

**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:

MANLY JOHN C TR (PLN240302)

RESOLUTION NO. 25-017

Resolution by the Monterey County Chief of Planning:

- 1) Finding the project Categorical Exempt 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 the construction of a new 793 square foot accessory dwelling unit, and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN240302, John Manly, 1684 Crespi Lane, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-392-003-000)]

The MANLY JOHN C TR application (PLN240302) came on for an administrative decision hearing before the Monterey County Chief of Planning on March 19, 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 and project plans, the Monterey County 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;
 - Del Monte Forest Land Use Plan (DMFLUP);
 - Monterey County Coastal Implementation Plan, Part 5 (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 1684 Crespi Lane, Pebble Beach, Del Monte Forest Land Use Plan (Assessor's Parcel Number [APN]: 008-392-003-000). The parcel is zoned Low Density Residential, with a maximum gross density of acres per unit and a Design Control overlay in the Coastal Zone, or "LDR/1.5-D(CZ), which allows for the construction of an Accessory Dwelling Unit subject to the granting of a Coastal Administrative Permit. The Design Control overlay requires the granting of a Design Approval for all structures. The project involves the construction of a 793 square foot accessory dwelling unit and associated site improvements. The project also involves development within 750 feet of known archaeological resources and thus requires the granting of a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property is identified in its current configuration and under separate ownership as Lot 3 of Block 392 in Volume 3, Book 8, Page 39 of the 1972 Assessor's Parcel Map. Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. As proposed, the ADU will have colors and materials closely matching the existing single-family dwelling, which include brown shiplap siding, beige painted stucco, a dark bronze metal roof, and stone accents. The proposed exterior colors and materials are compatible with the surrounding environment and are consistent with the surrounding residential neighborhood character. The homes within the surrounding area and the greater Pebble Beach residential community are eclectic in architecture, ranging from modern to California-ranch and Spanish style homes. Condition No. 6 has been applied to require the installation of down-lit unobtrusive exterior lighting. As described in subsequent evidence "f", the project site is not visible from a common public viewing area. Therefore, as proposed and conditioned, the project is compatible with the surrounding environment, consistent with the surrounding residential neighborhood character, and assures protection of the public viewshed and visual integrity.
- e) Development Standards. Development standards for the LDR zoning district are identified in Title 20 section 20.14.60. Required setbacks for accessory habitable structures in the LDR zoning district are 50 feet (front), six feet (side), six feet (rear), and a maximum allowed height of 15 feet. The proposed ADU will have setbacks of approximately 80 feet (front), 11 feet (side), 142 feet (rear), and will have a height of 15 feet. The allowed maximum site coverage for the LDR zoning district is 15%, and the project proposes 13.5% site coverage. The allowed maximum floor area ratio (FAR) for the LDR zoning district is 17.5%, and the proposed development will have a FAR of 13.3%. Therefore,

the proposed project complies with applicable site development standards.

- f) Visual Resources. The project is consistent with the DMF LUP policies for the protection of scenic and visual resources. As depicted on DMF LUP Figure 3, the subject property is located within the viewshed from Point Lobos and 17 Mile Drive. Staking and flagging was installed pursuant to the DMF CIP section 20.147.070.A.1. Staff conducted a site visit on January 16, 2025 and confirmed that the subject property and staking and flagging were not visible from Point Lobos, 17 Mile Drive, or any other public common viewing areas due to topography, distance, and existing mature vegetation.
- g) Cultural Resources. DMF CIP section 20.147.080.B.1 states that an archaeological survey report shall be required for all development within a known or potential archaeological resource area. According to the Monterey County Geographic Informational System (GIS), the subject property has a high archaeological sensitivity and is within 750 feet of a known archaeological resource. The Archaeological report (Monterey County Library No. LIB240234) prepared for the subject property concluded that there is no indicator of a prehistoric site or a historic site in the soils of the project parcel. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- h) Combined Structural and Impervious Surface Coverage. The subject property is located within the Pescadero Watershed, a designated watershed as shown on Figure 2b of the DMF LUP. Accordingly, site structural and impervious surface coverage are limited to 9,000 square feet per DMF LUP Policy 77. The project, in conjunction with work approved under a separate design approval, results in an impervious surface coverage of 9,000 square feet and is therefore consistent with Policy 77.
- i) Public Access. As proposed, the development is consistent with applicable public access policies of the DMF LUP. See Finding No. 6 and supporting evidence.
- j) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.
- k) The project planner conducted a site inspection on January 16, 2025 to verify 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 County of Monterey HCD-Planning found in Project File PLN240302.

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 Pebble Beach Community Services District (Fire). 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 Geotechnical and Archaeological resources. The following reports have been prepared:
 - “Geotechnical Investigation” (LIB250023) prepared by Belinda Taluban, Salinas, CA, June 5, 2024.
 - “Phase I Archaeological Assessment” (LIB240234) prepared by Achasta Archaeological Services, Marina, CA, June 2022.
 County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
 - c) Staff conducted a site inspection on January 16, 2025 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 County of Monterey HCD-Planning found in Project File PLN240302.

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 Pebble Beach Community Services District (Fire). 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) Potable water will be provided by the existing on-site well, and sewer service will be provided by Pebble Beach CSD.
 - c) The proposed ADU is served by a private well. Based on the evidence provided, EHB deemed the project complete January 14, 2025.
 - d) Staff conducted a site inspection on January 16, 2025 to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240302.

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 County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on January 16, 2025 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240302.

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 construction of residential structures and accessory structures on residentially zoned properties.
 - b) As proposed, the project involves the construction of a 793 square foot accessory dwelling unit on a residentially zoned lot which contains an existing 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 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal and the proposed development is not visible from any scenic corridor or scenic highway. 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 on a hazardous waste site. No known historical or archaeological resources are present.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on January 16, 2024.
 - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey-Planning found in Project File PLN240302.

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 public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP, section 20.147.130 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 not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual

Resources, and Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).

- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240302.

7. **FINDING:** **ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

- EVIDENCE:**
- a) Title 20, section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 793-square-foot ADU that includes independent living facilities as shown in the attached plans.
 - b) The ADU complies with the maximum allowed floor area of 1,200 square feet and will be the first ADU on the subject property. The ADU is sited approximately 12 feet East of the single-family dwelling and meets all required setback standards (see Finding 1, Evidence “e”).
 - c) The ADU meets the required site development standards and design criteria as defined in Title 20 section 20.64.030 and Chapter 20.44.
 - d) The ADU is required to have one parking space. The existing driveway satisfies this requirement and provides adequate parking for the proposed ADU and existing single-family dwelling.
 - e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities, and no further comments or conditions were provided (See Finding 3 and supporting evidence).
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in Project File PLN240302.

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

- 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.
 - b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and first through public road paralleling the sea (i.e., State Route/Highway 1 and Pescadero Road) and involves a conditionally allowed use (i.e., development within 750 of known archaeological resources).

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 there are no exceptions pursuant to section 15300.2;
2. Approve the Coastal Administrative Permit and Design Approval to allow the construction of a new 793 square foot accessory dwelling unit, and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

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

PASSED AND ADOPTED this 19th day of March, 2025.

DocuSigned by:
Melanie Beretti

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Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON 3/24/25

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 4/3/25

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN240302

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative permit (PLN240302) allows the construction of a 793 square foot accessory dwelling unit within 750 feet of known archaeological resources. The property is located at 1684 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-003-000), Del Monte Forest 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 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 Coastal Administrative Permit and Design Approval (Resolution Number 25-017) was approved by the Chief of Planning for Assessor's Parcel Number 008-392-003-000 on March 19, 2025. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. 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.

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.

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODE AND ORDINANCE REQUIREMENTS SET FORTH BY THE PREVAILING GOVERNING BODY.

THIS PROJECT SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS TITLE 24, BUILDING STANDARD CODE, 2022 EDITION:
 CRC - CALIFORNIA RESIDENTIAL CODE, PART 2.5
 CBC - CALIFORNIA BUILDING CODE, PART 2, VOL. 1 & 2
 CEC - CALIFORNIA ELECTRICAL CODE, PART 3
 CMIC - CALIFORNIA MECHANICAL CODE, PART 4
 CIPC - CALIFORNIA PLUMBING CODE, PART 5
 CENC - CALIFORNIA ENERGY CODE, PART 6
 CFC - CALIFORNIA FIRE CODE, PART 9
 CEBC - CALIFORNIA EXISTING BUILDING CODE, PART 10
 CALGREEN - CALIFORNIA GREEN BUILDING REQUIREMENTS, PART 11

DURING THE COURSE OF CONSTRUCTION, THE PREVAILING BEST MANAGEMENT PRACTICE (BMP'S) SHALL BE OBSERVED.

THESE DRAWINGS ARE PREPARED FOR USE BY A PROPERLY LICENSED AND CERTIFIED CONTRACTOR.

ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS.

EXISTING CONDITIONS ARE SHOWN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER OR OWNER PRIOR TO ORDERING MATERIALS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

CONTRACTOR TO PROTECT EXISTING CONDITIONS FROM DAMAGE, DUST, AND DEBRIS. MATERIALS PLANNED TO BE REUSED ARE TO BE PROTECTED FROM DAMAGE THROUGHOUT THE DEMOLITION PROCESS.

ADDRESS IDENTIFICATION:
 PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AD THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES:
 SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION.

SHOULD HUMAN REMAINS BE UNCOVERED, ALL EXCAVATION SHALL BE HALTED IN THE IMMEDIATE AREA AND COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. SHOULD THE CORNER DETERMINE THAT HE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION AND SHALL DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

ABBREVIATIONS

A.B.	ANCHOR BOLT	GA.	GAUGE	R.A.	RETURN AIR
ABV.	ABOVE	GA.	GALVANIZED ALUMINUM	RAD.	RADIUS
A.C.	ASPHALTIC CONCRETE	GI.	GALVANIZED IRON	ROUN.	ROUND
A.C.	AIR CONDITIONING	GR.	GROUND FAULT INTERRUPTER	REC.	RECESSED
ALUM.	ALUMINUM	GL OR GLS.	GLASS	REF.	REFRIGERATOR
APPROX.	APPROXIMATE	GR.	GAB METER	REIN.	REINFORCING
ARCH.	ARCHITECTURAL	GRD.	GROUND	RES.	RESIDENT
AND	AND	GYP. BD.	GYPHUM BOARD	RHS.	ROOM
ASPH.	ASPHALT	H.C.	HOLLOW CORE	R.O.	ROOF OPENING
ASNG.	ASING	H.D.	HOLD DOWN	REQ.	REQUIRED
BA.	BATH	HDR.	HEADER	R.O.W.	RIGHT OF WAY
BD.	BOARD	HWD.	HARDWOOD	RUD.	REINWOOD
BLDG.	BUILDING	HORZ.	HORIZONTAL	R.U.L.	RAINSWATER LEADER
BLKG.	BLOCKING	HR.	HOLE	SCHED.	SCHEDULE
BLU.	BELLOU	H.B.	HOLE BIBB	S.C.	SOLID CORE
BM.	BEAM	HT.	HOLE	SECT.	SECTION
BOTT.	BOTTOM	HC.	HANDICAP	S.F.	SQUARE FOOTFEET
BR.	BEDROOM	HVAC.	HEATING VENTILATION & AIR CONDITIONING	SQ. FT.	SQUARE FOOTFEET
CAB.	CABINET	HU.	HOT WATER	SH.	SHEET
CEM.	CEMENT	LD.	INSIDE DIAMETER	SHUR.	SHOWER
C.I.	CERAMIC TILE	INS.	INSULATION	SHUR.	SHOWER
CL.	CLERK	INT.	INTERIOR	SLD.	SLIDER
CLAT.	CLOSET	INT.	INTERIOR	SLD. GL. DR.	SLIDING GLASS DOOR
CONF.	CONFORTION	J.B.	JUNCTION BOX	SLD. GL. DR.	SLIDING GLASS DOOR
CONC.	CONCRETE	JST.	JOIST	S.P.	SHELF & POLE SPECIFICATIONS
CLG.	CEILING	KIT.	KITCHEN	SQ.	SQUARE
C.H.U.	CONCRETE MASONRY UNIT	K.P.	KITCHEN POST	SF OR SQ.FT.	SQUARE FEET
COL.	COLUMN	K.S.	KING STUD	STD.	STEEL
CON.	CONNECTION	LAL.	LAUNDRY	STR.	STRUCTURE
CONST.	CONSTRUCTION	LAV.	LAVATORY	S.S.L.	SEE STRUCTURAL DRAWINGS
CEM.	CEMENT	L.F.	LINEAR FOOTFEET	SS	STAINLESS STEEL
CU.	COLD WATER	LN.	LINEN	STY.	SYNTHETICAL
CEM.	CEMENT	LT.	LIGHT	TB	TUOEL BAR
DET.	DETAIL	MAT.	MATERIAL	TEL.	TELEPHONE
DI.	DIAMETER	MAX.	MAXIMUM	TEMP.	TEMPERED
DI.	DIAMETER	M.B.	MACHINE BOLT	THRESH.	THRESHOLD
D.B.	DRAIN	M.C.	MACHINICAL	1/8"	1/8" GROOVE
D.R.	DRAWING	M.A.	MACHINE CABINET	T.O.F.	TOP OF FOOTING
D.D.	DISHWASHER	M.P.	MANUFACTURER	T.O.P.	TOP OF
DWG.	DRAWING	M.N.	MANUFACTURER	T.O.P.	TOP OF PLATE
E.A.	EACH	M.N.	MANUFACTURER	T.O.B.	TOP OF BLAD
ELEC.	ELECTRICAL	M.S.C.	MISCELLANEOUS	T.O.W.	TOP OF WALL
ELEV.	ELEVATION	M.T.D.	MOUNTED	TP	TOILET PAPER
EM.	ELECTRIC METER	NO	NOT	TRNH.	TYPICAL
ENCL.	ENCLOSURE	NO	NOT	UN.O.	UNLESS NOTED OTHERWISE
EQ.	EQUAL	N.C.	NOT IN CONTRACT	UC.	UNDER CABINET
EXH.	EXHAUST	NO. OR #	NUMBER	VERT.	VERTICAL
EXP.	EXPANSION	N.T.S.	NOT TO SCALE	W.	WASHER
EXT. OR ED	EXISTING EXTERIOR	O.	OVER	W.	WASHER & DRYER STACKED
FIBRGL.	FIBERGLASS	O.C.	ON CENTER	WASH.	WASHER
FD.	FLOOR DRAIN	O.P.B.	OUTSIDE FACE OF STUD	WANNOT	WANNOT
FID.	FLOOR FINISH	OFF.	OFFSHORE	W.C.	WATER CLOSET
F.F.	FLOOR FINISH	O.P.	OUTSIDE DIAMETER	WD.	WOOD
F.F.	FLOOR FINISH	P.	PLATE	WID.	WASHER & DRYER STACKED
F.S.	FLOOR FINISH	P.L.	PROPERTY LINE	WIDU.	WASHER & DRYER STACKED
F.L.	FLOOR FINISH	PLAS.	PLASTER	W.M.	WATER METER
F.L.	FLOOR FINISH	PLY.	PLYWOOD	W.O.	W/O
F.O.C.	FACE OF CONCRETE	P.N.L.	PANEL	W.P.	WATERPROOF
F.O.F.	FACE OF STUD	P.F.S.	POLE & SHELF	WUP.	WELDED WIRE FABRIC
F.R.	FLOOR FINISH	P.	POINT		
FT.	FOOT OR FEET	P.R.	POUNDER ROOM		
FTG.	FOOTING				
FX.	FIXED				

PROJECT DIRECTORY

OWNER

THE JOHN C. MANLY LIVING TRUST
 412 EVENING STAR LANE
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CIVIL

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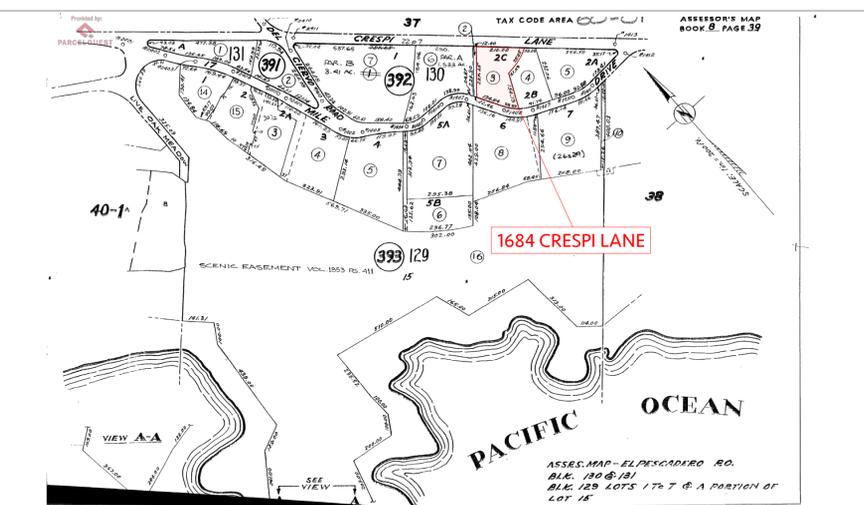
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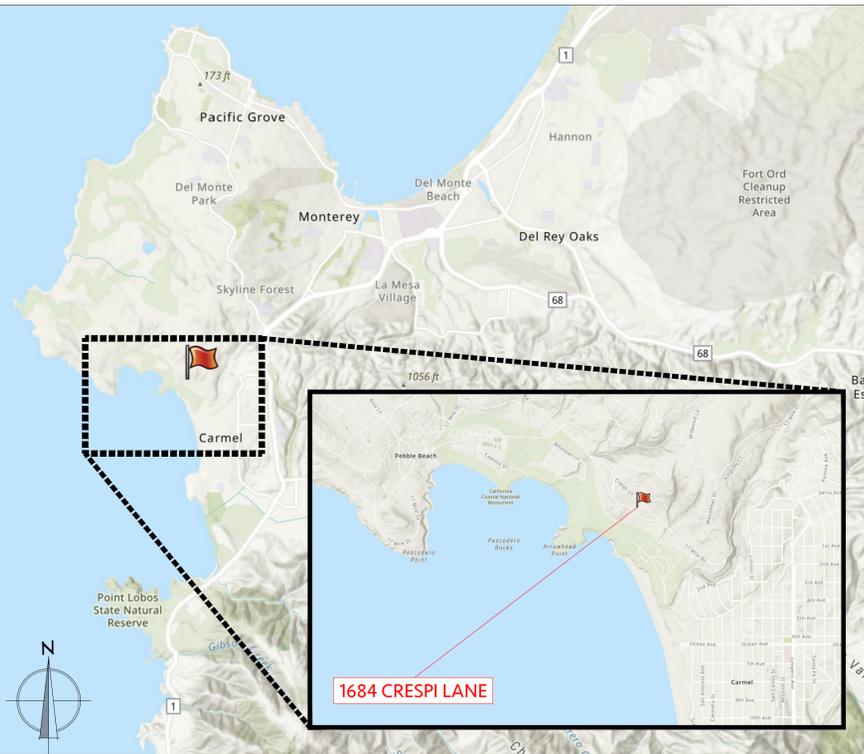
LANDSCAPE

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 simon.sevensprings@gmail.com

APN MAP



VICINITY MAP



DRAWING INDEX

GENERAL

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CIVIL

1 of 1 Topographic Survey

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 A2 Erosion Control Plan
 A3 Proposed Floor Plan
 A4 Proposed Elevations and Roof Plan
 A5 Proposed Colors and Materials
 A6 Proposed Sections
 A7 Architectural Details
 A8 Architectural Details

SCOPE OF WORK

Construction of a new 793 sq. ft., 1 bedroom, 1 bath accessory dwelling unit; Accessory to existing single family home at 1684 Crespi Lane.
 - Connection of all utilities (septic, electrical, gas & water) to main residence and/or existing meters shall be underground.

PROJECT DATA

CODE DATA:

Codes: 2022 California Building Code
 2022 California Residential Code
 2022 California Mechanical Code
 2022 California Plumbing Code
 2022 California Fire Code
 2022 California Electrical Code
 2022 California Energy Code
 2022 California Green Building Standards Code

LOT DATA:

Project Address: 1684 Crespi Lane
 Pebble Beach, California, 93953

APN: 008-392-003-000
 Block 392, Parcel 3

Subdivision: Del Monte Forest LUP

Parcel Size: 42,958 sq. ft. (0.98 AC)

Occupancy: R-3

Zoning: LDR/1.5-D(CZ)

Construction Type: VB

Built: 1957

Fire Sprinklers: NO

Use: Single Family Residential
 (Low Density Residential)

Solar: YES AS REQUIRED (Deferred Submittal)

Sewer: Pebble Beach Community Services District

BUILDING DATA:

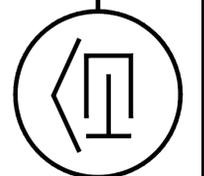
	Existing:	Proposed
Footage:		
Main Residence:	4849 SQ. FT.	4849 SQ. FT.
Well House:	68 SQ. FT.	68 SQ. FT.
ADU:	---	793 SQ. FT.
Deck:	---	364 SQ. FT.
F.A.R.:		
Main Residence:	4849 SQ. FT.	4849 SQ. FT.
Well House:	68 SQ. FT.	68 SQ. FT.
ADU:	---	793 SQ. FT.
Total F.A.R.:	4917 sq. ft. ÷ 42,958 sq. ft = 11.4 %	5710 sq. ft. ÷ 42,958 sq. ft = 13.3 %
<i>(Note: F.A.R. maximum 17.5% per title 20.14.060(e) and includes gross floor area of all floors per title 20.06.564)</i>		
Site Coverage:		
Main Residence:	4849 SQ. FT.	4849 SQ. FT.
Well House:	68 SQ. FT.	68 SQ. FT.
ADU:	---	894 SQ. FT.
Total Site Coverage:	4917 sq. ft. ÷ 42,958 sq. ft = 11.4 %	5811 sq. ft. ÷ 42,958 sq. ft = 13.5 %
<i>(Note: 15% coverage allowed per title 20.14.060(e) and includes all area covered by a structure, structures or structure protrusions including decks twenty-four (24) inches or more above grade per title 20.06.250)</i>		

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
 (831) 620-0920 | INFO@HASTINGS-CONSTRUCTION.COM
 LIC#: 791939 CLASS: A/B

Bradley Green



Drawing Title: **TITLE SHEET**
 Job Title: **MANLY RESIDENCE**
 Project Address & APN: **1684 CRESPI LANE, PEBBLE BEACH, CALIFORNIA 93953**
APN: 008-392-003-000

Project: HC-22073
 Date: 12.10.2024
 Drawn By: BGREEN
 Scale: N.T.S.
T1

GENERAL NOTES

GENERAL NOTES: THIS PROJECT SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS TITLE 24, BUILDING STANDARD CODE, 2021 EDITION...

DESIGN CRITERIA: WIND CATEGORY: I; SITE CLASS: D; SEISMIC DESIGN CATEGORY: D; BASIC WIND SPEED: 91 MPH; EXPOSURE D CLIMATE ZONE: 3

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER OR OWNER PRIOR TO ORDERING MATERIALS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL 1/2" FT. CONTRACTOR DEBRIS BY A MANAGER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

FOUNDATIONS & CONCRETE SLABS: SLOPE DRAINAGE 6" MIN FROM THE FOUNDATION WALL TO THE PERIMETER OF THE FOUNDATION...

STEPPED FOOTINGS SHALL BE REQUIRED WHEN BOTTOM FOOTING SLOPE IS IN 10:1 (V:H) (CRC R4031.5)

CONCRETE SLABS: 3 1/2" MINIMUM (CRC R506.1) SLABS SHALL HAVE A 4" THICKNESS OF 3/8" MINIMUM GRAVEL UNDER THE CONCRETE SLAB...

FOUNDATIONS & CONCRETE SLABS: SLOPE DRAINAGE 6" MIN FROM THE FOUNDATION WALL TO THE PERIMETER OF THE FOUNDATION...

MINIMUM SILL BOLTING: 1/4" ANCHOR BOLTS OR APPROVED ANCHORS AT 4 FT. O.C. MAXIMUM FOR ONE STORY CONSTRUCTION...

HORIZONTAL WOOD SIDING SHALL BE INSTALLED PER MANUF. SPECS. WHERE NO RECOMMENDATION IS PRESENT, SIDING SHALL BE LAPPED NO LESS THAN 1" OR 1" IF RABBETED, AND SHALL HAVE THE ENDS CALKED, COVERED WITH A BATTEN OR SEALED AND INSTALLED OVER A STRIP OF FLASHING...

ROOF SHEATHING CAN ONLY CANTILEVER 3" BEYOND A GABLE END WALL UNLESS SUPPORTED BY OVERHANG FRAMING (CRC 802.5.2)

WOOD OF NATURAL RESISTANCE TO DECAY OR PRESURE TREATED WOOD PER CRC R3170

FASTENERS FOR SIDING ATTACHMENT INTO P/1 LUMBER SHALL BE CORROSION RESISTANT (CRC R3131)

WOOD COLLUMS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETRY OF THE BUILDING SHALL BE PRESURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY CONCRETE OR 6" ABOVE EARTH & EARTH COVERED BY APPROVED IMPERVIOUS MOISTURE BARRIER (CRC R3111.4 EXC. 1)

WOOD COLLUMS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETRY OF THE BUILDING SHALL BE PRESURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY CONCRETE OR 6" ABOVE EARTH & EARTH COVERED BY APPROVED IMPERVIOUS MOISTURE BARRIER (CRC R3111.4 EXC. 2)

18" MIN CLEARANCE FROM JOISTS TO EARTH AND GIRDERS TO BE 12" MIN TO EARTH, OR SHALL BE PRESURE TREATED OR NATURAL RESISTANCE TO DECAY WHEN LOCATED WITHIN THE PERIMETRY OF THE BUILDING FOUNDATION (CRC R3111.0)

WOOD FLOOR JOIST SIZE, SPACING, AND GRADES FOR CONVENTIONAL CONSTRUCTION PER CRC TABLE R503.3(2) CANTILEVERED JOISTS SHALL CONFORM TO CRC TABLE R503.3(3) OTHERS SHALL BE DESIGNED BY STRUCTURAL CALCUS COMPLETED BY A REGISTERED CALIFORNIA DESIGN PROFESSIONAL

WOOD FLOOR GIRDER SIZE, SPACING, AND GRADES FOR CONVENTIONAL CONSTRUCTION PER CRC TABLE R503.3(2) R502.3(2) AND R502.3(3) OTHERS DESIGNED BY STRUCTURAL CALCUS PER CALIFORNIA DESIGN PROFESSIONAL

FLOOR JOISTS SHALL COMPLY TO CBC SECTION 2309.4.2

SPANS FOR FLOOR JOISTS SHALL BE IN ACCORDANCE WITH CBC TABLE 2309.4.2(1) OR 2309.4.2(1) OR THE AISC STEEL

JOISTS UNDER AND PARALLEL TO BEARING TYPE THICKNESS, AND ATTACHMENT OF FLOOR SHEATHING PER TABLE R503.2(1)(1)

NAIL SPACING FOR FLOOR PLYWOOD SHEATHING 6" O.C. ON THE EDGES AND 12" O.C. IN THE FIELD

SOLID BLOCK JOIST JOST AT ENDS AND SUPPORTS OR USE OTHER APPROVED CONNECTIONS (CRC R506.7)

FOR THE USE OF ENGINEERED WOOD PRODUCTS, SPECS/CALCS SHALL BE PROVIDED (CRC R5021.1-7)

POSITIVE CONNECTION SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT (CRC R5021.5 & CBC 2304.10.3)

WOOD SHALL BE AT A MOISTURE CONTENT OF 15 PERCENT OR LESS BEFORE BEING COVERED WITH INSULATION, INTERIOR WALL FINISH, FLOOR COVERING OR OTHER MATERIALS (PER CBC 2303.1.5.2)

COMBUSTIBLE FRAMING SHALL NOT BE LESS THAN 2 INCHES (61 MM) BUT SHALL BE NOT LESS THAN THE DISTANCE SPECIFIED IN SECTIONS 211 AND 213 AND THE CALIFORNIA MECHANICAL CODE, FROM FLUES, CHIMNEYS AND PLACES, AND 6 INCHES (152 MM) AWAY FROM FLUE OPENINGS (PER CBC 2304.5)

STUD SIZE, HEIGHT, GRADE & SPACING (CRC TABLE R602.3(5) & R602.3(1))

CEILING & INTERIOR STUDS CONTINUOUS FLOOR TO ROOF UNLESS BRACED AT EXTERIOR (R602.3)

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 CBC IN CRC TABLE R602.10.3(1) SEE TABLES R602.10.2(1) AND R602.10.3(1) FOR ADJUSTMENT FACTORS BASED ON STORY HEIGHT, WALL DEAD LOADS, EXPOSURE TYPES, ROOF EAVE-TO-RIDGE HEIGHTS, BRACING METHODS, ETC.

BRACED WALL PANELS UPRT VALUE EXCEEDS (100LF PER CRC TABLE R602.1) PROVIDE AN APPROVED LISTED CONNECTOR (CRC R602.3.5)

BRACED WALL PANELS WITH MAX ANGLE OUT OF PLANE 45 DEGREES FOR MAX 6' DIAGONAL LENGTH (CRC R602.10.1.4)

BRACED WALL PANELS SPACED AT NOT MORE THAN 29FT. O.C. FOR SDC D0, D1 & D2 AND 35FT. O.C. IN SDC C (CRC TABLE R602.10.1.3)

BRACED WALL PANELS 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)

IF STRUCTURAL WOOD SHEATHING IS USED, IT'S PERMITTED TO BEGIN NO MORE THAN 10FT FROM EACH END OF THE BRACED WALL PER R602.10.1.1

MIN 24" WIDE PANEL AT EACH BUILDING CORNER & BRACED WALL LINE CONTINUOUSLY SHEATHED PER R602.10.4.2

END OF BRACED WALL PANEL CLOSET TO THE CORNER SHALL HAVE A HOLD-DOWN DEVICE INSTALLED WITH A MINIMUM UPLIFT VALUE OF 1,500LBS AND THE BRACED WALL LINE IS CONTINUOUSLY SHEATHED OR U89 SHEATHING.

BRACED WALL PANELS IN ONE-AND-TWO STORY BUILDINGS MAY BE SPACED AT 35' O.C. IN ORDER FOR ONE SINGLE ROOF NOT EXCEEDING 900PSF (CRC

TABLE R602.10.1.3) ALTERNATE BRACED WALL PANELS PER CRC R602.10.6.1. CLEARLY PROVIDE AN ALTERNATE BRACED WALL DETAIL

CONTINUOUS BRACED WALL SHEATHING PER CRC R602.10.4.2 AND R602.10.1 PROVIDE FULL JOIST 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)

BRACED WALL PANEL CONNECTIONS TO ROOF FRAMING PER CRC R602.10.8.2 2X BLOCKING FOR HORIZONTAL AND VERTICAL JOINTS IN BRACED WALL PANELS (CRC R602.10.4.4)

WHERE SHEAR DESIGN VALUES EXCEED 430LBS PER FOOT, ALL FRAMING MEMBER RECEIVING EDGE NAILING FROM ADJUTING PANELS NOT LESS THAN A SINGLE 3" NOMINAL OR TWO 2" MEMBERS 8"THICK NAILED TOGETHER PER THE DESIGN PROFESSIONAL. JOINTS AND SILL PLATE NAILING SHALL BE STAGGERED: 3X 8LL PLATE REQUIRED OR 2X 8LL WITH DOUBLE THE # OF ANCHORS REQUIRED FOR THE 3X 8LL (CBC T-2306.70) AND SECTIONS 4.3.6.1 AND 4.3.6.4.3 OF AF & FASD(PUB)

POST TO BEAM CONNECTIONS PER CRC R502.3 & CBC 2304.10.1

MINIMUM HEADER SIZES & #/SIZE OF SUPPORTS FOR LIGHT FRAME PER CRC R502.5 (TABLES 602.10.1) (2) (3)

DOUBLE TOP FLATS WITH MINIMUM 24" LAP. FLAT LENGTH EACH SIDE OF END JOINT NAILED WITH 12 END EACH SIDE OF LAP JOINTS (CRC T-R602.3(10)) LAP FLATES AT INTERSECTING WALLS (CRC R602.3.3)

MINIMUM WOOD STRUCTURAL PANEL SHEATHING NAILING 6" O.C. EDGE INCLUDING NAILING INTO MIDSPAN AND TOP FLATE 12" O.C. NAILING IN FIELD (CRC T-R602.3(10))

MIN 2x6 FRAMING IN PLUMBING WALLS FOR DRILLING/NOTCHING OF STUDS (CRC R602.6)

FASTENERS FOR SIDING & PRESURE TREATED LUMBER CORROSION RESISTANT (CRC R3131)

FIRE-BLOCK IN CONCEALED SPACES OF STUD WALLS/PARTITIONS, VERTICALLY AT CEILING/FLOOR LEVELS, & HORIZONTALLY AT 10FT. INTERVALS. FIRE-BLOCK AT SOFFITS, DROP CEILING/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR STRINGERS (CRC R302.11)

PROVIDE APPROVED BUILDING PAPER UNDER THE BUILDING SIDING AND APPROVED FLASHING AT EXTERIOR OPENINGS (CRC R103.2 MIN. OF 2 LAYERS TWO OR FEWER BARRIERS IS LOCATED ON THE EXTERIOR SIDE AND THE DOOR DOES NOT SUNG OVER THE STAIRWAY (CRC R311.3-R311.3.2))

STUCCO MINIMUM CLEARANCE TO EARTH OF 4" AND 2" TO PAVED SURFACES WITH APPROVED WEEP SCREENED (CRC R103.1.2.1) MASONRY STONE VENEER FLASHED BENEATH FIRST COURSE OF MASONRY AND PROVIDED WITH WEEP HOLES ABOVE THE FLASHING (CRC R103.1.5.9 AND R103.1.6.6)

HORIZONTAL WOOD SIDING SHALL BE INSTALLED PER MANUF. SPECS. WHERE NO RECOMMENDATION IS PRESENT, SIDING SHALL BE LAPPED NO LESS THAN 1" OR 1" IF RABBETED, AND SHALL HAVE THE ENDS CALKED, COVERED WITH A BATTEN OR SEALED AND INSTALLED OVER A STRIP OF FLASHING (CRC R103.5.3)

ROOF SHEATHING CAN ONLY CANTILEVER 3" BEYOND A GABLE END WALL UNLESS SUPPORTED BY OVERHANG FRAMING (CRC 802.5.2)

PROVIDE A MINIMUM 22" X 36" ACCESS OPENING TO ATTIC (CRC R601) MAY BE REQUIRED TO BE 30"X30" TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE CPC

ROOF DRAINS/GUTTERS INSTALLED PER THE CPC WITH LEAF/ DEBRIS PROTECTION ALSO INSTALLED (CRC R337)

ROOF CONSTRUCTION AND COVERINGS SHALL COMPLY WITH CRC CHAPTERS 8, 9 AND LOCAL ORDINANCE. ALL ROOFING SHALL BE TESTED/LISTED CLASS A MINIMUM

ASPHALT SHINGLES WITH SLOPED ROOFS 212 TO 4412 SHALL HAVE TWO LAYERS OF UNDERLAYMENT APPLIED PER CRC R309.2.2

HARDWOOD AND DECORATIVE PLYWOOD SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN NFPA HP-1 (PER CBC 2303.3)

PROVIDE BLOCKING IN WALLS & TOWER BAR LOCATIONS

ROOF NOTES: ROOF CONSTRUCTION AND COVERINGS SHALL COMPLY WITH CRC CHAPTERS 8, 9 AND LOCAL ORDINANCE. ALL ROOFING SHALL BE TESTED/LISTED CLASS A MINIMUM

ROOFING SHALL BE RATED CLASS 'A' OR HIGHER AND INSTALLED PER MANUFACTURER'S SPECS.

FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTS WHEREVER THIS IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVERT WATER AWAY FROM THE WHERE THE EAVE OF A SLOPED ROOF INTERSECTS WITH A VERTICAL WALL (PER R503.2.1)

WOOD ROOFES FROM 212 TO 412 UNDERLAYMENT SHALL BE TWO LAYERS FLAT AREAS SHALL HAVE THREE LAYERS (PER TABLE R309.1)(2)

UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE 1) ASTM D226 TYPE 1, 1.1) OR 1) ASTM D226 AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION (TABLE R505.1)(1))

ROOF SHEATHING CAN ONLY CANTILEVER 3" BEYOND A GABLE END WALL UNLESS SUPPORTED BY OVERHANG FRAMING (CRC 802.5.2)

PROVIDE A MINIMUM 22" X 36" ACCESS OPENING TO ATTIC (CRC R501) MAY BE REQUIRED TO BE 30"X30" TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE CPC

ROOF DRAINS/GUTTERS INSTALLED PER THE CPC WITH LEAF/ DEBRIS PROTECTION ALSO INSTALLED (CRC R337)

DOORS, WINDOWS AND GLAZING NOTES: WINDOW AND DOOR SIZES SHOWN FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW AND DOOR SIZES SHALL BE PROVIDED BY THE MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY SIZES AND SELECT NEAREST MANUFACTURER'S SIZES PRIOR TO ORDERING.

WINDOW & DOOR SIZES ARE READ IN FEET AND INCHES. EX TYPICAL: 40x64 CSMT = 4'-0" WIDE X 4'-6" HIGH (OR 48" X 64")

UNUSUAL HEADERS DOOR & WINDOW HEADERS HEIGHT 7'-6" UNO

ALL EXTERIOR DOORS SHALL BE SOLID CORE AND AT LEAST 1 1/2" THICK. NON-BESS DOORS SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 1 1/2" BELOW TOP OF THRESHOLD (PER CRC R313.2)

NATURAL LIGHT 88% 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)

BATHROOM AGGREGATE GLAZING AREA 330SQ FT: 1/3 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 EXHAUST STAR ECDFE (MNS50CFM) W/ HMDISTAT INSTALLED (CRC R303.3.1)

ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CRC SECTIONS R308.3 & R308.4. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE

THE FOLLOWING UNDOORS SHALL BE FULLY TEMPERED (CRC R308.4) - GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND BATHING 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 18" 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 INCHES EDGE OF 50 CFM AND BE ENERGY STAR COMPLIANT W/ HMDISTAT INSTALLED (CRC R308.4.2)

- GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 80SQ 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 GUARDE AND RAILINGS GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36" ABOVE THE WALKING SURFACE

PROVIDE FULL PROTECTION IN ACCORDANCE WITH C.R.C. SECTION R312.1 FOR THE OPERABLE UNDOORS WITH BELLS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND ADJACENT TO THE FINISHED GRADE, OR SURFACE ON THE OUTSIDE OF THE BUILDING C.R.C. SECTION R312

PROVIDE ATTIC CROSS VENTILATION 11500 OF ATTIC AREA OR 13000 WITH MN 40% BUT NOT 350%. PROVIDE MIN OF 1" OF AIR SPACE BETWEEN INSULATION & ROOF SHEATHING (CRC R306)

UNDER FLOOR CROSS VENTILATION MN1.0 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 150 FT2 FOR EACH 1500 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

EGRESS AND RESCUE OPENINGS: 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 R301.1 - R301.3)

AREA WELLS, LADDERS, STEPS, AND AREA WELL DRAININGS SHALL COMPLY WITH CRC R301.4. BARS, GRATES, COVERS, AND SCREENS OR SIMILAR DEVICES SHALL BE RELIABLY FASTENED TO THE FRAMEWORK 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)

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 1.18" WHEN THE DOOR DOES NOT SUNG OVER THE LANDING AND 1.8" WHEN DOOR SUNGS ONTO THE LANDING. OTHER THAN REQUIRED EXTERIOR EXIT DOORS MAY HAVE A THRESHOLD OF 1.18" MAXIMUM. A LANDING IS NOT REQUIRED IF A STAIR WITH TWO OR FEWER BARRIERS IS LOCATED ON THE EXTERIOR SIDE AND THE DOOR DOES NOT SUNG OVER THE STAIRWAY (CRC R311.3-R311.3.2))

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 10" MINIMUM (OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE DIMENSIONS) EGRESS DOORS SHALL BE READY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT (CRC R311.2)

FINISHES & FURNISHINGS: ALL FINISHES, INCLUDING CABINETS, COUNTERTOPS, TILE, GROUT, PAINT, ETC. SHALL BE SELECTED BY OWNER

TRIM, CASING & BASEBOARDS ARE TO BE PRIMER GRADE WOOD OR MDF UNO - SELECTION BY OWNER OR DESIGNER

ALL EXPOSED SURFACES THAT ARE NOT FINISHED FROM THE FACTORY, SHALL BE PAINTED OR STAINED. COLORS TO BE SELECTED BY OWNER

GYP/SUM BOARD, GYP/SUM PANEL PRODUCTS, LATH, GYP/SUM PLASTER, CEMENT PLASTER AND REINFORCED GYP/SUM CONCRETE SHALL COMPLY WITH CRC CHAPTER 2

GYP/SUM BOARD AND GYP/SUM PANEL PRODUCTS SHALL CONFORM TO THE APPROPRIATE STANDARDS LISTED IN CBC TABLE 2506.2. FINISHING AND PLASTERING MATERIALS SHALL CONFORM TO THE STANDARDS LISTED IN TABLE 2507.2

GYP/SUM WALL BOARD PANELS SHALL BE TAPED AND FINISHED ALL JOINT & TAPE PRODUCTS SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS

PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR URE FABRIC LATH OR GYP/SUM BOARD BACKING AS SPECIFIED IN CBC SECTION 2509.8 AND SHALL BE NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY OR CONCRETE

WATER-RESISTANT GYP/SUM BACKING BOARD SHOULD NOT BE USED IN THE FOLLOWING LOCATIONS PER CBC 2509.3 1) OVER VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS 2) WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY

MATERIALS USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE 2509.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS

WATER-RESISTANT GYP/SUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH TABLE 1604 OR ASTM C240 AND THE MANUFACTURER'S RECOMMENDATIONS. REGULAR GYP/SUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH 04-716 OR ASTM C240

PROVIDE MOISTURE RESISTANT UNDERLAYMENT TO A MIN. HEIGHT OF 1" ABOVE DRAIN IN ALL SHOWERS WITH TEMPERED GLASS ENCLOSURE PER CBC 801.1.3

TUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET ABOVE THE FLOOR (R301.2)

MATERIALS USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS SHALL BE GLASS OR GYP/SUM PANEL, FIBER-REINFORCED GYP/SUM PANELS, NON-ABSORBENT FIBER-CEMENT BACKER BOARD, OR NON-ABSORBENT FIBER-CEMENT + REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (R102.4.2)

RODENT PROOFING: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUTIS OR OTHER OPENINGS IN BOTTOM/SOFTENING PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), CHAPTER 4, DIVISION 4.4

MECHANICAL & HVAC (AS APPLICABLE) MECHANICAL DEVICES & DUCTING SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. MECHANICAL SUBCONTRACTOR TO MEET WITH OWNER'S FINAL APPROVAL AND/OR REVISIONS.

CONTRACTOR TO PROVIDE OWNER MANUALS FOR ALL NEWLY INSTALLED APPLIANCES AND DEVICES SUCH AS HEATING & COOLING SYSTEMS, LIGHTING, SECURITY SYSTEMS, ETC.

INSTALLATION OF ALL LISTED EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. SPECIES SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION PER CMC 3031

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER CMC CHAPTER 1 & CPC CHAPTER 5

A BATHROOM WHICH CONTAINS A BATHTUB, SHOWER, TUB/SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED WITH AN EXHAUST FAN THAT COMPLIES WITH CODES 4306 AND SHALL INCLUDE THE FOLLOWING - HAVE A MINIMUM VENTILATION RATE OF 50 CFM AND BE ENERGY STAR COMPLIANT AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE

- HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50% TO 80%. THE CONTROL MAY BE A SEPARATE COMPONENT OR INTEGRAL TO THE EXHAUST FAN

- ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FAN(S) OR IF FAN IS INTEGRAL WITH LIGHTING IT SHALL BE POSSIBLE FOR LIGHTING TO MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD

WATER-HEATER(S), HEAT PUMP SYSTEMS, AND FURNACES TO BE CEC CERTIFIED WATER HEATERS TO HAVE PRESSURE TEMPERATURE RELIEF DEVICES AND DISCHARGE TO OUTSIDE PER CRC 609.8

GAZ VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL HAVE A METAL INSULATION SHIELD A MINIMUM 2" ABOVE INSULATION (CIC 509.6.2.3)

GAZ WATER HEATER & FURNACE NOT ALLOWED IN AREAS OPENING TO BATHROOMS, CLOSETS OR BEDROOMS UNLESS INSTALLED IN CLOSET EQUIPPED WITH A VENTED GASKETED DOOR & SELF-CLOSING DEVICE. ALL COMBUSTION AIR OBTAINED FROM OUTDOORS (CPC 504)

PANELBOARD, COMPLY WITH CA ENERGY CODE SECT. 150.0(6)(3)

EXHAUST OPENINGS TERMINATING TO OUTDOORS SHALL BE COVERED WITH A CORROSION RESISTANT SCREEN 1/4"X1/4" IN SIZE (NOT REQUIRED FOR CLOTHES DRYERS) (CMC 500.2)

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)

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 (CIC 502.2.1)

MIN 100 SQUARE " MAKE-UP AIR FOR CLOTHES DRYERS IN CLOSETS (CNC 504.4)(3)

HEATING SYSTEM IS REQUIRED TO MAINTAIN 60 DEGREES AT 3' ABOVE FLOOR LEVEL AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS (CRC R30310)

PLUMBING FIXTURES - WATER EFFICIENCY STANDARDS: COMPLIANT WATER-CONSERVING PLUMBING FIXTURES SHALL BE INSTALLED PER MINIMUM PENNSYLVANIA WATER MANAGEMENT DISTRICTS (PMWD) AND/OR PER CALIFORNIA ENERGY COMMISSION REQUIREMENTS

TEMPORARILY INCREASE THE MAX FLOW RATE, BUT NOT TO EXCEED 2.2 GPM @ 60 PSI - SHOWERHEAD: 1.8 GPM @ 60 PSI, MAX, 0.8 GPM @ 20 PSI MIN - TOILETS: HIGH EFFICIENCY (HET) 1.28 GPM OR ULTRA-HIGH EFFICIENCY (UHE) 0.8 GPM - HIGH EFFICIENCY CLOTHES WASHERS: 5.0 WATER FACTOR OR LESS - HIGH EFFICIENCY DISHWASHERS: 5.8 GPM

ALL PLUMBING FINISHES & TRIM TO BE SELECTED BY OWNER

WATER CLOSETS AND ASSOCIATED FLUSH/RETOR VALVES, IF ANY, SHALL MEET PERFORMANCE STANDARDS BY ANSI A18.1, A112.1.3.1 & 3.2 (SEE 1752.3.1)(2)

PROVIDE MOISTURE RESISTANT UNDERLAYMENT TO A MIN HEIGHT OF 1" ABOVE DRAIN IN ALL SHOWERS WITH TEMPERED GLASS ENCLOSURE PER CBC 801.1.3

SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH DUAL-CONTROL VALVES. THE SHOWER BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION PER CPC 502.4.1

CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, ARRANGED SO THAT THE SHOWER HEAD 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 409.5)

ELECTRICAL & LIGHTING NOTES: ELECTRICAL AND LIGHTING DEVICES SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. ELECTRICAL CONTRACTOR TO MEET WITH OWNER'S FINAL APPROVAL AND/OR REVISIONS.

VERIFY PHONE & TV JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPICAL

CONTRACTOR TO PROVIDE OWNER MANUALS FOR ALL NEWLY INSTALLED APPLIANCES AND DEVICES SUCH AS HEATING & COOLING SYSTEMS, LIGHTING, SECURITY SYSTEMS, ETC.

INSTALLATION OF ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION PER CMC 3031

ALL ELECTRICAL FIXTURES & APPLIANCES MAKE & MODELS PER OWNER'S SPECIFICATIONS SHALL BE INSTALLED PER MANUFACTURER'S SPECS AND SHALL COMPLY WITH 2015 CA ENERGY CODE

INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS HIGH-EFFICACY OR LOW-EFFICACY FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS IN ACCORDANCE WITH TABLE 150.0-A OR TABLE 150.0-B, AS APPLICABLE

HYBRID LUMINAIRES: WHEN A HIGH EFFICACY AND LOW EFFICACY LIGHTING SYSTEM ARE COMBINED TOGETHER IN A SINGLE LUMINAIRE, THE HIGH EFFICACY AND LOW EFFICACY LIGHTING SYSTEMS SHALL SEPARATELY COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 150.0(6)</



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y NA RESPON PARTY YES NOT APPLICABLE RESPONSIBLE PARTY (IN ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Revision/Issue	Date

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 and included 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, re-striping 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:

- [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
- [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.

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
- 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.
- 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:

- Swales
- Water collection and disposal systems
- French drains
- Water retention gardens
- 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:

- 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:
 - Where there is no local utility power supply or the local utility is unable to supply adequate power.
 - 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.
- 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.

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 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".

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.

4.106.4.2 New multifamily dwellings, hotels and motels and 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 parking 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:

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

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

- Construction documents shall show locations of future EV spaces.
- 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 areas are 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 minimum 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 EVCS 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:

- 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.
- 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:

- The minimum length of each EV space shall be 18 feet (5486 mm).
- The minimum width of each EV space shall be 9 feet (2743 mm).
- 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 Accessibility 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 of 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 of 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 ampere of installed or future receptacles or EVSE, raceway methods, 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.

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 of the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

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

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

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

Notes:

- Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
- 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 4.303.1.4.

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 ounces (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 pre-rinse 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 GPM @ 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:

- 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 solebottom 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 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:

- Excavated soil and land-clearing debris.
- 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.
- 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.

- 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.
- Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material collected will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- 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.

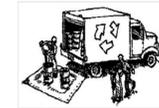
Notes:

- 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.
- Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).



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 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).

- 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 or 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.

- Erosion Control**
 - Schedule grading and excavation work for dry weather only.
 - Stabilize all denuded areas, install and maintain temporary 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 sweep or sand. Do NOT sweep or wash it into gutters.
 - Do not use water to wash down fresh asphalt or concrete pavement.

- 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.

- 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 thinners/solvents as hazardous waste.
 - Paint Removal**
 - Chemical paint stripping residues 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 handled off-site for proper disposal.



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.

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



LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.



MANEJO DE MATERIALES Y RESIDUOS

- Materiales no peligrosos**
 - Haga un borde alrededor y cubra con lonas impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronostico de lluvia o si no se están usando activamente. Para mejor resultado, esto debería hacerse diariamente a lo largo del día de trabajo durante toda la construcción cuando sea posible.
 - Use (pero no abuse) agua reclamada para controlar el polvo.
- Materiales peligrosos**
 - Póngales etiqueta con nombre a todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las regulaciones de la ciudad, del condado, del estado y federales.
 - Ponga los materiales y residuos peligrosos en contenedores que no pierdan, póngalos luego en contenedores secundarios apropiados y cábralos después de cada día de trabajo, o durante la temporada lluviosa, o cuando se haya pronosticado lluvia.
 - Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia en las próximas 24 horas.
 - Asegúrese de deshacerse apropiadamente de todos los residuos peligrosos.
- Entradas y perímetros de los sitios de construcción**
 - Establezca y mantenga control efectivo de los perímetros y estabilice todas las entradas y salidas del sitio de construcción

- para controlar suficientemente la erosión y la descarga de sedimentos del sitio para que no salgan del sitio.
- Haga o aspire inmediatamente lo que haya pasado a la calle y controle la fuente de origen para prevenir que siga sucediendo. Nunca lave coches ni mopas en las calles para limpiar lo que haya sido acarreado o llevado del sitio de construcción.

- Gestión de residuos**
 - El Código de Construcción Ecológica de California requiere que todos los proyectos permitidos de construcción, demolición y adiciones o alteraciones, residenciales o no residenciales, reciclen o salven un mínimo del 65% de los materiales de construcción no peligrosos del proyecto.
 - Cubra los contenedores de residuos de manera segura con lonas impermeables al término de cada día de trabajo y durante el tiempo de lluvias.
 - Limpie o recicle los excusados portátiles e impermeables con frecuencia para ver que no pierdan o se derramen. Incorpore contención secundaria y cubrela lejos de los desagues de aguas pluviales.
 - Deshágase de los residuos líquidos de pintura, solventes, colas y líquidos de limpieza como materiales peligrosos (con la compañía de Gestión de Residuos Monterey Regional Waste Management District, tiene una planta para residuos peligrosos del hogar que acepta estos artículos).

- Mantenimiento y estacionamiento**
 - Designe un área especial, usando técnicas apropiadas de control de contaminación, para estacionamiento de los vehículos y el equipo, y para almacenamiento.
 - Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción.
 - Si es necesario ponerle gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bordada, alejada de los desagues pluviales y sobre una bandeja de goteo de tamaño suficiente para describir pérdidas de fluidos y respaldos inmediatamente.
 - Limpie los derrames o pérdidas inmediatamente y deshágase apropiadamente de los materiales de limpieza (vea las guías del Monterey Regional Waste Management District para ver los materiales peligrosos aceptados como desechos).
 - No lave con manguera las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, aserrín de cajas sanitarias para gatos, o trapos).
 - Barra inmediatamente los materiales secos que se hayan desparado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.
 - Limpie los derrames en la tierra excavando la tierra contaminada y deshaciéndose correctamente de ella (vea las guías del Monterey Regional Waste Management District sobre el criterio para aceptar tierra contaminada).
 - Comunique inmediatamente cualquier derrame significativo. La ley obliga comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame llame al 911.

- Prevencción y control de derrames**
 - Mantenga a mano en el sitio de construcción, en todo momento, los materiales para limpiar derrames (trapos, absorbentes, etc.).
 - Inspeccione frecuentemente los vehículos y equipos para describir pérdidas de fluidos y respaldos inmediatamente.
 - Limpie las manchas de goteo para recoger el líquido de la pérdida hasta que pueda hacer las reparaciones.

- Control de erosión**
 - Planee trabajo de nivelación y excavación sólo cuando no vaya a llover.
 - Establezca todas las áreas denudadas, las y mantenga control de erosión provisorio (como tela de control de erosión o matiz de tejido pegado) hasta que se haya establecido la vegetación.
 - Plante semillas o plantas para control de erosión en superficies en declive o donde no se planea la construcción inmediata.

- Control de sedimento**
 - Proteja las rejillas de los desagues de aguas pluviales, las cunetas, canchales y cursos de drenaje, usando apropiadas técnicas de control de contaminación, como bolsas con grava, rollos de fibra, bordes, etc.
 - Prevenga que los sedimentos migren fuera del sitio instalando y manteniendo controles de sedimentos, como rollos de fibra, cerca de sedimentos o estancos de sedimentos.
 - Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle.
 - Transfiera a los camiones los materiales excavados, en el sitio mismo de construcción y no en la calle.
 - Si se observan cualquiera de las siguientes condiciones, analice la tierra para describir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua y con el inspector municipal local:
 - Condiciones inusuales en la tierra, discoloración u o odor.
 - Tanques enterrados abandonados.
 - Pozos de agua abandonados.
 - Barriles, basuras o residuos enterrados.

- Aplicación de concreto y lechada de cemento y argamasa**
 - Evite pavimentar o recibir pavimento en temporada de lluvias, o cuando se haya pronosticado lluvia para antes que el nuevo pavimento haya tenido tiempo de secarse.
 - Cubra las rejillas de los desagues de aguas pluviales y las bocas de desague antes de aplicar la capa de sellado, capa ligante, capa de lechada (slurry seal), capa final fluida, etc.
 - Junte y recicle o deshágase apropiadamente del exceso de grava o arena sobrantes. NO las barra ni use agua con agua a los desagues de aguas pluviales.
 - No use agua para lavar pavimento de concreto y asfalto fresco.
 - Lave el concreto del equipo y de los camiones fuera del sitio de construcción o en un área contenida, para que no descargen en la tierra subyacente o en las áreas de alrededor. Deje secar el concreto y deshágase de él como basura.
 - Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.

- Pintando y removiendo pintura**
 - Limpieza después de pintar
 - Nunca lave los pinceles ni enjuague los tarros de pintura en la calle, en las cunetas, desagues pluviales o superficies de aguas (arroyos, lagos, etc.).
 - Al terminar de usar pinturas a base de agua, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desague a los cloacas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desague.
 - Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuneta de una calle o en un desague de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tanque o contenedor de sedimentación y/o puede ser requerida la descarga en un desague cloacal.
 - En las áreas que se saben contaminadas, se requiere análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero y el personal municipal para determinar si es necesario el análisis y cómo interpretar los resultados. El agua subterránea contaminada debe ser tratada o acarreada fuera del sitio para su eliminación apropiada.

- Removiendo pintura**
 - Los residuos de productos químicos para remover pintura y los trozos y el polvo de pinturas marinas o de pinturas que contienen plomo o tributyltin, deben ser desechados como residuos peligrosos.
 - Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco o con ráfagas de arena pueden ser barridos o juntados en tela de plástico y echados a la basura.

- Removiendo asfalto/concreto**
 - Contenga los materiales de jardinería ya aplastados mantenidos cubiertos con lonas impermeables cuando no estén en uso activo.
 - Ponga sobre paletas los materiales de jardinería que puedan sufrir erosión. Cubra o gaste esos materiales cuando no sean activamente usados o aplastados.
 - No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo lluvioso.

- Cortando con sierra y removiendo asfalto/concreto**
 - Cubra completamente o erija una barrera alrededor de las rejillas de desagues de aguas pluviales, canchales, cunetas y cursos de drenaje con las mejores prácticas de control, como bolsas de grava, filtros de entrada, bordes, etc.
 - Levante con pala, absorba o aspire la lechada producida por la sierra y deshágase de todos los residuos tan pronto como haya finalizado un sitio, o al terminar cada día de trabajo (¡lo que ocurra antes!).
 - Si la lechada producida por la sierra entra en un sumidero, límpiela inmediatamente.

- Materiales de jardinería**
 - Contenga los materiales de jardinería ya aplastados mantenidos cubiertos con lonas impermeables cuando no estén en uso activo.
 - Ponga sobre paletas los materiales de jardinería que puedan sufrir erosión. Cubra o gaste esos materiales cuando no sean activamente usados o aplastados.
 - No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo lluvioso.

- Extracción del agua**
 - Controle efectivamente toda el agua que corra al sitio, o dentro del sitio y la que corra hacia afuera originada en el sitio.
 - Desvíe toda el agua que venga hacia el sitio para que no llegue a las áreas disturbadas o de alguna otra manera asegúrese de proteger la calidad del agua para cumplir con las ordenanzas.
 - Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuneta de una calle o en un desague de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tanque o contenedor de sedimentación y/o puede ser requerida la descarga en un desague cloacal.

- Removiendo asfalto/concreto**
 - Contenga los materiales de jardinería ya aplastados mantenidos cubiertos con lonas impermeables cuando no estén en uso activo.
 - Ponga sobre paletas los materiales de jardinería que puedan sufrir erosión. Cubra o gaste esos materiales cuando no sean activamente usados o aplastados.
 - No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo lluvioso.

- Materiales de jardinería**
 - Contenga los materiales de jardinería ya aplastados mantenidos cubiertos con lonas impermeables cuando no estén en uso activo.
 - Ponga sobre paletas los materiales de jardinería que puedan sufrir erosión. Cubra o gaste esos materiales cuando no sean activamente usados o aplastados.
 - No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo lluvioso.

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA \$10,000 POR DÍA!

ENGLISH

ESPAÑOL

Revision/Issue	Date

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Bradley Green

Drawing Title:
CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Job Title:
MANLY RESIDENCE

Project Address & APN:
**1684 CRESPI LANE, PEBBLE BEACH, CALIFORNIA 93953
 APN: 008-392-003-000**

Project:
HC-22073

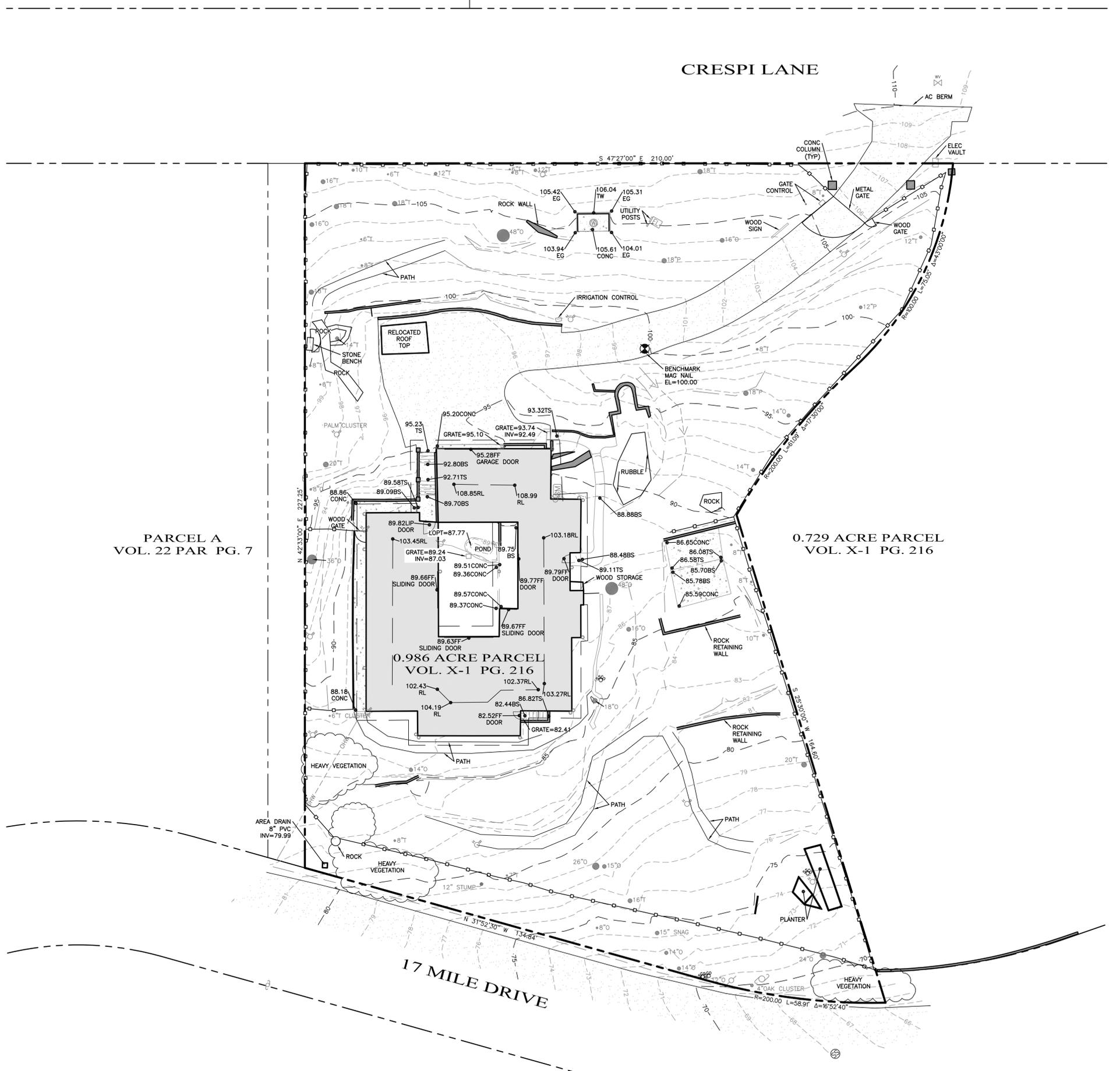
Date:
12.10.2024

Drawn By:
BGREEN

Scale:
N.T.S.

Sheet No.
G3

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LEGEND

	PROPERTY LINE		WATER METER
	FLOW LINE		WATER VALVE
	WOOD FENCE		IRRIGATION CONTROL
	WIRE FENCE		WATER WELL
	LINK FENCE		HOSE BIB
	RAIL		UTILITY POLE
	OVERHEAD WIRE		ELECTRICAL METER
	MAJOR CONTOUR		FACE OF WALL
	MINOR CONTOUR		JUNIPER TREE
			LOW POINT
			OAK TREE
			PALM TREE
			RIDGE LINE
			TREE
			TOP OF STAIRS
			TYPICAL
			SEWER MANHOLE
			SEWER CLEANOUT
			DOWNSPOUT
			UTILITY GUY POLE
			AC PAVEMENT
			CONCRETE

80.00 → SPOT ELEVATION

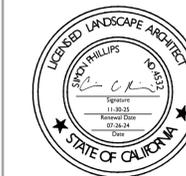
- AC ASPHALT
- BS BOTTOM STAIRS
- CONC CONCRETE
- CYP CYPRESS TREE
- DS DOWNSPOUT
- E EXISTING
- EG EXISTING GRADE
- EL ELEVATION
- ELEC ELECTRICAL
- FC FACE OF CURB
- FL FLOW LINE
- FP FINISH PAVEMENT
- FW FACE OF WALL
- JUN JUNIPER TREE
- LOPT LOW POINT
- O OAK TREE
- PLM PALM TREE
- RL RIDGE LINE
- T TREE
- TS TOP OF STAIRS
- TYP TYPICAL

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NOTES

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER DOCUMENT #2021084802, AND SHOWN APPROXIMATE ONLY. THIS IS NOT A BOUNDARY SURVEY.
2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.
3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
5. CONTOUR INTERVAL = ONE FOOT.
6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
7. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
8. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
9. A LOCAL BENCHMARK FOR THIS PROJECT IS A MAG NAIL SET IN DRIVEWAY AS SHOWN HEREON, HAVING AN ELEVATION OF 100.00 BASED UPON AN ASSUMED DATUM.
10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN NOVEMBER 2022. ADDITIONAL DATA COLLECTED ALONG 17 MILE DRIVE JUNE 2024.





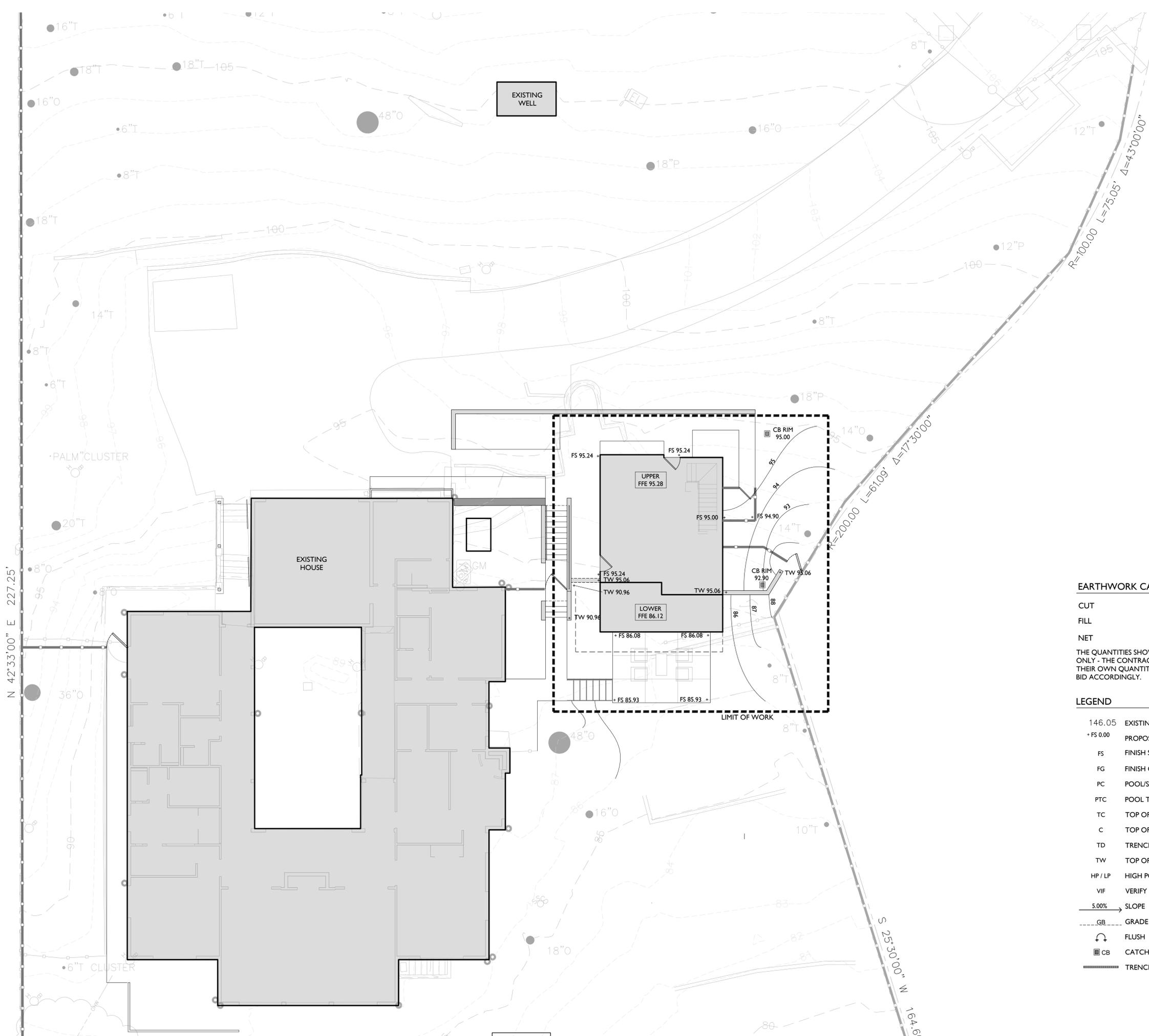
PROJECT NAME:

**MANLY
RESIDENCE**

PROJECT ADDRESS:

1684 CRESPI LANE
PEBBLE BEACH, CA 93953

APN: 008-392-003



EARTHWORK CALCULATIONS

CUT	138 CY
FILL	35 CY
NET	103 CY CUT

THE QUANTITIES SHOWN ABOVE ARE ESTIMATES ONLY - THE CONTRACTOR SHALL DETERMINE THEIR OWN QUANTITY TAKEOFFS AND SHALL BID ACCORDINGLY.

LEGEND

- 146.05 EXISTING ELEVATION
- + FS 0.00 PROPOSED SPOT ELEVATION
- FS FINISH SURFACE (PAVING OR DG)
- FG FINISH GRADE
- PC POOL/SPA COPING
- PTC POOL TROUGH COPING
- TC TOP OF CURB
- C TOP OF WATER FEATURE BASIN COPING
- TD TRENCH DRAIN RIM
- TW TOP OF WALL
- HP / LP HIGH POINT / LOW POINT
- VIF VERIFY IN FIELD
- 5.00% SLOPE
- GB--- GRADE BREAK
- ↻ FLUSH
- CB CATCH BASIN
- ==== TRENCH DRAIN

ISSUANCE:

COUNTY SUBMITTAL

PROJECT NO: 2023-13
DATE: 12/06/2024

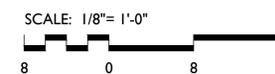
REVISIONS:

DATE	DESCRIPTION
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SHEET NAME:

**GRADING PLAN -
ADU**

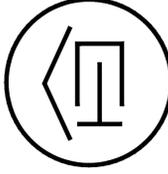
SHEET NO:



Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
 11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
 (831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
 LIC#: 791939 CLASS: A/B

Bradley Green



Drawing Title:
EXISTING & PROPOSED SITE PLAN

Job Title:
MANLY RESIDENCE

Project Address & APN:
**1684 CRESPI LANE, PEBBLE BEACH, CALIFORNIA 93953
 APN: 008-392-003-000**

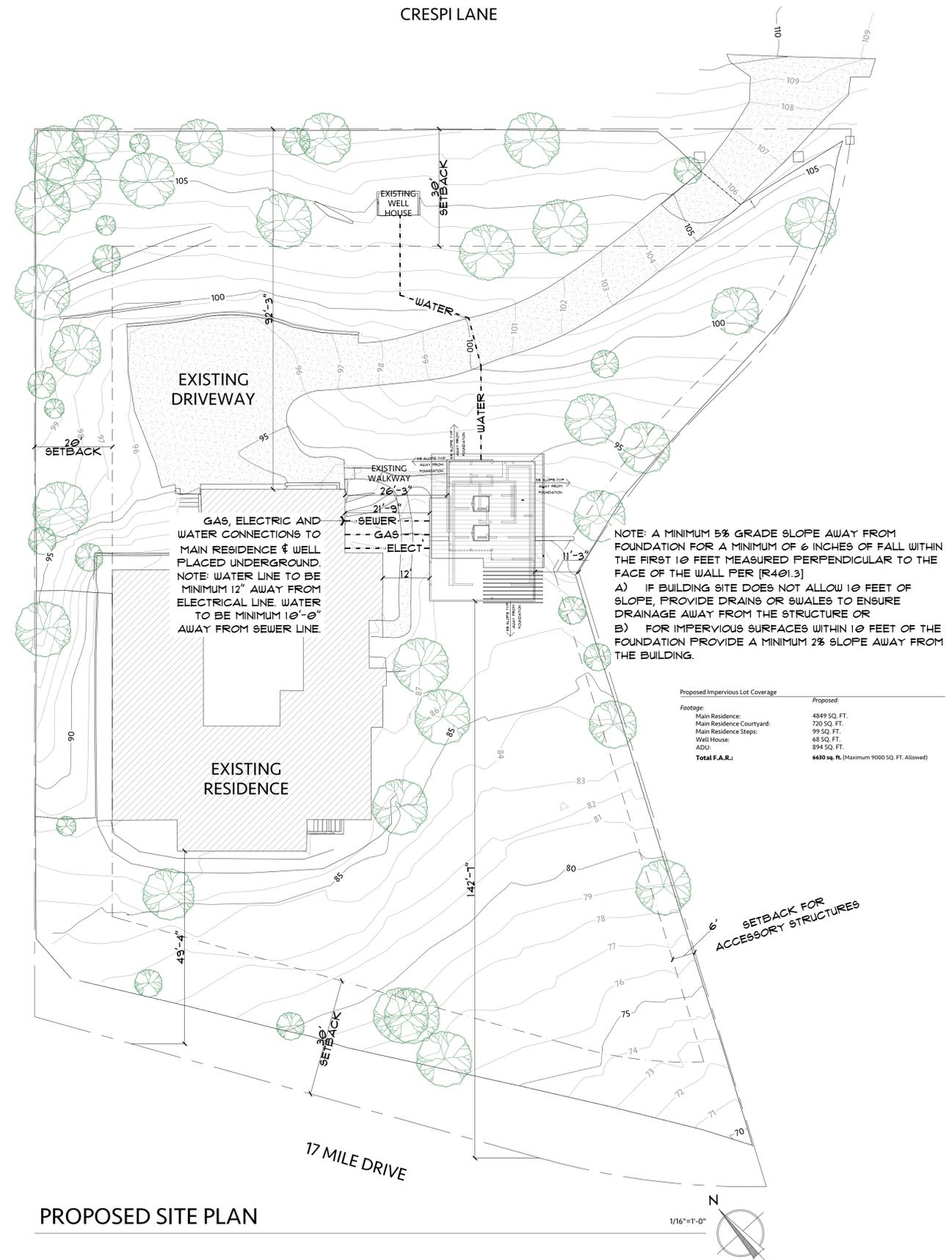
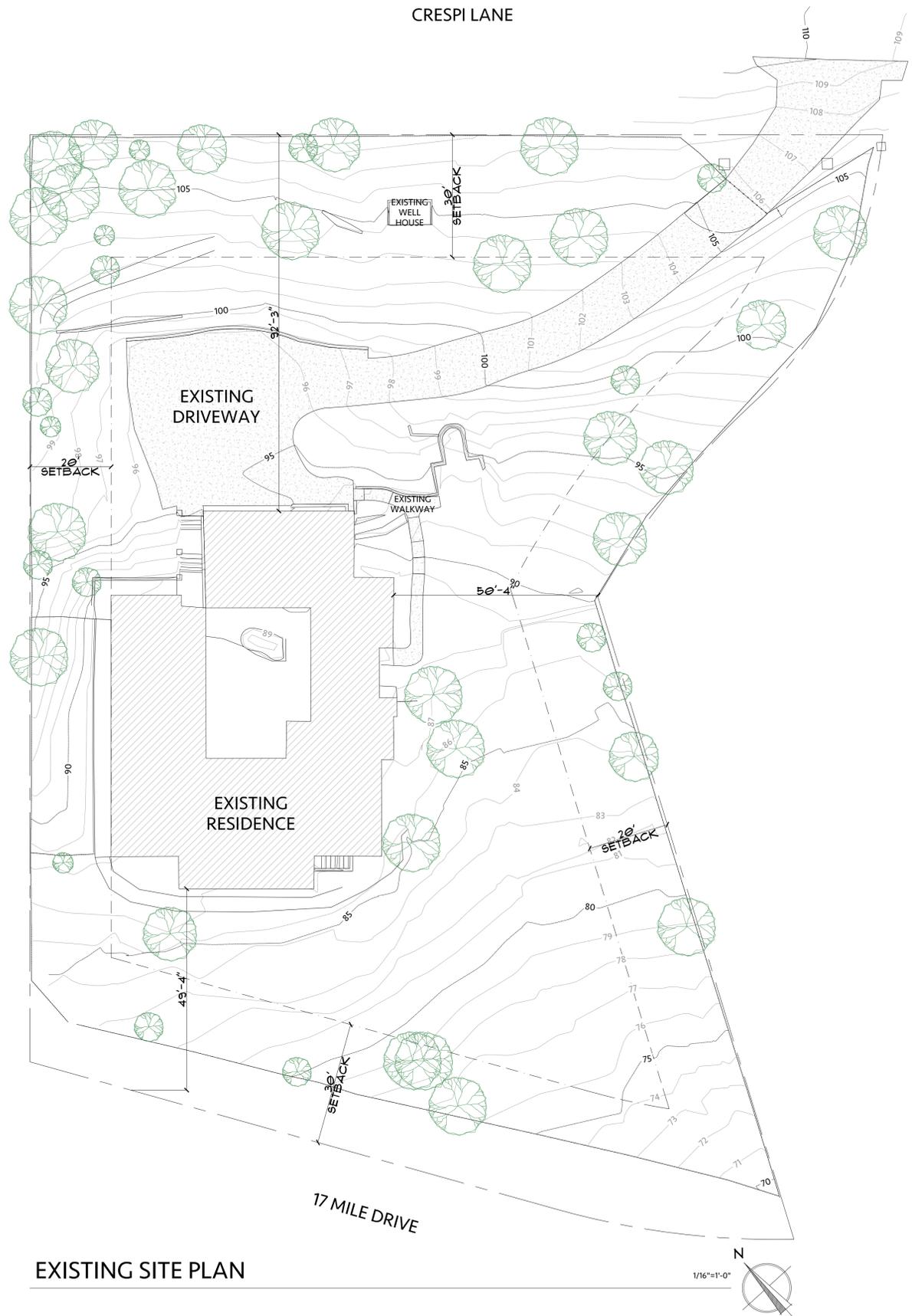
Project:
HC-22073

Date:
12.10.2024

Drawn By:
BGREEN

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

Sheet No.
A1



GAS, ELECTRIC AND WATER CONNECTIONS TO MAIN RESIDENCE & WELL PLACED UNDERGROUND.
 NOTE: WATER LINE TO BE MINIMUM 12" AWAY FROM ELECTRICAL LINE. WATER TO BE MINIMUM 10'-0" AWAY FROM SEWER LINE.

NOTE: A MINIMUM 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MINIMUM OF 6 INCHES OF FALL WITHIN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL PER [R401.3]
 A) IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, PROVIDE DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE OR
 B) FOR IMPERVIOUS SURFACES WITHIN 10 FEET OF THE FOUNDATION PROVIDE A MINIMUM 2% SLOPE AWAY FROM THE BUILDING.

Proposed Impervious Lot Coverage

Footage:	Proposed:
Main Residence:	4849 SQ. FT.
Main Residence Courtyard:	720 SQ. FT.
Main Residence Steps:	99 SQ. FT.
Well House:	68 SQ. FT.
ADI:	894 SQ. FT.
Total F.A.R.:	6630 sq. ft. (Maximum 9000 SQ. FT. Allowed)

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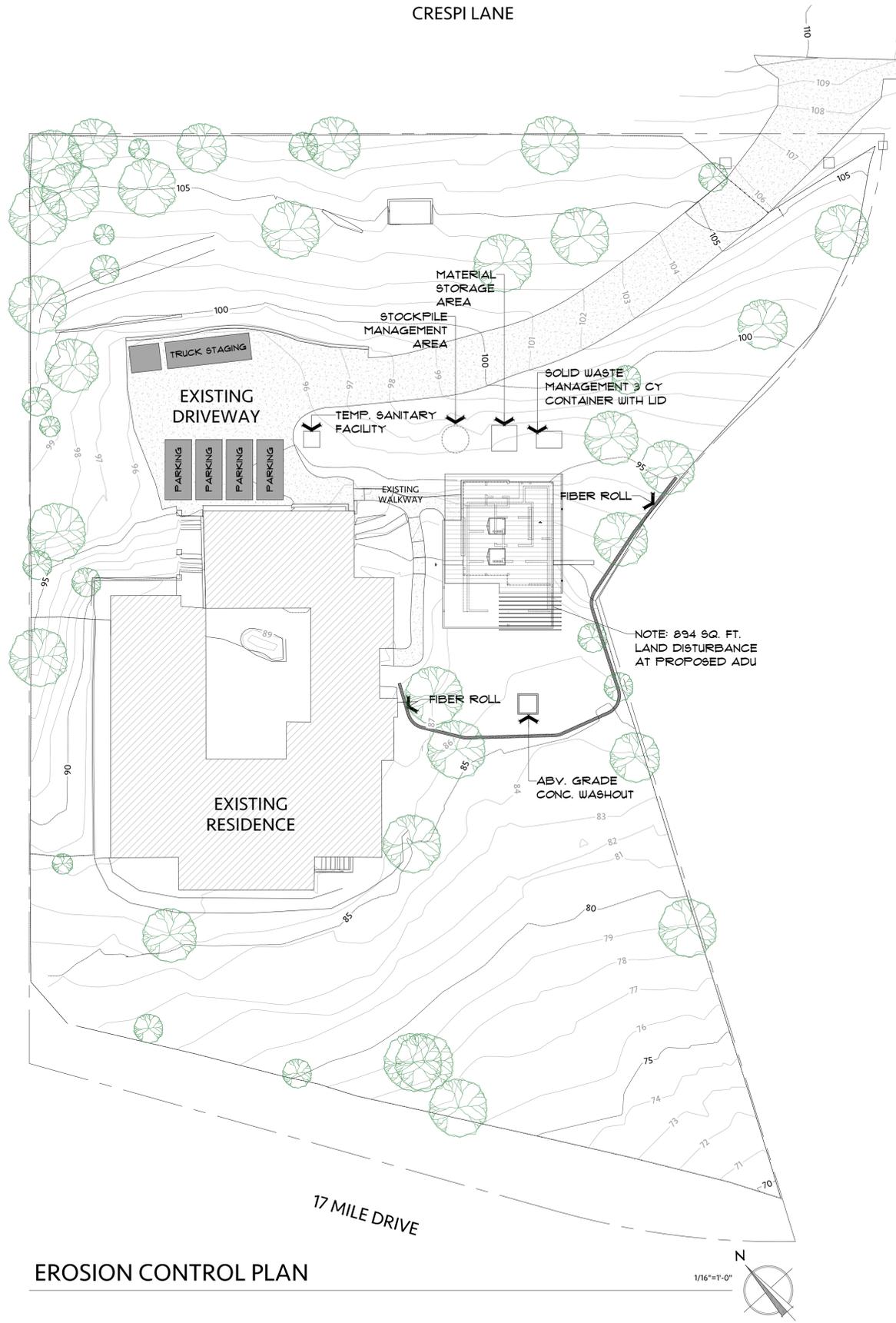
EROSION AND SEDIMENT CONTROL NOTES

- BEST MANAGEMENT PRACTICES (BMPs) AT A MINIMUM, THE FOLLOWING BMPs ARE REQUIRED REGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.
- WET WEATHER MEASURES IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON - OCTOBER 15 THROUGH APRIL 15. OTHERWISE, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT ON-SITE FOR PRE-RAIN INSTALL.
- EXISTING VEGETATION PROTECT EXISTING VEGETATION: AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE, INSTALL APPROPRIATE/PROTECTIVE FENCING, PERIMETER CONTROLS PRIOR TO WORK.
- EROSION AND SEDIMENT CONTROL, AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPs SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENT ON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.
- STOCKPILE MANAGEMENT 1.) ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. 2.) STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS. 3.) NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
- WASTE MANAGEMENT ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ON-SITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED AND ITS CONTENTS DISPOSED OF PROPERLY. NO MATERIAL SHALL BE WASHED INTO STREET.
- VEHICLES AND EQUIPMENT RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.
- DRAIN/INLET PROTECTION & PERIMETER CONTROLS DRAIN/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. ALSO, CHANGING CONSTRUCTION CONDITIONS NECESSITATE THAT THE TYPE OF INLET AND DRAIN PROTECTION IMPLEMENTED BE CHANGED AND/OR ADJUSTED BY THE CONTRACTOR TO ADEQUATELY PROTECT THE STORM DRAIN SYSTEM DURING THE VARIOUS CONSTRUCTION PHASES.
- SWEEEPING ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEPT (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT NO TRACKING OFF-SITE. DEWATERING NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITION PER CITY CODE CH. 21.5-12(C). ASBSS DRAINAGES HAVE GREATER RESTRICTIONS. ANY PROPOSED DEWATERING MUST BE REVIEWED/CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES. STORMWATER MIXED WITH NON-STORMWATER SHALL BE MANAGED AS NON-STORM WATER.

[MONTEREY COUNTY GRADING/EROSION ORD. 2806 - 16-12-090]

CONSTRUCTION MANAGEMENT NOTES

- CONTRACTOR**
JUSTIN HASTINGS
(Primary Contact during construction)
11 THOMAS OWENS WAY, SUITE 201
MONTEREY, CA 93940
831-620-0920
JUSTINHASTINGS@CONSTRUCTION.COM
- PROJECT MANAGER**
JORGE SALGADO
(Secondary Contact during construction)
HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201
MONTEREY, CA 93940
831-620-0920
PMHASTINGS@CONSTRUCTION.COM
- SUMMARY:**
VEHICLES:
ANTICIPATED CONSTRUCTION VEHICLES WILL CONSIST OF DUMP TRUCKS, EXCAVATORS, BACKHOES, CONCRETE TRUCKS, PICK-UP TRUCK & CARS DURING GENERAL CONSTRUCTION.
- HOURS:**
HOURS OF OPERATION WILL BE FROM 8:00AM - 6:00 PM, MONDAY - SATURDAY
- SCHEDULING & GRADING:**
PROJECT IS ESTIMATED TO LAST 18 MONTHS. DURING GRADING ACTIVITIES, THERE MAY BE UP TO 8 TRUCKLOADS PER DAY AND UP TO 170 YARDS OF EARTHWORK PER DAY.
- TREE PROTECTION:**
PRIOR TO THE START OF CONSTRUCTION, A PROTECTED BARRICADE WITH WOOD OR METAL STAKES CONNECTED WITH ORANGE SHW NETTING SHALL BE ERRECTED AROUND EACH TREE OR GROUP OF TREES TO BE PRESERVED.

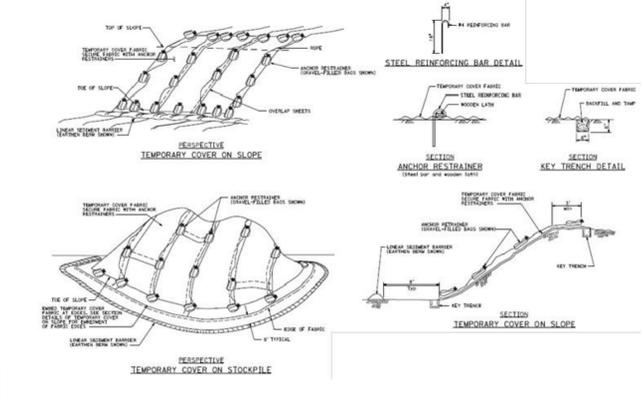


EROSION CONTROL PLAN

1/16"=1'-0"
N

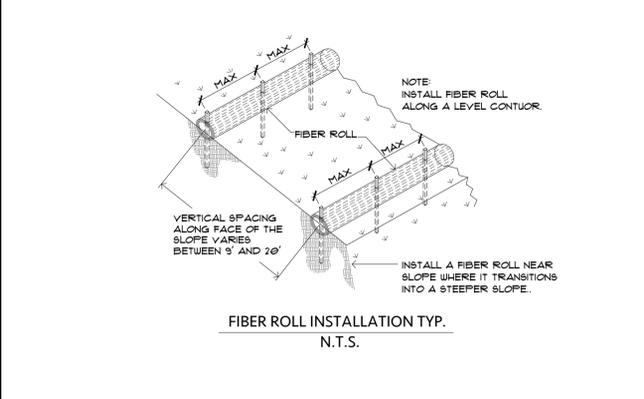
TEMP COVER ON STOCKPILE

1



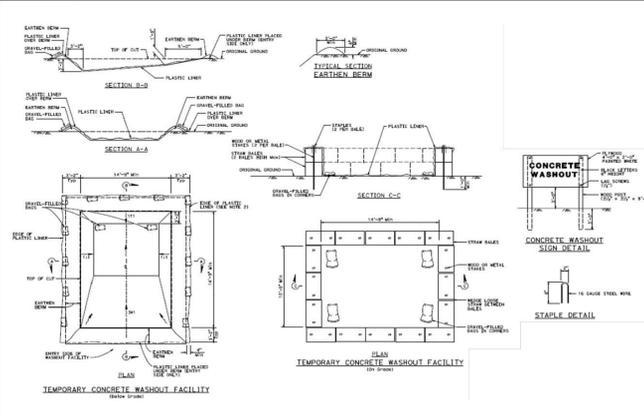
FIBER ROLLS

2



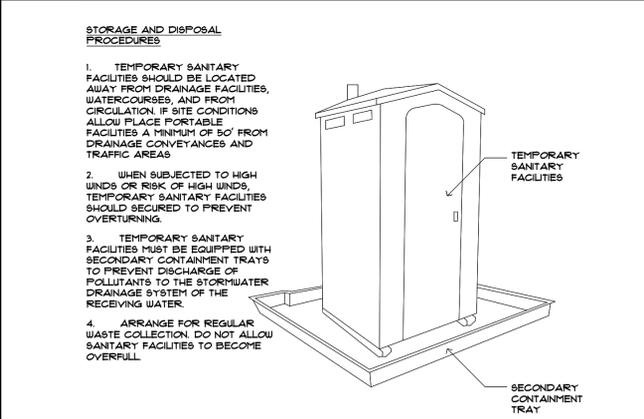
TEMP CONCRETE WASHOUT FACILITY

3



SANITARY WASTE MANAGEMENT

4



Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGS-CONSTRUCTION.COM
LIC#: 791939 CLASS: A/B

Bradley Green

Drawing Title: **EROSION CONTROL PLAN**

Job Title: **MANLY RESIDENCE**

Project Address & APN: **1684 CRESPI LANE, PEBBLE BEACH, CALIFORNIA 93953
APN: 008-392-003-000**

Project: **HC-22073**

Date: **12.10.2024**

Drawn By: **BGREEN**

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

Sheet No. **A2**

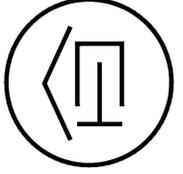
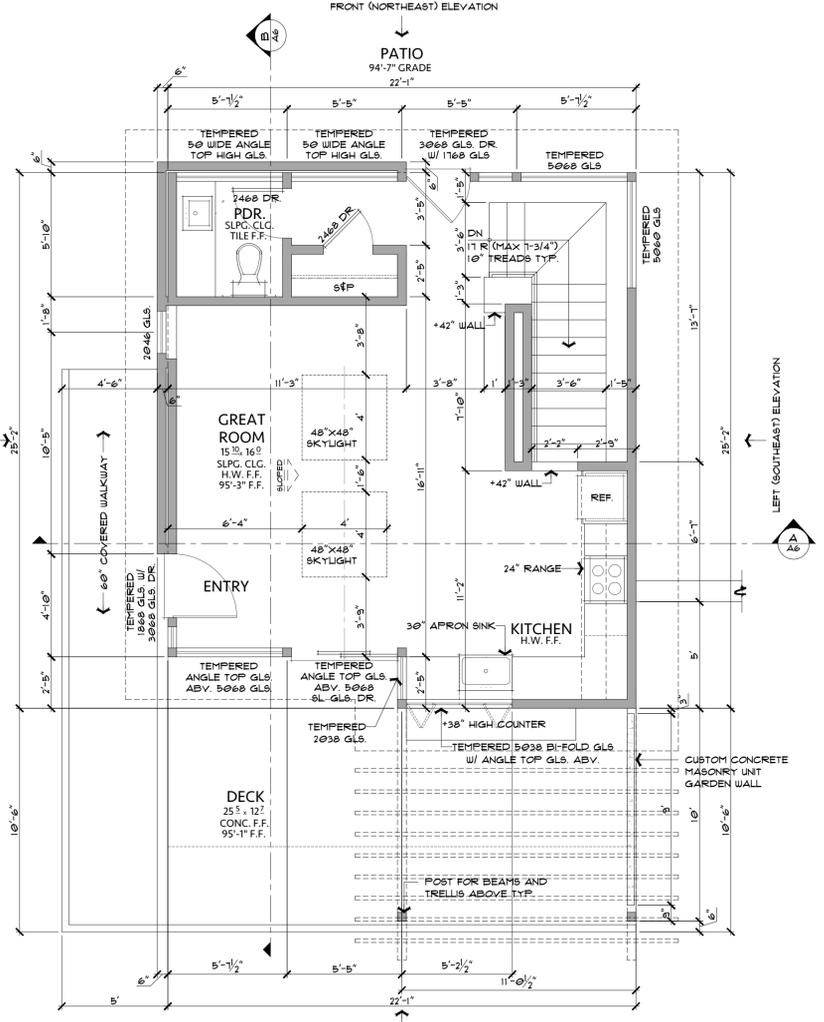
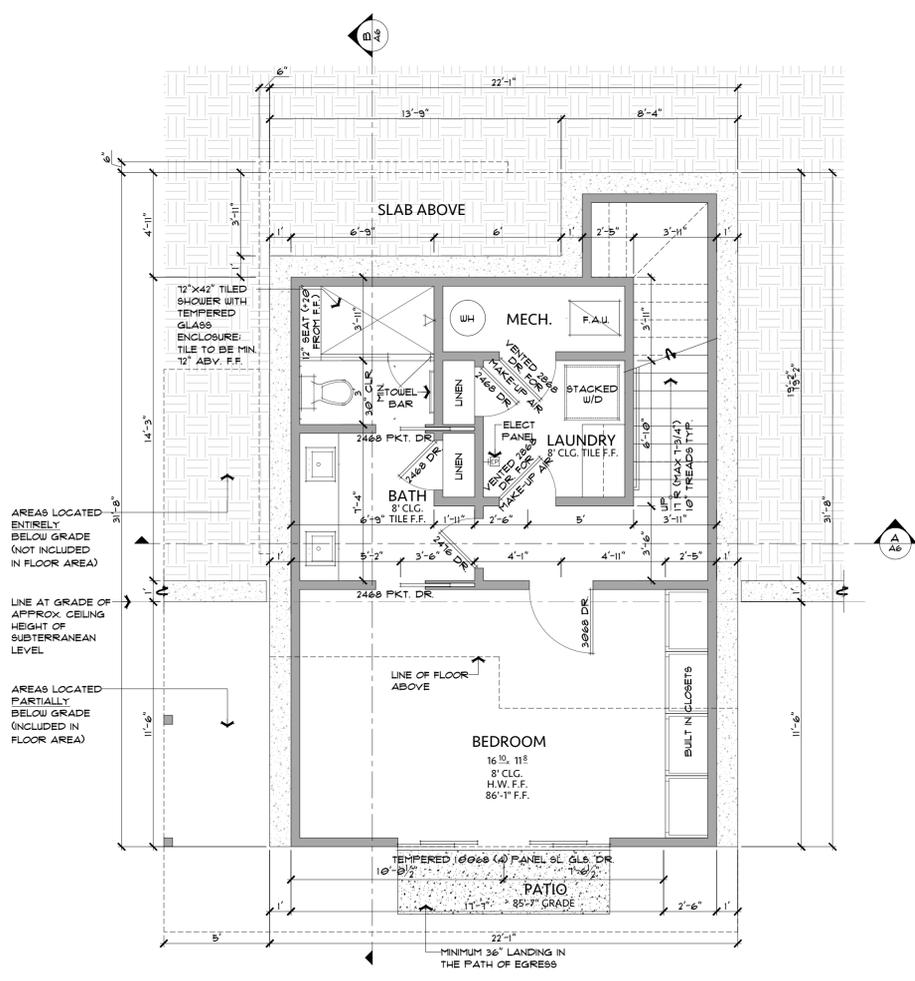
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Bradley Green

1684 CRESPI LANE - ADU
1 BED / 1.5 BATH

FLOOR AREA TABLE	
FIRST LEVEL	530 SQ. FT.
WALK-OUT BASEMENT (INCLUDES BEDROOM - PARTIALLY ABOVE GRADE)	263 SQ. FT.
TOTAL AREA ABOVE -OR- PARTIALLY ABOVE GRADE (FIRST FLOOR AND WALK-OUT BASEMENT)	793 SQ. FT.

SUBTERRANEAN LEVEL (INCLUDES HALL, LAUNDRY, MECH., AND BATH - ENTIRELY BELOW GRADE)	285 SQ. FT.
DECK	364 SQ. FT.

Drawing Title: **PROPOSED FLOOR PLAN**

Job Title: **MANLY RESIDENCE**

Project Address & APN: **1684 CRESPI LANE, PEBBLE BEACH, CALIFORNIA 93953
APN: 008-392-003-000**

Project: HC-22073
Date: 3.6.2025
Drawn By: BGREEN
Scale: 1/4" = 1'-0"

Sheet No. **A3**

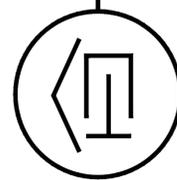
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Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Bradley Green



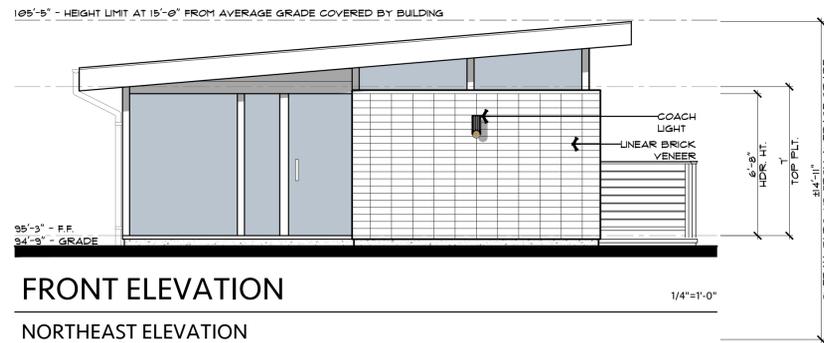
Drawing Title:
PROPOSED ELEVATIONS & ROOF PLAN

Job Title:
MANLY RESIDENCE

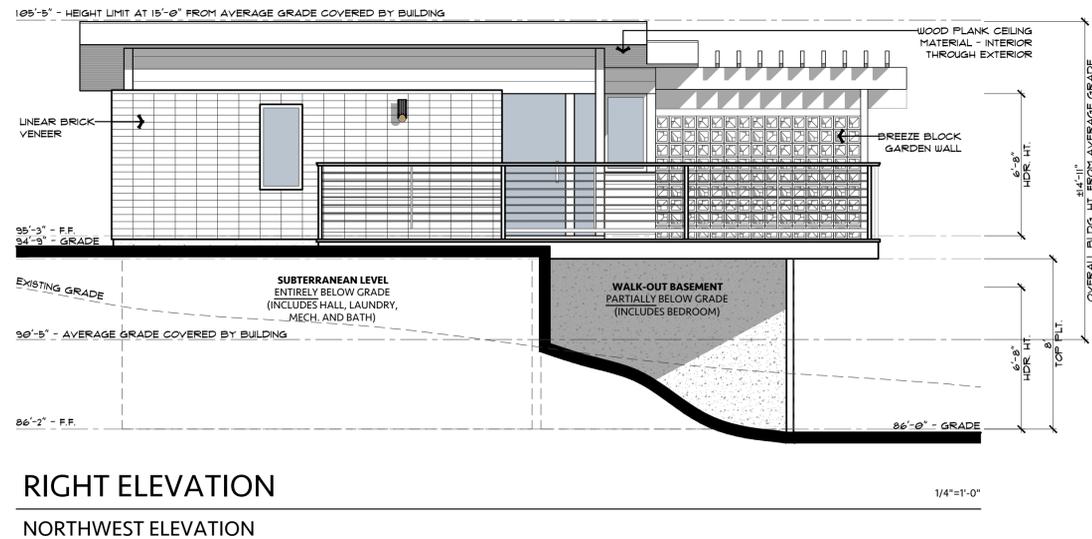
Project Address & APN:
**1684 CRESPI LANE, PEBBLE BEACH, CALIFORNIA 93953
APN: 008-392-003-000**

Project:
HC-22073
Date:
3.6.2025
Drawn By:
BGREEN
Scale:
1/4" = 1'-0"

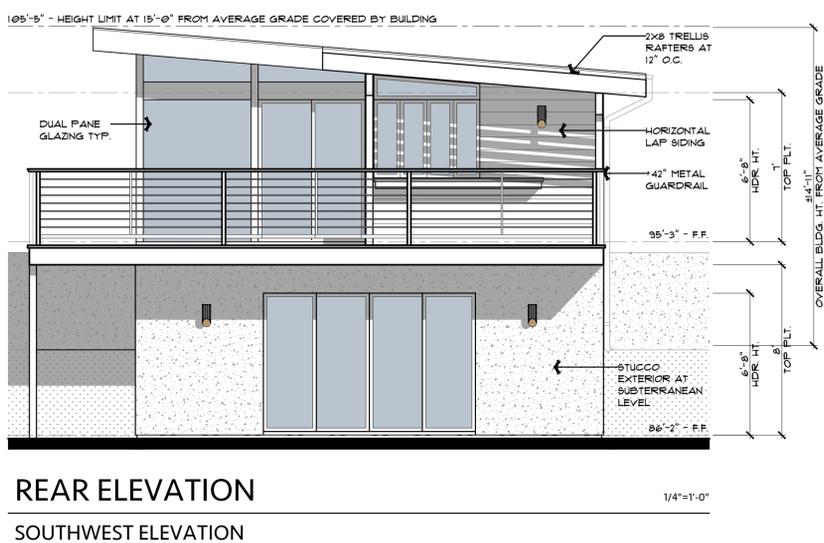
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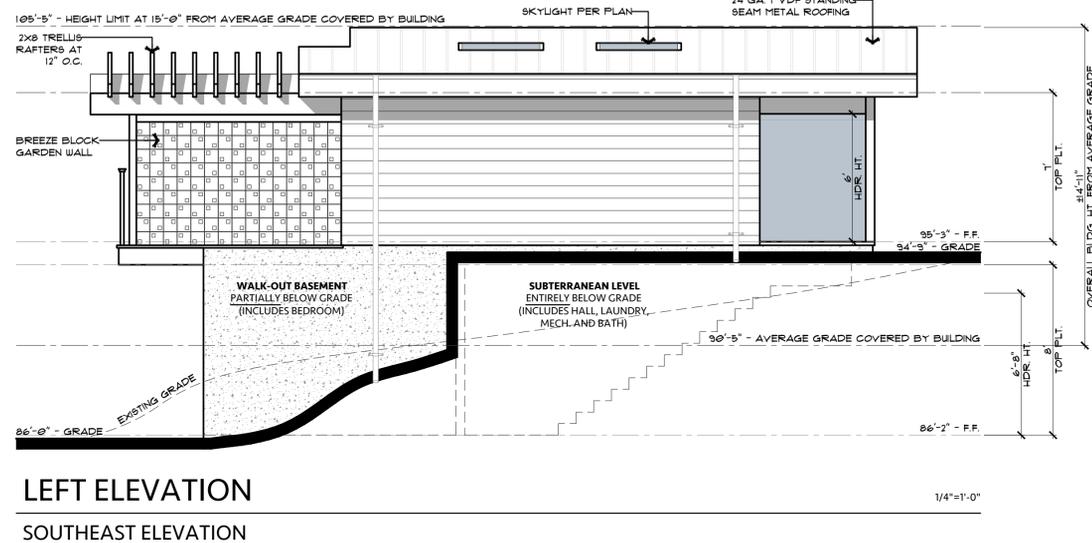
FRONT ELEVATION
NORTHEAST ELEVATION



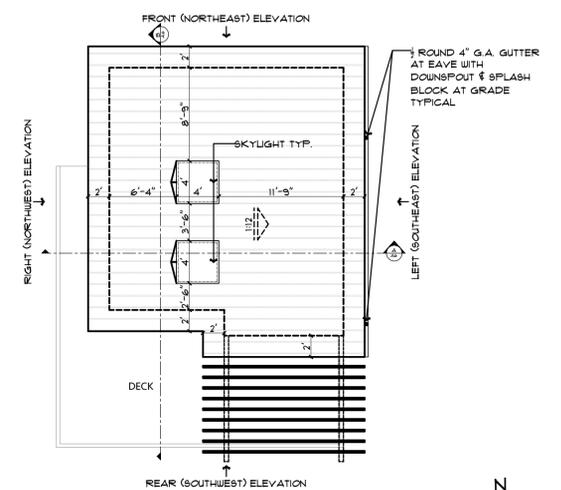
RIGHT ELEVATION
NORTHWEST ELEVATION



REAR ELEVATION
SOUTHWEST ELEVATION

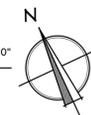


LEFT ELEVATION
SOUTHEAST ELEVATION



ROOF PLAN

ROOF PITCH: 1:12
RAKE OVERHANG: 24" (±102" AT REAR)
EAVE OVERHANG: 24" (±54" AT ENTRY)
ROOF MATERIAL: STANDING SEAM METAL



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Revision/Issue	Date



ENTRY ELEVATION
NORTHWEST ELEVATION

1/4"=1'-0"



STONE ACCENT
CREATIVE MINES - CRAFT MODERN PAINT GRADE (OR EQ.)
SHERWIN WILLIAMS GARDEN GATE (SW6167) (OR EQ.)



EXTERIOR SIDING
HARDIE ARTISAN HORIZONTAL SHIPLAP PAINTED (OR EQ.)
SHERWIN WILLIAMS SABLE (SW6083) (OR EQ.)



EXTERIOR FASCIA, POSTS & TRELLIS
PAINTED
SHERWIN WILLIAMS IRON ORE (SW7069) (OR EQ.)



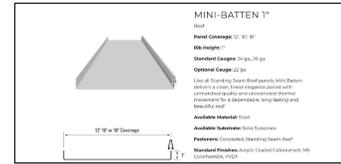
INTERIOR CEILING AND EAVE SOFFIT
RESAWN TIMBER CO. - ADOBO (OR EQ.)
COLOR: GISBOURNE (OR EQ.)



EXTERIOR STUCCO (AT BASEMENT)
PAINTED
SHERWIN WILLIAMS REALIST BEIGE (SW6078) (OR EQ.)



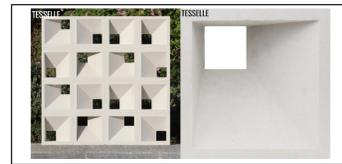
METAL ROOF
METAL SALES 1" MINI BATTEN (OR EQ.)
DARK BRONZE (OR EQ.)



METAL ROOF
METAL SALES 1" MINI BATTEN (OR EQ.)
DARK BRONZE (OR EQ.)



DECK RAIL
FEENEY (OR EQ.)
ALUMINUM CABLE RAIL - MODERN (OR EQ.)



BREEZE BLOCKS
TESSELLE (OR EQ.)
GLIMMER DIMENSIONAL WHITE 7.5" CEMENT (OR EQ.)



EXTERIOR DECKING TILE
SQUARE SLATE (OR EQ.)



GUTTERS AND DOWNSPOUTS
G.A. ALUMINUM - SQUARE
PAINTED TO MATCH FASCIA

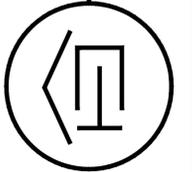


WINDOWS AND DOORS
KOLBE VISTA LUXE AL LINE (OR EQ.)
DARK BRONZE ANODIZED (OR EQ.)

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Bradley Green



Drawing Title:
ELEVATION COLOR AND MATERIALS

Job Title:
MANLY RESIDENCE

Project Address & APN:
1684 CRESPI LANE, PEBBLE BEACH, CALIFORNIA 93953
APN: 008-392-003-000

Project:
HC-22073
Date:
3.6.2025
Drawn By:
BGREEN
Scale:
1/4" = 1'-0"

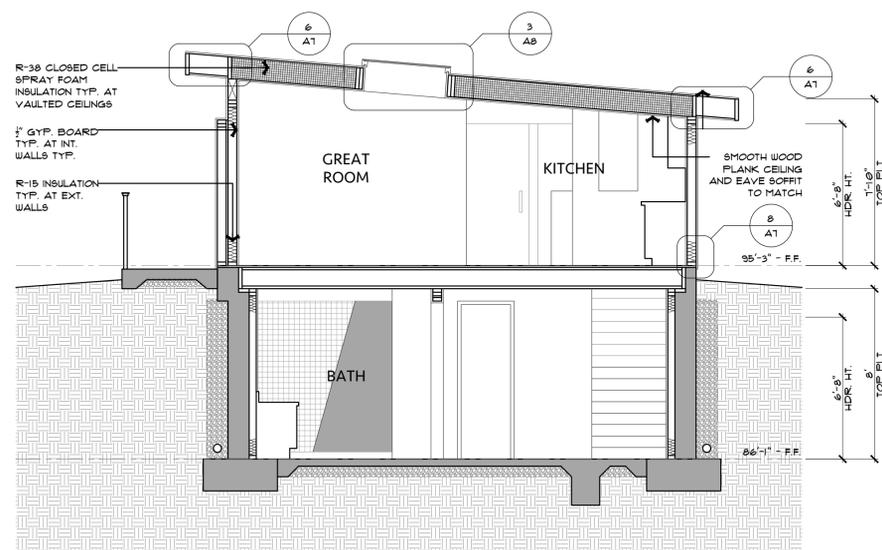
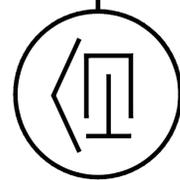
Sheet No.
A5

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
 (831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
 LIC#: 791539 CLASS: A/B

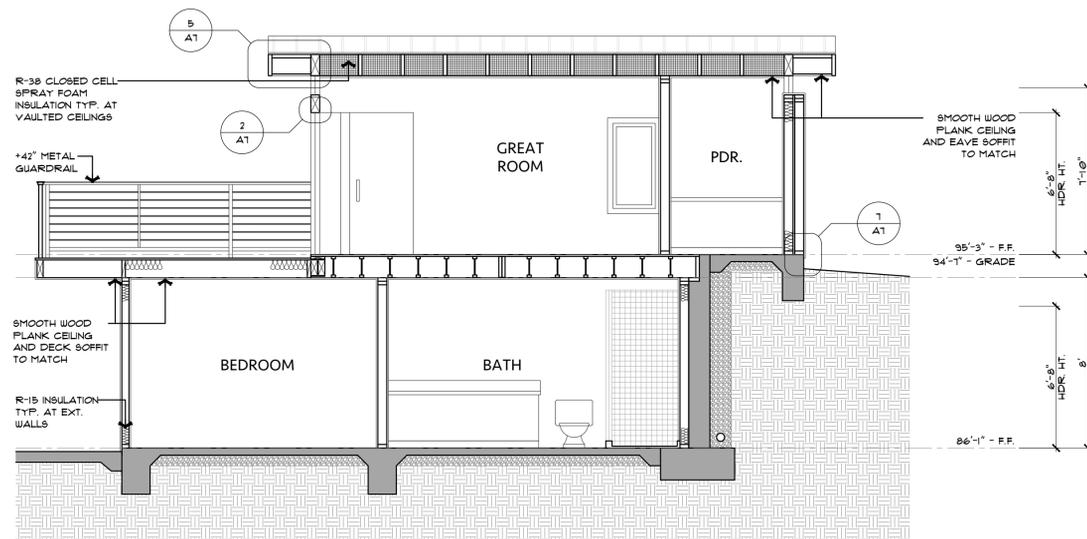
Bradley Green



SECTION A

1/4"=1'-0"

SEE TITLE 24 CALCULATIONS ON SHEETS T24.1 & T24.2 FOR SPECIFIED R VALUE OF INSULATION



SECTION B

1/4"=1'-0"

SEE TITLE 24 CALCULATIONS ON SHEETS T24.1 & T24.2 FOR SPECIFIED R VALUE OF INSULATION

Drawing Title:
PROPOSED SECTIONS

Job Title:
MANLY RESIDENCE

Project Address & APN:
**1684 CRESPI LANE, PEBBLE BEACH, CALIFORNIA 93953
 APN: 008-392-003-000**

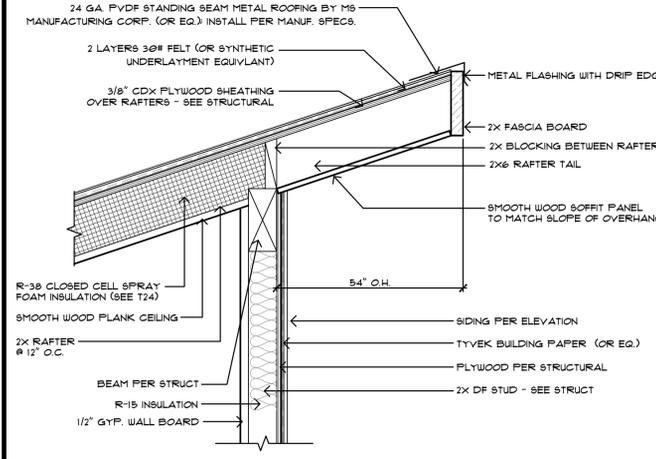
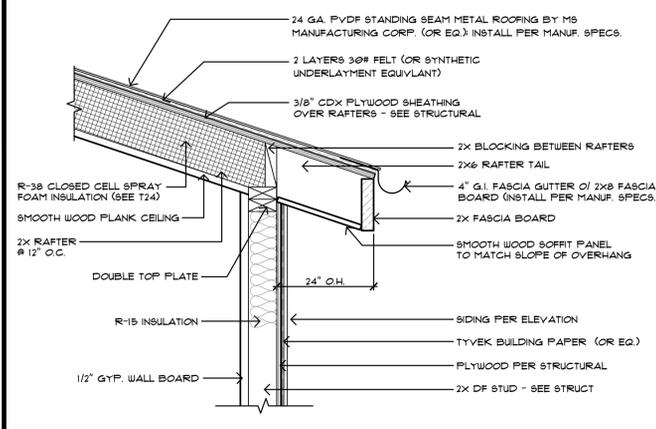
Project:
 HC-22073
 Date:
 3.6.2025
 Drawn By:
 BGREEN
 Scale:
 1/4" = 1'-0"

Sheet No.

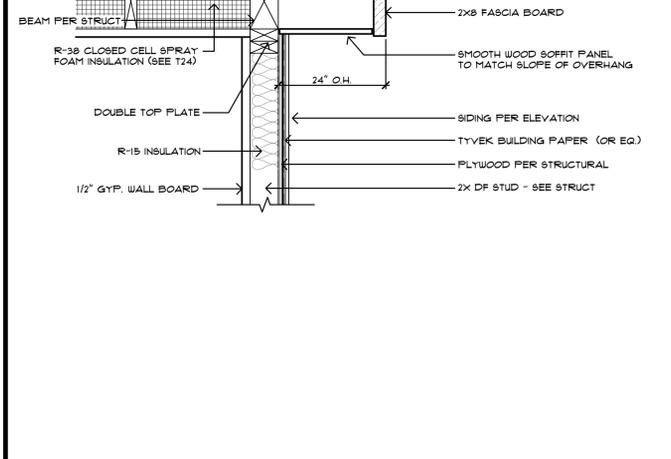
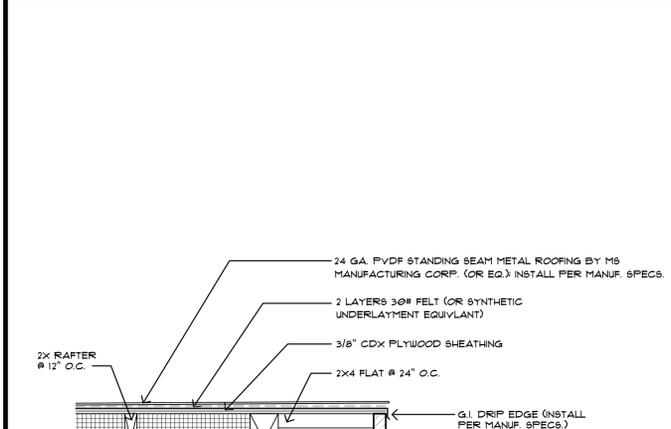
A6

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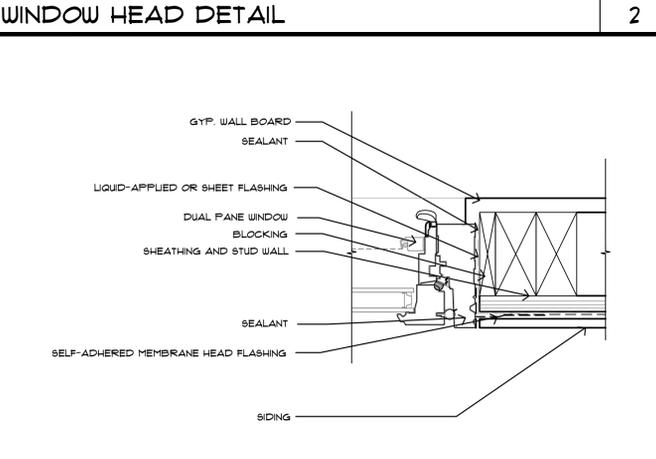
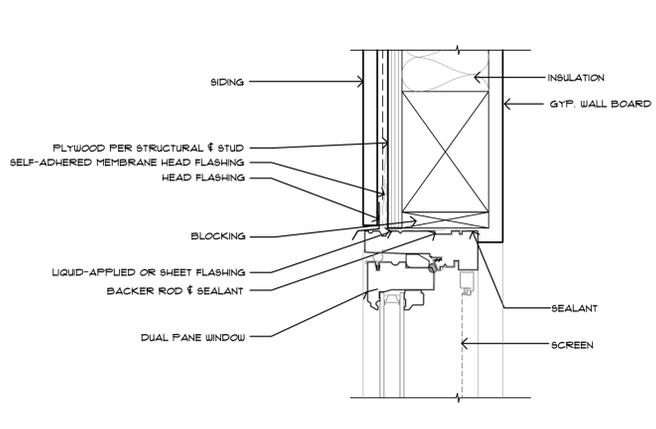
Revision/Issue	Date



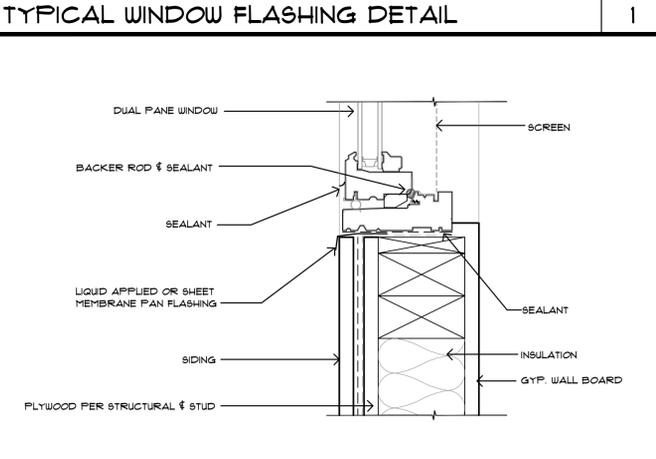
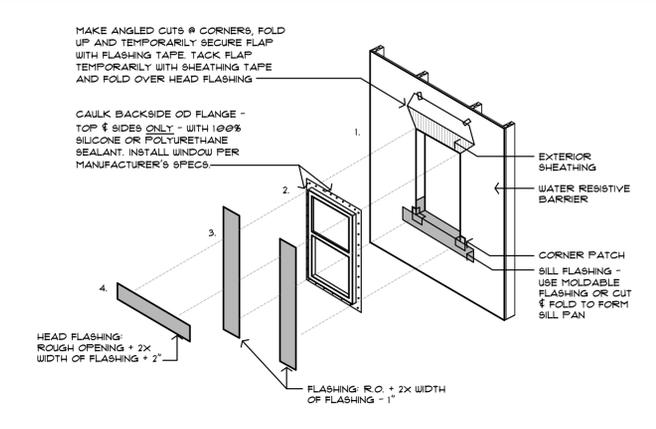
TYPICAL EAVE DETAIL @ VAULTED CEILING 6



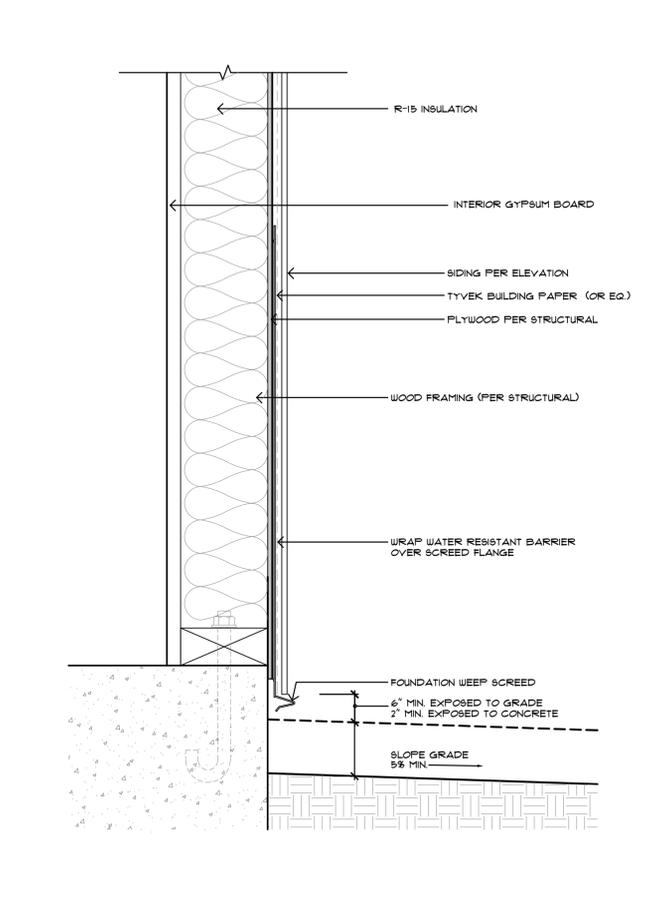
TYPICAL RAKE DETAIL 5



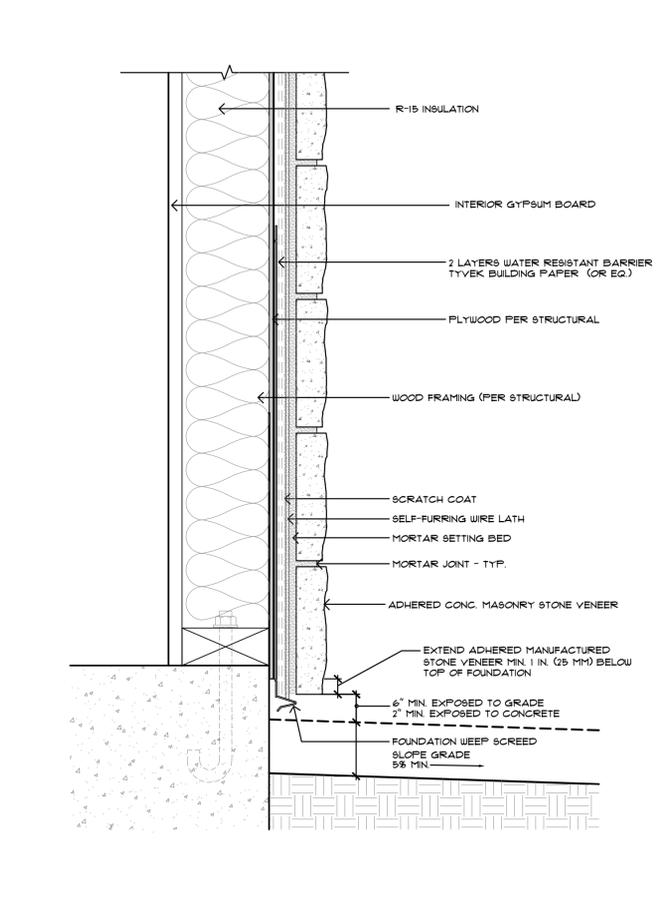
WINDOW JAMB DETAIL 4



WINDOW SILL DETAIL 3



SIDING APPLICATION & WEEP SCREED DETAIL 8



STONE APPLICATION & WEEP SCREED DETAIL 7

MINKA LAVERY - PINEVIEW 12.5" OR EQ.



Pineview - 1 Light Mount

Item #:	7261-66G
UPC Code:	74739606342
Product Family Name:	Pineview Slope
Finish:	Black with Gold
Category:	OUTDOOR WALL MOUNT
Category Type:	Outdoor Lighting
Certification:	
Notes:	

Dark Sky Wet Location

MEASUREMENTS	
Width:	5
Length:	12.5
Height:	5.5
Extension:	5.5
Height Adjustable:	NO
Min Overall Height:	
Min Overall Height:	
Slope:	NO
Wire Length:	
Chain Length:	
Shelf Cable Included:	NO
Net Weight:	
Canopy Width:	
Canopy Height:	
Canopy Length:	
Center to Bottom:	
Backplate Width:	
Backplate Height:	
Center to Top:	
Power:	
LAMPING	
No. of Bulbs:	1
Max. Watts/Wattage:	60
Light Type:	A19, MED
Socket:	E26, MED
Dimmable:	NO
Ballast:	
Ballast Life Hours:	
Photosell Included:	NO
Bulb LED Included:	N
Color Temp.:	
Color:	
Initial Lumens:	
Delivered Lumens:	

GLASS

Description:	
Material:	
Part No.:	
Quantity:	
Width:	
Height:	
Length:	

SHIPPING

Carton Width:	7.25
Carton Height:	15.25
Carton Length:	17.6
Carton Weight:	2.71
Carton G.Wt. Feat.:	0.486
Small Package Shippable:	YES
Master Pack Width:	
Master Pack Height:	
Master Pack Length:	
Master Pack Weight:	
Master Pack Feat.:	
Multi Pack:	1
Master Pack:	1

Philips 40-Watt Equivalent A19 Ultra Definition Dimmable E26 LED Light Bulb Soft White with Warm Glow 2700K (4-Pack)

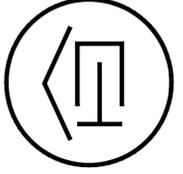


EXTERIOR LIGHTING SPEC 9

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791939 CLASS: A/B

Bradley Green



Drawing Title: ARCHITECTURAL DETAILS

Job Title: MANLY RESIDENCE

Project Address & APN: 1684 CRESPI LANE, PEBBLE BEACH, CALIFORNIA 93953
APN: 008-392-003-000

Project: HC-22073

Date: 12.10.2024

Drawn By: BGREEN

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

Sheet No. **A7**

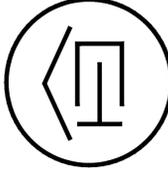
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Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.

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LIC#: 791539 CLASS: A/B

Bradley Green



METAL SALES - 1' MINI BATTEN STANDING SEAM METAL ROOFING

MINI-BATTEN 1"

Roof

Panel Coverage: 12", 16", 18"

Rib Height: 1"

Standard Gauges: 24 ga., 26 ga.

Optional Gauge: 22 ga.

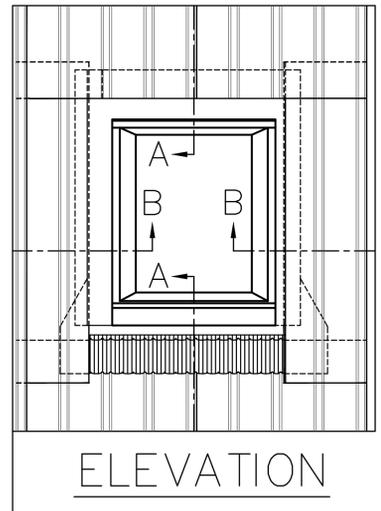
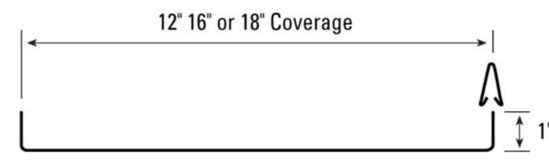
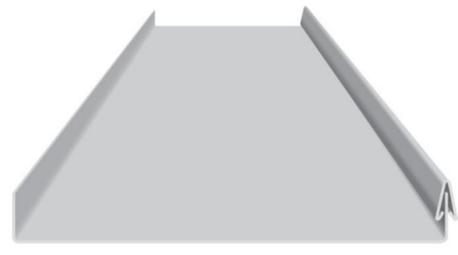
Like all Standing Seam Roof panels, Mini Batten delivers a clean, linear elegance paired with unmatched quality and unrestricted thermal movement for a dependable, long-lasting and beautiful roof.

Available Material: Steel

Available Substrate: Solid Substrate

Fasteners: Concealed, Standing Seam Roof

Standard Finishes: Acrylic Coated Galvalume®, MS Colorfast45®, PVDF



GENERAL NOTES

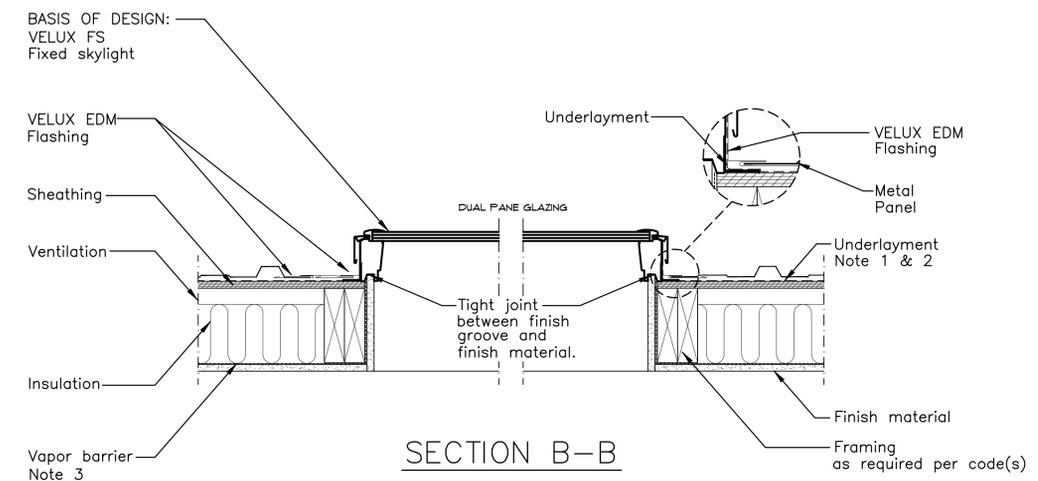
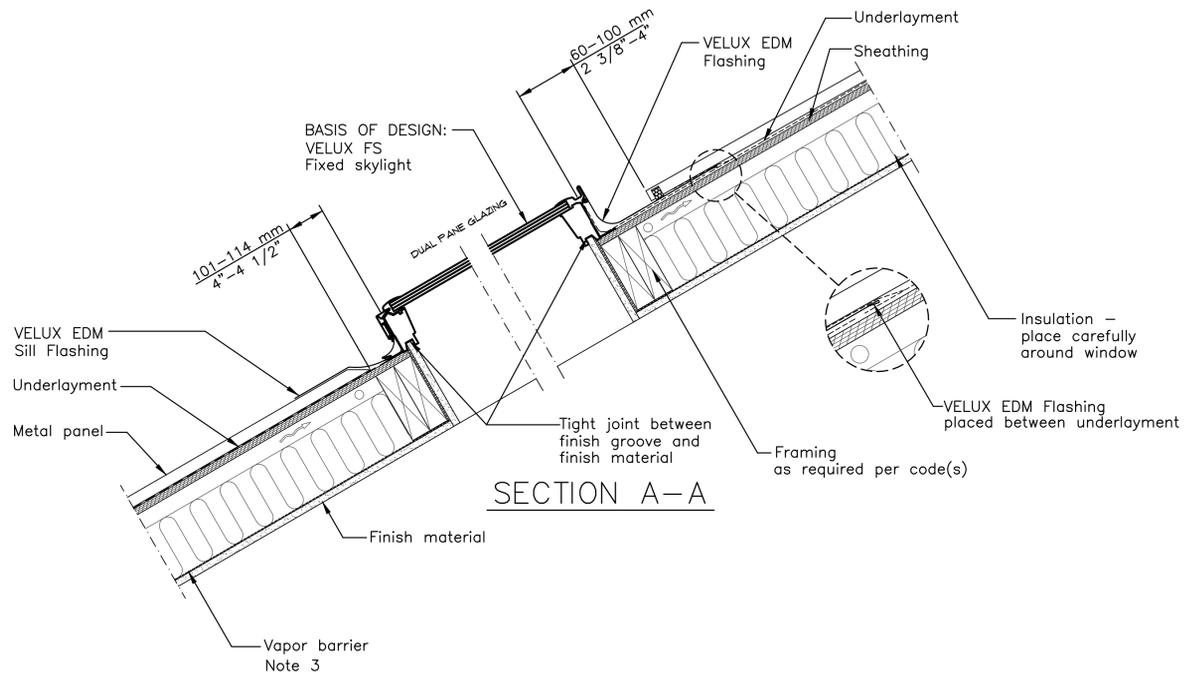
1. Wrap frame in ZOZ 216 adhesive underlayment included with VELUX flashing.
2. Underlayment to be folded up against all sides of frame.
3. Vapor barrier should be used to avoid moisture.

VELUX <small>Sky-Product Management</small>	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1-800-88-VELUX www.VELUXUSA.com	Drawn by Checked by Drawing No.	Name Date
		JDH WQ	Sept 10 Sept 10
FS-Residential/Commercial Roof Section with EDM Flashing and Metal Panel Roofing		FS-01-0910	

ROOF MATERIAL SPECIFICATION

1 SKYLIGHT DETAILS

2



3 SKYLIGHT SECTION A-A - VAULTED CEILING

4 SKYLIGHT SECTION B-B - VAULTED CEILING

4

Drawing Title:
ARCHITECTURAL DETAILS

Job Title:
MANLY RESIDENCE

Project Address & APN:
**1684 CRESPI LANE, PEBBLE BEACH, CALIFORNIA 93953
APN: 008-392-003-000**

Project:
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Date:
12.10.2024

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A8

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