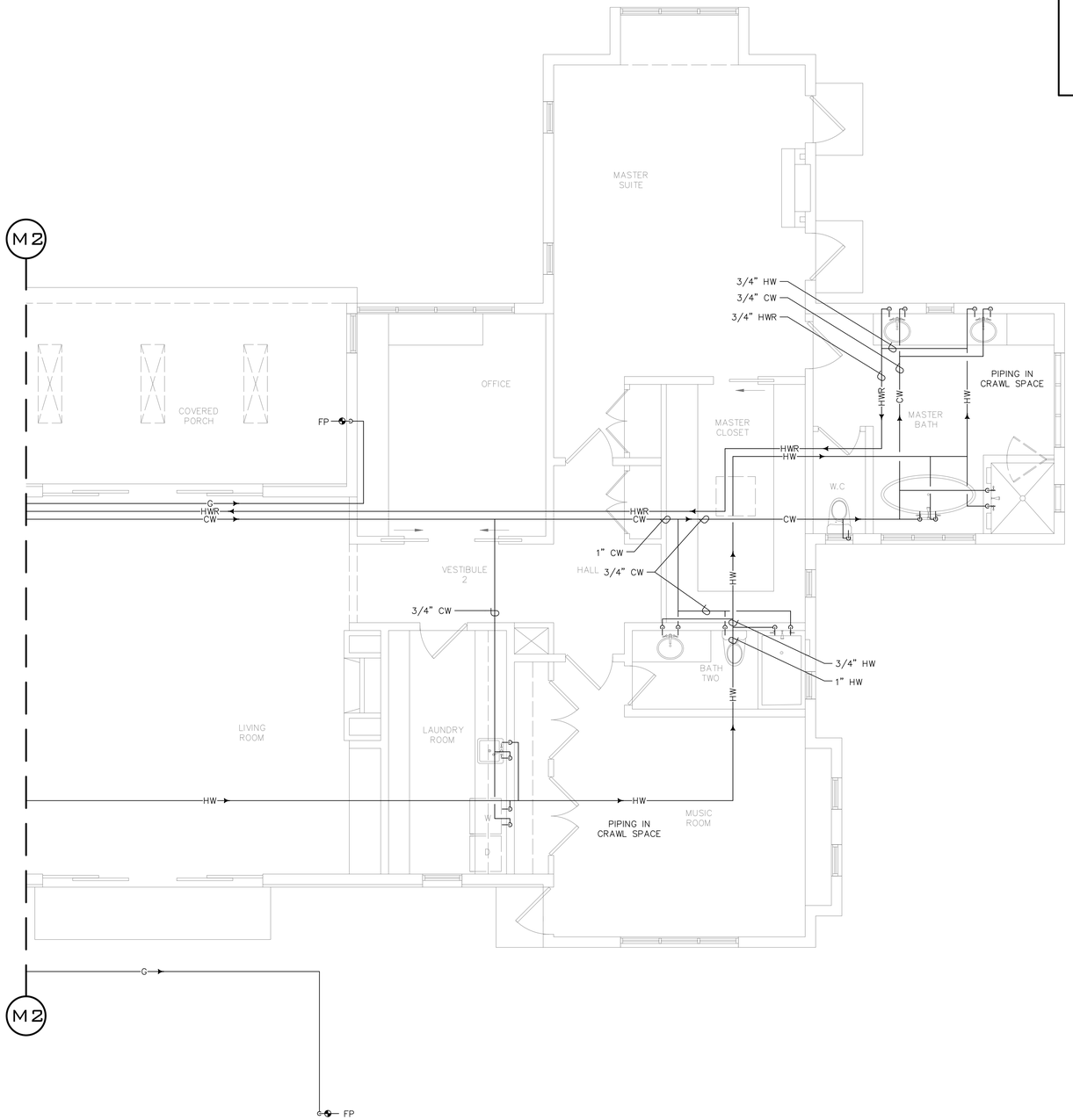

1 PARTIAL DOMESTIC WATER & GAS PLAN

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

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PARTIAL DOMESTIC WATER & GAS PLAN

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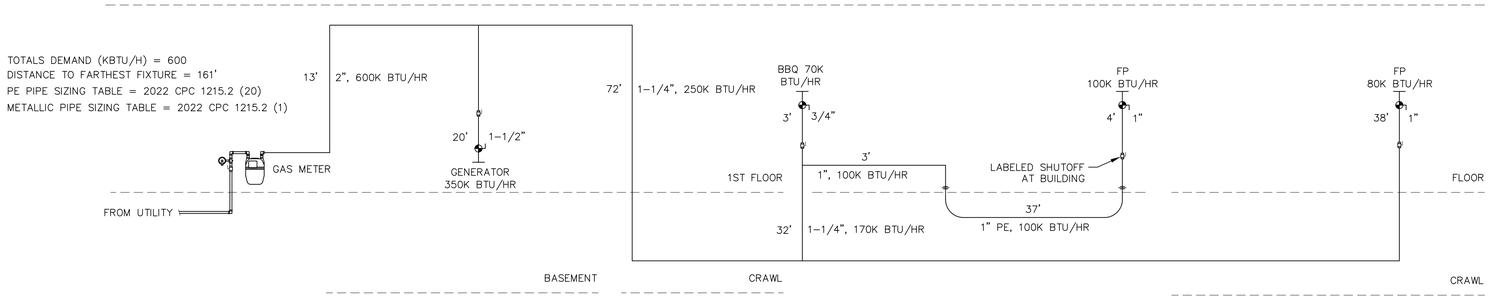

1 GAS LINE SCHEMATIC

SCALE: NO SCALE

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GAS LINE SCHEMATIC

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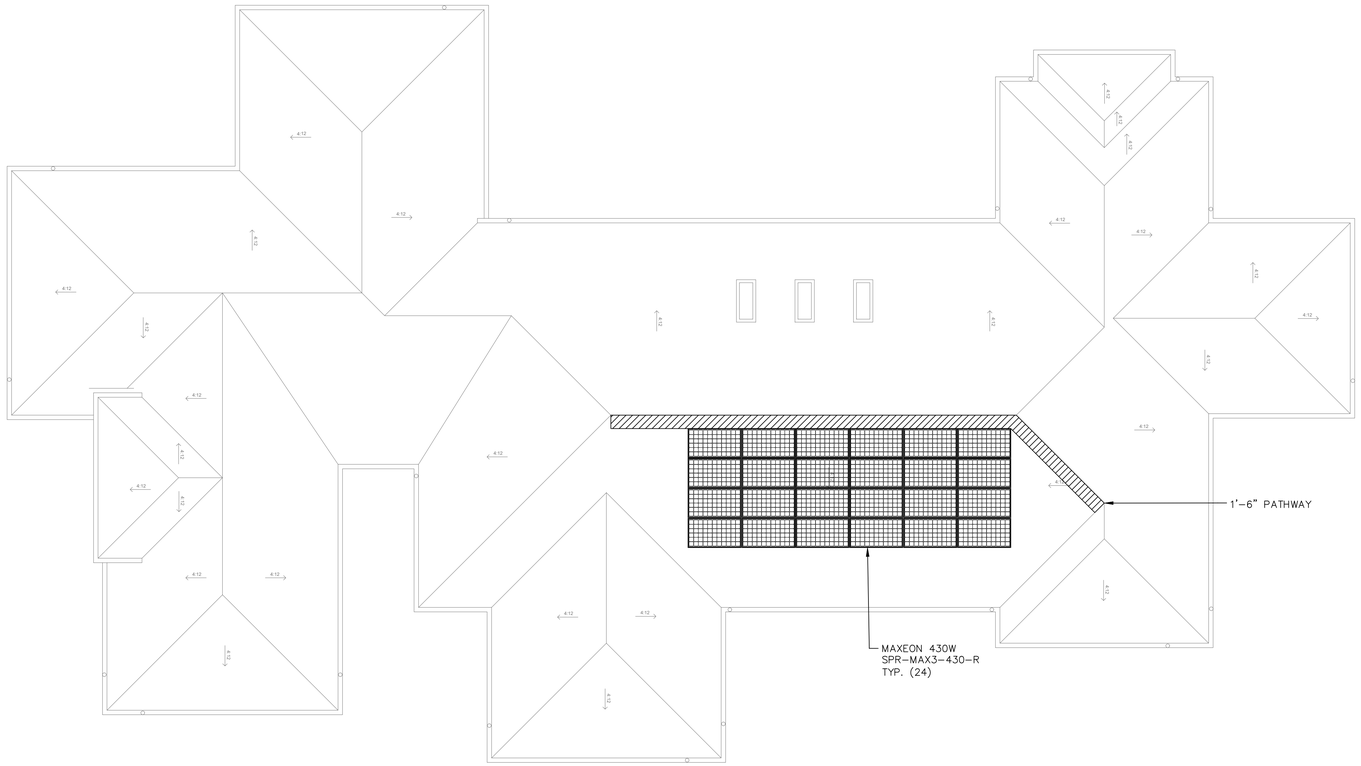
NOTE TO PLAN REVIEWER AND CONTRACTOR

"THIS PV PLAN IS INTENDED FOR DESIGN AND TRADE COORDINATION ONLY AND SHALL NOT SERVE AS THE PERMITTED SET OF DRAWINGS. PERMIT SHALL BE DEFERRED AND IT SHALL BE THE RESPONSIBILITY OF THE LICENSED CONTRACTOR TO SECURE A PERMIT AS PART OF THEIR BID PACKAGE."

SCOPE OF WORK

10.32 KW ROOF MOUNTED SOLAR PHOTOVOLTIC SYSTEM USING 24 MAXEON SOLAR 430W PANELS WITH ONE TESLA GATEWAY3 AND ONE TESLA POWERWALL3 13.5KWH BATTERIES, WITH A PROJECTED OUTPUT OF 15,540 KWH'S PER YEAR



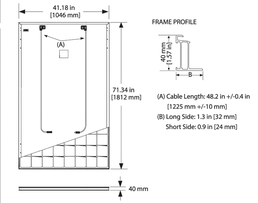
1 SOLAR PHOTOVOLTAIC ROOF LAYOUT
SCALE: 1/8" = 1'-0"

MAXEON 3 POWER: 415–430 W | EFFICIENCY: Up to 22.7%

Electrical Data			
	SPR-MAX3-430-R	SPR-MAX3-425-R	SPR-MAX3-415-R
Nominal Power (Pnom)[2]	430 W	425 W	415 W
Power Tolerance	+5/0%	+5/0%	+5/0%
Panel Efficiency	22.7%	22.4%	21.9%
Rated Voltage (Vmpp)	35.1 V	34.9 V	34.5 V
Rated Current (Impp)	12.25 A	12.18 A	12.03 A
Open-Circuit Voltage (Voc)	40.7 V	40.7 V	40.6 V
Short-Circuit Current (Isc)	13.15 A	13.13 A	13.10 A
Max. System Voltage	1000 V UL & 1000 V IEC		
Maximum Series Fuse	25 A		
Power Temp Coef.	−0.27% / °C		
Voltage Temp Coef.	−0.236% / °C		
Current Temp Coef.	0.058% / °C		

Certifications and Compliance	
Standard Tests[3]	UL 61730, IEC 61215, IEC 61730
Quality Management Certs	ISO 9001:2015, ISO 14001:2015
Ammonia Test	IEC 62716
Desert Test	IEC 60068-2-68, MIL-STD-810G
Salt Spray Test	IEC 61701 (maximum severity)
PID Test	1000 V: IEC 62804
Available Listings	UL, TUV
IFLI Declare Label	First solar panel labeled for ingredient transparency and LBC-compliance.[4]
Cradle to Cradle Certified™ Silver	First solar panel line certified for material health, water stewardship, material reutilization, renewable energy & carbon management, and social fairness.[5]
Green Building Certification Contribution	Panels can contribute additional points toward LEED and BREEAM certifications.
EHS Compliance	RoHS, ISO 45001:2018, Recycle Scheme, REACH SVHC-163

Operating Condition And Mechanical Data	
Temperature	−40°F to +185°F (−40°C to +85°C)
Impact Resistance	1 inch (25 mm) diameter hail at 52 mph (23 m/s)
Solar Cells	112 Monocrystalline Maxeon Gen 3
Tempered Glass	High-transmission tempered anti-reflective
Junction Box	IP-68, Ståubli (MC4), 2 bypass diodes
Weight	46.7 lbs (21.2 kg)
Max. Load[6]	Wind: 50 psf, 2400 Pa back Snow: 112 psf, 5400 Pa front HVHZ:[7] 112 psf, 5400 Pa front and back
Frame	Class 1 black anodized (highest AAMA rating)



(A) Cable Length: 48.2 in +/-0.4 in
[1225 mm +/-10 mm]
(B) Long Side: 1.3 in [32 mm]
Short Side: 0.9 in [24 mm]

Please read the safety and installation instructions.
Visit www.maxeon.com/us/installGuideUL.
Paper version can be requested through
techsupport.ROW@maxeon.com.

1 40-year warranty is not available in all countries or all installations and requires registration, otherwise our 25-year warranty applies. Service availability varies by country and installation provider. When PV Modules are used in a system over 500 kW or on a ground-mount application, such as a tracker or carport, the Product and Power Warranty Terms shall each be limited to 25 years unless written approval is provided by Maxeon and the PV Modules are digitally registered.
2 Standard Test Conditions (1000 W/m² irradiance, AM 1.5, 25° C). NREL calibration Standard: SOMS current, LACCS FF and Voltage.
3 Type 2 fire rating per UL 61730, Class C fire rating per IEC 61730.
4 Maxeon DC panels first received the International Living Future Institute Declare Label in 2016.
5 Maxeon DC panels are Cradle to Cradle Certified™ Silver - www.c2ccertified.org/products/scorecard/maxeon_solar_panels_-_maxeon_corporation. Cradle to Cradle Certified™ is a certification mark licensed by the Cradle to Cradle Products Innovation Institute.
6 As per IEC 61215-2016 tested and certified.
7 Florida High Velocity Hurricane Zone (HVHZ) or equivalent US building codes. Please refer to the Safety and Installation guide for additional details.

Made in Philippines (Cells)
Assembled in Mexico (Module)
Specifications included in this datasheet are subject to change without notice.
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View warranty, patent and trademark information at maxeon.com/legal.

maxeon

545907 REV C / LTR_US
Publication Date: May 2023

Gateway 3

—
Tesla Gateway 3 controls connection to the grid in a Powerwall system, automatically detecting outages and providing seamless transition to backup power. It provides energy monitoring that is used by Powerwall for solar self-consumption, time-based control, and backup operation.

Performance Specifications

Model Number	1841000-x1-y	**AC Meter**	+/- 0.5%
Nominal Grid Voltage	120/240 V AC	**Communication**	CAN
Grid Configuration	Split phase	**User Interface**	Tesla App
Grid Frequency	60 Hz	**Backup Transition**	Automatic disconnect for seamless backup
Continuous Current Rating	200 A	**Overcurrent Protection Device**	100–200 A Service entrance rated Eaton CSR, BWH, or BW, or Square D QOM breakers
Maximum Supply Short Circuit Current	22 kA with Square D or Eaton main breaker 25 kA with Eaton main breaker[1]	**Internal Panelboard**	200 A 8-space/16 circuit breakers Eaton BR, Siemens QP, or Square D HOM breakers rated to 10–125A
IEC Protective Class	Class I		
Overvoltage Category	Category IV	**Warranty**	10 years

[1]Only Eaton CSR or BWH main breakers are 25 kA rated

Environmental Specifications

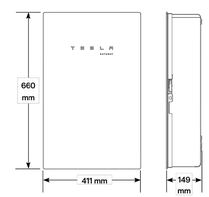
Operating Temperature	–20°C to 50°C (–4°F to 122°F)
Operating Humidity (RH)	Up to 100%, condensing
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Type	NEMA 3R

Compliance Information

Certifications	UL 67, UL 869A, UL 916, UL 1741 PCS, CSA 22.2 107.1, CSA 22.2 29
Emmissions	FCC Part 15, Class B, ICES 003

Mechanical Specifications

Dimensions	660 x 411 x 149 mm (26 x 16 x 6 in)
Weight	16.3 kg (36 lb)
Mounting options	Wall mount



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MONTEREY, CA 93940

SOLAR PHOTOVOLTAIC
ROOF LAYOUT
& NOTES

DATE: 11/22/24
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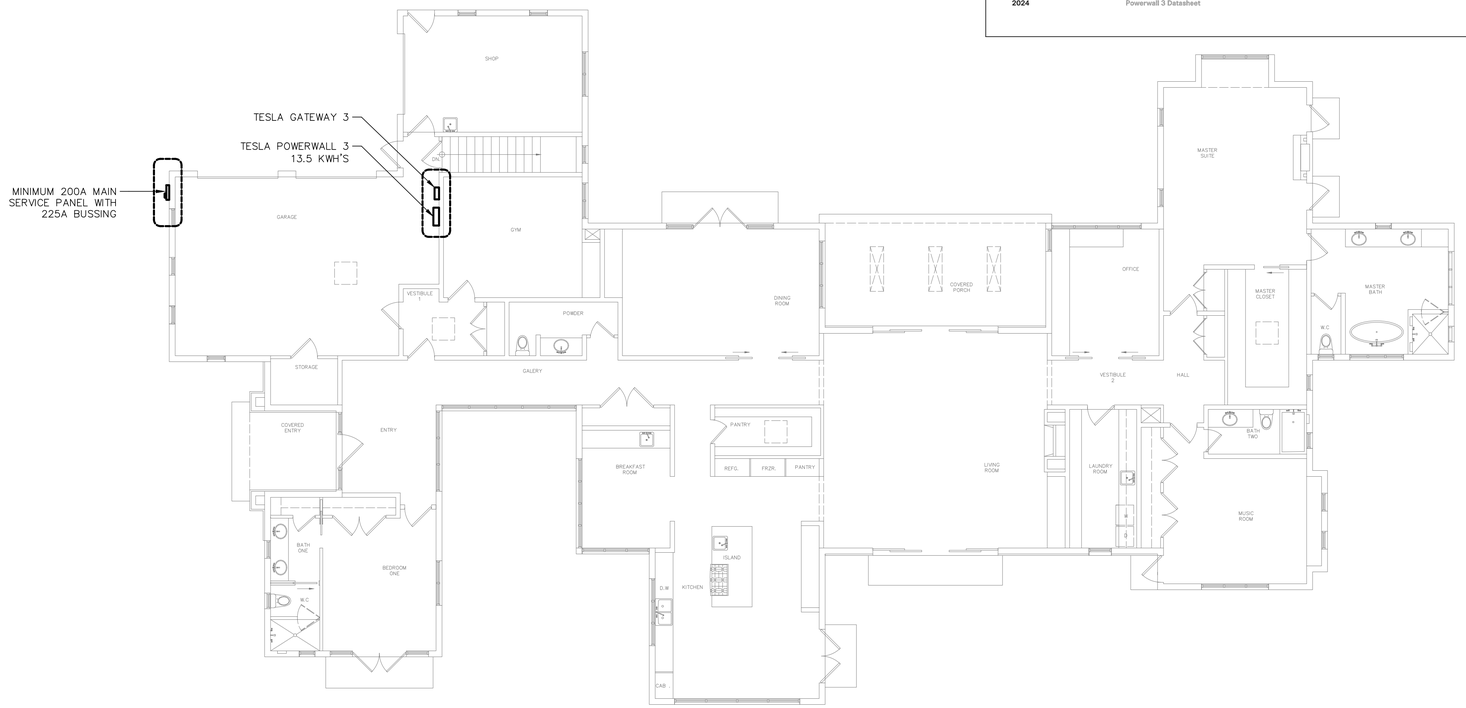


1 SOLAR PHOTOVOLTAIC EQUIPMENT LAYOUT

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

Powerwall 3 Technical Specifications

System Technical Specifications

Model Number	1707000-xx-y			
Nominal Grid Voltage (Input & Output)	120/240 VAC			
Grid Type	Split phase			
Frequency	60 Hz			
Nominal Battery Energy	13.5 kWh AC[1]			
Nominal Output Power (AC)	5.8 kW	7.6 kW	10 kW	11.5 kW
Maximum Apparent Power	5,800 VA	7,600 VA	10,000 VA	11,500 VA
Maximum Continuous Current	24 A	31.7 A	41.7 A	48 A
Overcurrent Protection Device[2]	30 A	40 A	60 A	60 A
Maximum Continuous Charge Current / Power (Powerwall 3 only)	20.8 A AC / 5 kW			
Maximum Continuous Charge Current / Power (Powerwall 3 with up to (3) Expansion units)	33.3 A AC / 8 kW			
Output Power Factor Rating	0 - 1 (Grid Code configurable)			
Maximum Output Fault Current (1 s)	160 A			
Maximum Short-Circuit Current Rating	10 kA			
Load Start Capability	185 LRA			
Solar to Battery to Home/Grid Efficiency	89%[1,3]			
Solar to Home/Grid Efficiency	97.5%[4]			
Power Scalability	Up to 4 Powerwall 3 units supported			
Energy Scalability	Up to 3 Expansion units (for a maximum total of 7 units)			
Supported Islanding Devices	Gateway 3, Backup Switch, Backup Gateway 2			
Connectivity	Wi-Fi (2.4 and 5 GHz), Ethernet, Cellular (LTE/4G[5])			
Hardware Interface	Dry contact relay, Rapid Shutdown (RSD) certified switch and 2-pin connector, RS-485 for meters			
AC Metering	Revenue Grade (+/- 0.5%, ANSI C12.20)			
Protections	Integrated arc fault circuit interrupter (AFCI), Isolation Monitor Interrupter (IMI), PV Rapid Shutdown (RSD) using Tesla Mid-Circuit Interrupters			
Customer Interface	Tesla Mobile App			
Warranty	10 years			

[1] Values provided for 25°C (77°F), at beginning of life. 3.3 kW charge/discharge power.
[2] See Powerwall 3 Installation Manual for fuse requirements if using fuse for overcurrent protection.
[3] Typical solar shifting use case.
[4] Tested using CEC weighted efficiency methodology.
[5] The customer is expected to provide internet connectivity for Powerwall 3; cellular should not be used as the primary mode of connectivity. Cellular connectivity subject to network operator service coverage and signal strength.

Powerwall 3 Technical Specifications

Solar Technical Specifications

Maximum Solar STC Input	20 kW
Withstand Voltage	600 V DC
PV DC Input Voltage Range	60 — 550 V DC
PV DC MPPT Voltage Range	60 — 480 V DC
MPPTs	6
Maximum Current per MPPT (I_{mp})	13 A[6]
Maximum Short Circuit Current per MPPT (I_{sc})	15 A[6]

[6] Where the DC input current exceeds the MPPT rating, a jumper can be used to combine two MPPTs into a single input to intake DC current up to 26 A I_{sc} / 30 A I_{sc}.

Environmental Specifications

Operating Temperature	–20°C to 50°C (–4°F to 122°F)[7]
Operating Humidity (RH)	Up to 100%, condensing
Storage Temperature	–20°C to 30°C (–4°F to 86°F), up to 95% RH, non-condensing, State of Energy (SOE): 25% initial
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Rating	NEMA 3R
Ingress Rating	IP67 (Battery & Power Electronics) IP55 (Wiring Compartment)
Pollution Rating	PD3
Operating Noise @ 1 m	< 50 db(A) typical < 62 db(A) maximum

[7] Performance may be de-rated at operating temperatures above 40°C (104°F).

Compliance Information

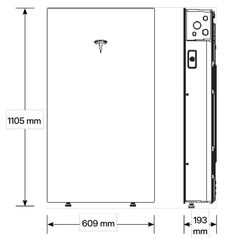
Certifications	UL 1741, UL 9540, UL 9540A, UL 3741, UL 1741 PCS, UL 1741 SA, UL 1741 SB, UL 1973, UL 1699B, UL 1998, CSA C22.2 No. 0.8, CSA C22.2 No. 107.1, CSA C22.2 No. 330, CSA 22.3 No. 9, IEEE 1547, IEEE 1547A, IEEE 1547.1, CA Rule No.21
Grid Connection	United States and Canada
Emissions	FCC Part 15 Class B, ICES 003
Environmental	RoHS Directive 2011/65/EU
Seismic	AC156, IEEE 693-2005 (high)
Fire Testing	Meets the unit level performance criteria of UL 9540A

Powerwall 3 Technical Specifications

Mechanical Specifications

Dimensions	1105 x 609 x 193 mm (43.5 x 24 x 7.6 in)[8]
Total Weight of Installed Unit	132 kg (291.2 lb)
Weight of Powerwall 3	124 kg (272.5 lb)
Weight of Glass Front Cover	6.5 kg (14.5 lb)
Weight of Wall Bracket	1.9 kg (4.2 lb)
Mounting Options	Floor or wall mount

[8] These dimensions include the glass front cover being installed on Powerwall 3.



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SOLAR PHOTOVOLTAIC
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& NOTES

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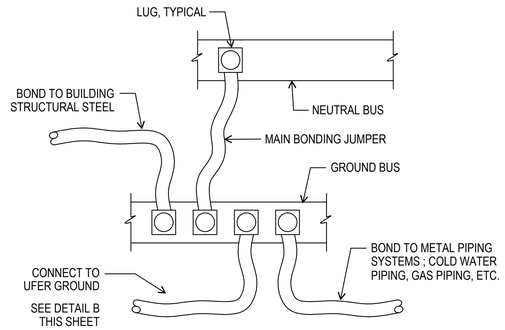
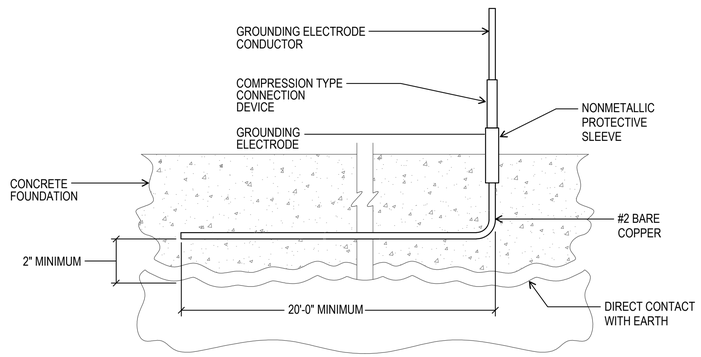
ELECTRICAL LOAD CALCULATION

Item #	DESCRIPTION	QTY.	VA	%VA	TOTAL VA
A.	**Lighting & Receptacle, Required Appliance and Laundry Loads**				
	1. Lighting & Receptacles: ENTER QTY. IN SQ. FT. =>	6,288	3		**18,864**
	2. Small Appliance Circuits:	2	1,500		**3,000**
	3. Laundry Circuits:	1	1,500		**1,500**
	SUBTOTAL				**23,364**
	N.E.C. Demand for above loads (per N.E.C. Table 220-11)				
	1. First 3,000 VA @ 100%		**3,000**	**100%**	**3,000**
	2. Next 117,000 VA @ 35%		**20,364**	**35%**	**7,127**
	3. Remaining Load @ 25%		**0**	**25%**	**0**
	SUBTOTAL FOR ITEM A:				**10,127**
B.	**Fixed appliances**				
	Range Hood Fan	1	100	75%	**75**
	Microwave	1	800	75%	**600**
	Refrigerator	1	850	75%	**638**
	Bath Fan	4	200	75%	**600**
	Disposal	2	1,000	75%	**1,500**
	Dishwasher	1	1,000	75%	**750**
	Freezer	1	1,200	75%	**900**
	Wine Cooler	1	3,000	75%	**2,250**
	U/C Refrigerator	1	650	75%	**488**
				75%	**0**
				75%	**0**
				100%	**0**
				100%	**0**
	SUBTOTAL FOR ITEM B:				**7,800**
C.	**AC Units**	2	3,200	100%	**6,400**
D.				100%	**0**
E.	**Garage Door Opener**	2	300	100%	**600**
F.	**EV CHARGER**	1	7,200	100%	**7,200**
G.	**Fan Coil Units**	2	300	100%	**600**
H.				100%	**0**
I.				100%	**0**
J.				100%	**0**
K.				100%	**0**
L.				100%	**0**
M.				100%	**0**
N.	**Electric Dryer Provision**	1	5,000	100%	**5,000**
O.	**Heat Pump Water Heater Provision**	1	4,500	100%	**4,500**
P.				100%	**0**
Q.	**Electric Range Provision**	1	8,000	100%	**8,000**
	SUBTOTAL FOR ITEMS C THRU END::				**32,300**
	TOTAL DWELLING UNIT LOAD @ 120/240V, 1 PHASE				**50,227**
	TOTAL DWELLING UNIT LOAD IN AMPS (TOTAL LOAD / 240V)				**209.3**

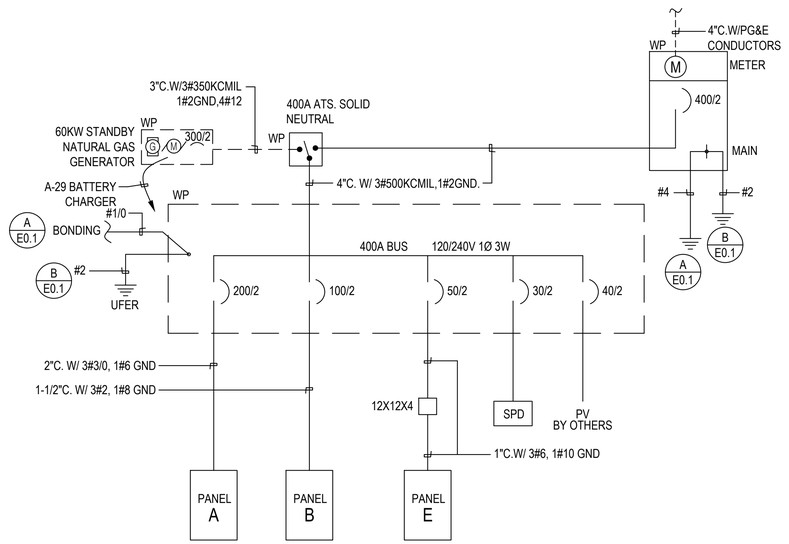


BONDING DIAGRAM (A)



THE GROUNDING SYSTEM SHALL CONSIST OF A "UFER" TYPE 20' LONG OF #2 BARE COPPER CONDUCTOR EMBEDDED ALONG THE BOTTOM OF A CONCRETE FOOTING OR GRADE BEAM THAT IS IN DIRECT CONTACT WITH THE EARTH.

UFER GROUND DETAIL (B)



SINGLE LINE DIAGRAM (C)

GENERAL NOTES

1. VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BID
2. THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2022 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. WHERE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN.
3. CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
4. ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL.
5. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
6. FURNISH DISCONNECT SWITCHES AT REMOTE MOTORS.
7. ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSSING FOR FUTURE BREAKER OR SWITCH.
8. CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS.
9. GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
10. ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE.
11. THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
12. ALL FEEDER CONDUCTORS SHALL BE IN CONDUIT. BRANCH CIRCUITS MAY BE NON-METALLIC SHEATHED CABLE.
13. ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION.
14. COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
15. COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
16. COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
17. ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
18. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/BRANCH CIRCUIT INTERRUPTER, COMBINATION TYPE, A BRANCH/FEEDER TYPE, A LISTED SUPPLEMENTAL ARC PROTECTION CIRCUIT BREAKER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [CEC 210.12(A)(1)THROUGH(6)].
19. ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECECTACLES. (EXCEPTIONS: (1)RECEPTACLE MORE THAN 5'-6" ABOVE THE FLOOR. (2)RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE. (3)A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CORD-AND-PLUG CONNECTED AS PER CEC 400.10(A)(6),(A)(7) OR (A)(8), AND (4)NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2)(a),[CEC 406.12].
20. SMOKE DETECTORS SHALL BE 120V, PHOTOELECTRIC/ION COMBINATION UNITS WITH BATTERY BACK UP. THEY SHALL BE INTERCONNECTED.
21. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. THEY SHALL BE INTERCONNECTED WITH SMOKE DETECTORS.
22. LIGHT FIXTURES IN BATHTUB OR SHOWER AREAS SHALL BE MARKED AS "SUITABLE FOR DAMP LOCATIONS." CEC 410.10.
23. WP EXTERIOR RECEPTACLES SHALL HAVE HUBBELL #ML500 EXTRA DUTY COVERS OR EQUAL. ALL RECEPTACLES IN DAMP OR WET LOCATIONS (WP) SHALL BE LISTED WEATHER-RESISTANT TYPE AND BE GFCI.[CEC 406.9]
24. MANUFACTURER'S LITERATURE SHOWING THAT PROPOSED LIGHT FIXTURES ARE HIGH EFFICACY AND CALIFORNIA CERTIFIED IS TO BE ON SITE AT THE TIME OF FIELD INSPECTION. CALIFORNIA ENERGY CODE 150.
25. AT LEAST ONE FIXTURE INSTALLED IN GARAGES, CLOSETS, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)2.
26. AT LEAST ONE LIGHT FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANSY SENSOR PER CALIFORNIA ENERGY CODE 150(K)2.
27. TWO MINIMUM 1" DIAMETER METALLIC CONDUITS SHALL BE PROVIDED THAT ORIGINATE AT A READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO A SOLAR ZONE AREA COMPLYING WITH CALIFORNIA ENERGY CODE, SECTION 110.10 AND TERMINATE AT A MINIMUM 4" FROM THE ELECTRICAL PANEL. THE ELECTRICAL JUNCTION BOX AND SEGMENT OF CONDUIT RUN IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".
28. RECESSED LUMINARIES INSTALLED IN INSULATED CEILINGS SHALL HAVE AN I.C. RATING AND SHALL BE CERTIFIED AS AIR TIGHT.
29. LUMINARIES WITH SCREW BASE SOCKETS SHALL NOT BE RECESSED IN A CEILING.
30. LUMINARIES WITH SCREW BASE SOCKETS SHALL BE MARKED AS JA8-2019-E COMPLIANT AND SHALL ONLY CONTAIN JA8 COMPLIANT LAMPS.
31. ALL JA8 COMPLIANT LUMINARIES SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS.
32. WHERE BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED OR EXTENDED IN AREAS SPECIFIED IN CEC 210.12(A), THE BRANCH CIRCUIT SHALL BE PROTECTED BY EITHER A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT OR A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OF THE EXISTING BRANCH CIRCUIT. [CEC 210.12(D)]
33. ALL KITCHEN COUNTERTOP RECEPTACLES ARE TO BE GFCI PROTECTED. RECEPTACLES WITHIN 6 FEET FROM THE TOP INSIDE EDGE OF THE BOWL OF THE SINK, RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF ANY BATHTUB OR SHOWER STALL, AND RECEPTACLES IN LAUNDRY AREAS ARE TO BE GFCI PROTECTED. [CEC 210.8].

SYMBOLS

	CONDUIT EXISTING
	CONDUIT CONCEALED IN WALL OR CEILING
	CONDUIT CONCEALED UNDER FLOOR OR BELOW GRADE
	CONDUIT STUBBED OUT AND CAPPED
	CONDUIT TURNED UP
	CONDUIT TURNED DOWN
	HATCH MARKS INDICATE NO. OF #12 WIRES IN CODE SIZED CONDUIT (3) MAX. IN 1/2" C., (5) MAX. IN 3/4" C., (8) MAX. IN 1"C., NO MARKS = 2#12
A-3	HOME RUN: LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S).
	SAWCUT
	GROUND CONNECTION
	DISTRIBUTION SWITCHBOARD OR PANEL
	PANEL, BRANCH CIRCUIT TYPE, SURFACE AND FLUSH
	SIGNAL TERMINAL CABINET, SURFACE & FLUSH
	LINEAR SURFACE FIXTURE
2 a	OUTLET DATA: BAR INDICATES WALL MOUNT, LETTER INDICATES SWITCH CONTROL, NO. INDICATES CIRCUIT.
	SURFACE FIXTURE ON FLUSH OUTLET.
	RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
	EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND CEILING MOUNT.
	LOW LEVEL EXIT SIGN, +6" AFF, +4" FROM DOOR JAMB
A 100	LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO. INDICATES WATTAGE. SEE FIXTURE SCHEDULE.
FC 1	MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWINGS.
	SPECIAL RECEPTACLE - SEE PLAN
M	METER
	FLUSH FLOOR RECEPTACLE
	RECEPTACLE, DUPLEX, 15A, 125V, NEMA 5-15R +18" U.N.O.
	DUPLEX RECEPTACLE MTD. ABOVE BACKSPLASH
	DUPLEX RECEPTACLE W/LOWER HALF SWITCHED
GFI	GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE
	CEILING RECEPTACLE
	RECEPTACLE, DUPLEX, 20A, 125V, NEMA 5-20R +18" U.N.O.
J	JUNCTION BOX 4" SQUARE, 1-1/2" DEEP U.N.O.
T	THERMOSTAT F.B.O. +48"
2	MOTOR, NO. INDICATES HORSEPOWER
	CLOCK OUTLET +7'-6" U.N.O.
J	DISCONNECT SWITCH, NON-FUSED
F J	DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
J	COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
	MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
D	DIMMER W/INTEGRAL "ON-OFF" SW.
	PUSHBUTTON
PC	PHOTOCELL
SD	SMOKE DETECTOR, INTERCONNECTED W/ BATTERY BACK-UP
SC	COMBINATION SMOKE AND CO DETECTOR, INTERCONNECTED W/ BATTERY BACK-UP
	TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/1 GANG COVERPLATE & GROMMETED OPENING +18" U.N.O.
	CABLE TV OUTLET +18" U.N.O.
M	MOTION SENSOR
$	EXISTING SWITCH
S	SINGLE POLE SWITCH
^{2}	DOUBLE POLE SWITCH
^{3}	THREE WAY SWITCH
^{P}	SWITCH W/PILOT LT.
^{M}	MANUAL MOTOR STARTER

(S, ^{2}, ^{3}, ^{P}: QUIET TOGGLE TYPE RATED AT 20A, 120/277V A.C. +42" U.N.O.)

FACP	FIRE ALARM CONTROL PANEL
GFI	GROUND FAULT CIRCUIT INTERRUPTING
LST	LABOR SAVING TANDEM
MLO	MAIN LUGS ONLY
w/	WITH
C.O.	CONDUIT ONLY
W.P.	WEATHERPROOF
F.B.O.	FURNISHED BY OTHERS, INSTALL & CONNECT
U.N.O.	UNLESS NOTED OTHERWISE
N.E.C.	NATIONAL ELECTRICAL CODE
N.I.C.	NOT IN CONTRACT
(E)	EXISTING
(N)	NEW
(R)	REMOVE
(RL)	RELOCATE
S/M	SURFACE MOUNT
U/G	UNDERGROUND
CWP	COLD WATER PIPE
AFF	ABOVE FINISHED FLOOR
HACR	HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER
N.L.	NIGHT LIGHT

NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT

JMPE
ELECTRICAL ENGINEERING
LIGHTING DESIGN
CA REGISTRATION NO E13083
627 OLIVE STREET
SANTA BARBARA CA 93105
(805) 569- 9216
FAX (805) 569-2405
email : maloney@jmpe.net
www.jmpe.net
24394

LICENSED PROFESSIONAL ENGINEER — MALONEY — EXP. 06/30/2025 — ELECTRICAL — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.00

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

HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

GENERAL NOTES
SYMBOLS
SINGLE LINE DIAGRAM

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

Date	JULY 18 2024
Scale	
Drawn	JMPE
Job #	.
Sheet	

E0.1

CERTIFICATE OF INSTALLATION
Note: This table completed by HERS Registry.

Field Name	Data Entry	Field Name	Data Entry
Project Name		Enforcement Agent	
Dwelling Address		Permit Number	
City and Zip Code		Permit Application Date	

A. Installed Lighting and Controls
Select Yes or No according to whether your work on the project includes each of the following types of lighting and controls. See Sections B through J for applicable requirements.

Field	Field Name	Yes or No
01	High Luminous Efficacy luminaires installed in any interior rooms. (See Section B.)	Yes ◯ No ◯
02	JA8 compliant luminaires installed in any interior rooms. (See Section B.)	Yes ◯ No ◯
03	Recessed downlight luminaires in ceilings in any interior rooms. (See Section C.)	Yes ◯ No ◯
04	Light Sources in Enclosed or Recessed Luminaires. (See Section D.)	Yes ◯ No ◯
05	Lighting controls in bathrooms. (See Section E.)	Yes ◯ No ◯
06	Lighting controls in laundry rooms. (See Section E.)	Yes ◯ No ◯
07	Lighting controls in utility rooms. (See Section E.)	Yes ◯ No ◯
08	Lighting controls in garage. (See Section E.)	Yes ◯ No ◯
09	Lighting controls in walk-in closets. (See Section E.)	Yes ◯ No ◯
10	Lighting controls in interior rooms except bathrooms, laundry rooms, utility rooms, and garages. (See Section F)	Yes ◯ No ◯
11	Screw based luminaires. (See Section G.)	Yes ◯ No ◯
12	Internally illuminated address signs. (See Section H.)	Yes ◯ No ◯
13	Outdoor lighting and controls. (See Section I.)	Yes ◯ No ◯
14	Parking Garages for eight or more Vehicles. (See Section J)	Yes ◯ No ◯
15	Blank Electrical Boxes installed more than 5 feet from finished floor. (See Section K.)	Yes ◯ No ◯

B. High Luminous Efficacy Luminaires

Field	Field Name
01	150.0(k)1A and Table 150.0-A: All luminaires are installed with: • Light sources of one of the lighting technologies specified under the "High Luminous Efficacy" column of Table 150.0-A; or • JA8 compliant light sources and the light sources are marked with "JA8-2022" or "JA8-2022-E". Exception 1: Integrated device lighting: Lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers, and non-removable lighting attached to ceiling fans. Exception 2: Navigation Lighting: Night lights, step lights, path lights less than 5 watts. Exception 3: Cabinet Lighting: Lighting internal to drawers, cabinetry, and linen closets with an efficacy of 45 lumens per watt or greater
02	• Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF

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

C. Recessed Downlight Luminaires in Ceilings

Field	Field Name
01	150.0(k)1CI: Do not contain screw based lamp sockets.
02	The luminaire is marked with "JA8-2022".
03	150.0(k)1CIi: Has label certifying the luminaires are air tight with air leakage less than 2.0 cfm at 75 Pascals when tested in accordance with ASTM E283. Exception: Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings.
04	150.0(k)1CIii: Sealed with a gasket or caulk between the luminaire housing and ceiling, and all air leakage paths between conditioned and unconditioned spaces are sealed with a gasket or caulk, or be installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling. Exception: Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings.
05	150.0(k)1CIv: Meet the following requirements (California Electrical Code Section 410.116). • A recessed luminaire that is not identified for contact with insulation shall have all recessed parts spaced not less than 1/2 inch from combustible materials. The points of support and the trim finishing off the openings in the ceiling shall be permitted to be in contact with combustible materials. • A recessed luminaire that is identified for contact with insulation, Type IC, shall be permitted to be in contact with combustible materials at recessed parts, points of support, and portions passing through or finishing off the opening in the building structure. • Thermal insulation shall not be installed above a recessed luminaire or within 3 inches of the recessed luminaire's enclosure, wiring compartment, ballast, transformer, LED driver, or power supply unless the luminaire is identified as Type IC for insulation contact.

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	150.0(k)1D: **Light Sources in Enclosed or Recessed Luminaires** that are not marked with "JA8-2022-E", should 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.

E. Lighting Controls in bathrooms, garages, laundry rooms, utility rooms, and walk-in closets

Field	Field Name
01	150.0(k)2Ei: 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.

F. Lighting Controls in any interior rooms

Field	Field Name
01	150.0(k)2Eii: For lighting internal to drawers and cabinetry with opaque fronts or doors, the lighting has controls to turn light off when the drawer or door is closed are provided.
02	150.0(k)2F: Lighting in habitable spaces, including but not limited to living 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 spaces comply with NEMA SSL 7A.. EXCEPTION 1: Ceiling fans may provide control of integrated lighting via a remote control. EXCEPTION 2: 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 3: Navigation lighting such as night lights, step lights, and path lights less than 5 watts, and lighting internal to drawers and cabinetry with opaque fronts or doors or with automatic off controls.
03	150.0(k)2A: Lighting has readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
04	150.0(k)2B: No controls bypasses a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor is installed to comply with Section 150.0(k)
05	150.0(k)2C: Lighting controls comply with the applicable requirements in Section 110.9.
06	150.0(k)2D: An Energy Management Control Systems (EMCS) or a multiscene programmable control can be used to comply with dimming, occupancy, and lighting control requirements in Section 150.0(k)2 if it provides the functionality of the specified control in accordance with Section 110.9, and the physical controls (readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF).
07	150.0(k)2G: Independent controls • Integrated lighting of exhaust fans is controlled independently from the fans. • Undercabinet lighting, undershelf lighting, interior lighting of display cabinets, and switched outlets 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.

G. Screw Based luminaires

Field	Field Name
01	150.0(k)1B: Screw based luminaires shall contain lamps that are marked with "JA8-2022" or "JA8-2022-E".

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	150.0(k)4: Internally illuminated address signs. Internally illuminated address signs shall either: • Comply with Section 140.8. Applicable nonresidential sign lighting compliance forms shall also be submitted; or • Consume no 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	150.0(k)1A and Table 150.0-A: High efficacy outdoor lighting or LED light sources are installed.
02	150.0(k)3A: Outdoor lighting is controlled by a manual ON and OFF switch that permits one of the following automatic actions: • Controlled by a photocell and either a motion sensor or an automatic time switch control; or • Controlled by an astronomical time clock control. Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours. 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 Eight or More Vehicles

Field	Field Name
01	150.0(k)5: Lighting complies with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. Applicable LTG forms shall also be submitted.

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

K. Blank Electrical Boxes

Field	Field Name
01	150.0(k)1E: The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, low voltage wiring or fan speed control.

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

Documentation Author's Declaration Statement
1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Company:	Signature Date:
Address:	CEA/ HERS 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:
1. The information provided on this Certificate of Installation is true and correct.
2. I am either: a) a responsible person eligible under Division 3 of the Business and Professions Code in 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) I am an authorized representative of the responsible person and attest to the declarations in this statement on the responsible person's behalf.
3. The constructed or installed features, materials, components or manufactured devices (the installation) identified on this Certificate of Installation conforms 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.
4. I understand that a registered copy of this Certificate of Installation shall be posted or made available with the building permit(s) 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 requirement is accomplished.
5. 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:	License:
City/State/Zip:	Phone:

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300

CF2R-LTG-01-E User Instructions

There are two version of the residential lighting Certificate of Installation. This version, the CF2R-LTG-01-E, is primarily used for demonstrating compliance with the residential lighting Standards for single-family dwellings.

The LTG-01 shall also be used to demonstrate compliance with the residential lighting requirements for high-rise residential dwelling units; outdoor lighting that is attached to a high-rise residential or hotel/motel building, and is separately controlled from the inside of a dwelling unit or guest room; fire station dwelling accommodations; hotel and motel guest rooms; and, dormitory and senior housing dwelling accommodations. When using the CF2R-LTG-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 CF2R-LTG-02-E, is used for demonstrating compliance with the residential lighting Standards for low-rise multi-family dwellings. The primary difference between the LTG-02 and LTG-01 is that the LTG-02 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.

For rows 1 through 15 – insert 'Y' for each measure that is included in the scope of work, and insert 'N' for each measure that is not included in the scope of work.

Section B. High Luminous Efficacy Luminaires
This table is a list of mandatory requirements for high Luminous 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 Light sources in 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 LED luminaires.

Section F. Lighting Controls in any interior rooms
This table is a list of mandatory requirements for Lighting Controls in any interior rooms. .

Section G. Screw Based luminaires
This table is a list of mandatory requirements for Screw 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 Eight or More Vehicles
This table is a list of mandatory requirements for Lighting for Residential Garages for Eight or More Vehicles

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

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LIGHTING COMPLIANCE FORMS

JMPE
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LIGHTING DESIGN
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REGISTERED PROFESSIONAL ENGINEER ROBERT A. MALONEY No. E011098 EXP. 06/30/2024 ELECTRICAL STATE OF CALIFORNIA

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(N) PANEL SCHEDULE "A"

SERVICE: 120/240V 1Φ 3W | MAIN BKR.: MLO | BUS: 225A | LOC.: MAIN HOUSE
ALL CIRCUIT BREAKERS SHALL BE AFCI | * = AFCI/GFCI | MTG.: FLUSH

REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC		CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS
SMOKE DETECTORS						1	20	1		2	20	1			1			SPARE
GEN LIGHTING						1	20	3		4	20	1						"
"						1	20	5		6	50	2			1			BESS & PANEL "E"
"						1	20	7		8	X	X						"
"						1	20	9		10	30	2			1			HP-1/FC
"						1	20	11		12	X	X						"
"						1	20	13		14	30	2			1			HP-2/FC
"						1	20	15		16	X	X						"
LAUNDRY CIRCUIT						1	20	17		18	30	2	1					DRYER
BATHROOM CIRCUIT						1	20	19		20	X	X						PROVISION
"						1	20	21		22	50	2	1					RANGE
SPARE						1	20	23		24	X	X						PROVISION
"						1	20	25		26	30	2			1			HP WH
"						1	20	27		28	X	X						"
"						1	20	29		30								SPACE
LANDSCAPE LTS						1	20	31		32								"
LANDSCAPE CTROLS						1	20	33		34								"
EXT LTS						1	20	35		36								"
EXT LTS						1	20	37		38								"
EXT LTS						1	20	39		40								"
EXT LTS						1	20	41		42								"

AMPS= SEE ELECTRICAL LOAD CALCULATIONS | MINIMUM BKR | A.I.C. RATING= 10,000 AMPS SYM

(N) PANEL SCHEDULE "B"

SERVICE: 120/240V 1Φ 4W | MAIN BKR.: MLO | BUS: 200A | LOC.: SEE PLAN
MTG.: FLUSH

REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC		CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS
EXT REC						1	20	1		2	20	2			1			WINE COOLER
"						1	20	3		4	X	X						"
GEN LTG						1	20	5		6	20	1						GARAGE CIRCUIT
"						1	20	7		8	20	1						GARAGE DOORS
"						1	20	9		10	20	1						BATHROOM CIRCUIT
"						1	20	11		12	20	1						SPARE
BASEMENT REC						1	20	13		14	20	1						"
"						1	20	15		16	20	1						"
SPARE						1	20	17		18	20	1						"
"						1	20	19		20	20	1						"
"						1	20	21		22	20	1						"
"						1	20	23		24	20	1						"

AMPS= SEE ELECTRICAL LOAD CALCULATIONS | MINIMUM BKR | A.I.C. RATING= 10,000 AMPS SYM

(N) PANEL SCHEDULE "E"

SERVICE: 120/240V 1Φ 3W | MAIN BKR.: MLO | BUS: 100A | LOC.: SEE PLAN
ALL CIRCUIT BREAKERS SHALL BE AFCI | * = AFCI/GFCI | MTG.: FLUSH

REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC		CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS
SMALL APPLIANCE						1	20	1		2	20	1						PRIMARY BATH
"						1	20	3		4	20	1						PRIMARY BEDROOM
MICROWAVE						1	20	5		6	20	1						LIVING ROOM TV
REFRIGERATOR						1	20	7	*	8	20	1						SPARE
DISHWASHER						1	20	9	*	10	20	1						"
FREEZER						1	20	11	*	12	20	1						"

AMPS= SEE ELECTRICAL LOAD CALCULATIONS | MINIMUM BKR | A.I.C. RATING= 10,000 AMPS SYM

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PROFESSIONAL ENGINEER — MALONEY — No. E01108 — EXP. 06/30/2025 — ELECTRICAL — STATE OF CALIFORNIA

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ELECTRICAL PANEL SCHEDULES

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

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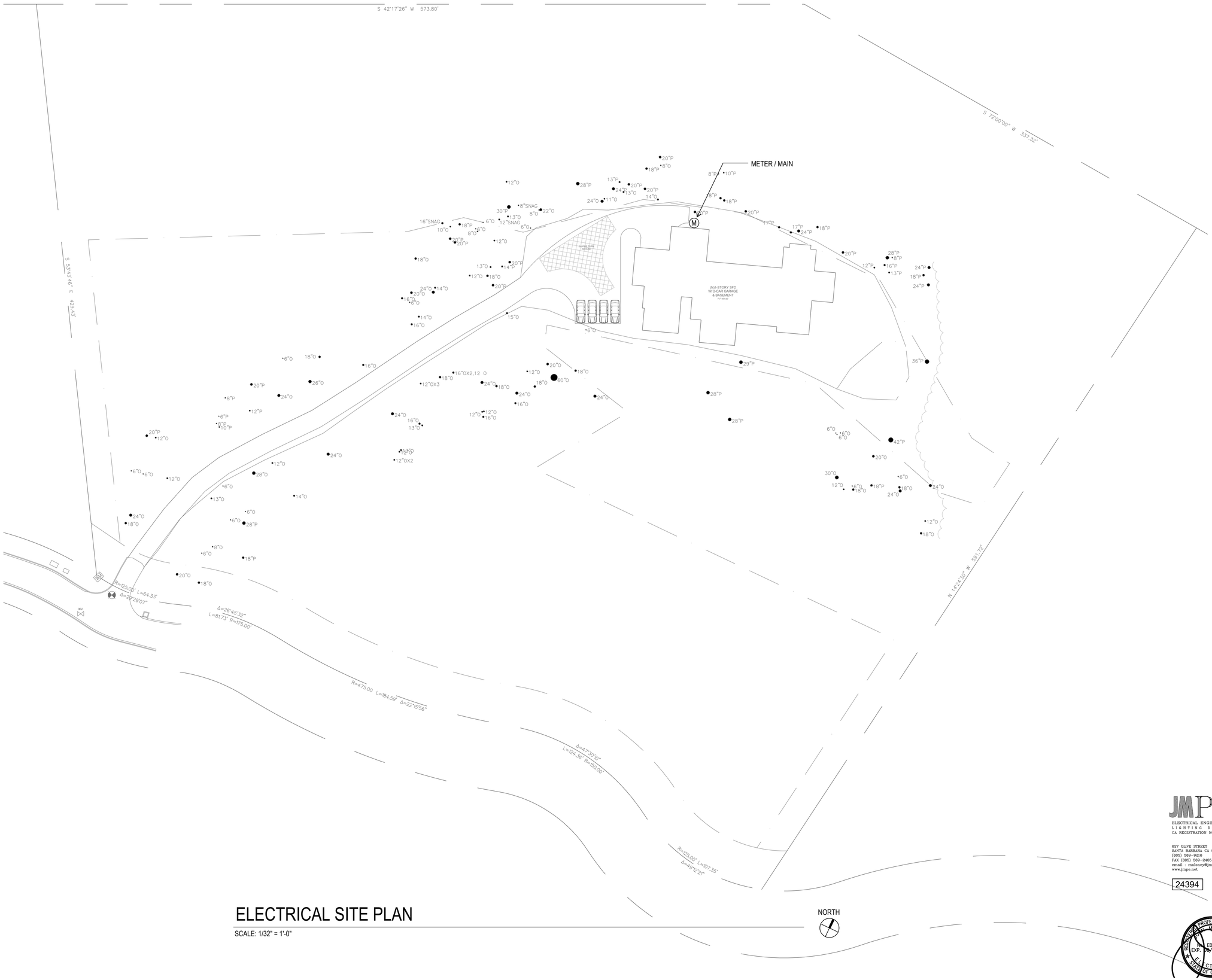

ELECTRICAL SITE PLAN

SCALE: 1/32" = 1'-0"

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ELECTRICAL SITE PLAN

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

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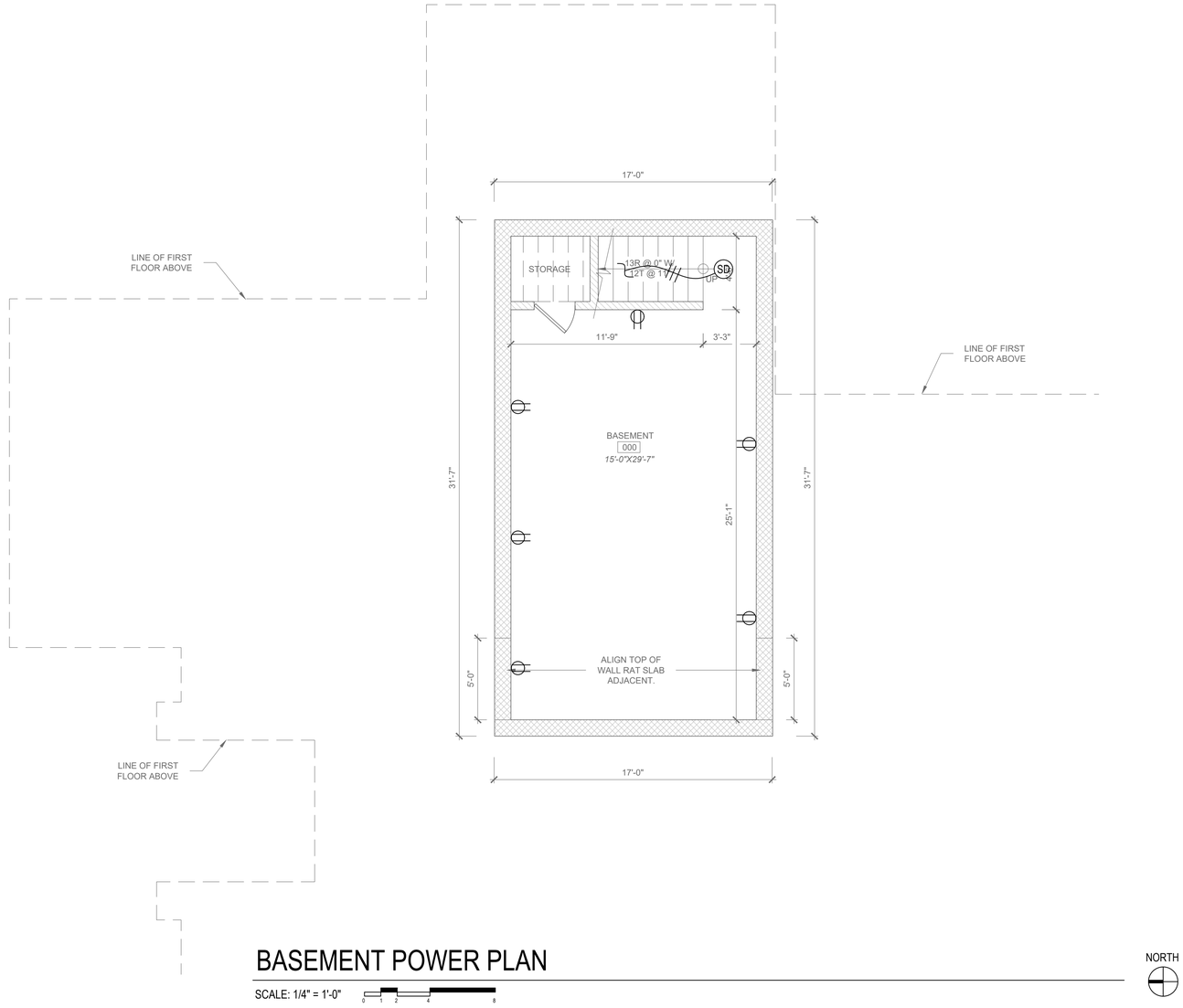
ELECTRICAL NOTES

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 BACKUP



BASEMENT POWER PLAN

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

NORTH

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BASEMENT POWER PLAN

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(Renew 8/31/25)
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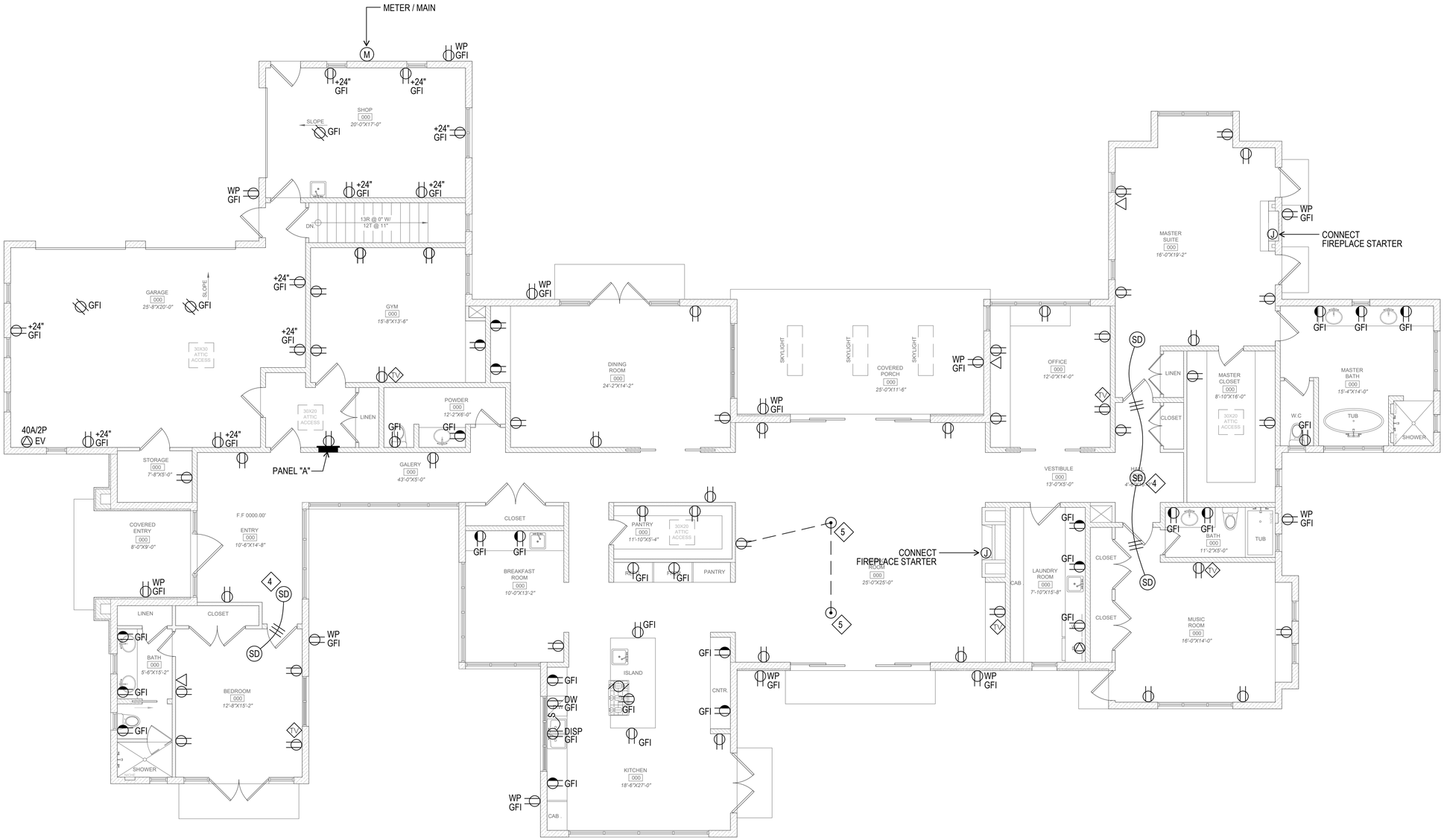

POWER PLAN

SCALE: 3/16" = 1'-0"

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POWER PLAN

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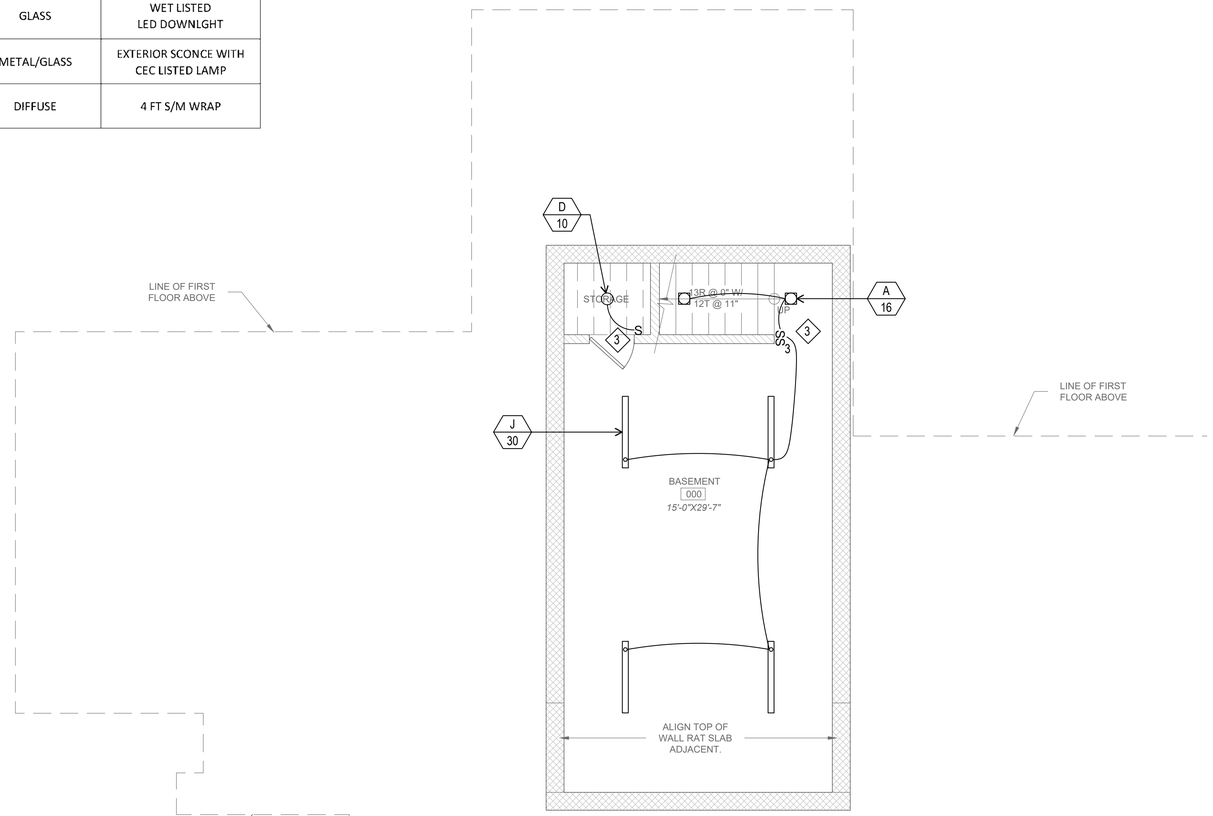
LED FIXTURE SCHEDULE

TYPE	MANUFACTURER AND CATALOG NUMBER	LED MODULE TYPE	COLOR TEMP	WATTS	DRIVER	OPTIC/LENS	REMARKS
A / 16	JUNO IC4AL 10L 27K 90 NFL 120 FRPC	LED	2700K	16	DIMMING	DIFFUSE	4" LED ADJUSTABLE RECESSED DOWNLIGHT
B / 60	F.B.O.	JA8	2700K	60	PER LAMP	GLASS	DECORATIVE PENDANT WITH CEC LISTED LAMP
C / 60	F.B.O.	JA8	2700K	60	PER LAMP	GLASS	DECORATIVE SCONCE WITH CEC LISTED LAMP
D / 10	JUNO SLIM FORM JSF 5 27K 90 120FRPC	LED	2700K	10	DIMMING	ACRYLIC	T-24 LISTED LED SURFACE MOUNT DOWNLIGHT
F / 60	F.B.O.	JA8	2700K	60	PER LAMP	GLASS	DECORATIVE CEILING FIXTURE WITH CEC LISTED LAMP
H / 16	JUNO IC4AL 10L 27K 90 NFL 120 FRPC/41LWH	LED	2700K	16	DIMMING	GLASS	WET LISTED LED DOWNLGHT
X	CUSTOM F.B.O.	JA8	2700K		PER LAMP	METAL/GLASS	EXTERIOR SCONCE WITH CEC LISTED LAMP
J / 30	LITHONIA TRON48LM 3000K 80CRI MVOLT		3000K	30	0-10V	DIFFUSE	4 FT S/M WRAP

LIGHTING NOTES

1. LIGHTING CONTROL STATION
2. HOME RUN VIA LIGHTING CONTROL PANEL.
3. SENSOR SWITCH #WSX-PDT-WH



BASEMENT LIGHTING PLAN

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

NORTH

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BASEMENT LIGHTING PLAN

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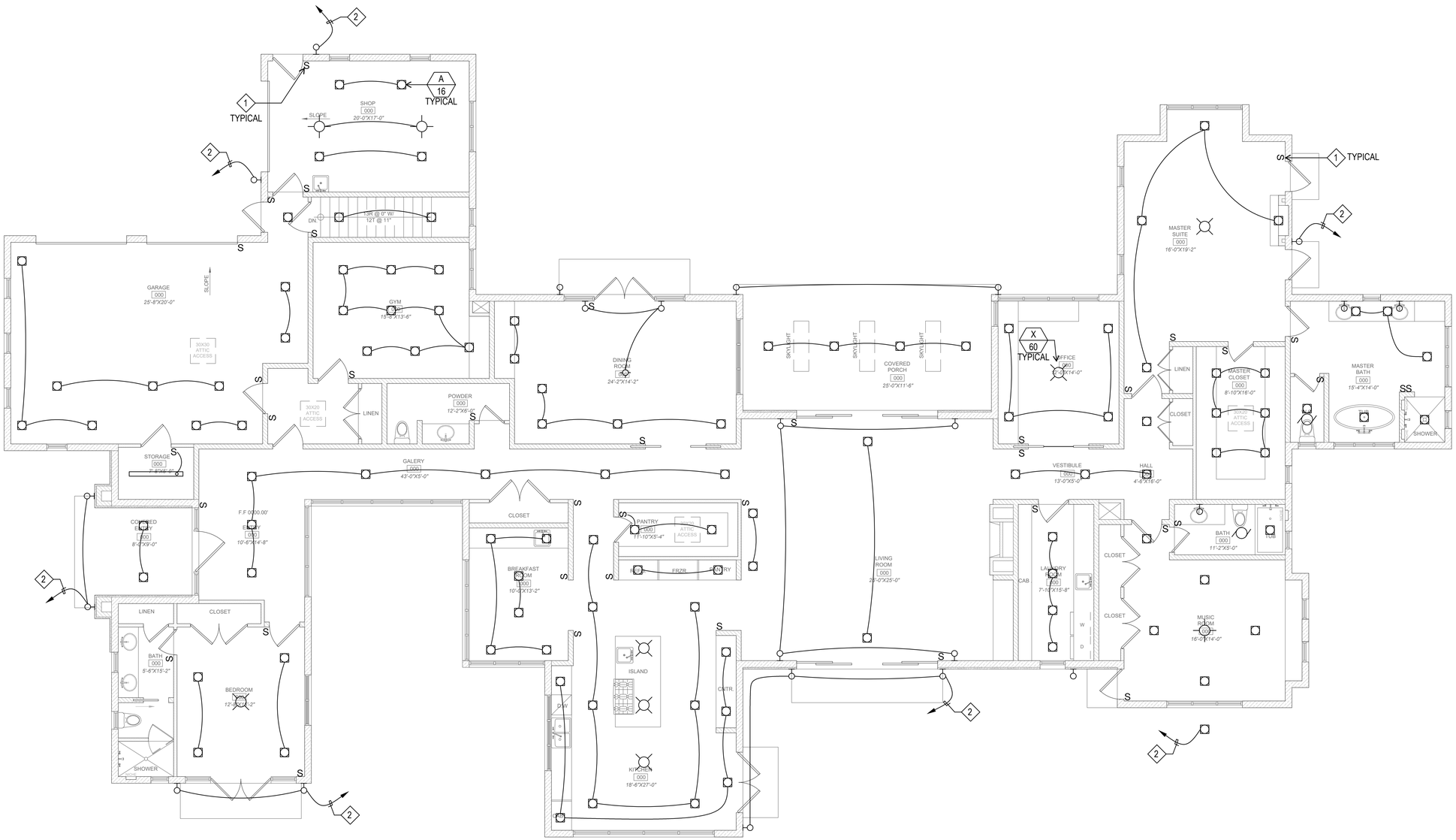
LIGHTING NOTES

1. LIGHTING CONTROL STATION
2. HOME RUN VIA LIGHTING CONTROL PANEL.



LIGHTING PLAN

SCALE: 3/16" = 1'-0"

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LIGHTING PLAN

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LIGHTING LEGEND & SPECIFICATIONS

Symbol	Quantity	Description	Brand/Model
L1	24	Driveway Lights	Volt | Max Spread Brass Pathlight, Bronze 9" w/ 16' light spread
L2	31	Pathway Lights	Volt | Cone Head Brass Path Light, Bronze 7" w/ 12' light spread
L3	7	Wall Lights	Volt | Brass Pivoting 6" Deck Light, light bronze
L4	5	Tree Up-lights	Volt | G2 Fat Boy Brass Spotlight, bronze
L5	2	Gate Lights	Hinkley | Aria , bronze or Possini - EuroXane, bronze

LANDSCAPE LIGHTING NOTES

1. Lighting plan is diagrammatic and is intended to show the general fixture location and type. Exact location of fixtures and transformers shall be verified in field with the Landscape Architect prior to installation.

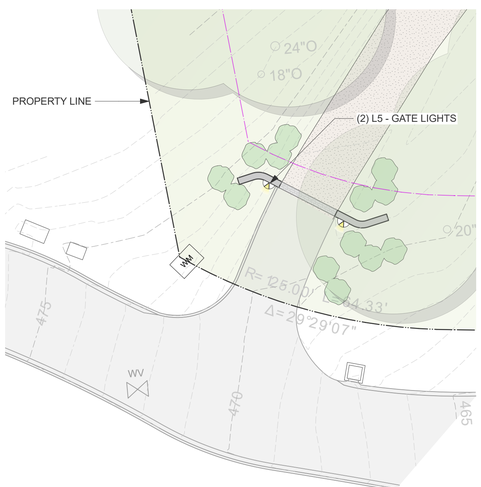
2. All landscape lighting fixtures shall be LED modules with maximun wattage of 3.5W

3. Contractor shall coordinate with the General Contractor and Electrical Contractor for the proper installation of all necessary conduit, sleeving, junction boxes, and switching locations prior to the building and installation phase of the landscape construction.

4. Contractor shall supply the Client with a set of Landscape Lighting As-Built drawings.

5. All fixtures shall be installed per manufacturer's specifications.

6. Cotractor shall provide an eave outlet and switch for the future installation of string lights at the rear patio space. Contractor to coordinate with General Contractor and Client for desired locations.



INSET - DRIVEWAY ENTRANCE

L1 | Driveway Lights

L2 | Pathway Lights

L3 | Pivoting Wall Lights

L4 | Tree Up-Lights

L5 | Gate Wall Lights

bh LANDSCAPE ARCHITECTURE
tel: 209.652.9399
1142 2nd Street
Monterey, CA 93940

NOT FOR CONSTRUCTION

HESS BECKMAN RESIDENCE

7725 PASEDO VENADO
MONTEREY, CA 93940

APN: 101-223-017

Issue set: Building Permit
Issue date: 21 April, 2025

Previous Issue

REV.	DESCRIPTION	DATE

LANDSCAPE LIGHTING PLAN

Scale: 1" = 16'-0"
Drawn by: BH

L1.2

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1.PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIROMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIUMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVEMNESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
4. THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCRODANCE WITH THE RECOMEMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

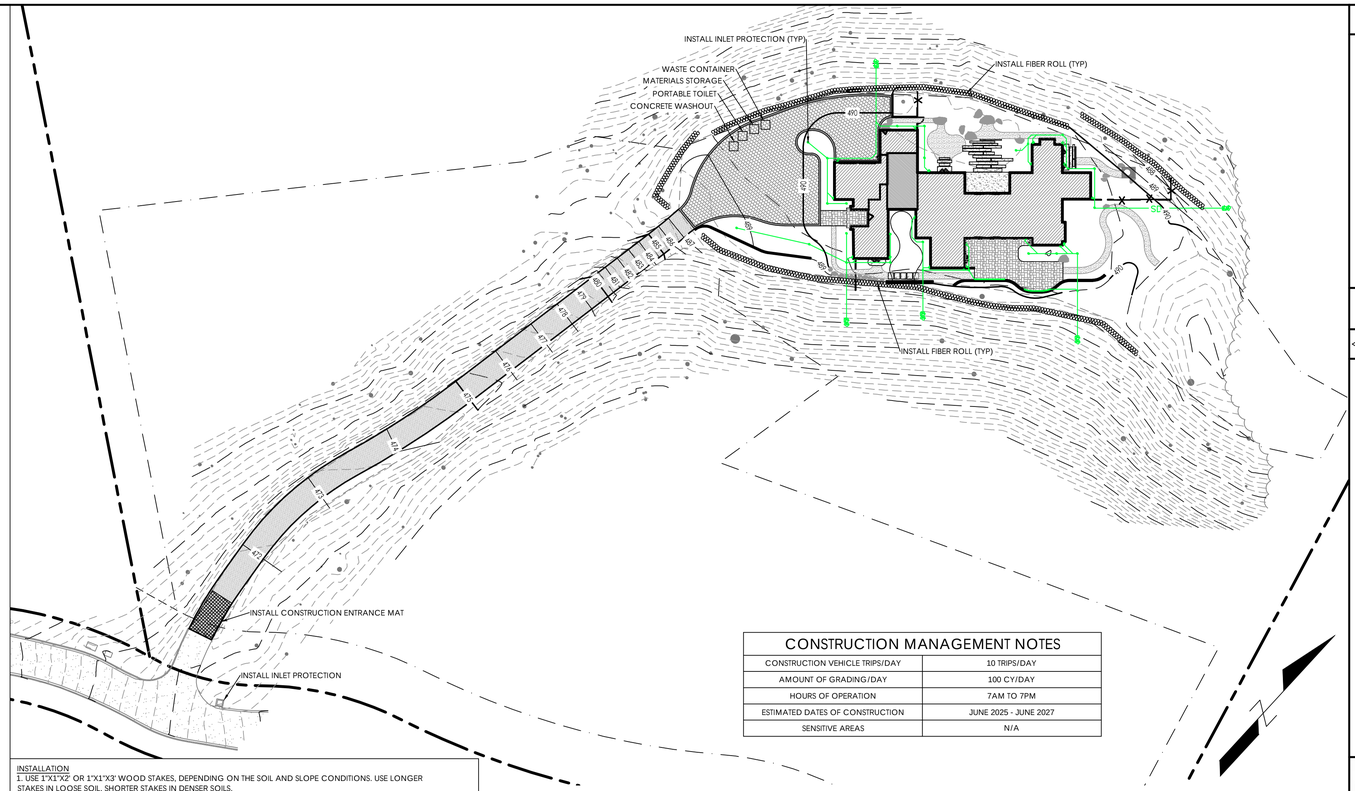
1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION, IN WHOLE OR IN PART, IS REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: Z:\Projects\123196 Meaney – Monterra Lot 59\dwg\123196 Grading Plan.dwg
Plotted: May 06, 2025 – 5:29pm



CONSTRUCTION MANAGEMENT NOTES	
CONSTRUCTION VEHICLE TRIPS/DAY	10 TRIPS/DAY
AMOUNT OF GRADING/DAY	100 CY/DAY
HOURS OF OPERATION	7AM TO 7PM
ESTIMATED DATES OF CONSTRUCTION	JUNE 2025 - JUNE 2027
SENSITIVE AREAS	N/A

A C6 EROSION CONTROL PLAN
SCALE: 1"=40'

40 0 20 40 80
GRAPHIC SCALE

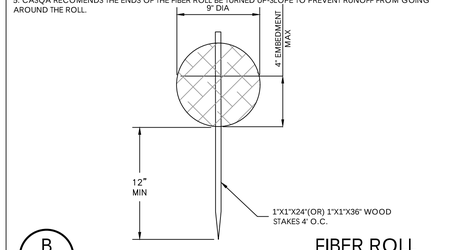
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

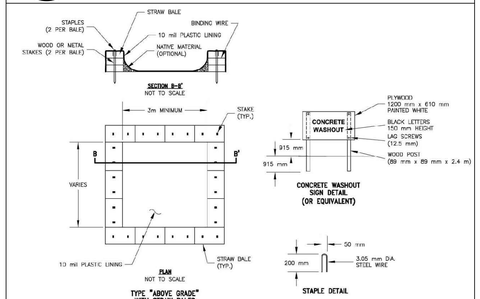
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.

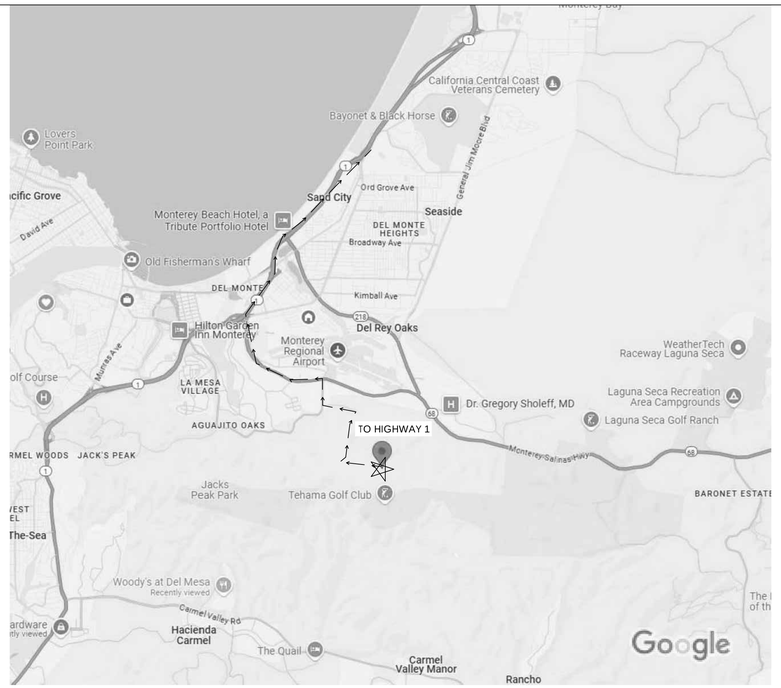


B C6 FIBER ROLL
NTS



SOURCE: CALTRANS

C C6 CONCRETE WASHOUT
NTS



D C6 CONSTRUCTION HAUL ROUTE
NTS

REV.	DATE	DESCRIPTION	BY
1			
2			
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7			
8			
9			
10			

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUDOLPH
No. 87625
EXP. 06-30-25
CIVIL
STATE OF CALIFORNIA

EROSION CONTROL PLAN

HESS BECKMAN RESIDENCE
7735 PASEO VENADO
MONTEREY, CA 93940

SCALE:	AS NOTED
DATE:	5/6/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C6
OF 6 SHEETS	
PROJECT#	123196

Introduced: 10/28/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN190155 - ELLA INDUSTRIES INC
Administrative hearing to consider action of restoration of 0.99 acres of slopes in excess of 25% to partially clear Code Enforcement Case No. 21CE00499.
Project Location: Less than ½ mile northeast of the intersection of Lewis Road and Vega Road, Royal Oaks (nearest address is 146 Vega Road, Royal Oaks).
Proposed CEQA action: Find the project qualifies for a Class 33 Categorical Exemption 15333, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

a. Find the project qualifies for a Class 33 Categorical Exemption 15333, and that none of the exceptions pursuant to section 15300.2 apply.
b. Restoration Permit to to restore 0.99 acres of slopes in excess of 25% to partially clear Code Enforcement Case No. 21CE00499.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to five conditions of approval.

PROJECT INFORMATION

Agent: Trinh Retterer
Property Owner: Ella Industries, Inc.
APN: 117-471-007-000 and 117-471-016-000
Parcel Size: 27.20 acres and 21.61 acres
Zoning: Low Density Residential, 5 acres per unit or "LDR/5"
Plan Area: 29.435 acres and 23.029 acres
Flagged and Staked: No

SUMMARY

Staff is recommending approval of a Restoration Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On November 5th, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, November

4th, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
North County Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Restoration Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Fionna Jensen, Principal Planner; Ella Industries Inc., Property Owners; Trinh Retterer (JRG Attorneys at Law), Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN190155

County of Monterey

Item No.4

Administrative Permit

Legistar File Number: AP 25-063

November 05, 2025

Introduced: 10/28/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN190155 - ELLA INDUSTRIES INC
Administrative hearing to consider action of restoration of 0.99 acres of slopes in excess of 25% to partially clear Code Enforcement Case No. 21CE00499.
Project Location: Less than ½ mile northeast of the intersection of Lewis Road and Vega Road, Royal Oaks (nearest address is 146 Vega Road, Royal Oaks).
Proposed CEQA action: Find the project qualifies for a Class 33 Categorical Exemption 15333, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

a. Find the project qualifies for a Class 33 Categorical Exemption 15333, and that none of the exceptions pursuant to section 15300.2 apply.
b. Restoration Permit to to restore 0.99 acres of slopes in excess of 25% to partially clear Code Enforcement Case No. 21CE00499.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to five conditions of approval.

PROJECT INFORMATION

Agent: Trinh Retterer
Property Owner: Ella Industries, Inc.
APN: 117-471-007-000 and 117-471-016-000
Parcel Size: 27.20 acres and 21.61 acres
Zoning: Low Density Residential, 5 acres per unit or "LDR/5"
Plan Area: 29.435 acres and 23.029 acres
Flagged and Staked: No

SUMMARY

Staff is recommending approval of a Restoration Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On November 5th, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, November

4th, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

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The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
North County Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Restoration Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Fionna Jensen, Principal Planner; Ella Industries Inc., Property Owners; Trinh Retterer (JRG Attorneys at Law), Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN190155

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:
ELLA INDUSTRIES INC (PLN190155)
RESOLUTION NO. 25-058
Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines Section 15333 and none of the exceptions to the exemptions set forth in Guidelines section 15300.2 apply; and
2) Approving a Restoration Permit to restore 0.99 acres of slopes in excess of 25% to partially clear Code Enforcement Case No. 21CE00499.

[PLN190155 ELLA INDUSTRIES INC, Less than ½ mile northeast of the intersection of Lewis Road and Vega Road, Royal Oaks, North County Area Plan (APNs: 117-471-016-000 and 117-471-007-000)]

The ELLA INDUSTRIES INC application (PLN190155) came on for public hearing before the County of Monterey Chief of Planning on November 5th, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- North County Area Plan; and
- Monterey County Zoning Ordinance (Title 21).

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

b) Existing Condition. The two subject parcels are undeveloped lots located within north unincorporated Monterey County. A 60-foot right-of-way access easement is conveyed over the subject properties to allow access to Vega Roads. The access easement follows an existing informal

road/jeep trail that provides access to a previous eucalyptus plantation that covers the majority of both parcels, as well as two adjacent parcels to the east (see Finding 1, Evidence "f"). Due to high precipitation events that happened at the end of 2021 and subsequent erosion events, the Applicant/Owner regraded this road to replace the displaced soil back to its original location. This action involved grading approximately 0.99 acres of land that contained slopes in excess of 25%, thus requiring a Use Permit and a Grading Permit. Accordingly, the County issued an administrative citation (see Finding 5). A site inspection was conducted by Staff on March 30, 2023, confirming that grading had been completed without a permit, as well as development on slopes in excess of 25%, which created a potential erosion hazard.

c) Allowed Use. The properties are located off of Vega Road, less than ½ mile northeast of the intersection of Lewis Road and Vega Road, Royal Oaks (Assessor's Parcel Numbers [APNs]: 117-471-016-000 and 117-471-007-000), within the North County Area Plan. The parcels are zoned as Low Density Residential with a maximum gross density of five acres per unit or "LDR/5"; however, Parcel "A" (APN: 117-470-016-000) has a portion of the lot designated with a maximum gross density of two and a half acres per unit. This is the area of proposed restoration. Restoration of the unpermitted grading is an allowed land use.

d) Violation. Pursuant to Title 21 section 21.84.120, no application for a discretionary permit shall be deemed complete while there is a violation on said property until that property has been restored to its pre-violation state (see Finding 4 and supporting evidence). "Restoration" of the property shall include, but not be limited to, roadbed preparation, including invasive species eradication, vegetation replanting, slope revegetation and ongoing monitoring for three years.

e) Lot Legality. APN: 117-471-016-000 is a 21.612-acre lot that is shown in its current size and configuration as "Parcel D" of Minor Subdivision No. 72-383 on Parcel Map Volume 10, page 163. APN: 117-471-007-000 is a 27.20-acre lot that is shown in its current size and configuration as Parcel C of Minor Subdivision No.-73-50 on Parcel Map Volume 6, page 31. Therefore, the County recognizes the properties as legal lots of record.

f) Tree Removal. There is a grove of eucalyptus trees on the south end of both parcels (as well as two adjacent parcels) that was originally planted as a plantation grove, as was evident due to the eucalyptus planted in uniform rows with spacing of 10-20 feet on center. There is evidence that the eucalyptus trees were harvested two to three times with multi-clustered stems ranging from 10-24 inches in diameter, indicating that the trees were primarily used as a plantation. There is little native vegetation in the surrounding area around the eucalyptus trees. After the high precipitation events of 2021 and subsequent erosion events, numerous eucalyptus trees were removed. Since eucalyptus trees are not native trees in the North County Area Plan and are protected by the County's policies, this removal work did not require a permit.

g) Land Use Advisory Committee (LUAC). The project was not referred to the North County Land Use Advisory Committee (LUAC) for review

because it does not involve a public hearing for Design Approval, a Lot Line Adjustment, or preparation of an Initial Study.

h) The project planner conducted a site inspection on March 30, 2023, to verify that the project on the subject parcel conforms to the plans listed above.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190155.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County 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, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to the project. The following report have been prepared:

- "Restoration Plan" (LIB250358) prepared by Jefffrey Froke, Pebble Beach, CA, June 21, 2025.
- "Geotechnical Evaluation" (LIB230068) prepared by Rune Storesund, Kensington, CA, April 25, 2023.
- "Addendum Letter" (LET_STORESUND) prepared by Rune Storesund, Kensington, CA, April 27, 2023.

County staff independently reviewed these reports and concur with the conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on March 30, 2023, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190155.

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 North County Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) There is no need for potable water or wastewater for the parcels at this time.
c) Staff conducted a site inspection on March 30, 2023, to verify that the site is suitable for this use.
d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190155.

4. FINDING: **VIOLATIONS –** The subject property is not in compliance with all rules and regulations pertaining to applicable provisions of the County's zoning ordinance. A violation exists on the property, and approval of this permit would partially abate said violation.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of a violation (Code Enforcement Case No. 21CE00499) existing on the subject properties for grading of a roadway. The violation was reported in 2021 when the applicant was removing excess soil that had eroded onto the existing informal road following a series of winter storms and paving a portion of the road that connects the access road to Vega Road. Staff conducted a site inspection on March 30, 2023, and concluded that there was evidence of grading and clearing of vegetation on-site, including grading on slopes in excess of 25%. An Addendum Letter (LET_STORESUND – see Finding 2, Evidence "b") prepared by Storesund Consulting showing evidence of an existing roadway through satellite imaging from the 1950s and 1960s. Storesund Consulting assessed that it would be difficult to return the project site to its preexisting condition prior to the violation since the road has existed for over 70 years, and therefore, the proposed full restoration contemplates restoring as much of the road as feasible to its previous state (informal road, not a natural landform). Therefore, Staff recognizes that the violation in question is grading without a permit and development on slopes in excess of 25% and associated planning fees have been paid.
b) A Restoration Plan (LIB250358 – see Finding 2, Evidence "b") was provided Jeffrey Froke on June 21, 2025. The restoration plan found that the areas impacted by the violation have been stabilized, partly due to the stormwater best management practices (BMPs) that were set in place to minimize damage by stormwater runoff. The BMPs were in effect from 2023 to 2025. To fully restore the parcels and provide erosion mitigation measures, the Restoration Plan includes roadbed preparation (which includes but is not limited to eradication of invasive species and re-establishing usage of the road as an access road for fire protection services with no additional materials to be brought in besides herbicide application), vegetation/field preparation with selected seed-application methods, recommended seed palette and watering, as well as ongoing maintenance and monitoring of the slope restoration. of the disturbed areas only will be implemented through Condition No. 3. It was determined that with the implementation of the restoration plan, with a grading permit complete and finaled, it will fully abate the existing Code Enforcement No. 21CE00499).

c) Staff conducted a site inspection on March 30, 2025, and researched County records to assess the violations on the subject property and how proposed activities would address them.
d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190155.

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 15333 categorically exempts projects not to exceed five acres in size to assure the maintenance, restoration, enhancement, or protection of habitats for fish, plants or wildlife.
b) The project consists of restoration of an existing access road including stabilization of slopes in excess of 25% and vegetation replanting for soil stability.
c) None of the exceptions to the exemptions under CEQA Guidelines Section 15300.2 apply to this project:
- The location of the project site is not within any environmentally sensitive habitat areas;
- The surrounding parcels of the subject properties have existing direct access to established roads and would not require additional access roads. Therefore, successive projects of the same type and in the same place (construction of an access road) would not contribute to a significant cumulative impact; looking backwards
- The proposed development area consists of highly erodible soil and the proposed roadwork, stormwater controls, and restoration plan will help to stabilize the erodible soil on slopes in excess of 25%. There are no other unusual circumstances regarding this project that would cause a significant effect to the environment;
- The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources;
- The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code; and
- The project does not involve any identified historical resources.

d) No adverse environmental effects were identified during staff review of the development application during a site visit on March 30, 2023.
e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190155.

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

EVIDENCE: Planning Commission. Pursuant to Title 21 section 21.80.040.A, the Planning Commission is the appeal authority to consider appeals from the discretionary decisions of the Director of Planning

DECISION

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(d) and none of the exceptions listed in Section 15300.2 apply; and

2. Approve a Restoration Permit to restore 0.99 acres of slopes in excess of 25% to partially clear Code Enforcement Case No. 21CE00499.

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

PASSED AND ADOPTED this 5th day of November 2025.

_____

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

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

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 2 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

PLN190155

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Restoration Permit (PLN190155) allows for the restoration of 0.99 acres of slopes in excess of 25% to partially clear Code Enforcement Case No. 21CE00499. The properties are located off of Vega Road, Royal Oaks [NO ADDRESS ASSIGNED TO PARCELS] (Assessor's Parcel Numbers 117-471-007-000 and 117-471-016-000), North County 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:
"A Restoration Permit (Resolution Number **) was approved by the Chief of Planning for Assessor's Parcel Numbers 117-471-007-000 and 117-471-016-000 on November 5th, 2025. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PDSP001 - RESTORATION & MONITORING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall apply for a grading permit to restore the areas of disturbance in accordance with the recommendations contained in the Restoration Plan (LIB250358) to HCD-Planning for review and approval. Monitoring of the restoration area will occur for three years, with three visits per year. The qualified restoration monitor should maintain records that include fundamental data, such as overall plant performance relative to previous visits, individual performance of each species seeded, and sample counts of emergent plants per square foot, followed by an extrapolation to cover the entire site.Standards: Performance, or success, of any individual seeded species is not an objective of this project; success is determined by an overall collective level of survival,
regardless of which species are winners versus losers. In theory, a single species could account for an acceptable level of performance, i.e., coverage. The target objective in the second and third years is a coverage rate of 65 percent, which may be adjusted for observed coverages of undisturbed semiwild habitats of comparable structure and composition in the North County / Watsonville region. Annual reports shall be submitted to HCD-Planning.

Compliance or Monitoring Action to be Performed: Within 90 days after the issuance of this Restoration Permit, the Owner/Applicant shall apply to HCD-Building Services for a grading permit to complete the work outlined in this permit.

Within 90 after issuance of this Restoration Permit, the Owner/Applicant shall submit to HCD-Planning a copy of a signed contract between the Owner/Applicant and a qualified restoration monitor (Project Monitor) indicating that the Project Monitor will provide on-going monitoring and maintenance for three years.

On an on-going basis for the duration of monitoring activities, an annual report shall be submitted to HCD-Planning demonstrating compliance with the Restoration Permit and the success criteria of LIB250358. The Project Monitor shall prepare and submit a Final Monitoring Report to HCD-Planning for review and approval at the 3rd year. This Final Report shall detail the results of the annual monitoring, determines the health and vigor of installed plants, describes the regeneration of invasive species, initial and ongoing maintenance activities, completion of re-grading and contouring activities, as well as the remediation activities which may need to occur. The Final Report shall establish whether the success criteria detailed in LIB250358 have been met.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (HCD - Planning)

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

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

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

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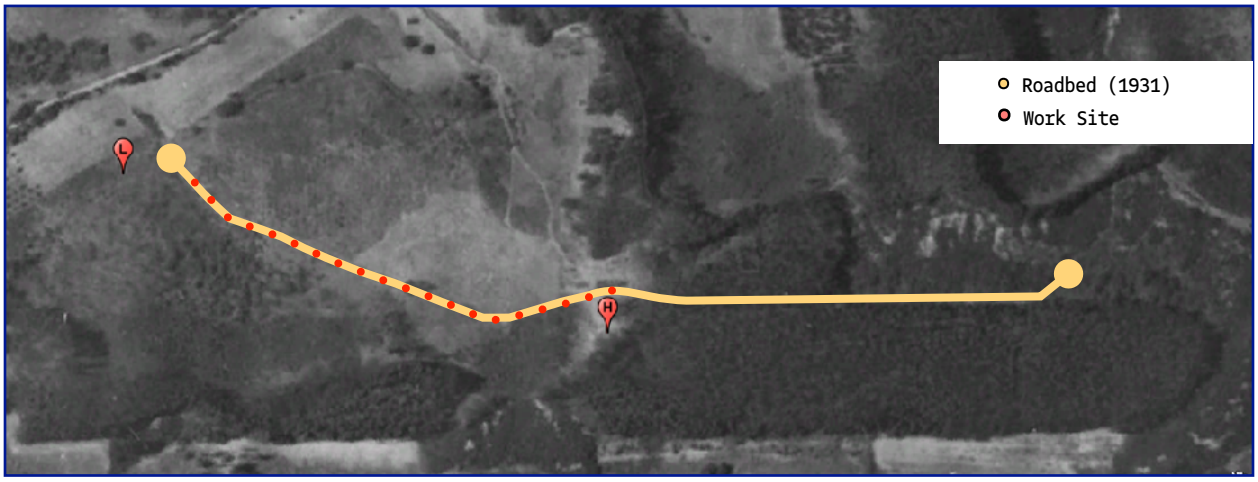
A PLAN FOR REMEDIATING AN HISTORIC ROADBED & ASSOCIATED LANDSCAPE RESOURCES ON AN UNDEVELOPED PRIVATE PROPERTY NEAR ROYAL OAKS IN MONTEREY COUNTY, CALIFORNIA



Prepared for:

Casey Marsh

BCM Construction

Agent for Ella Properties, Inc.

Prepared by:

J.B. Froke, Ph.D.

CALIFAUNA

Pebble Beach, CA

Saturday, June 21, 2025

CALIFAUNA

Urban, Ranch & Wildland Management ◎ Wildlife Biology & Ecological Restoration

Jeffrey B. Froke, Ph.D. / 3158 Bird Rock Road / Pebble Beach, CA 93953

831-224-8595 / jbfroke@mac.com

REPORT: **REMEDIATION PLAN FOR A ROADBED AND ASSOCIATED LANDSCAPE RESOURCES ON PRIVATE PROPERTY NEAR ROYAL OAKS IN MONTEREY COUNTY, CA.**

FOR: Mr. Casey Marsh, BCM Construction (Owner's Agent/Applicant) (bcmremodeling@gmail.com)

Owner: Ella Industries, Inc., San Francisco, CA

COPY: Ms. Hya Honorato, HCD, County of Monterey (HonoratoH@countyofmonterey.gov)

BY: Jeffrey B. Froke, Ph.D., Califauna (jbfroke@mac.com)

ENTRY ROAD LOCATION: Between 134 & 136 Vega Road, Royal Oaks, California

COORDINATES @ ENTRY GATE: 36.887702° lat / −121.720552° lon

ACCESSOR's PARCEL NUMBERS (4)**:** APN 117-471-003; -004; -007; and -016

REPORT PURPOSE: This report is intended to inform and support the efforts of HCD staff in making their determination about the applicant's readiness to proceed with the project, as described herein.

REPORT OVERVIEW: This document describes a project that is intended to remediate and capitalize on previous roadbed grading and slope/runoff mitigation over a limited and specified portion of the subject property. Emphasis is given to limited groundwork, zero slope modification, and preference to carefully applied vegetation based on seeding and planting a select few noninvasive species. The roadbed is approximately 90 years old.

REPORT CONTENTS: This report includes the project objectives, information sources, limits of the work area, a summary of existing slope conditions along with the attached Storesund VRGP slope map, identification of general project methodology and equipment to be employed, a select revegetation/ planting palette, and a specific postwork monitoring scheme.

PROJECT OBJECTIVES: The project has four (4) principal objectives:

(1) Retain existing runoff potential (reduce rate and effect of surface flow during high-level storm events);

(2) Support wildland emergency and patrol access by CalFire (California Department of Forestry and Fire Prevention (Bulldozers, 4WD Brush Trucks, and Off-road Incident Vehicles) and its cooperators;

(3) Recover and/or respecify vegetation for reducing storm runoff rates and minimizing slope erosion for both in-road and adjacent sections of the dirt and gravel roadbed; and

(4) Implement an appropriate and adequate monitoring scheme, including mappable starting and ending points, measurable and trackable data targets, compliance reportage, and site conditions to signal successful conclusion of the project.

BACKGROUND INFORMATION: This report refers to field observations made on two visits and walks across the site; also, the document, “Vega Road Properties Project Grading Plans” (Storesund Consulting, 15 April 2022, 21 pages). The Storesund document, which includes a complete slope map, is herein = 2,170ond, more intensive field trip was conducted as a one-person walkover to closely examine and assess the present slope, predominant vegetation, and noteworthy conditions of the surrounding hillside landscape.

- Information gathered from the field includes the following:
  - Condition and relationship of the roadbed to adjoining oldfields (± north of roadbed), and interface of the predominant eucalyptus plantation (± south); and
  - Findings from a search for evident and observed special-status species of both wild plants and animals.

LIMITS OF PROPOSED PROJECT: As stated, this work plan derives geographic and topographic data from the Vega Road Grading Plans (Storesund: VRGP). Google Earth Pro was also referenced, particularly for historical imagery.

In general terms, the work area extends from the entry gate (the lowest relative elevation) to the first crest of the roadbed (the highest relative elevation). Specifically,

- Elevation range: 231ft
  - Start @ lowest elevation: 140ft ASL (@~VRGP [station] 1+50]
  - End @ highest elevation: 371ft ASL (@ VRGP 18+00);
- Project length: 1,550 ft
- Project width: ~24-32 ft (av. 28 ft)
- Project area: est. 0.99 ac
- Project volume:
  - No planned change to existing mass or volume from existing ground; i.e., following previous remedial earthwork.
  - For contingency, add five percent [(.05 x surface area = 2,170) • 12in depth] = 2,170 cf of 2-6 inch baserock.
- Slope: The average slope and more or less constant slope, from lowest to highest project elevation, equals 15.90 percent.

- **Roadbed Preparation** – Methods, Materials, Equipment:
  - Step 1 – Cut string and wire ties binding old straw bales; remove silt fencing; remove t-bar posts; track-roll length of project area to flatten old bales;
  - Step 2 – Mow or cut all vegetation for the width and length of the project area (at a safe height above ground level, ± 4 inches) to minimize sparking and to reduce unnecessary ground disturbance;
  - Tractor: same or equivalent to a (minimum) D-3 or D-4.
  - Implements: for example, Brushcutter (60-in), Flail Mower (48-in), 72-in powered box rake;
  - Also, water tank/sprayer (tractor implement or truck/built-on tank);
  - Step 3 – Spot-spray or daub cut Scotch Broom (Genista) and green thistles (species) with **glyphosate.** Minimize contact with existing grasses and Deerweed (see plant i.d. section). BMP: avoid spraying during breeze or winds, also during or immediately following a rain event, and prevent herbicide from contacting surface water, if present.
  - Step 4 – Wait two (2) weeks after herbicide application before track-rolling the length of the project area. While rolling, crush the edges of any ruts or runoff channels inside and immediately adjoining the roadbed;
  - Step 5 – Two (2) weeks following the most recent herbicide application, lightly rake the length of the project area (see Implements, above [box rake].
- **Vegetation/Field Preparation** – Methods, Materials, Equipment:
  - See the following **prescribed plant palette**; shop the Market for species and seed/starter availability and pricing.
  - Step 6 – Respray or touch-up herbicide as may be indicated by regrowth (broom, Poison Hemlock, and/or thistles).
  - Equip per the owners' selected seed-application method: rangeland drill, spreader, hydroseeder, or a combination.
  - Have on hand sufficient redwood, cedar, or eucalyptus chips (finely chipped or shredded; no pinewood) to cover the project area with a single thin (1-inch) layer (protection from sun, wind, and foraging birds).

- **Seed Palette:** Based on the following vegetation plant palette, and the preceding choice of a seed application method, or methods, proceed to apply material per the following specifications:
  - Step 7 – Confirm and establish a watering source to supply the length of the project area that was previously cut or mowed, treated with glyphosate, rolled by a tracked tractor, and raked.
  - Step 8 – Watering should be directed to soak the ground to a minimum depth of **6–12** inches before seeding.
  - Seeding efforts should be avoided on windy and hot days to prevent the drying out and loss of the germplasm.
  - Seeding should happen in early spring or late fall (ideal soil temp. @ **±50°F**).
  - Step 9 – Seeding to follow a single or repeated soaks, which is to encourage new rootlets to pursue subsurface water, thus developing stronger and more resilient roots and plants.
  - Measure the combined seed mix at a rate of one pound per 1,000 sq.ft. [= **44 lbs for 43,400 sq.ft.**].
  - Step 10 – Cover seeded area with redwood, cedar, or eucalyptus bark and or wood chips. Avoid chipping eucalyptus leaves into spreadable material. Cover to a depth of one inch [**3,333 ft³**].
  - Step 11 – Continue regular watering to maintain soil moisture – for 12–14 months, as needed.
  - Do not fertilize the seeded project area, as doing so encourages (annual) weed regrowth to the detriment of planted perennials, native and nonnative.

MONITORING THE SLOPE REVEGETATION PROJECT

- The remediation project should be revisited for monitoring purposes, i.e., to observe and track its effectiveness and ongoing performance over a nominal three-year period (36 months).
- Frequency of monitoring visits should be three (3) times per annum, or a total of nine (9) visits. Specific scheduling of visits may be adjusted, e.g., based on weather conditions; however, no fewer than three visits should occur within a 12-month period.
- The qualified restoration monitor should maintain records that include fundamental data, such as overall plant performance relative to previous visits, individual performance of each species seeded, and sample counts of emergent plants per square foot, followed by an extrapolation to cover the entire site.
- Ecological factors to be noted per visit include plant predation by wildlife, pathology sufficient to jeopardize a species or species-complex; general impression of natural recruitment, i.e., beyond the noted success for seeded species. Also, the relationship of rainfall, storms and possible surface runoff on affecting the project, physically and biologically.
- Standards: Performance, or success, of any individual seeded species is not an objective of this project; success is determined by an overall collective level of survival, regardless of which species are winners versus losers. In theory, a single species could account for an acceptable level of performance, i.e., coverage. The target objective in the second and third years is a coverage rate of 65 percent, which may be adjusted for observed coverages of undisturbed semi-wild habitats of comparable structure and composition in the North County / Watsonville region.
- A final three-year report to the County will be due 38 months after the project's start date. If requested, an annual in-progress memo will be provided to HCD following the 12th and 24th months after the start.
- The project will emphasize native taxa but will not discriminate origin in the evaluation of effective cover. Neither native taxa nor habitats are predominant in the project neighborhood.

THE REMEDIATION PLANT PALETTE

- To permit vehicle access by CalFire, the roadbed project area will be seeded with herbaceous and nonwoody species. Woody (shrubs) may be added to the northerly margins of the site, outside of the roadbed.
- The basic erosion mix for this project includes six (6) plant species that are expected to perform well on the project site and have done so elsewhere.
- The following list includes the recommended seed ratio and poundage for each of the six species.

- **Blue Wildrye**, Elymus glaucus [ELYGLA, 10 pct]

  Cool-season tufted perennial bunchgrass, which is highly desirable for use in erosion control seedings. Commonly found thriving in moist meadows, woodlands, or forests at mid elevations throughout its range. This species' attractive, blue-green foliage adds value to commercial landscaping projects where slope or site stabilization is needed.

- **Prairie Junegrass**, Koeleria macrantha [KOEMAC, 20 pct]

  Formerly Koeleria cristata. Cool-season, drought-tolerant, medium-lived perennial bunchgrass adapted to moderately or well-drained soils. Cold and heat tolerant. Widely distributed; occurs in numerous native plant communities on rangelands, meadows, plains, and open forestlands; up to 11,500 ft. elevation. Starts growth very early in spring and provides excellent early-season forage for livestock and wildlife. Establishes easily and is a good choice for revegetating severely disturbed areas. Often used in native restoration as well as revegetating mined lands, heavy-use areas, and other disturbed soil surfaces.

- **Zorro Fescue**, Festuca myuros [FEDMYU, 20 pct]

  Zorro Fescue is an aggressive, early maturing, winter-growing annual grass, 10 - 20 inches in height. Leaves are smooth and narrow. The fibrous root system is extensive and provides desirable erosion control. The grass can tolerate acidic soil conditions and low fertility. 'Zorro' is drought-tolerant given a minimum annual precipitation of 10 inches.

Also,

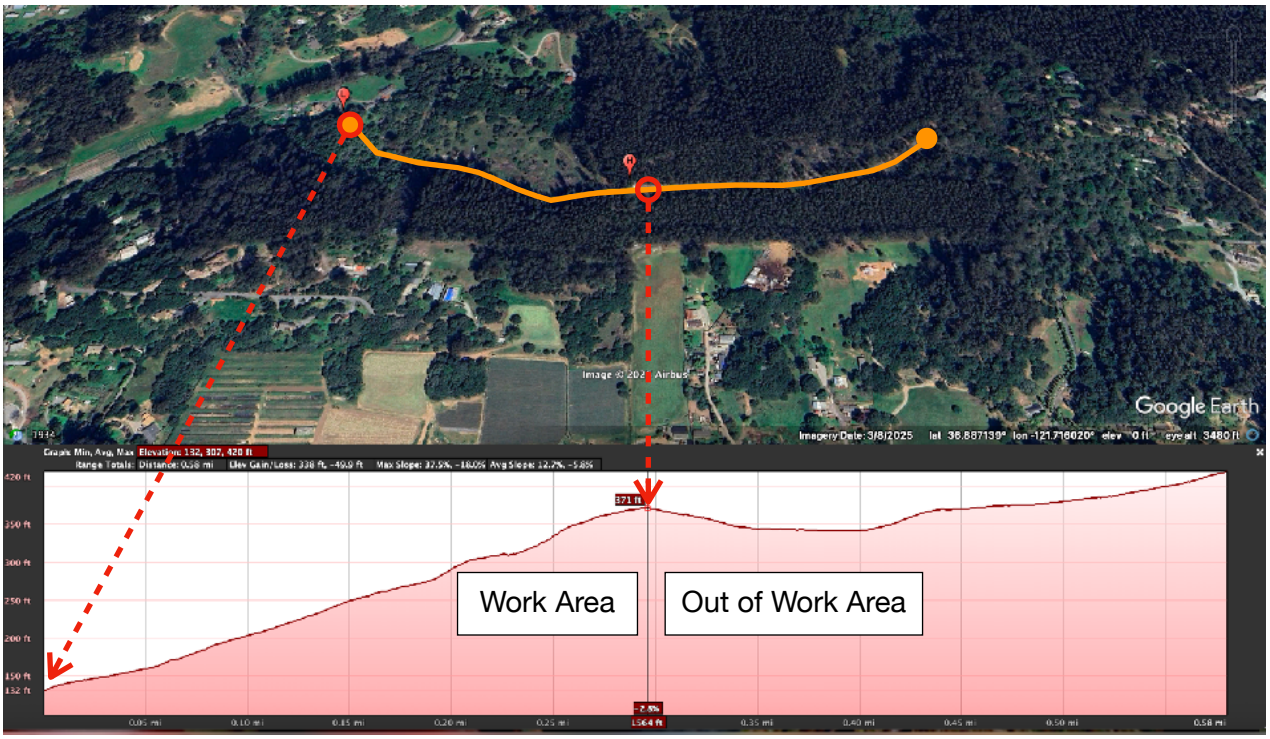
- **Meadow Barley**, Hordeum brachyantherum californicum [HORBRA,20 pct]
- **California Brome**, Bromus carinatus [BROCAR, 10 pct]
- **Red Fescue**, Festuca rubra [FESRUB, 20 pct]

LANDSCAPE ILLUSTRATION

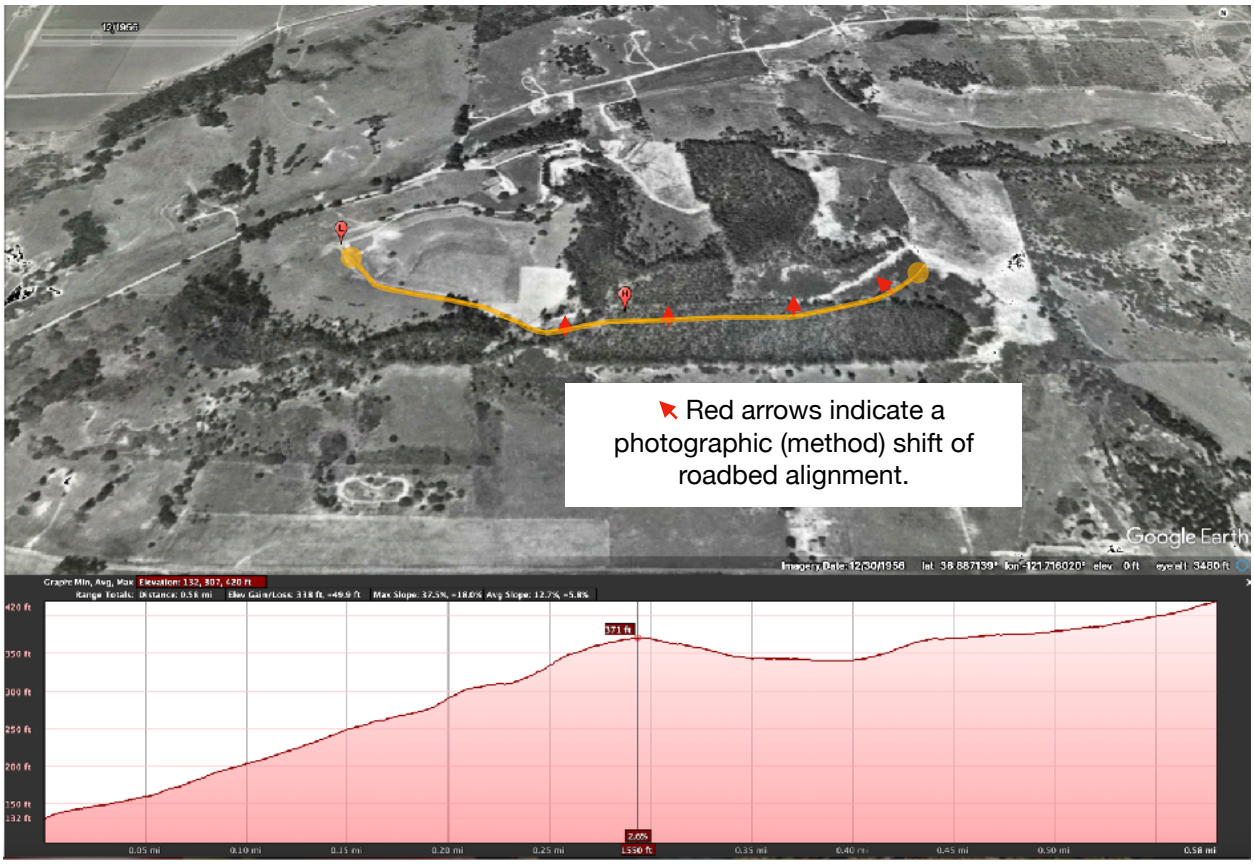
Following is a sample of one (1) current (2025) and one (1) historical aerial images of the proposed work area, these showing the preexisting alignment of the subject roadbed. The images convey the relationship of the road alignment with the adjoining Blue Gum plantation. Both the plantation and same road were similarly proven by imagery dated 1931 (see report cover; Google Earth Pro).

Three landscape elements –– the natural slope of the roaded area, the adjacent intermittent creekshed, and the former retention or detention basin (above Vega Road) that was installed by the US Army Corps of Engineers convey a long-term and continuous runoff, erosion, and presumed sedimentation history for the site. These common factors are present and widespread across the coastal foothills of, for example, Monterey, Santa Cruz, and San Mateo counties.

➡ THE PRESENT WORK AREA, 2025

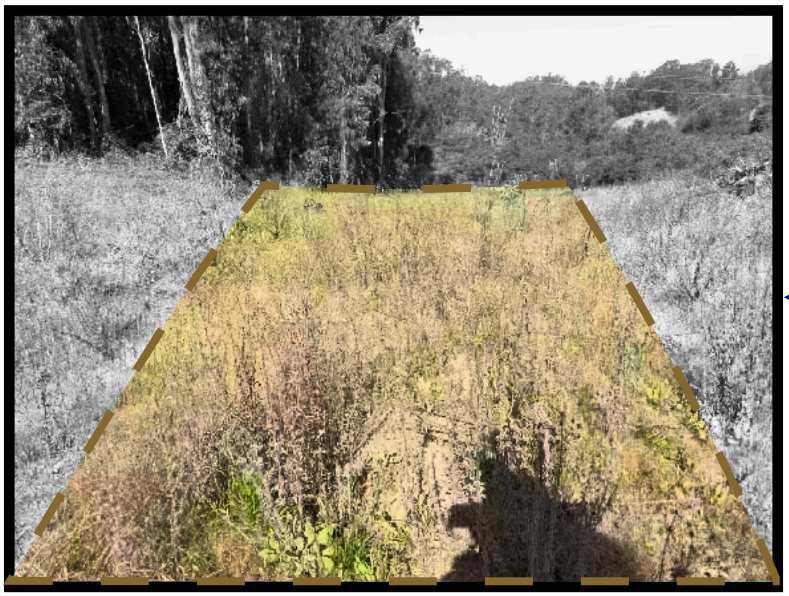


THE SAME AREA, 1956:



CURRENT (2025) SITE PHOTOGRAPHS

The following six site photographs (May 2025) are representative of the project landscape, including the roadbed and adjoining habitats. More were taken and are available, as may be requested by HCD staff.



[1]

Diagramatic image of the mitigation project area as the OLD ROADBED (center), bordered by comparably RUDERAL OLDFIELD cover.

2025.05.22 11:30:19
313° NW Δ+13° 5564
36.887736° -121.720556°
10SFF1401083183
147 ft
VEGA RD
VEGA RD
3D

FOUR PREDOMINANT, NONNATIVE/INVASIVE PLANTS

Briza minor • *Genista monspessulana*
Carduus pycnocephalus • *Taraxacum* spp.

IN REVIEW: The remediation work, as proposed by the applicant and owner, is an appropriate land use use and represents well-placed and linked restoration methods for the carefully scaled site recovery project. Fruition will increase the stock of native and nonnative (and noninvasive) plants to replace the highly noxious, ruderal, and adventitious weeds that currently thrive in the roadbed. Wildlife, partiularly birds and mammals will immediately benefit from improved cover and forage conditions. Critical fire agency access will be restored. — JBF

WRITER'S QUALIFICATIONS: For 51 years, Jeff Froke has served as state and federal law enforcement officer, wildlife scientist, wildland manager and restoration specialist, and educator. His teaching and lecturing (UCLA, UC Irvine, College of the Redwoods, Harvard University) has focused on wildlife management, large-scale restoration of native and modified environments, historical ecology and landscape evolution, and the fundamentals of ecology and biology for early- and mid-career land managers and scientists.

Jeff's professional background in conservation law and sciences, as well as land development and ranchland operations, has spanned the United States as well as Western Mexico, the Caribbean, and Tropical America.

As an employee, he worked for the State of California (State Park Ranger and Fish and Game Warden), US federal government (USDI Fish and Wildlife Service-international shipping and smuggling investigations), several nonprofits in executive and field positions (National Audubon Society, The Roger Tory Peterson Institute, Santa Lucia Conservancy). Since retiring from institutional employment, he now works as an independent consultant focused on management of habitat surrounding and belonging to golf courses, enhancing nature on large residential estates and working landscapes, and mentoring new generations of wildlife scientists and preserve managers.

Education: B.S., M.S., Ph.D.

- Humboldt State University, University of Hawai'i, UC San Diego Scripps Institute of Oceanography, UCLA, and Harvard University:
- Fellow — John and Frances Loeb Fellowship in Advanced Environmental Study, Harvard University;
- Fellow - Carl William Buchhesiter Fellowship in Ornithology, National Audubon Society;
- Emeritus - American Ornithological Society; and
- Pre-doctoral reader - The Henry Huntington Library and Gardens (San Marino)

Exhibit B

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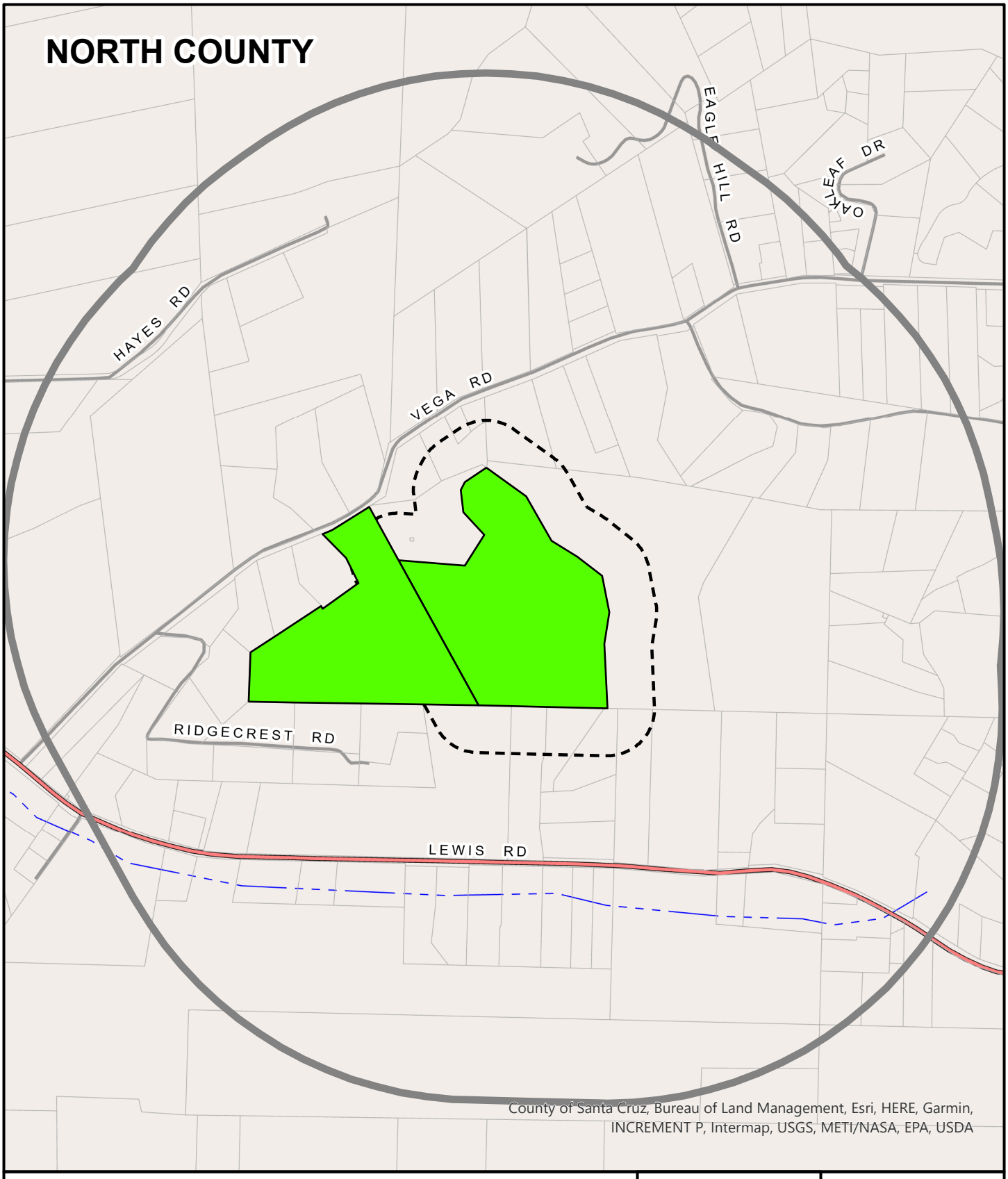

APPLICANT: ELLA INDUSTRIES INC.

APN: 117471007000,117471016000 **FILE #** PLN190155

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JORDAN EVANS

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