

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

MCLAUGHLIN MATTHEW (PLN250198)

RESOLUTION NO. 26-017

Resolution by the Chief of Planning:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines Section and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving Administrative Permit and Design Approval to allow the construction of a 2,604 square foot one-story single family residence with several small terraces from the bedrooms and gallery, a 396 square foot detached bedroom and a 636 square foot detached two-car garage, 6-foot high back yard deer fencing, retaining walls totaling 255 linear feet long with an average height of 3 feet, and grading of 640 cubic yards of cut & 430 cubic yards of fill. Colors and materials consist of standard dark bronze, cream colored plaster, brown wood, dark brown accents, Castle rock stone, and metal standing seam roof (matte dark brown slate).

[PLN250198 McLaughlin 24 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-048-000), Santa Lucia Preserve, Phase B, Tract 1333, Lot 123, Greater Monterey Peninsula Area Plan.

The McLaughlin application (PLN250198) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on February 4, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval (Attachment 1) and project plans (Attachment 2), the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

- 1. FINDING: CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) During the course of the review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of the review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) Project. The project proposes the construction of a 2,604 square foot one-story single family residence with several small terraces from the bedrooms and gallery, a 396 square foot detached bedroom and a 636 square foot detached two-car garage, 6-foot high back yard deer fencing, retaining walls totaling 255 linear feet long with an average height of 3 feet, and grading of 640 cubic yards of cut & 430 cubic yards of fill.
 - c) This project is a Combination of a planning and building permit. An Environmental Impact Report was prepared and adopted for this subdivision Santa Lucia Preserve Subdivision and addressed all affected resources, creating building envelopes for future development. No tree removal is proposed. Tree protection measures will be a standard condition of approval. Therefore, the project is consistent with the General Plan and Greater Monterey Peninsula Area Plan.
 - d) Allowed Use. The property is located AT 24 Pronghorn Run, Carmel, (Assessor's Parcel Number 239-091-048-000), Greater Monterey Peninsula Plan. The parcel is zoned "RC/40-D-S, Resource Conservation /40 acres per unit, Design Control District, Site Plan Review which allows residential development as a principal use, subject to granting an Administrative Permit. A site plan was included in the application showing the location and design of the proposed development and demonstrating that it is appropriate for the site. The project is consistent with the requirements for the Rural Density Residential District. The proposed project is the only dwelling unit proposed on this parcel. No subdivision is proposed, and the new dwelling will be located on an existing legal lot of record in the Santa Lucia Preserve subdivision. Therefore, the project is an allowed land use for this site.
 - e) Lot Legality. The parcel is located in the Santa Lucia Preserve, Phase B subdivision Volume 20 Cities & Towns, Page 33 Tract No 1333 Lot 123. Therefore, the County recognizes the subject property as a legal lot of record.
 - f) Design/Neighborhood and Community Character. The zoning of the subject property includes a Design Control overlay ("D) which is intended to regulate the location, size, configuration, materials, and

colors of structures to ensure the protection of public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. Colors and materials consist of standard dark bronze, cream colored plaster, brown wood, dark brown accents, Castle rock stone, and metal standing seam roof (matte dark brown slate). The project, as designed, assures the protection of the public viewshed, is consistent with the neighborhood character, and blends in with the surrounding areas. The project design, colors, and materials are consistent with those of other residences and structures in the Santa Lucia Preserve subdivision.

Additionally, General Plan Policy LU-1.13 states that all exterior lighting is down-lit, unobtrusive, and harmonious with the areas. The project plans include an exterior lighting plan that illustrates compliance with this policy and will further reviewed as part of the Construction Permit.

- g) Development Standards. As proposed, the project meets all required development standards. The development standards for the Regulations for Resource Conservation are identified in Monterey County Code Section 21.36.010. The minimum setbacks for main structures in the RC district are 30 feet (front), to a maximum required of 20 feet side and 20 feet rear setback. The maximum allowed height is 30 feet. The proposed project has a maximum height of 16 feet and is within the building envelope established for the proposed site. Therefore, setbacks are consistent with the minimum required and meet the height requirement for the zoning district in which it is located. The allowable maximum site coverage is 25 percent. The subject property is 273,121 square feet, allowing site coverage of 68,280 square feet at the assigned building envelope. The proposed project would result in structural site coverage of 3636 square feet (.013 % percent), therefore meeting the coverage standard.
- h) The project planner verified that the project on the subject parcel conforms to the plans listed above.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN250198.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations. There

has been no indication from these departments/agencies that the site is not suitable for the development.

- b) The project planner verified that the site is suitable for this use.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250198.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. There are no project conditions as the staff has ensured that the proposed project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided by Santa Lucia Community Services Water/Sewer District and will serve the proposed project.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250198.

4. FINDING: NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250198.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the development of the new single-family dwelling and accessory structures within residentially zoned areas.
 - b) The project consists of a new single-family dwelling with two detached accessory structures. Therefore, the proposed development qualifies as

a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

- c) None of the exceptions under CEQA Guidelines Section 15303.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulatively significant impact.
- d) No adverse environmental effects were identified during the staff review of the development application.
- e) See supporting Findings Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250198.

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

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

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve an Administrative Permit and Design Approval to allow the construction of a 2,604 square foot one-story single family residence with several small terraces from the bedrooms and gallery, a 396 square foot detached bedroom and a 636 square foot detached two-car garage, 6-foot high back yard deer fencing, retaining walls totaling 255 linear feet long with an average height of 3 feet, and grading of 640 cubic yards of cut & 430 cubic yards of fill. Colors and materials consist of standard dark bronze, cream colored plaster, brown wood, dark brown accents, Castle rock stone, and metal standing seam roof (matte dark brown slate), all of these are in general conformance with the attached sketch (Attachment 2) and subject to the attached conditions (Attachment 1), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 4th day of February 2026.

Melanie Beretti
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN250198

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval to allow the construction of a 2,604 square foot one-story single family residence with several small terraces off the bedrooms and gallery, a 396 square foot detached bedroom and a 636 square foot detached two-car garage, 6-foot high back yard deer fencing, retaining walls totaling 255 linear feet long with an average height of 3 feet, and grading of 640 cubic yards of cut & 430 cubic yards of fill. Colors and materials consist of standard dark bronze, cream colored plaster, brown wood, dark brown accents, Castle rock stone, and metal standing seam roof (matte dark brown slate). The property is located at 24 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-048-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 231-091-048-000 on February 4, 2026. The permit was granted subject to three conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

MACLAUGHLIN RESIDENCE

24 PRONGHORN RUN, CARMEL, CA.

JAMES
NEWHALL
SMITH
ARCHITECT, INC.

27880 DORRIS DR #200
CARMEL VALLEY, CA.
93923

831-915-9518
JAMES@JNSARCH.COM

STAMP



PROJECT/CLIENT

**PRONGHORN
RESIDENCE**

MATT MACLAUGHLIN
24 PRONGHORN RUN
CARMEL, CA.

SHEET TITLE

**COVER
SHEET**

ISSUE REVISIONS

| | | |
|---|----------|---------------------------|
| 1 | 03-29-23 | CONCEPTUAL DESIGN REVIEW |
| 2 | 03-31-23 | REV. CONCEPTUAL REVIEW |
| 3 | 06-01-23 | PRELIMINARY DESIGN REVIEW |
| 4 | 07-05-23 | ROOF PITCH REVS |
| 5 | 09-21-23 | FINAL DESIGN REVIEW |
| 6 | 11-29-23 | FINAL DRG SUBMITTAL |

DATE

PROJECT NUMBER

SHEET NUMBER

A0.0

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF THE ARCHITECT, JAMES N. SMITH. THE DRAWINGS AND WRITTEN MATERIALS ARE DEVELOPED FOR THIS PROJECT ONLY, AND SHALL NOT BE DUPLICATED OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

GENERAL NOTES

- EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK.
- CONTRACTOR SHALL PROVIDE THE ARCHITECT, JAMES N. SMITH, AND OWNER, ANDREA SPUNGEN, WITH A COMPLETE COST BREAKDOWN AND SCHEDULE OF CONSTRUCTION FOR THIS PROJECT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS INSPECTIONS, CERTIFICATES, AND FEES. HE SHALL ALSO BE RESPONSIBLE FOR FILING OF APPLICATION FOR PERMIT AND PLAN CHECK APPROVAL AS NECESSARY. (THIS SECTION SUBJECT TO OWNER'S REVIEW AND APPROVAL.)
- CONTRACTOR SHALL PROTECT OWNER'S AREA, NEW AND/OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC AND OWNER DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED. CONTRACTOR SHALL COORDINATE TEMPORARY BARRICADES WITH OWNER PRIOR TO COMMENCEMENT OF WORK AS NECESSARY.
- MATERIALS THAT ARE SPECIFIED BY THEIR BRAND NAMES ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER FOR THEIR WRITTEN APPROVAL. ALL NON-SPECIFIED PRODUCTS SHALL CONFORM TO REQUIREMENTS SET FORTH BY CODE COMPLIANCE OR INDUSTRY STANDARDS AND CONTRACTOR SHALL SUBMIT A LIST OF PRODUCTS AND MANUFACTURERS BEING USED FOR REVIEW BY THE ARCHITECT PRIOR TO PURCHASE OR INSTALLATION.
- ALL CONSTRUCTION WORK, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC., AS MAY BE REQUIRED, SHALL CONFORM TO THE LATEST EDITION OF THE UNIFORM BUILDING CODE AND THE LATEST EDITION OF ALL GOVERNING REGULATIONS AS ADOPTED BY MONTEREY COUNTY. ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER AND EQUAL TO THE BEST STANDARDS OF THE PRACTICE.
- ALL DIMENSIONS ON CONSTRUCTIONS DRAWINGS ARE TO FACE OF FINISH (F.O.F.), FACE OF STUD (F.O.S.), OR FACE OF COLUMN (F.O.C.), UNLESS OTHERWISE NOTED TO BE THE CENTER LINE OF MULLION, PARTITION, OR COLUMN, ETC.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR AND/OR SUBCONTRACTORS SHALL NOT SCALE DRAWINGS. QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ARCHITECT OR OWNER PRIOR TO ANY START OF WORK.
- ALL CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENTS SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. WORK THAT IS CONTINUED, COVERED UP OR COMPLETED WITHOUT SAID CLARIFICATION SHALL BE AT GENERAL CONTRACTOR'S RISK OF REPAIR, REPLACEMENT OR REWORKING AT HIS OWN EXPENSE.
- ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH MANUFACTURER'S REQUIREMENTS. WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC. NECESSARY TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED AND BE A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.
- THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED, EXCEPT AS NOTED.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FABRICATED ITEMS, CUT SHEETS OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES CALLED FOR BY THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION AND/OR INSTALLATION.
- CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS WITH THE LETTER IN WHICH THEY WERE DRAWN.
- CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.
- CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
- ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STATE FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, AND ANY APPLICABLE STATE OR LOCAL LAWS AND ORDINANCES. NOTHING ON THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED IN ORDER TO PROVIDE A COMPLETELY OPERABLE INSTALLATION WITHIN THE LIMITS AND SCOPE OF WORK, BUT WHICH MAY NOT BE SPECIFICALLY INCLUDED IN THE PLANS, SHALL BE PERFORMED BY CONTRACTOR AND INCLUDED IN HIS BID.
- ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, INSTALLATION AND MATERIAL FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION.
- CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK OR SHALL KEEP A COMPETENT EMPLOYEE, AUTHORIZED TO RECEIVE INSTRUCTIONS AND ACT ON THE CONTRACTOR'S BEHALF, CONTINUOUSLY ON SITE DURING WORKING HOURS.
- TREES ADJACENT TO STRUCTURES AND OVER DRIVEWAYS SHALL BE TRIMMED TO CLEAR STRUCTURES AND PROVIDE 15' CLEARANCE OVER DRIVES. PROTECT OTHER TREES DURING CONSTRUCTION (SEE FOREST MGT. PLAN). TREES TO BE REMOVED SHALL INCLUDE REMOVAL OF ALL ROOT STRUCTURES AND CONTRACTOR SHALL COORDINATE WITH OWNER FOR POSSIBLE STACKING OF CUT WOOD FOR FUTURE FIREPLACE WOOD.

BUILDING DEPT. NOTES

- NO PERSON MAY TAP INTO ANY FIRE HYDRANT OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
- ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A NOZZLE SHUT-OFF. WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE.
- NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
- THE USE OF SOLDERS CONTAINING MORE THAN 2/10ths OF 1% LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEMS IS PROHIBITED (SB 164).
- PROVIDE NON-REMOVABLE BACKFLOW DEVICES AT ALL HOSEBIBS.
- THE BUILDER/CONTRACTOR SHALL PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.
- GRADING PERMIT, IF REQUIRED, IS BY SEPARATE PERMIT.
- SPRINKLER SYSTEM, IF REQUIRED, TO BE PER SEPARATE PERMIT.
- RETAINING WALLS UNCONNECTED TO THE STRUCTURE(S), IF REQUIRED, ARE PER SEPARATE PERMIT.

ABBREVIATIONS

| | | | |
|----------------|-------------------|--------|------------------------|
| & | AND | NOM. | NOMINAL |
| L | ANGLE | N.T.S. | NOT TO SCALE |
| ● | AT | O.C. | ON CENTER |
| ⊕ | CENTERLINE | O.D. | OUTSIDE DIAMETER |
| EXIST'G OR (E) | EXISTING | O.F. | OVERFLOW |
| A.B. | ANCHOR BOLT | OPNG. | OPENING |
| ACOUS. | ACOUSTICAL | PL. | PLASTIC |
| A.D. | AREA DRAIN | PLAM. | PLASTIC LAMINATE |
| ALUM. | ALUMINUM | PLAS. | PLASTER |
| APPROX. | APPROXIMATE | PWD. | PLYWOOD |
| ARCH. | ARCHITECTURAL | PR. | PAIR |
| BD. | BOARD | PTR. | PARTITION |
| BLUM. | BITUMINOUS | R. | RISER OR RADIUS |
| BLK. | BLOCK | REFR. | REFRIGERATOR |
| BM. | BEAM | RENF. | REINFORCED |
| BOT. | BOTTOM | REQD. | REQUIRED |
| CAB. | CABINET | RESL. | RESILIENT |
| CEM. | CEMENT | RM. | ROOM |
| CER. | CERAMIC | R.O. | ROUGH OPENING |
| CLG. | CEILING | RF. | ROOF |
| CLKG. | CAULKING | S.C. | SOLID CORE |
| CLR. | CLEAR | SCHED. | SCHEDULE |
| COL. | COLUMN | SECT. | SECTION |
| CONC. | CONCRETE | SH. | SHELF |
| CONT. | CONTINUOUS | SHT. | SHEET |
| DBL. | DOUBLE | SM. | SIMILAR |
| D.F. | DRINKING FOUNTAIN | SPEC. | SPECIFICATION |
| DET. | DETAIL | SG. | SQUARE |
| DIA. | DIAMETER | STD. | STANDARD |
| DIM. | DIMENSION | STL. | STEEL |
| DN. | DOWN | SYM. | SYMMETRICAL |
| DR. | DOOR | T. | TREAD |
| DWR. | DRAINER | T.O.S. | TOP OF CONCRETE SLAB |
| D.S. | DOWNSPOUT | T&G | TONGUE AND GROOVE |
| DWG. | DRAWING | THK. | THICK |
| EA. | EACH | T.G. | TEMPERED GLAZING |
| EL. | ELEVATION | T.O.P. | TOP OF PLATE |
| ELEC. | ELECTRICAL | T.V. | TELEVISION |
| ELEV. | ELEVATOR | T.O.W. | TOP OF WALL |
| FLASH. | FLASHING | TYP. | TYPICAL |
| F.O.C. | FACE OF CONCRETE | TP. | TOILET PAPER HOLDER |
| F.O.S. | FACE OF STUDS | U.G.N. | UNLESS OTHERWISE NOTED |
| FTG. | FOOTING | V.C.T. | VERT. COMPOSITION TILE |
| FURR. | FURRING | VERT. | VERTICAL |
| GA. | GAUGE | W/H. | WITH |
| GALV. | GALVANIZED | W.C. | WATER CLOSET |
| GI. | GALVANIZED IRON | W/O. | WITHOUT |
| GR. | GRADE | WP. | WATERPROOF |
| GYP. | GYPSPUM | | |
| GYP. BD. | GYPSPUM WALLBOARD | | |
| H.C. | HOLLOW CORE | | |
| HORIZ. | HORIZONTAL | | |
| HR. | HOUR | | |
| I.D. | INSIDE DIAMETER | | |
| INSUL. | INSULATION | | |
| INT. | INTERIOR | | |
| JT. | JOINT | | |
| KIT. | KITCHEN | | |
| LAM. | LAMINATE | | |
| LT. | LIGHT | | |
| MAX. | MAXIMUM | | |
| M.C. | MEDICINE CABINET | | |
| MEMB. | MEMBRANE | | |
| MIN. | MINIMUM | | |
| MISC. | MISCELLANEOUS | | |
| M.O. | MASONRY OPENING | | |
| MTL. | MATERIAL | | |
| N. | NORTH | | |
| N.I.C. | NOT IN CONTRACT | | |
| NO. OR # | NUMBER | | |

MATERIALS LEGEND

| | | | |
|--|-------------------------|--|-----------------------------------|
| | EARTH | | WOOD, FINISH |
| | SAND, MORTAR, PLASTER | | WOOD, FRAMING (THRU MEMBER) |
| | ROCK FILL | | WOOD FRAMING (INTERRUPTED MEMBER) |
| | CONCRETE | | PLYWOOD* |
| | BRICK | | GLASS |
| | CONCRETE BLOCK (C.M.U.) | | ACOUSTIC TILE |
| | STONE | | GYPSPUM BOARD |
| | METAL | | INSULATION, BATT |
| | METAL LATH | | INSULATION, RIGID |

* PLYWOOD IS SHOWN DIAGRAMMATICALLY. THE NUMBER OF DIVIDING LINES AND SLASHES DO NOT INDICATE STRENGTH OR NUMBER OF PILES. S.S.D. FOR THIS INFORMATION

SYMBOLS

- GRID LINE
NUMBERS VERTICAL
LETTERS HORIZONTAL
- DOOR SYMBOL—NUMBERS
- WINDOW SYMBOL—NUMBERS
- DETAIL
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS DRAWN
- SECTION
SECTION IDENTIFICATION
SHEET WHERE SECTION IS DRAWN
- ELEVATION
ELEVATION IDENTIFICATION
SHEET WHERE ELEVATION IS DRAWN
- ROOM IDENTIFICATION
ROOM NAME
NUMBER
- REVISIONS—NUMBERS
CLOUD AROUND REVISION OPTIONAL
- MATCH LINE
SHADED PORTION IS THE SIDE CONSIDERED
- WORK POINT/CONTROL/DATUM
- GRADE
NEW OR FINISHED GRADE AT EXTERIOR
FINISH FLOOR ELEVATION AT INTERIOR
(EXISTING GRADE)
- PROPERTY LINE
- CENTER LINE
- FLOOR ELEVATION
FIN. FLR.
SUB. FLR.
TOP OF SLAB

PROJECT DIRECTORY

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- LANDSCAPE ARCHITECT:
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EMAIL: TAYA@SHADESOFGREENLA.COM
- SOILS ENGINEER
HARO KASUNICH AND ASSOCIATES, INC.
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- ARBORIST
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P.O. BOX 508
PACIFIC GROVE, CA. 93950
CONTACT PERSON: JUSTIN ONO
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EMAIL: JONONCONSULTING@GMAIL.COM

DRAWING INDEX

| SHEET NO. | DESCRIPTION | | |
|---------------|---------------------------|------------|-------------------------------|
| ARCHITECTURAL | | MECHANICAL | |
| A0.0 | COVER SHEET | MEP1 | MECHANICAL PLAN |
| A0.1 | FIRE DEPARTMENT NOTES | MEP2 | FUEL GAS PLAN |
| A0.2 | BEST MANAGEMENT PRACTICES | MEP3 | WATER DISTRIBUTION |
| A0.3 | GREEN BUILDING NOTES | MEP4 | POWER PLAN |
| A0.4 | GREEN BUILDING NOTES | MEP5 | LIGHTING PLAN |
| A0.5 | GENERAL SPECIFICATIONS | MEP6 | NOTES |
| A1.0 | SITE PLAN—HOMELAND | | |
| A1.1 | SITE PLAN—OVERALL | | |
| A1.2L | SITE PLAN—LIGHTING | TITLE 24 | |
| A2.0 | FLOOR PLAN | EN.1 | ENERGY COMPLIANCE |
| A3.0 | DIMENSION PLAN | EN.2 | ENERGY COMPLIANCE |
| A3.1 | DIMENSION PLAN | EN.N | ENERGY COMPLIANCE |
| A4.0 | REFLECTED CEILING PLAN | | |
| A5.0 | ROOF PLAN | | |
| A5.0H | ROOF PLAN—HIGHTS—STAKING | LANDSCAPE | |
| A6.0 | EXTERIOR ELEVATIONS | L0.0 | SITE ANALYSIS |
| A6.1 | EXTERIOR ELEVATIONS | L1.0A | HOMELAND SITE PLAN |
| A6.2 | EXTERIOR ELEVATIONS | L1.0B | SITE AERIAL |
| A6.3 | EXTERIOR ELEVATIONS | L1.1 | TREE REMOVAL/PROTECTION PLAN |
| A7.0 | SECTIONS | L1.2 | TREE MITIGATION PLAN |
| A7.1 | SECTIONS | L1.3 | FUEL MANAGEMENT PLAN |
| A7.2 | SECTIONS | L1.4 | FUEL MANAGEMENT PLAN—ARBORIST |
| A7.3 | SECTIONS | L2.0 | LANDSCAPE NOTES |
| A7.4 | SECTIONS | L2.1 | LANDSCAPE PLAN |
| A8.0 | DETAILS—MECH | L2.2 | LANDSCAPE LIGHTING |
| A8.1 | DETAILS—ELEC | L2-3 | WALL HEIGHTS |
| A8.2 | DETAILS—PLUMB | L3.0 | PLANTING PLAN |
| A8.3 | DETAILS | L3.1 | PLANTING NOTES |
| A8.4 | DETAILS | L3.2 | LANDSCAPE INSPIRATION PICS |
| A8.5 | DETAILS | L4.0 | IRRIGATION PLAN |
| A8.6 | DETAILS | L4.1 | IRRIGATION NOTES |
| A9.0 | DOOR SCHEDULE | L4.2 | IRRIGATION DETAILS |
| A9.1 | WINDOW SCHEDULE | L4.3 | IRRIGATION DETAILS |
| | | L4.4 | IRRIGATION WATER CALCS |
| | | L5.0 | LANDSCAPE DETAILS |
| | | L5.1 | MATERIALS IMAGE BOARD |
| CIVIL | | | |
| CO.1 | COVER SHEET | | |
| CO.2 | CIVIL DETAILS | | |
| C1.1 | DRIVEWAY PLAN AND PROFILE | | |
| C1.2 | GRADING AND DRAINAGE PLAN | | |
| C3.1 | EROSION CONTROL PLAN | | |
| CM1 | CONST. MANAGEMENT PLAN | | |
| C-1 | SITE SURVEY | | |
| STRUCTURAL | | | |
| S-1 | STANDARD NOTES | | |
| S-2 | FOUNDATION PLAN | | |
| S-3 | CEILING FRAMING PLAN | | |
| S-4 | LOW ROOF FRAMING PLAN | | |
| S-5 | HIGH ROOF FRAMING PLAN | | |
| S-6 | DETACHED BEDROOM PLANS | | |
| S-7 | GARAGE PLANS | | |

SPECIAL INSPECTIONS

- THE GEOTECHNICAL ENGINEER SHALL INSPECT THE BUILDING PADS AND FOUNDATION EXCAVATIONS PRIOR TO THE PLACEMENT OF REINFORCING BARS, AND SHALL SUBMIT WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION AND POURING OF FOOTING.
- THE STRUCTURAL ENGINEER OF RECORD SHALL INSPECT THE BUILDINGS FOUNDATIONS WITH ALL REINFORCING PER PLAN PRIOR TO POURING. THE ENGINEER SHALL SUBMIT WRITTEN APPROVAL OF THE FOUNDATION SYSTEM INSTALLATION TO THE BUILDING INSPECTOR.
- THE STRUCTURAL ENGINEER OF RECORD SHALL PROVIDE PERIODIC INSPECTIONS OF THE FRAMING AND PROVIDE WRITTEN REPORTS TO THE BUILDING DEPARTMENT.
- ALL WELDING SHALL BE CONTINUOUSLY INSPECTED BY AN INDEPENDANT INSPECTOR APPROVED BY THE BUILDING DEPARTMENT.

DEFERRED SUBMITTALS

- GLU-LAM CERTIFICATES SHALL BE COPIED TO THE BUILDING DEPARTMENT.
- RESIDENTIAL FIRE SPRINKLER SYSTEM TO BE PER DEFERRED SUBMITTAL
- SOLAR PHOTOVOLTAIC SYSTEM TO BE PER DEFERRED SUBMITTAL
-

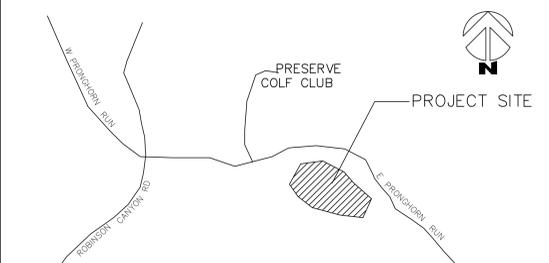
PROJECT INFORMATION

- PROJECT DESCRIPTION:
CONSTRUCT NEW ONE STORY SINGLE FAMILY RESIDENCE WITH DETACHED BEDROOM AND DETACHED TWO CAR GARAGE.
- PROJECT ADDRESS:
24 PRONGHORN RUN
CARMEL VALLEY, CA. 93923
- PLANNING INFORMATION
 - A.P.N. 239-091-048
 - LEGAL DESCRIPTION LOT 123 BLOCK ____
 - COUNTY OF MONTEREY ZONING: RC/40-D-S (ONE UNIT PER 40 ACRES)
 - TITLE 21 (INLAND) ZONING ORDINANCE FOR MONTEREY COUNTY
 - MAX. ALLOWABLE BUILDING HEIGHT: 30'
 - TREE REMOVAL: YES, SEE ARBORIST REPORT
 - APPROX. GRADING: 430 CY CUT, 390 CY FILL
 - PARKING REQUIRED: COVERED: 2 UNCOVERED: 2
 - PARKING PROVIDED: COVERED: 2 UNCOVERED: 3
- BUILDING INFORMATION
 - PROJECT CODE COMPLIANCE—CODE EDITIONS USED:
2021 CAL. BUILDING CODE—CBC 2021 CAL. RESIDENTIAL CODE—CRC
2021 CAL. ELEC. CODE—CEC 2021 CAL. MECH. CODE—CMC
2021 CAL. PLUMB. CODE—CPC 2021 CAL. GREEN BLDG. STDS—CGCBS
2021 CAL. FIRE CODE—CFC 2021 CAL. ENERGY CODE—CEC
 - CONSTRUCTION TYPE: VB
 - BUILDING OCCUPANCY: R-3 / U
 - FIRE DEPARTMENT:
FIRE DISTRICT: CARMEL VALLEY /CARMEL
AUTOMATIC SPRINKLERS REQUIRED: YES NFPA 13D PER 903.3.1.3
WILDLAND URBAN INTERFACE CODES REQ'D: YES
W.U.I. ZONE: S.R.A.
 - UTILITY PROVIDERS
SEWER: SANTA LUCIA PRESERVE COMMUNITY SERVICE DISTRICT
WATER: SANTA LUCIA PRESERVE COMMUNITY SERVICE DISTRICT
ELEC: PG&E—UNDERGROUND SERVICE
PROPANE: PRIVATE SERVICE—UNDERGROUND TANK

PROJECT SQUARE FOOTAGE INFORMATION

| | |
|-------------------------|--------------------------------|
| TOTAL SITE AREA: | = 273,121 S.F. (6.27 Ac.) |
| HOMELAND AREA: | = 53,074 S.F. (1.21 Ac.) |
| LOT / SITE COVERAGE | |
| PROPOSED LOT COVERAGE | |
| MAIN RESIDENCE | = 2,604 S.F. (MIN. 2,500 S.F.) |
| DETACHED BEDROOM #3 | = 396 S.F. |
| TWO CAR GARAGE | = 636 S.F. (MIN. 600 S.F.) |
| PROPOSED COVERAGE | = 3,636 S.F. (.013%) |
| MAX. ALLOWABLE COVERAGE | = 68,280 S.F. (25%) |
| PROPOSED FLOOR AREA | |
| MAIN RESIDENCE | = 2,604 S.F. |
| DETACHED BEDROOM #3 | = 396 S.F. |
| LIVEABLE AREA | = 3,000 S.F. |
| TWO CAR GARAGE | = 636 S.F. |
| PROJECT TOTAL | = 3,636 S.F. |
| MISC. SITE COVERAGE | |
| ENTRY TERRACE | = 196 S.F. |
| REAR TERRACE | = 365 S.F. |
| MASTER BED TERRACE | = 129 S.F. |
| BEDROOM #3 TERRACE | = 96 S.F. |
| GALLERY TERRACE | = 119 S.F. |
| LAUN. TERRACE/STEPS | = 215 S.F. |
| MOTOR COURT | = 2,345 S.F. |
| TOTAL | = 3,465 S.F. |
| (N) RETAINING WALL A-1 | = 4' HIGH 47 LIN. FT. |
| (N) RETAINING WALL B-1 | = 3' HIGH 60 LIN. FT. |
| (N) RETAINING WALL C-1 | = 2'-6" HIGH 44 LIN. FT. |
| (N) RETAINING WALL D-1 | = 2' HIGH 86 LIN. FT. |
| (N) RETAINING WALL D-2 | = 2' HIGH 8 LIN. FT. |
| (N) RETAINING WALL D-3 | = 2' HIGH 10 LIN. FT. |

VICINITY MAP



N.T.S.

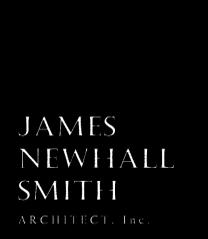


DATE

PROJECT NUMBER

SHEET NUMBER

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF THE ARCHITECT, JAMES N. SMITH. THE DRAWINGS AND WRITTEN MATERIALS ARE DEVELOPED FOR THIS PROJECT ONLY, AND SHALL NOT BE DUPLICATED OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



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93923

831-915-9518
JAMES@JNSARCH.COM



PROJECT/CLIENT

PRONGHORN RESIDENCE

MATT MACLAUGHLIN
24 PRONGHORN RUN
CARMEL, CA.

SHEET TITLE

FIRE NOTES

ISSUE REVISIONS

- 1 03-29-23 CONCEPTUAL DESIGN REVIEW
- 2 03-31-23 REV. CONCEPTUAL REVIEW
- 3 06-01-23 PRELIMINARY DESIGN REVIEW
- 4 07-05-23 ROOF PITCH REVS
- 5 09-21-23 FINAL DESIGN REVIEW
- 6 11-29-23 FINAL DRG SUBMITTAL

DATE

PROJECT NUMBER

SHEET NUMBER

A0.1

FIRE DEPARTMENT NOTES

FIRE001 – ROAD ACCESS – ACCESS ROADS SHALL BE REQUIRED FOR EVERY BUILDING WHEN ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM FIRE DEPARTMENT ACCESS. ALL ROADS SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM OF TWO NINE-FOOT TRAFFIC LANES WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE ROADWAY SURFACE SHALL PROVIDE UNOBSTRUCTED ACCESS TO CONVENTIONAL DRIVE VEHICLES INCLUDING SEDANS AND FIRE APPARATUS AND SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS). EACH ROAD SHALL HAVE AN APPROVED NAME.

FIRE007 – DRIVEWAYS
DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE 'T' SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

FIRE008 – GATES
ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

FIRE011 – ADDRESSES FOR BUILDINGS
ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

FIRE019 – DEFENSIBLE SPACE REQUIREMENTS – (STANDARD)
REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 30 FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATE FIRE PROTECTION. TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE021 – FIRE PROTECTION EQUIPMENT & SYSTEMS – FIRE SPRINKLER SYSTEM (STANDARD)
THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

FIRE026 – ROOF CONSTRUCTION (STANDARD)
ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF IGBO CLASS B ROOF CONSTRUCTION.

FIRE PROTECTION NOTES:

1. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROUS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

2. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. FACTORY BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 & UL 127. (CRC SECTION R 1003.19).

3. IF A FIRE ALARM SYSTEM IS INTEGRATED INTO A SECURITY SYSTEM, THE FIRE ALARM SYSTEM DRAWINGS MUST BE SUBMITTED TO THE LOCAL FIRE JURISDICTION FOR APPROVAL PRIOR TO INSTALLATION.

4. SMOKE ALARMS SHALL BE INSTALLED PER CRC R314. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE DWELLING UNIT. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT IN WHICH THEY ARE LOCATED. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3' FROM ANY BATHROOM DOOR AND A MINIMUM OF 20' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE PER CRC R314.3.3. DISTANCES HAVE EXCEPTIONS WHEN IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARM ARE USED.

5. FOR ALL NEW CONSTRUCTION AND WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. SINGLE- AND MULTIPLE-STATION CARBON MONOXIDE ALARMS SHALL COMPLY WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL COMPLY WITH THE REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE, THE CURRENT EDITION OF NFPA 720 "STANDARD FOR THE INSTALLATION OF CARBON MONOXIDE (CO) DETECTION AND WARNING EQUIPMENT" AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. OTHER CARBON MONOXIDE ALARM AND DETECTION DEVICES AS RECOGNIZED IN NFPA 720 ARE ALSO ACCEPTABLE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND R315.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

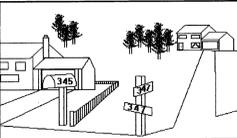
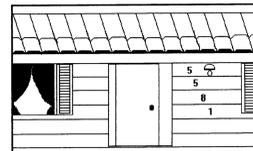
- 1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
- 2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4921 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5.

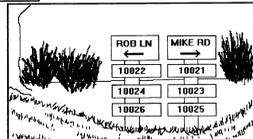
FIRE DEPARTMENT DIAGRAMS

ADDRESS POSTING REQUIREMENTS

Location
All structures are required to have a permanently posted address visible from the road. Posting the address near the entry light is recommended, if the number will be visible from the road.



Where the address is not readily visible from the road, it shall be placed at each driveway entrance and visible from both directions of travel along the road. Where multiple addresses are required at a single driveway, they shall be mounted at a single location.

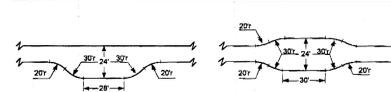


When there is a branch or fork in the road, indicate all addresses numbers on each branch or fork on a post, as indicated. Road name changes shall also be indicated.

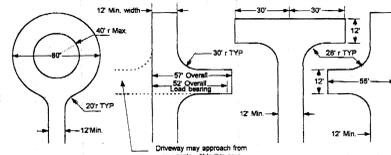
SIZE
Size of letters, numbers and symbols for addresses shall be a minimum of 3 inch letter height, 3/8 inch stroke, contrasting with the background color and sign.

Monterey County Fire Prevention Officers Form # 36, revised February 1, 1997

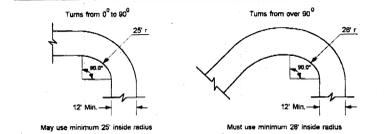
EXAMPLE A Driveway Turnouts



EXAMPLE B Driveway / Road Turnaround



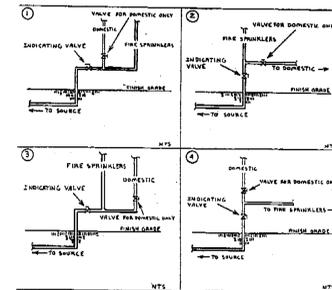
EXAMPLE C Driveway Turning Radii



The local fire jurisdiction will consider designs other than those shown above.



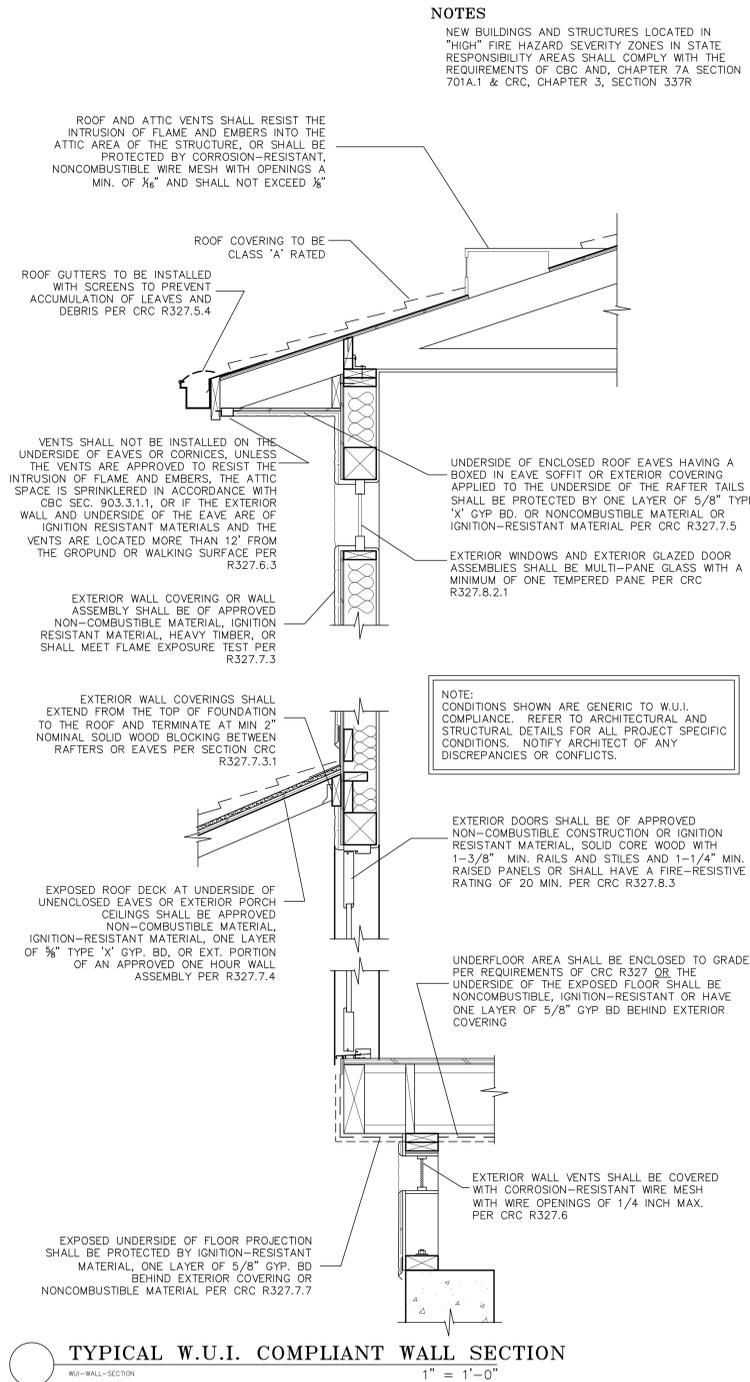
ACCEPTABLE FIRE SPRINKLER / DOMESTIC HOOK-UPS



- 1. AN INDICATING VALVE SHALL BE INSTALLED IN A LOCATION WHERE IT SHOWS OFF BOTH DIRECTIONS.
- 2. INDICATING VALVE SHALL BE INSTALLED ABOVE FINISHED GRADE.
- 3. BALL-TYPE VALVE IS ACCEPTABLE. GATE VALVES ARE NOT ALLOWED.
- 4. SEPARATE VALVES FOR THE FIRE SPRINKLER SYSTEM IS NOT ALLOWED.
- 5. UNDERGROUND PIPING TO BE FLESHED PRIOR TO RISER CONNECTION.
- 6. FIRE SPRINKLER ALARM TO BE WIRED TO REPRICATOR CIRCUIT.
- 7. REPRICATOR VALVE SHALL BE INSTALLED FOR DOMESTIC SYSTEM ONLY. SO DOMESTIC APPROVED VALVE IS NOT ALLOWED.

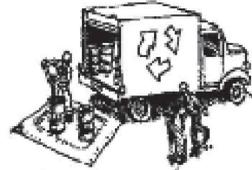
Monterey County Fire Prevention Officers Association Form # 35, revised 11/01/01

SPRINKLER CALCS



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

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

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

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



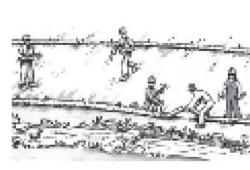
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



EARTHWORK & CONTAMINATED SOILS

Erosion Control

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

Sediment Control

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

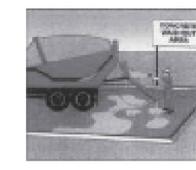


PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

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



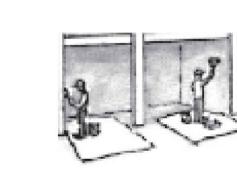
CONCRETE, GROUT & MORTAR APPLICATION

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



LANDSCAPE MATERIALS

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



PAINTING & PAINT REMOVAL

Painting cleanup

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

Paint Removal

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



DEWATERING

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

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

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

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JAMES NEWHALL SMITH
ARCHITECT, Inc.

27880 DORRIS DR #200
CARMEL VALLEY, CA.
93923

831-915-9518
JAMES@JNSARCH.COM

STAMP



PROJECT/CLIENT

PRONGHORN RESIDENCE

MATT MACLAUGHLIN
24 PRONGHORN RUN
CARMEL, CA.

SHEET TITLE

B.M.P. NOTES

ISSUE REVISIONS

1 03-29-23 CONCEPTUAL DESIGN REVIEW

2 03-31-23 REV CONCEPTUAL REVIEW

3 06-01-23 PRELIMINARY DESIGN REVIEW

4 07-05-23 ROOF PITCH REVS

5 09-21-23 FINAL DESIGN REVIEW

6 11-29-23 FINAL DRG SUBMITTAL

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DATE

PROJECT NUMBER

SHEET NUMBER

A0.2

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

| Y | NA | RESPON PARTY | CHAPTER 3 GREEN BUILDING | Y | NA | RESPON PARTY |
|---|----|--------------|---|---|----|--------------|
| | | | SECTION 301 GENERAL | | | |
| | | | 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. | | | |
| | | | 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. | | | |
| | | | Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace non-compliant 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 non-compliant plumbing fixture, types of residential buildings affected and other important enactment dates. | | | |
| | | | NON-COMPLIANT FIXTURES ARE: Toilets which use more than 1.6 gallon per flush Urinals which use more than 1 gallon per flush Showerheads which flow at more than 2.5 gallons per minute Interior Faucets which emit more than 2.2 gallons per minute | | | |
| | | | 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. | | | |
| | | | ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development CBC 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 | | | |
| | | | CHAPTER 4 RESIDENTIAL MANDATORY MEASURES | | | |
| | | | DIVISION 4.1 PLANNING AND DESIGN | | | |
| | | | 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 porous material used to collect or channel drainage or runoff water. | | | |
| | | | WATTLERS. Wattlers are used to reduce sediment in runoff. Wattlers 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. Wattlers are also used for perimeter and inlet controls. | | | |
| | | | 4.106 SITE DEVELOPMENT | | | |
| | | | 4.106.1 GENERAL. Erosion control 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 site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) | | | |
| | | | 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path. | | | |
| | | | 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exception: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no commercial power supply. 1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. | | | |
| | | | 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. | | | |
| | | | 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". | | | |
| | | | 4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. | | | |
| | | | 4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents. | | | |

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.4.2.2, Item 3, shall comply with at least one of the following options:

- The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
- The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

- The minimum length of each EV space shall be 18 feet (5486mm).
- The minimum width of each EV space shall be 9 feet (2743 mm).
- One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

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

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

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage or future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

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

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1
TOTAL NUMBER OF PARKING SPACES NUMBER OF REQUIRED EV SPACES

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

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

- The minimum length of each EV space shall be 18 feet (5486mm).
- The minimum width of each EV space shall be 9 feet (2743mm).

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

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

Note: All non-compliant 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 non-compliant 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 Gal per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specifications 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.

4.303.2 Urinals the effective flush volume of wall mounted urinals shall not exceed .125 gallons per flush. The effective flush volume of all other urinals shall not exceed .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 US 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 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 .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 .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 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 exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

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

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

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

TABLE - MAXIMUM FIXTURE WATER USE

| FIXTURE TYPE | FLOW RATE |
|---|--|
| SHOWER HEADS (RESIDENTIAL) | 1.8 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/>

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

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

Exceptions:

- 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.

4.406.2 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.

4.406.3 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.

4.406.4 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 2 tons per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.406.4.1 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 tons per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.406.5 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 waste debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

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

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

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

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

SECTION 4.501 GENERAL

4.501.1 Scope

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

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS

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

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

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

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

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RESIDENCE

MATT MACLAUGHLIN
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CARMEL, CA.

SHEET TITLE

CAL-GREEN
NOTES AND
CHECKLISTS

ISSUE REVISIONS

| ISSUE | REVISIONS |
|-------|---------------------------------------|
| 1 | 03-29-23 CONCEPTUAL DESIGN REVIEW |
| 2 | 03-31-23 REV CONCEPTUAL REVIEW |
| 3 | 06-01-23 PRELIMINARY DESIGN REVIEW |
| 4 | 07-05-23 ROOF PITCH REVS |
| 5 | 09-21-23 FINAL DESIGN REVIEW |
| 6 | 11-29-23 FINAL DRB SUBMITTAL |

DATE

PROJECT NUMBER

SHEET NUMBER

A0.3

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2020, Includes August 2019 Supplement)

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

| Y | N/A | RESPON. PARTY | MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (BROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g) (g/BROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701. |
|---|-----|---------------|--|
| | | | MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. |
| | | | PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). |
| | | | REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. |
| | | | VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). |
| | | | 4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. |
| | | | 4.504 POLLUTANT CONTROL 4.504.1 COVERINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system. |
| | | | 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 116B VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 116B prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507. 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARS Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply. 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(a)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to: 1. Manufacturer's product specification. 2. Field verification of on-site product containers. |
| | | | TABLE 4.504.1 - ADHESIVE VOC LIMITS (Less Water and Less Exempt Compounds in Grams per Liter) |
| | | | ARCHITECTURAL APPLICATIONS |
| | | | INDOOR CARPET ADHESIVES 50 |
| | | | CARPET PAD ADHESIVES 150 |
| | | | OUTDOOR CARPET ADHESIVES 100 |
| | | | WOOD FLOORING ADHESIVES 100 |
| | | | RUBBER FLOOR ADHESIVES 60 |
| | | | SUBFLOOR ADHESIVES 50 |
| | | | CERAMIC TILE ADHESIVES 65 |
| | | | VCT & ASPHALT TILE ADHESIVES 50 |
| | | | DRYWALL & PANEL ADHESIVES 50 |
| | | | COVE BASE ADHESIVES 50 |
| | | | MULTIPURPOSE CONSTRUCTION ADHESIVE 70 |
| | | | STRUCTURAL GLAZING ADHESIVES 100 |
| | | | SINGLE-PLY ROOF MEMBRANE ADHESIVES 250 |
| | | | OTHER ADHESIVES NOT LISTED 50 |
| | | | SPECIALTY APPLICATIONS |
| | | | PVC WELDING 510 |
| | | | CPVC WELDING 490 |
| | | | ABS WELDING 325 |
| | | | PLASTIC CEMENT WELDING 250 |
| | | | ADHESIVE PRIMER FOR PLASTIC 550 |
| | | | CONTACT ADHESIVE 80 |
| | | | SPECIAL PURPOSE CONTACT ADHESIVE 250 |
| | | | STRUCTURAL WOOD MEMBER ADHESIVE 140 |
| | | | TOP & TRIM ADHESIVE 250 |
| | | | SUBSTRATE SPECIFIC APPLICATIONS |
| | | | METAL TO METAL 30 |
| | | | PLASTIC FRAMS 50 |
| | | | POROUS MATERIAL (EXCEPT WOOD) 50 |
| | | | WOOD 30 |
| | | | FIBERGLASS 80 |
| | | | 1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED. |
| | | | 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 116B. |

| Y | N/A | RESPON. PARTY | TABLE 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter) |
|---|-----|---------------|--|
| | | | SEALANTS |
| | | | ARCHITECTURAL 250 |
| | | | MARINE DECK 760 |
| | | | NONMEMBRANE ROOF 300 |
| | | | ROADWAY 250 |
| | | | SINGLE-PLY ROOF MEMBRANE 450 |
| | | | OTHER 420 |
| | | | SEALANT PRIMERS |
| | | | ARCHITECTURAL |
| | | | NON-POROUS 250 |
| | | | POROUS 775 |
| | | | MODIFIED BITUMINOUS 500 |
| | | | MARINE DECK 760 |
| | | | OTHER 750 |

| Y | N/A | RESPON. PARTY | TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^a |
|---|-----|---------------|---|
| | | | GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS |
| | | | COATING CATEGORY |
| | | | FLAT COATINGS 50 |
| | | | NON-FLAT COATINGS 100 |
| | | | NONFLAT-HIGH GLOSS COATINGS 150 |
| | | | SPECIALTY COATINGS |
| | | | ALUMINUM ROOF COATINGS 400 |
| | | | BASEMENT SPECIALTY COATINGS 400 |
| | | | BITUMINOUS ROOF COATINGS 50 |
| | | | BITUMINOUS ROOF PRIMERS 350 |
| | | | BOND BREAKERS 350 |
| | | | CONCRETE CURING COMPOUNDS 350 |
| | | | CONCRETE/MASONRY SEALERS 100 |
| | | | DRIVEWAY SEALERS 50 |
| | | | DRY FOG COATINGS 150 |
| | | | FAUX FINISHING COATINGS 350 |
| | | | FIRE RESISTIVE COATINGS 350 |
| | | | FLOOR COATINGS 100 |
| | | | FORM-RELEASE COMPOUNDS 250 |
| | | | GRAPHIC ARTS COATINGS (SIGN PAINTS) 500 |
| | | | HIGH TEMPERATURE COATINGS 420 |
| | | | INDUSTRIAL MAINTENANCE COATINGS 250 |
| | | | LOW SOLIDS COATINGS 120 |
| | | | MAGNESITE CEMENT COATINGS 450 |
| | | | MASTIC TEXTURE COATINGS 100 |
| | | | METALLIC PIGMENTED COATINGS 500 |
| | | | MULTICOLOR COATINGS 250 |
| | | | PRETREATMENT WASH PRIMERS 420 |
| | | | PRIMERS, SEALERS, & UNDERCOATERS 100 |
| | | | REACTIVE PENETRATING SEALERS 350 |
| | | | RECYCLED COATINGS 250 |
| | | | ROOF COATINGS 50 |
| | | | RUST PREVENTATIVE COATINGS 250 |
| | | | SHELLACS 730 |
| | | | CLEAR 550 |
| | | | OPAQUE 550 |
| | | | SPECIALTY PRIMERS, SEALERS & UNDERCOATERS 100 |
| | | | STAINS 250 |
| | | | STONE CONSOLIDANTS 450 |
| | | | SWIMMING POOL COATINGS 340 |
| | | | TRAFFIC MARKING COATINGS 100 |
| | | | TUB & TILE REFINISH COATINGS 420 |
| | | | WATERPROOFING MEMBRANES 250 |
| | | | WOOD COATINGS 275 |
| | | | WOOD PRESERVATIVES 350 |
| | | | ZINC-RICH PRIMERS 340 |
| | | | 1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS |
| | | | 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. |

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

| Y | N/A | RESPON. PARTY | TABLE 4.504.5 - FORMALDEHYDE LIMITS: MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION |
|---|-----|---------------|---|
| | | | PRODUCT |
| | | | HARDWOOD PLYWOOD VENEER 0.05 |
| | | | CORE |
| | | | HARDWOOD PLYWOOD COMPOSITE 0.05 |
| | | | CORE |
| | | | PARTICLE BOARD 0.09 |
| | | | MEDIUM DENSITY FIBERBOARD 0.11 |
| | | | THIN MEDIUM DENSITY FIBERBOARD 0.13 |

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.1E.

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.1 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the GdL level.
4. Scientific Certifications Systems Indoor Advantage Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.4.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under the UL GREENGUARD Gold (formerly the GreenGuard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.

4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARS's Air Toxics Control Measure for Composite Wood (17 CCR 93120.1) and, by or before the date specified in these sections, as shown in Table 4.504.5.

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

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and involved as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European EN 335 standards, and Canadian CSA O141, CSA O153 and CSA O325 standards.
5. Other methods acceptable to the enforcing agency.

DIVISION 4.506 INTERIOR MOISTURE CONTROL

4.506.1 GENERAL. Buildings shall meet or exceed the provisions of the California Building Standards Code.

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

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

1. A 4 inch thick base of 1/2" or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-08.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

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

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

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

DIVISION 4.508 INDOOR AIR QUALITY AND EXHAUST

4.508.1 Bathroom Exhaust Fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

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

Notes:

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

DIVISION 4.507 ENVIRONMENTAL COMFORT

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

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

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

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

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

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

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

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

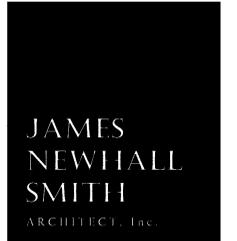
Notes: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. Special inspectors are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to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

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

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

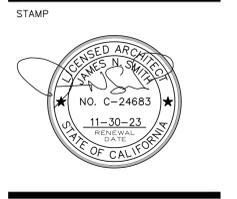
703 VERIFICATIONS

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



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SHEET TITLE

CAL-GREEN
NOTES AND
CHECKLISTS

| ISSUE | REVISIONS |
|-------|---------------------------------------|
| 1 | 03-29-23 CONCEPTUAL DESIGN REVIEW |
| 2 | 03-31-23 REV. CONCEPTUAL REVIEW |
| 3 | 06-01-23 PRELIMINARY DESIGN REVIEW |
| 4 | 07-05-23 ROOF PITCH REVS |
| 5 | 09-21-23 FINAL DESIGN REVIEW |
| 6 | 11-29-23 FINAL DRG SUBMITTAL |

DATE

PROJECT NUMBER

SHEET NUMBER

A0.4

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF THE ARCHITECT, JAMES N. SMITH. THE DRAWINGS AND WRITTEN MATERIALS ARE DEVELOPED FOR THIS PROJECT ONLY, AND SHALL NOT BE DUPLICATED OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DIVISION 1 : GENERAL REQUIREMENTS

- 1.1 THE WORK TO BE DONE BY EACH CONTRACTOR INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, SERVICES, AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, INCLUDING SITEWORK. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL COMPLY WITH THE FOLLOWING:
 - 1.1.1 THESE NOTES AND DRAWINGS.
 - 1.1.2 ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND REGULATIONS AND AS LISTED IN THESE DOCUMENTS.
 - 1.1.3 WORKMANSHIP SHALL MEET OR EXCEED PROFESSIONAL STANDARDS OF THE TRADE AND SHALL MEET THE ARCHITECT'S AND OWNER'S SATISFACTION WITHIN THE STANDARDS NORMALLY PROVIDED BY VARIOUS TRADES.
 - 1.1.4 INSTALLATION OF EQUIPMENT AND MATERIAL SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR APPLICABLE ASSOCIATION STANDARDS.
 - 1.1.5 ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED, AND SHALL BE EQUAL TO OR SUPERIOR TO THOSE ITEMS SPECIFIED IF A SUBSTITUTION IS APPROVED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL.
- 1.2 SITE VERIFICATION – EACH CONTRACTOR AND SUB-CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE COMPLETED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, THE CONFORMATION AND CONDITION OF THE EXISTING GROUND SURFACE AND THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING PROSECUTION OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL UNUSUAL CONDITIONS ENCOUNTERED ON THE SITE DURING THE COURSE OF CONSTRUCTION EXCEPT THOSE BELOW EXISTING SLABS OR GRADE OF WHICH THE CONTRACTOR MAY NOT HAVE KNOWLEDGE. ALL SUCH EXISTING CONDITIONS SHALL BE INCORPORATED INTO THE CONTRACTOR'S BID PROPOSAL. WHETHER SHOWN ON THE DRAWINGS OR NOT, ANY INACCURACIES OR DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS AND THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK PERFORMED.
- 1.3 CONSTRUCTION DOCUMENTS
 - 1.3.1 THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY FOR CONSTRUCTION. DEVIATIONS FROM THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.
 - 1.3.2 THE CONTRACTOR IS FULLY RESPONSIBLE FOR OBSERVATION OF CONSTRUCTION AND PROPER EXECUTION OF WORK SHOWN ON THE DRAWINGS, AS WELL AS FOR PERFORMANCE OF WORK ON THIS PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR METHODS USED, SAFETY ON, IN, OR ABOUT THE JOB SITE, OR FOR TIMELINES OF PERFORMANCE OF CONSTRUCTION WORK.
 - 1.3.3 THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL MATERIAL TAKE-OFFS FROM THESE DOCUMENTS. HE MUST VERIFY DIMENSIONS OF ALL EXISTING OR BUILT-IN ITEMS.
 - 1.3.4 THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DEVIATION FROM OR INTERPRETATION OF CONSTRUCTION DOCUMENTS BY THE CONTRACTOR WITHOUT OBTAINING WRITTEN DIRECTION FROM THE ARCHITECT FIRST.
 - 1.3.5 THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNTIL THEY ARE REVIEWED BY A QUALIFIED PLAN CHECK EXAMINER AND STAMPED "APPROVED" BY THE BUILDING DEPARTMENT AND A BUILDING PERMIT IS ISSUED.
- 1.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL CAREFULLY REVIEW THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR LOCATION AND CONSTRUCTION OF THE WORK. CONTRACTOR SHALL CALL THE ARCHITECT'S ATTENTION TO ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- 1.5 ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES.
- 1.6 NEW AND REPAIR WORK IN THIS PROJECT WHICH ENCOMPASSES SIMILAR ITEMS IN EXISTING WORK, FOR EXAMPLE, SUCH AS STUCCO, DRYWALL, EAVES AND FASCIA, TRIM, GUTTERS AND DOWNSPOUTS, ELECTRICAL SWITCHEL PLATES, AND OTHER ITEMS, SHALL MATCH EXISTING MATERIAL, INSTALLATION, FINISH AND COLOR UNLESS OTHERWISE NOTED.
- 1.7 ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. AT THE COMPLETION OF THE WORK THEY SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIAL AND LEAVE THE JOB IN A BROOM CLEAN CONDITION FOR THE OWNER'S CLEAN USE.
- 1.8 THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE APPROVAL OF THE OWNER WITH MINIMUM DISRUPTION. THE OWNER SHALL BE CONSULTED BEFORE ANY BUILDING SERVICES ARE TEMPORARILY CUT OFF. TEMPORARILY RE-ROUTE ANY UTILITIES REQUIRED BY THE OWNER FOR CONTINUOUS SERVICE.
- 1.9 THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONS, EXISTING CONSTRUCTION, AND ADJACENT PROPERTY, AND TO ENSURE THE SAFETY OF THE STRUCTURE THROUGHOUT THE CONSTRUCTION PERIOD, INCLUDING ANY SHORING DESIGN DRAWINGS WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL PROVIDE, AT HIS OWN EXPENSE, ERECTION BRACING AND DRAWINGS REQUIRED BY LAW, OSHA, OR FOR GENERAL SAFE CONSTRUCTION PRACTICES.
- 1.10 THE ARCHITECT RESERVES THE RIGHT TO HAVE ANY WORK NOT DONE CORRECTLY AS PER DRAWINGS, SPECIFICATIONS, CONTRACT, OR ANY OTHER MEANS OF COMMUNICATION CORRECTED AT NO ADDITIONAL COST TO OWNER.
- 1.11 THE CONTRACTOR SHALL CARRY IN FORCE ALL NEEDED INSURANCE, LICENSES, FEES, PERMITS, TAXES AS REQUIRED BY LAW FOR THE DURATION OF THE PROJECT.

DIVISION 2 : SITEWORK

- 2.1 A USA/811 LOCATE TICKET SHALL BE OBTAINED AND PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, AND SHALL BE MAINTAINED CURRENT THROUGHOUT THE PROJECT. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF THE UNDERGROUND FACILITIES WITHIN THE JOB SITE ON THE SITE PLAN AND ELSEWHERE. HOWEVER, THE CONTRACTOR SHALL RECOGNIZE THAT ALL EXISTING UTILITY INSTALLATIONS AND OTHER UNDERGROUND STRUCTURES AND FACILITIES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THAT THEIR LOCATION, WHERE SHOWN, IS APPROXIMATE. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES, STRUCTURES, AND OTHER FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY PROVIDER FOR EXACT LOCATION OF UTILITIES.
- 2.2 DEMOLITION
 - 2.2.1 REMOVE ALL PORTIONS OF BUILDING, EQUIPMENT, PAVING, FOUNDATIONS, ETC. AS SHOWN OR AS REQUIRED TO COMPLETE THE WORK. VERIFY ANY ADDITIONAL DEMOLITION WITH ARCHITECT PRIOR TO REMOVAL.
 - 2.2.2 DISCONNECT ALL UTILITY LINES FROM ALL EQUIPMENT, FIXTURES, AND APPLIANCES TO BE REMOVED.
 - 2.2.3 REMOVE ALL ABANDONED ABOVE OR BELOW GROUND UTILITY LINES, PIPE, CABLE, WIRE, CONDUIT, DUCTS, ETC. TO AS CLOSE TO THE SOURCE AS POSSIBLE, AND IN ACCORDANCE AND COORDINATION WITH UTILITIES COMPANIES. ALL ABANDONED ELECTRICAL CABLE AND WIRES SHALL BE REMOVED FROM CONDUITS IF CONDUITS MUST REMAIN IN PLACE.
 - 2.2.4 REMOVE ALL ELECTRICAL OUTLETS AND SWITCHES AS REQUIRED TO COMPLETE THE WORK.
 - 2.2.5 REMOVE ALL DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF MATERIALS.
 - 2.2.6 PROTECT ADJACENT PROPERTY AND STRUCTURES FROM DAMAGE DURING THE PROGRESS OF THE WORK.
 - 2.2.7 PROVIDE CONTROL OF DUST AS REQUIRED.
 - 2.2.8 PROVIDE PROTECTION FOR THE PORTION OF THE STRUCTURE EXPOSED DURING CONSTRUCTION FROM DAMAGE FROM THE ELEMENTS.
 - 2.2.9 COORDINATE WITH OWNER ANY ITEMS THEY MAY WISH TO RETAIN.
 - 2.2.10 CONTRACTOR/DEMOLITION SUB-CONTRACTOR SHALL HAVE HAZARDOUS MATERIALS SURVEY COMPLETED OF STRUCTURE(S) PRIOR TO DEMOLITION, IN ACCORDANCE WITH CITY, COUNTY, STATE AND FEDERAL REGULATIONS.
- 2.3 DIRECT SURFACE DRAINAGE AWAY FROM THE STRUCTURE 2% MINIMUM, 5% AT GRADE FOR 10' MINIMUM. ALL STORM WATER AND SURFACE DRAINAGE TO BE MAINTAINED ON THE SITE AND NOT DIRECTED OFF THE SITE.
- 2.4 IN THE EVENT UNSUITABLE SOIL IS ENCOUNTERED AT THE REQUIRED DEPTH, THE ARCHITECT AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED SO THAT THEY MAY DETERMINE HOW TO PROVIDE PROPER BEARING FOR THE STRUCTURE.
- 2.5 ALL STUMPS AND ROOTS ARE TO BE REMOVED FROM THE SOIL AND IN-FILL SHALL BE APPROVED BY GEOTECHNICAL ENGINEER.
- 2.6 REFER TO THE SOILS REPORT, IF REQUIRED FOR PERMIT, FOR ALL BEARING CAPACITIES AND SPECIFIC REQUIREMENTS. IN THE ABSENCE OF A SOILS REPORT VERIFY WITH THE ARCHITECT AND ENGINEER AND/OR LOCAL BUILDING AUTHORITY/INSPECTORS REGARDING SPECIFIC EARTHWORK CONSTRAINTS AND REQUIREMENTS.
- 2.7 EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO WIDTH, LENGTH, AND DEPTH REQUIRED. FINISH WITH LEVEL BOTTOMS. ALL FOUNDATIONS TO BE UNDISTURBED SOIL OR TO BE COMPACTED TO THE NATIVE SOIL OR TO ENGINEERED FILL (PER SOILS REPORT). EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER. ALL CRAWL SPACES TO BE MINIMUM 18" CLEAR.
- 2.8 IN THE BUILDING AREA, SOFT SPONGY OR POROUS MATERIALS SHALL BE REMOVED TO A DEPTH OF THREE FEET BELOW THE BOTTOM OF THE FOOTING AND RECOMPACTED, OR AS PER SOILS REPORT/GEOTECH ENGINEER. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CARRIED TO A DEPTH OF AT LEAST 18" BELOW THE TOP OF THE LOWEST EXISTING ADJACENT GRADE (24" IN AREAS WITH EXPANSIVE SOIL).
- 2.9 PROTECT ALL TREES AND LANDSCAPING NOT TO BE REMOVED IN ACCORDANCE WITH CITY AND COUNTY STANDARDS.
- 2.10 PRIOR TO CONSTRUCTION, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED IN CONSPICUOUS LOCATION. SEE FIRE NOTES SHEET FOR PERMANENT ADDRESS SPECIFICATIONS.

DIVISION 2 : SITEWORK - CONT.'

- 2.10 FILL MATERIALS SHALL BE FREE FROM DEBRIS, VEGETABLE MATTER, AND OTHER FOREIGN SUBSTANCES.
- 2.11 BACKFILLING FOR PADS AND TRENCHES SHALL BE COMPACTED PER SOILS REPORT OR TO MIN. 95 PERCENT RELATIVE COMPACTION. BACKFILL FOR PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN SIX INCH LAYERS.

DIVISION 3 : CONCRETE

- 3.1 FOR STRUCTURAL CONCRETE DESIGN, SPECIFICATIONS AND CONSTRUCTION REQUIREMENTS SEE STRUCTURAL PLANS. STRUCTURAL PLANS SHALL GOVERN.
- 3.2 CONCRETE FLATWORK SHALL BE TRUE TO WITHIN ¼ INCH IN TEN FEET IN ALL DIRECTIONS, OR SLOPED TO DRAIN AS INDICATED ON THE DRAWINGS, ALLOWING NO PUDDING TO OCCUR IN THE DIRECTION OF FLOW.
- 3.3 LOCATION OF NECESSARY CONSTRUCTION AND EXPANSION JOINTS SHALL BE REVIEWED BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO POURING, IF NOT SPECIFICALLY SHOWN ON THE DRAWINGS.
- 3.4 INTERIOR AND GARAGE SLABS: STEEL TROWEL FINISH; SLOPE TO DRAIN WHERE INDICATED ON DRAWINGS.
- 3.4 CONTRACTOR TO ENSURE THAT NO BACK-FILL AGAINST RETAINING WALLS OR LOADING OF CONCRETE STRUCTURES SHALL OCCUR PRIOR TO SUFFICIENT CURING TO ALLOW POURED-IN-PLACE CONCRETE TO GAIN SUFFICIENT STRENGTH, AND TO ALLOW FOR SUFFICIENT CURING TO ENSURE PROPER BONDING OF WATER-PROOFING SYSTEM(S).

DIVISION 4 : MASONRY

- 4.1 FOR STRUCTURAL DESIGN AND CONSTRUCTION REQUIREMENTS FOR CONCRETE MASONRY UNITS SEE STRUCTURAL PLANS.
- 4.2 WHEN INCORPORATED INTO THE DESIGN OF THE PROJECT, FURNISH AND INSTALL ALL MASONRY WORK COMPLETE INCLUDING MASONRY VENEER AND MASONRY REINFORCING AND WATERPROOFING IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.
- 4.3 MASONRY VENEER SHALL COMPLY WITH CRC CHAPTER 7 AND CBC CHAPTER 21. MASONRY FIREPLACES SHALL CONFORM TO CHAPTER 10 OF CRC.
- 4.4 FILL ALL CONCRETE MASONRY UNITS WITH SOLID GROUT, PER STRUCTURAL SPECIFICATIONS.
- 4.5 WORK SHALL BE PLUMB, LEVEL, AND TRUE TO LINE.

DIVISION 5 : METALS

- 5.1 FOR STRUCTURAL DESIGN, FABRICATION, AND CONSTRUCTION REQUIREMENTS FOR STRUCTURAL STEEL SEE STRUCTURAL PLANS.
- 5.2 ALL STRUCTURAL STEEL DELIVERED ON SITE SHALL BE PRIMED WITH TWO COATS OF THE APPROPRIATE PRIMER, IF EXPOSED, PAINT AS DIRECTED.
- 5.3 ALL WELDS PERFORMED FOR THIS PROJECT SHALL HAVE SPECIAL INSPECTION AND/OR CERTIFICATION. ALL WELDS SHALL COMPLY WITH THE SPECIFICATIONS OF "AMERICAN WELDING SOCIETY". ALL WELDS SHALL BE GROUND SMOOTH AND ALL WELDING SPLATTER SHALL BE REMOVED. ALL EXPOSED WELDS ARE TO BE CONTINUOUS WELDS.
- 5.4 FURNISH ALL METAL SUPPORTS, ANGLES, PLATES, ATTACHMENTS, BOLTS, GATES, RAILINGS, WELDING, SHOP PRIMING AND INCLUDE INSTALLATION AS REQUIRED TO COMPLETE THE WORK.
- 5.5 ALL FASTENERS AND CONNECTORS IN CONTACT WITH PRESSURE-PRESERVATIVE OR FIRE-RETARDANT TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, COPPER OR SILICON-BRONZE.

DIVISION 6 : WOOD AND PLASTIC

- 6.1 FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED CRAFTSMEN IN ACCORDANCE WITH APPLICABLE BUILDING CODES.
- 6.2 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- 6.3 VERIFY ALL BUILT-IN EQUIPMENT DIMENSIONS AND REQUIRED CLEARANCES PRIOR TO FABRICATION.
- 6.4 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, AND WITHIN 8" OF GRADE, TO BE PRESSURE TREATED WEST COAST DOUGLAS FIR OR FOUNDATION GRADE REDWOOD.
- 6.5 PROVIDE DOUBLE TRIMMERS EACH SIDE OF OPENINGS 6'-0" WIDE OR GREATER AT BEARING WALLS.
- 6.6 PROVIDE FIRE STOPPING IN STUD SPACES AT ALL FLOOR AND CEILING LEVELS AND STUD SPACES OVER TEN FEET.
- 6.7 ALL BEAMS, JOISTS, AND RAFTERS SHALL BE INSTALLED WITH THE CROWN SIDE UP.
- 6.8 CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE TEMPORARY ERECTION BRACING ON ALL BEAMS, WALLS, ETC. TO PROVIDE FULL STRUCTURAL STABILITY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENT SUPPORTED IS CAPABLE OF SUPPORTING ITS DESIGN LOADING.
- 6.9 BLOCK AND GLUE ALL EDGES OF PLYWOOD FLOOR AND STAIR SHEATHING WITH "LIQUID NAILS" OR EQUAL.
- 6.10 ROUGH CARPENTRY
 - 6.10.1 FOR STRUCTURAL DESIGN REQUIREMENTS OF ROUGH CARPENTRY, SEE STRUCTURAL PLANS.
 - 6.10.2 ALL FRAMING LUMBER SHALL BE GRADE MARKED AND CONFIRM WITH THE STANDARD GRADING AND DRESSING RULES (NO. 16) OF THE WEST COAST LUMBER INSPECTION BUREAU, DOUGLAS FIR/LARCH. GRADE FRAMING MEMBER AS FOLLOWS UNLESS OTHERWISE NOTED: VERTICAL MEMBERS: NO. 2 HORIZONTAL FRAMING 2x JOISTS: NO. 2 PLYWOOD SHALL BE STRUCTURAL II AS COVERED IN USDC PS-1; CDX; EXTERIOR GLUE, OR EQUAL, UNLESS OTHERWISE NOTED. FACE GRAIN TO RUN PERPENDICULAR TO SUPPORTS WITH EDGES STAGGERED. PROVIDE ONE PLY CLIP BETWEEN EACH SET OF RAFTERS AT UNBLOCKED EDGES UNLESS TONGUE AND GROOVE IS USED.
 - 6.10.4 FRAMING CONTRACTOR TO PROVIDE BACKING FOR WALL AND CEILING MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO, TRILES AND SHELVES, UPPER AND LOWER CABINETS, TOILET PAPER HOLDERS, TOWEL BARS, MEDICINE CABINETS, DRAPERY RODS, AND MATERIAL TRANSITIONS.
 - 6.10.5 PROVIDE WOOD BLOCKING AT ALL HOT MOPPED CURBS, CANT STRIPES, FIXTURES, LIGHTS, BUILT-IN CABINETS, SHELVES, ETC.
 - 6.10.6 WHERE WOOD IS EXPOSED, VERTICAL GRAIN APPEARANCE GRADE, OR BETTER, IS TO BE USED.
 - 6.10.7 WHERE A PARTITION CONTAINING HEATING OR OTHER SYSTEMS RUNS PARALLEL TO FLOOR JOISTS, PROVIDE DOUBLE JOISTS SPACED AND BRIDGED TO PERMIT PASSAGE OF SUCH SYSTEMS.
 - 6.10.8 FIREBLOCK ALL SPACES GREATER THAN TEN FEET AND AT DRYWALL JOINTS. DRAFT STOP ALL FLOOR CONSTRUCTION WHERE HEAT OR EXHAUST DUCTS PASS THROUGH AS PER APPLICABLE CODE.
 - 6.10.9 ALL BOLTS AND LAG SCREWS SHALL HAVE WASHERS UNDER HEADS AND NUTS. ALL NUTS AND SCREWS SHALL BE TIGHTENED WHEN INSTALLED AND RETIGHTENED BEFORE COVERING.
 - 6.10.10 NO STRUCTURAL MEMBER SHALL BE CUT OR DRILLED THROUGH WITHOUT PRIOR REVIEW BY THE STRUCTURAL ENGINEER.
 - 6.10.11 ALL FRAMING TO BE SEALED AND PROTECTED FROM RAIN. PROLONGED EXPOSURE TO MOISTURE MAY CAUSE ENGINEERED LUMBER TO DEGRADE AND MAY NECESSITATE REPLACEMENT. TEMPORARY SEALING IS RECOMMENDED FOR ANY FRAMING THAT HAS EXTENDED EXPOSURE TO WEATHER.

- 6.11 FINISH CARPENTRY
 - 6.11.1 ADJUST FRAMING FURR-OUTS AND SHEAR WALLS AS REQUIRED TO MAINTAIN A FLAT AND FLUSH SURFACE FOR INTERIOR AND EXTERIOR FINISHES.
 - 6.11.2 FURNISH AND INSTALL ALL FINISH CARPENTRY COMPLETE INCLUDING TRIM, DOOR FRAMES, PANELING, AND WEATHERSTRIPPING.
 - 6.11.3 ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY MITERED, BUTTED, OR COPED, WITH NAILS SET AND SURFACES FREE OF TOOL MARKS.
 - 6.11.4 ALL WORK SHALL BE MACHINED OR HAND SANDED, SHARP EDGES AND SPLINTERS REMOVED. FULL LENGTH BOARDS SHALL BE USED WHENEVER APPLICABLE OR NOTED.
 - 6.11.5 ALIGN ALL PIECES AND GRAIN WHEN INSTALLING FINISH LUMBER, UNLESS OTHERWISE SHOWN.
- 6.12 CABINETS
 - 6.12.1 ALL CABINETS SHALL MEET THE REQUIREMENTS OF THE ARCHITECTURAL WOODWORKING INSTITUTE, A.W.I., CUSTOM GRADE.
 - 6.12.2 JOINTS TO BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE BUTTED, COPED, OR MITERED, NAILS AND SCREW SET, AND SURFACES FREE OF TOOL MARKS.
 - 6.12.3 USE CONCEALED FASTENERS, UNLESS OTHERWISE SHOWN.
 - 6.12.4 SHELVES TO BE 1X, UNLESS OTHERWISE NOTED. SHELVES WIDER THAN 12" SHALL BE ¾" PLYWOOD WITH MATCHING VENEER AND EDGE BAND LET INTO CASE ENDS, U.N.O.
 - 6.12.5 PROVIDE VENTS AND HOLES FOR WIRING CONNECTIONS FOR ALL ENTERTAINMENT CENTERS, FREEZER, REFRIGERATOR, AND OTHER EQUIPMENT IN BUILT-IN CABINETS. COORDINATE SIZE, LOCATION, AND OPERATION OF ALL APPLIANCES IN ADVANCE OF FABRICATION. PROVIDE ACCESS FOR APPLIANCE SERVICE AND REPLACEMENT WITHOUT DAMAGING CABINETS. VERIFY VENTING REQUIREMENTS W/ MANUFACTURER OF EQUIPMENT.

DIVISION 6 : WOOD AND PLASTIC - CONT.'

- 6.12.6 ALL CABINET DOORS UP TO FIVE FEET IN HEIGHT TO BE ¾" HARDWOOD, 1½" THICK IF TALLER. MAXIMUM HINGING DISTANCE TO BE 36". ADJUST DOOR FACES TO BE FLUSH. DOORS ARE TO CLOSE STRAIGHT AND FLUSH. PROVIDE STIFFENERS AS REQUIRED FOR OVERSIZED DOORS.
- 6.12.7 DRAWERS ARE TO BE 18" DEEP UNLESS OTHERWISE NOTED. FRONTS TO BE ¾" HARDWOOD. USE FULL EXTENSION DRAWER ROLLERS. DRAWER HANDLES AS SELECTED BY ARCHITECT OR OWNER.
- 6.12.8 FURNISH AND INSTALL MAGNETIC CATCHES.
- 6.12.9 NOTIFY ARCHITECT OF ANY CHANGES REQUIRED DUE TO OPERATION OF BUILT-IN APPLIANCE, DIMENSION DESOROPANCY, OWNER ALTERATIONS, ETC.
- 6.12.10 SUBMIT SHOP DRAWINGS FOR ALL CABINET WORK TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- 6.13 FOR CERAMIC TILE INSTALLATIONS ON COUNTERTOPS, INSTALL ALL CERAMIC TILE ON ONE INCH MORTAR BED ON CEMENTITIOUS BACKER BOARD OR PINE FACED CDX PLYWOOD. PROVIDE WATERPROOF MEMBRANE BETWEEN BOARD AND MORTAR BED IF REQ'D. ADJUST MORTAR TO BE LEVEL AND TRUE UNLESS SLOPING IS NECESSARY FOR DRAINING PURPOSES. INSTALL PER "T.C.A." APPROVED METHODS, SEE 9.6.

DIVISION 7 : THERMAL AND MOISTURE PROTECTION

- 7.1 FLASHING
 - 7.1.1 SHEET METAL – SHEET METAL WORK SHALL CONFORM TO PUBLISHED STANDARDS OF SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC., "S.M.A.C.N.A."
 - 7.1.2 INSTALL ROOFING AND WALL FLASHING PER MANUFACTURER'S RECOMMENDATIONS, CAREFULLY ESTABLISHING A CONTINUOUS SEAL WITH SCUPPERS, JACKS, DRAINS, ETC.
 - 7.1.3 FLASHING AND COUNTER FLASHING IS REQUIRED AT ROOF/WALL JUNCTIONS, AND AT ALL EXTERIOR OPENINGS.
 - 7.1.4 FLASH ALL ROOF PENETRATIONS TO PROVIDE WATERPROOF CONDITIONS. TEST ALL CONDITIONS PRIOR TO COVERING WITH FINISHES OR ROOFING MATERIAL.
 - 7.1.5 ALL WORK TO BE ACCURATELY FABRICATED TO DETAIL AND FITTED TO JOB CONDITIONS. FOLDED AND BREAK FORWARD PIECES SHALL BE FINISHED TRUE AND STRAIGHT, WITH WRAP LINES AND ANGLES.
 - 7.1.6 LOCK SEAMS FLAT AND TRUE. ½" WIDE SWEATED FULL WITH SOLDER.
 - 7.1.7 PROVIDE CONTINUOUS 6" HIGH FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL JOINTS.
 - 7.1.8 IN FLASHING AND WATERPROOFING PROVIDE FOR DIFFERENTIAL MOVEMENT OF MATERIALS DUE TO WIND, SEISMIC, LOADING, TEMPERATURE, AND SHRINKAGE.
 - 7.1.9 G.I. FLASHING SHALL BE 28 GAUGE G.I. MINIMUM UNLESS OTHERWISE NOTED.
 - 7.1.10 ALL EXPOSED GALVANIZED METAL TO BE PRIMED AND PAINTED, U.N.O.
- 7.2 INSULATION
 - 7.2.1 INSULATION SHALL COMPLY WITH THE REQUIREMENTS FOR ENERGY INSULATION STANDARDS OF APPLICABLE CODES.
 - 7.2.2 A CERTIFICATE OF COMPLIANCE FOR INSULATION REQUIREMENTS SHALL BE SIGNED BY INSULATION CONTRACTOR AND GENERAL CONTRACTOR AND PROMINENTLY POSTED AT SITE AS REQUIRED.
 - 7.2.3 PROVIDE A 4 MIL CONTINUOUS VAPOR BARRIER ON WARM SIDE OF ALL HEATED INSULATED SPACES.
 - 7.2.4 ALL CAVITIES, ATTICS, AND SPACES MADE ACCESSIBLE DURING REMODEL WORK SHALL BE INSULATED TO MEET TITLE 24 ENERGY COMPLIANCE REQUIREMENTS.
 - 7.2.5 SOUND INSULATION TO BE INSTALLED AT ALL FLOORS, CEILINGS, AND INTERIOR WALLS.
 - 7.2.6 ALL EXTERIOR WALL INSULATION REQUIREMENTS PER ENERGY CALCULATIONS.
- 7.3 PROVIDE DOUBLE BEAD CAULKING AT SILLPLATES, JOINTS AROUND WINDOW AND DOOR FRAMES, AND PLUMBING AND ELECTRICAL PENETRATIONS IN EXTERIOR WALLS.
- 7.4 APPLY ROOFING IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES. DO NOT NAIL THROUGH WATERPROOF MEMBRANE FOR FURRING STRIPS, DO NOT PUNCTURE WATERPROOF MEMBRANE IN ANY WAY.

DIVISION 8 : DOORS AND WINDOWS

- 8.1 GLAZING SHALL CONFORM TO STANDARDS OF GLAZING MANUAL OF FLAT GLASS MANUFACTURERS ASSOCIATION, AND AS RECOMMENDED BY MANUFACTURER.
- ALL WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO THE R/LC/C PG25-HS VOLUNTARY SPECIFICATIONS IN AAMA/WDMA/CSA 101/1.S. 2/A440-08 (NAFS-08), BE LABELED WITH THE AAMA, CSA OR WDMA LABEL HAVE THE SASH ARRANGEMENTS, LEAF ARRANGEMENTS, OR SLIDING DOOR PANEL ARRANGEMENTS AND BE OF THE SIZES SHOWN ON THE DRAWINGS.
- THE PERFORMANCE CLASS IS R: ONE AND TWO FAMILY DWELLINGS, LC: LOW RISE MULTI-FAMILY, OFFICES, PROFESSIONAL BUILDINGS, MOTELS, OR C: HOTELS AND RETAIL BUILDINGS

- 8.2 PROVIDE SAFETY GLAZING AS REQUIRED. SAFETY GLASS MUST BE LABELED, INCLUDING EACH PANE OF GLASS IN TRUE DIVIDED-AND-UNTRUE APPLICATIONS. EACH LABEL MUST REMAIN VISIBLE AFTER INSTALLATION. DO NOT CUT SAFETY GLASS.
- 8.3 WEATHERSTRIP ALL WINDOWS AND EXTERIOR DOORS. FLASH AND CAULK PERIMETER OF ALL EXTERIOR OPENINGS.
- 8.4 EXTERIOR DOORS: PER SCHEDULE. VERIFY SCHEDULE WITH SUPPLIER AND OWNER PRIOR TO ORDERING. PROVIDE THREE HINGES MIN. FOR ALL SOLID CORE DOORS AND DOORS CARRYING MIRRORS.
- 8.5 INTERIOR DOORS: PER SCHEDULE. VERIFY SCHEDULE WITH SUPPLIER AND OWNER PRIOR TO ORDERING.
- 8.6 PROVIDE ½" CLEAR TO FINISHED FLOOR FOR RETURN AIR, UNLESS A RETURN AIR DUCT OR BYPASS DUCT IS PROVIDED IN A ROOM OR IF DOORS ARE ACOUSTIC DOORS. IF RADIANT HEATING IS USED, VERIFY DOOR GAP W/ OWNER OR ARCHITECT.
- 8.7 PROVIDE DOOR VENTS SIZED AS REQUIRED FOR F.A.U. AND WATER HEATER CLOSETS. LOCATE VENTS 12" FROM FLOOR AND 12" FROM HEAD, U.N.O.
- 8.8 ALL DOORS TO BE CONSTRUCTED WITH WATERPROOF GLUE.
- 8.9 VERIFY ALL DOOR SELECTIONS, HARDWARE, COLORS, AND FINISHES WITH THE ARCHITECT PRIOR TO PURCHASING OR HANGING. VERIFY HARDWARE COMPATIBILITY WITH DOORS SELECTED PRIOR TO PURCHASE.
- 8.10 CONTRACTOR IS TO PRIME OR STAIN/SEAL ALL EXTERIOR DOORS, ALL SURFACES, WITHIN 24 HOURS OF INSTALLATION EVEN IF CONTRACTOR IS NOT HANDLING THE CONTRACT FOR PAINTING.
- 8.11 SECURITY
 - 8.11.1 DOOR STOPS OF ALL IN-SWINGING DOORS SHALL BE OF ONE PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB, FOR WATER AND AIR TIGHTNESS.
 - 8.11.2 ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS.
 - 8.11.3 THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2x" IN LENGTH.
 - 8.11.4 STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN ¾".
 - 8.11.5 WINDOW AND DOOR LIGHTS WITHIN 18" OF THE GROUND ARE TO BE FULLY TEMPERED.
- 8.12 ALUMINUM THRESHOLDS AT EXTERIOR CONDITIONS TO HAVE INTEGRAL WEATHERSTRIPPING.
- 8.13 PROVIDE SOLID THRESHOLD AND SELF-CLOSING DEVICE AT ALL DOORS LEADING FROM GARAGE TO A LIVING SPACE.

ALL WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO THE R/LC/C PG25-HS VOLUNTARY SPECIFICATIONS IN AAMA/WDMA/CSA 101/1.S. 2/A440-08 (NAFS-08), BE LABELED WITH THE AAMA, CSA OR WDMA LABEL, HAVE THE SASH ARRANGEMENTS, LEAF ARRANGEMENTS, OR SLIDING DOOR PANEL ARRANGEMENTS AND BE OF THE SIZES SHOWN ON THE DRAWINGS.

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- SEE NEXT SHEET -

DIVISION 9 : FINISHES

- 9.1 DRYWALL
 - 9.1.1 FURNISH AND INSTALL ALL GYPSUM WALLBOARD, TRIM, AND SURFACING IN A PAINT READY CONDITION.
 - 9.1.2 DRYWALL SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE DRYWALL INFORMATION TRUST FUND.
 - 9.1.3 GYPSUM WALLBOARD BY U.S. GYPSUM, OR APPROVED EQUAL, TO BE ½" OR ¾" THICK, UNLESS OTHERWISE NOTED.
 - 9.1.4 FASTENING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OR THESE DRAWINGS, WHICHEVER IS STRICTEST, AND INSPECTED PRIOR TO TAPING.
 - 9.1.5 BATHS, KITCHENS, AND OTHER DAMP AREAS SHALL BE FINISHED WITH MOISTURE RESISTANT BOARD, AND OTHER DAMP ENVIRONMENTS ARE TO HAVE SMOOTH NON-ABSORBENT FINISH.
- 9.1.6 CASE ALL CORNERS, OPENINGS, ENDS, AND EXPOSED EDGES WITH GALVANIZED TRIM, PVC, OR OTHER METHOD AS DESCRIBED IN PLANS AND DETAILS. TRIM SHALL BE TIGHT TO WALL, PLUMB, LEVEL, AND TRUE TO PLAN AND SECURELY ATTACHED.
- 9.1.7 TAPE AND COMPOUND ALL JOINTS WITH MATERIALS RECOMMENDED BY MANUFACTURER. FINISH ALL JOINTS SMOOTH AND TRUE, SANDED, AND READY FOR PAINTING. CONCEAL ALL EXPOSED NAILS AND SCREWS WITH SANDED JOINT COMPOUND. AT ANGLED SITUATIONS SUCH AS HIPS, VALLEYS, AND RIDGES, BEVEL EDGES OF DRYWALL TO ACHIEVE A CLEAN CRISP LINE AT THE JOINT.
- 9.1.8 FOR RENOVATION AND ADDITION WORK, TEXTURE TO MATCH EXISTING INTERIOR PLASTER, UNLESS OTHERWISE NOTED.
- 9.1.9 PROTECT ALL EXPOSED WOOD BEAMS, POSTS, CERAMIC TILES, METALS, ETC. FROM DRYWALL AND COMPOUND DUST AND STAINS.
- 9.2 EXTERIOR STUCCO
 - 9.2.1 FURNISH AND INSTALL ALL PLASTERING WORK COMPLETE INCLUDING GROUNDS, DRIPS, SCREEDS, AND CASING BEADS AT ALL EDGES, OPENINGS, PENETRATIONS, AND CORNER BEADS AT ALL CORNERS.
 - 9.2.2 PROVIDE A FINISH COAT GEMENT PLASTER APPLICATION OVER PAPER-BACKED METAL LATH (¾" THICKNESS TOTAL). APPLY PER MANUFACTURER'S RECOMMENDATIONS AND/OR AS FOLLOWS:
 - 9.2.2.1 "SCRATCH" FIRST COAT FULLY EMBEDDED INTO MESH/LATH TO BE APPROXIMATELY ¾" THICK. KEEP MOIST FOR TWO DAYS.
 - 9.2.2.2 "BROWN" SECOND COAT SCREENED TO ¼" THICK. DO NOT APPLY SOONER THAN 48 HOURS AFTER INSTALLATION OF SCRATCH COAT OR PER MANUFACTURER DEPENDING ON WEATHER AND TEMPERATURE CONDITIONS. DAMPEN, BUT DO NOT SATURATE THE SCRATCH COAT. KEEP BROWN COAT MOIST FOR TWO DAYS.
 - 9.2.2.3 "FINISH" FINAL COAT WITH INTEGRAL COLOR OR AS PER ARCHITECT OR OWNER TO BE APPROXIMATELY ¼" THICK. VERIFY DESIRED TEXTURE WITH ARCHITECT OR OWNER. DO NOT APPLY FINISH COAT SOONER THAN SEVEN DAYS AFTER THE INSTALLATION OF BROWN COAT, OR AS RECOMMENDED BY MANUFACTURER GIVEN APPLICATION AND CURRENT AND EXPECTED WEATHER AT SITE.
 - 9.2.3 FOR RENOVATION AND ADDITION WORK, TEXTURE TO MATCH EXISTING BUILDING FINISH UNLESS OTHERWISE NOTED.
 - 9.2.4 PROTECT ADJACENT PROPERTIES, FINISHES, AND VEGETATION FROM OVERSPRAY AND SPLATTERING.
- 9.3 RESILIENT FLOORING
 - 9.3.1 ALL INSTALLATION TO BE BY SKILLED APPLICATORS PER MANUFACTURER'S DIRECTIONS.
 - 9.3.2 PRIOR TO INSTALLATION, UNDERFLOOR SUBSTRATE TO BE SECURED, CLEAN, LEVEL, DRY, DUST FREE, SQUEAK FREE AND ALL NAILS/ SCREWS SET.
 - 9.3.3 USE WATERPROOF ADHESIVE PER MANUFACTURER'S SPECIFICATIONS.
- 9.4 CARPET
 - 9.4.1 FURNISH AND INSTALL CARPET AND PADDING SELECTED BY ARCHITECT OR OWNER.
 - 9.4.2 LAY CARPET SECURELY ANCHORED FREE OF WRINKLES AND STRESS LINES.
 - 9.4.3 PROVIDE REDUCER STRIP AT LINE OF MATERIAL CHANGE BETWEEN CARPET AND OTHER FINISHES. PROVIDE COLOR MATCHED APPROVED REDUCER OR OWNER RAMP UP CARPET TO MEET FLUSH WITH ADJACENT FLOOR MATERIALS SUCH AS STONE OR TILE.
 - 9.4.4 FLOOR TO BE FREE OF ANY DEBRIS OR DIRT PRIOR TO LAYING CARPET.
 - 9.4.5 PROTECT CARPET FROM DAMAGE BY SUBSEQUENT TRADES FOR REMAINDER OF CONSTRUCTION.
 - 9.4.6 CARPET INSTALLATIONS OVER RADIANT HEATING SHALL UTILIZE A PADDING SPECIFICALLY DESIGNED AND APPROVED FOR RADIANT HEATING APPLICATION.
- 9.5 PAINTING AND FINISHING
 - 9.5.1 ALL MATERIALS SHALL BE DELIVERED TO THE SITE IN SEALED, ORIGINAL MANUFACTURER'S CONTAINERS.
 - 9.5.2 COLORS AS NOTED ON PLANS OR AS SELECTED BY OWNER OR ARCHITECT. ANY SUBSTITUTIONS MUST BE APPROVED BY THE OWNER OR ARCHITECT.
 - 9.5.3 SURFACE PREPARATION: ALL SURFACES TO BE DRY, CLEAN, SMOOTH, AND IN SUITABLE CONDITION FOR FINISH SPECIFIED. REMOVE ALL OIL, GREASE, BOND BREAKING AGENTS, DUST, MILL SCALE, AND EFFLORESCENCE.
 - 9.5.4 CRACKS, HOLES, AND KNOTS SHALL BE FILLED, SANDED SMOOTH AND SEALED. WOOD SURFACES, EXCEPT RESAWN WOOD, SHALL BE SANDED PERFECTLY SMOOTH AND SANDING PROOF UNTIL BE READY FOR FINISH SPECIFIED.
 - 9.5.5 HARDWARE SHALL BE MASKED OR REMOVED PRIOR TO PAINTING. TRIM AND OTHER FINISH WORK SHALL BE BACK PAINTED PRIOR TO INSTALLATION.
 - 9.5.6 EACH COAT OF PAINT SHALL BE UNIFORMLY APPLIED, WELL BRUSHED OUT AND FREE OF RUNS, SAGS, SKIPS, BRUSH MARKS AND THICKNESS VARIATIONS.
 - 9.5.7 ALL PAINT FINISHES SHALL BE CUT SHARPLY TO LINE. PROTECT ALL ADJACENT SURFACES. UNLESS OTHERWISE SPECIFIED, PAINT ALL EXPOSED UNFINISHED SURFACES. PROTECT ALL EXISTING FINISHES, CARPETS, FURNITURE, DRAPES, ETC. IN REMODEL AND TOUCH-UP WORK. CONTRACTOR TO REMOVE AND/OR PROTECT ALL TO REMAIN ITEMS.
 - 9.5.8 ALL PAINT, STAINS, AND SEALERS TO BE APPLIED EXACTLY PER MANUFACTURER'S SPECIFICATIONS WITH ADJUSTMENTS FOR TEMPERATURE, EXPOSURE, AND MOISTURE WHEN REQUIRED.
- 9.6 CERAMIC TILE
 - 9.6.1 ALL WORK TO CONFORM TO THE LATEST TILE COUNCIL OF AMERICA "T.C.A." INSTALLATION GUIDE HANDBOOK.
 - 9.6.2 CENTER TILE TO EACH SECTION TO AVOID SMALL CUTS. VERIFY LAYOUT WITH ARCHITECT OR OWNER PRIOR TO INSTALLATION.
 - 9.6.3 ALL POINTING TO BE NON-STAINING, WITH COLOR SPECIFIED BY OWNER OR ARCHITECT.
 - 9.6.4 INSTALL EACH SECTION TO ALLOW FOR THERMAL EXPANSION AND MOVEMENT.
 - 9.6.5 PROVIDE GALVANIZED METAL MESH IN MORTAR ON ALL TILES SET IN MORTAR 1" OR MORE THICK.
 - 9.6.6 ALL FLOOR TILES IN SHOWERS, BATHS, SAUNAS, KITCHENS, AND LAUNDRY TO BE INSTALLED OVER WOOD SHALL HAVE THAT WOOD HOT MOPPED ENTIRELY WITH THE MOPPING EXTENDING 6" UP SIDES OF BASE. ALL JOINTS, CORNERS, AND EDGES OF HOT MOPPING TO HAVE REINFORCED FIBERGLASS MESH.
 - 9.6.7 USE EPOXY MORTAR TYPE I FOR ALL THIN-SET TILES.
 - 9.6.8 OWNER OR ARCHITECT TO SPECIFY COLORS, GROUT COLOR, AND JOINT DIRECTIONS UNLESS OTHERWISE SHOWN OR AGREED TO.
 - 9.6.9 WPE TILES CLEAN AFTER GROUTING USING WATER AND SOFT CLOTHS. DO NOT USE ACID. NO TRAFFIC IS ALLOWED ON TILES FOR 3-7 DAYS AFTER INSTALLATION. PROVIDE PAPER, CARDBOARD, OR WOOD PLANKING PROTECTION, SECURED IN PLACE, TO PROTECT TILES FROM TRAFFIC AND WORK BY OTHER TRADES FOR REMAINDER OF CONSTRUCTION.
 - 9.6.10 SEAL TILE AND GROUT WITH MANUFACTURER RECOMMENDED SEALER AS SOON AS MANUFACTURER'S SPECIFICATIONS ALLOW.
 - 9.6.11 ALL TILE INSTALLATIONS IN SHOWERS, SAUNAS AND OTHER WET-AREA FLOORS SHALL BE SLIP-RESISTANT. NO HIGHLY POLISHED TILE OR STONE SURFACES SHALL BE ALLOWED.

DIVISION 10 : SPECIALTIES

- 10.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

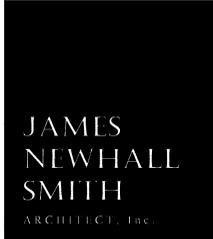
DIVISION 11 : EQUIPMENT

- 11.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 12 : FURNISHINGS

- 12.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

- END OF GENERAL SPECIFICATIONS -



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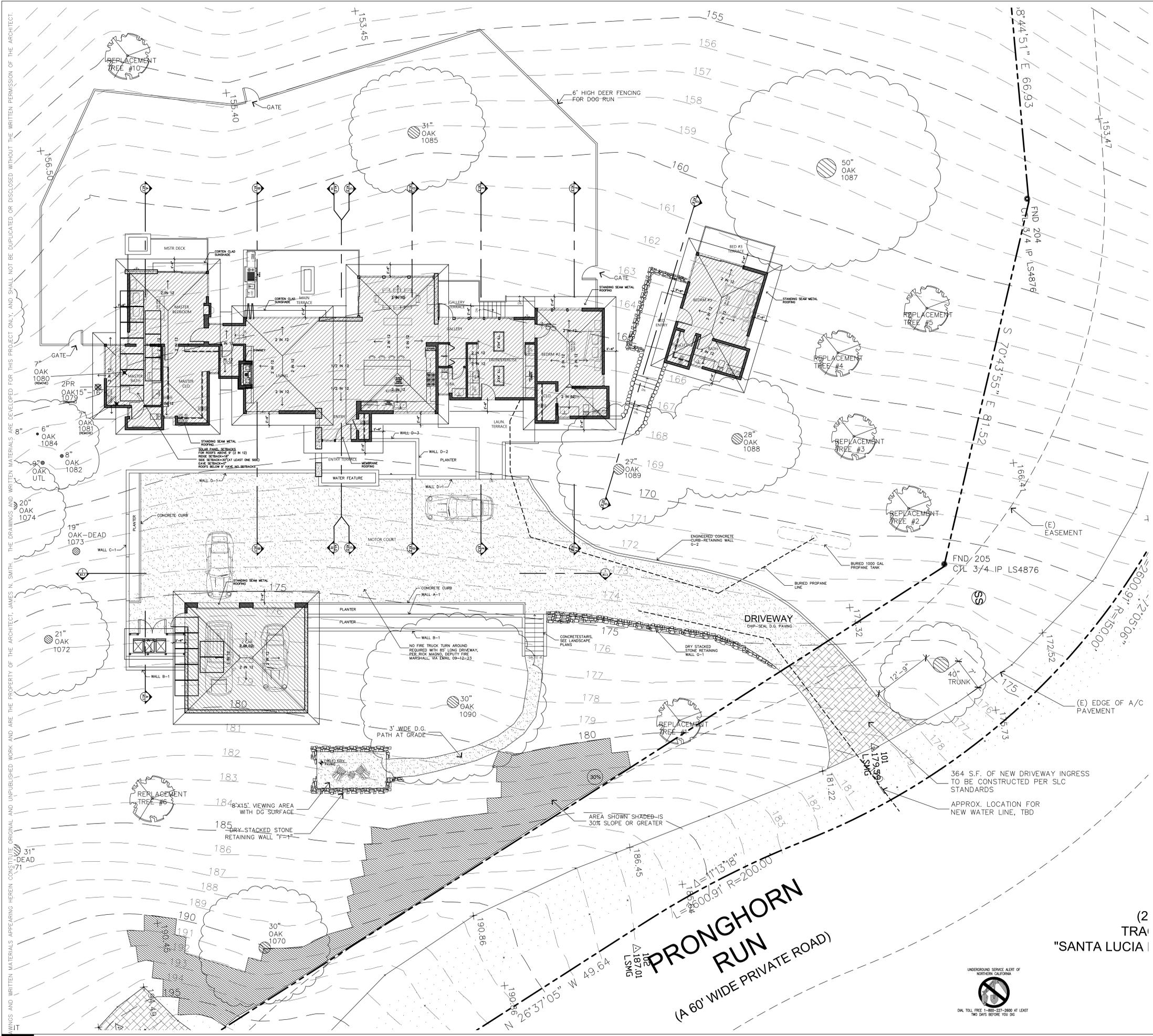
PRONGHORN RESIDENCE

MATT MACLAUGHLIN
24 PRONGHORN RUN
CARMEL, CA.

SHEET TITLE

GENERAL SPECIFICATIONS

ISSUE REVISIONS

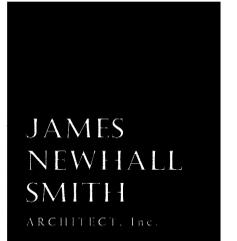


SITE PLAN NOTES

- GENERAL SITE NOTES**
- CONTRACTOR TO COORDINATE ALL NEW UTILITY INSTALLATIONS WITH UTILITY COMPANIES, CITY OR COUNTY AND BUILDING DEPARTMENT.
 - CONTRACTOR TO VERIFY ADEQUACY OF ALL (E) UTILITIES. ALL SUBSTANDARD SERVICES SHALL BE REPLACED/UPGRADED AS NECESSARY TO COMPLY WITH CURRENT CODES AND ORDINANCES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PROPERTY CORNERS AND HOUSE LAYOUT RELATIVE TO SETBACKS BY LICENSED SURVEYOR PRIOR TO BUILDING FORMWORK OR POURING CONCRETE. CONTRACTOR SHALL COORDINATE WITH COUNTY.
 - RETAINING WALLS REQUIRING A BUILDING PERMIT ARE BY SEPARATE PERMIT, UNLESS NOTED OTHERWISE.
 - THE LOCATION, TYPE AND SIZE OF ALL ANTENNAS, SATELLITE DISHES OR TOWERS, AND SIMILAR APPURTENANCES SHALL BE APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
 - PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR/OWNER SHALL PROVIDE THE LOCATION OF A STATE OF CALIFORNIA LICENSED SURVEYOR'S OR CIVIL ENGINEER'S REFERENCE DATUM (INSTALLED PRIOR TO ANY GRADING) THAT SHALL BE USED TO ESTABLISH INDICATED ELEVATIONS ON SUBMITTED PLANS AND SHALL REMAIN IN PLACE UNDISTURBED THROUGHOUT THE ENTIRETY OF CONSTRUCTION WORK ON THIS PERMIT.
 - TOPOGRAPHICAL (EXISTING) AND OTHER SURVEY INFORMATION REPRESENTED HEREIN IS AS PROVIDED BY (LANDSET, JUNE 2022, JOB #2514-01).
 - REFER TO GEOTECHNICAL REPORT, IF AVAILABLE, FOR ALL GRADING AND FOUNDATION RECOMMENDATIONS. IF NO REPORT IS AVAILABLE OR REQUIRED, GEOTECHNICAL ENGINEER SHALL INSPECT GRADING AND TRENCHING FOR FOOTINGS PRIOR TO PLACEMENT OF FORMWORK OR CONCRETE. SOIL REPORT BY (HARG, KASUNICH, 18 DEC 2023, JOB #M12367).
 - ARBORIST REPORT FOR THIS PROJECT WAS PREPARED BY (ONO CONSULTING, SEPT 7, 2023, JOB #).
 - ARCHAEOLOGICAL REPORT FOR THIS PROJECT WAS PREPARED BY (ARCHAEOLOGICAL CONSULTING, DATE, JOB #).
- SITE DRAINAGE NOTES**
- REFER TO GRADING, DRAINAGE AND EROSION CONTROL PLAN PREPARED BY (WHITSON ENGINEERS, 11-22-23, JOB# 4600-00) FOR SITE DRAINAGE RECOMMENDATIONS.
 - SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM STRUCTURES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT. CRC R401.3 EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 IN. OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
 - SLOPE ALL HARDSCAPE SURFACES ADJACENT TO STRUCTURE(S), INCLUDING LANDINGS, TO DRAIN AWAY FROM STRUCTURES MIN. 2% NO EXCEPTIONS.
 - ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2%. ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.
 - SEE ROOF PLAN SHEET AS.0 FOR DOWNSPOUT LOCATIONS. ROOF RUN-OFF SHALL BE COLLECTED BY GUTTERS AND DOWNSPOUTS. DOWNSPOUTS SHALL BE CONVEYED TO AN UNDERGROUND PIPING SYSTEM PER CITY/COUNTY STANDARDS.
 - ALL UNDERGROUND ROOF WATER PIPING SHALL BE SMOOTH WALLED, SOLID P.V.C. MIN. PIPING DIAMETER SHALL BE 4". SEE DRAINAGE PLAN.
 - CLEAN-OUT CONNECTIONS SHALL BE CONSTRUCTED AT ALL PIPING ANGLES AND CHANGES IN DIRECTION.

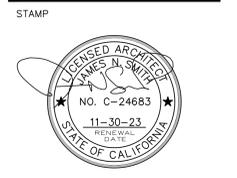
EROSION CONTROL NOTES

- ALL GRADING SHALL CONFORM TO MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806.
- LIMITS OF GRADING SHOULD BE CONFINED TO THOSE AREAS NECESSARY FOR THE SUBJECT PROJECT, I.E., AS MUCH AS THE VEGETATED LANDSCAPE NOT ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOULD BE LEFT AS UNDISTURBED AS POSSIBLE.
- IF RAIN IS IN THE FORECAST, ALL EXPOSED SOIL SHOULD BE IMMEDIATELY PROTECTED WITH STRAW MULCH, EROSION NETTING, AND STOCKPILES COVERED WITH PLASTIC SHEETING. THESE ITEMS SHOULD BE KEPT ON HAND AT ALL TIMES DURING CONSTRUCTION.
- CUT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJACING PROPERTIES, ROADWAYS, DRAINAGE FACILITIES OR WATERWAYS. ANY IMPORTED OR NATIVE MATERIALS REMAINING AFTER COMPLETION OF THE JOB SHOULD BE HAULED OFFSITE.
- RE-VEGETATE AND PROTECT ALL DISTURBED SOIL PRIOR TO OCTOBER 15. THE APPROPRIATE GRASS/LEAFY SEED MIXES, JUTE AND/OR EROSION NETTING, AND STRAW MULCH SHOULD BE USED FOR TEMPORARY COVER. PERMANENT VEGETATION SHOULD INCLUDE NATIVE AND DROUGHT RESISTANT PLANTS.
- IRRIGATION ACTIVITIES AT THE SITE SHOULD ALWAYS BE DONE IN A CONTROLLED AND REASONABLE MANNER. PLANTER AREAS SHOULD NOT BE SITED ADJACENT TO BUILDING WALLS OTHERWISE MEASURES SHOULD BE IMPLEMENTED TO CONTAIN IRRIGATION WATER AND PREVENT IT FROM SEEPING INTO WALLS AND UNDER FOUNDATIONS.
- RAIN GUTTERS SHALL BE INSTALLED ON ALL ROOF DOWNSPOUTS WHICH CONNECT TO PERIMETER STORM DRAIN LINES PER COUNTY STANDARDS.
- NO LAND CLEARING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15TH AND APRIL 15TH UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
 - RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BRIMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)



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SITE PLAN

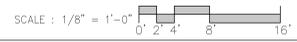
| ISSUE | REVISIONS |
|-------|---------------------------------------|
| 1 | 03-29-23 CONCEPTUAL DESIGN REVIEW |
| 2 | 03-31-23 REV. CONCEPTUAL REVIEW |
| 3 | 06-01-23 PRELIMINARY DESIGN REVIEW |
| 4 | 07-05-23 ROOF PITCH REVS |
| 5 | 09-21-23 FINAL DESIGN REVIEW |
| 6 | 11-29-23 FINAL DRB SUBMITTAL |

DATE

PROJECT NUMBER

SHEET NUMBER

A1.0



DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF THE ARCHITECT. JAMES N. SMITH. THE DRAWINGS AND WRITTEN MATERIALS ARE DEVELOPED FOR THIS PROJECT ONLY, AND SHALL NOT BE DUPLICATED OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

SITE PLAN

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PROJECT/CLIENT

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SHEET TITLE

**SITE PLAN
OVERALL**

ISSUE REVISIONS

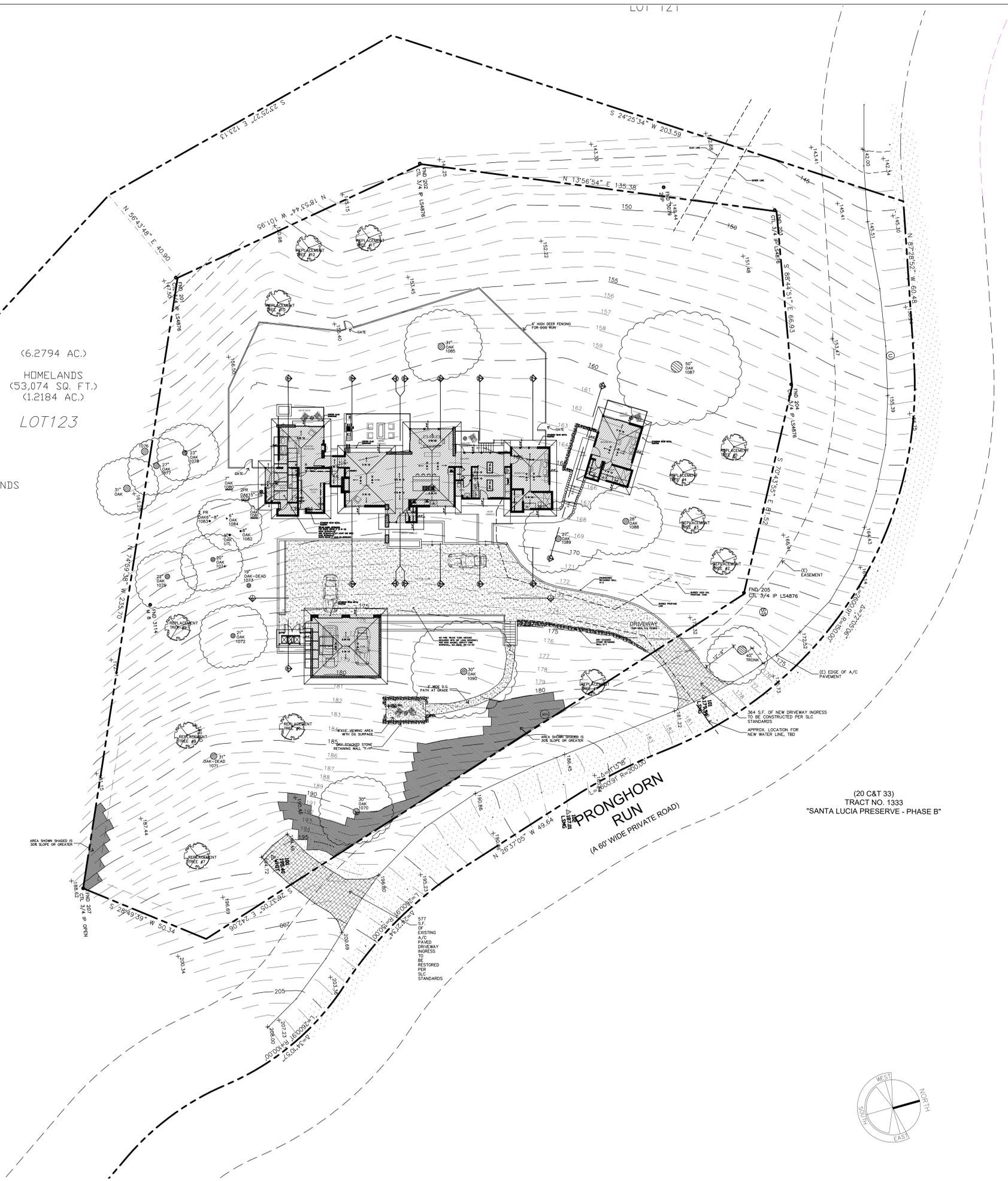
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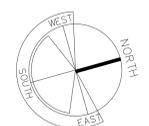
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(20 C&T 33)
TRACT NO. 1333
"SANTA LUCIA PRESERVE - PHASE B"



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



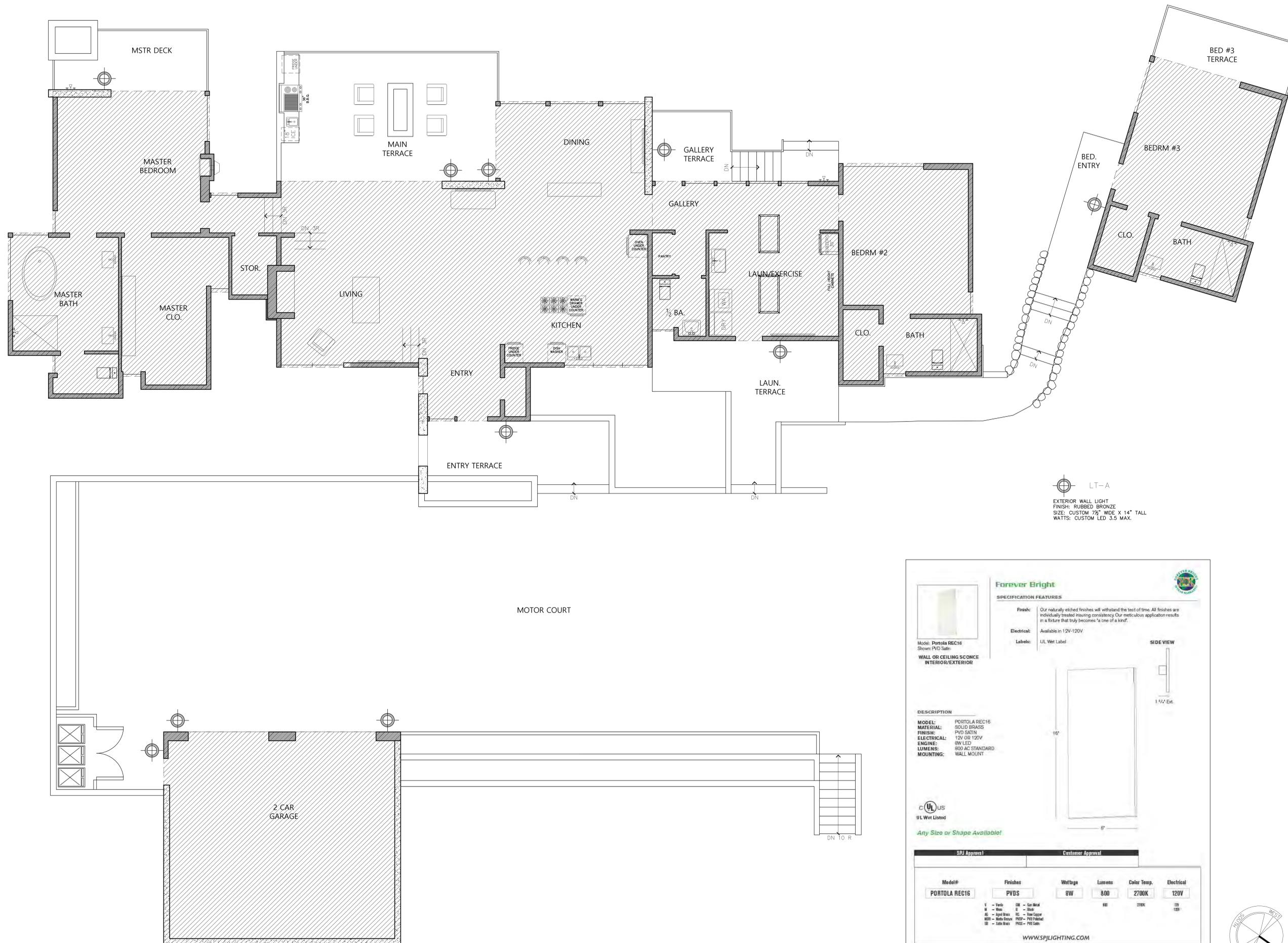
DIAL TOLL FREE 1-800-227-2800 AT LEAST TWO DAYS BEFORE YOU DIG

SITE PLAN - OVERALL

00009-04 16 0092-7
15385-02-07

• RFL 206
• C/L 274
• LS4876

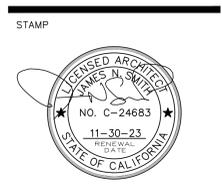
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PROJECT/CLIENT
PRONGHORN RESIDENCE

MATT MACLAUGHLIN
24 PRONGHORN RUN
CARMEL, CA.

SHEET TITLE

SITE LIGHTING PLAN

| ISSUE | REVISIONS |
|-------|---------------------------------------|
| 1 | 03-29-23 CONCEPTUAL DESIGN REVIEW |
| 2 | 03-31-23 REV. CONCEPTUAL REVIEW |
| 3 | 06-01-23 PRELIMINARY DESIGN REVIEW |
| 4 | 07-05-23 ROOF PITCH REVS |
| 5 | 09-21-23 FINAL DESIGN REVIEW |
| 6 | 11-29-23 FINAL DRG SUBMITTAL |

DATE

PROJECT NUMBER

SHEET NUMBER

A1.2L

Forever Bright

DESCRIPTION

Model: **Portola REC16**
Shown: PVD Satin

WALL OR CEILING SCENCE
INTERIOR/EXTERIOR

FINISHES: Our naturally etched finishes will withstand the test of time. All finishes are individually treated ensuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind."

ELECTRICAL: Available in 12V-120V

Labels: UL Wet Label

DESCRIPTION

MODEL: PORTOLA REC16
MATERIAL: SOLID BRASS
FINISH: PVD SATIN
ELECTRICAL: 12V OR 120V
ENGINE: SW LED
LUMENS: 800 AC STANDARD
MOUNTING: WALL MOUNT

UL US
UL Wet Listed

Any Size or Shape Available!

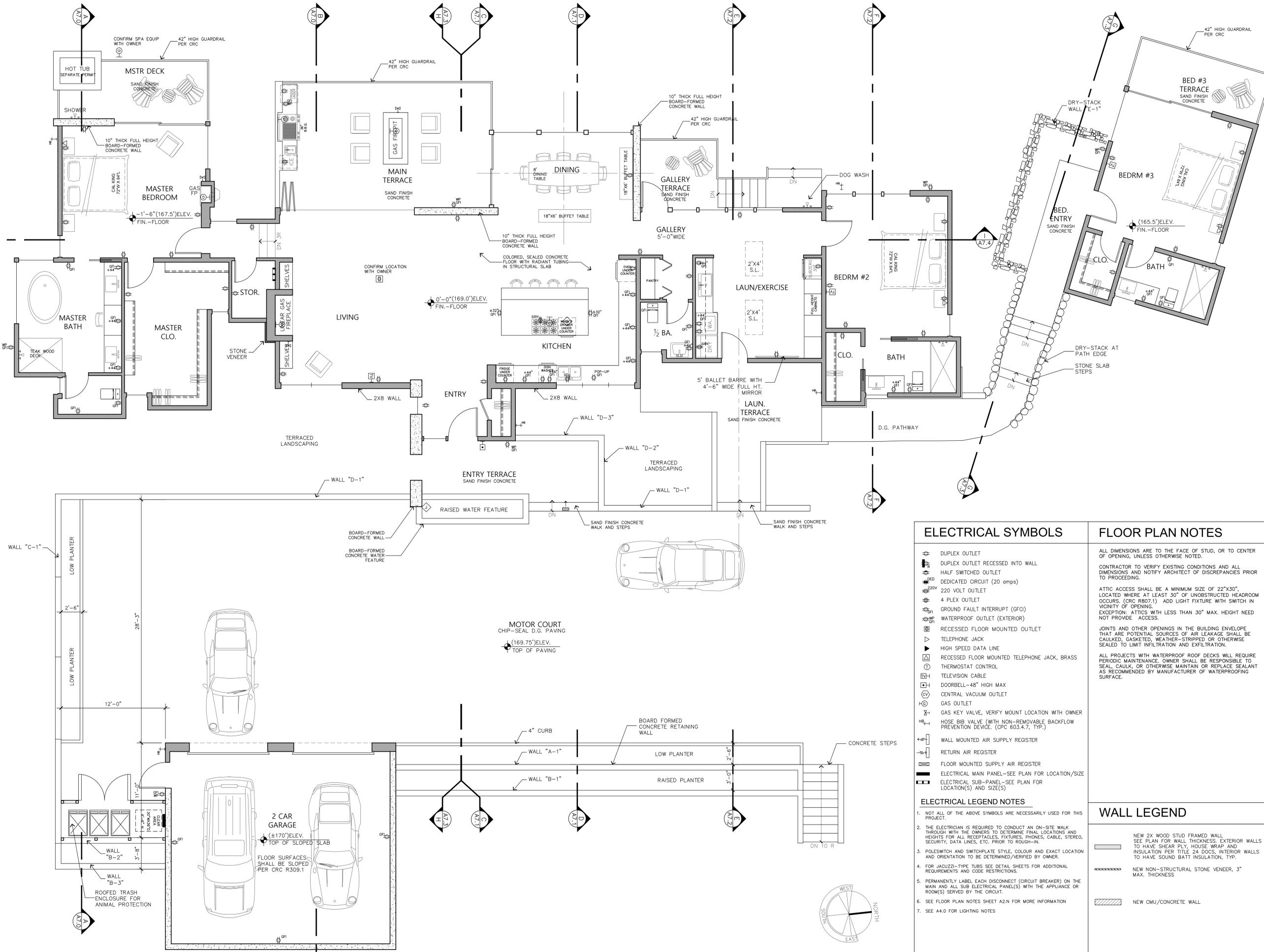
| Model# | Finishes | Wattage | Lumens | Color Temp. | Electrical |
|---------------|----------|---------|--------|-------------|------------|
| PORTOLA REC16 | PVDS | 8W | 800 | 2700K | 120V |
| | | | 800 | 2700K | 120V |

WWW.SPJLIGHTING.COM

LT-A
EXTERIOR WALL LIGHT
FINISH: RUBBED BRONZE
SIZE: CUSTOM 7 1/2" WIDE X 14" TALL
WATTS: CUSTOM LED 3.5 MAX.

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

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ELECTRICAL SYMBOLS

- DUPLEX OUTLET
- DUPLEX OUTLET RECESSED INTO WALL
- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 amps)
- 220 VOLT OUTLET
- 4 PLEX OUTLET
- GROUND FAULT INTERRUPT (GFI)
- WATERPROOF OUTLET (EXTERIOR)
- RECESSED FLOOR MOUNTED OUTLET
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- RECESSED FLOOR MOUNTED TELEPHONE JACK, BRASS
- THERMOSTAT CONTROL
- TELEVISION CABLE
- DOORBELL-48" HIGH MAX
- CENTRAL VACUUM OUTLET
- GAS OUTLET
- GAS KEY VALVE, VERIFY MOUNT LOCATION WITH OWNER
- HOSE BIB VALVE (WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE. (CPC 603.4.7, TYP.))
- WALL MOUNTED AIR SUPPLY REGISTER
- RETURN AIR REGISTER
- FLOOR MOUNTED SUPPLY AIR REGISTER
- ELECTRICAL MAIN PANEL-SEE PLAN FOR LOCATION/SIZE
- ELECTRICAL SUB-PANEL-SEE PLAN FOR LOCATION(S) AND SIZE(S)

ELECTRICAL LEGEND NOTES

1. NOT ALL OF THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS PROJECT.
2. THE ELECTRICIAN IS REQUIRED TO CONDUCT AN ON-SITE WALK THROUGH WITH THE OWNERS TO DETERMINE FINAL LOCATIONS AND HEIGHTS FOR ALL RECEPTACLES, FIXTURES, PHONES, CABLE, STEREO, SECURITY, DATA LINES, ETC. PRIOR TO ROUGH-IN.
3. POLESWITCH AND SWITCHPLATE STYLE, COLOUR AND EXACT LOCATION AND ORIENTATION TO BE DETERMINED/VERIFIED BY OWNER.
4. FOR JACUZZI-TYPE TUBS SEE DETAIL SHEETS FOR ADDITIONAL REQUIREMENTS AND CODE RESTRICTIONS.
5. PERMANENTLY LABEL EACH DISCONNECT (CIRCUIT BREAKER) ON THE MAIN AND ALL SUB ELECTRICAL PANEL(S) WITH THE APPLIANCE OR ROOM(S) SERVED BY THE CIRCUIT.
6. SEE FLOOR PLAN NOTES SHEET A2.N FOR MORE INFORMATION
7. SEE A4.0 FOR LIGHTING NOTES

FLOOR PLAN NOTES

ALL DIMENSIONS ARE TO THE FACE OF STUD, OR TO CENTER OF OPENING, UNLESS OTHERWISE NOTED.

CONTRACTOR TO VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS AND NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING.

ATTIC ACCESS SHALL BE A MINIMUM SIZE OF 22"x30", LOCATED WHERE AT LEAST 30" OF UNOBSTRUCTED HEADROOM OCCURS. (CRC R807.1) ADD LIGHT FIXTURE WITH SWITCH IN VICINITY OF OPENING.

EXCEPTION: ATTICS WITH LESS THAN 30" MAX. HEIGHT NEED NOT PROVIDE ACCESS.

JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

ALL PROJECTS WITH WATERPROOF ROOF DECKS WILL REQUIRE PERIODIC MAINTENANCE. OWNER SHALL BE RESPONSIBLE TO SEAL, CAULK, OR OTHERWISE MAINTAIN OR REPLACE SEALANT AS RECOMMENDED BY MANUFACTURER OF WATERPROOFING SURFACE.

WALL LEGEND

- NEW 2X WOOD STUD FRAMED WALL
SEE PLAN FOR WALL THICKNESS. EXTERIOR WALLS TO HAVE SHEAR PLY, HOUSE WRAP AND INSULATION PER TITLE 24 DOCS, INTERIOR WALLS TO HAVE SOUND BATT INSULATION, TYP.
- NEW NON-STRUCTURAL STONE VENEER, 3" MAX. THICKNESS
- NEW CMU/CONCRETE WALL

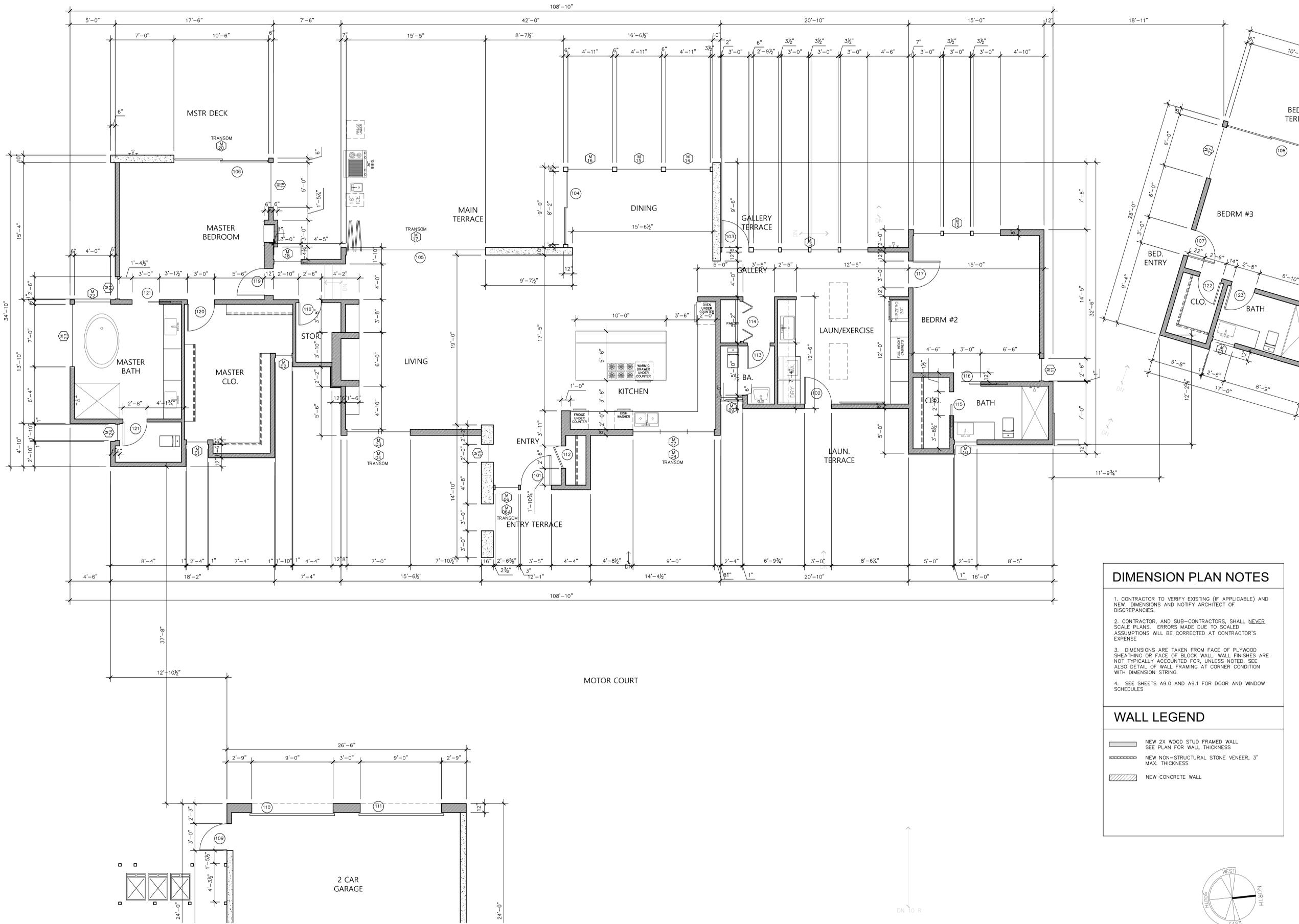
SHEET TITLE
FLOOR PLAN

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A2.0

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DIMENSION PLAN NOTES

- CONTRACTOR TO VERIFY EXISTING (IF APPLICABLE) AND NEW DIMENSIONS AND NOTIFY ARCHITECT OF DISCREPANCIES.
- CONTRACTOR, AND SUB-CONTRACTORS, SHALL NEVER SCALE PLANS. ERRORS MADE DUE TO SCALED ASSUMPTIONS WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TAKEN FROM FACE OF PLYWOOD SHEATHING OR FACE OF BLOCK WALL. WALL FINISHES ARE NOT TYPICALLY ACCOUNTED FOR, UNLESS NOTED. SEE ALSO DETAIL OF WALL FRAMING AT CORNER CONDITION WITH DIMENSION STRING.
- SEE SHEETS A9.0 AND A9.1 FOR DOOR AND WINDOW SCHEDULES

WALL LEGEND

- NEW 2X WOOD STUD FRAMED WALL
SEE PLAN FOR WALL THICKNESS
- NEW NON-STRUCTURAL STONE VENEER, 3" MAX. THICKNESS
- NEW CONCRETE WALL

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CARMEL, CA.

SHEET TITLE
DIM PLAN

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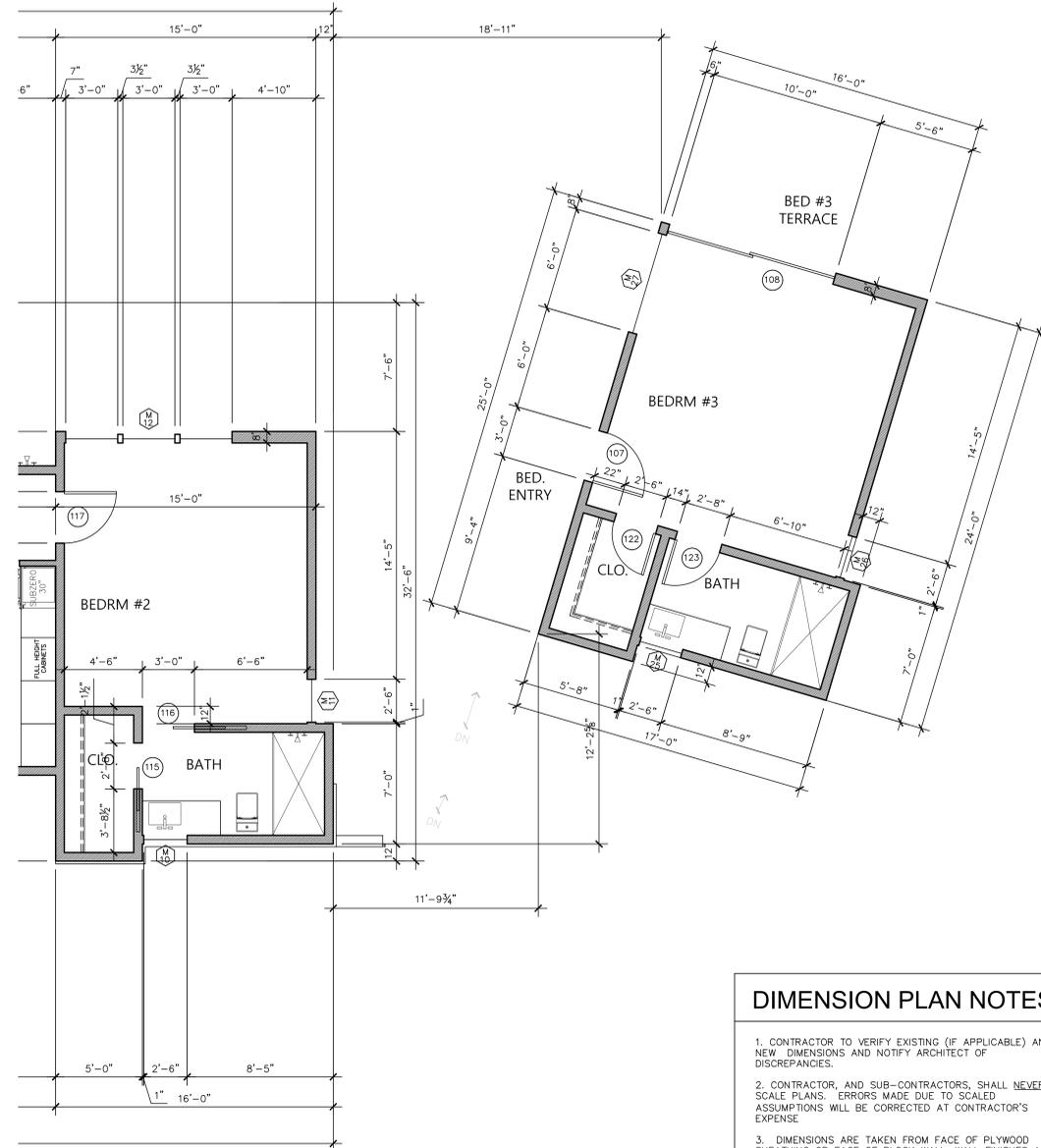
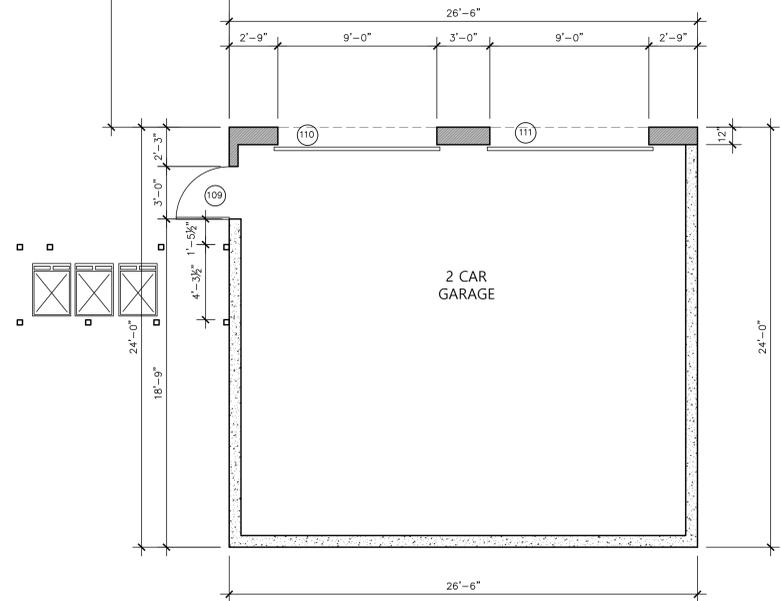
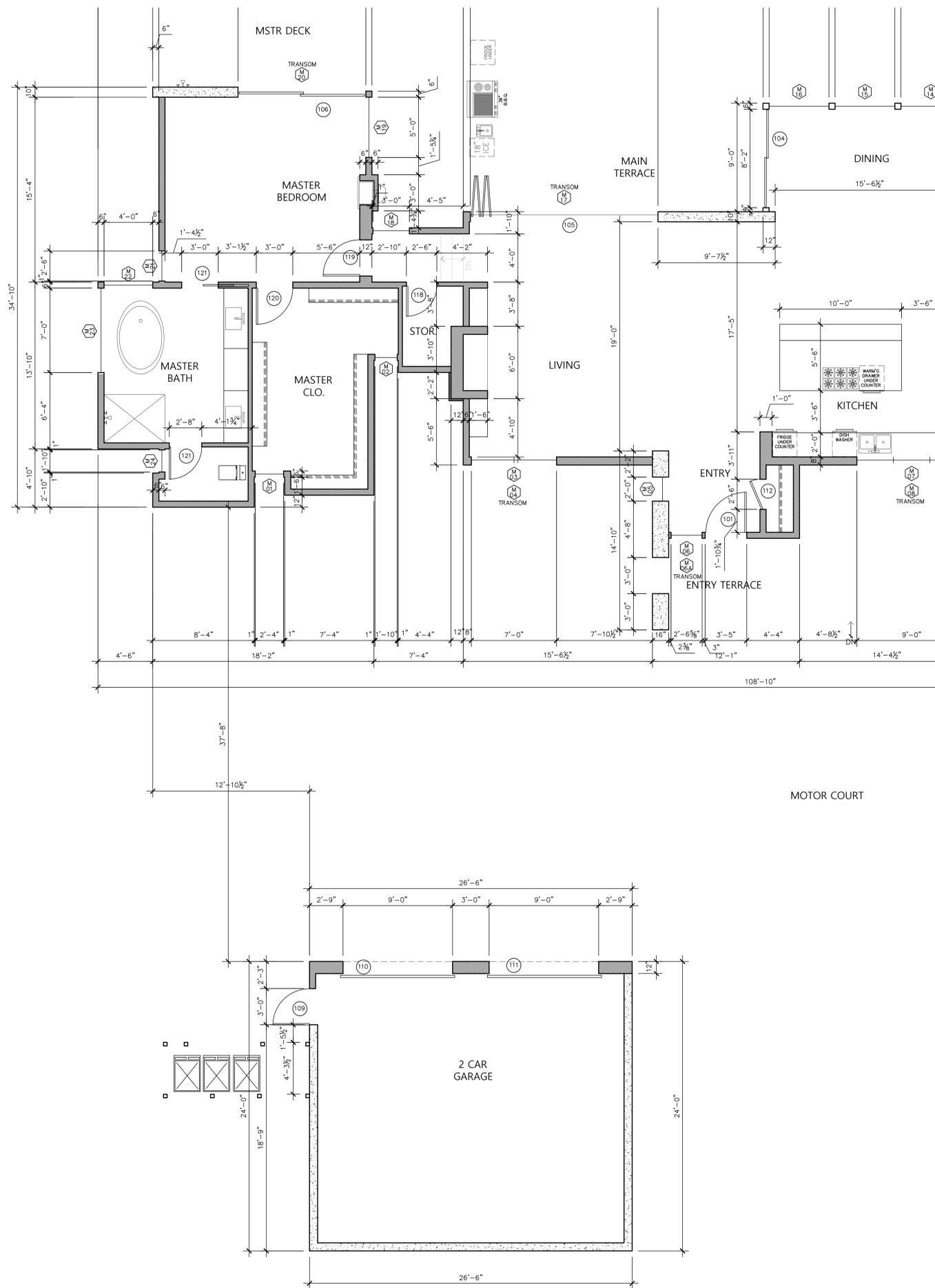
DATE
PROJECT NUMBER
SHEET NUMBER

A3.0

DIMENSION PLAN

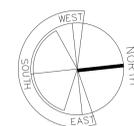
SCALE : 1/4" = 1'-0"

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| DIMENSION PLAN NOTES | |
|----------------------|--|
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| 2. | CONTRACTOR, AND SUB-CONTRACTORS, SHALL NEVER SCALE PLANS. ERRORS MADE DUE TO SCALED ASSUMPTIONS WILL BE CORRECTED AT CONTRACTOR'S EXPENSE. |
| 3. | DIMENSIONS ARE TAKEN FROM FACE OF PLYWOOD SHEATHING OR FACE OF BLOCK WALL. WALL FINISHES ARE NOT TYPICALLY ACCOUNTED FOR, UNLESS NOTED. SEE ALSO DETAIL OF WALL FRAMING AT CORNER CONDITION WITH DIMENSION STRING. |
| 4. | SEE SHEETS A9.0 AND A9.1 FOR DOOR AND WINDOW SCHEDULES. |

| WALL LEGEND | |
|-------------|---|
| | NEW 2X WOOD STUD FRAMED WALL SEE PLAN FOR WALL THICKNESS |
| | NEW NON-STRUCTURAL STONE VENEER, 3" MAX. THICKNESS |
| | NEW CONCRETE WALL |

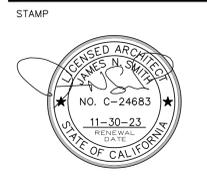


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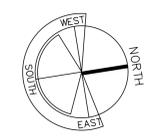
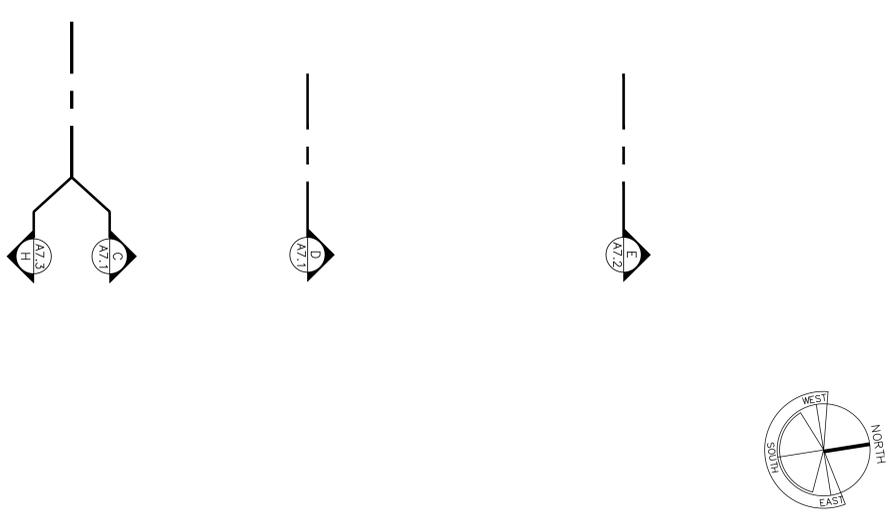
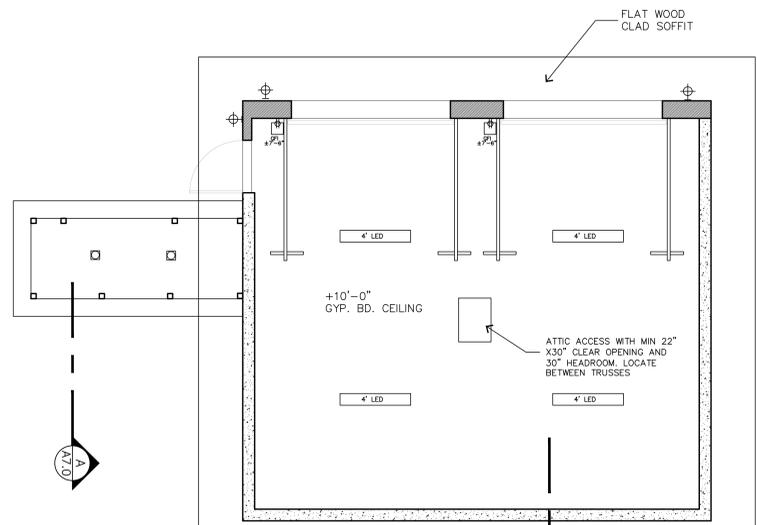
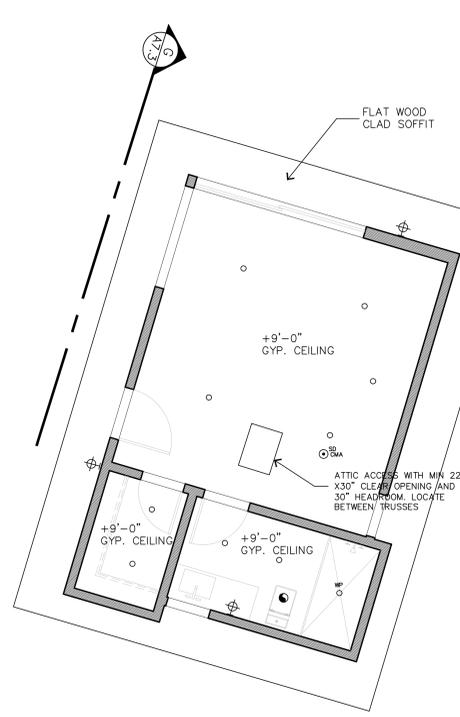
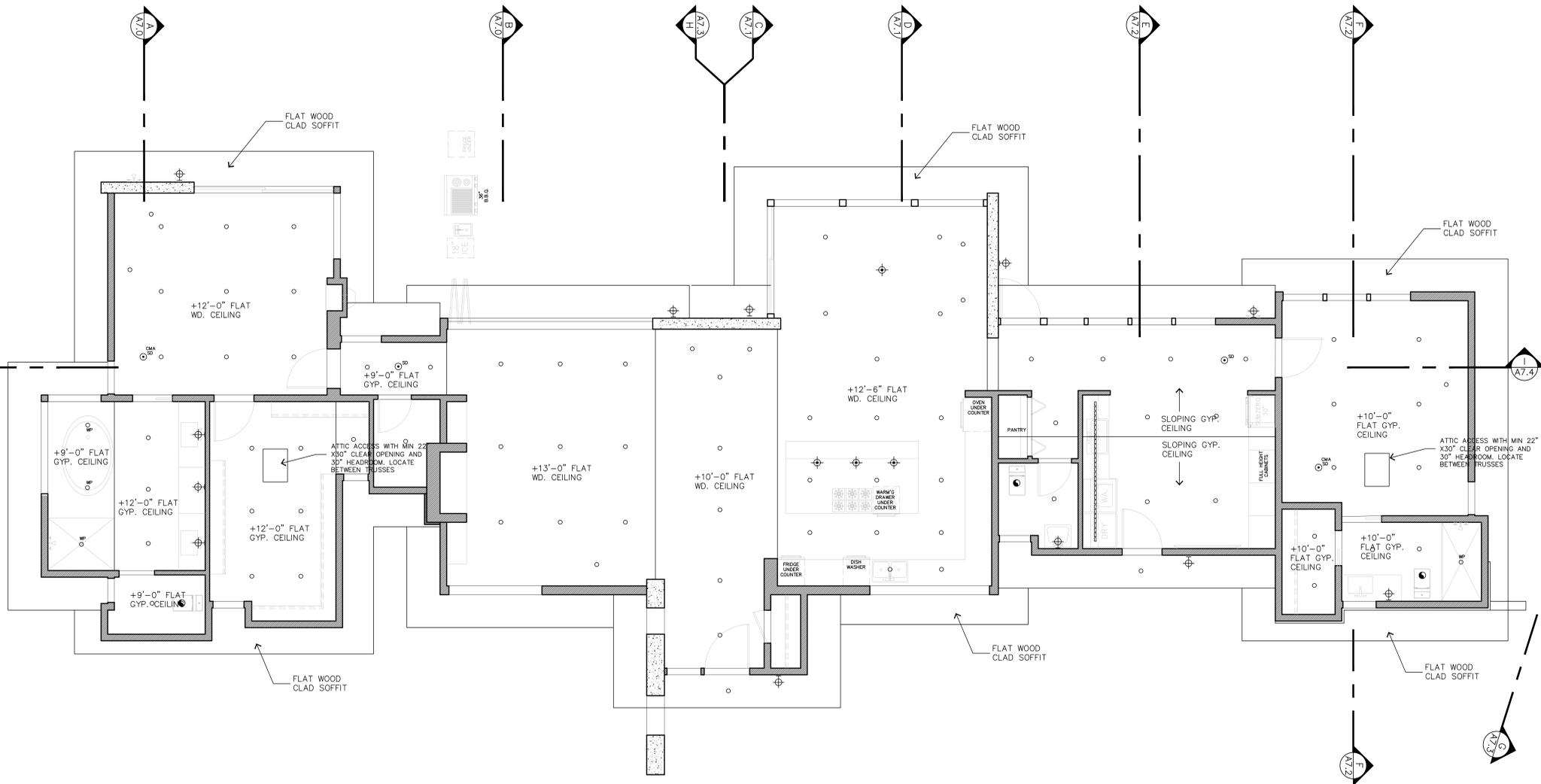
SHEET TITLE
DIM PLAN

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DATE
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A3.1

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REFLECTED CEILING NOTES

1. LIGHT LOCATIONS AS SHOWN, AND ASSOCIATED SWITCHING, SHALL BE REVIEWED, IN DETAIL, BY THE OWNER(S) IN THE FIELD, PRIOR TO FULL INSTALLATION.
2. VERIFY BEAMS SIZES, FINISHES AND EXACT LOCATIONS/SPACING IN THE FIELD.
3. COORDINATE WITH FIRE SPRINKLER SUB-CONTRACTOR RE SPACING AND DEPTH OF BEAMS AND HOW THAT AFFECTS/DETERMINES SPRINKLER HEAD LOCATIONS. VERIFY BEAM DESIGN(S) WITH OWNERS BASED ON THIS REVIEW.
4. LED FIXTURES RECOMMENDED TO BE 2,700 KELVIN COLOR TEMPERATURE TO MIMIC NATURAL LIGHT.
5. PLASTIC TRIM-OUT RINGS OR ASSEMBLIES ARE STRONGLY DISCOURAGED DUE TO YELLOWING AND BRITTLINESS OVER TIME.

LIGHTING LEGEND

| | |
|--------|--|
| § | SINGLE POLE SWITCH |
| §§ | THREE WAY SWITCH |
| §§§ | FOUR WAY SWITCH |
| §§§§ | DIMMER SWITCH |
| ● | 4" LED RECESSED IC RATED LIGHTING FIXTURE BY HALO, OR EQUAL. OWNER TO SELECT TRIM RING, BULB MOUNT, COLOUR AND DIRECTIONAL OPTIONS. SEE ALSO NOTE #4 BELOW. |
| ○ | 2" LED RECESSED IC RATED LIGHTING FIXTURE BY HALO, OR EQUAL. OWNER TO SELECT TRIM RING, BULB MOUNT, COLOUR AND DIRECTIONAL OPTIONS. SEE ALSO NOTE #4 BELOW. |
| ◀ | GIMBAL MOUNTED 4" LED RECESSED IC RATED LIGHTING FIXTURE BY HALO, OR EQUAL. OWNER TO SELECT TRIM RING, BULB MOUNT, COLOUR AND DIRECTIONAL OPTIONS. SEE ALSO NOTE #4 BELOW. |
| □ | SURFACE MOUNTED LED FIXTURE |
| ⊕ | PENDANT FIXTURE |
| ⊕ | WALL MOUNTED FIXTURE |
| ⊕ | FLOOD / SECURITY LIGHTING: MA-MOTION SENSOR. OWNER TO DETERMINE SWITCHING OF LIGHTING |
| ⊕ | RECESSED EXHAUST FAN WITH QUIET MOTOR TECHNOLOGY BY PANASONIC, OR EQUAL. SEE NOTES BELOW |
| ⊕ | COMBINATION FLUORESCENT LIGHT & EXHAUST FAN FIXTURE |
| ⊕ | JUNCTION BOX |
| ⊕ | COMBINATION GARAGE OPERATOR & LIGHT WITH ADJACENT DUPLEX OUTLET AND DATA CONNECTION, AS REQUIRED |
| ⊕ | CEILING FAN |
| ⊕ | SMOKE DETECTOR: SHALL BE 110V, HARDWIRED w/ BATTERY BACK-UP (C.R.C SEC. 314), AND INTERCONNECTED WITH ALL OTHER SMOKE ALARMS PER R 314.5 (SEE ALSO NOTES BELOW) |
| ⊕ | CARBON MONOXIDE ALARM |
| DA | DOOR ACTIVATED LIGHT FIXTURE |
| MA | MOTION ACTIVATED LIGHT FIXTURE |
| WP | WATER PROOF FIXTURE. UL LISTED AS SUITABLE FOR WET LOCATIONS |
| FL | FLUORESCENT FIXTURE (MIN 40 LUMENS PER WATT) |
| LV | LOW-VOLTAGE LIGHTING |
| DED | DEDICATED CIRCUIT |
| 4" LED | 4" LED SURFACE MOUNTED FIXTURE W/ ACRYLIC DIFFUSER, BY HALO, OR EQUAL |
| — | TRACK LIGHTING |
| — | LED STRIP LIGHT FOR UNDER CABINET LIGHTING. VERIFY BY OWNER IF INDIVIDUALLY SWITCHED OR GANGED TOGETHER AT POLE SWITCH(ES) |

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

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SHEET TITLE
REFLECTED CEILING PLAN

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DATE
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A4.0

REFLECTED CEILING PLAN

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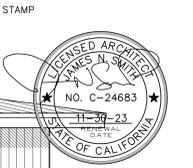
ELEVATION MATERIALS LEGEND

- 1 STANDING SEAM METAL ROOFING BY WESTERN STATES, "WESTERN LOCK" SEAMS @ 16" O.C. WITH 1.75" RIBS, SMOOTH FINISH, MECHANICALLY FASTENED SEAMS, 24 GA., 6" OVERLAP AT HIF CAP(CUSTOM), COLOR: MATTE BURNISHED SLATE (LOW GLOSS) WITH A SOLAR REFLECTANCE INDEX, OR SRI, OF 35 (WELL BELOW 46). UNDERLAYMENT TO BE POLYSTYCK XFR
- 2 1X6 "V" GROOVE VERTICAL WESTERN RED CEDAR ENGINEERED WOOD SIDING BY DISPERO LUMBER CO. OVER BLUSKIN RAINSCREEN OVER BLU-SKIN WRAP OVER PLY SHEATHING. COLOR: FULL BODY STAINED "BEECHWOOD"
- 3 2X10 BOARD FORMED CONCRETE WALL, NATURAL SEALED CONCRETE WITH SLIGHT ADMIXTURE OF LAMP-BLACK
- 4 THERMALLY BROKEN ALUMINUM DUAL GLAZED EXTERIOR T225 DOORS AND WINDOWS BY ARCADIA. SOL., BEVELLED GLASS STOPS. COLOR: AB-7 STD. DARK BRONZE
- 5 FASCIA BOARD PRE-PRIMED RADIATA PINE "ADVANTAGE PLUS" BY KELLEHER, OR EQ, COLOR:KM 4589 MAMA RACCOON (LRV 10 AT OR BELOW 50)
- 6 RECTANGULAR GUTTERS WITH RECTANGULAR DOWNSPOUTS CLOR: MATCH ROOFING
- 7 CORTEN STEEL WINDOW SHADE STRUCTURE
- 8 BUILDING STONE: BUECHEL, CASTLE ROCK, ANTIQUE BRONZE. SANSTONE, WITH A ROUGHLY SQUARED/RECTANGULAR LAY WITH MATCHING GROUT SLIGHTLY STRUCK AT JOINTS COLORS: BUFF, BROWN, GRAY.
- 9 RAILINGS: PAINTED STEEL SUPPORTS, TOP RAIL AND HORIZONTAL BALUSTERS COLOR: DARK BROWN
- 10 EXTERIOR 3 COAT PLASTER, SMOOTH FINISH, COLOR: LA HABRA X-830 CLAY

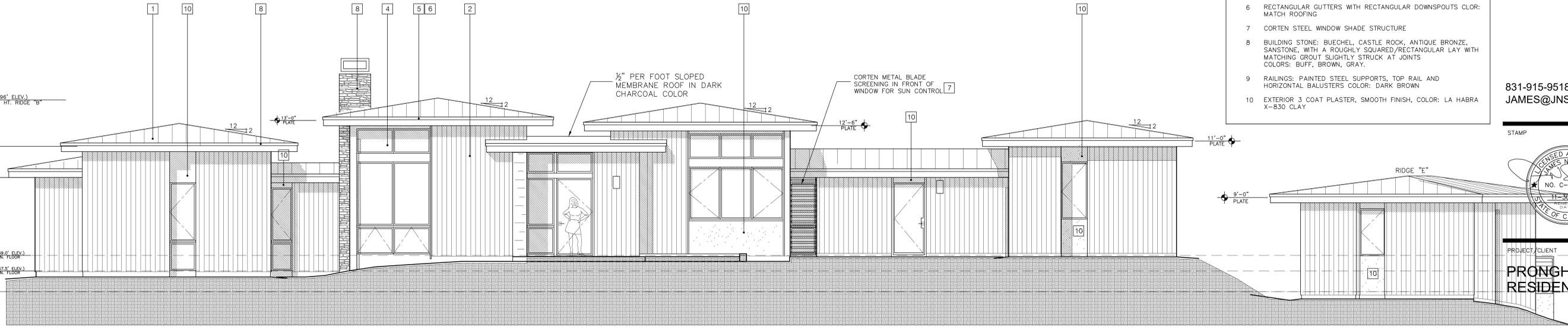
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PROJECT/CLIENT
PRONGHORN RESIDENCE
(FIN. FLOOR)



EAST ELEVATION

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

ELEVATION NOTES

THIS PROJECT IS LOCATED WITHIN WILDLAND URBAN INTERFACE, REFER TO WALL SECTION DETAIL 1 / A0.1 FIRE NOTES SHEET FOR COMPLIANCE REQUIREMENTS

ROOF COVERINGS AND FLASHINGS AND WALL COVERINGS SHALL COMPLY WITH ALL REQUIRED W.U.I. SPECIFICATIONS

ROOF GUTTERS, IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS

ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC.) SHALL BE PROTECTED BY LOUVERS AND 1/8" NON-COMBUSTIBLE, CORROSION-RESISTANT MESH UNLESS VENTS ARE APPROVED FOR RESISTING FLAME AND EMBER INTRUSION.

PAINTS, COATINGS, STAINS OR OTHER SURFACE TREATMENTS ARE NOT ACCEPTABLE MEANS OF COMPLIANCE WITH ANY WILDFIRE-RESISTIVE CONSTRUCTION REQUIREMENT, UNLESS APPROVED FOR SUCH USE.

WALL SIDING SHALL COMPLY WITH CRC R703, AND ATTACHMENT REQUIREMENTS PER TABLE R703.3(1)

FLASHING INSTALLATIONS AND LOCATIONS FOR WALLS AND ROOFS SHALL COMPLY WITH CRC R703.4

WOOD SIDING INSTALLATION SHALL COMPLY WITH CRC R703.5

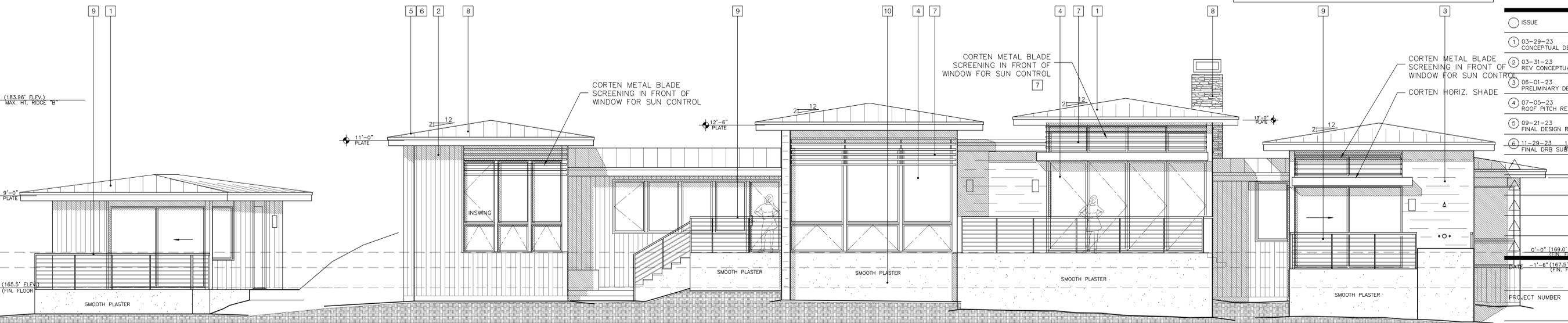
EXTERIOR PLASTER INSTALLATION SHALL COMPLY WITH CRC R703.7 AND WECP SCREEDS SHALL BE INSTALLED IN ACCORDANCE WITH R703.7.2.1

ANCHORED STONE VENEER SHALL BE INSTALLED IN ACCORDANCE WITH CRC R703.8 AND R703.12

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EXTERIOR ELEVATIONS

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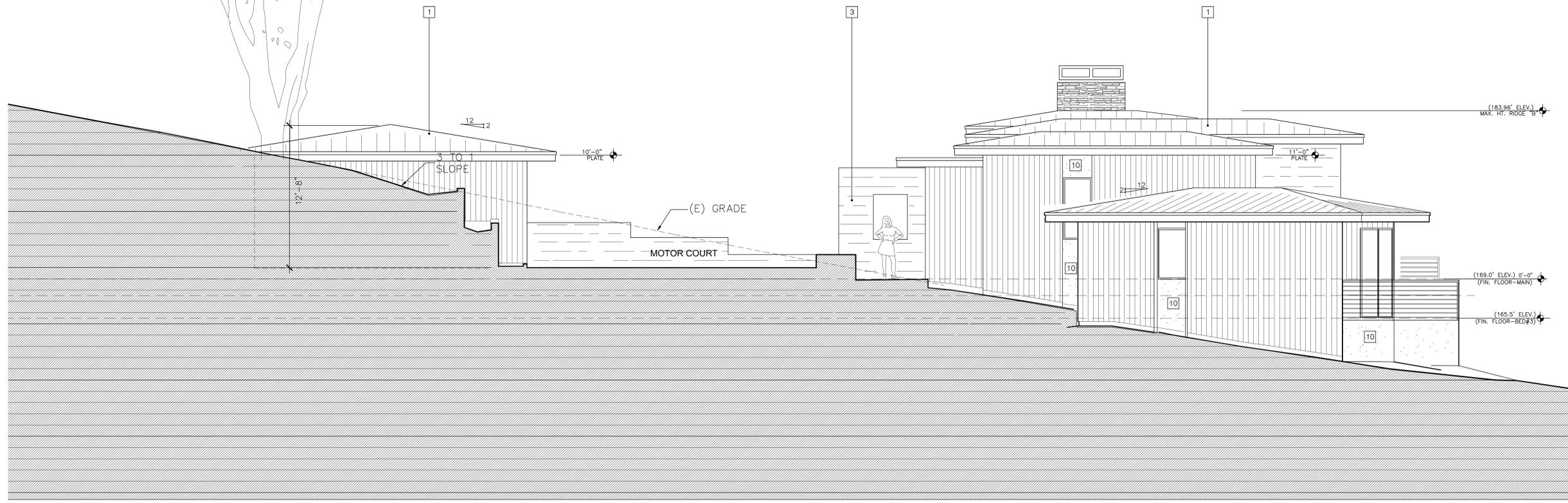
WEST ELEVATION

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

PROJECT NUMBER
SHEET NUMBER

A6.0

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ELEVATION MATERIALS LEGEND

- 1 STANDING SEAM METAL ROOFING BY WESTERN STATES, "WESTERN LOCK" SEAMS @ 16" O.C. WITH 1.75" RIBS, SMOOTH FINISH, MECHANICALLY FASTENED SEAMS, 24 GA., 6" OVERLAP AT HIP CAP(CUSTOM), COLOR: MATTE BURNISHED SLATE (LOW GLOSS) WITH A SOLAR REFLECTANCE INDEX, OR SRI, OF 35 (WELL BELOW 46). UNDERLAYMENT TO BE POLYSTYCK XFR
- 2 1X6 "V" GROOVE VERTICAL WESTERN RED CEDAR ENGINEERED WOOD SIDING BY DISDERO LUMBER CO. OVER BLUSKIN RAINSCREEN OVER BLU-SKIN WRAP OVER PLY SHEATHING. COLOR: FULL BODY STAINED "BEECHWOOD"
- 3 2X10 BOARD FORMED CONCRETE WALL. NATURAL SEALED CONCRETE WITH SLIGHT ADMIXTURE OF LAMP-BLACK
- 4 THERMALLY BROKEN ALUMINUM DUAL GLAZED EXTERIOR T225 DOORS AND WINDOWS BY ARCADIA. SOL, BEVELLED GLASS STOPS. COLOR: AB-7 STD. DARK BRONZE
- 5 FASCIA BOARD PRE-PRIMED RADIATA PINE "ADVANTAGE PLUS" BY KELLEHER, OR EQ. COLOR:KM 4589 MAMA RACCOON (LRV 10 AT OR BELOW 50)
- 6 RECTANGULAR GUTTERS WITH RECTANGULAR DOWNSPOUTS CLOR: MATCH ROOFING
- 7 CORTEN STEEL WINDOW SHADE STRUCTURE
- 8 BUILDING STONE: BUECHEL, CASTLE ROCK, ANTIQUE BRONZE, SANSTONE, WITH A ROUGHLY SQUARED/RECTANGULAR LAY WITH MATCHING GROUT SLIGHTLY STRUCK AT JOINTS. COLORS: BUFF, BROWN, GRAY.
- 9 RAILINGS: PAINTED STEEL SUPPORTS, TOP RAIL AND HORIZONTAL BALUSTERS COLOR: DARK BROWN
- 10 EXTERIOR 3 COAT PLASTER, SMOOTH FINISH, COLOR: LA HABRA X-830 CLAY

ELEVATION NOTES

THIS PROJECT IS LOCATED WITHIN WILDLAND URBAN INTERFACE, REFER TO WALL SECTION DETAIL 1 / A0.1 FIRE NOTES SHEET FOR COMPLIANCE REQUIREMENTS

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ROOF GUTTERS, IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS

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ANCHORED STONE VENEER SHALL BE INSTALLED IN ACCORDANCE WITH CRC R703.8 AND R703.12

**JAMES
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STAMP



PROJECT/CLIENT

**PRONGHORN
RESIDENCE**

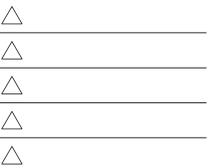
MATT MACLAUGHLIN
24 PRONGHORN RUN
CARMEL, CA.

SHEET TITLE

**EXTERIOR
ELEVATIONS**

ISSUE REVISIONS

- | | |
|---|---------------------------------------|
| 1 | 03-29-23 CONCEPTUAL DESIGN REVIEW |
| 2 | 03-31-23 REV. CONCEPTUAL REVIEW |
| 3 | 06-01-23 PRELIMINARY DESIGN REVIEW |
| 4 | 07-05-23 ROOF PITCH REVS |
| 5 | 09-21-23 FINAL DESIGN REVIEW |
| 6 | 11-29-23 FINAL DRG SUBMITTAL |



DATE

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SHEET NUMBER

A6.1

NORTH ELEVATION - VIEW FROM ROAD

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

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ELEVATION NOTES

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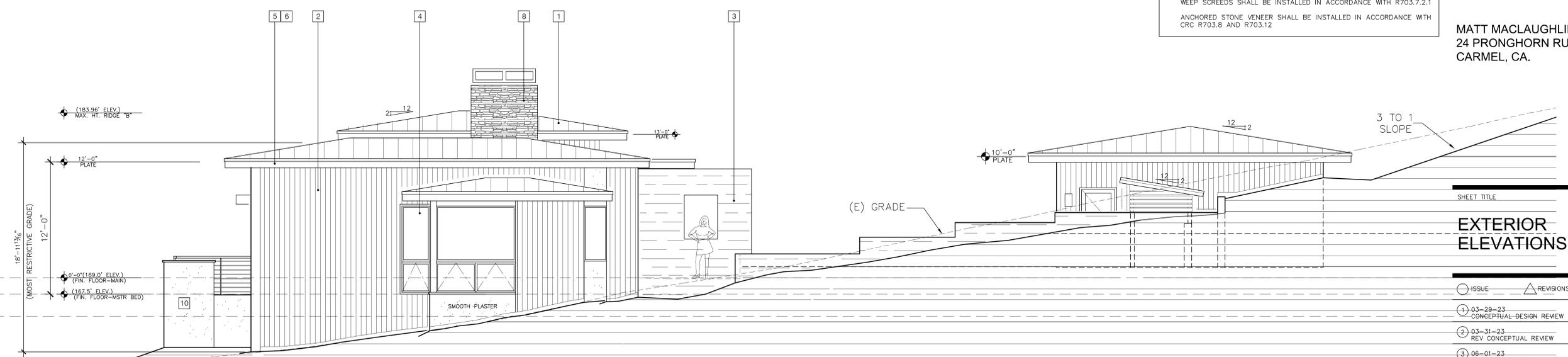
STAMP



PROJECT/CLIENT

PRONGHORN RESIDENCE

**MATT MACLAUGHLIN
24 PRONGHORN RUN
CARMEL, CA.**



SHEET TITLE

EXTERIOR ELEVATIONS

ISSUE REVISIONS

- | ISSUE | REVISIONS |
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DATE

PROJECT NUMBER

SHEET NUMBER

A6.2

SOUTH ELEVATION

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

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ELEVATION NOTES

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PROJECT/CLIENT

**PRONGHORN
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SHEET TITLE

**EXTERIOR
ELEVATIONS**

ISSUE REVISIONS

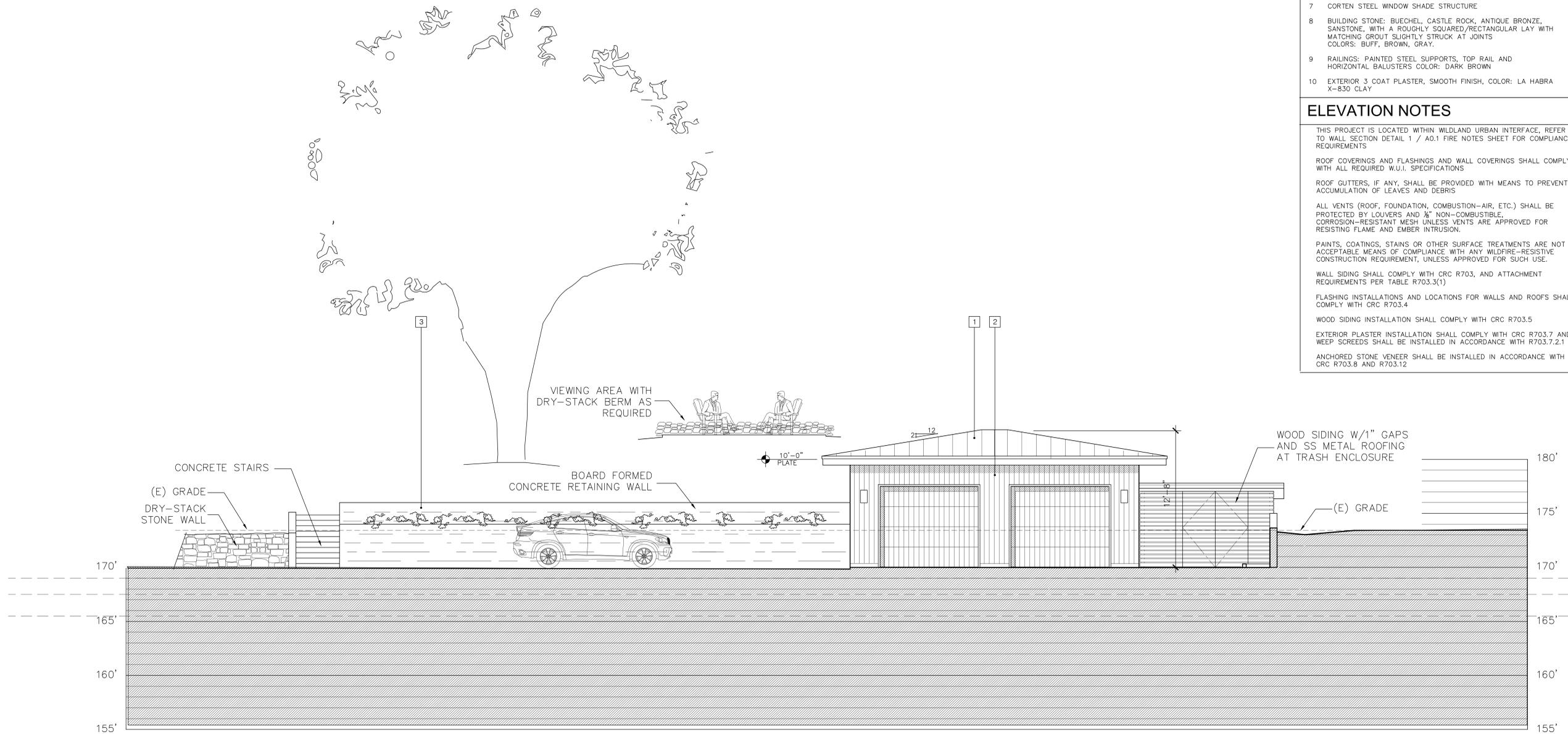
- | | | |
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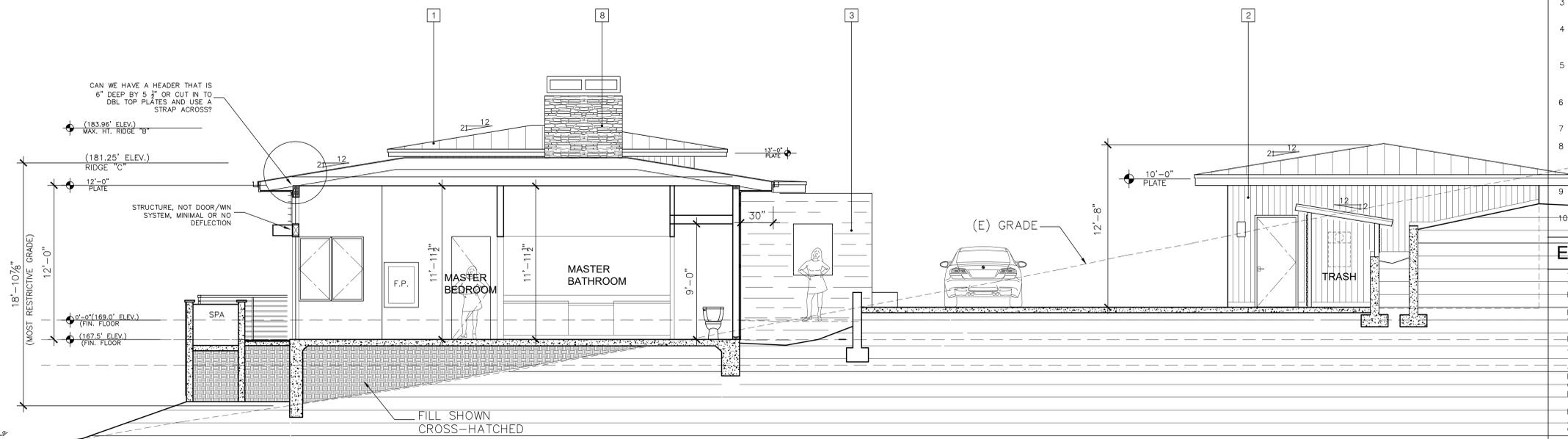
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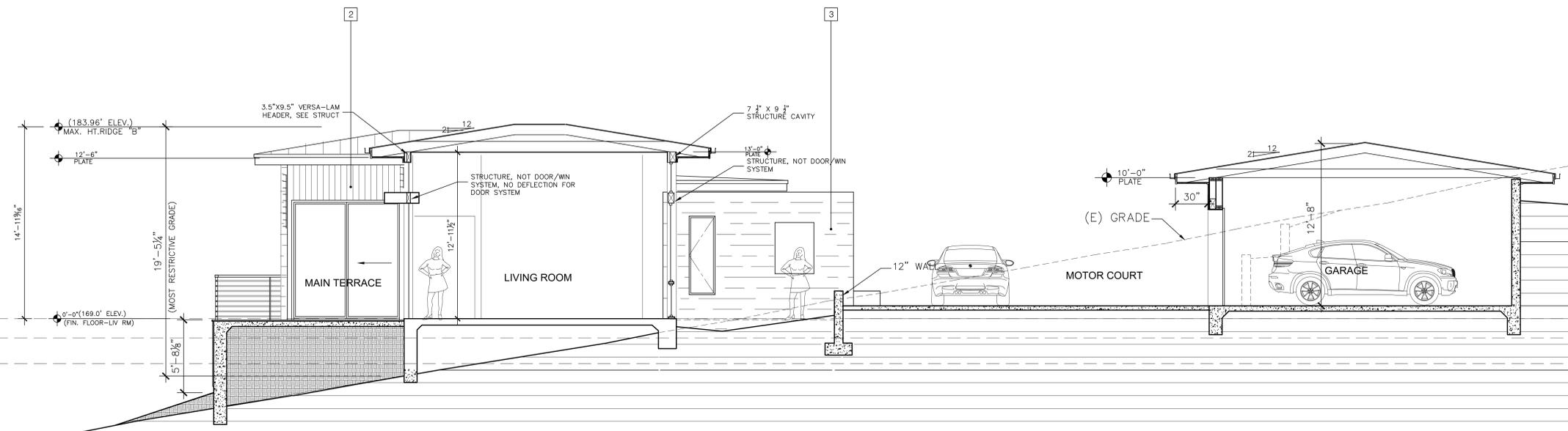
A6.3



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SECTION 'A'



SECTION 'B'

ELEVATION MATERIALS LEGEND

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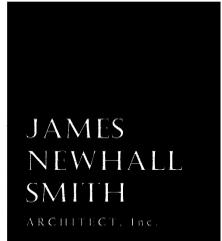
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PROJECT/CLIENT
PRONGHORN RESIDENCE

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24 PRONGHORN RUN
CARMEL, CA.

SHEET TITLE
SECTIONS

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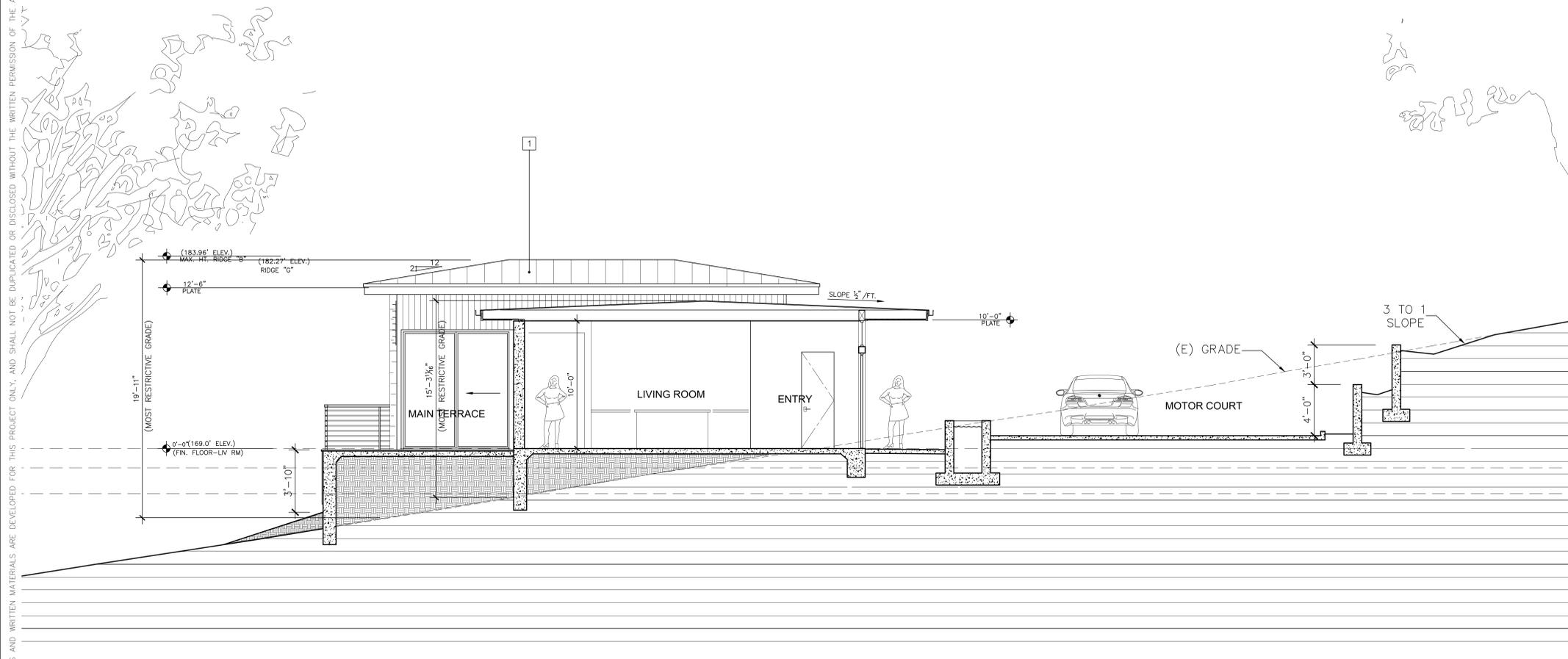
DATE
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A7.0

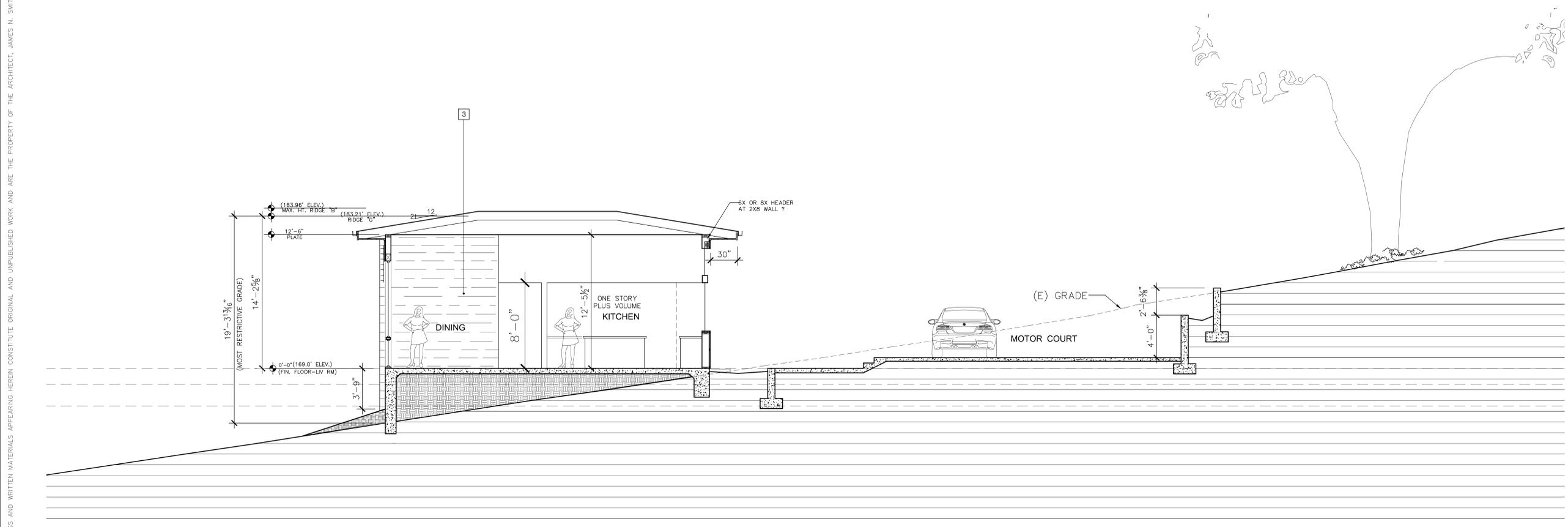
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SECTION 'C'



SECTION 'D'

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

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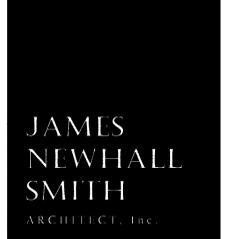
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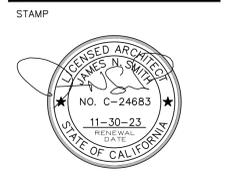
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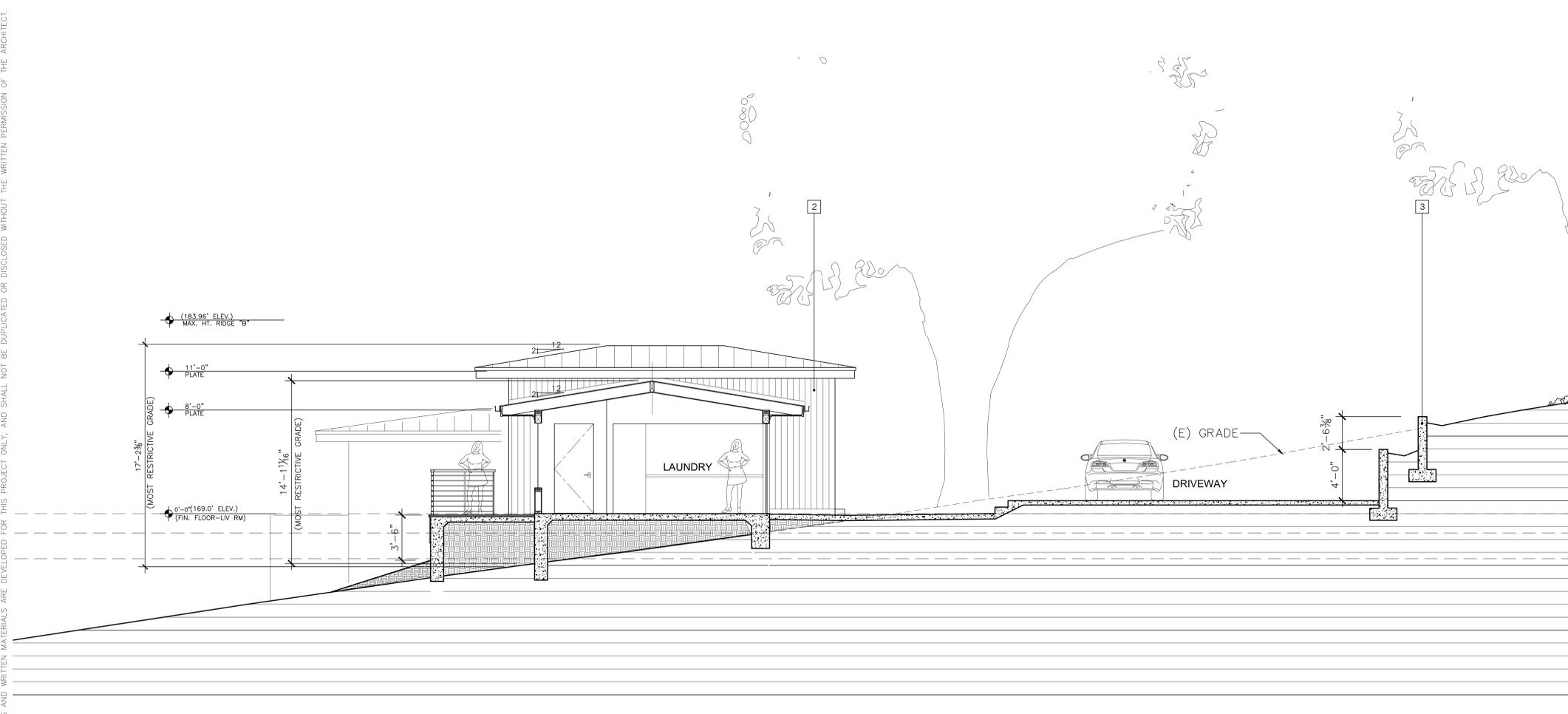
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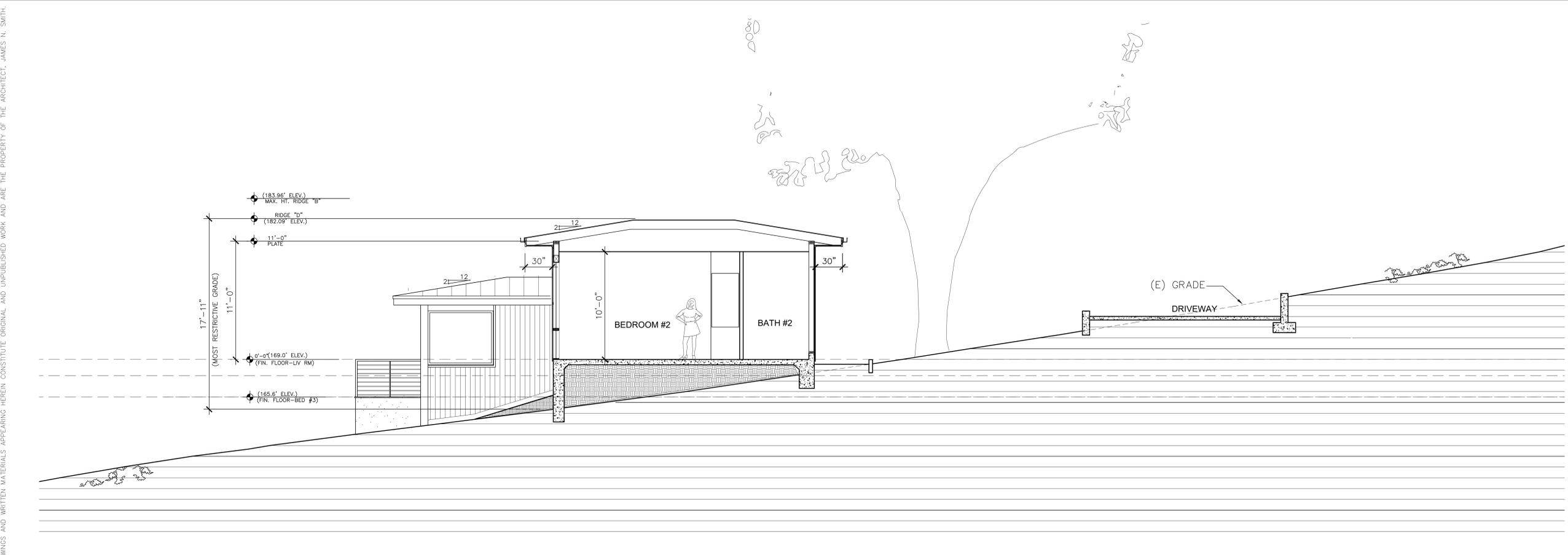
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SECTION 'E'



SECTION 'F'

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

ELEVATION MATERIALS LEGEND

- 1 STANDING SEAM METAL ROOFING BY WESTERN STATES, "WESTERN LOCK" SEAMS @ 16" O.C. WITH 1.75" RIBS, SMOOTH FINISH, MECHANICALLY FASTENED SEAMS, 24 GA., 6" OVERLAP AT HIP CAP(CUSTOM), COLOR: MATTE BURNISHED SLATE (LOW GLOSS) WITH A SOLAR REFLECTANCE INDEX, OR SRI, OF 35 (WELL BELOW 46). UNDERLAYMENT TO BE POLYSTYCK XFR
- 2 1X6 "V" GROOVE VERTICAL WESTERN RED CEDAR ENGINEERED WOOD SIDING BY DISDERO LUMBER CO. OVER BLUSKIN RAINSCREEN OVER BLU-SKIN WRAP OVER PLY SHEATHING. COLOR: FULL BODY STAINED "BEECHWOOD"
- 3 2X10 BOARD FORMED CONCRETE WALL. NATURAL SEALED CONCRETE WITH SLIGHT ADMIXTURE OF LAMP-BLACK
- 4 THERMALLY BROKEN ALUMINUM DUAL GLAZED EXTERIOR T225 DOORS AND WINDOWS BY ARCADIA. SDL, BEVELLED GLASS STOPS. COLOR: AB-7 STD. DARK BRONZE
- 5 FASCIA BOARD PRE-PRIMED RADIATA PINE "ADVANTAGE PLUS" BY KELLEHER, OR EQ. COLOR: KM 4589 MAMA RACCOON (LRV 10 AT OR BELOW 50)
- 6 RECTANGULAR GUTTERS WITH RECTANGULAR DOWNSPOUTS CLOR. MATCH ROOFING
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ELEVATION NOTES

THIS PROJECT IS LOCATED WITHIN WLDLAND URBAN INTERFACE, REFER TO WALL SECTION DETAIL 1 / A0.1 FIRE NOTES SHEET FOR COMPLIANCE REQUIREMENTS

ROOF COVERINGS AND FLASHINGS AND WALL COVERINGS SHALL COMPLY WITH ALL REQUIRED W.U.I. SPECIFICATIONS

ROOF GUTTERS, IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS

ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC.) SHALL BE PROTECTED BY LOUVERS AND 1/8" NON-COMBUSTIBLE, CORROSION-RESISTANT MESH UNLESS VENTS ARE APPROVED FOR RESISTING FLAME AND EMBER INTRUSION.

PAINTS, COATINGS, STAINS OR OTHER SURFACE TREATMENTS ARE NOT ACCEPTABLE MEANS OF COMPLIANCE WITH ANY WILDFIRE-RESISTIVE CONSTRUCTION REQUIREMENT, UNLESS APPROVED FOR SUCH USE.

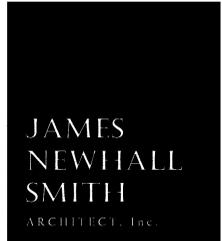
WALL SIDING SHALL COMPLY WITH CRC R703, AND ATTACHMENT REQUIREMENTS PER TABLE R703.3(1)

FLASHING INSTALLATIONS AND LOCATIONS FOR WALLS AND ROOFS SHALL COMPLY WITH CRC R703.4

WOOD SIDING INSTALLATION SHALL COMPLY WITH CRC R703.5

EXTERIOR PLASTER INSTALLATION SHALL COMPLY WITH CRC R703.7 AND WEEP SCREEDS SHALL BE INSTALLED IN ACCORDANCE WITH R703.7.2.1

ANCHORED STONE VENEER SHALL BE INSTALLED IN ACCORDANCE WITH CRC R703.8 AND R703.12



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PROJECT/CLIENT
PRONGHORN RESIDENCE

MATT MACLAUGHLIN
24 PRONGHORN RUN
CARMEL, CA.

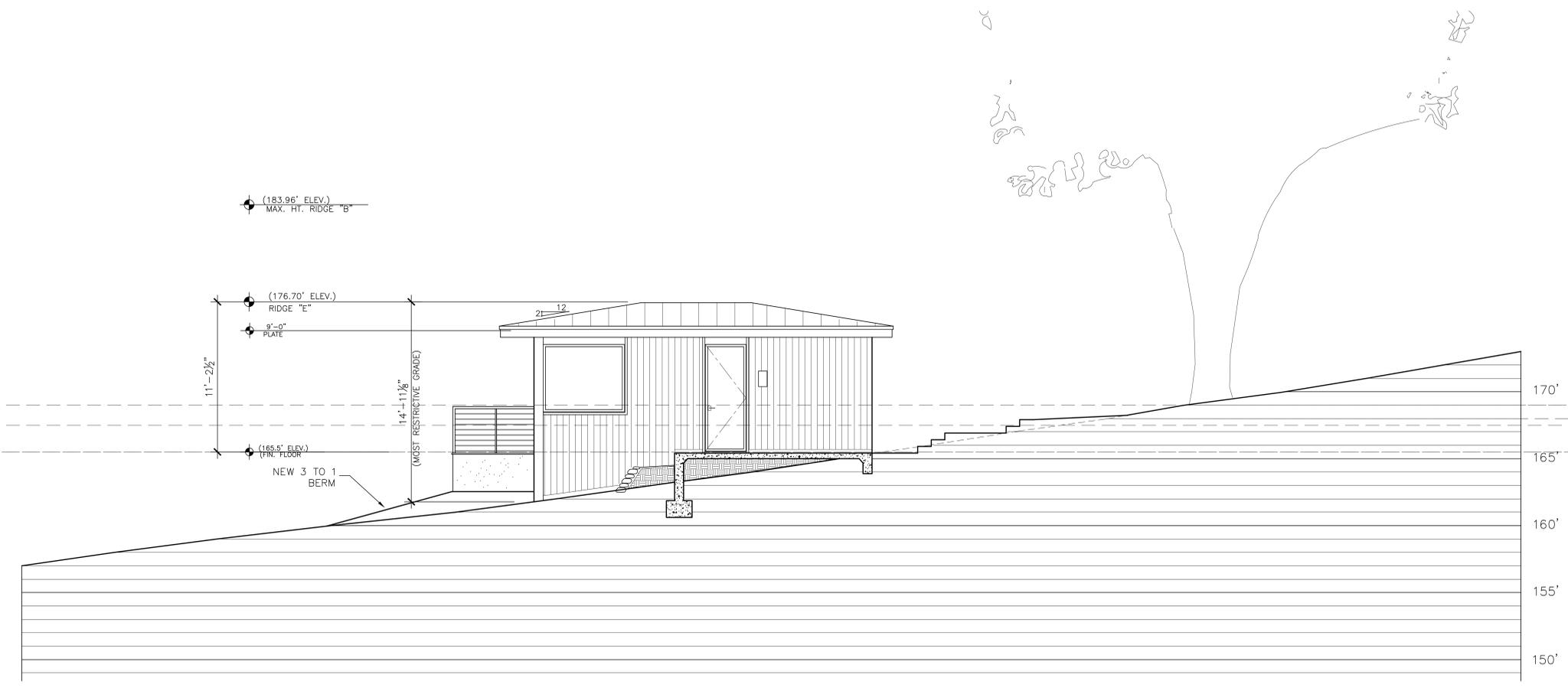
SHEET TITLE
SECTIONS

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| 6 | 11-29-23 FINAL DRG SUBMITTAL |

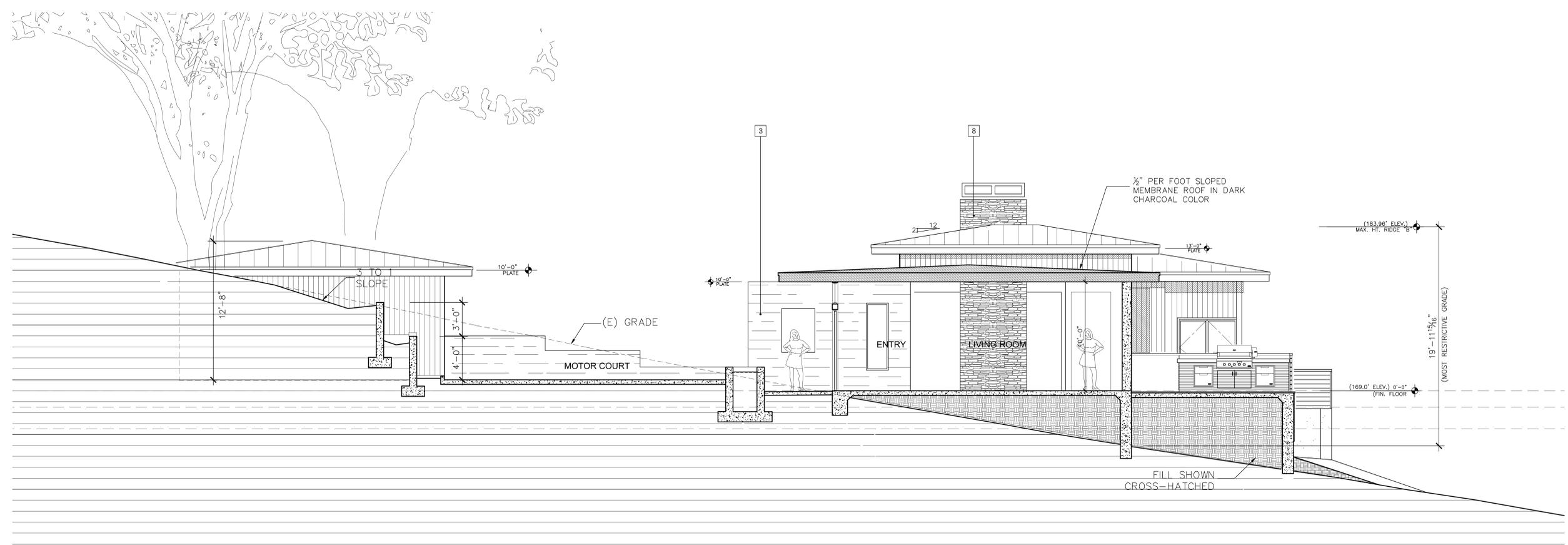
DATE
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SHEET NUMBER

A7.2

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SECTION 'G'



SECTION 'H'

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

ELEVATION MATERIALS LEGEND

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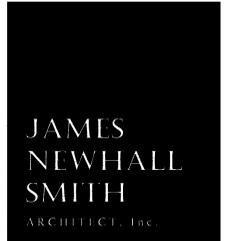
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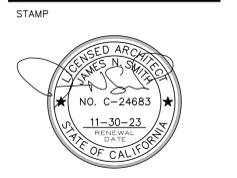
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DATE
PROJECT NUMBER
SHEET NUMBER

A7.3

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SMITH**
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STAMP

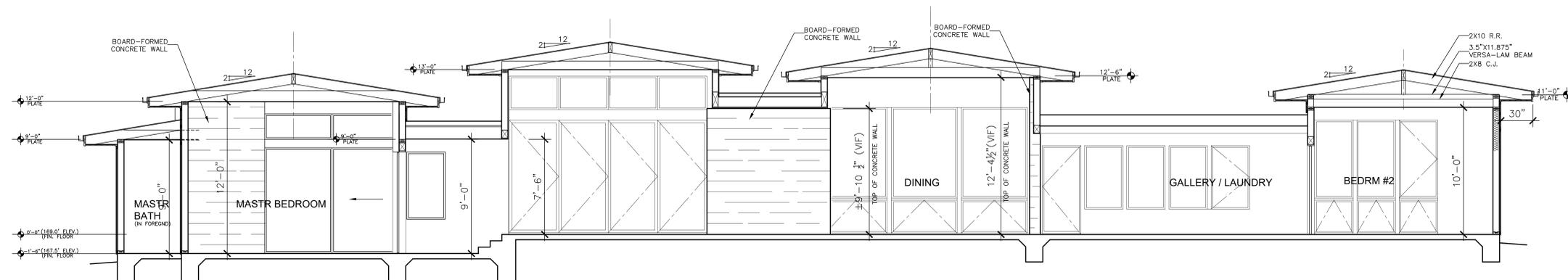


PROJECT/CLIENT

**PRONGHORN
RESIDENCE**

MATT MACLAUGHLIN
24 PRONGHORN RUN
CARMEL, CA.

SECTION 'G'



SECTION 'I'

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

SHEET TITLE

SECTIONS

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| 6 | 11-29-23 | FINAL DRG SUBMITTAL |

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DATE

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A7.4

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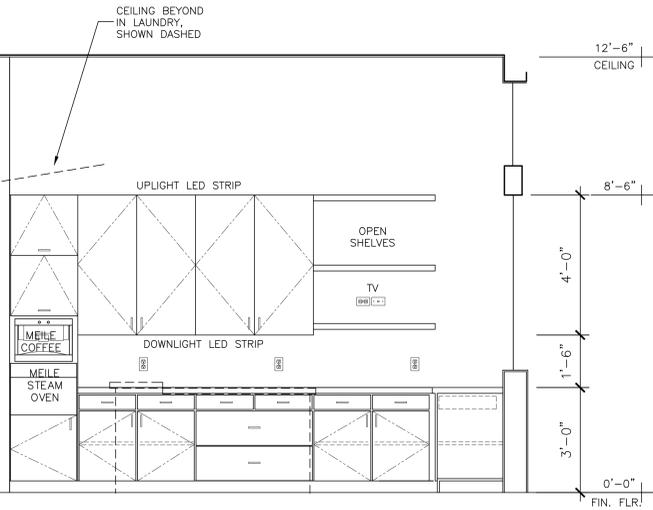
DINING



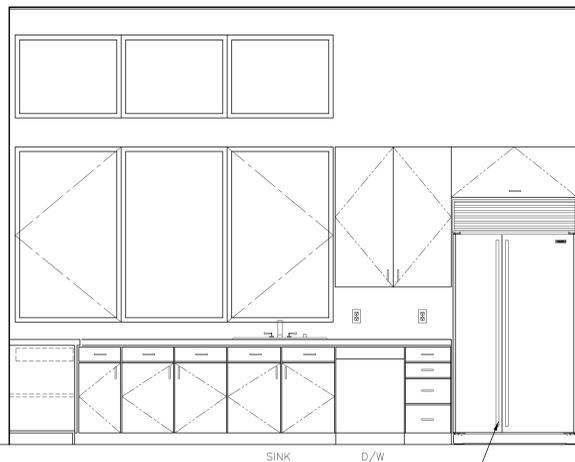
12'-5 1/2"
OPEN TO LAUNDRY

EXPOSED BOARD-FORMED CONCRETE WALL

KITCHEN



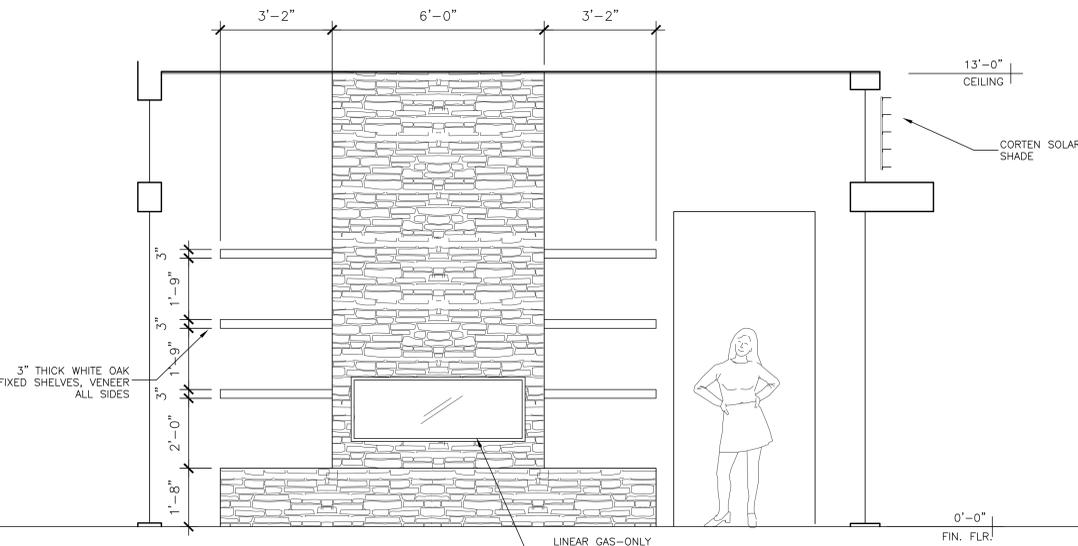
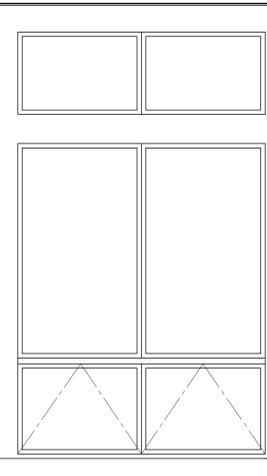
KITCHEN



ENTRY



LIVING



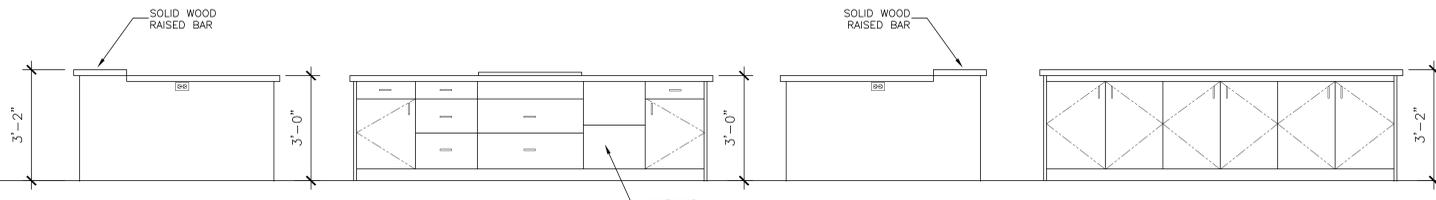
LIVING

ISLAND

ISLAND

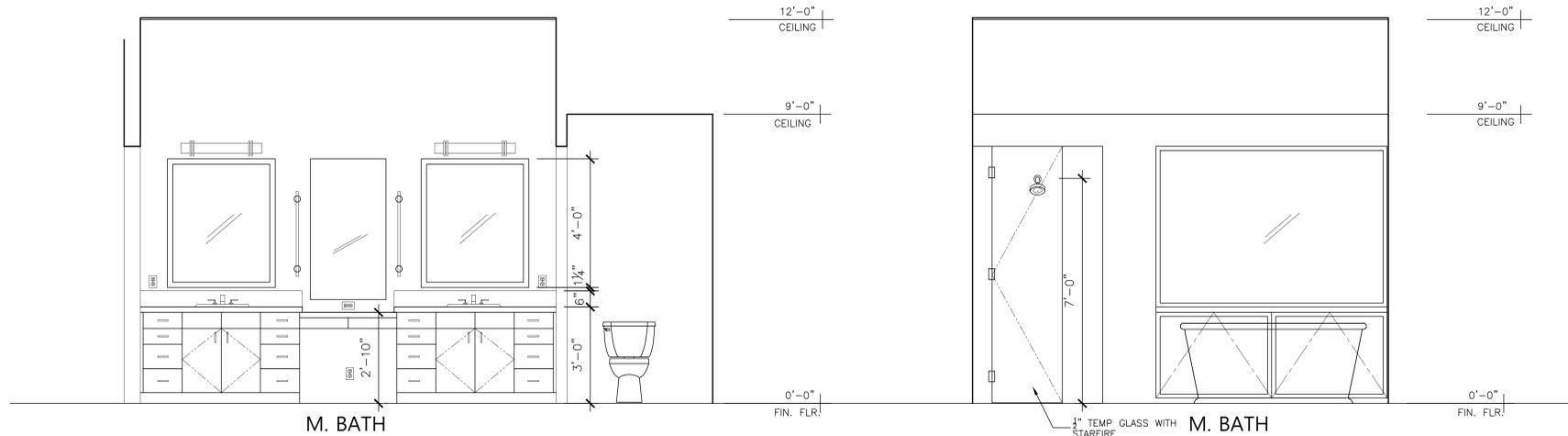
ISLAND

ISLAND



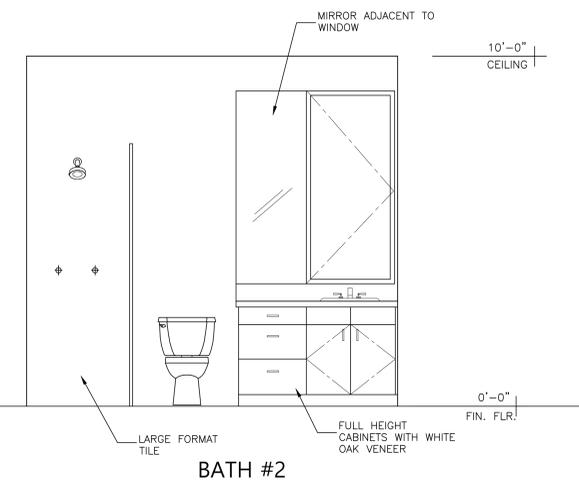
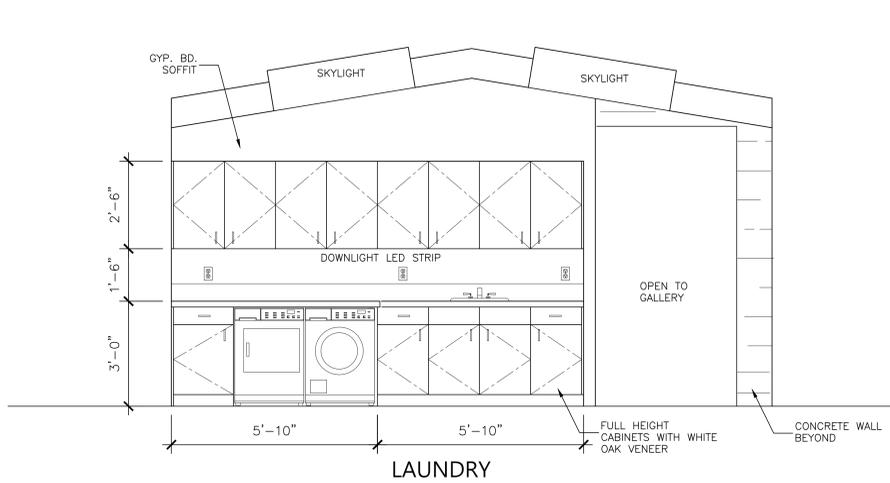
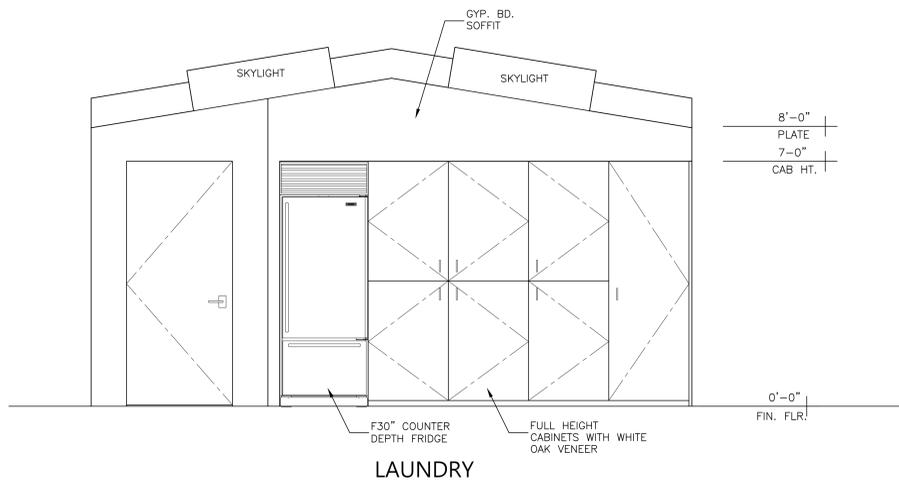
M. BATH

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SHEET TITLE
INTERIOR ELEVATIONS

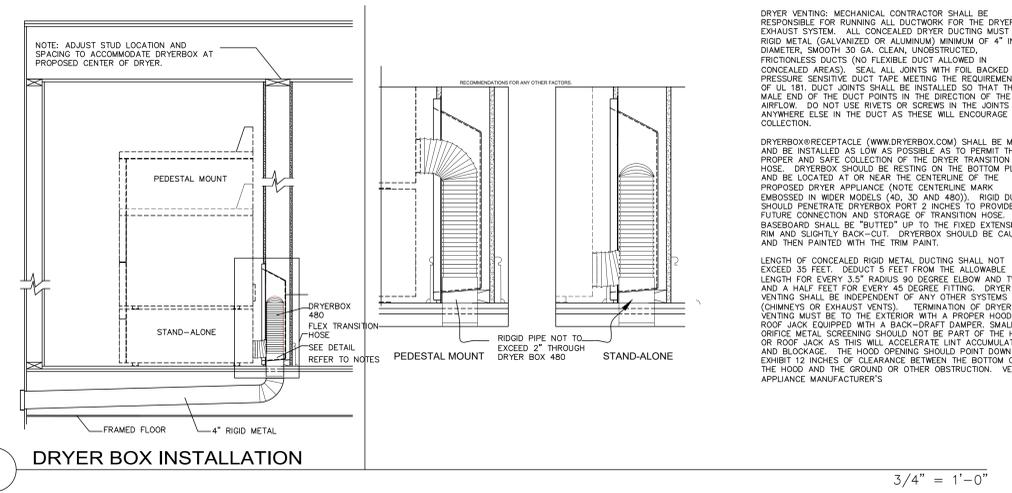
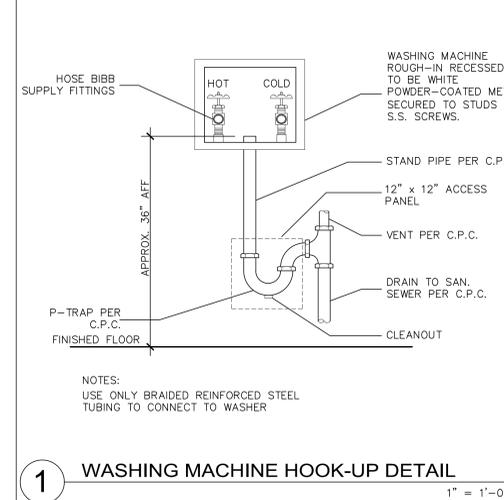
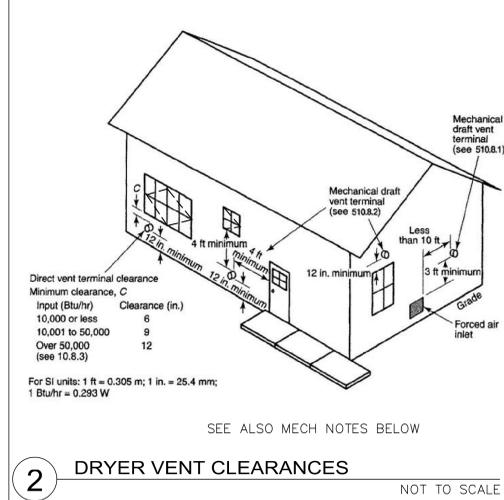
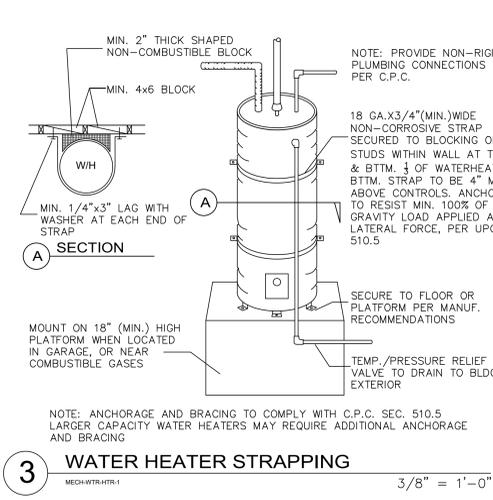
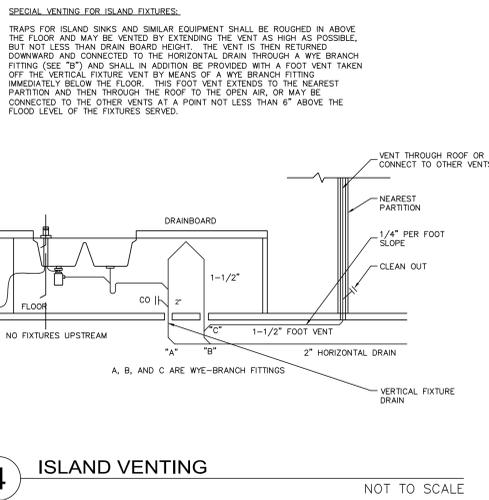
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A7.6

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MECHANICAL NOTES:

HEATING AND COOLING SYSTEM(S) ARE PER MECHANICAL SHEETS

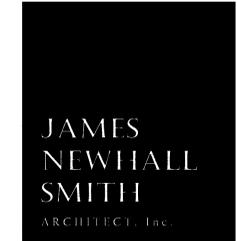
DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 0.019" SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (CEC SEC 406.1.4(2)).

PER ENERGY REQUIREMENTS (CEC SECTION 150-(E)-1-B). CLOSABLE METAL OR TEMPERED GLASS DOORS SHALL COVER THE ENTIRE OPENING OF THE FIRE BOX. PROVIDE OUTSIDE COMBUSTION AIR INTAKE DIRECTLY INTO THE FIREBOX A MINIMUM OF 6 SQUARE INCHES IN AREA AND EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER. (NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE OVER SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL).

CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14' WITH TWO ELBOWS. THIS MAX. RUN SHALL BE REDUCED 2' FOR EVERY ELBOW IN EXCESS OF TWO.

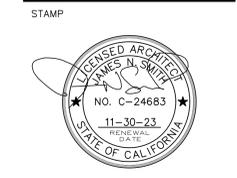
A PERMANENTLY AFFIXED SIGN SHALL BE INSTALLED IN THE MECHANICAL ROOM WHICH STATES THE FOLLOWING: "ALL GUTTERS, DOWNSPOUTS AND CATCH BASINS SHALL BE INSPECTED AND CLEANED OF SILT AND DEBRIS BEFORE EACH WINTER AND AFTER EACH SIGNIFICANT STORM EVENT"

MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT SUCH AS VENTS, CHIMNEYS, PLUMBING VENTS, STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS, EXCEPT AS OTHERWISE SPECIFIED IN THIS CODE. TOILET ROOMS, BATHROOMS AND KITCHENS SHALL NOT BE CONSIDERED HAZARDOUS OR NOXIOUS (R303.5.1)



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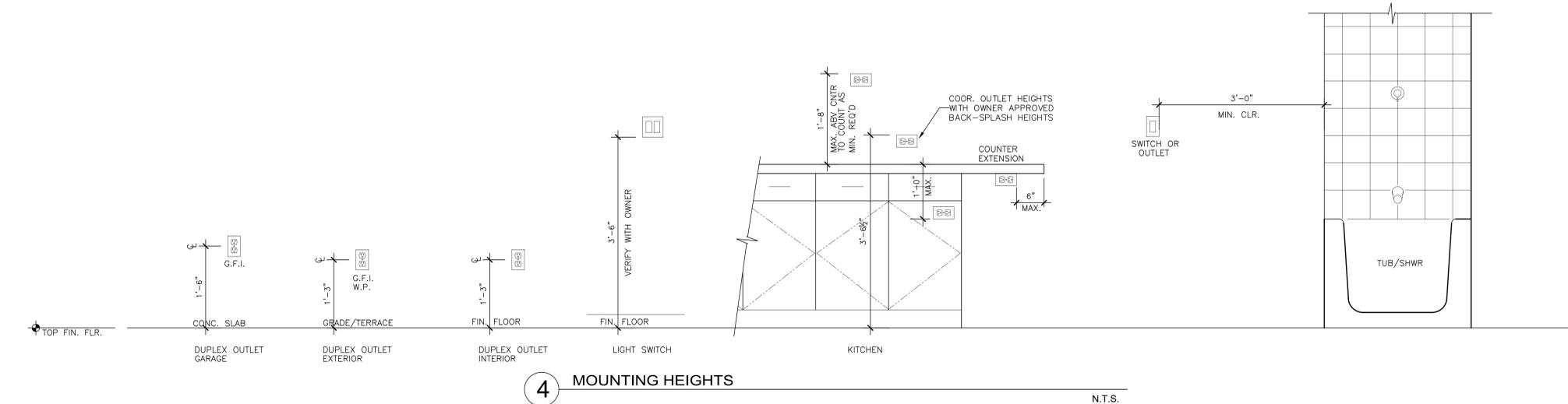
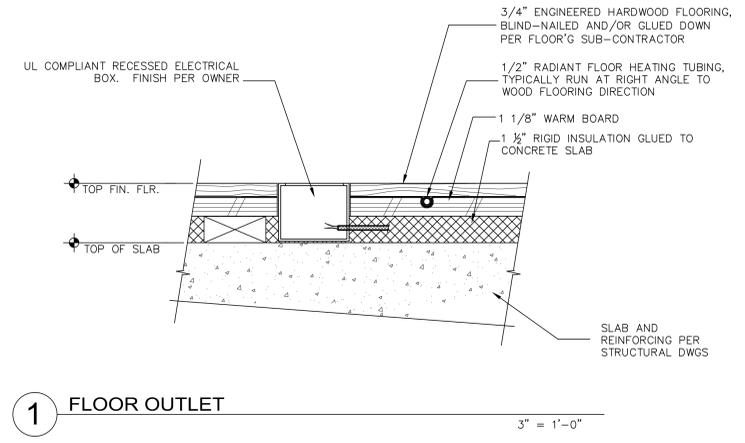
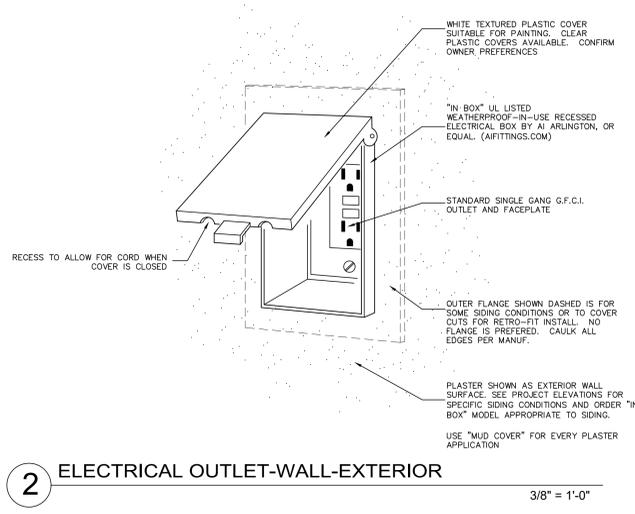
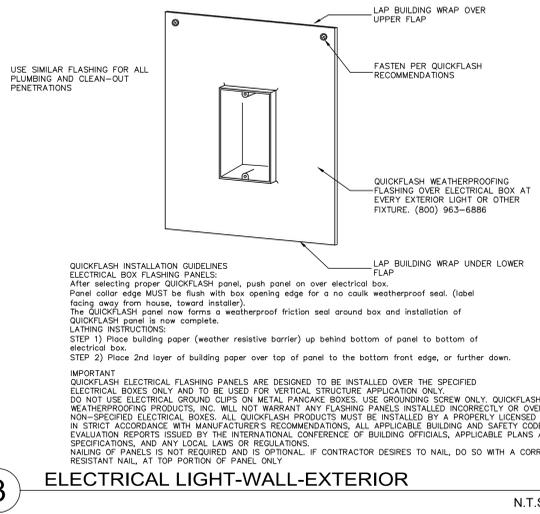
SHEET TITLE
DETAILS MECHANICAL

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A8.0 MECH

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ELECTRICAL NOTES:

GENERAL

SEE ELECTRICAL SYMBOL LEGEND NOTES FOR ADDITIONAL INFORMATION.
ALL NEW ELECTRICAL WORK SHALL MEET 2019 CALIFORNIA ELECTRICAL CODE
ELECTRICIAN TO CONDUCT AN ON-SITE WALK THRU WITH THE OWNERS AND ARCHITECT TO DETERMINE FINAL LOCATIONS FOR RECEPTACLES, FIXTURES, PHONES, CABLE, AUDIO/VISUAL, SECURITY, DATA LINES, ETC. PRIOR TO ROUGH-IN. OBTAIN OWNER APPROVAL AS PER STYLE AND COLOR OF SWITCHES AND OUTLETS.
MAIN ELECTRICAL SERVICE PANELS: SIZE PER PLAN, GROUNDING METHOD PER ELECTRICIAN, INCLUDING UFER GROUNDING, OR CONCRETE-ENCASED-ELECTRODE PER CEC 250-81(C).
ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.
EACH MULTIWIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES.
IN REMODELS, ALL NEW ELECTRICAL WORK SHALL MEET CURRENT CALIFORNIA CODES.
SEE A4.0 SHEETS FOR LIGHTING INFORMATION AND LAYOUT

LIVING AREAS / HALLWAYS

RECEPTACLE OUTLETS IN EVERY MAIN HABITABLE ROOM SHALL BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE OF THE WALL IS MORE THAN 6' HORIZONTALLY FROM AN ELECTRICAL OUTLET PER CEC 210-52. ANY SPACE 2' OR MORE IN WIDTH INCLUDING SPACE MEASURED AROUND CORNERS AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES AND SIMILAR OPENINGS. FLOOR RECEPTACLE SHALL NOT BE COUNTED AS A PART OF THE REQUIRED RECEPTACLES UNLESS WITHIN 18" OF WALL.
RECEPTACLE OUTLETS AT HALLWAYS 10' OR LONGER SHALL HAVE AT LEAST ONE OUTLET PER CEC 210-52(H).
AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHOULD BE INSTALLED (CEC 210-70): IN EVERY HABITABLE ROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND OUTDOOR ENTRANCES.
ALL 120-VOLT 15 AND 20 AMP OR BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI) COMBINATION TYPE. GUESTROOMS (210-18) AND GUEST SUITES THAT ARE PROVIDED WITH PERMANENT PROVISIONS FOR COOKING SHALL HAVE AFCI (CEC 210.12(E)).
ALL RECEPTACLE CIRCUITS SHALL NOT BE COMBINED WITH LIGHTING LOADS AT LIVING OR EXITING AREAS.

KITCHEN

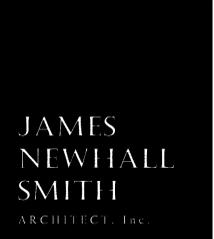
ALL KITCHEN CIRCUITS, INCLUDING FOR DISHWASHERS AND GARBAGE DISPOSALS, SHALL BE AFCI/GFCI PROTECTED.
KITCHEN: ALL ELECTRICAL OUTLETS THAT SERVE THE COUNTER TOPS IN THE KITCHEN SHALL HAVE GFCI (GROUND-FAULT CIRCUIT-INTERRUPTER) PROTECTION PER CEC 210-8(A)(6).
THERE SHALL BE A MINIMUM OF TWO SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN, LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY (CEC ARTICLE 210-52(b)).
ALL KITCHEN COUNTERTOPS WIDER THAN 12" SHALL BE SERVED BY AN ELECTRICAL OUTLET PER CEC 210-52(C). MIN. OF (2) 20 AMP CIRCUITS SERVING COUNTERTOPS SHALL BE DUAL AFCI/GFCI PROTECTED RECEPTACLES ONLY.
KITCHEN AT ISLANDS AND PENINSULAR COUNTERTOPS SHALL HAVE AT LEAST ONE ELECTRICAL OUTLET THAT SERVES THE COUNTERTOP PER CEC 210-52(C). OUTLETS SHALL BE MOUNTED NOT MORE THAN 12" BELOW COUNTERTOP. RECEPTACLES MAY NOT BE MOUNTED UNDER ANY OVERHANG GREATER THAN 6".
A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, OR OTHER SIMILAR AREAS. (CEC 210.11(C)(1)).
ELECTRICAL OUTLETS FOR THE KITCHEN COUNTERS SHALL BE SPACED SO THAT NO POINT ALONG THE WALL LINE OF THE COUNTER IS MORE THAN 2' FROM AN ELECTRICAL OUTLET (4' O.C. MAX.) AND WITHIN 24" OF EDGE AND/OR BREAK IN THE COUNTERTOP PER CEC 210-52(C). REFRIGERATORS ARE REQUIRED TO BE DUAL AFCI/GFCI PROTECTED AND MAY BE ON ONE OF THE CIRCUITS SERVING COUNTERS.
FIXED APPLIANCES AND MICROWAVE SHALL BE PROVIDED POWER FROM ADDITIONAL DEDICATED CIRCUITS.
KITCHEN SINK SHALL HAVE AN ELECTRICAL OUTLET WITHIN 24" OF BOTH SIDES OF THE SINK, MEASURED FROM THE EDGE OF THE SINK

BATHROOM

BATHROOM OUTLETS SHALL HAVE APPROVED GROUND FAULT CIRCUIT PROTECTION PER NEC 210-8(A)(1). A GFCI PROTECTED OUTLET SHALL BE INSTALLED NEXT TO EACH BATHROOM BASIN PER CEC 210-52(D).
BATHROOM ELECTRICAL OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. THE CIRCUIT(S) SHALL HAVE NO OTHER ELECTRICAL OUTLETS PER CEC 210.11(C)(3)
AT LEAST ONE GFCI PROTECTED RECEPTACLE SHALL BE LOCATED WITHIN 3' OF THE OUTSIDE EDGE OF EACH BASIN (SINK) (CEC 210.52(D)).

LAUNDRY / GARAGE / ACCESSORY BLDGS / EXTERIOR

ALL LAUNDRY ROOM RECEPTACLES, INCLUDING WASHING MACHINE (BUT NOT DRYER) SHALL BE AFCI PROTECTED PER CEC 210.12(A)
ONE ADDITIONAL 20 AMP BRANCH ELECTRICAL CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLETS REQ'D PER CEC 210.52(F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS. (CEC 210.11(C)(2))
ELECTRICAL CLOTHES DRYERS AND ELECTRIC KITCHEN RANGES SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET PER CEC 250-59.
ELECTRICAL PANELS IN GARAGE WALL SHALL BE SURFACE MOUNTED OR HAVE FULL 5/8" TYPE "X" GYPSUM BOARD LINING BEHIND THE PANEL. MONTEREY COUNTY REQUIREMENT.
GARAGE, ACCESSORY BLDGS, AND BASEMENT RECEPTACLES SHALL HAVE GFCI PROTECTION PER CEC 210-8(A).
125- AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP INSERTED PER CEC 406.9 (B) (1)
EXTERIOR OUTLETS SHALL HAVE A WEATHERPROOF ENCLOSURE & GFCI PER NEC 410-57(A). GFCI OUTLET SHALL BE INSTALLED AT THE FRONT AND REAR OF THE HOUSE PER CEC 210-52(E).
LAUNDRY, UTILITY AND WET BARS SHALL HAVE GFCI OUTLETS WHEN RECEPTACLE IS WITHIN 6' OF THE OUTSIDE EDGE OF THE SINK.
PROVIDE LISTED RACEWAY TO ACCOMMODATE A DEDICATED 200 v BRANCH CIRCUIT FOR FUTURE ELECTRIC VEHICLE CHARGING



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SHEET TITLE

DETAILS ELECTRICAL

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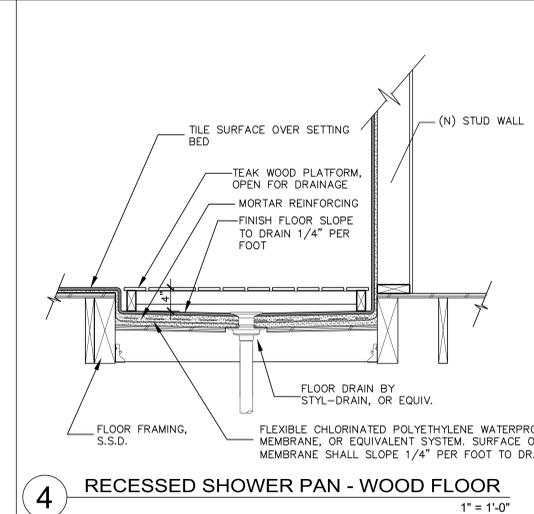
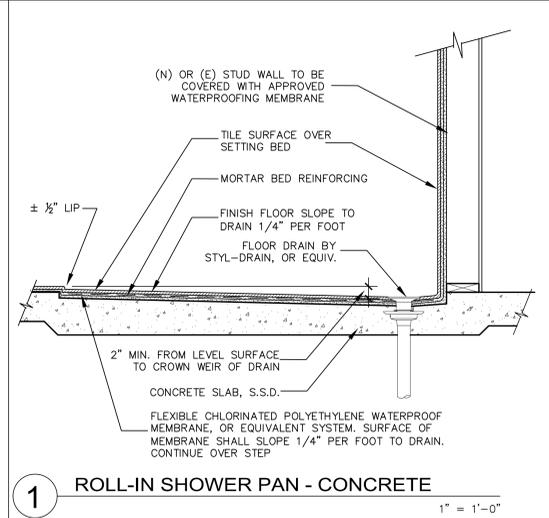
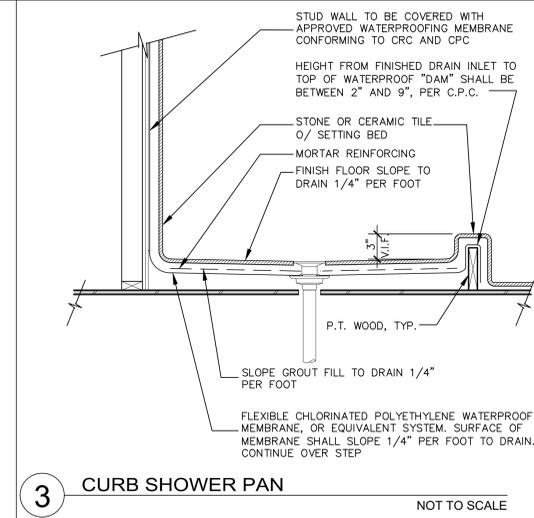
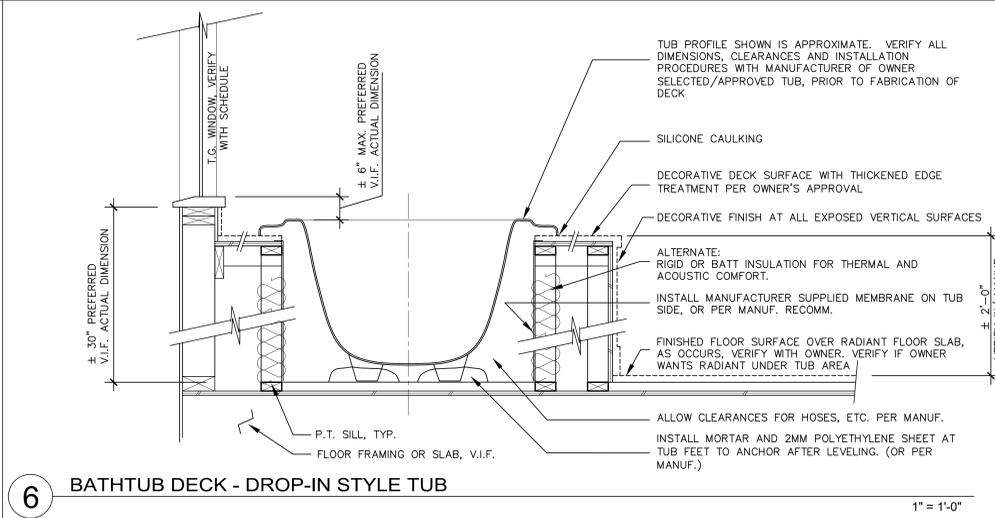
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A8.1 ELEC

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PLUMBING NOTES:

GENERAL

PLUMBING PLAN (INCLUDING GAS LINE LAYOUT AND SIZING) SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.

WATER PRESSURE IN THE BUILDING SHALL BE LIMITED TO 50 TO 60 P.S.I. OR LESS. INSTALL/UPGRADE PRESSURE REGULATOR AS REQUIRED.

PROVIDE PRESSURE ABSORBING DEVICES, EITHER AN AIR CHAMBER OR APPROVED MECHANICAL DEVICE THAT WILL ABSORB HIGH PRESSURE RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES. (CPC 609.10).

PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS.

CONTRACTOR TO PROVIDE ACCESS PANEL (MIN 12"x12") OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP-JOINT CONNECTIONS. (CPC 318.5)

PLUMBING LINES UTILIZED AS GROUNDS ARE PROHIBITED.

ALL HOT WATER FIXTURES THAT HAVE MORE THAN 10' OF PIPE FROM THE FIXTURE TO THE HOT WATER HEATER SERVING THE FIXTURE SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.

THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120° FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC SECTION 414.5)

BATHROOM

LAVATORY SINK FAUCETS IN BATHROOMS SHALL EMIT A MAXIMUM OF 1.2 G.P.M. AT 60 P.S.I. (MPWMD ORD. 170)

TOILETS, EITHER FLUSH TANK, FLUSHOMETER TANK, OR FLUSHOMETER VALVE SHALL BE 1.28 GALLONS MAX. PER FLUSH (U.O.N.). TOILET ENCLOSURE (IF ANY) SHALL HAVE A MINIMUM CLEAR WIDTH OF 30", AND THERE SHALL BE 24" CLEAR AREA IN FRONT OF TOILET STOOL.

SHOWERS

PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE, AT ALL SHOWER LOCATIONS.

ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM CLEAR THRESHOLD OPENING OF 22" AND THE INTERIOR FLOOR AREA MUST BE A MINIMUM OF 1,024 SQ. IN., AND ALSO CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE OF CLEAR AREA.

SHOWER/BATH DOOR, IF USED, SHALL BE TEMPERED GLASS AND SHALL OPEN OUTWARD AND BE A MINIMUM CLEAR OPENING WIDTH OF 22". OPENING SHALL ALSO BE A MINIMUM OF 22" PER CPC 408.5.

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72". (CRC SECTION R307.2)

LOCATION OF VALVES AND HEADS: CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. CPC 411.10

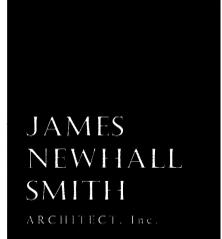
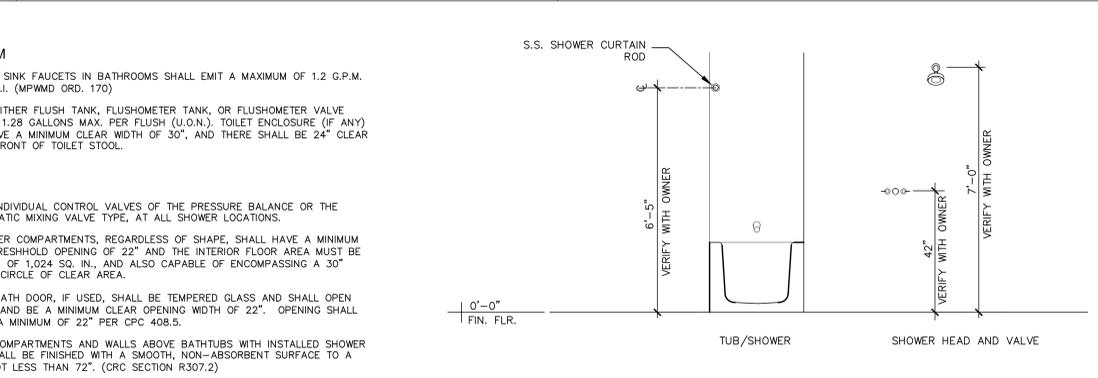
SHOWER HEADS, RAIN BARS OR BODY SPRAY NOZZLES MUST BE DESIGNED AND MANUFACTURED TO EMIT A MAXIMUM OF 2.0 GALLONS PER MINUTE OF WATER. ALL SHOWER FIXTURES SHOULD BE INSTALLED WITH A SCALD PROTECTION VALVE RATED AT 2.0 G.P.M. (MPWMD ORD 170)

VERIFY ALL DETAILS, TILE SIZES, EDGE CONDITIONS, FINISHES, COLORS AND SEALERS WITH OWNERS PRIOR TO ORDERING OR INSTALLING ALL TILE/STONE.

KITCHEN

KITCHEN SINK, UTILITY SINK AND BAR SINK FAUCETS SHALL EMIT A MAXIMUM OF 1.8 G.P.M. AT 60 P.S.I. FAUCETS MAY INCREASE TO 2.2 G.P.M. FOR TEMPORARY POT FILLING BUT MUST DEFAULT BACK TO 1.8 G.P.M. (MPWMD ORD 170)

PER GREEN BUILDING CODE, THE FLOW RATES OF WATER FIXTURES THAT ARE NOT UNDERGOING ALTERATION



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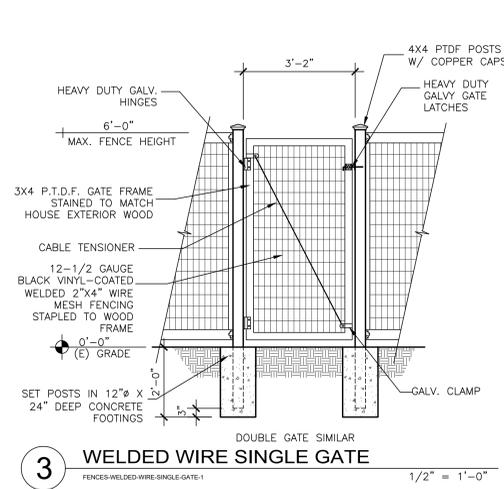
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DETAILS PLUMBING

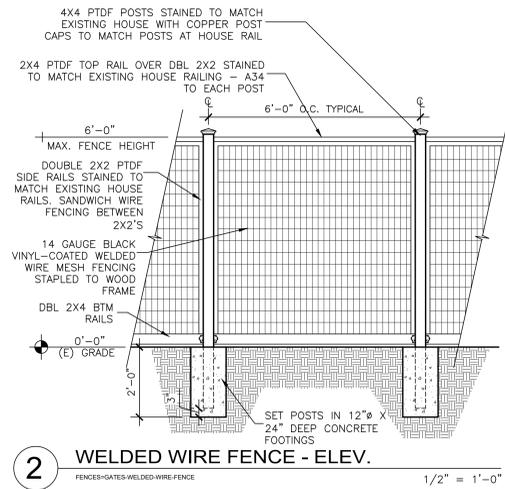
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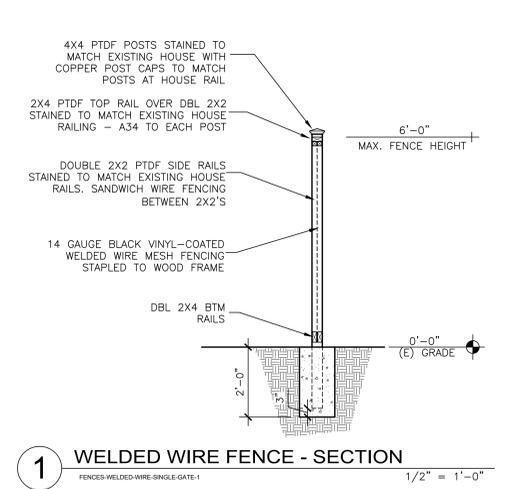
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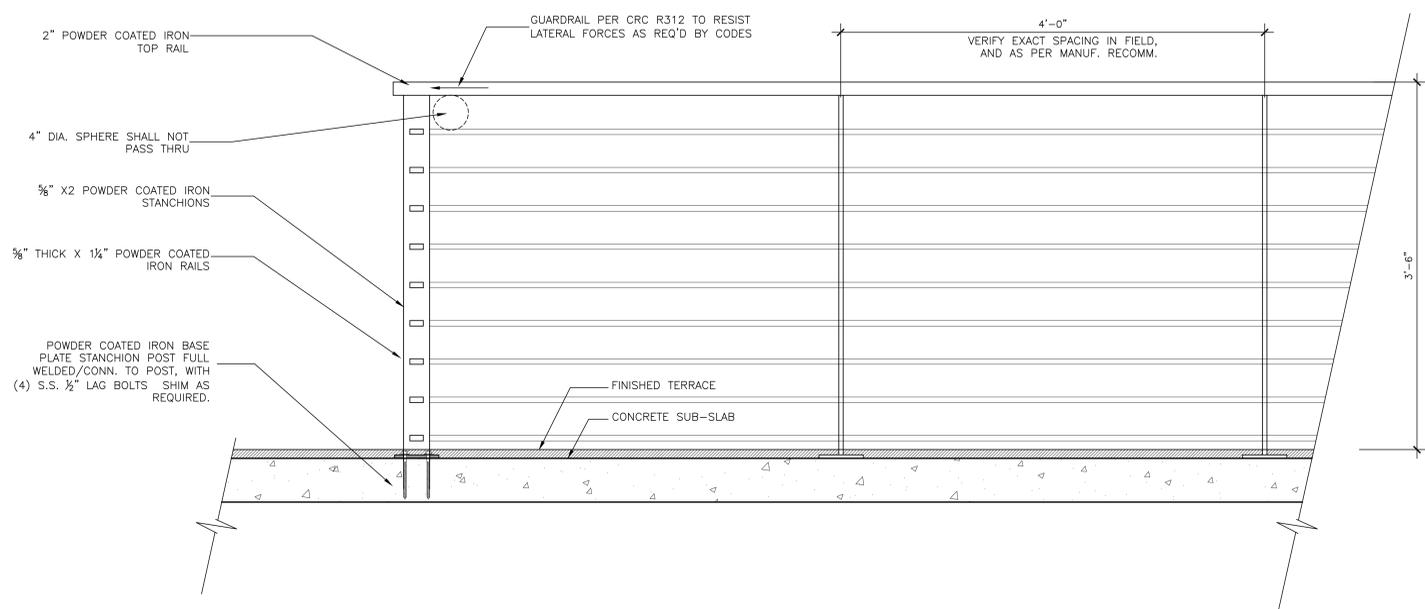
3 WELDED WIRE SINGLE GATE
FENCES-GATES-WELDED-WIRE-GATE-1 1/2" = 1'-0"



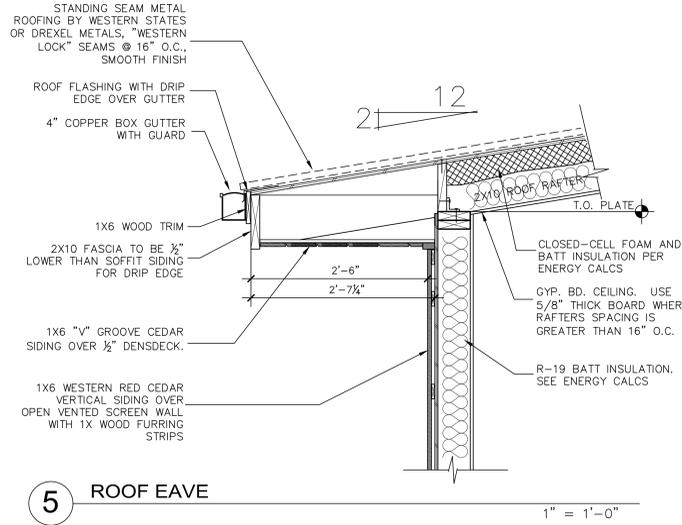
2 WELDED WIRE FENCE - ELEV.
FENCES-GATES-WELDED-WIRE-FENCE 1/2" = 1'-0"



1 WELDED WIRE FENCE - SECTION
FENCES-GATES-WELDED-WIRE-FENCE-1 1/2" = 1'-0"



4 STEEL POST RAILING
GLASS-RAILING-POST 1-1/2" = 1'-0"



5 ROOF EAVE
1" = 1'-0"

FASCIA NOTES

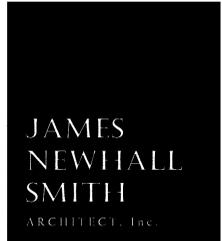
FASCIA BOARD TO BE PRE-PRIMED PINE, LOSP TREATED, "ADVANTAGE PLUS" BY KELLEHER. FASCIA IS S3S WITH RESAWN TEXTURE AT EXPOSED FACE

USE H.D. GALVY OR S.S. NAILS. PRE-DRILL NAIL HOLES AT ALL MITER AND SCARF JOINTS AND NEAR ENDS

APPLY OIL-BASED, STAIN-BLOCKING SPOT PRIMER FOR ALL ENDS, CUTS, AND NAIL HOLES PER MANUF.

AFTER INSTALLATION, APPLY 2 COATS HIGH-QUALITY ACRYLIC PAINT PRIOR TO EXPOSURE TO HEAVY RAINS

MANUF. RECOMMENDS LIGHTER FINISH COLORS TO REFLECT HEAT AND CONTRIBUTE TO A LONGER LASTING FINISHED PRODUCT. DARK COLORS ABSORB HEAT WHICH MIGHT DRY AND WARP WOOD



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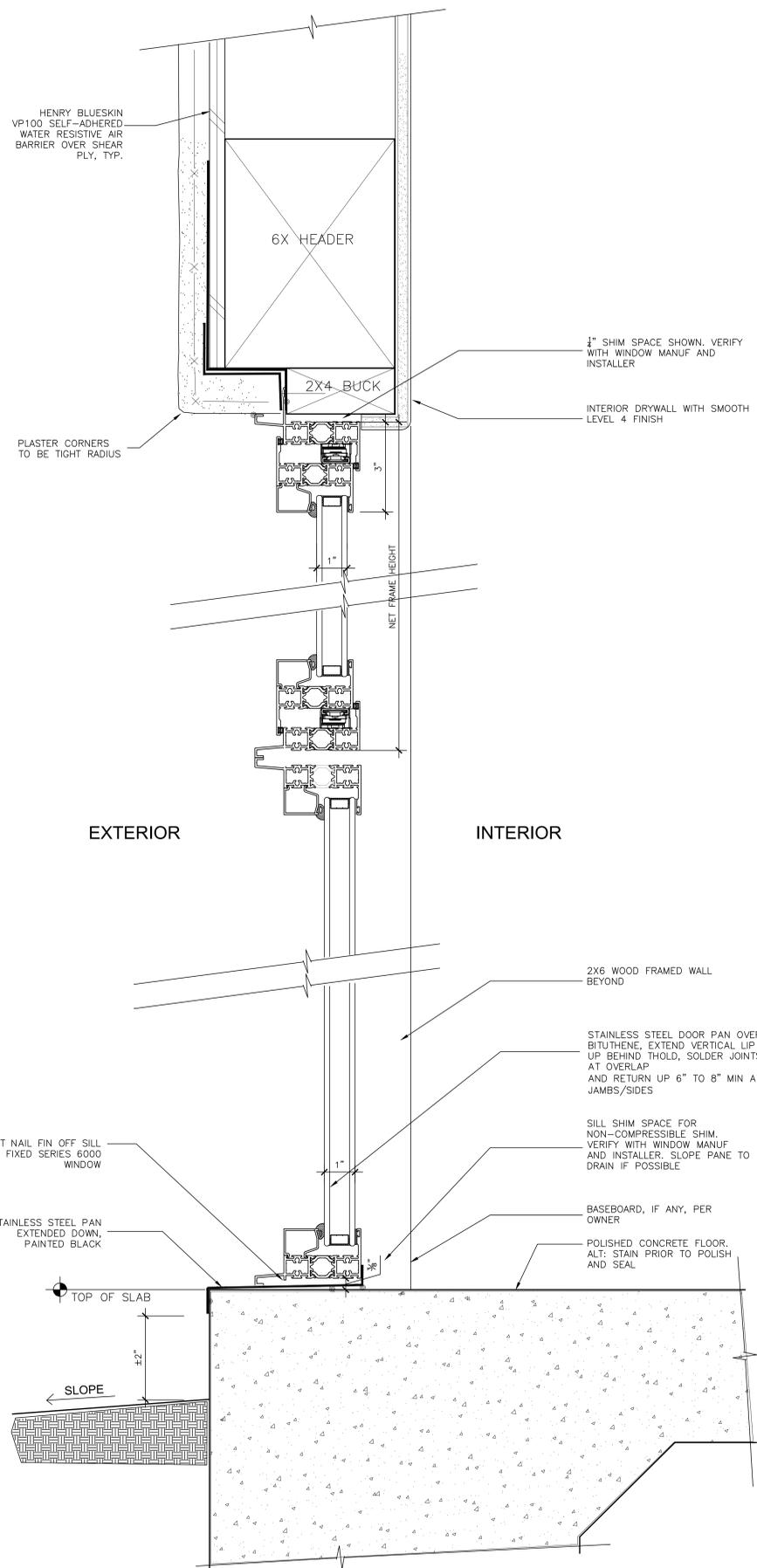
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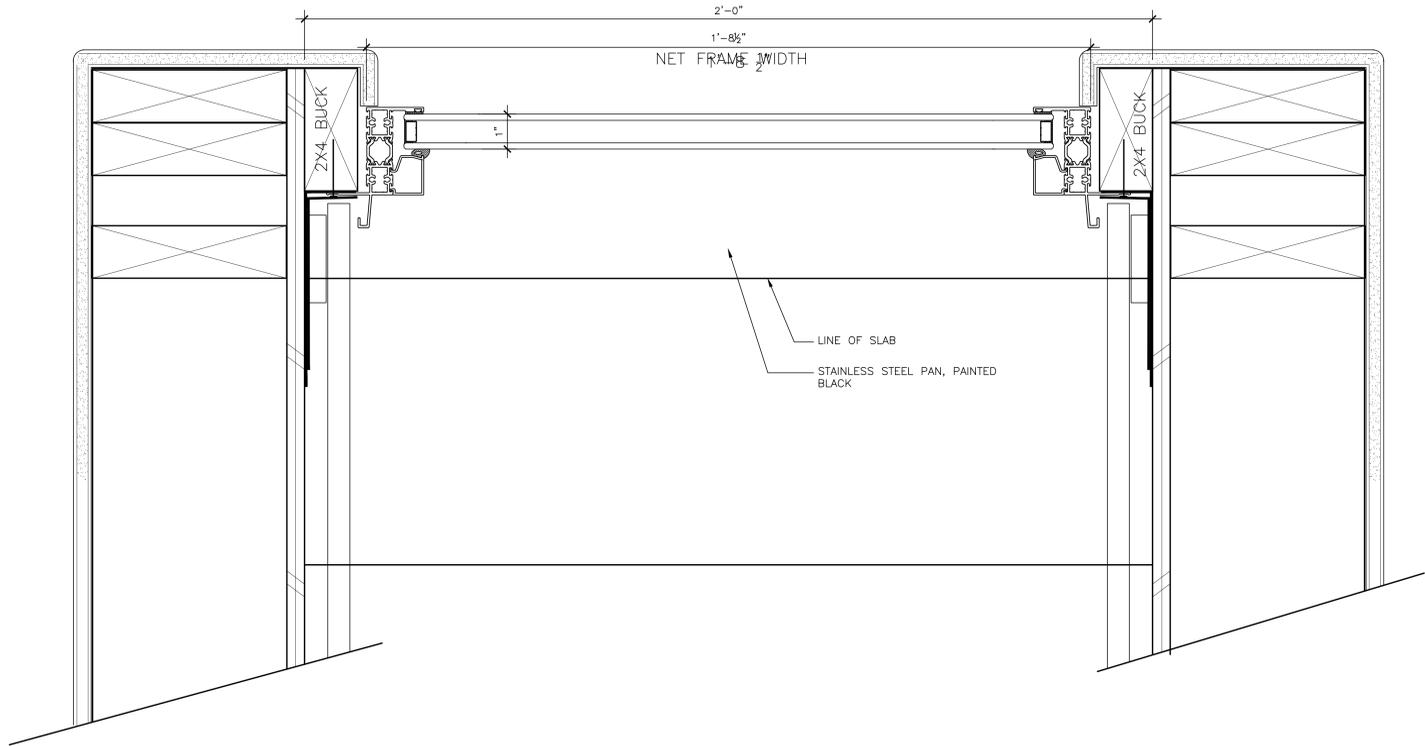
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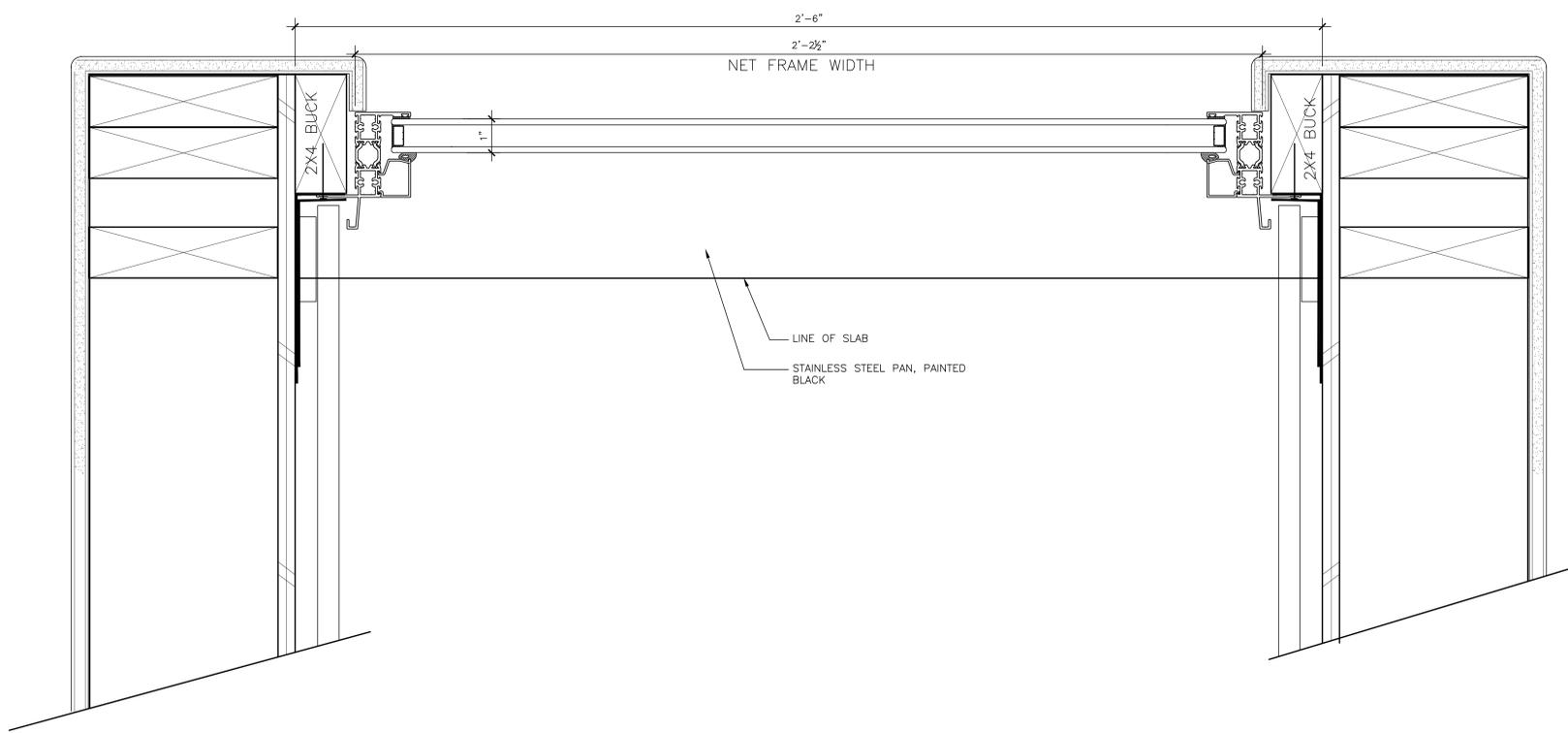
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3 SILL AT SLAB
6" = 1'-0"



1 JAMB AT RECESSED WINDOW
6" = 1'-0"

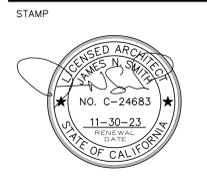


2 JAMB AT RECESSED WINDOW
6" = 1'-0"

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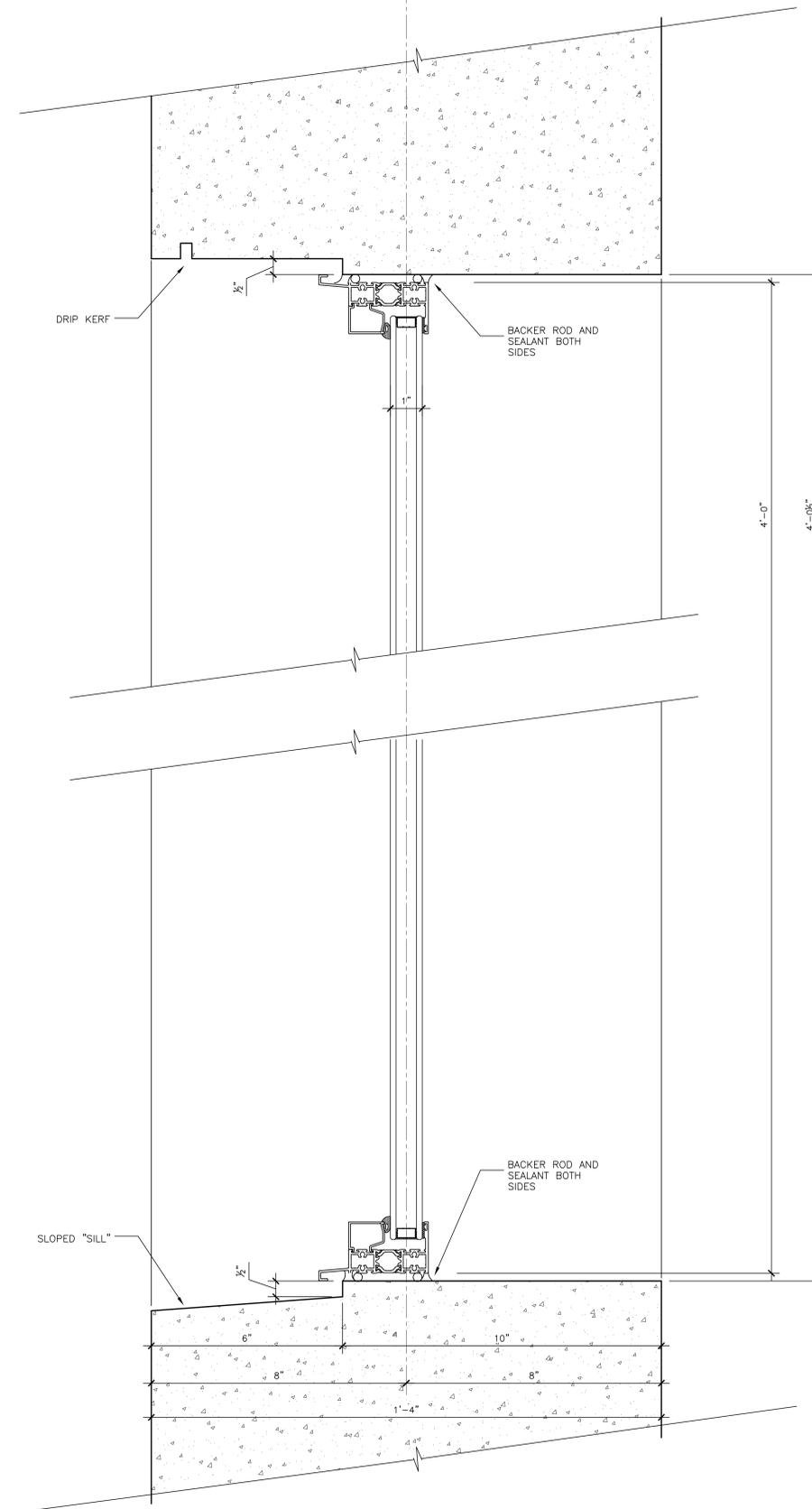
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1 WINDOW AT CONCRETE

3" = 1'-0"

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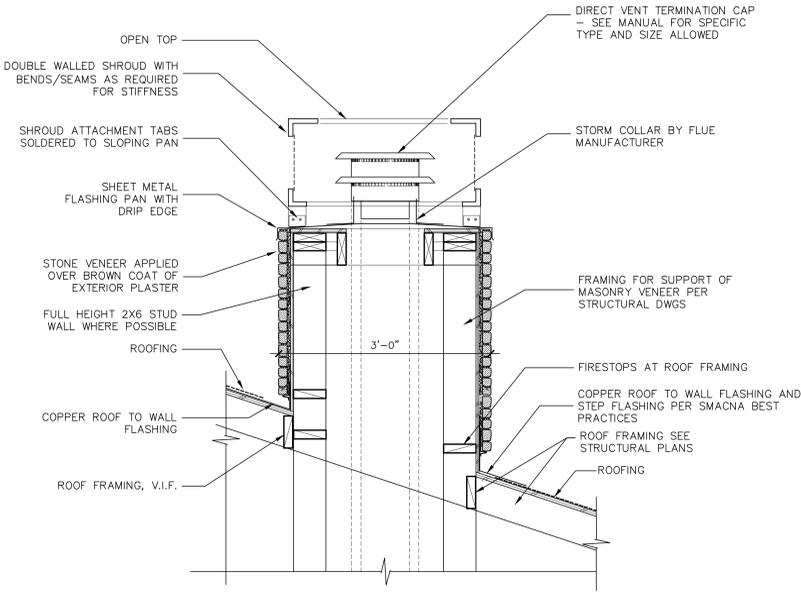
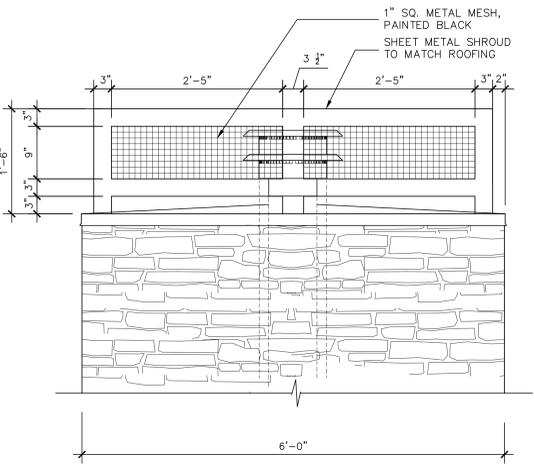
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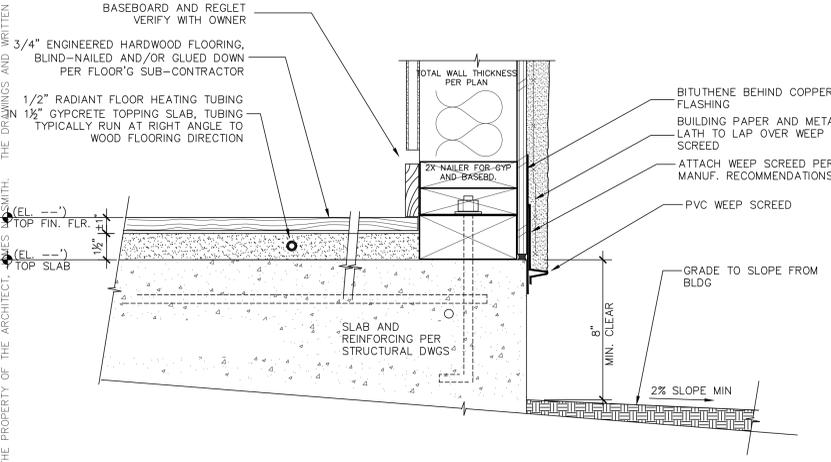
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DETAIL NOTES

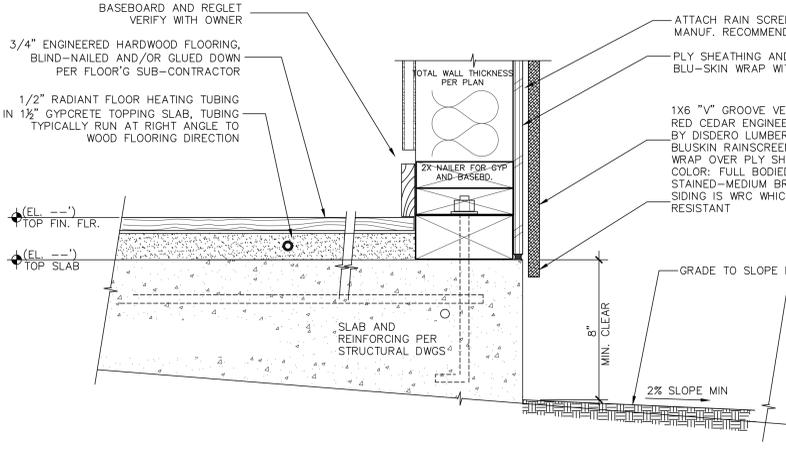
1. CUSTOM FABRICATED CHIMNEY CAP AND SHROUDING SHALL NOT VIOLATE THE UL LISTING OF THE FIREPLACE OR THE FLUE ASSEMBLY.
2. VERIFY ALL REQUIRED CLEARANCES AND VENTING AREA REQUIREMENTS WITH SPECIFIC MANUFACTURER OF CHIMNEY AND FIREPLACE COMPONENTS.
3. METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND ROOF W/ (2) 1/2"x4" S.S. METAL STRAPS LOOPED AROUND OUTSIDE OF THE CHIMNEY INSTALLATION AND NAILED WITH NOT LESS THAN (6) 8d NAILS PER STRAP AT EACH JOIST. (SEC.3102.6) (CONFER WITH MANUFACTURER RECOMMENDATIONS)
4. NO CHANGE IN SHAPE OR SIZE OF METAL FLUE WITHIN 6" OF COMBUSTIBLE FLOOR, CEILING OR ROOF. (SEC.3102.4.5)



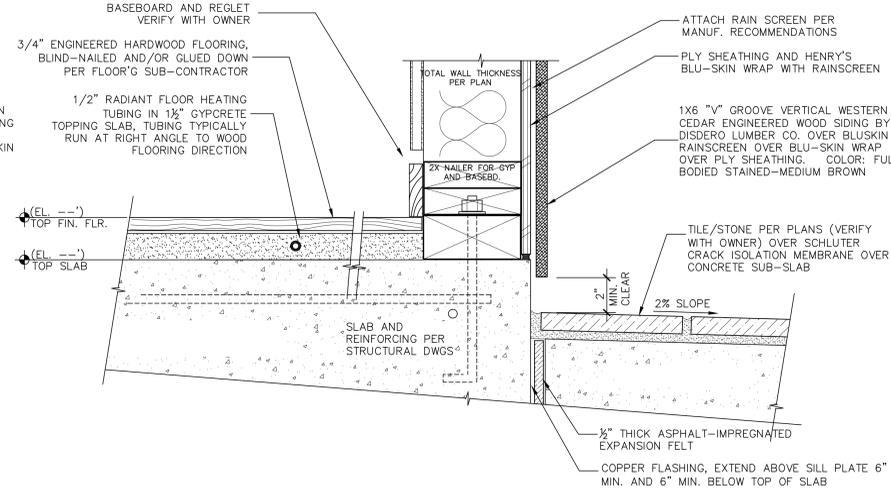
1 CHIMNEY CAP SHROUD ELEVATION AND SECTION
1" = 1'-0"



4 PLASTER WEEP SCREED AT GRADE
3" = 1'-0"



3 WEEP SCREED AT CONCRETE TERRACE
3" = 1'-0"



2 WEEP SCREED AT CONCRETE TERRACE
3" = 1'-0"

NOTES:
 FOUNDATION CONCRETE AND STEEL REBAR SHALL BE PER R403.1.1 AND R403.1.3.5
 PER R317.1(2) WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM THE EXPOSED GROUND, SHALL BE DECAY RESISTANT OR PRESERVATIVE-TREATED.
 PER R317.1(5) WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2" MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZ. SURFACES EXPOSED TO WEATHER, SHALL BE DECAY RESISTANT OR PRESERVATIVE-TREATED.
 PER R317.1.1 FIELD TREATMENT FIELD - OUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
 SUBTERRANEAN TERMITE CONTROL METHODS SHALL BE APPLIED PER R318.1. DUE TO CALIFORNIA BEING RATED AS "VERY HEAVY" REGARDING PROBABILITY OF TERMITE INFESTATION PER TABLE R301.2(1)
 DRAINAGE SHALL BE PER R401.3. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10'. EXCEPTION: WHERE CONDITIONS PROHIBIT THIS REQUIREMENT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE SHALL BE SLOPED A MIN. OF 2% AWAY FROM FROM THE STRUCTURE.
 PER R404.1.6 CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 4" WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6" ELSEWHERE.

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PROJECT/CLIENT

PRONGHORN RESIDENCE

MATT MACLAUGHLIN
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CARMEL, CA.

SHEET TITLE

DETAILS

| ISSUE | REVISIONS |
|-------|------------------------------------|
| 1 | 03-29-23 CONCEPTUAL DESIGN REVIEW |
| 2 | 03-31-23 REV. CONCEPTUAL REVIEW |
| 3 | 06-01-23 PRELIMINARY DESIGN REVIEW |
| 4 | 07-05-23 ROOF PITCH REVS |
| 5 | 09-21-23 FINAL DESIGN REVIEW |
| 6 | 11-29-23 FINAL DRB SUBMITTAL |

DATE

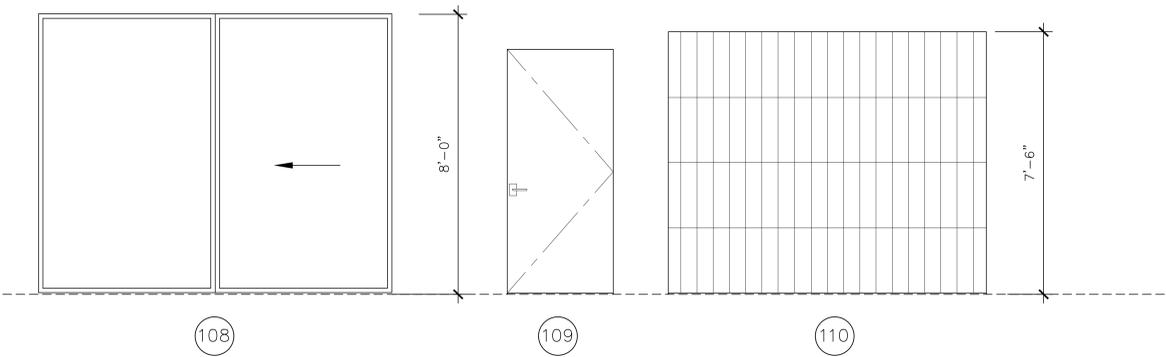
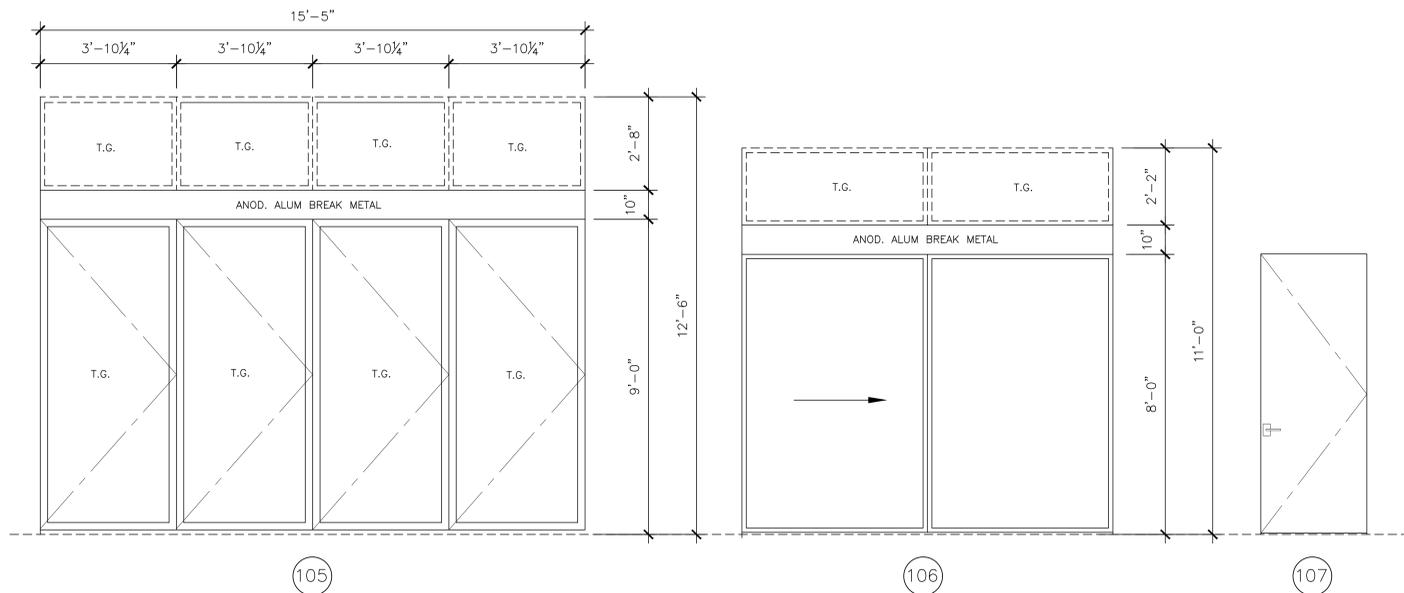
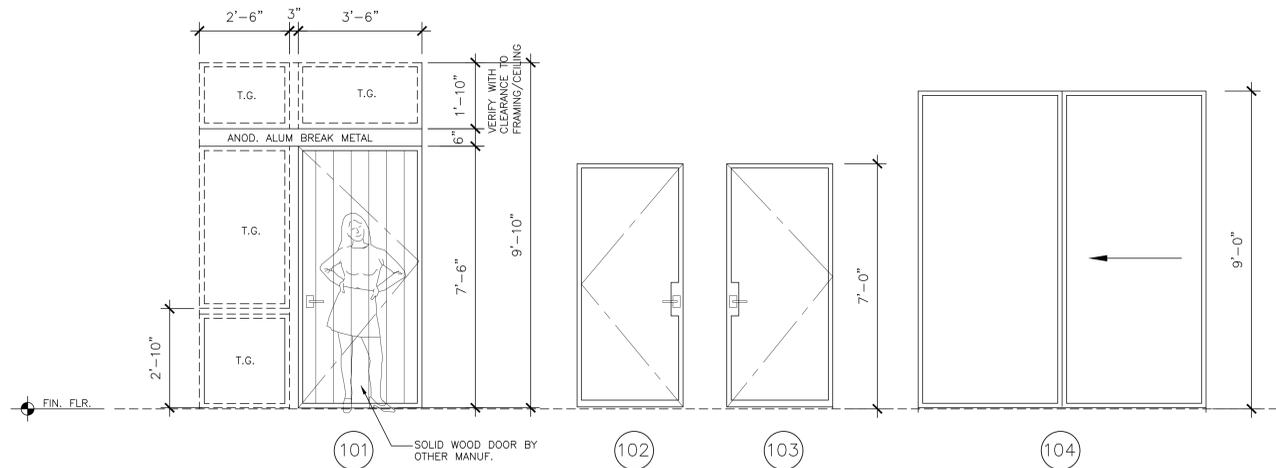
PROJECT NUMBER

SHEET NUMBER

A8.5

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DOOR SCHEDULE

| MARK | DOOR SIZE | | | FINISH MAT'L | CORE | FINISH | ACTION | REMARKS |
|---------------------|-----------|--------|--------|--------------|------|---------|---------|--|
| | WIDTH | HEIGHT | THICK. | | | | | |
| EXTERIOR-MAIN HOUSE | | | | | | | | |
| 101 | 3'-6" | 7'-6" | 1-3/4" | WD | SC | STAINED | SWING | DOOR REP TO VERIFY TYPE OF GLASS AND TINT/FILM WITH OWNER RE ALL DOORS, TO MATCH WINDOWS. ENTRY DOOR SYSTEM - SEE ELEVS. |
| 102 | 3'-0" | 7'-0" | - | ALUM | SC | ANOD | SWING | T.G. |
| 103 | 3'-0" | 7'-0" | - | ALUM | SC | ANOD | SWING | T.G. |
| 104 | 8'-2" | 9'-0" | - | ALUM | SC | ANOD | SLIDER | T.G. TWO PANEL |
| 105 | 15'-5" | 9'-0" | - | ALUM | SC | ANOD | SLIDER | T.G. FOUR PANEL BI-FOLD |
| 106 | 10'-6" | 8'-0" | - | ALUM | SC | ANOD | SLIDER | T.G. TWO PANEL |
| EXTERIOR-BED #3 | | | | | | | | |
| 107 | 3'-0" | 8'-0" | - | ALUM | SC | PAINTED | SWING | FLUSH |
| 108 | 10'-0" | 8'-0" | - | ALUM | SC | ANOD | SLIDER | T.G. TWO PANEL |
| EXTERIOR-GARAGE | | | | | | | | |
| 109 | 3'-0" | 7'-0" | - | ALUM | SC | PAINTED | SWING | FLUSH |
| 110 | 10'-0" | 7'-6" | - | SIDING | SC | STAINED | ROLL-UP | MULTI-PANEL |
| 111 | 10'-0" | 7'-6" | - | SIDING | SC | STAINED | ROLL-UP | MULTI-PANEL |
| INTERIOR-MAIN HOUSE | | | | | | | | |
| 112 | 2'-6" | 7'-6" | 1-3/8" | WOOD | SC | STAINED | SWING | |
| 113 | 2'-6" | 7'-0" | 1-3/8" | WOOD | SC | STAINED | SWING | |
| 114 | 4'-6" | 7'-0" | 1-3/8" | WOOD | SC | STAINED | BI-FOLD | |
| 115 | 2'-8" | 7'-0" | 1-3/8" | WOOD | SC | STAINED | SLIDING | POCKET |
| 116 | 3'-0" | 7'-0" | 1-3/8" | WOOD | SC | STAINED | SLIDING | POCKET |
| 117 | 3'-0" | 7'-0" | 1-3/8" | WOOD | SC | STAINED | SWING | |
| 118 | 2'-6" | 8'-0" | 1-3/8" | WOOD | SC | STAINED | SWING | |
| 119 | 3'-0" | 8'-0" | 1-3/8" | WOOD | SC | STAINED | SWING | |
| 120 | 3'-0" | 8'-0" | 1-3/8" | WOOD | SC | STAINED | SWING | |
| 121 | 3'-0" | 8'-0" | 1-3/8" | WOOD | SC | STAINED | SLIDING | POCKET |
| 122 | 2'-8" | 8'-0" | 1-3/8" | WOOD | SC | STAINED | SWING | |
| 123 | 2'-8" | 8'-0" | 1-3/8" | WOOD | SC | STAINED | SWING | |

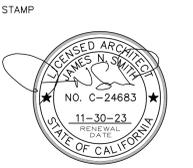
DOOR SCHEDULE NOTES

- DOOR SCHEDULE PROVIDED ABOVE IS PRELIMINARY IN NATURE. CONTRACTOR AND DOOR SUPPLIER SHALL REVIEW AND COMPLETE A COMPLETE AND ACCURATE SCHEDULE BASED UPON FRAMED FIELD CONDITIONS AND OWNER PREFERENCES. CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER PRIOR TO ORDERING.
- CONTRACTOR SHALL REVIEW ALL FIELD CONDITIONS TO ENSURE THAT THE PROPOSED DOOR SIZES AND SWINGS WILL FUNCTION PROPERLY. IF THERE ARE ANY DISCREPANCIES OR CONFLICTS THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY THROUGH A REQUEST FOR INFORMATION (R.F.I.)
- DOOR SIZES SHOWN ARE THE PROPOSED DOOR WIDTH AND HEIGHT DIMENSION, NOT THE ROUGH OPENING SIZE. GENERAL CONTRACTOR TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES FOR ARCHITECT/OWNER TO REVIEW AND APPROVE.
- ALL GLAZING IN DOORS SHALL BE TEMPERED GLASS. EXCEPTION IS FOR SMALL DECORATIVE GLASS OR PANE SANDWICHED BETWEEN TEMPERED LAYERS. INSTALLATION IS PER C.B.C. GLAZING TYPE AND STYLE SHALL MATCH WINDOWS, U.M.G.
- SPECIALTY DOORS SHALL BE COORDINATED WITH GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.
- ALL EXTERIOR DOORS SHALL HAVE A SHEET METAL PAN. OUTSWING DOORS SHALL HAVE A 1 1/2" MAX CHANGE IN ELEVATION TO THE EXTERIOR FINISH SURFACE.
- PER CRC R311.3.1 LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD IF OUT-SWING DOOR. IF IN-SWING, EXCEPTION ALLOWS MAX. 3/4" DROP IN SURFACE (R311.3.1) DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 3/4" BELOW TOP OF THE THRESHOLD (R311.3.2)
- ALL EXPOSED EDGES OF DOOR(S) INCLUDING TOP TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING. DOORS ARE TO BE STORED VERTICALLY AT JOB SITE AND OUT OF ALL INCLEMENT WEATHER CONDITIONS AND TO BE HUNG AS QUICKLY AS POSSIBLE, ONCE REACHING THE JOB SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MINIMIZE THE AMOUNT OF TIME FOR ON-SITE STORAGE OF DOORS AND WINDOWS PRIOR TO INSTALL.
- ALL FRENCH DOORS ARE TO HAVE DEAD BOLTS AND THREE WAY CONNECTING HARDWARE TO MAXIMIZE CONTINUOUS SEAL AGAINST WIND/WEATHER.
- DOORS REQUIRED TO HAVE 20 MINUTE RATING TO BE MIN. 1 3/8" SOLID WOOD AND SHALL BEAR THE U.L. LABEL NO RAISED PANELS OR OTHER FEATURES MAY REDUCE THIS MINIMUM THICKNESS. SHOULD VENEERS BE APPLIED TO PRE-MANUFACTURED 20 MIN. RATED DOORS, CARE IS TO BE TAKEN NOT TO VIOLATE THE RATING DURING APPLICATION.
- WEATHER-STRIPPING OF EXTERIOR DOORS SHALL BE CONTINUOUS ON ALL SIDES OF EACH DOOR AND SHALL BE SIZED, DESIGNED, AND FITTED TO PROVIDE FULL WATER-TIGHTNESS AGAINST WATER AND DRIVING RAIN. CONTRACTOR SHALL WATER TEST A MINIMUM OF ONE DOOR AFTER INSTALLATION ON SIDE OF RESIDENCE WHERE EXPOSURE TO WEATHER IS GREATEST, AND REPORT FINDINGS TO OWNER AND ARCHITECT.
- AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR ALL DWELLING UNITS. THE DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32" WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WHEN OPEN TO 90 DEGREES. THE MINIMUM CLEAR HEIGHT SHALL BE 78" WHEN MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. ALL EGRESS DOORS SHALL BE READILY OPERABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, PER CRC R311.2.
- AT ALL STATE RESPONSIBILITY AREAS (SRA) EXTERIOR DOOR ASSEMBLIES SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SPM-7A-1. (SEE ALSO CRC 327 WILDLAND URBAN INTERFACE)
- PER 1010.1.6 THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 2" IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR 2" ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS.

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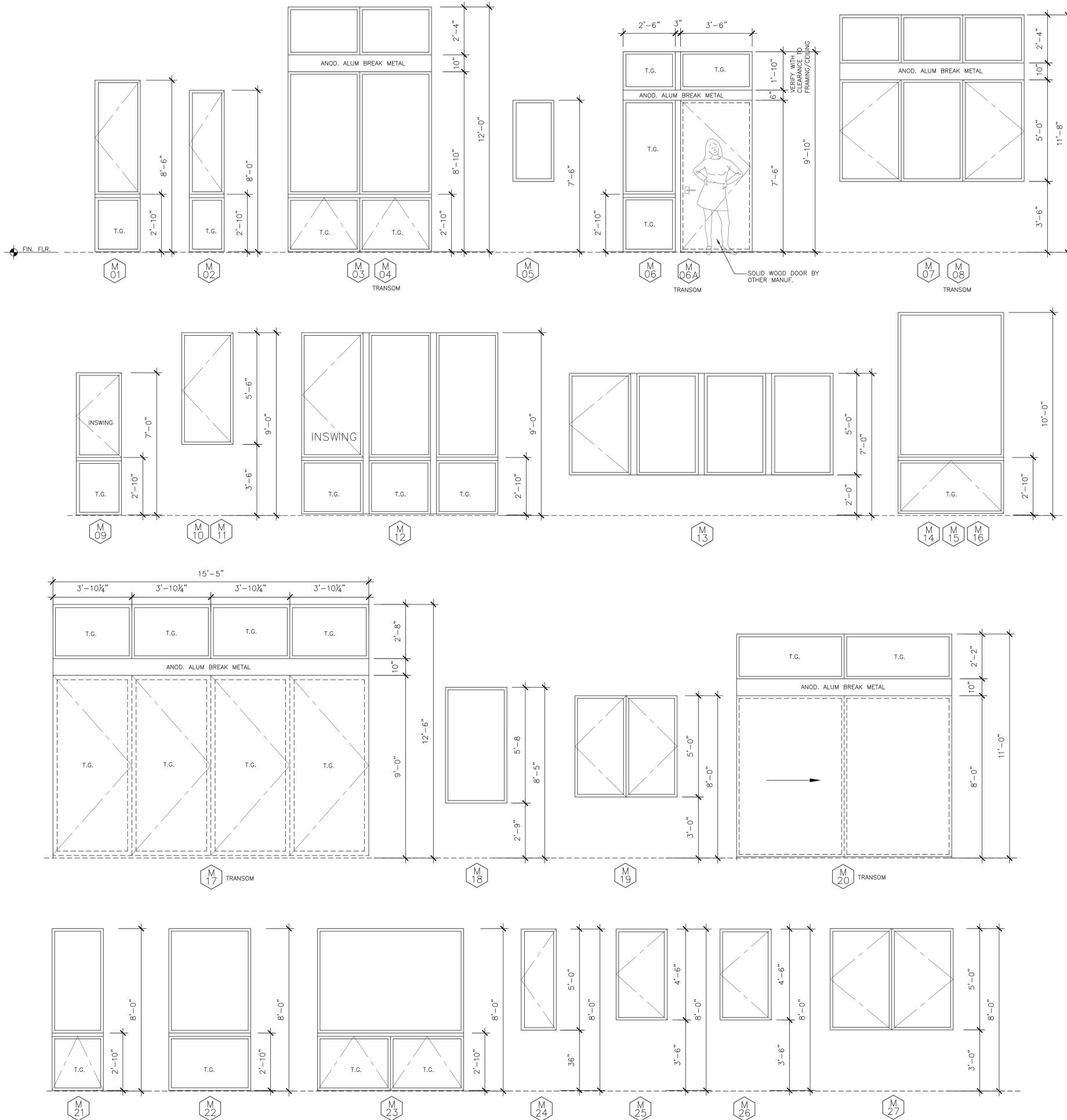
DOOR SCHEDULE

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A9.0

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WINDOW ELEVATIONS

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

WINDOW SCHEDULE

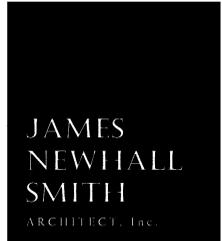
| MARK | UNIT SIZE WIDTH X HEIGHT | HEAD HEIGHT | TYPE OF OPERABILITY | FRAME MATERIAL | REMARKS |
|------|-----------------------------|----------------|------------------------|-------------------|--|
| M01 | 2'-2 1/2" X 8'-6" | 8'-6" | CASE-FIX | ALUM. | WINDOW REP. TO VERIFY TYPE OF GLASS AND TINT/FILM WITH OWNER FOR ALL WINDOWS. SEE GENERAL NOTE #4 BELOW. SEE NOTES BELOW, AS APPLIES, TYP. |
| M02 | 1'-8 1/2" X 8'-0" | 8'-0" | CASE-FIX | ALUM. | CASEMENT ABOVE FIXED, T.G. |
| M03 | 7'-0" X 8'-10" | 8'-0" | AWN-FIX | ALUM. | SEE WINDOW ELEVS |
| M04 | 2'-0" X 4'-0" | 12'-0" | FIX | ALUM. | TRANSOM |
| M05 | 2'-6" X 7'-6" | 7'-6" | FIX | ALUM. | SEE WINDOW ELEVS, T.G. |
| M06 | 4'-8 1/4" X 11'-10" | 9'-10" | FIX | ALUM. | SEE WINDOW ELEVS, T.G. |
| M06A | 9'-0" X 5'-0" | 8'-6" | CASE-FIX-CASE | ALUM. | SEE WINDOW ELEVS, T.G. |
| M07 | 9'-0" X 2'-4" | 11'-8" | FIX | ALUM. | TRANSOM |
| M08 | 2'-2 1/2" X 7'-0" | 7'-0" | CASE-FIX | ALUM. | INSWING |
| M09 | 2'-6" X 5'-6" | 9'-0" | CASE | ALUM. | |
| M10 | 2'-6" X 5'-6" | 9'-0" | CASE | ALUM. | |
| M11 | 9'-8" X 9'-0" | 9'-0" | CASE-FIX | ALUM. | SEE WINDOW ELEVS |
| M12 | 12'-10 1/2" X 5'-0" | 7'-0" | CASE-FIX | ALUM. | SEE WINDOW ELEVS |
| M13 | 5'-0" X 10'-0" | 9'-0" | AWN-FIX | ALUM. | SEE WINDOW ELEVS |
| M14 | 5'-0" X 10'-0" | 9'-0" | AWN-FIX | ALUM. | SEE WINDOW ELEVS |
| M15 | 15'-5" X 2'-8" | 12'-6" | FIX | ALUM. | SEE WINDOW ELEVS |
| M16 | 3'-0" X 5'-8" | 8'-5" | FIX | ALUM. | |
| M17 | 5'-0" X 5'-0" | 8'-0" | CASE-CASE | ALUM. | |
| M18 | 10'-6" X 2'-2" | 11'-0" | FIX-FIX | ALUM. | TRANSOM, T.G. |
| M19 | 2'-6" X 8'-0" | 8'-0" | AWN-FIX | ALUM. | |
| M20 | 4'-0" X 8'-0" | 8'-0" | AWN-FIX | ALUM. | |
| M21 | 7'-0" X 8'-0" | 8'-0" | AWN-FIX | ALUM. | |
| M22 | 1'-8 1/2" X 5'-0" | 8'-0" | CASE | ALUM. | |
| M23 | 2'-6" X 4'-6" | 8'-0" | CASE | ALUM. | |
| M24 | 6'-0" X 5'-0" | 8'-0" | CASE-CASE | ALUM. | |
| M25 | | | | | |
| M26 | | | | | |
| M27 | | | | | |

WINDOW SCHEDULE NOTES

- GENERAL**
- WINDOW SCHEDULE PROVIDED ABOVE IS PRELIMINARY IN NATURE. CONTRACTOR AND WINDOW SUPPLIER SHALL COMPILE A COMPLETE AND ACCURATE SCHEDULE BASED UPON FRAMED FIELD CONDITIONS OF PROJECT AND OWNER CHANGES/PREFERENCES. SPECIALTY WINDOWS MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
 - WINDOW DIMENSIONS ARE PROPOSED UNIT SIZES. GENERAL CONTRACTOR IS TO VERIFY ALL PROPOSED WINDOW SIZES WITH SITE CONDITIONS AND FOR MANUFACTURER'S NEAREST STOCK SIZES, WHEN APPLICABLE. ALL WINDOW SIZES, SHAPES, COLORS, HARDWARE, SCREENS, GLAZING, ETC. MUST BE APPROVED BY OWNER PRIOR TO ORDERING. CONTRACTOR SHALL PROVIDE ARCHITECT COMPLETE STRUCTURAL WINDOW SHOP DRAWINGS FOR REVIEW.
 - ALL WINDOWS ARE TO BE DOUBLE GLAZED UNLESS OTHERWISE NOTED, SEE TITLE 24 CALCS FOR REQUIRED MIN. VALUES
 - DUAL GLAZING IS TO BE LOW-E CARDINAL "270" GLAZING. OWNERS TO VERIFY WITH WINDOW REP WHICH, IF ANY, WINDOWS ARE TO BE "366" GLASS OR HAVE TINT WITHIN GLAZING, DUE TO SUN EXPOSURE. FILM IS NOT RECOMMENDED FOR DUAL GLAZED UNITS
 - ALL WINDOWS SHALL HAVE A SOLDIERED COPPER PAN, MINIMUM 20 OZ., WITH MOISTSTOP OR EQUIVALENT WATERPROOFING SYSTEM. GALVANIZED IRON IS ACCEPTABLE IN NON-COASTAL ENVIRONMENTS. SEE DETAIL.
 - WEATHER-STRIPING OF ALL WINDOWS SHALL BE CONTINUOUS ON ALL SIDES OF EACH WINDOW AND SHALL BE SIZED, DESIGNED, AND FITTED TO PROVIDE FULL WATER-TIGHTNESS AGAINST WATER AND DRIVING RAIN. CONTRACTOR SHALL WATER TEST A MINIMUM OF ONE WINDOW AFTER INSTALLATION ON SIDE OF RESIDENCE WHERE EXPOSURE TO WEATHER IS GREATEST, AND REPORT FINDINGS TO OWNER AND ARCHITECT.
 - WINDOWS WHICH EXCEED STANDARD SIZES SHALL BE VERIFIED BY WINDOW SUPPLIER FOR ENGINEERING AND WIND LOAD AT GIVEN PROJECT LOCATION AND PLACEMENT OF WINDOW(S) ON RESIDENCE (EXPOSURE)
 - REQUIRED NATURAL LIGHT FOR EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA. (CRC R303.1).
 - REQUIRED NATURAL VENTILATION IN OCCUPIED SPACES THROUGH OPENABLE EXTERIOR WALL OPENINGS SHALL BE AN AREA NOT LESS THAN 4% OF THE AREA BEING VENTILATED. (CRC R303.1).
- SAFETY**
- BASEMENTS AND EACH SLEEPING ROOM SHALL HAVE MIN. ONE EGRESS WINDOW WITH A NET CLEAR OPENABLE AREA OF 5.7 S.F. WITH THE MIN. NET CLEAR OPENABLE HEIGHT OF 24" AND THE MIN. NET CLEAR WIDTH SHALL BE 20". THE SILL HEIGHT SHALL BE MAX. 44" A.F.F. (CBC 1029.2 & 1029.3). EXCEPTIONS: BASEMENTS WITH A CEILING OF LESS THAN 80" OR LESS THAN 200 S.F. IN FLOOR AREA SHALL NOT BE REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE WINDOWS (CRC R310.1).
 - ALL CASEMENT WINDOWS USED IN BEDROOMS AS EMERGENCY EGRESS MUST BE "BREAK AWAY" TYPE TO ENSURE COMPLETE OPENABLE AREA FOR ACCESS.
 - ALL GLAZING SUBJECT TO HUMAN IMPACT IN HAZARDOUS LOCATIONS AS DEFINED IN CRC R308.4 SHALL MEET MINIMUM REQUIREMENTS OF CRC R308.3.1, INCLUDING GLASS MIRRORS, SHALL BE TEMPERED GLASS OR WIRE SAFETY GLASS (CBC 2406)
 - GLAZING IN AN INDIVIDUAL, FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE SAFETY GLASS (CRC 308.4.2)
 - ALL OPERABLE WINDOWS ABOVE ADJACENT GRADE BY 6' OR MORE AND LOCATED WITHIN 36" OF THE FINISHED FLOOR, OR OTHERWISE VULNERABLE TO A PERSON FALLING OUT, SHALL HAVE SUITABLE RESTRAINT BAR(S) INSTALLED. THE BUILDING OWNER CAN ELECT NOT TO INSTALL RESTRAINTS AT THEIR SOLE DISCRETION. INSECT SCREENS DO NOT OFFER PROTECTION AGAINST PERSONS FALLING OUT OF A WINDOW.
 - WINDOWS THAT MEET ALL CONDITIONS SHALL BE TEMPERED PER CRC R308.4.3; WHERE EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET, EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING, SHALL BE TEMPERED GLAZING.(R308.4.3)
 - GLAZING IN WET AREAS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE TEMPERED.

W.U.I.

- FOR PROJECTS LOCATED WITHIN WILDLAND URBAN INTERFACE (W.U.I.) ZONES, ADDITIONAL REQUIREMENTS SHALL APPLY SUCH AS THE TEMPERING OF THE OUTER-MOST PANE OF GLASS PER CRC R327.8



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WINDOW SCHEDULE

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A9.1

GENERAL

- CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
 - ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION: CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA) CALIFORNIA CODE 4216 - PROTECTION OF UNDERGROUND INFRASTRUCTURE
 - THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
 - CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
 - THE PROJECT PLANS AND SPECIFICATIONS
 - THE 2022 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
 - THE 2022 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
 - ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443-3050.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
- INTENTION OF GRADING: CONSTRUCTION OF A NEW RESIDENCE, AND ASSOCIATED SITE WORK.
- PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS (FIRM 06053C0510G).
- ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
- SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
- 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 ARCHEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA - PLANNING, AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY. RMA - PLANNING, THE ARCHAEOLOGIST, AND LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

C = 640 CY
 F = 430 CY
 EXPORT =210 CY
 ESTIMATED AREA OF DISTURBANCE = 0.50 AC

- THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE ELEVATIONS AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.
- OVER-EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
- THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
- EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

- TOPOGRAPHY WAS PREPARED BY LANDSET ENGINEERS ON JUNE 27, 2022.
- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED APPROXIMATELY 28.4' NORTHERLY AND 28.2' WESTERLY FROM THE EASTERLY HOMELAND BOUNDARY CORNER, ELEVATION = 195.40' AS SHOWN ON SHEET C3.1.
- ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS. (MONTEREY COUNTY)
- A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
- BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

GRADING AND DRAINAGE

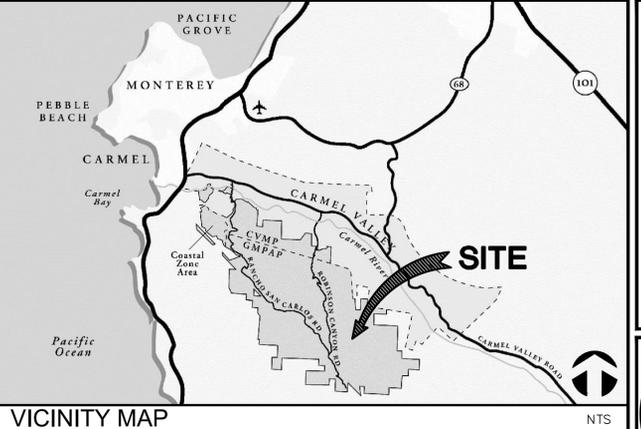
- SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT.
- ON SITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
- ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED (REF. 2013 CBC 1804.1-1804.2)
- IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. (REF. 2013 CBC 1804.3)
- RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
- GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
- SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
- SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 5 FEET BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
- FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
- FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
- ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
- CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER
- ALL FILLS PLACED ON SLOPE GRADES 5H:1V OR GREATER SHALL BE DRAINED, KEYED AND BENCHED INTO FIRM NATIVE MATERIAL.
- WHERE EXISTING GRADE IS AT A SLOPE OF 6H:1V OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 2% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
- ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 12" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
- ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OVER THE OPTIMUM MOISTURE CONTENT FOR THE SOIL.
- ON-SITE DECOMPOSED GRANITE SOILS WHICH ARE LOCATED NEAR THE SURFACE IN THE AREA NEAR THE PROPOSED CARETAKER'S COTTAGE APPEAR TO BE SUITABLE FOR USE AS NON-EXPANSIVE FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
 - ROCK OVER 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
- IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
 - SOIL SHALL BE CLASSIFIED AS SAND: SW, SP, SC OR SM AS GIVEN IS ASTM 2487-10
 - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLOUDS OVER 4 INCHES IN MAXIMUM DIMENSION, AND SHALL NOT CONTAIN OVER 15 PERCENT BY WEIGHT ROCKS LARGER THAN 2 INCHES
 - THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY EXPANSIVE CLAYS.
- IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
- A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
- EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.
- WHERE FLOOR DAMPNESS MUST BE NITIFIED OR WHERE FLOOR COVERINGS WILL BE INSTALLED, CONCRETE SLABS-ON-GRADE SHOULD BE CONSTRUCTED ON A CAPILLARY BREAK LAYER AT LEAST 4 INCHES THICK AND COVERED WITH A MEMBRANE VAPOR BARRIER. CAPILLARY BREAK MATERIAL SHOULD BE FREE DRAINING, CLEAN GRAVEL OR ROCK, SUCH AS 3/4-INCH GRAVEL. THE GRAVEL SHOULD BE WASHED TO REMOVE FINES AND DUST PRIOR TO PLACEMENT ON THE SLAB SUBGRADE.
- CONCENTRATED STORM WATER RUNOFF FROM THE PROJECT SITE SHALL NOT BE ALLOWED TO DISCHARGE UNCONTROLLED ONTO SLOPING GROUND. ROCK ENERGY DISSIPATERS CONSISTING OF 4" - 6" DIAMETER ROCK OR ANGULAR ROCK RIP RAP SHALL BE INSTALLED AT COLLECTION PIPE DISCHARGE POINTS.
- ALL NEW CUT AND FILL SLOPES AS WELL AS DISTURBED SOIL AREAS MUST BE SEEDED WITH SANTA LUCIA PRESERVE APPROVED EROSION CONTROL GRASSES OR LANDSCAPE PLANTS FOR EROSION CONTROL.

ABBREVIATIONS

- ± PLUS OR MINUS; APPROX
- Ⓢ AGGREGATE BASE
- Ⓐ ASPHALT CONCRETE
- AD AREA DRAIN
- APPROX APPROXIMATE
- ASB AGGREGATE SUBBASE
- BC BEGIN CURVE
- BVC BEGIN VERTICAL CURVE
- BVC ELEVATION
- BVCS BACK OF STAIR
- BS BOTTOM OF STAIR
- BW BACK OF WALK
- C&G CURB AND GUTTER
- CATY CURB, GUTTER AND SIDEWALK
- CSGSW CENTERLINE
- CL CLASS
- CLR CLEAR
- CMP CORRUGATED METAL PIPE
- CO CLEANOUT
- CONC CONCRETE
- CONST CONSTRUCT
- CONT CONTINUOUS
- D.G. DEMOLISH AND DISPOSE OF
- DI DECOMPOSED GRANITE
- DI DRAIN INLET
- DI DIA DRAIN
- DIA DIAMETER
- DN DOWNSPOUT
- (E) EXISTING
- EC END CURVE
- EG EXISTING GRADE
- EJ EXPANSION JOINT
- ELEC ELECTRIC
- ELEV ELEVATION
- EQ EQUAL
- ETW EDGE OF TRAVELED WAY
- EV END VERTICAL CURVE
- EVC ELEVATION
- EVC STATION
- E.W. EACH WAY
- EX EXISTING
- FC FACE OF CURB
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOWLINE
- FR FIRE RISER
- FS FINISHED SURFACE
- GB GRADE BREAK
- GB ELEVATION
- GB STATION
- GM GAS METER
- GRT GRATE
- GV GAS VALVE/VAULT
- HP HIGH POINT
- HORIZ. HORIZONTAL
- INV INVERT
- JP JOINT UTILITY POL
- J.B. JUNCTION BOX
- LDG LANDING
- LF LINEAR FEET
- LF F LOWER FINISH FLOOR
- LP LOW POINT
- LT LEFT
- MATCH MATCH EXISTING GRADE
- MAX MAXIMUM
- MH MANHOLE
- MIN MINIMUM
- N.I.C. NOT IN CONTRACT (BY OTHERS)
- O.W. ON CENTER
- OC ORIGINAL GROUND
- P.A. PLANTER AREA
- PB PULL BOX
- PC POINT OF CURVATURE
- P.P.C. POINT OF CONNECTION
- PP POWER POLE
- PRC POINT OF REVERSE CURVATURE
- PVC POLYVINYL CHLORIDE
- PVI POINT OF VERTICAL INTERSECTION
- PTDF PRESSURE TREATED DOUG-FIR
- R RADIUS
- R.C. RELATIVE COMPACTION
- RCP REINFORCED CONC PIPE
- RT RIGHT
- RW RECYCLED WATER
- RWL RAIN WATER LEADER
- S.A.D. SEE ARCHITECTURAL DRAWINGS
- S.E.D. SEE ELECTRICAL DRAWINGS
- S.L.D. SEE LANDSCAPE DRAWINGS
- S.S.D. SEE STRUCTURAL DRAWINGS
- SD STORM DRAIN
- SL STREET LIGHT
- SS SANITARY SEWER
- STA STATION
- SW SIDEWALK
- TBM TEMPORARY BENCH MARK
- TC TOP OF CURB
- TFC TOP OF FLUSH CURB
- TG TOP OF GRATE
- TOP TOP OF PIPE
- TS TOP OF STAIR / TRAFFIC SIGNAL
- TW TOP OF WALL
- TYP TYPICAL
- UFF UPPER FINISH FLOOR
- UG UNDERGROUND
- U.O.N. UNLESS OTHERWISE NOTED
- UP UTILITY POLE
- UNKN UNKNOWN
- VAR VARIES
- VERT. VERTICAL
- W WATER
- WM WATER METER
- WV WATER VALVE
- WFM WATER FORMER

LEGEND

- 100 GROUND CONTOUR
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- HOMELAND BOUNDARY
- EASEMENT LINE
- CENTER LINE
- CONTROL POINT
- BENCHMARK
- FOUND 3/4" IRON PIPE, TAGGED AS NOTED
- FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
- BORE HOLE / BORING LOCATION
- SPOT GRADE
- TREE
- 12" OAK
- STUMP OR SNAG (DEAD)
- TREE DRIP LINE
- DRAINAGE PATH
- CREEK/RIVER FLOW
- WATER SURFACE ELEVATION
- FLOW LINE
- AREA OF 30% OR GREATER SLOPE
- SIGN
- OVERHEAD UTILITY LINE(S)
- UNDERGROUND ELECTRIC LINE
- UTILITY POLE SHOWING ARMS AND GUY WIRE
- GAS LINE
- GAS VALVE, IRRIGATION CONTROL VALVE
- STORM DRAIN LINE
- SDMH RIM: 00.00 INV: 00.00 STORM DRAIN MANHOLE
- SDM RIM: 00.00 INV: 00.00 STORM DRAIN INLET
- DS DOWNSPOUT
- WALL SUBDRAIN
- SD CLEAN OUT
- SS SANITARY SEWER LINE (GRAVITY)
- SSFM SANITARY SEWER FORCE MAIN
- SSCO CLEANOUT
- T UNDERGROUND TELEPHONE LINE
- W WATER LINE
- WELL
- WV WATER VALVE
- PIV POST INDICATOR VALVE
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- HB HOSE BIB
- BFP BACKFLOW PREVENTION DEVICE
- UTILITY VAULT
- X TREE TO BE REMOVED



VICINITY MAP NTS

TEAM DIRECTORY

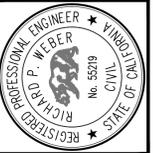
- SITE ADDRESS & APN**
 24 PRONGHORN RUN
 SANTA LUCIA PRESERVE - LOT 123
 CARMEL, CA 93923
 APN: 239-091-048
- ARCHITECT**
 JAMES NEWHALL SMITH
 27880 DORRIS DR., SUITE 200
 CARMEL, CA 93923
 TEL: 831-915-9518
- CIVIL ENGINEER**
 WHITSON ENGINEERS
 6 HARRIS COURT
 MONTEREY, CA 93940
 TEL. (831) 649-5225
- GEOTECHNICAL ENGINEER**
 LANDSET ENGINEERS, INC.
 520 B CRAZY HORSE CANYON RD
 SALINAS, CA 93907
 TEL: 831-443-6970
- CONTRACTOR**
 ROCKY MAGUIRE, INC.
 40 RANCHO SAN CARLOS RD.
 CARMEL, CA 93923
 TEL: 831-236-4309
- LANDSCAPE ARCHITECT**
 SHADES OF GREEN
 1306 BRIDGEWAY BLVD, SUITE A
 SAUSALITO, CA 94965
 TEL: 415-332-1485

CIVIL SHEET INDEX

- C0.1 CIVIL COVER SHEET
- C0.2 DETAILS
- C1.1 DRIVEWAY PLAN AND PROFILE
- C1.2 MAIN RESIDENCE GRADING AND DRAINAGE PLAN
- C3.1 TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
- C0.1 CONSTRUCTION MANAGEMENT PLAN**

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

| TYPE | REQ'D | CONTINUOUS | PERIODIC | NOTES |
|--|-------|------------|----------|-------|
| 1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY | X | | X | |
| 2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL | X | | X | |
| 3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS. | X | | X | |
| 4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL. | X | X | | |
| 5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY. | X | | X | |



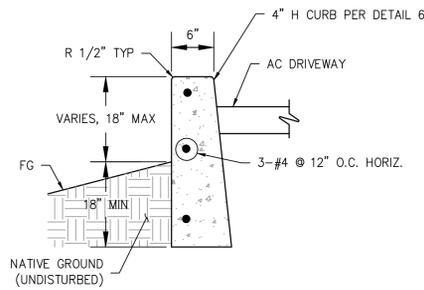
| | |
|----------------------|---------------------|
| SUBMITTAL / REVISION | FINAL DRB - REVISED |
| 1/17/22/2023 | |
| HK | |
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| | |

Carmel, California
 APN 239-091-048

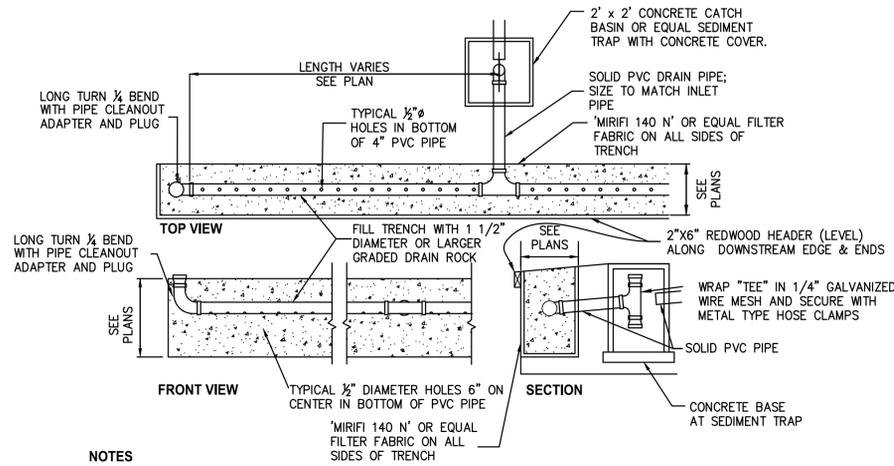
SPUNGEN RESIDENCE - LOT 123
24 PRONGHORN RUN
CIVIL COVER SHEET

SCALE: NONE
 DRAWN: HK
 JOB No.: 4600.00

SHEET
C0.1
 OF 5



9 DEEPENED CURB
SCALE: NONE

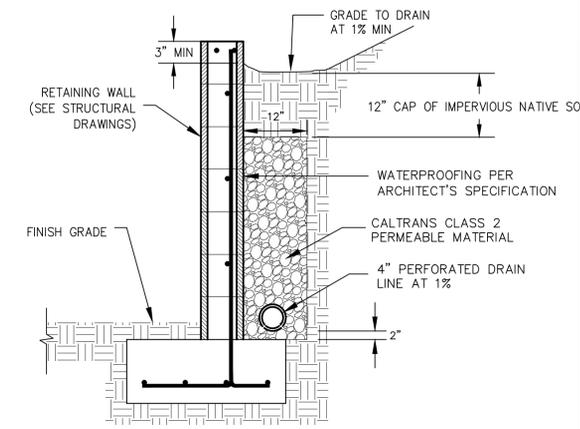


- NOTES**
- DISPERSION PIPE SHALL BE LEVEL W/ REDWOOD HEADER AROUND THE PERIMETER OR DOWNSTREAM EDGE & ENDS. AND TRENCH SHALL BE PARALLEL TO CONTOURS TO ALLOW FOR LEVEL AND EVEN SHEET FLOW.
 - 'MIRIFI 140 N' OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, TOP AND BOTTOM OF TRENCH.
 - DISPERSION TRENCH SHALL BE LOCATED 20', AT A MINIMUM, FROM ANY STRUCTURES.
 - DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
 - DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.
 - DO NOT ALLOW STORMWATER RUNOFF TO ENTER THE DISPERSION TRENCH DURING CONSTRUCTION. THE SEDIMENT IN CONSTRUCTION RUNOFF MAY CAUSE SILTATION AND PREMATURE FAILURE OF THE DISPERSION TRENCH. PROVIDE TEMPORARY BYPASS AROUND THE DISPERSION TRENCH, OR PLUG THE UPSTREAM ENDS OF STORM DRAIN TO PREVENT STORM WATER FROM FLOWING TO THE DISPERSION TRENCH. STORMWATER MAY ENTER THE DISPERSION TRENCH ONLY AFTER CONSTRUCTION IS COMPLETE AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs ARE IN PLACE.

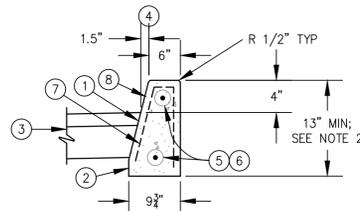
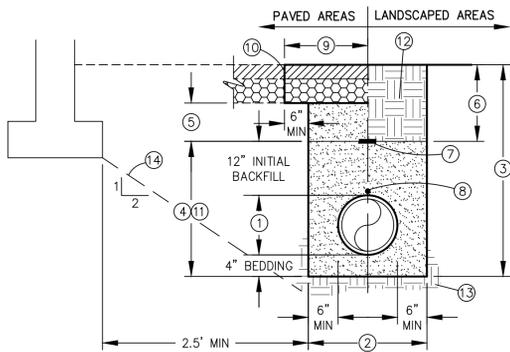
7 SUBSURFACE DISPERSION TRENCH
SCALE: NONE

TRENCH #1
TRIBUTARY IMPERVIOUS AREA: 6,968 ± SF
DISPERSION TRENCH VOLUME REQUIRED: 940 CF (BASED ON 135 CF OF DISPERSION TRENCH REQUIRED FOR EVERY 1000 SF OF ROOF AREA)
DISPERSION TRENCH VOLUME PROVIDED: 962 CF

TRENCH #2
TRIBUTARY ROOF AREA: 2,353 ± SF
DISPERSION TRENCH VOLUME REQUIRED: 318 CF (BASED ON 135 CF OF DISPERSION TRENCH REQUIRED FOR EVERY 1000 SF OF ROOF AREA)
DISPERSION TRENCH VOLUME PROVIDED: 324 CF

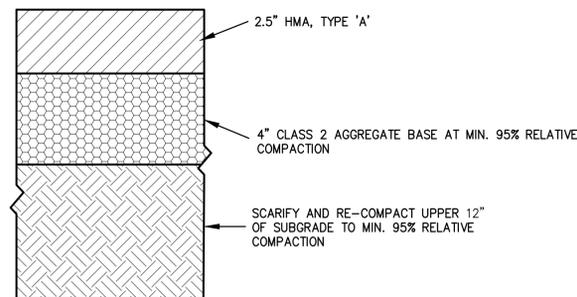


3 WALL DRAIN DETAIL
SCALE: NONE

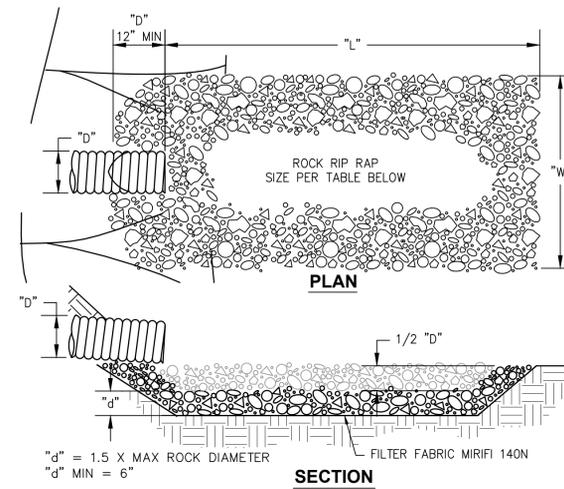


6 4" CONCRETE VERTICAL CURB
SCALE: NONE

- KEYNOTES:**
- APPLY TACK COAT TO FACE OF CURB PRIOR TO PAVING
 - EXTEND CURB MIN 2" BELOW BOTTOM OF AGGREGATE BASE COURSE
 - NEW AC PAVEMENT
 - CURB LINE PER PLANS
 - SLIP DOWEL EXPANSION JOINTS WITH TWO 12"-LONG #4 SMOOTH DOWELS. PROVIDE EXPANSION JOINTS AT CURB RETURNS, POINTS OF CURVATURE, AND EVERY 60' MAX.
 - DOWEL CONSTRUCTION JOINTS WITH TWO 12"-LONG #4 DEFORMED BAR DOWELS.
 - PROVIDE 1-1/2"-DEEP WEAKENED PLANE JOINTS AT MAXIMUM 12-FOOT INTERVALS. JOINTS SHOULD CORRESPOND TO SIDEWALK JOINT LOCATIONS WHERE ADJOINING.
 - TOP AND FRONT OF ALL CURBS SHALL BE FINE BROOM FINISHED. WHERE CURB ABUTS PLANTER, BACK OF CURB SHALL ALSO BE FINISHED TO 6" BELOW FINISH PLANTER GRADE.



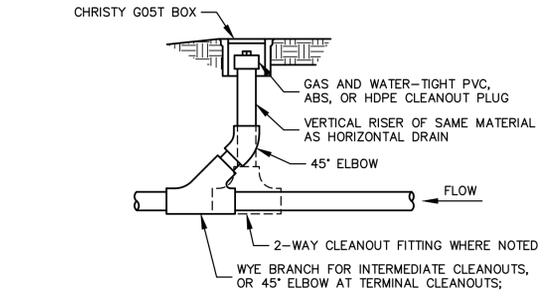
5 AC PAVEMENT
SCALE: NONE



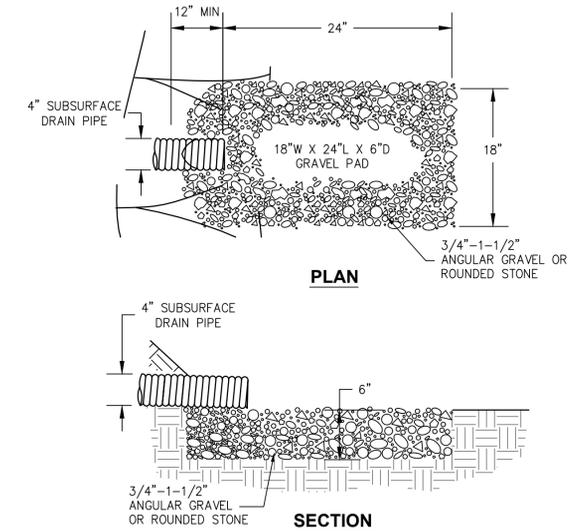
- NOTES:**
- "L", "W", AND "D" SHALL BE PER THE TABLE BELOW
 - APRON SHALL BE SET AT ZERO GRADE AND ALIGNED STRAIGHT
 - ROCK SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND ENGINEER

| PIPE DIA SLOPE ≤ 5% (INCHES) | PIPE DIA SLOPE > 5% (INCHES) | L (FEET) | W (FEET) | DIA OF 75% OF ROCK GREATER THAN (INCHES) |
|------------------------------|------------------------------|----------|----------|--|
| 4-6 | | 4.5 | 3 | 4 |
| 8 | 4-6 | 6 | 4 | 6 |
| 12 | 8 | 9 | 6 | 8 |
| | 12 | 12 | 6 | 8 |

4 ROCK SLOPE PROTECTION AT PIPE OUTFALL
SCALE: NONE



2 CLEAN OUT
SCALE: NONE



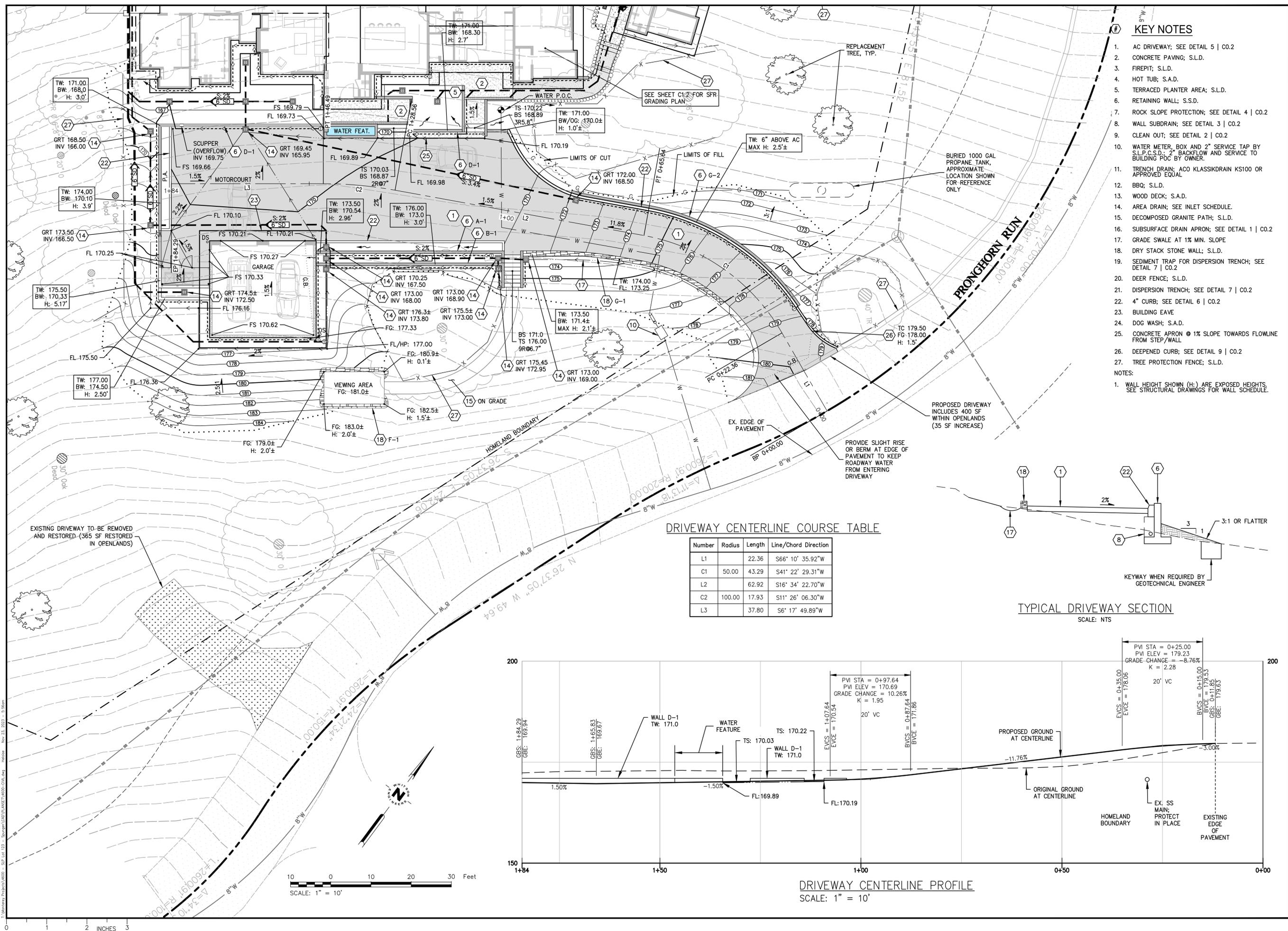
- NOTES:**
- LANDSCAPE ARCHITECT/OWNER SHALL DIRECT THE SHAPE OF THE DRAIN APRON, HOWEVER IT SHALL MEET THE MINIMUM DIMENSIONAL REQUIREMENTS AS SHOWN HEREON.
 - ROCK SOURCE SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND ENGINEER

1 SUBSURFACE DRAIN APRON DETAIL
SCALE: NONE

- KEYNOTES**
- PROPOSED PRIVATE UTILITY; PIPE ZONE
 - MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
 - TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
 - PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
 - FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
 - FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
 - PLACE 3"-WIDE WARNING TAPE 12" ABOVE PIPE.
 - PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON-METALLIC WATER AND GAS PIPES 4"-DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
 - PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC, AND AB SHALL BE EQUIVALENT TO THE EXISTING AC, AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
 - ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1-1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
 - IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5-SACK CONCRETE.
 - ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
 - UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
 - UTILITY TRENCHES THAT ARE PARALLEL TO THE SIDES OF BUILDINGS OR WALL FOOTINGS SHALL BE LOCATED SO THAT THE TRENCHES DO NOT EXTEND BELOW AN IMAGINARY LINE SLOPING DOWN AT A 2:1 (H:V) SLOPE FROM THE BOTTOM OUTSIDE EDGE OF THE FOOTINGS.
 - WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

8 PRIVATE UTILITY TRENCHING
SCALE: NONE

11/22/2023
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HK

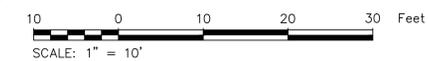
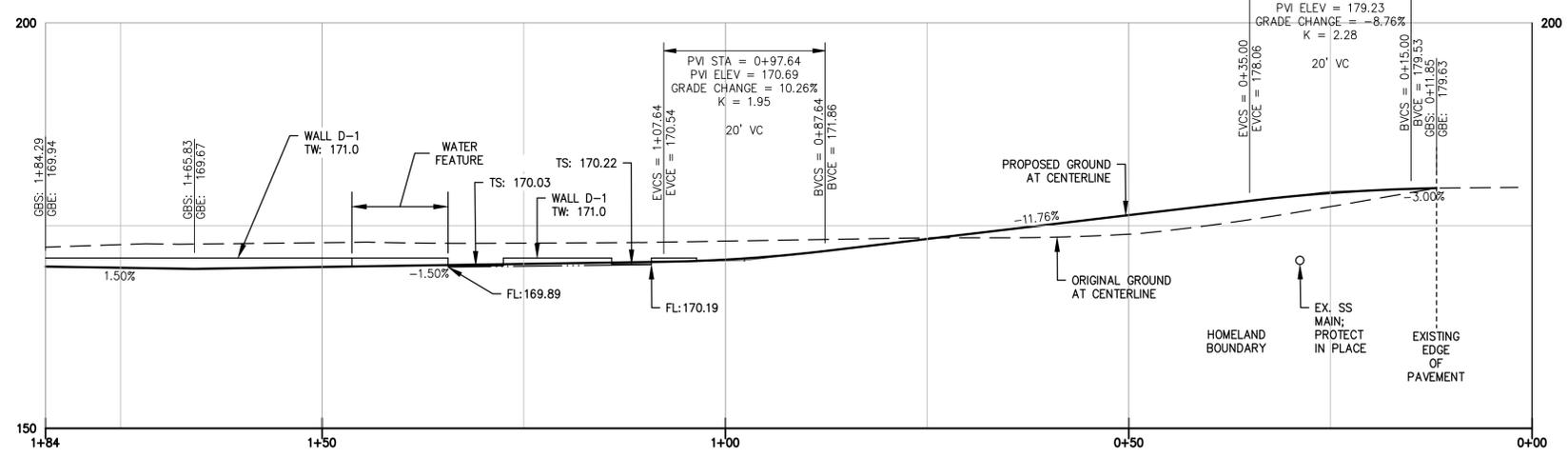
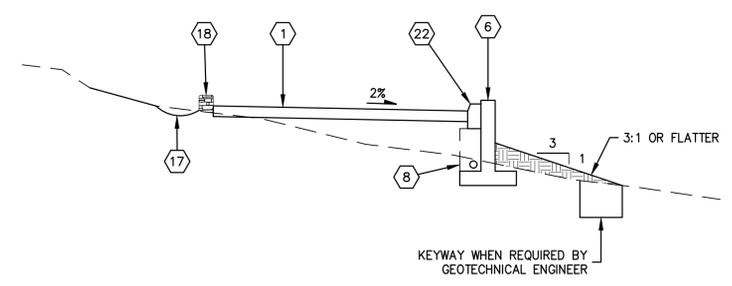


- ### KEY NOTES
- AC DRIVEWAY; SEE DETAIL 5 | CO.2
 - CONCRETE PAVING; S.L.D.
 - FIREPIT; S.L.D.
 - HOT TUB; S.A.D.
 - TERRACED PLANTER AREA; S.L.D.
 - RETAINING WALL; S.S.D.
 - ROCK SLOPE PROTECTION; SEE DETAIL 4 | CO.2
 - WALL SUBRAIN; SEE DETAIL 3 | CO.2
 - CLEAN OUT; SEE DETAIL 2 | CO.2
 - WATER METER, BOX AND 2" SERVICE TAP BY S.L.P.C.S.D.; 2" BACKFLOW AND SERVICE TO BUILDING POC BY OWNER.
 - TRENCH DRAIN; ACO KLASSIKDRAIN KS100 OR APPROVED EQUAL
 - BBQ; S.L.D.
 - WOOD DECK; S.A.D.
 - AREA DRAIN; SEE INLET SCHEDULE.
 - DECOMPOSED GRANITE PATH; S.L.D.
 - SUBSURFACE DRAIN APRON; SEE DETAIL 1 | CO.2
 - GRADE SWALE AT 1% MIN. SLOPE
 - DRY STACK STONE WALL; S.L.D.
 - SEDIMENT TRAP FOR DISPERSION TRENCH; SEE DETAIL 7 | CO.2
 - DEER FENCE; S.L.D.
 - DISPERSION TRENCH; SEE DETAIL 7 | CO.2
 - 4" CURB; SEE DETAIL 6 | CO.2
 - BUILDING EAVE
 - DOG WASH; S.A.D.
 - CONCRETE APRON @ 1% SLOPE TOWARDS FLOWLINE FROM STEP/WALL
 - DEEPEMED CURB; SEE DETAIL 9 | CO.2
 - TREE PROTECTION FENCE; S.L.D.
- NOTES:
1. WALL HEIGHT SHOWN (H:) ARE EXPOSED HEIGHTS. SEE STRUCTURAL DRAWINGS FOR WALL SCHEDULE.

DRIVEWAY CENTERLINE COURSE TABLE

| Number | Radius | Length | Line/Chord Direction |
|--------|--------|--------|----------------------|
| L1 | 22.36 | | S66° 10' 35.92"W |
| C1 | 50.00 | 43.29 | S41° 22' 29.31"W |
| L2 | 62.92 | | S16° 34' 22.70"W |
| C2 | 100.00 | 17.93 | S11° 26' 06.30"W |
| L3 | 37.80 | | S6° 17' 49.89"W |

TYPICAL DRIVEWAY SECTION
SCALE: NTS



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Whitson ENGINEERS

PROFESSIONAL ENGINEER
RICHARD P. WEFER
No. 55219
REGISTERED CIVIL ENGINEER
STATE OF CALIFORNIA

SUBMITTAL / REVISION
11/22/2023
FINAL DRB - REVISED
HK

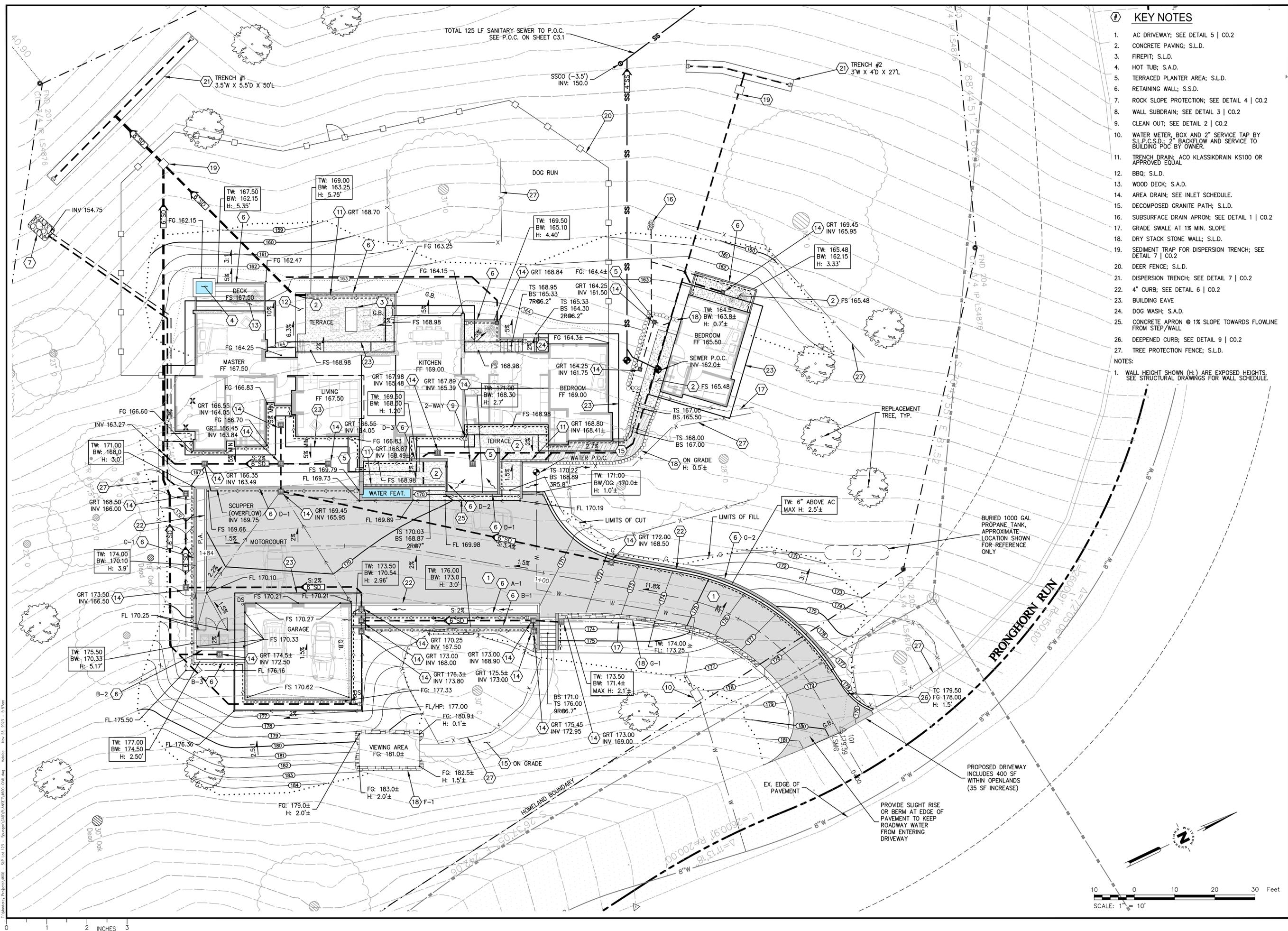
Carmel, California
APN 239-091-048

SPUNGEN RESIDENCE - LOT 123
24 PRONGHORN RUN

DRIVEWAY PLAN AND PROFILE

DRB SUBMITTAL - NOT FOR CONSTRUCTION

SCALE: 1"=10'
DRAWN: HK
JOB No.: 4600.00
SHEET **C1.1** OF 5



KEY NOTES

1. AC DRIVEWAY; SEE DETAIL 5 | CO.2
2. CONCRETE PAVING; S.L.D.
3. FIREPIT; S.L.D.
4. HOT TUB; S.A.D.
5. TERRACED PLANTER AREA; S.L.D.
6. RETAINING WALL; S.S.D.
7. ROCK SLOPE PROTECTION; SEE DETAIL 4 | CO.2
8. WALL SUBDRAIN; SEE DETAIL 3 | CO.2
9. CLEAN OUT; SEE DETAIL 2 | CO.2
10. WATER METER, BOX AND 2" SERVICE TAP BY S.L.P.C.S.D.; 2" BACKFLOW AND SERVICE TO BUILDING P.O.C. BY OWNER.
11. TRENCH DRAIN; ACO KLASSIKRAIN KS100 OR APPROVED EQUAL
12. BBQ; S.L.D.
13. WOOD DECK; S.A.D.
14. AREA DRAIN; SEE INLET SCHEDULE.
15. DECOMPOSED GRANITE PATH; S.L.D.
16. SUBSURFACE DRAIN APRON; SEE DETAIL 1 | CO.2
17. GRADE SWALE AT 1% MIN. SLOPE
18. DRY STACK STONE WALL; S.L.D.
19. SEDIMENT TRAP FOR DISPERSION TRENCH; SEE DETAIL 7 | CO.2
20. DEER FENCE; S.L.D.
21. DISPERSION TRENCH; SEE DETAIL 7 | CO.2
22. 4" CURB; SEE DETAIL 6 | CO.2
23. BUILDING EAVE
24. DOG WASH; S.A.D.
25. CONCRETE APRON @ 1% SLOPE TOWARDS FLOWLINE FROM STEP/WALL
26. DEEPENED CURB; SEE DETAIL 9 | CO.2
27. TREE PROTECTION FENCE; S.L.D.

NOTES:

1. WALL HEIGHT SHOWN (H.) ARE EXPOSED HEIGHTS. SEE STRUCTURAL DRAWINGS FOR WALL SCHEDULE.

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Menlo Park, California
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Whitson

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEFER
No. 55219
CIVIL
STATE OF CALIFORNIA

11/22/2023
FINAL DRB - REVISED
HK

APN 239-091-048
Carmel, California

SPUNGEN RESIDENCE - LOT 123
24 PRONGHORN RUN

MAIN RESIDENCE GRADING AND DRAINAGE PLAN

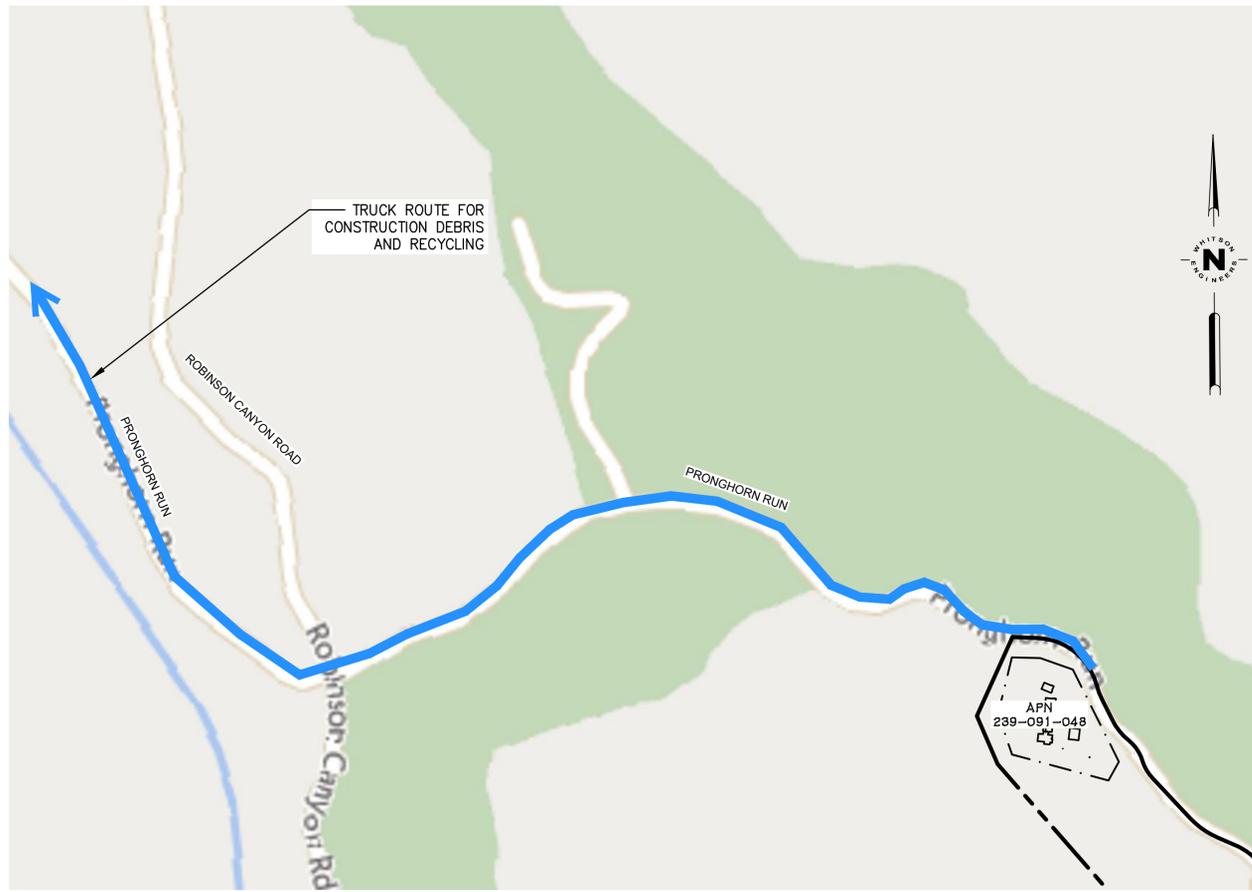
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JOB No.: 4600.00

C1.2

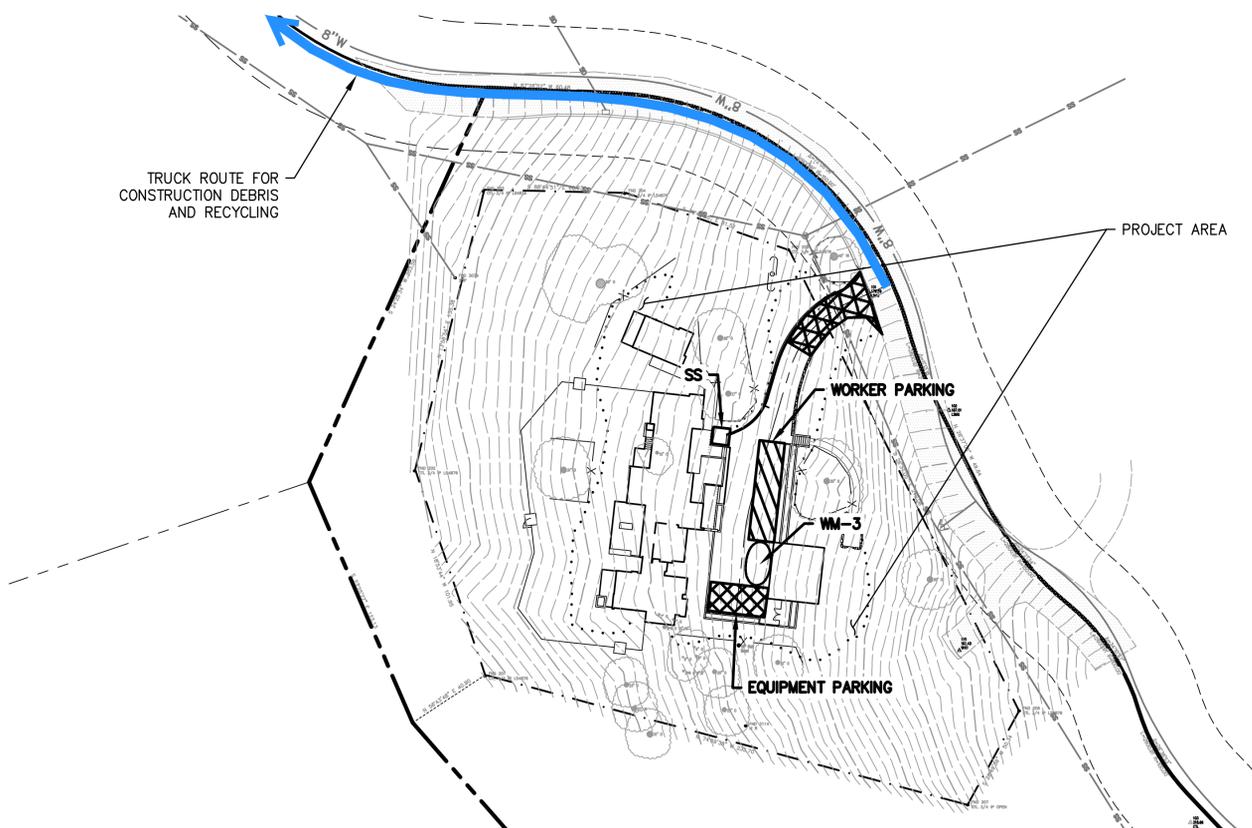
SHEET OF 5

DRB SUBMITTAL - NOT FOR CONSTRUCTION

PROPOSED DRIVEWAY INCLUDES 400 SF WITHIN OPENLANDS (35 SF INCREASE)



A OVERALL SITE PLAN
 CM1 SCALE: 1"=200'



B CONSTRUCTION SITE PLAN
 CM1 SCALE: 1"=40'

LEGEND

- PROPERTY LINE
- HOMELAND
- WORKER PARKING
- EQUIPMENT PARKING
- TRUCK ROUTE FOR CONSTRUCTION DEBRIS AND RECYCLING
- TEMPORARY STOCKPILES (LOCATIONS WILL VARY)
- SANITARY FACILITIES (LOCATIONS WILL VARY)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH

EARTHWORK QUANTITIES

640 CY CUT
 430 CY FILL
 210 CY (EXPORT)

CONTACT INFO

ARCHITECT

JAMES NEWHALL SMITH
 27880 DORRIS DR., SUITE 200
 CARMEL, CA 93923
 TEL: (831) 915-9518

CONTRACTOR

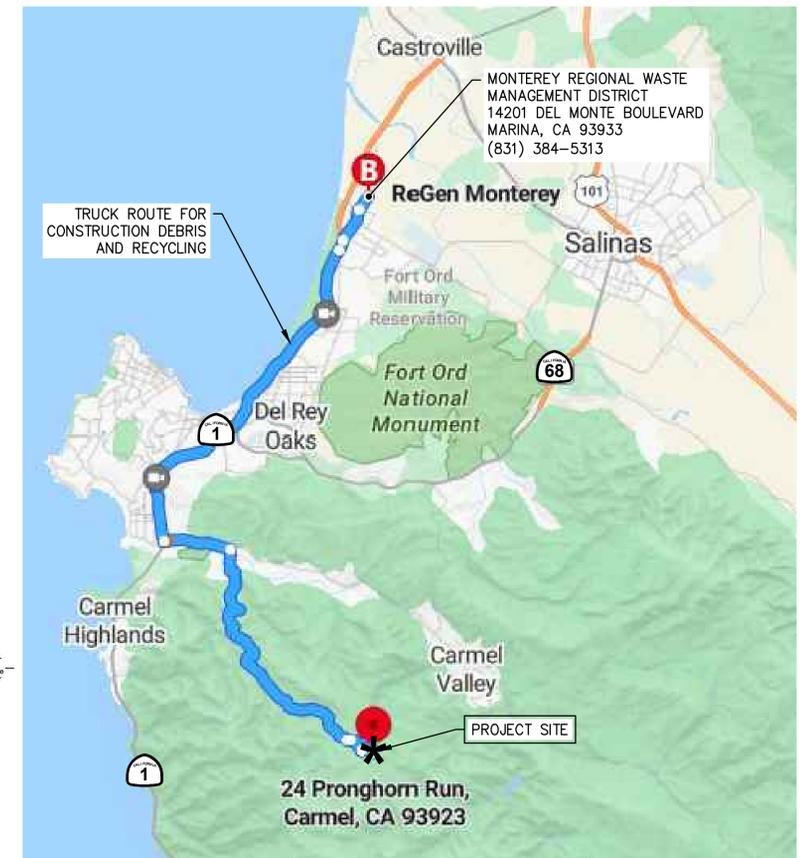
ROCKY MAGUIRE, INC.
 40 RANCHO SAN CARLOS RD.
 CARMEL, CA 93923
 TEL: 831-236-4309

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES), THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

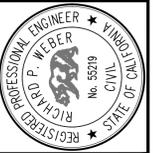
CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS TO BE DETERMINED. EXACT DURATION WILL BE DETERMINED AT TIME OF BUILDING PERMIT ISSUANCE.
2. CONSTRUCTION OPERATIONS ARE ALLOWED FROM 6 A.M. TO 7 P.M., MONDAY THROUGH SATURDAY. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH FRIDAY; NO CONSTRUCTION OPERATIONS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAY. QUIET WORK MAY BE APPROVED WITH ADVANCE PERMISSION FROM THE DIRECTOR OF SECURITY OR DESIGN CONSTRUCTION MANAGER.
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN ON THIS SHEET (CJCM1) UNLESS A CLOSER COUNTY APPROVED SITE IS AVAILABLE TO RECEIVE EXPORT AND/OR RECYCLING.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 4 TO 30.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE EROSION CONTROL PLAN PREPARED WITH THE BUILDING PERMIT PLAN SET.
6. STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT AND STAGING AREAS SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM RESIDENTIAL RECEIVERS AS POSSIBLE.
7. CONSTRUCTION EQUIPMENT MUST BE PROPERLY MAINTAINED. ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT SHALL BE EQUIPPED WITH WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT.
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.



C TRUCK ROUTING PLAN
 CM1 NTS

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| NO. | DATE | REVISION |
|-----|------------|---------------------|
| 1 | 11/21/2023 | FINAL DRB - REVISED |
| 2 | | |
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| 7 | | |
| 8 | | |

Richard P. Wheeler
 Professional Engineer
 No. 55219
 State of California

Carmel, California

APN 239-091-048

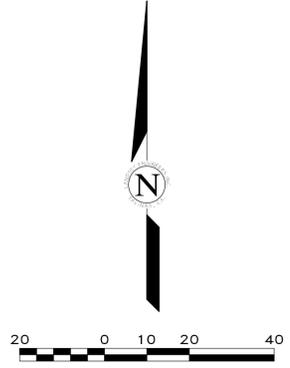
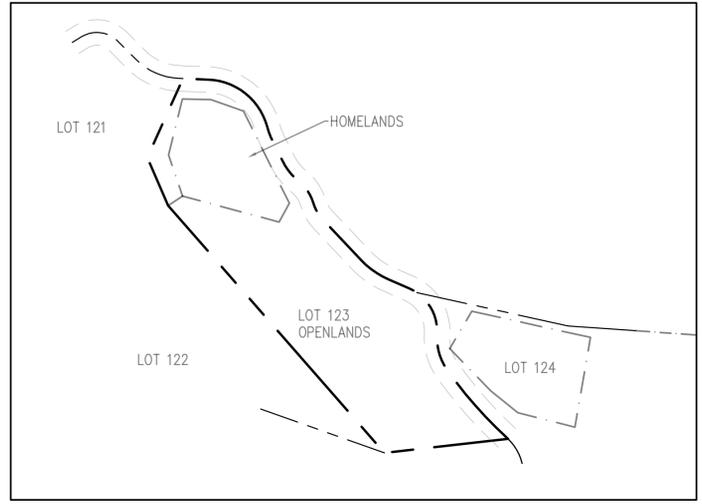
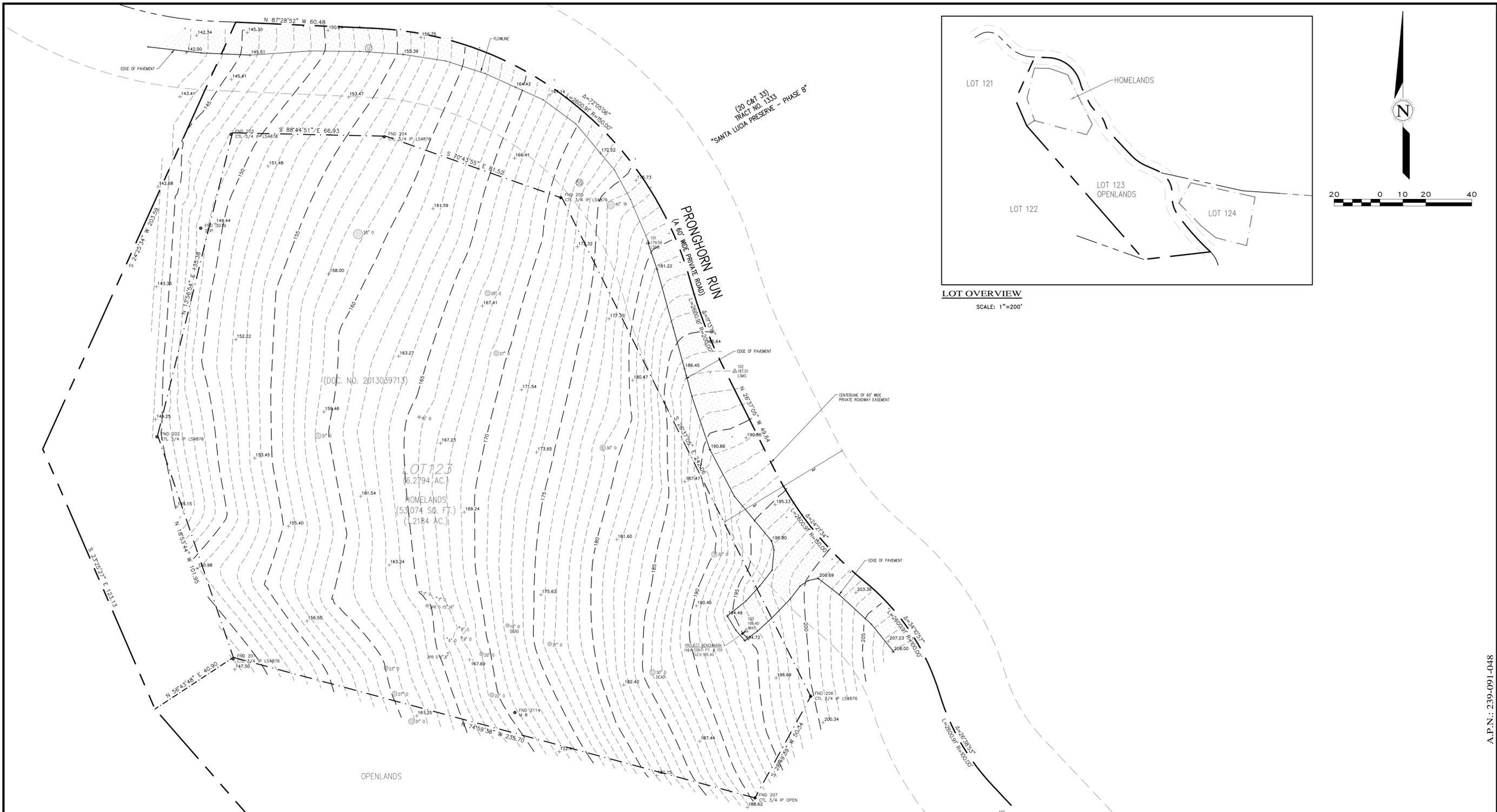
SPUNGEN RESIDENCE - LOT 123
 24 PRONGHORN RUN

CONSTRUCTION MANAGEMENT PLAN

SCALE: VARIES
 DRAWN: HK
 JOB No.: 4600.00

SHEET
CM1
 OF 1

DRB SUBMITTAL - NOT FOR CONSTRUCTION



LEGEND:

| | | | | | | | |
|-----|--|---|--------------------------|---|-------------------------|-----------|-----------------------------|
| --- | PROPERTY BOUNDARY | ○ | CONDUIT | ☒ | IRRIGATION BOX | ● | FOUND MONUMENT (TYPE NOTED) |
| --- | ADJACENT PROPERTY BOUNDARY | ⊙ | CLEANOUT | ✱ | LANDSCAPE LIGHT | △ | SURVEY H&V CONTROL POINT |
| --- | HOMELAND BOUNDARY | ⊙ | DOWNSPOUT | ☼ | STREETLIGHT | 100.00± | SPOT ELEVATION |
| --- | ORIGINAL PROPERTY BOUNDARY | ⊙ | ELECTRICAL HUB | ☒ | PG&E BOX | 100.00 RL | RIDGELINE |
| --- | EASEMENT (TYPE AS SHOWN) | ⊙ | ELECTRIC METER | ☒ | PG&E GAS MANHOLE | 100.00 FF | FINISHED FLOOR |
| --- | MAJOR CONTOUR LINE (5' INTERVAL) | ⊙ | ELECTRICAL OUTLET | ☒ | PIPE | 100.00 TH | THRESHOLD |
| --- | MINOR CONTOUR LINE (1' INTERVAL) | ⊙ | ELECTRICAL PANEL | ☒ | STORM DRAIN MANHOLE | | TREE (TYPE/SIZE AS MARKED) |
| ■ | ASPHALT CONCRETE | ⊙ | ELECTRIC MANHOLE | ☒ | SANITARY SEWER CLEANOUT | ○ | TWO-PRONGED TREE (2P) |
| ■ | NATURAL GROUND SURFACE/ LANDSCAPED AREA | ⊙ | FUSEBOX | ☒ | SANITARY SEWER MANHOLE | ○ | THREE-PRONGED TREE (3P) |
| | | ⊙ | GAS LINE | ☒ | TELEPHONE BOX | ○ | MULTI-PRONGED TREE (MP) |
| | | ⊙ | GAS METER | ☒ | UNKNOWN UTILITY | | |
| | | ⊙ | GAS VALVE | ☒ | UTILITY HUB | | |
| | | ⊙ | GUY WIRE | ☒ | UTILITY POLE | | |
| | | ⊙ | HOSE BIB | ☒ | WATER METER | | |
| | | ⊙ | FIRE HYDRANT | ☒ | WATER SERVICE | | |
| | | ⊙ | IRRIGATION CONTROL VALVE | ☒ | WATER VALVE | | |

ABBREVIATIONS:

| | | | | | |
|---------|------------------------------|------|------------------|------|-------------|
| AC | = ASPHALT CONCRETE | FF | = FINISHED FLOOR | TH | = THRESHOLD |
| AD | = AREA DRAIN | FL | = FLOWLINE | TR | = TREE |
| BLDG | = BUILDING | FNC | = FENCE | TYP | = TYPICAL |
| BRK | = BRICK | FND | = FOUND | UTIL | = UTILITY |
| BRKR | = BREAKER | FTN | = FOUNTAIN | VGUT | = V-GUTTER |
| BSW | = BACK OF SIDEWALK | GEN | = GENERATOR | W | = WILLOW |
| CB | = CATCH BASIN | GR | = GRATE | WD | = WOOD |
| CE | = CEDAR | GRND | = GROUND | | |
| CHK VLV | = CHECK VALVE | GT | = GATE | | |
| CHNLNK | = CHARLINK | H | = HOLLY | | |
| CL | = CENTERLINE | MON | = MONUMENT | | |
| CMU | = CONCRETE MASONRY UNIT | MTL | = METAL | | |
| CONC | = CONCRETE | O | = OAK | | |
| CTL | = CONTROL | PA | = PALM | | |
| CW | = COTTON WOOD | PE | = PEPPER | | |
| CYP | = CYPRESS | P | = PINE | | |
| DK | = DECOMPOSED GRANITE | PLST | = PLASTIC | | |
| DG | = TOP OF DECK | R | = REDWOOD | | |
| E | = EUCALYPTUS | RL | = RIDGE LINE | | |
| ELEC | = ELECTRIC | RW | = RETAINING WALL | | |
| EP | = EDGE OF PAVEMENT | SAT | = SATELLITE | | |
| ESMT | = EASEMENT | STN | = STONE | | |
| FDC | = FIRE DEPARTMENT CONNECTION | STP | = STEP | | |
| | | SYS | = SYSTEMS | | |

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED APPROXIMATELY 28.4' NORTHERLY AND 28.2' WESTERLY FROM THE EASTERLY HOMELAND BOUNDARY CORNER, ELEVATION = 195.40' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3" ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (06/22/22) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

CLIENT:
MS. ANDREA SPUNGEN

SITE LOCATION:
24 PRONGHORN RUN
CARMEL VALLEY, CA 93923

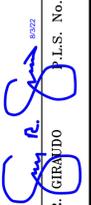
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|----------|------|--------------------|----------|
| No. | DATE | BY | REVISION |
| 06/27/22 | AL | RELEASED TO CLIENT | |

A.P.N.: 239-091-048

TOPOGRAPHIC MAP
OF
LOT 123 - TRACT NO. 1333, SANTA LUCIA PRESERVE - PHASE B
VOLUME 20 OF CITIES AND TOWNS AT PAGE 33
CARMEL VALLEY, CALIFORNIA
FOR
MS. ANDREA SPUNGEN

SCALE: 1" = 20'
DATE: JUNE 2022
JOB NO. 2514-01

SHEET **1**
OF 1 SHEETS

APPROVED BY: 
GUY R. GIRARDO
P.L.S. No. 8703


PROFESSIONAL LAND SURVEYOR - CALIFORNIA
GUY R. GIRARDO
EXP. 12-31-23
No. 8703


LANDSET ENGINEERS, INC.
5309 Clay Horse Canyon Road
Salinas, California 95007
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

STRUCTURAL DESIGN CRITERIA

ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE (CBC)

| | |
|--|---------------------|
| RISK CATEGORY | II |
| ROOF LOAD | |
| DEAD | 12 PSF |
| LIVE | 20 PSF |
| FLOOR LOAD | |
| DEAD | 8 PSF |
| LIVE | 40 PSF |
| WIND DESIGN CRITERIA: (ASCE 7-16) | |
| WIND SPEED | 92 MPH |
| EXPOSURE | B |
| TOPOGRAPHIC EFFECT (Kzt) | 1.0 |
| SEISMIC DESIGN CRITERIA: (ASCE 7-16) | |
| SITE CLASS | C |
| Ss | 1.18 |
| Si | 0.44 |
| Sos | 0.94 |
| Sor | 0.44 |
| SEISMIC DESIGN CATEGORY | D |
| ANALYSIS PROCEDURE | EQUIV LATERAL FORCE |
| RESPONSE MODIFICATION FACTOR, R (LIGHT FRAME WOOD SHEAR WALLS) | 6.5 |

| | |
|--|---|
| SOIL DESIGN VALUES: (HARO, KASUNICH & ASSOCIATES, INC.) | |
| ALLOWABLE PIER BEARING | 3,000 PSF (residence) 3,000 PSF (garage) |
| COEFFICIENT OF FRICTION | 0.40 (residence) 0.45 (garage) |

SPECIAL INSPECTIONS

SPECIAL INSPECTION PER CBC CHAPTER 1705 SHALL BE PERFORMED BY THE ENGINEER OF RECORD OR AN INDEPENDENT SPECIAL INSPECTION AGENCY APPROVED BY THE LOCAL JURISDICTION AND PAID FOR BY OWNER OR OWNER'S DESIGNATED REPRESENTATIVE FOR THE FOLLOWING ITEMS:

- CONCRETE - REINF & EMBED PLACEMENT, STRENGTH TESTS
- SHEAR WALL NAIL SPACING ≤ 4" OC

ABBREVIATION

| | |
|------------|--|
| ACI | AMERICAN CONCRETE INSTITUTE |
| AISC | AMERICAN INSTITUTE OF STEEL CONSTRUCTION |
| APA | AMERICAN PLYWOOD ASSOCIATION |
| AR | ANCHOR ROD |
| ARCH | ARCHITECT |
| AWPA | AMERICAN WOOD PRESERVERS ASSOCIATION |
| ASTM | AMERICAN SOCIETY FOR TESTING & MATERIALS |
| AWS | AMERICAN WELDING SOCIETY |
| BLDG | BUILDING |
| BLKG | BLOCKING |
| BN | BOUNDARY NAIL |
| B/O | BOTTOM OF |
| CBC | CALIFORNIA BUILDING CODE |
| CL | CENTER LINE |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CVR | COVER |
| DBL | DOUBLE |
| DET | DETAIL |
| DF | DOUGLAS FIR |
| DIA | DIAMETER |
| DIM | DIMENSION |
| DL | DEAD LOAD |
| DN | DOWN |
| DWG | DRAWING |
| (E) | EXISTING |
| EA | EACH |
| EL or ELEV | ELEVATION |
| EMBED | EMBEDMENT |
| EN | EDGE NAIL |
| ES | EACH SIDE |
| EXT | EXTERIOR |
| FF | FINISHED FLOOR |
| FG | FINISHED GRADE |
| FLR | FLOOR |
| FND | FOUNDATION |
| FTG | FOOTING |
| GA | GAUGE |
| GALV | GALVANIZED |
| HDG | HOT DIPPED GALVANIZED |
| HDR | HEADER |
| HGR | HANGER |
| HT | HEIGHT |
| ID | INNER DIAMETER |
| INT | INTERIOR |
| JST | JOIST |
| LB | POUND |
| LL | LIVE LOAD |
| LSL | LAMINATED STAIN LUMBER |
| LVL | LAMINATED VENEER LUMBER |
| MAX | MAXIMUM |
| MFG | MANUFACTURER |
| MISC | MISCELLANEOUS |
| MIN | MINIMUM |
| MTL | METAL |
| (N) | NEW |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| PL | PLATE |
| PSF | POUNDS PER SQUARE FOOT |
| PSL | PARALLEL STAIN LUMBER |
| PSI | POUNDS PER SQUARE INCH |
| PT | PRESERVATIVE TREATED |
| REINF | REINFORCING |
| REQD | REQUIRED |
| RWD | REDWOOD |
| SCH | SCHEDULE |
| SF | SQUARE FOOT |
| SHRWL | SHEAR WALL |
| SHT | SHEET |
| SIM | SIMILAR |
| SN | SOLE NAIL |
| SPEC | SPECIFICATION |
| SQ | SQUARE |
| SS | STAINLESS STEEL |
| STD | STANDARD |
| STL | STEEL |
| STRUCT | STRUCTURAL |
| TYP | TYPICAL |
| T&B | TOP AND BOTTOM |
| T&G | TONGUE & GROOVE |
| T/O | TOP OF |
| UNO | UNLESS NOTED OTHERWISE |
| WCIB | WEST COAST LUMBER INSPECTION BUREAU |
| WOOD | WOOD |
| WT | WEIGHT |
| W/ | WITH |
| W/O | WITHOUT |

GENERAL

- ALL MATERIALS, WORKMANSHIP, DESIGN & CONSTRUCTION SHALL BE IN STRICT CONFORMANCE WITH THE CALIFORNIA BUILDING CODE LATEST EDITION AND OTHER REGULATORY AGENCIES WHO MAY HAVE AUTHORITY OVER ANY PORTION OF THE WORK. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION WHERE CONDITIONS ARE SPECIFICALLY INDICATED FOR ANY PART OF THE WORK. DETAILS USED SHALL BE THE SAME AS FOR OTHER SIMILAR WORK, SUBJECT TO REVIEW AND APPROVAL.
- MATERIAL NOTES & SPECIFICATIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE SPECIFICATIONS.
- SPECIFIC NOTES & DETAILS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES & TYPICAL DETAILS.
- ALL DIMENSIONS SPECIFIED SHALL TAKE PRECEDENCE OVER SCALES SHOWN.
- CONTRACT DRAWINGS & SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE & STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. THIS INCLUDES REVIEWING THE CONTRACT DOCUMENTS AND EXISTING FIELD CONDITIONS TO CONFIRM THE PROJECT CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING.
- ANY ERROR, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING WELL IN ADVANCE OF IMPACTING THE CONSTRUCTION SCHEDULE. MINOR MODIFICATIONS TO THE DETAILS MAY BE REQUIRED TO SUIT EXISTING FIELD CONDITIONS AND THESE MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES INCLUDING COORDINATING ALL PORTIONS OF THE WORK OUTLINED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL PROTECT THE EXISTING FACILITIES TO AVOID DAMAGE DURING CONSTRUCTION. IF DAMAGE OCCURS, THE CONTRACTOR SHALL REPAIR WITH APPROPRIATE MATERIALS SO THAT THE FINISHES MATCH SURROUNDING FINISHES AT NO ADDITIONAL COST.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES WHETHER SHOWN IN THE CONTRACT DOCUMENTS OR NOT AND TO PROTECT THEM FROM DAMAGE. CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF DAMAGED FACILITIES.
- CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE THE PROJECT AS DESCRIBED IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL DO ALL CUTTING, FITTING, & PATCHING AS REQUIRED TO MAKE THE FINAL PRODUCT MATCH THE EXISTING CONDITIONS ENCOUNTERED.
- CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING FOR REVIEW PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES ONLY SHOWN ON SHOP DRAWINGS WILL NOT SATISFY THIS REQUIREMENT. THE CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL MAINTAIN A FULL SET OF CONSTRUCTION DOCUMENTS ON SITE UPDATED WITH THE LATEST REVISIONS, ADDENDA, & CLARIFICATIONS FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND ORDERLY CONDITION AND SHALL PROVIDE ACCESS TO THE OWNER & THEIR REPRESENTATIVES. CONTRACTOR SHALL DISPOSE OF ALL DIRT, DEBRIS, RUBBISH, AND EQUIPMENT OR MATERIALS NOT SPECIFIED TO REMAIN.

FOUNDATION

- FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL INVESTIGATION'S RECOMMENDATIONS BY:
HARO, KASUNICH & ASSOCIATES, INC. - PROJECT NO. M12367 DATED - DECEMBER 2023
- FOUNDATIONS SHALL BE EMBEDDED INTO A MAT OF ENGINEERED FILL EXTENDING A MINIMUM OF 2'-0" BELOW AND A MINIMUM OF 5'-0" BEYOND THE FOUNDATION. THE MAT OF ENGINEERED FILL SHALL BE PREPARED IN ACCORDANCE WITH THE SITE GRADING AND CUT AND FILL SLOPES SECTION OF THE GEOTECHNICAL REPORT. FILL MATERIAL SHALL TO BE COMPACTED TO 90% MINIMUM OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
- THE BOTTOM OF FOUNDATION ELEVATIONS SHOWN ON THE PLANS ARE PROVIDED FOR ESTIMATING PURPOSES ONLY. FINAL BOTTOM OF FOOTING ELEVATIONS SHALL BE FIELD VERIFIED BY THE ENGINEER. ALTERATIONS TO THE FOOTING SIZE, REINFORCING AND BEARING ELEVATIONS MAY BE REQUIRED BASED ON ACTUAL SITE CONDITIONS ENCOUNTERED.
- ALL FOOTINGS SHALL BE CENTERED BELOW CENTERLINE OF COLUMNS AND WALLS UNLESS NOTED OTHERWISE.
- FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER. IMMEDIATELY PRIOR TO PLACING CONCRETE, EXCAVATIONS SHALL BE INSPECTED TO VERIFY THAT ALL STANDING WATER AND LOOSE MATERIAL HAS BEEN REMOVED.
- ALL ABANDONED FOOTING, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
- FINISHED GRAING SHALL BE ACCOMPLISHED IN SUCH A MANNER AS TO SLOPE THE GRADE A MINIMUM OF 5% AWAY FROM FOUNDATIONS. GRADING SHALL ELIMINATE ANY POTENTIAL FOR PONDING NEAR THE FOUNDATION.

CONCRETE

- WORK DONE UNDER THIS SECTION SHALL BE IN CONFORMANCE WITH ACI 318, LATEST EDITION.
- CONCRETE SHALL BE NORMAL WEIGHT PORTLAND CEMENT CONCRETE HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND A .50 MAXIMUM WATER CEMENT RATIO. CONCRETE FOR THE GARAGE STEM WALL SHALL HAVE XYPEX ADMIX C-500 AT DOSAGE RATE OF 3% BY WEIGHT OF CEMENT.
- PORTLAND CEMENT SHALL COMPLY WITH ASTM C150. TYPE I OR II. FLY ASH MAY BE INCLUDED IN THE WATER CEMENT RATIO UP TO A MAXIMUM OF 25% BY WEIGHT OF CEMENT.
- COARSE AGGREGATES SHALL CONFORM TO ASTM C33 SIZE 57 OR 67. ROUNDED PEA GRAVEL AGGREGATES SHALL NOT BE USED.
- WATER REDUCING ADMIXTURES MAY BE INCLUDED IN MIX DESIGNS IN ACCORDANCE WITH ASTM C494 AND IN STRICT CONFORMANCE WITH THE MANUFACTURERS SPECIFICATIONS. CALCIUM CHLORIDE OR OTHER WATER-SOLUBLE CHLORIDE ADMIXTURES SHALL NOT BE ALLOWED.
- CONCRETE SHALL BE MIXED AND DELIVERED TO SITE IN CONFORMANCE ASTM C94. FIELD MEASURE CONCRETE SLUMP SHALL CONFORM TO SUBMITTED CONCRETE MIX DESIGN. TOLERANCE OF SLUMP SHALL CONFORM TO ASTM C94.
- ALL REINFORCING STEEL, ANCHOR RODS, AND EMBEDDED ITEMS SHALL BE SECURED IN PLACE PRIOR TO CONCRETE PLACEMENT.
- REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL PLANS FOR REQUIRED OPENINGS AND EMBEDDED ITEMS. PROVIDE SLEEVES FOR PLUMBING, GAS, AND ELECTRICAL CONDUITS THROUGH CONCRETE ELEMENTS.
- PIPES AND CONDUITS WITH OUTSIDE DIAMETERS LARGER THAN 1 1/2" SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE UNLESS APPROVED IN ADVANCE BY ENGINEER IN WRITING. SMALLER PIPES AND CONDUITS MAY BE EMBEDDED PROVIDED THEY DO NOT INTERRUPT REINFORCING STEEL AND THEY ARE NOT LARGER THAN 1/3 OF THE CONCRETE ELEMENTS THICKNESS AND THEY ARE SPACED NOT CLOSER THAN 3 TIMES THE DIAMETER OF THE LARGEST PIPE OR CONDUIT.
- SEE ARCHITECT'S DRAWINGS FOR REQUIRED WATERPROOFING, DAMPROOFING, FLASHING, FOOR FINISHES, ETC.
- PROVIDE 3/4" CHAMFER AT ALL EXPOSED CONCRETE CORNERS, UNLESS NOTED OTHERWISE.
- CURING OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI 308, LATEST EDITION. METHOD OF CURING SHALL BE AT THE CONTRACTOR'S DISCRETION AND SUBMITTED TO THE ENGINEER FOR REVIEW.
- CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE TO OBSERVE REINFORCING STEEL PLACEMENT PRIOR TO CONCRETE PLACEMENT.
- NON-SHRINK GROUT SHALL BE CEMENT BASED WITH A MINIMUM 7 DAY COMPRESSIVE STRENGTH OF 5,000 PSI. GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

REINFORCING STEEL

- ALL WORK DONE UNDER THIS SECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF ACI 318, LATEST EDITION, PARTICULARLY CHAPTER 7, 'DETAILS OF REINFORCEMENT'. REINFORCING DETAILING, BENDING, AND PLACING SHALL BE IN CONFORMANCE WITH THE CONCRETE REINFORCING DESIGN INSTITUTE 'MANUAL OF STANDARD PRACTICE', LATEST EDITION.
- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 FOR #5 BARS AND LARGER, GRADE 40 FOR #4 BARS AND SMALLER, UNLESS NOTED OTHERWISE.
- ALL WELDED REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A706, GRADE 60.
- ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE EASILY MADE FOR PLACEMENT AND INSPECTION.
- ALL BAR BENDS SHALL BE MADE COLD UNLESS APPROVED IN ADVANCE BY THE ENGINEER IN WRITING. BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL NOT BE FIELD BENT UNLESS APPROVED IN ADVANCE BY ENGINEERING IN WRITING.
- ALL REINFORCING SHALL BE CONTINUOUS OR LAPPED IN ACCORDANCE WITH ACI 318 AND NOT LESS THAN 48 BAR DIAMETERS UNLESS NOTED OTHERWISE. SPLICES SHALL BE STAGGERED AT LEAST 2'-0". BARS SHALL BE PROVIDED IN LENGTHS AS LONG AS POSSIBLE TO MINIMIZE NUMBER OF LAP SPLICES.
- ALL HORIZONTAL WALL AND FOOTING REINFORCING SHALL BEND AROUND CORNERS AND EXTEND 30 BAR DIAMETERS UNLESS NOTED OTHERWISE.
- ADDITIONAL REINFORCING BARS SHALL BE PROVIDED AT ALL SIDES OF SLAB OR WALL OPENING INCLUDING DIAGONAL BARS AT RE-ENTRANT CORNERS WITHOUT EXCEPTION.
- TERMINATE REINFORCING STEEL WITH STANDARD HOOKS, UNLESS NOTED OTHERWISE.
- TYPICAL CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:
CONCRETE CAST AGAINST EARTH 3"
EXPOSED TO EARTH OR WEATHER 2"
UNEXPOSED 1 1/2"
- SLAB ON GRADE AND FOOTING REINFORCING SHALL BE SUPPORTED ON CONCRETE BLOCKS PRIOR TO PLACING CONCRETE.
- FURNISH AND INSTALL #3 SPACER TIES AT APPROXIMATELY 2'-6" ON CENTER IN ALL BEAMS AND FOOTINGS TO SECURE REINFORCING AND MAINTAIN BAR POSITION.
- ALL REINFORCING STEEL AND OTHER EMBEDDED ITEMS SHALL BE SECURED IN PLACE AND INSPECTED PRIOR TO PLACING CONCRETE.

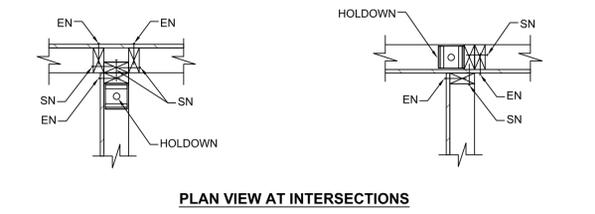
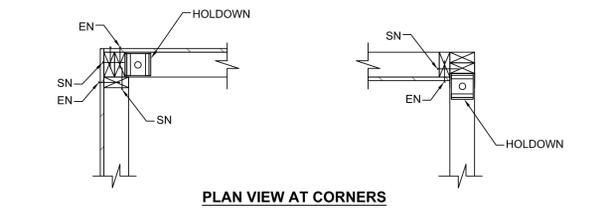
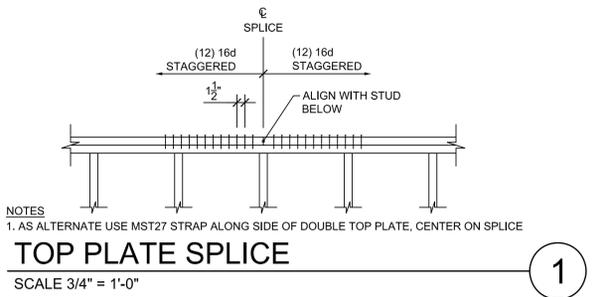
WOOD

- WOOD CONSTRUCTION SHALL CONFORM TO 'CONVENTIONAL LIGHT-FRAME CONSTRUCTION' PROVISIONS AND ANY OTHER APPLICABLE SECTIONS OF CHAPTER 23 OF THE CBC UNLESS NOTED OTHERWISE IN THE PLANS OR THESE SPECIFICATIONS.
- NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED, OR APPROVED BY THE ENGINEER. HOLES IN WOOD SILLS OR PLATES OF SHEAR OR BEARING WALLS SHALL BE PLACED IN THE CENTER OF THE PIECE. HOLES IN EXCESS OF ONE INCH DIAMETER ARE NOT PERMITTED IN ANY MEMBER OF A SHEARWALL OR IN ANY 2x4 DOUBLE TOP PLATES. 2x6 DOUBLE TOP PLATES MAY HAVE UP TO TWO INCH DIAMETER HOLES UNLESS NOTED OTHERWISE.
- WOOD SPECIES FOR ALL FRAMING MEMBERS SHALL BE OF DOUGLAS FIR UNLESS NOTED OTHERWISE AND SHALL BE OF THE GRADE SPECIFIED IN THESE SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE PLANS, MANUFACTURED AND GRADED PER WPA GRADING RULES, LATEST EDITION.
RAFTERS, JOISTS, AND HEADERS NO. 2
STUDS AND BLOCKING NO. 2 OR STUD
POSTS AND DOUBLE TOP PLATES NO. 1
- VERSA-LAM (LVL) BEAMS SHALL BE MANUFACTURED BY BOISE CASCADE. VERSA-LAM BEAMS SHALL HAVE MINIMUM 3,100 PSI ALLOWABLE BENDING STRESS AND 2,000 KSI MODULUS OF ELASTICITY. MEMBERS SHALL BE STORED ON SITE & INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- SHEATHING SHALL BE APA PERFORMANCE RATED PANELS PER NER REPORT NUMBER 108. SHEATHING SHALL BE PLYWOOD PER CBC STD 23-2 & US PRODUCT STANDARD PS 1-83, UNLESS NOTED OTHERWISE. ALL PANELS SHALL BE IDENTIFIED AS EXPOSURE 1, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE ON PLANS, ROOF & FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS & NAILED WITH 8d (10d AT SHEATHING > 3/4") NAILS AT 6 INCHES OC TO FRAMED PANEL EDGES & OVER STUD WALLS SHOWN ON PLANS, & AT 12" OC TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED SHEATHING EDGE CLIPS AT 16" OC AT UNLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE & GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. TOE NAIL BLOCKING TO SUPPORT 16d NAILS, UNLESS NOTED OTHERWISE.
- FLOOR SHEATHING SHALL BE GLUED TO ALL FRAMING MEMBERS WITH AN APA APPROVED ADHESIVE.
- SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS IS FLUSH WITH THE SURFACE OF THE SHEATHING. OVERDRIVEN NAILS SHALL BE REVIEWED BY THE ENGINEER AND ADDITIONAL NAILING ADDED OR REPLACEMENT OF SHEATHING PANEL AT THE ENGINEER'S DISCRETION.
- WALL ANCHOR RODS: THE MINIMUM ANCHORAGE FOR EXTERIOR WALLS SHALL BE 5/8" DIAMETER HDG ANCHOR RODS WITH 3"x3"x.25" HDG WASHERS SPACED AT 4 FEET ON CENTER AND EMBEDDED AT LEAST SEVEN INCHES INTO THE CONCRETE. THERE SHALL BE A MINIMUM OF TWO ANCHOR RODS PER SILL PIECE PLACED WITHIN 12 INCHES OF EACH END.
- STUD WALLS SUPPORTING BEAMS SHALL HAVE POSTS WITH A MINIMUM WIDTH EQUAL TO THE WIDTH OF THE BEAM LOCATED ABOVE, UNLESS NOTED OTHERWISE.
- METAL FRAMING DEVICES SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR APPROVED EQUAL, INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS. FRAMING DEVICES EXPOSED TO WEATHER SHALL HAVE ZMAX COATING, UNLESS NOTED OTHERWISE. ONLY SIMPSON 'N' TYPE FASTENER SHALL BE USED. ALL SUCH FASTENERS SHALL BE THE LARGEST SIZE AND QUANTITY IN THE MANUFACTURER'S PUBLISHED SCHEDULES, UNO.
- BOLT HOLES SHALL BE 1/16 INCH LARGER THAN THE NOMINAL SIZE OF THE BOLT. CUT FLAT WASHERS SHALL BE PROVIDED AT ALL HEADS AND NUTS WHICH WOULD OTHERWISE BEAR DIRECTLY ON WOOD. BOLTS SHALL BE TIGHTENED TO A SNUG CONDITION AND RETIGHTENED UPON JOB COMPLETION OR IMMEDIATELY BEFORE CONSTRUCTION WORK WHICH WILL MAKE THEM INACCESSIBLE.
- USE COMMON TYPE NAILS WHERE NAILS ARE SPECIFIED ON THE DETAILS OR PLANS. NAILS SHALL BE HOT DIPPED GALVANIZED WHERE EXPOSED TO WEATHER. THE MINIMUM NAILING REQUIREMENTS OF CBC TABLE 2304.10.1 APPLY WHEREVER FASTENERS FOR CONNECTING WOOD MEMBERS HAVE NOT BEEN SPECIFIED.
- ENDS OF NEW PRESERVATIVE TREATED FRAMING MEMBERS CUT IN THE FIELD SHALL BE SOAKED OVER NIGHT WITH JASCO TERMINATE 8 WOOD PRESERVATIVE OR APPROVED EQUAL. HOLES AND NOTCHES IN PRESERVATIVE TREATED FRAMING SHALL BE FLOATED COATED WITH JASCO TERMINATE 8 WOOD PRESERVATIVE WITH A MINIMUM OF THREE COATS.

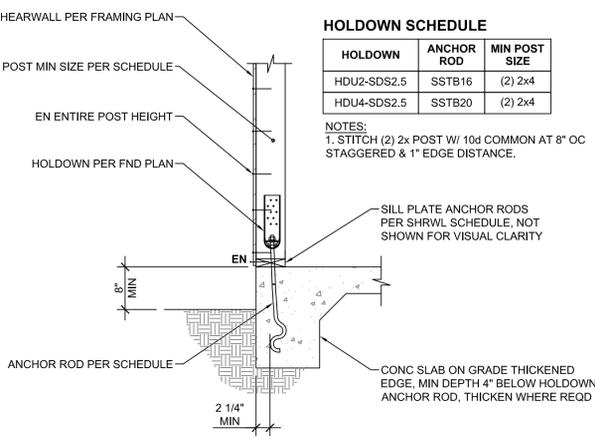
SHEARWALL SCHEDULE

| MARK | SHEATHING 5.67 | STUDS AT ABUTTING PANEL EDGES 1 | PANEL EDGE 2.4 NAILING | RIM JOIST OR SOLID BLOCKING ATTACHMENT TO TOP PLATE | 2X SOLE PLATE ATTACHMENT TO RIM JOIST BELOW 2 | SILL PLATE ATTACHMENT | |
|------|--------------------|---------------------------------|------------------------|---|---|-----------------------|--------------------------|
| | | | | | | ANCHOR RODS TO CONC 3 | SILL PLATE AT FOUNDATION |
| 6 | 15/32" CDX PLYWOOD | 2x | 8d AT 6" OC | A34 AT 24" OC | 16d AT 6" OC | 5/8" DIA AT 48" OC | 3x |
| 4 | 15/32" CDX PLYWOOD | 4x | 8d AT 4" OC | A34 AT 16" OC | 16d AT 4" OC | 5/8" DIA AT 32" OC | 3x |
| 3 | 15/32" CDX PLYWOOD | 4x | 8d AT 3" OC | A34 AT 12" OC | 16d AT 3" OC | 5/8" DIA AT 16" OC | 3x |
| 2 | 15/32" CDX PLYWOOD | 4x | 8d AT 2" OC | A34 AT 9" OC | 16d AT 2" OC | 5/8" DIA AT 12" OC | 3x |

- INTERMEDIATE FRAMING TO BE 2x STUDS. TWO 2x STUDS MAY BE USED IN PLACE OF 4x STUDS; NAIL TOGETHER WITH SOLE PLATE ATTACHMENT NAILING.
- 8d NAILS SHALL BE 0.131" DIAMETER x 2 1/2" (COMMON). 16d NAILS SHALL BE 0.135" DIAMETER x 3 1/2" (BOX).
- USE HDG ANCHOR RODS WITH 7" MIN EMBED. AT ALL ANCHOR BOLTS USE 3" x 3" x 1/4" PLATE WASHERS (SIMPSON BP3/3 OR EQUAL), WHERE (E) ANCHOR RODS DO NOT MEET REQUIREMENT, PROVIDE 5/8" DIA SIMPSON MECHANICALLY GALVANIZED HD TITENS W/ 7" MIN EMBED.
- 4x POSTS ARE REQUIRED AT EACH END OF ALL SHEARWALLS UNO. END POSTS SHALL RECEIVE PANEL EDGE NAILING.
- BLOCK ALL PANEL EDGES W/ 2x4 FLAT, ATTACH W/ PANEL EDGE NAILING.
- ORIENTED STRAND BOARD MAY NOT BE USED IN PLACE OF CDX PLYWOOD WITHOUT WRITTEN APPROVAL BY OWNER & ENGINEER.
- INTERMEDIATE FRAMING TO BE 2x MIN. MEMBERS. ATTACH SHEATHING TO INTERMEDIATE FRAMING W/ 8d (COMMON) AT 12" OC WHERE STUDS SPACED AT 16" OC, AND W/ 8d (COMMON) AT 6" OC WHERE STUDS SPACED AT 24" OC.



SHEARWALL INTERSECTIONS
SCALE 1" = 1'-0"



HOLDDOWN TO SLAB ON GRADE
SCALE 3/4" = 1'-0"

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Santa Cruz, CA 95060
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e-mail: akroake@gmail.com



| | |
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| BY | AR |
| DATE | 05/28/2025 |
| NO. | 0 |

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| REVISIONS | DESCRIPTION | DATE | BY |
| 1 | RELEASED FOR PERMIT SUBMITAL | 05/28/2025 | AR |

PROJECT

SINGLE FAMILY RESIDENCE

SITE ADDRESS

24 PRONGHORN RUN
CARMEL, CA 93923
(APN 239-091-048)

CLIENT

MATT MACLAUGHLIN

PROJECT NUMBER: 14176-1

DRAWN BY: -

CHECKED BY: AR

SHEET TITLE

GENERAL NOTES AND SPECIFICATIONS

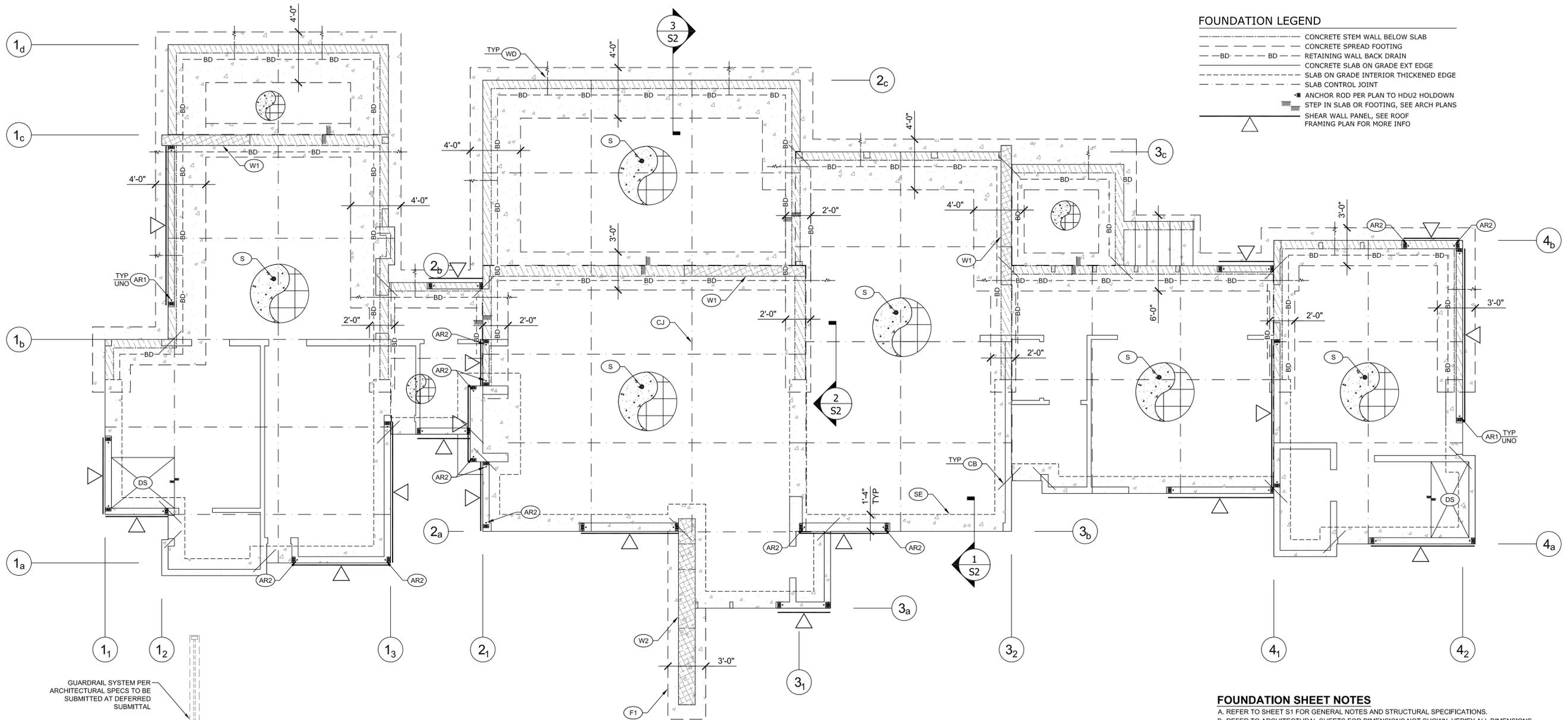
SHEET NUMBER

S1



FOUNDATION LEGEND

- CONCRETE STEM WALL BELOW SLAB
- CONCRETE SPREAD FOOTING
- BD- -BD- RETAINING WALL BACK DRAIN
- CONCRETE SLAB ON GRADE EXT EDGE
- SLAB ON GRADE INTERIOR THICKENED EDGE
- SLAB CONTROL JOINT
- ANCHOR ROD PER PLAN TO HDU2 HOLDDOWN STEP IN SLAB OR FOOTING, SEE ARCH PLANS
- SHEAR WALL PANEL, SEE ROOF FRAMING PLAN FOR MORE INFO



FOUNDATION SHEET NOTES

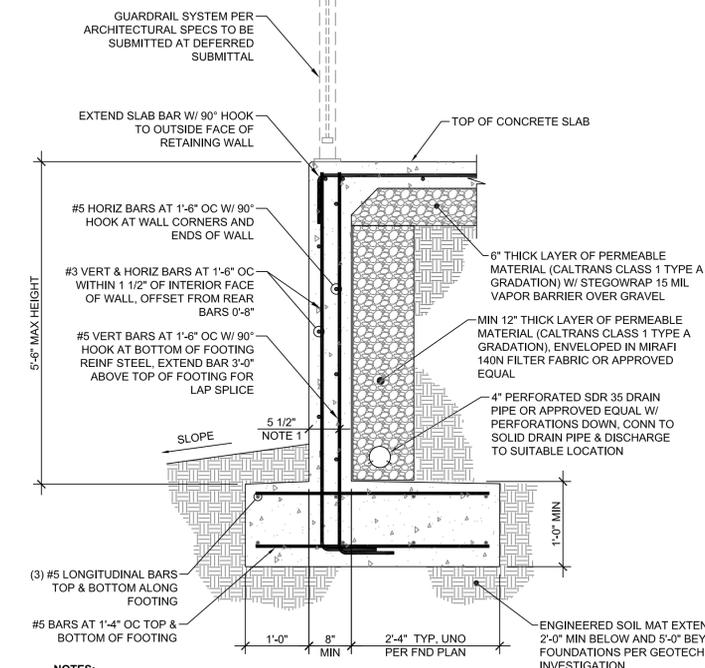
- A. REFER TO SHEET S1 FOR GENERAL NOTES AND STRUCTURAL SPECIFICATIONS.
- B. REFER TO ARCHITECTURAL SHEETS FOR DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF DISCREPANCIES.
- C. WALLS SHOWN ARE 1st WALLS ABOVE FOUNDATION. SEE ROOF FRAMING PLAN FOR HOLD DOWNS SHOWN AT SHEAR WALLS ABOVE. ANCHOR RODS ARE AT THE BASE OF 1st FLOOR WALLS TO CONCRETE FOUNDATION.

FOUNDATION KEY NOTES

- (S) 5" THICK SLAB ON GRADE W/ #5 BARS AT 1'-4" OC MID DEPTH
- (SE) THICKENED SLAB ON GRADE EDGE W/ MIN 1'-6" EMBEDMENT INTO ENGINEERED SOIL MAT
- (DS) DEPRESSED SLAB FOR SHOWER AREA. SEE ARCHITECTURAL PLANS
- (S) CONCRETE STAIRS. SEE ARCHITECTURAL PLANS
- (CB) ADD #3 x 2'-6" LONG TOP BAR PERPENDICULAR TO RE-ENTRANT CORNER & POSITION WITHIN 3" OF CORNER CENTERED ON CORNER
- (CJ) PROVIDE SOFF-CUT CONTROL JOINTS AT 9'-0" OC MAX. LENGTH TO WIDTH RATIO OF JOINTS SHALL NOT EXCEED 1.5:1. COORD W/ ARCH FOR JOINT LAYOUT.
- (RF) RETAINING WALL FOOTING W/ MIN 1'-6" EMBEDMENT INTO ENGINEERED SOIL MAT
- (RW) 8" THICK CONCRETE RETAINING WALL BELOW SLAB ON GRADE
- (W1) 10" THICK CONCRETE WALL BELOW SLAB W/ #5 VERT & HORIZ BARS AT 16" OC EA WALL. VERT BARS SHALL HAVE 90° HOOK EXTENDED TO BOTTOM OF FOOTING REINFORCING BARS.
- (W2) 16" THICK CONCRETE WALL BELOW SLAB W/ #5 VERT & HORIZ BARS AT 16" OC EA WALL FACE. VERT BARS SHALL HAVE 90° HOOK EXTENDED TO BOTTOM OF FOOTING REINFORCING BARS.
- (WD) DISCHARGE WALL BACK DRAIN THROUGH FACE OF RETAINING WALL
- (F1) 1'-6" THICK FOOTING BELOW CONCRETE WALL. LOWER TOP OF FOOTING TO BE 6" BELOW FINISHED GRADE.
- (AR1) SSTB16 ANCHOR ROD W/ MIN 13" EMBEDMENT THICKENED SLAB EDGE OR RETAINING WALL. TYP UNO. SEE DETAIL 3/S1.
- (AR2) SSTB20 ANCHOR ROD W/ MIN 17" EMBEDMENT THICKENED SLAB EDGE OR RETAINING WALL. SEE DETAIL 3/S6.

RESIDENCE FOUNDATION PLAN

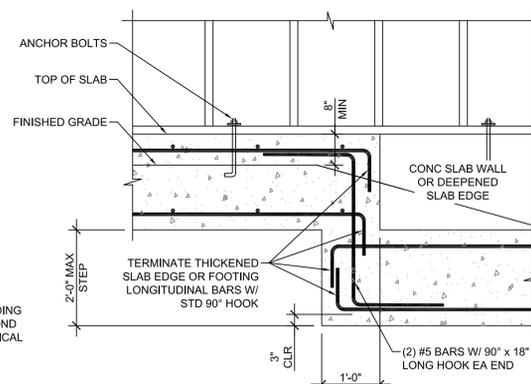
SCALE: 1/4" = 1'-0"



RESIDENCE FND RETAINING WALL

SCALE 3/4" = 1'-0"

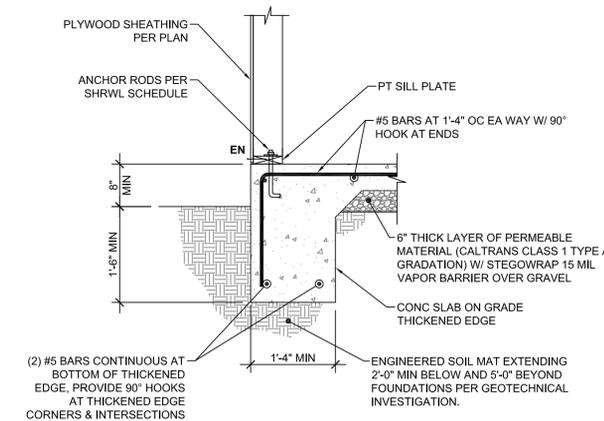
3



STEPPED FOOTING

SCALE 3/4" = 1'-0"

2



SLAB ON GRADE THICKENED EDGE

SCALE 3/4" = 1'-0"

1

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PROJECT

SINGLE FAMILY RESIDENCE

SITE ADDRESS

24 PRONGHORN RUN
CARMEL, CA 93923
(APN 239-091-048)

CLIENT

MATT MACLAUGHLIN

PROJECT NUMBER:

14176-1

DRAWN BY:

AR

CHECKED BY:

AR

SHEET TITLE

RESIDENCE FOUNDATION PLAN

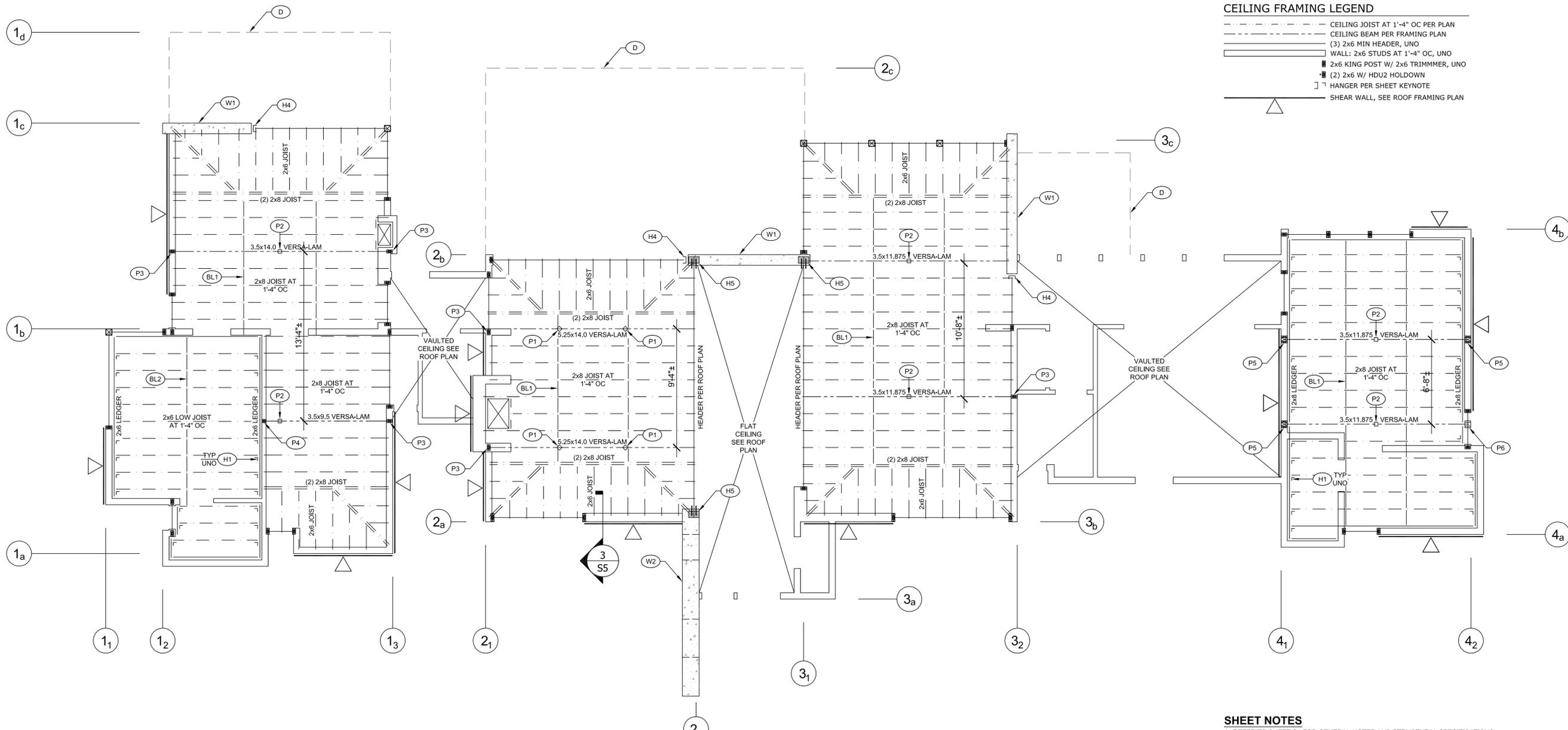
SHEET NUMBER

S2



CEILING FRAMING LEGEND

- CEILING JOIST AT 1'-4" OC PER PLAN
- CEILING BEAM PER FRAMING PLAN
- (3) 2x6 MIN HEADER, UNO
- WALL: 2x6 STUDS AT 1'-4" OC, UNO
- 2x6 KING POST W/ 2x6 TRIMMER, UNO
- (2) 2x6 W/ HDU2 HOLDOWN
- ┌ HANGER PER SHEET KEYNOTE
- △ SHEAR WALL, SEE ROOF FRAMING PLAN



SHEET NOTES

- A. REFER TO SHEET S1 FOR GENERAL NOTES AND STRUCTURAL SPECIFICATIONS.
- B. REFER TO ARCHITECTURAL SHEETS FOR DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF DISCREPANCIES.
- C. WALLS SHOWN ARE FIRST FLOOR WALLS BELOW CEILING FRAMING.

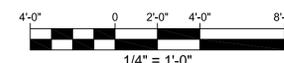
CEILING FRAMING KEY NOTES

- (D) DECK BELOW, SEE FOUNDATION PLAN SHEET S2
- (BL1) 2x8 SOLID BLOCKING BETWEEN CEILING JOIST AT THIRD POINTS OF SPAN
- (BL2) 2x6 SOLID BLOCKING BETWEEN CEILING JOIST AT MID POINT OF SPAN
- (H1) LUS26 HANGER TO LEDGER, TYP
- (H4) SEE SHEET S5 HIGH ROOF PLAN FOR HANGER TYPE
- (H5) SEE SHEET S5 HIGH ROOF PLAN FOR HANGER TYPE
- (W1) 10" WIDE FULL HEIGHT CONCRETE WALL, SEE ARCH PLANS FOR FINISH REQUIREMENTS
- (W2) 16" WIDE FULL HEIGHT CONCRETE WALL, SEE ARCH PLANS FOR FINISH REQUIREMENTS
- (P1) 4x6 POST W/ SLOPED TOP TO MATCH HIP BEAM SLOPE & SLOPED PC42 POST CAP TO HIP BEAM & BC60 POST BASE TO CEILING BEAM
- (P2) 4x4 POST W/ CQ44 POST CAP TO RIDGE BEAM & INVERTED CQ44 POST CAP TO CEILING BEAM
- (P3) (2) 2x6 WALL POST ALIGNED W/ CEILING BEAM ABOVE
- (P4) (2) 2x4 WALL POST ALIGNED W/ CEILING BEAM ABOVE
- (P5) 4x6 WALL POST W/ 2x6 KING STUDS EA SIDE ALIGNED W/ CEILING BEAM ABOVE
- (P6) 4x6 WALL POST W/ 2x6 KING STUDS EA SIDE ALIGNED W/ CEILING BEAM ABOVE. POST & KING STUDS SUPPORTED BY HEADER. CONN TO HEADER W/ A34 CLIP EA KING STUD.



RESIDENCE CEILING FRAMING PLAN

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



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RESIDENCE
CEILING FRAMING PLAN

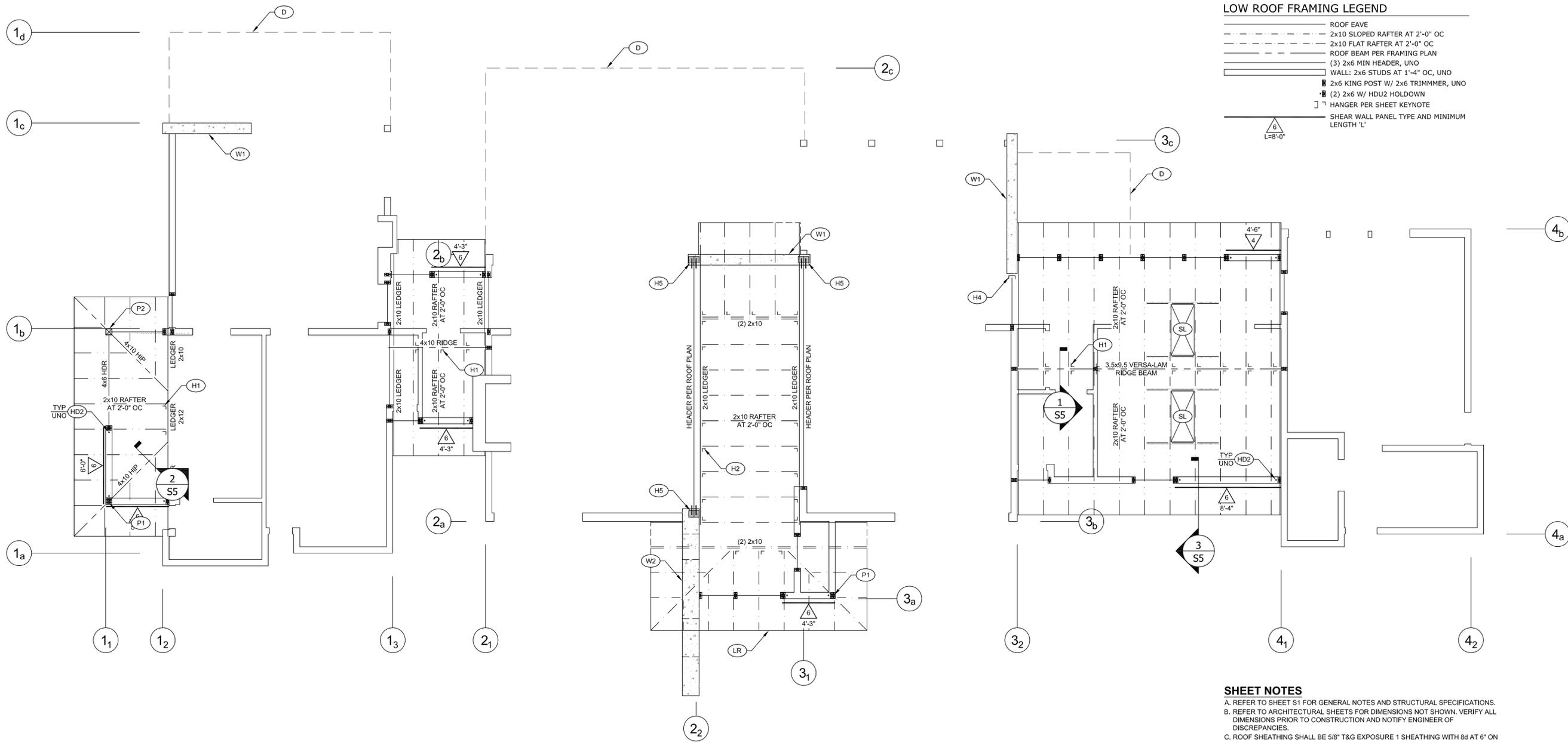
SHEET NUMBER

S3



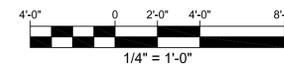
LOW ROOF FRAMING LEGEND

- ROOF EAVE
- - - 2x10 SLOPED RAFTER AT 2'-0" OC
- - - 2x10 FLAT RAFTER AT 2'-0" OC
- ROOF BEAM PER FRAMING PLAN
- (3) 2x6 MIN HEADER, UNO
- WALL: 2x6 STUDS AT 1'-4" OC, UNO
- 2x6 KING POST W/ 2x6 TRIMMER, UNO
- (2) 2x6 W/ HDU2 HOLDOWN
- ┌ ┐ HANGER PER SHEET KEYNOTE
- △ SHEAR WALL PANEL TYPE AND MINIMUM LENGTH 'L'



RESIDENCE LOW ROOF FRAMING PLAN

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



SHEET NOTES

- A. REFER TO SHEET S1 FOR GENERAL NOTES AND STRUCTURAL SPECIFICATIONS.
- B. REFER TO ARCHITECTURAL SHEETS FOR DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF DISCREPANCIES.
- C. ROOF SHEATHING SHALL BE 5/8" T&G EXPOSURE 1 SHEATHING WITH 8d AT 6" ON CENTER BOUNDARY NAILING AND 8d AT 12" OC FIELD NAILING, UNO. PANELS SHALL BE ORIENTED WITH LONG AXIS PERPENDICULAR TO FRAMING MEMBERS. PANEL EDGES ARE UNBLOCKED.
- D. ALL EXTERIOR WALLS SHALL TO BE SHEATHED WITH PLYWOOD PER SHEAR WALL SCHEDULE TYPE 6
- E. WALLS SHOWN ARE FIRST FLOOR WALLS BELOW ROOF FRAMING. HOLD DOWNS SHOWN ARE FROM FIRST FLOOR SHEAR WALL POSTS TO THE FOUNDATION.

ROOF FRAMING KEY NOTES

- (LR) LOWER ROOF EAVE
- (SL) SKYLIGHT OPENING. BN RAFTERS EA SIDE OF OPENING AND INSTALL 2x BLOCKING BETWEEN RAFTERS 2'-0" BEYOND OPNG. INSTALL CONTINUOUS CS16 STRAP ACROSS BLOCKING OVER ROOF SHEATHING.
- (D) DECK BELOW, SEE FOUNDATION PLAN SHEET S2
- (H1) LUR26Z HANGER TO RIDGE BEAM OR WALL LEDGER
- (H2) LUS26 HANGER TO LEDGER
- (H4) SEE SHEET S5 HIGH ROOF PLAN FOR HANGER TYPE
- (H5) SEE SHEET S5 HIGH ROOF PLAN FOR HANGER TYPE
- (W1) 10" WIDE FULL HEIGHT CONCRETE WALL, SEE ARCH PLANS FOR FINISH REQUIREMENTS
- (W2) 16" WIDE FULL HEIGHT CONCRETE WALL, SEE ARCH PLANS FOR FINISH REQUIREMENTS
- (P1) (2) 2x6 WALL POST ALIGNED W/ HIP BEAM ABOVE, CONN HIP TO TOP PLATE W/ HCP4Z HIP CORNER PLATE
- (P2) 6x6 POST ALIGNED W/ HIP BEAM ABOVE, CONN HIP TO TOP PLATE W/ HCP4Z HIP CORNER PLATE
- (HD2) (2) 2x4 POST W/ HDU2-SDS2.5 HOLD DOWN W/ ANCHOR ROD TO FOUNDATION EACH SIDE OF SHEARWALL, TYP UNO.

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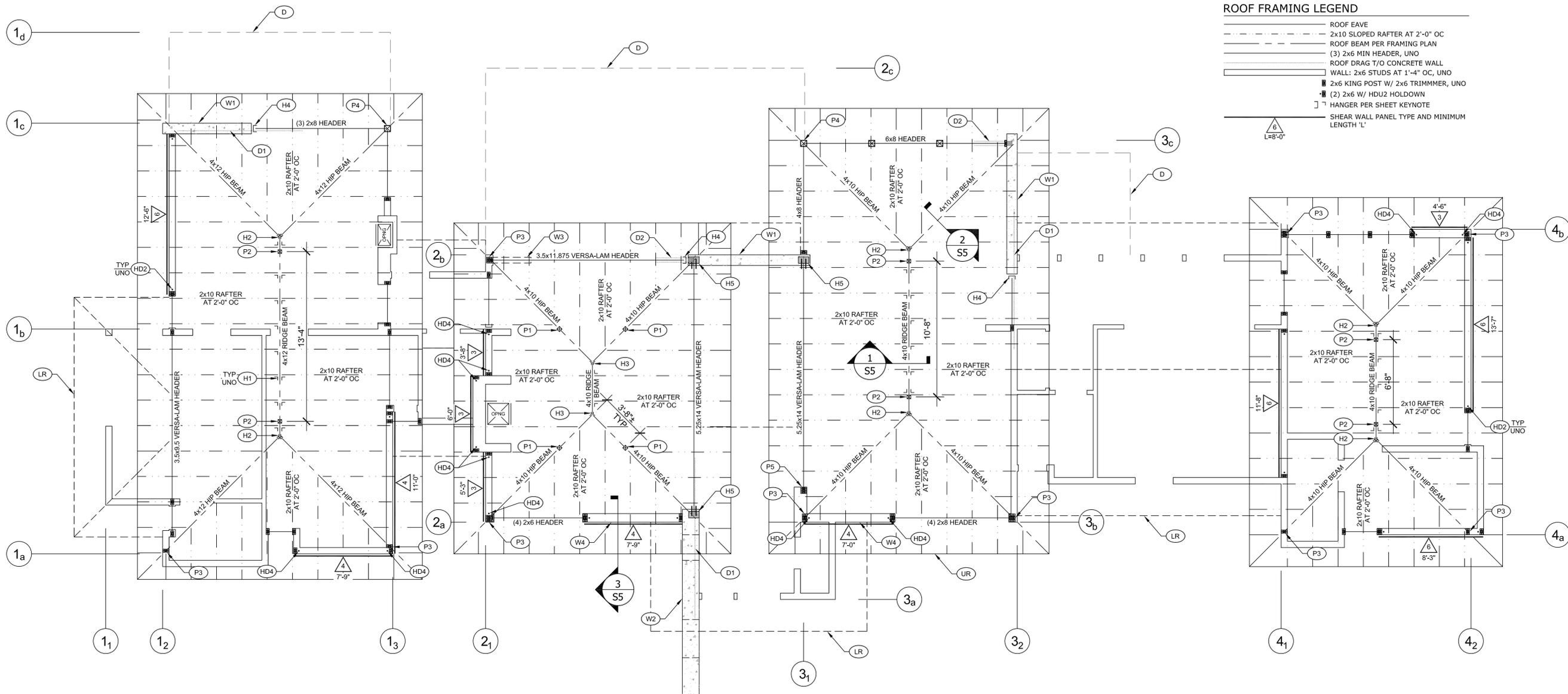
RESIDENCE LOW ROOF FRAMING PLAN

SHEET NUMBER



ROOF FRAMING LEGEND

- ROOF EAVE
- - - 2x10 SLOPED RAFTER AT 2'-0" OC
- ROOF BEAM PER FRAMING PLAN
- (3) 2x6 MIN HEADER, UNO
- ROOF DRAG T/O CONCRETE WALL
- WALL: 2x6 STUDS AT 1'-4" OC, UNO
- 2x6 KING POST W/ 2x6 TRIMMER, UNO
- (2) 2x6 W/ HDU2 HOLDDOWN
- ⌋ HANGER PER SHEET KEYNOTE
- △ SHEAR WALL PANEL TYPE AND MINIMUM LENGTH 'L'



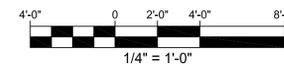
SHEET NOTES

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- B. REFER TO ARCHITECTURAL SHEETS FOR DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF DISCREPANCIES.
- C. ROOF SHEATHING SHALL BE 5/8" T&G EXPOSURE 1 SHEATHING WITH 8d AT 6" ON CENTER BOUNDARY NAILING AND 8d AT 12" OC FIELD NAILING, UNO. PANELS SHALL BE ORIENTED WITH LONG AXIS PERPENDICULAR TO FRAMING MEMBERS. PANEL EDGES ARE UNBLOCKED.
- D. ALL WOOD EXTERIOR WALLS SHALL TO BE SHEATHED WITH PLYWOOD PER SHEAR WALL SCHEDULE TYPE 6
- E. WALLS SHOWN ARE FIRST FLOOR WALLS BELOW ROOF FRAMING. HOLD DOWNS SHOWN ARE FROM FIRST FLOOR SHEAR WALL POSTS TO THE FOUNDATION.



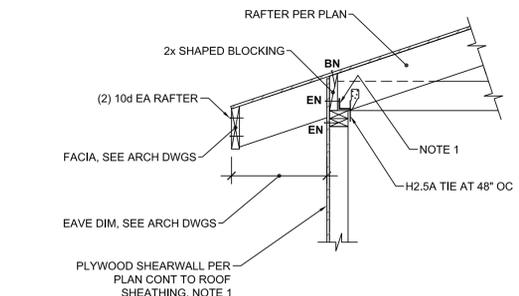
RESIDENCE HIGH ROOF FRAMING PLAN

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



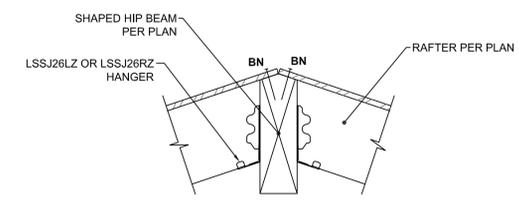
ROOF FRAMING KEY NOTES

- (UR) UPPER ROOF EAVE
- (LR) LOWER ROOF EAVE, SEE SHEET S4
- (D) DECK BELOW, SEE FOUNDATION PLAN SHEET S2
- (H1) LUR26Z HANGER TO RIDGE BEAM
- (H2) HHRC44 HIP TO RIDGE CONNECTOR
- (H3) LS90 SKEWABLE ANGLE EA SIDE OF RIDGE BEAM TO HIP BEAMS
- (H4) HUC48 HANGER TO CONCRETE WALL. CENTER HANGER W/ WALL.
- (H5) HGLBB BEAM SEAT TO TOP OF CONCRETE WALL FOR BEAM WIDTH W=5 1/4"
- (D1) ROOF DRAG: EXTEND CONTINUOUS (2) 2x6 TOP PLATE OVER CONC WALL AND ANCHOR TO WALL W/ 5/8" DIA ANCHOR BOLTS W/ BP 5/8-3 PLATE WASHER AT 2'-0" OC MIN 7" EMBEDMENT
- (D2) ROOF DRAG: ALIGN HPA28 ANCHOR STRAP W/ BOTTOM OF 6x8 HEADER AND EMBED STRAP MIN 6" INTO CONCRETE WALL
- (W1) 10" WIDE FULL HT BOARD FORMED CONC WALL W/ #5 VERT & HORIZ BARS AT 16" OC EA WALL FACE
- (W2) 16" WIDE FULL HT BOARD FORMED CONC WALL W/ #5 VERT & HORIZ BARS AT 16" OC EA WALL FACE
- (W3) PROVIDE MIN (2) 3'-0" LONG SEGMENTS OF TYPE 6 SHEAR WALLS OVER HEADER AND DBL TOP PLATE.
- (W4) 2x8 WALL STUDS AT 1'-4" OC. SEE ARCHITECTURAL PLANS FOR LOCATIONS
- (P1) 4x6 POST W/ SLOPED TOP TO MATCH HIP BEAM SLOPE & SLOPED PC4Z POST CAP TO HIP BEAM & BC60 POST BASE TO CEILING BEAM
- (P2) 4x4 POST W/ CQ44 POST CAP TO RIDGE BEAM & INVERTED CQ44 POST CAP TO CEILING BEAM
- (P3) (2) 2x6 WALL POST ALIGNED W/ HIP BEAM ABOVE, CONN HIP TO TOP PLATE W/ HCP4Z HIP CORNER PLATE
- (P4) 6x6 POST ALIGNED W/ HIP BEAM ABOVE, CONN HIP TO TOP PLATE W/ HCP4Z HIP CORNER PLATE
- (P5) (2) 2x6 TRIMMER & (2) 2x6 KING STUD BELOW BEAM. FASTEN KING STUDS TO BEAM W/ (6) 1/4" DIA x 6" LONG SDS SCREWS AND FASTEN KING STUDS TO TRIMMERS W/ 1/4" DIA x 6" LONG SDS SCREWS AT 8" OC STAGGERED W/ 1" EDGE DISTANCE
- (HD2) (2) 2x4 POST W/ HDU2-SDS2.5 HOLD DOWN W/ ANCHOR ROD TO FOUNDATION EACH SIDE OF SHEARWALL, TYP UNO.
- (HD4) (2) 2x4 POST W/ HDU4-SDS2.5 HOLD DOWN W/ ANCHOR ROD TO FOUNDATION EACH SIDE OF SHEARWALL.

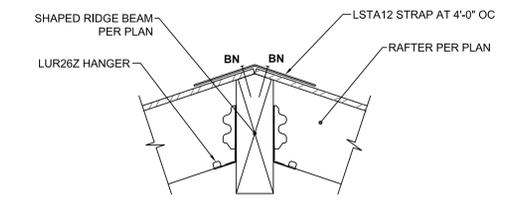


NOTES:
1. WHERE SHEARWALL SHEATHING BREAKS AT TOP PLATE LINE, PROVIDE A34 OR LTP4 CLIPS AT 4'-0" OC BETWEEN BLOCKING & TOP PLATE.

ROOF EAVE
SCALE 3/4" = 1'-0"



ROOF HIP BEAM
SCALE 1 1/2" = 1'-0"



ROOF RIDGE BEAM
SCALE 1 1/2" = 1'-0"

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(APN 239-091-048)

CLIENT

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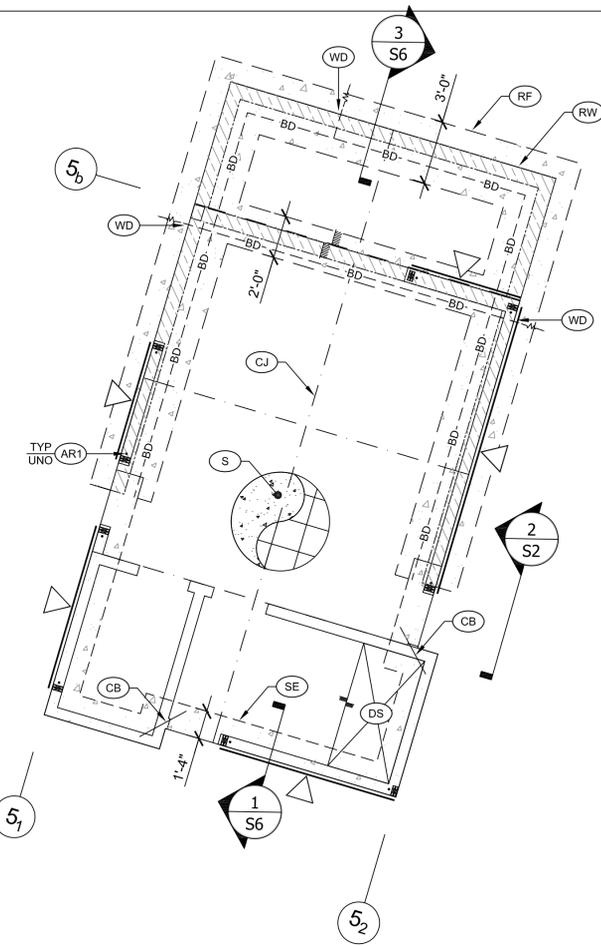
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SHEET TITLE

RESIDENCE HIGH ROOF FRAMING PLAN

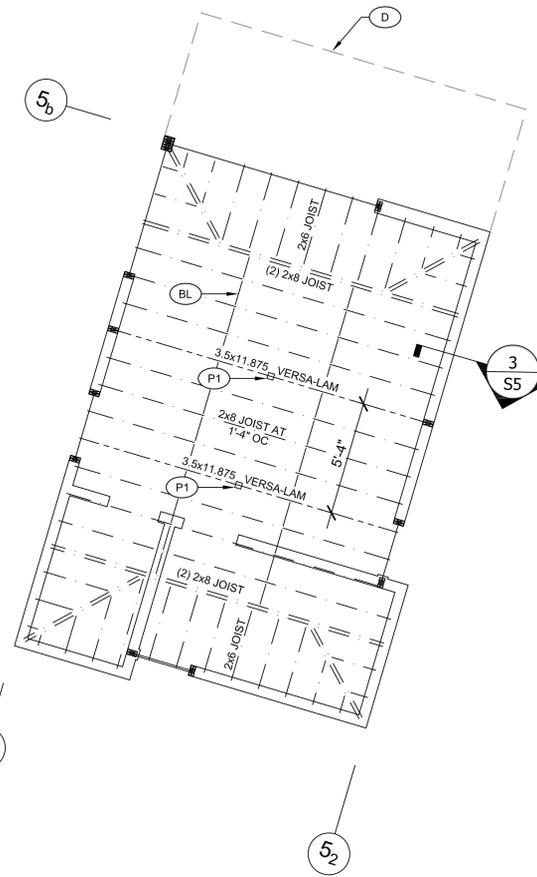
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S5



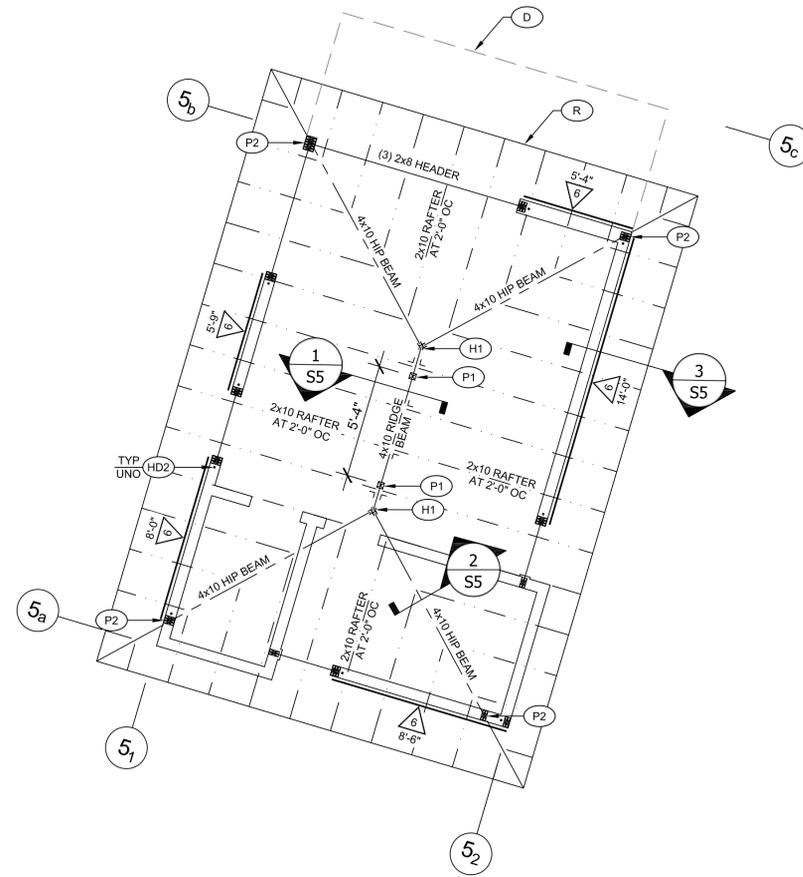
BEDROOM FOUNDATION PLAN

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



BEDROOM CEILING FRAMING PLAN

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

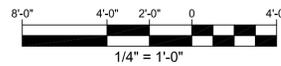


BEDROOM ROOF FRAMING PLAN

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

FOUNDATION LEGEND

- CONCRETE STEM WALL BELOW SLAB
- CONCRETE SPREAD FOOTING
- BD- BD- RETAINING WALL BACK DRAIN
- CONCRETE SLAB ON GRADE EXT EDGE
- SLAB ON GRADE INTERIOR THICKENED EDGE
- SLAB CONTROL JOINT
- ANCHOR ROD PER PLAN TO HDU2 HOLDDOWN
- ▲ STEP IN SLAB OR FOOTING, SEE ARCH PLANS
- ▨ SHEAR WALL PANEL, SEE ROOF FRAMING PLAN FOR MORE INFO



ROOF & CEILING FRAMING LEGEND

- ROOF EAVE
- 2x10 SLOPED RAFTER AT 2'-0" OC
- ROOF BEAM PER FRAMING PLAN
- CEILING JOIST AT 1'-4" OC PER PLAN
- CEILING BEAM PER FRAMING PLAN
- 4x6 MIN HEADER, UNO
- WALL: 2x6 STUDS AT 1'-4" OC, UNO
- 2x6 KING POST W/ 2x6 TRIMMER, UNO
- (2) 2x6 W/ HDU2 HOLDDOWN
- ▨ HANGER PER SHEET KEYNOTE
- ▨ SHEAR WALL PANEL TYPE AND MINIMUM LENGTH 'L'

SHEET NOTES

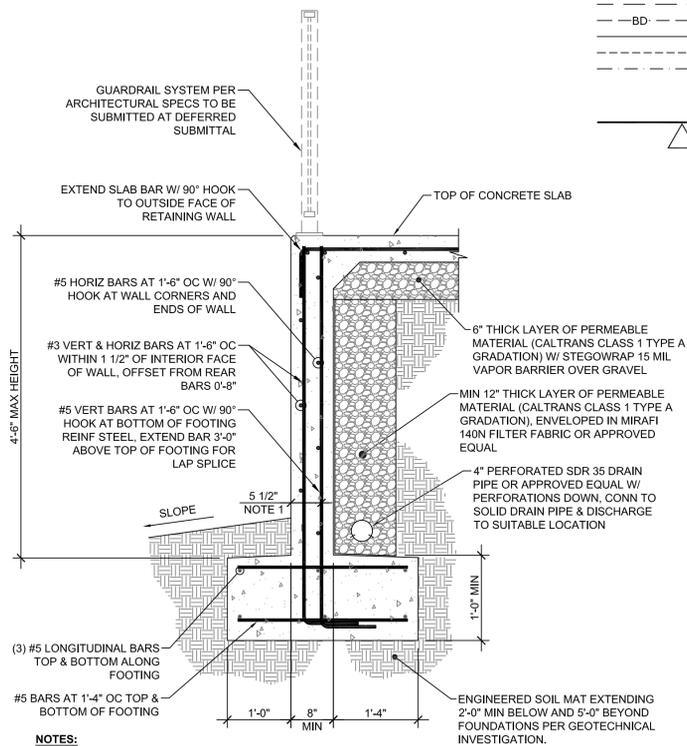
- A. REFER TO SHEET S1 FOR GENERAL NOTES AND STRUCTURAL SPECIFICATIONS.
- B. REFER TO ARCHITECTURAL SHEETS FOR DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF DISCREPANCIES.
- C. ROOF SHEATHING SHALL BE 19/32" T&G EXPOSURE 1 SHEATHING WITH 8d AT 6" ON CENTER BOUNDARY NAILING AND 8d AT 12" OC FIELD NAILING. UNO. PANELS SHALL BE ORIENTED WITH LONG AXIS PERPENDICULAR TO FRAMING MEMBERS. PANEL EDGES ARE UNBLOCKED.
- D. ALL EXTERIOR WALLS SHALL TO BE SHEATHED WITH PLYWOOD PER SHEAR WALL SCHEDULE TYPE 6
- E. WALLS SHOWN ARE FIRST FLOOR WALLS BELOW ROOF FRAMING. HOLD DOWNS SHOWN ARE FROM FIRST FLOOR SHEAR WALL POSTS TO THE FOUNDATION.

ROOF & CEILING FRAMING KEY NOTES

- (R) ROOF EAVE
- (D) DECK BELOW, SEE BEDROOM FOUNDATION PLAN
- (H1) HHRC44 HIP TO RIDGE CONNECTOR
- (BL) 2x8 SOLID BLOCKING BETWEEN CEILING JOIST AT THIRD POINTS OF SPAN
- (P1) 4x4 POST W/ CQ44 POST CAP TO RIDGE BEAM & INVERTED CQ44 POST CAP TO CEILING BEAM
- (P2) (2) 2x6 WALL POST ALIGNED W/ HIP BEAM ABOVE, CONN HIP TO TOP PLATE W/ HCP4Z HIP CORNER PLATE
- (HD2) (2) 2x4 POST W/ HDU2-SDS2.5 HOLD DOWN W/ ANCHOR ROD TO FOUNDATION EACH SIDE OF SHEARWALL, TYP UNO.

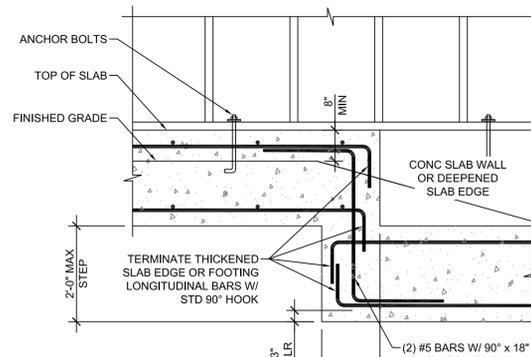
FOUNDATION KEY NOTES

- (S) 5" THICK SLAB ON GRADE W/ #5 BARS AT 1'-4" OC MID DEPTH
- (SE) THICKENED SLAB ON GRADE EDGE W/ MIN 1'-6" EMBEDMENT INTO ENGINEERED SOIL MAT
- (DS) DEPRESSED SLAB FOR SHOWER AREA, SEE ARCHITECT'S PLANS
- (CB) ADD #3 x 2'-6" LONG TOP BAR PERPENDICULAR TO RE-ENTRANT CORNER & POSITION WITHIN 3" OF CORNER CENTERED ON CORNER
- (CJ) PROVIDE SOFF-CUT CONTROL JOINTS AT 9'-0" OC MAX. LENGTH TO WIDTH RATIO OF JOINTS SHALL NOT EXCEED 1.5:1. COORD W/ ARCH FOR JOINT LAYOUT.
- (RF) RETAINING WALL FOOTING W/ MIN 1'-6" EMBEDMENT INTO ENGINEERED SOIL MAT
- (RW) 8" THICK CONCRETE RETAINING WALL BELOW SLAB ON GRADE
- (WD) DISCHARGE WALL BACK DRAIN THROUGH FACE OF RETAINING WALL
- (AR1) SSTB20 ANCHOR ROD W/ MIN 17" EMBEDMENT THICKENED SLAB EDGE OR RETAINING WALL. SEE DETAIL 3/S1.



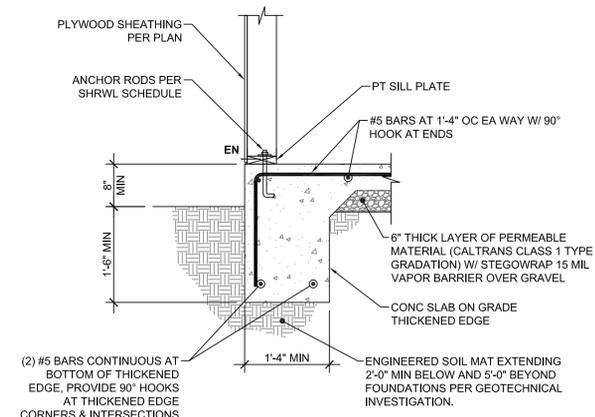
BEDROOM FND RETAINING WALL

SCALE 3/4" = 1'-0"



STEPPED FOOTING

SCALE 3/4" = 1'-0"



SLAB ON GRADE THICKENED EDGE

SCALE 3/4" = 1'-0"

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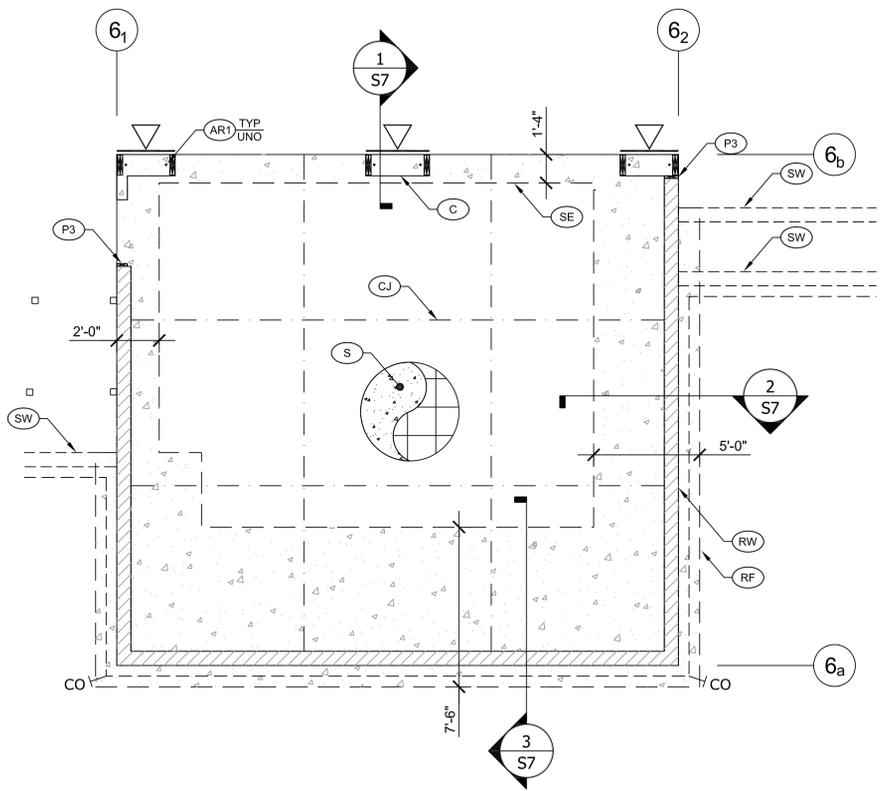
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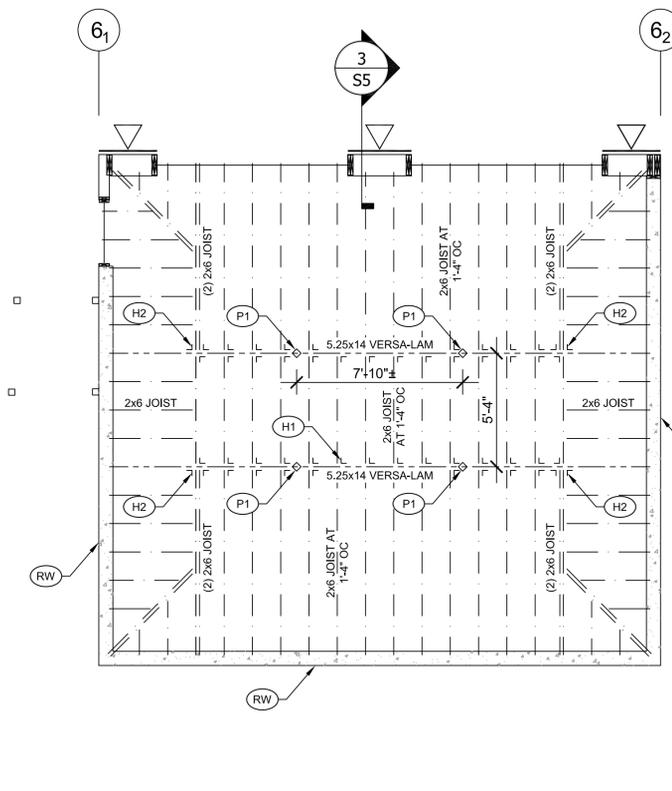
DETACHED BEDROOM
FOUNDATION & ROOF
FRAMING PLAN

SHEET NUMBER



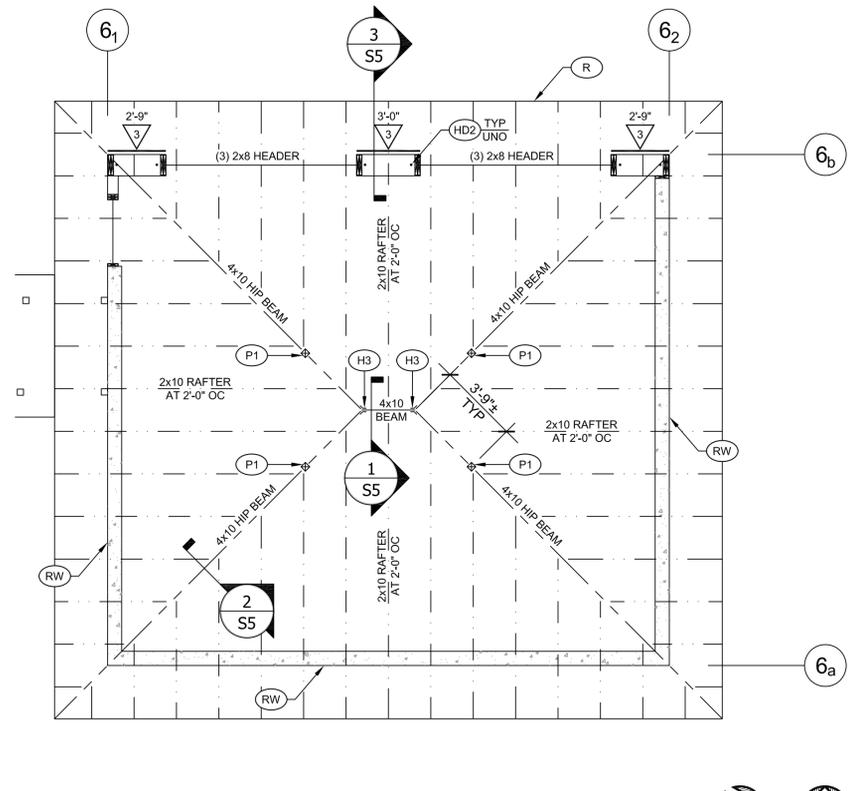
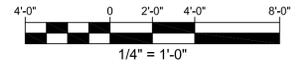
GARAGE FOUNDATION PLAN

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



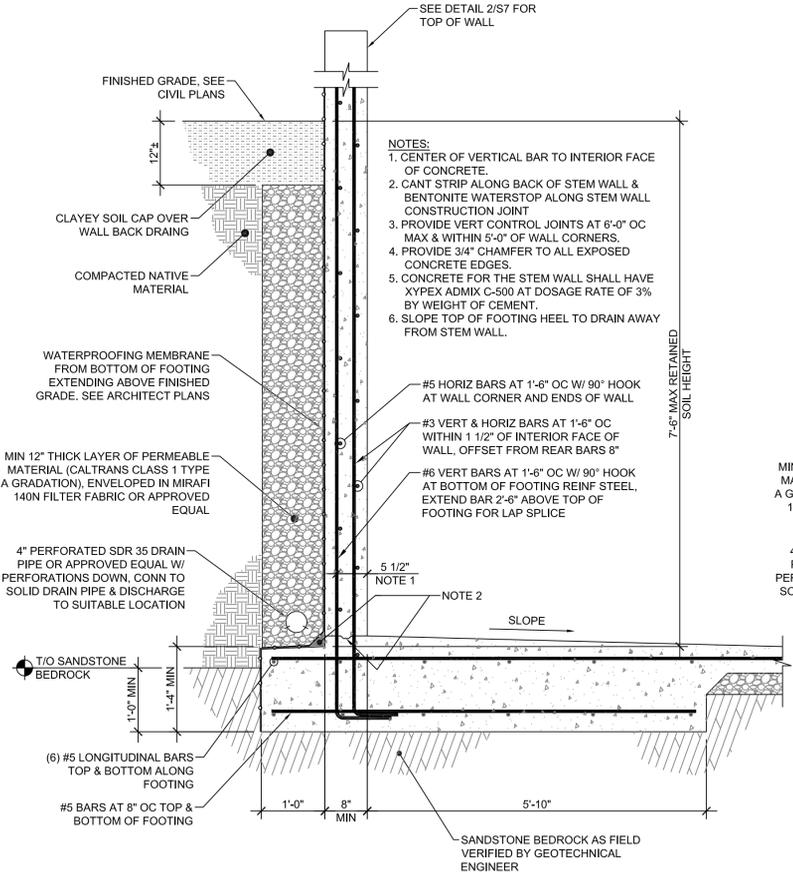
GARAGE ROOF FRAMING PLAN

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



GARAGE ROOF FRAMING PLAN

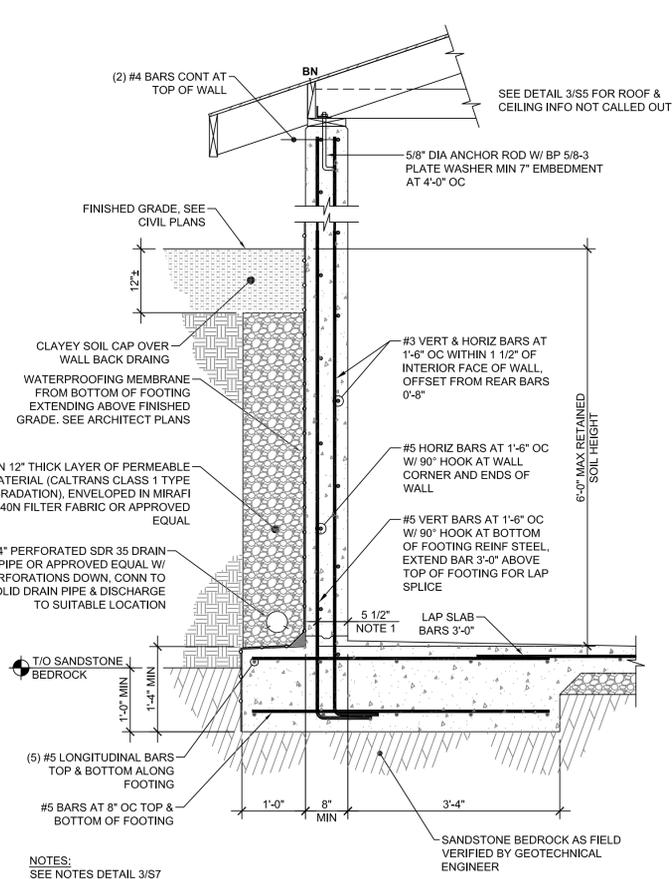
SCALE: 1/4" = 1'-0"



GARAGE RETAINING WALL - REAR

SCALE 3/4" = 1'-0"

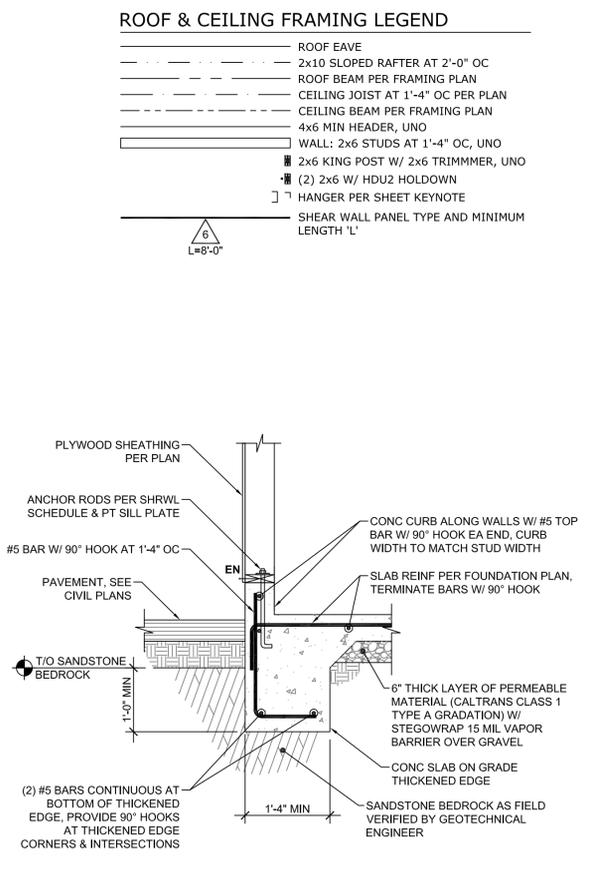
3



GARAGE RETAINING WALL - SIDES

SCALE 3/4" = 1'-0"

2



SLAB ON GRADE THICKENED EDGE

SCALE 3/4" = 1'-0"

1

ROOF & CEILING FRAMING LEGEND

- ROOF EAVE
- 2x10 SLOPED RAFTER AT 2'-0" OC
- ROOF BEAM PER FRAMING PLAN
- CEILING JOIST AT 1'-4" OC PER PLAN
- CEILING BEAM PER FRAMING PLAN
- WALL: 2x6 STUDS AT 1'-4" OC, UNO
- 2x6 KING POST W/ 2x6 TRIMMER, UNO
- (2) 2x6 W/ HDU2 HOLDDOWN
- HANGER PER SHEET KEYNOTE
- SHEAR WALL PANEL TYPE AND MINIMUM LENGTH 'L'

SHEET NOTES

- A. REFER TO SHEET S1 FOR GENERAL NOTES AND STRUCTURAL SPECIFICATIONS.
- B. REFER TO ARCHITECTURAL SHEETS FOR DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF DISCREPANCIES.
- C. ROOF SHEATHING SHALL BE 1932" T&G EXPOSURE 1 SHEATHING WITH 8d AT 6" ON CENTER BOUNDARY NAILING AND 8d AT 12" OC FIELD NAILING. UNO, PANELS SHALL BE ORIENTED WITH LONG AXIS PERPENDICULAR TO FRAMING MEMBERS. PANEL EDGES ARE UNBLOCKED.
- D. ALL EXTERIOR WALLS SHALL TO BE SHEATHED WITH PLYWOOD PER SHEAR WALL SCHEDULE TYPE 6
- E. WALLS SHOWN ARE FIRST FLOOR WALLS BELOW ROOF FRAMING. HOLD DOWNS SHOWN ARE FROM FIRST FLOOR SHEAR WALL POSTS TO THE FOUNDATION.

ROOF & CEILING FRAMING KEY NOTES

- (R) ROOF EAVE
- (H1) LUS26 HANGER TO CEILING BEAM
- (H2) LUS26-2 HANGER TO CEILING BEAM
- (H3) LS90 SKEWABLE ANGLE EA SIDE OF RIDGE BEAM TO HIP BEAMS
- (RW) 8" THICK CONCRETE RETAINING WALL. SEE DETAILS 2/S7 & 3/S7
- (P1) 4x6 POST W/ SLOPED TOP TO MATCH HIP BEAM SLOPE & SLOPED PC42 POST CAP TO HIP BEAM & BC60 POST BASE TO CEILING BEAM
- (P2) (2) 2x10 WALL POST ALIGNED W/ HIP BEAM ABOVE, CONN HIP TO TOP PLATE W/ HCP4Z HIP CORNER PLATE
- (P3) 2x PT NAILER TO WALL W/ 1/4" x 4" LONG TITEN HD SCREWS AT 1'-0" OC STAGGERED
- (HD2) (2) 2x4 POST W/ HDU2-SD2.5 HOLD DOWN W/ ANCHOR ROD TO FOUNDATION EACH SIDE OF SHEARWALL, TYP UNO.

FOUNDATION KEY NOTES

- (S) 5" THICK SLAB ON GRADE W/ #5 BARS AT 1'-4" OC MID DEPTH
- (SE) THICKENED SLAB ON GRADE EDGE W/ MIN 1'-6" EMBEDMENT INTO ENGINEERED SOIL MAT
- (C) 6" HIGH CONCRETE CURB ALONG WOOD FRAMED WALL
- (CJ) PROVIDE SOFF-CUT CONTROL JOINTS AT 9'-0" OC MAX. LENGTH TO WIDTH RATIO OF JOINTS SHALL NOT EXCEED 1.5:1. COORD W/ ARCH FOR JOINT LAYOUT.
- (RF) RETAINING WALL FOOTING W/ MIN 1'-6" EMBEDMENT INTO ENGINEERED SOIL MAT
- (RW) 8" THICK CONCRETE RETAINING WALL BELOW SLAB ON GRADE
- (SW) SITE RETAINING WALL. SEE CIVIL PLANS
- (AR1) SSB20 ANCHOR ROD W/ MIN 17" EMBEDMENT THICKENED SLAB EDGE. SEE DETAIL 3/S1.

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------------------|
| 0 | 06/28/2025 | RELEASED FOR PERMIT SUBMITTAL |

PROJECT

SINGLE FAMILY RESIDENCE

SITE ADDRESS

24 PRONGHORN RUN
CARMEL, CA 93923
(APN 239-091-048)

CLIENT

MATT MACLAUGHLIN

PROJECT NUMBER: 14176-1

DRAWN BY: -

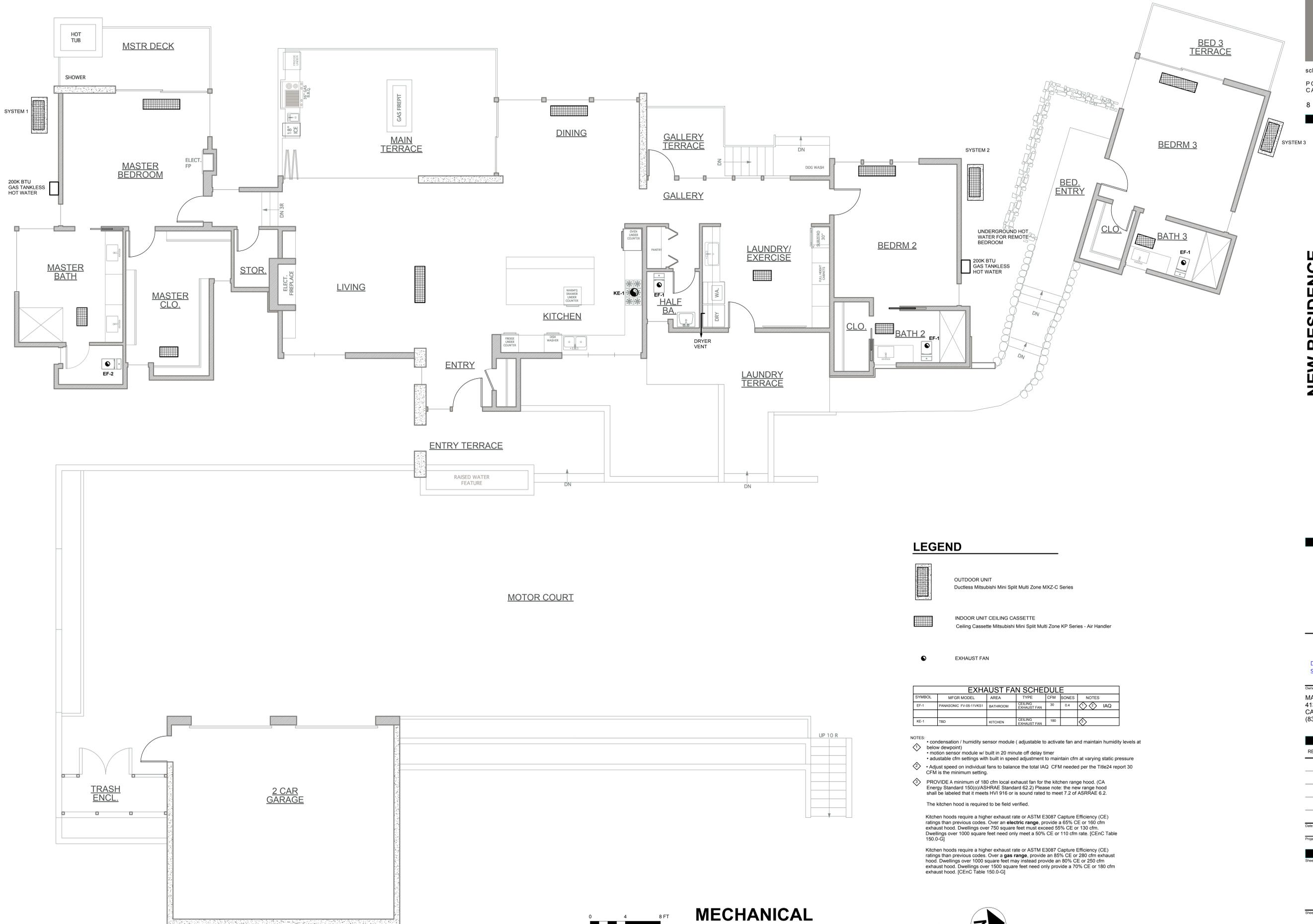
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SHEET TITLE

GARAGE FOUNDATION & ROOF FRAMING PLAN

SHEET NUMBER

S7



LEGEND

-  OUTDOOR UNIT
Ductless Mitsubishi Mini Split Multi Zone MXZ-C Series
-  INDOOR UNIT CEILING CASSETTE
Ceiling Cassette Mitsubishi Mini Split Multi Zone KP Series - Air Handler
-  EXHAUST FAN

| EXHAUST FAN SCHEDULE | | | | | | |
|----------------------|------------------------|----------|---------------------|-----|-------|--------|
| SYMBOL | MFGR MODEL | AREA | TYPE | CFM | SONES | NOTES |
| EF-1 | PANASONIC FV-05-11VKS1 | BATHROOM | CEILING EXHAUST FAN | 30 | 0.4 | ◇◇ IAQ |
| KE-1 | TBD | KITCHEN | CEILING EXHAUST FAN | 180 | | ◇ |

- NOTES:
- ◇ condensation / humidity sensor module (adjustable to activate fan and maintain humidity levels at below dewpoint)
 - ◇ motion sensor module w/ built in 20 minute off delay timer
 - ◇ adjustable cfm settings with built in speed adjustment to maintain cfm at varying static pressure
 - ◇ Adjust speed on individual fans to balance the total IAQ CFM needed per the Title24 report 30 CFM is the minimum setting.
 - ◇ PROVIDE A minimum of 180 cfm local exhaust fan for the kitchen range hood. (CA Energy Standard 150(o)ASHRAE Standard 62.2) Please note: the new range hood shall be labeled that it meets HVI 916 or is sound rated to meet 7.2 of ASRRAE 6.2.
- The kitchen hood is required to be field verified.

Kitchen hoods require a higher exhaust rate or ASTM E3087 Capture Efficiency (CE) ratings than previous codes. Over an electric range, provide a 65% CE or 160 cfm exhaust hood. Dwellings over 750 square feet must exceed 65% CE or 130 cfm. Dwellings over 1000 square feet need only meet a 50% CE or 110 cfm rate. [CEnC Table 150.0-G]

Kitchen hoods require a higher exhaust rate or ASTM E3087 Capture Efficiency (CE) ratings than previous codes. Over a gas range, provide an 85% CE or 280 cfm exhaust hood. Dwellings over 1000 square feet may instead provide an 80% CE or 250 cfm exhaust hood. Dwellings over 1500 square feet need only provide a 70% CE or 180 cfm exhaust hood. [CEnC Table 150.0-G]

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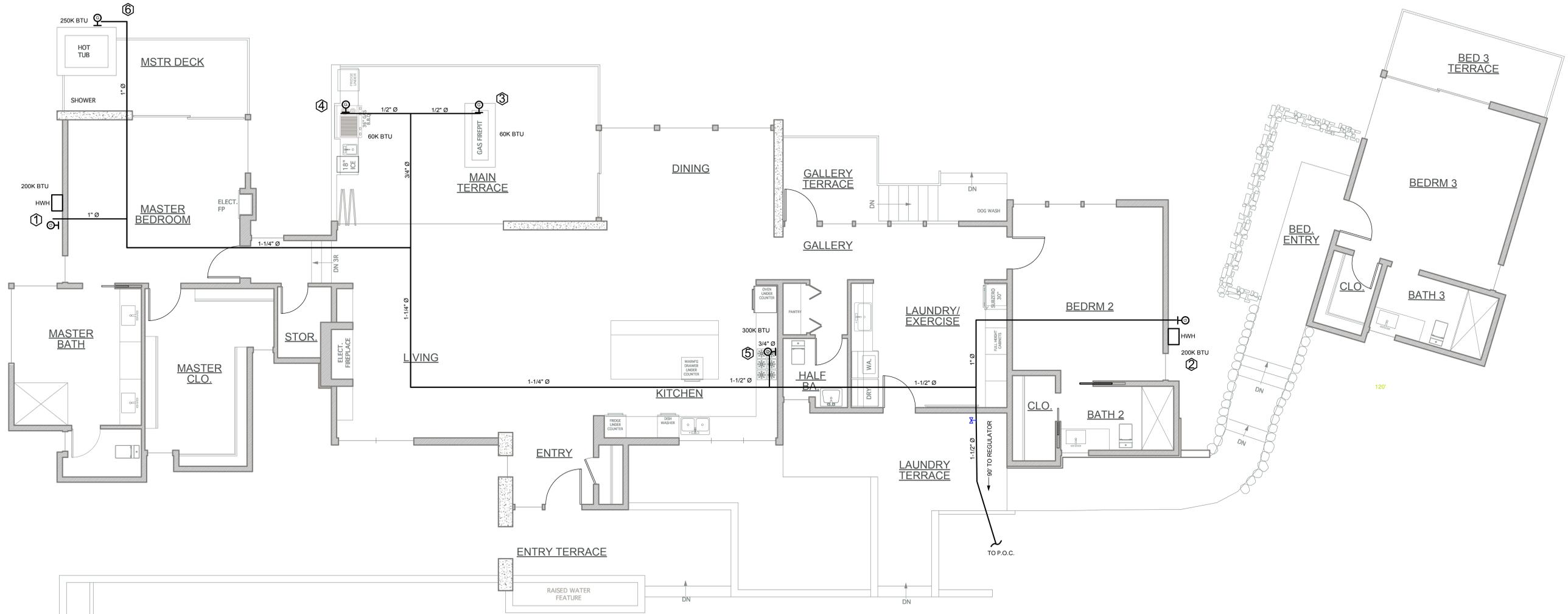
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Date: JUNE 2025
Project ID: PRONGHORN

Sheet Title:

NEW RESIDENCE

24 PRONGHORN RUN
CARMEL, CA
A.P.N. 239-091-048

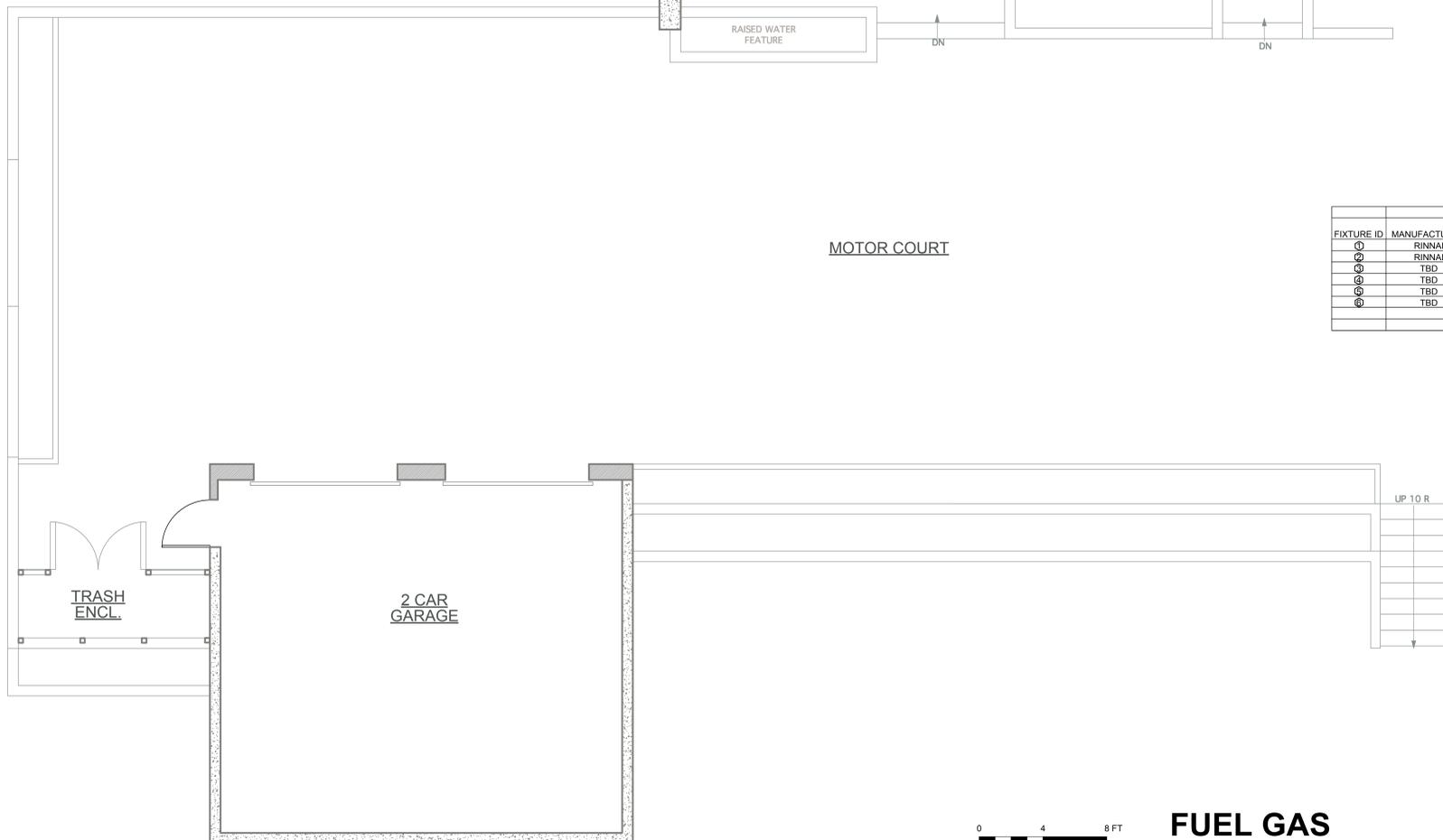


GAS FUEL APPLIANCE SCHEDULE

| FIXTURE ID | MANUFACTURER | MODEL NO. | FIXTURE TYPE | INPUT BTU | DEVELOPED LENGTH FROM METER | SERVICE CONNECTION SIZE | NOTES |
|------------|--------------|-----------|-------------------|-----------------|-----------------------------|-------------------------|----------------|
| ① | RINNAI | RX199i | TANKLES HOT WATER | 199,000 | 197'0" | 1/2" | EXTERIOR MOUNT |
| ② | RINNAI | RX199i | TANKLES HOT WATER | 199,000 | 120'0" | 1/2" | EXTERIOR MOUNT |
| ③ | TBD | | FIRE PIT | 60,000 | 177'0" | 1/2" | |
| ④ | TBD | | BBQ | 60,000 | 177'0" | 1/2" | |
| ⑤ | TBD | | GAS RANGE | 300,000 | 127'0" | 3/4" | |
| ⑥ | TBD | | HOT TUB HEATER | 250,000 | 210'0" | 3/4" | |
| | | | | TOTAL INPUT BTU | 1,088,000 | | |

BRANCH SIZING BASED ON CPC TABLE 1215.2(27)

MOTOR COURT



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



FUEL GAS

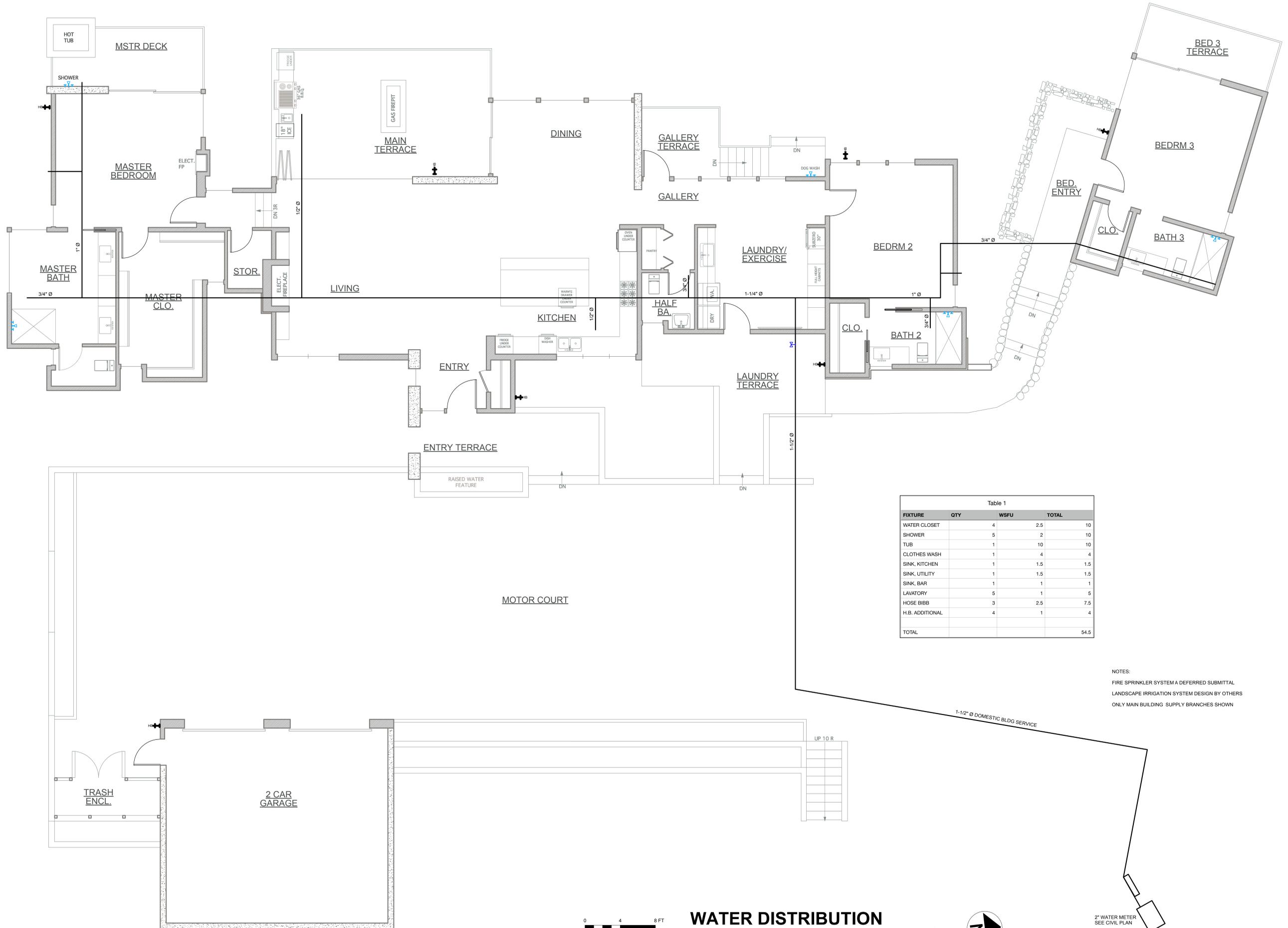
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NEW RESIDENCE

24 PRONGHORN RUN
CAPITOLA, CA

A.P.N. 239-091-048



| Table 1 | | | |
|-----------------|-----|------|-------------|
| FIXTURE | QTY | WSFU | TOTAL |
| WATER CLOSET | 4 | 2.5 | 10 |
| SHOWER | 5 | 2 | 10 |
| TUB | 1 | 10 | 10 |
| CLOTHES WASH | 1 | 4 | 4 |
| SINK, KITCHEN | 1 | 1.5 | 1.5 |
| SINK, UTILITY | 1 | 1.5 | 1.5 |
| SINK, BAR | 1 | 1 | 1 |
| LAVATORY | 5 | 1 | 5 |
| HOSE BIBB | 3 | 2.5 | 7.5 |
| H.B. ADDITIONAL | 4 | 1 | 4 |
| TOTAL | | | 54.5 |

NOTES:
FIRE SPRINKLER SYSTEM A DEFERRED SUBMITTAL
LANDSCAPE IRRIGATION SYSTEM DESIGN BY OTHERS
ONLY MAIN BUILDING SUPPLY BRANCHES SHOWN

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Date: JUNE 2025

Project ID: PRONGHORN

Sheet Title:

WATER
DISTRIBUTION

Sheet No.:

MEP3



WATER DISTRIBUTION

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

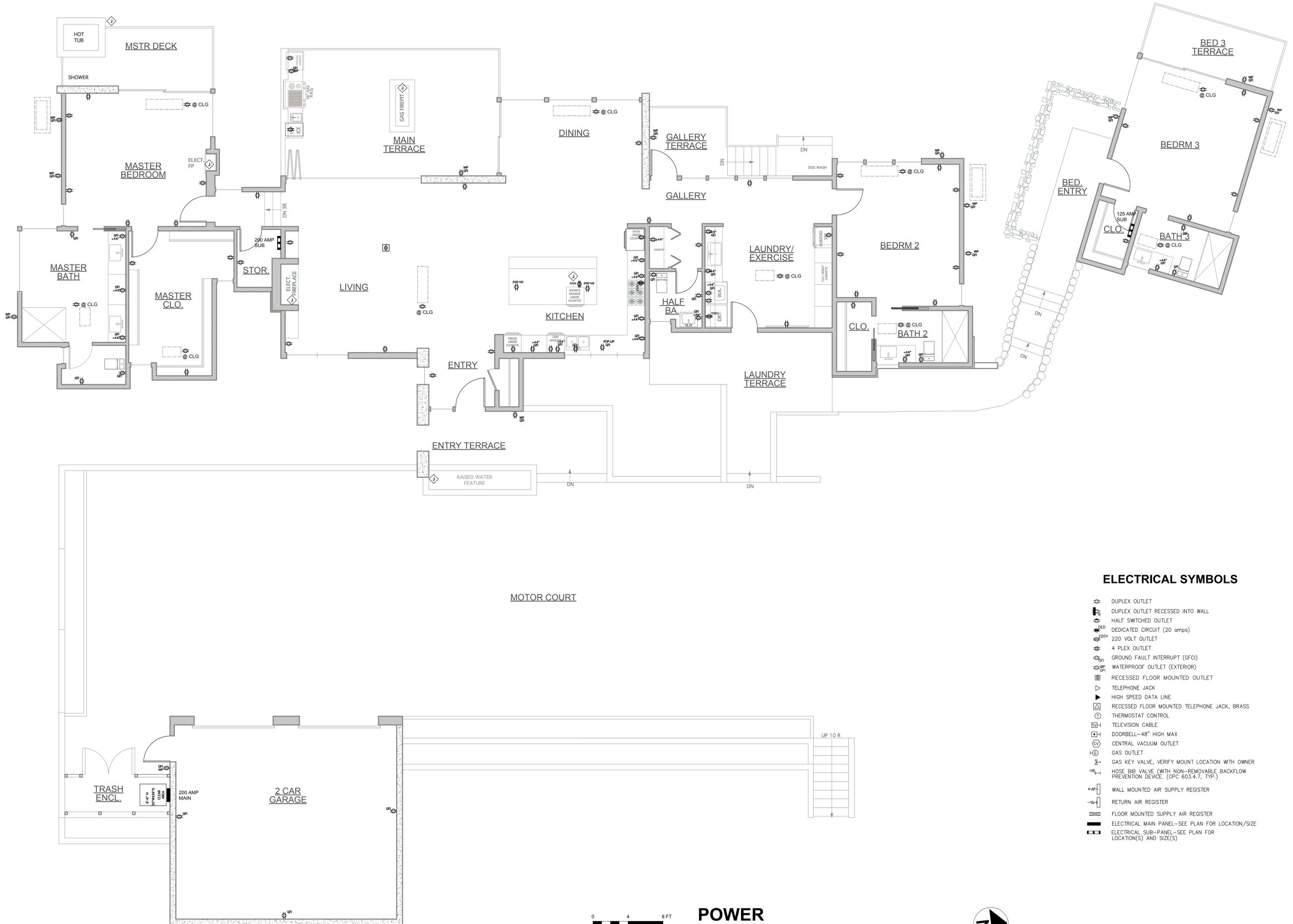


2" WATER METER
SEE CIVIL PLAN

NEW RESIDENCE

24 PRONGHORN RUN
CARMEL, CA

A.P.N. 239-091-048



ELECTRICAL SYMBOLS

- ⊕ DUPLEX OUTLET
- ⊕ DUPLEX OUTLET RECESSED INTO WALL
- ⊕ HALF SWITCHED OUTLET
- ⊕ DEDICATED CIRCUIT (20 amps)
- ⊕ 220V 220 VOLT OUTLET
- ⊕ 4 PLEX OUTLET
- ⊕ GROUND FAULT INTERRUPT (GFI)
- ⊕ WATERPROOF OUTLET (EXTERIOR)
- ⊕ RECESSED FLOOR MOUNTED OUTLET
- ⊕ TELEPHONE JACK
- ⊕ HIGH SPEED DATA LINE
- ⊕ RECESSED FLOOR MOUNTED TELEPHONE JACK, BRASS
- ⊕ THERMOSTAT CONTROL
- ⊕ TELEVISION CABLE
- ⊕ DOORBELL-48" HIGH MAX
- ⊕ CENTRAL VACUUM OUTLET
- ⊕ GAS OUTLET
- ⊕ GAS KEY VALVE, VERIFY MOUNT LOCATION WITH OWNER
- ⊕ HOSE BIB VALVE (WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE. (CPC 603.4.7, TYP.))
- ⊕ WALL MOUNTED AIR SUPPLY REGISTER
- ⊕ RETURN AIR REGISTER
- ⊕ FLOOR MOUNTED SUPPLY AIR REGISTER
- ⊕ ELECTRICAL MAIN PANEL-SEE PLAN FOR LOCATION/SIZE
- ⊕ ELECTRICAL SUB-PANEL-SEE PLAN FOR LOCATION(S) AND SIZE(S)

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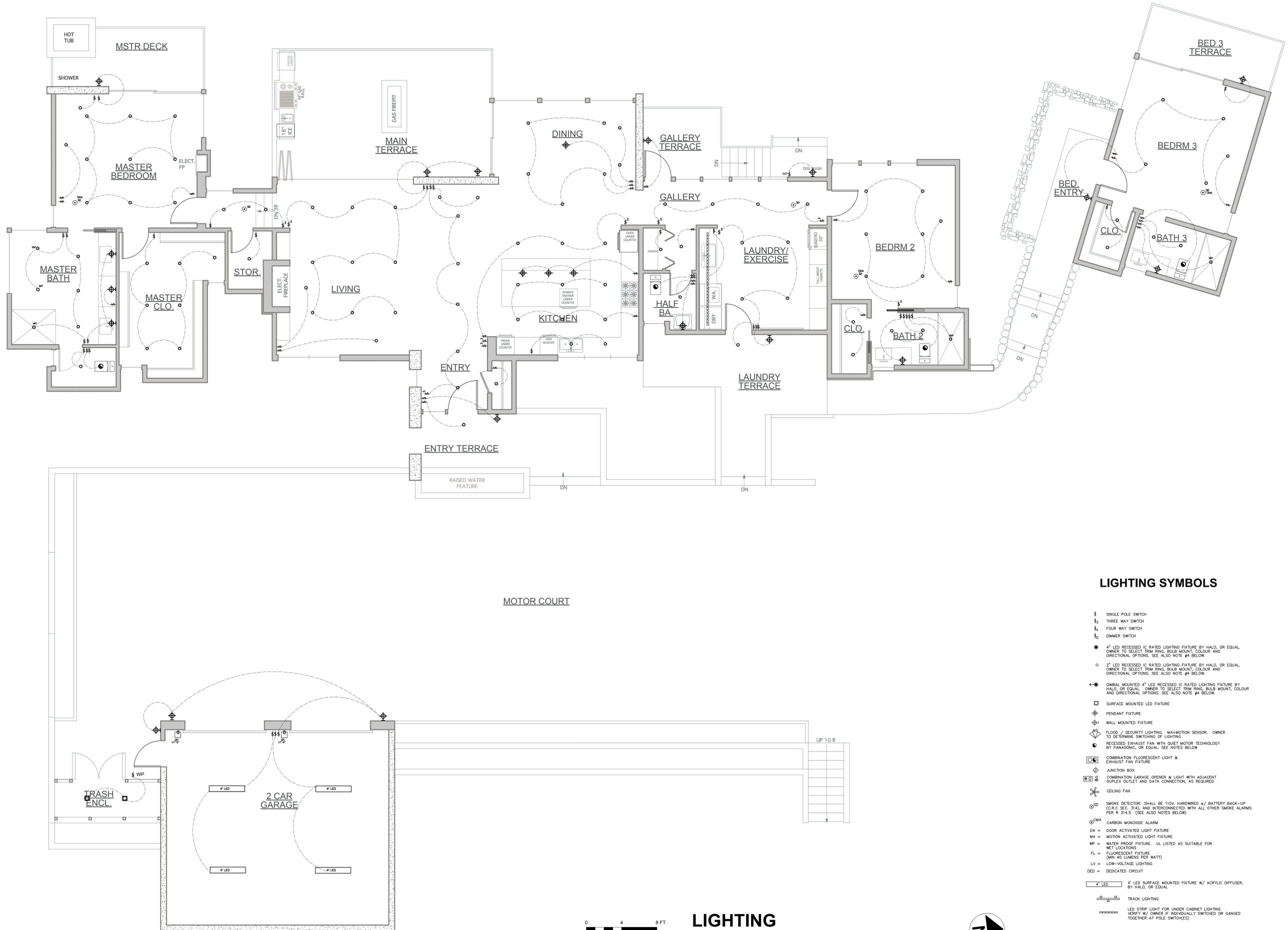
POWER

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MEP4



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





LIGHTING SYMBOLS

- ⌚ SINGLE POLE SWITCH
- ⌚⌚ THREE WAY SWITCH
- ⌚⌚⌚ FOUR WAY SWITCH
- ⌚⌚⌚ DIMMER SWITCH
- 4" LED RECESSED IC RATED LIGHTING FIXTURE BY HALO, OR EQUAL. OWNER TO SELECT TRIM RING, BULB MOUNT, COLOUR AND DIRECTIONAL OPTIONS. SEE ALSO NOTE #4 BELOW.
- 2" LED RECESSED IC RATED LIGHTING FIXTURE BY HALO, OR EQUAL. OWNER TO SELECT TRIM RING, BULB MOUNT, COLOUR AND DIRECTIONAL OPTIONS. SEE ALSO NOTE #4 BELOW.
- ⊕ 4" DIMMABLE MOUNTED 4" LED RECESSED IC RATED LIGHTING FIXTURE BY HALO, OR EQUAL. OWNER TO SELECT TRIM RING, BULB MOUNT, COLOUR AND DIRECTIONAL OPTIONS. SEE ALSO NOTE #4 BELOW.
- SURFACE MOUNTED LED FIXTURE
- ⊕ PENDANT FIXTURE
- ⊕ WALL MOUNTED FIXTURE
- ⚡ FLOOD / SECURITY LIGHTING. MA=MOTION SENSOR. OWNER TO DETERMINE SWITCHING OF LIGHTING
- ⊕ RECESSED EXHAUST FAN WITH QUIET MOTOR TECHNOLOGY BY PANASONIC, OR EQUAL. SEE NOTES BELOW
- ⊕ COMBINATION FLUORESCENT LIGHT & EXHAUST FAN FIXTURE
- ⊕ JUNCTION BOX
- ⊕ COMBINATION GARAGE OPENER & LIGHT WITH ADJACENT DUPLEX OUTLET AND DATA CONNECTION. AS REQUIRED
- ⊕ CEILING FAN
- ⊕ SMOKE DETECTOR. SHALL BE 110V, HARDWIRED w/ BATTERY BACK-UP (C.R.C. SEC. 314), AND INTERCONNECTED WITH ALL OTHER SMOKE ALARMS PER R 314.5 (SEE ALSO NOTES BELOW)
- ⊕ CARBON MONOXIDE ALARM
- DA = DOOR ACTIVATED LIGHT FIXTURE
- MA = MOTION ACTIVATED LIGHT FIXTURE
- WP = WATER PROOF FIXTURE. UL LISTED AS SUITABLE FOR WET LOCATIONS
- FL = FLUORESCENT FIXTURE (MIN 40 LUMENS PER WATT)
- LV = LOW-VOLTAGE LIGHTING
- DED = DEDICATED CIRCUIT
- 4' LED 4' LED SURFACE MOUNTED FIXTURE W/ ACRYLIC DIFFUSER, BY HALO, OR EQUAL.
- TRACK LIGHTING
- LED STRIP LIGHT FOR UNDER CABINET LIGHTING. VERIFY W/ OWNER IF INDIVIDUALLY SWITCHED OR GANGED TOGETHER AT POLE SWITCH(ES)

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Date: JUNE 2025
Project ID: PRONGHORN

Sheet Title



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NEW RESIDENCE

24 PRONGHORN RUN
CARMEL, CA

A.P.N. 239-091-048

ELECTRICAL NOTES

Provide general use electrical receptacles so that no point along the floor line is more than 6' from a receptacle & any wall space ≥2' has a receptacle (except in bathrooms and kitchen countertops).

New receptacles shall be tamper-resistant (TR).

Receptacles installed in the following locations must be GFCI protected: bathrooms, garages, outdoors, crawl spaces, basements, kitchen countertops, within six feet of a sink, bathtub or shower, laundry & indoor damp or wet locations.

All new outlets (receptacles, switches, lighting, etc.) in kitchen, family, dining, living, bedrooms, hallways, closets etc. shall be AFCI protected.

Any new exterior electrical receptacles installed must be GFCI protected, water resistant, and in a waterproof enclosure.

All receptacles along the countertop and within 6' of a sink including refrigerator, below counter & behind appliance shall be GFCI protected. All 15 & 20 Amp outlets shall be AFCI protected. All 15 & 20 amp receptacles shall be TR.

Provide a dedicated 20 amp circuit for the laundry.

Provide a dedicated 20 amp circuit for the HVAC or other electrical equipment and provide a receptacle within 25' (or per manufacturer requirements)

Any new exterior electrical receptacles installed must be GFCI protected, water resistant, and in a waterproof enclosure.

Provide a minimum of (2), 20 amp small appliance circuits for the kitchen counter tops. Such circuit shall have no other outlets. Loads shall be balanced.

Each Bathroom shall have one dedicated 20 ampere branch circuit for the bathroom receptacles, and serve no other purposes.

Countertop receptacles shall be located so that no point is more than 24" from a receptacle outlet. Counter top areas with a minimum dimension of 12" in width shall be provided with a receptacle. Receptacles shall be located no more than 20" above counter top measures horizontally along the wall.

If receptacles are installed in a kitchen island or peninsula, it must be installed on or above the countertop or work surface, but not higher than 20 inches above it, or can be installed in the countertop using receptacle assemblies listed for use in countertops

Garbage disposal, dishwasher, exhaust hood, & built-in microwave may require dedicated circuits based on the manufacturer's requirements & the motor rating.

Electric ranges shall be equipped with a 4 wire 40- or 50- amp branch circuit.

Under cabinet lighting shall be on a separate switch for all other lighting.

All lighting fixtures shall be high efficiency and be controlled by either a dimmer switch or by a vacancy sensor switch that requires a manual on activation and automatically turns off within 30 minutes after the room is vacated.

All installed luminaires shall meet the requirements in California Energy Code for high efficacy.

All outdoor lighting to be high efficacy and controlled by motion sensors and photocontrol or other approved methods per California Energy Code

Smoke alarms shall be provided in all sleeping rooms and adjacent hallways, multi-levels, and basements. Existing smoke alarms shall be replaced if older than 10 years. Newly installed smoke alarms shall have a 10-year battery. Carbon monoxide alarm shall be installed in hallways adjacent to bedrooms and each level.

Smoke and carbon monoxide alarms in new construction and additions shall be hardwired with a battery back-up and interconnect.

grounding electrode systems in all new buildings shall be an electrode encased by at least two inches of concrete located within and near the bottom of a concrete foundation or footing that is in direct contact with earth. The electrode shall consist of at least 20 feet of one or more steel reinforcing bars or rods, of not less than ½ inch diameter.

LIGHTING

All installed luminaires shall meet the requirements for high efficacy per California Energy Code.

Outdoor lighting: All outdoor lighting to be high efficacy and controlled by motion sensors and photocontrol or other approved methods per California Energy Code

Not contain screw-base sockets

Meet the clearance and installation requirements of the California Electrical Code

Be marked "JA8-2016-E," "JA8-2019-E" or "JA8-2022-E" indicating they are certified as meeting the elevated temperature requirements of JA8

When installed in insulated ceilings and not marked for use in fire-rated installations have:

A rated zero clearance insulation contact and airtight can (ICAT) except when exhaust fan housing has integral lighting

Gasket or caulk sealing between the luminaire's housing and ceiling for all air leak pathways between conditioned and unconditioned space When installed in an enclosed or recessed application, mark separate light sources as "JA8-2016-E," "JA8-2019-E" or "JA8-2022-E" indicating they are certified as meeting the elevated temperature requirements of JA8

Bathroom: one lighting fixture shall be controlled by a vacancy sensor that requires manual on activation and automatically turns off within 30 minutes after room is vacated. All other lighting shall be controlled by a vacancy sensor or dimmer.

Luminaires located within 3 feet horizontally and 8 feet vertically of the bathtub rim or shower stall threshold shall be listed for a damp location, or listed for wet locations

MECHANICAL NOTES

1. All equipment shall be mounted and attached to structure so that it is restrained in a seismic event per CBC.

2. Coordinate exact diffuser and grill locations in field.

3. Provide complete air balance by an AABC or NEBB licensed independent air balancer.

4. Contractor shall install all equipment to provide a clear and unobstructed maintenance access, working surface.

5. Provide acoustic type flexible duct at all grill and diffuser connections in concealed areas, u.n.o.

6. All equipment shall be listed by an approved testing agency, and installed per listing and instructions, and per CODE

7. Metal duct materials and construction shall comply with CMC & ASHRAE

8. All materials exposed within ducts or plenums and all insulation materials applied to the exterior of ducts located within the building shall have a flame spread of not more than 25 and smoke density of not more than 50 when tested as a composite installation per CMC 602.2

9. All lining materials within ducts and plenums shall have mold, humidity and erosion resistant surface per CMC Ch 17 & CMC 604.1

10. Registers, grills and diffusers by Shoemaker. Owner to select finish/color.

11. Provide programmable thermostat meeting Title 24 requirements.

GENERAL PIPING SPECIFICATIONS

DOMESTIC WATER (HOT AND COLD)

- copper type "m or l" astrm b88 with wrought copper fittings, 95/5 tin/antimony "lead free" sweat joints. use type "k" below grade
- shut off valves: nibco full port ball valves or equal

SANITARY WAST AND VENT

- abs dwv pipe and fittings with solvent weld joints.
- slope all waste pipe minimum of 1/4" per foot (2%).
- size as shown and accordance with CPC.
- site sanitary sewer: pvc dwv with bell and spigot neoprene gasket joint

FUEL GAS PIPE

- black steel pipe conforming to astm a53, seamless, grade b, threaded connections for sizes 2" and smaller using teflon based pipe joint compound, welded connections (electric resistance butt welds) for sizes 2.5" and larger
- fittings: sizes 2" and smaller: malleable steel conforming to asme b16.3 sizes 2.5" and larger: astm a234 steel fittings, plain or beveled ends
- pipe fittings installed outdoors shall be hot dipped galvanized
- piping below grade:
 - polyethylene piping, sdr 11.0 astm d2513 listed for use in underground gas piping, hot fusion butt weld joints. installer shall be certified on the use of fusion butt welding machine for polyethylene piping, submit certifications for preview by engineer.
 - provide #10 awg insulated copper tracing wire in trench and secure to pipe at 3' intervals with plastic wireties. extend wire above grade.
 - provide anodeless gas riser pipe at all transitions
- from below grade pipe to above grade pipe, riser shall have 90 deg bend and shall have inner poly pipe below grade. riser shall extend minimum of 6" above finished grade.

4.pipe supports and hangers:

- all pipes shall be fully supported using hangers and supports:
- adjustable steel swivel ring (copper b-line b 3170 or equal)
- adjustable steel swivel j-hanger (copper b-line b3690 or equal)
- adjustable steel clevis hanger (copper b-line b3104 or b3100 or equal)
- hot dipped galvanized strut channel with b-2000 series tubing/clamps or equal. use b-1999 series vibra-cushion strips of equal for bare copper tubing.
- use rigid calcium silicate pipe support inserts for all insulated piping except that pipes 2" and smaller may use adjustable clevis hanger with galvanized sheet metal shield (b-line b-3151 or equal)
- all copper pipe shall be isolated from steel hangers using factory vibra-cushion strip or plastic coated hangers
- adjustable abs "4 way" thrust hangers (specialty products p-1602) or equal
- insulating poly suspension clamps (specialty products p-20xx series) or equal

All work must comply with the California Plumbing Code (CPC) and local jurisdiction as applicable

- Pipe, fittings, valves, or other materials shall not be used again unless they are free of foreign materials and have been ascertained to be adequate for the service intended .
- Pipe and fitting materials shall be per the CPC.
- Cast-iron pipe shall not be used.
- Changes in direction of gas pipe shall be made by the use of fittings, factory bends, or field bends.
- Metallic piping and fittings shall be coated with an approved corrosion-resistant material where in contact with material or atmosphere exerting a corrosive action.
- Plastic pipe, tubing, and fittings shall be in accordance with the CPC and shall be installed in accordance with the manufacturer's installation instructions.
- Shut-off valves shall be approved and valves of size 1 inch (NPT) and smaller shall be listed.

- Gas pipe or tubing and fittings shall be clear and free from cutting burrs and defects in structure or threading and shall be thoroughly brushed and chip and scale blown. Defective pipe, tubing, and fittings shall be replaced, not repaired.
- It shall be unlawful to remove or disconnect any gas piping or gas appliance without capping or plugging with a screw joint or listed quick-disconnect device fitting the outlet from which said pipe or appliance was removed. Outlets to which gas appliances are not connected shall be left capped and gastight on any piping system that has been installed, altered, or repaired.

Underground gas piping shall be installed with enough clearance from structures to avoid contact therewith, to allow maintenance, and to protect against damage.

- Piping shall be installed with a minimum of 12 inches of cover.
- Where external damage to the pipe is likely (installed underneath concrete walks or drives), the minimum cover shall be 18 inches.
- Where 12 inches of cover cannot be provided, the pipe shall be installed in conduit or bridged.
- Trenches shall be graded so that the pipe has a firm, substantially continuous bearing on the bottom of the trench.
- Where gas piping is installed underground beneath buildings, the piping shall be: Encased in an approved conduit designed to withstand the superimposed loads or; a piping or encasement system listed for installation beneath buildings.
- The conduit shall extend into a normally usable and accessible portion of the building and, at the point where the conduit terminates in the building, the space between the conduit and the gas piping shall be sealed to prevent the possible entrance of any gas leakage.
- The conduit shall extend at least 4 inches outside the building, be vented above grade to the outside, and be installed to prevent the entrance of water and insects.
- An electrically continuous corrosion-resistant tracer wire (minimum AWG 14) or tape shall be buried with plastic gas pipe to facilitate locating. One end shall be brought aboveground at a building wall or riser.
- Piping installed aboveground shall be securely supported and located where it will be protected from physical damage.
- Where passing through an outside wall, the piping shall also be protected against corrosion by a factory coating or field wrapping with a material approved for such applications.
- Where piping is encased in a protective pipe sleeve, the annular space between the gas piping and the sleeve shall be sealed at the wall to prevent the entry of water, insects, or rodents.

FUEL GAS PIPE

Piping shall be supported with metal pipe hooks, metal pipe straps, metal bands, metal brackets, metal hangers or building structural components approved for the size of piping; be of adequate strength and quality; and located at intervals so as to prevent or damp out excessive vibration.

- Piping shall be anchored to prevent undue strains on connected equipment and shall not be supported by other piping.
- Spacing of supports in gas-piping installations shall not be greater than:

1. Steel pipe:
 - ½" 6 feet max.
 - ¾" and 1", 8 feet max.
 - 1 ¼" or larger horizontal, 10 feet max.
 - 1 ¼" or larger vertical, every floor level
2. Tubing:
 - ½", 4 feet max.
 - 5/8" or ¾", 6 feet max.
 - 7/8" or 1" horizontal, 8 feet max.
 - 1" or larger vertical, every floor level
- Spacing of supports for corrugated stainless steel tubing shall be in accordance with the manufacturer's instruction.
- Supports, hangers, and anchors shall be installed so as not to interfere with the free expansion and contraction of the piping between anchors. All parts of the supporting equipment shall be designed and installed so they will not be disengaged by movement of the supported piping.

• Where gas piping is to be concealed, unions, tubing fittings, and compression couplings made by combinations of fittings shall not be used. Connections shall be of the following type:

1. Pipe fittings such as elbows, tees, and right/left nipple/couplings.
2. Joining tubing by brazing.
3. Fittings listed for use in concealed spaces that have been demonstrated to sustain, without leakage, any forces due to temperature expansion or contraction, vibration, or fatigue based on their geographic location, application, or operation.
4. Where necessary to insert fittings in gas pipe that has been installed in a concealed location, the pipe shall be reconnected by welding, flanges, or the use of a right/left nipple/coupling.
- Concealed gas piping shall not be located in solid partition.
- Gas piping inside any building shall not be installed in or through a clothes chute, chimney or gas vent, dumbwater, elevator shaft or air duct, other than combustion air ducts. This provision shall not apply to ducts used to provide ventilation air in accordance with Section 506.0 or to above-ceiling spaces.

• Grounding and bonding per CPC:

1. Each above ground portion of a gas piping system other than CSST that is likely to become energized shall be electrically continuous and bonded to an effective ground-fault current path. Gas piping, other than CSST, shall be considered to be bonded when it is connected to appliances that are connected to the appliance grounding conductor of the circuit supplying that equipment.
2. CSST gas piping systems shall be bonded to the electrical service grounding electrode system. The bonding jumper shall connect to a metallic pipe or fitting between the point of delivery and the first downstream CSST fitting. The bonding jumper shall not be smaller than 6 AWG copper wire.
3. Gas piping systems that contain one or more segments of CSST shall be bonded in accordance with this section. [NFPA 54.7.13.2]
4. Gas piping shall not be used as a grounding conductor or electrode.

• Outlets shall comply with the following:

1. The outlet fittings or piping shall be securely fastened in place.
2. Outlets shall not be located behind doors.
3. Outlets shall be located far enough from floors, walls, patios, slabs, and ceilings to permit the use of wrenches without straining, bending, or damaging the piping.
4. The unthreaded portion of gas piping outlets shall extend not less than 1 inch through finished ceilings or indoor or outdoor walls.
5. The unthreaded portion of gas-piping outlets shall extend not less than 2 inches above the surface of floors or outdoor patios or slabs.
6. The above provisions for extending piping outlets shall not apply to listed quick-disconnect devices of the flush-mounted type or listed gas convenience outlets. Such devices shall be installed in accordance with the manufacturers' installation instructions.
7. Each outlet, including a valve, shall be closed gastight with a threaded plug or cap immediately after installation and shall be left closed until the gas utilization equipment is connected thereto. When equipment is disconnected from an outlet and the outlet is not to be used again immediately, it shall be capped or plugged gastight.

HOT WATER HEATER PIPE

• Install a minimum of 1.5 inch thick insulation on all hot water pipes, piping associated with recirculation systems, and cold water pipes for the first 5 feet from a storage tank. pipes =2 inches in diameter require a minimum of 2 inch thick insulation. hot water pipes buried below grade must be installed in a water proof non-crushable casing or sleeve. insulation outside conditioned space shall be protected."

• Isolation valves: instantaneous water heaters with an input rating greater than 6.8kbtu/hr (2 kw) shall have isolation valves on both the cold water supply and the hot water pipe leaving the water heater, and hose bibbs or other fittings on each valve for flushing the water heater when the valves are closed.

• Condensate drains and T&P relief valve to terminate no more than 24 inches or less the 6 inches above ground. the pipe shall point down

LAUNDRY NOTES

Makeup air shall be provided for Type 1 (residential) clothes dryers in accordance with manufacturer's instructions. Where a closet is designed for the installation of a clothes dryer, an opening of not less than 100 square inches for makeup air shall be provided in the door or by other approved means. CMC 504.4.1

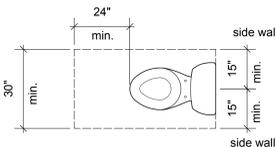
BATHROOM NOTES

Mixing valve in a shower shall be pressure balancing set at a max. 120°F. Water-filler valve in bathtubs shall have a temp. limiting device set at 120°F max.

The water closet shall have min. clearances of 30" width (15" on center) and 24" in the front.

Control valves and shower heads shall be located on the sidewall of shower compartments or otherwise arranged so that the showerhead does not discharge directly at the entrance to the compartment so the bather can adjust the valves before stepping into the shower spray

WATER CLOSET CLEARANCE



• Where a sediment trap is not incorporated as part of the gas utilization appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical, before the flex connector, where used at the time of appliance installation. The sediment trap shall be either a tee fitting with a capped nipple in the bottom outlet, or other device recognized as an effective sediment trap. Illuminating appliances, ranges, clothes dryers, decorative vented appliances for installation in vented fireplaces, gas fireplaces, and outdoor grills shall not be required to be so equipped.

Piping shall be installed in a manner not to interfere with inspection, maintenance, or servicing of the gas utilization equipment.

- An approved Seismic Gas Shut-off Device (motion sensitive) or an approved Excess Flow Gas Shut-off Device (non-motion sensitive) shall be installed downstream of the LP gas pressure regulator or utility meter (after PG&E service tee), but upstream of any appliances.

• Pressure testing and inspection: (CPC 1213.0)

1. Prior to acceptance and initial operation, piping installations shall be visually inspected and pressure- tested.
2. Inspection shall consist of visual examination after installation prior to covering.
3. Where repairs are required to be made following the pressure test, the affected piping shall be re-tested.
4. Minor repairs and additions are not required to be pressure-tested provided that the work is inspected, and connections are tested with a non-corrosive leak-detecting fluid or other leak-detecting methods approved by the Inspector.
5. Where new branches are installed from the point of delivery to new appliances, only the newly installed branches shall be required to be pressure-tested.
6. A piping system shall be tested as a complete unit or in sections depending on size.
7. The test medium shall be air, nitrogen, carbon dioxide, or an inert gas. Oxygen shall never be used.
8. Appliances and equipment that are not to be included in the test shall be disconnected from the piping.
9. Test pressure inspection' of the gas piping involved shall stand a pressure of not less than 10 psi gauge pressure. Test pressure shall be held for no less than 15 minutes with no perceptible drop in pressure.
10. Test gage pressure range shall not exceed twice the test pressure applied. Test gage incrementation shall be as follows:
 - Test pressure 10 psi or less – gages with 0.10 psi incrementation or less.
 - Test pressure greater than 10 psi to 100 psi – gages with 1 psi incrementation or less
 - After an interruption of service (meter removed), the gas piping system shall be tested for leakage prior to a gas meter release. Where leakage is indicated, the necessary repairs shall be completed, the system re-tested, and pass this test prior to approving a gas meter release.

water closet shall be a minimum of 15 inches from its center to a side wall or other such as vanity or tub (30" total width), the clear space in front of a water closet shall be not less than 24 inches for the entire 30" width of the setting space.

Design by: Robert Grinager
SC Building Design, Inc.

Owner:

MATTHEW MACLAUGHLIN
413 HILL ST
CAPITOLA, CA 95010
(831) 212-3146

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
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Date: JUNE 2025

Project ID: PRONGHORN

Sheet Title:

STANDARD NOTES

Sheet No.:

MEP6

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Maclaughlin Residence
 Calculation Date/Time: 2025-06-22T18:33:48-07:00
 Input File Name: Maclaughlin Residence_V9 ID 10108.rbd22x

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| GENERAL INFORMATION | |
|---------------------|---------------------------------------|
| 01 | Project Name: Maclaughlin Residence |
| 02 | Run Title: Title 24 Analysis |
| 03 | Project Location: 24 Pronghorn Run |
| 04 | City: Carmel |
| 05 | Standards Version: 2022 |
| 06 | Zip code: 95923 |
| 07 | Software Version: EnergyPro 9.4 |
| 08 | Climate Zone: 3 |
| 09 | Front Orientation (deg/ Cardinal): 95 |
| 10 | Building Type: Single family |
| 11 | Number of Dwelling Units: 1 |
| 12 | Project Scope: Newly Constructed |
| 13 | Number of Bedrooms: 3 |
| 14 | Number of Stories: 1 |
| 15 | Number of Stories: 1 |
| 16 | Existing Cond. Floor Area (ft²): n/a |
| 17 | Fenestration Average U-factor: 0.28 |
| 18 | Total Cond. Floor Area (ft²): 3000 |
| 19 | Glazing Percentage (%): 43.93% |
| 20 | ADU Bedroom Count: n/a |
| 21 | ADU Conditioned Floor Area: n/a |
| 22 | No Dwelling Unit: No |
| | Fuel Type: Natural gas |

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

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 Registration Date/Time: 06/22/2025 18:48
 HERS Provider: CHEERS
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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| ENERGY USE INTENSITY | | | | |
|----------------------|---------------------------------|---------------------------------|------------------------|-------------------|
| | Standard Design (kBtu/ft² - yr) | Proposed Design (kBtu/ft² - yr) | Margin (kBtu/ft² - yr) | Margin Percentage |
| Gross EUI² | 12.9 | 12.58 | 0.32 | 2.48 |
| Net EUI² | 8.08 | 3.32 | 4.76 | 58.91 |

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

| REQUIRED PV SYSTEMS | | | | | | | | | | | |
|-----------------------|-----------|-------------------|------------|-------------------|-------|---------------|------------|-------------------|-----------------|-------------------|-------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 |
| DC System Size (kWdc) | Exception | Module Type | Array Type | Power Electronics | CFI | Azimuth (deg) | Tilt Input | Array Angle (deg) | Tilt: (x in 12) | Inverter Eff. (%) | Annual Solar Access (%) |
| 5 | NA | Premium (~18-20%) | Fixed | Microinverters | false | 180 | Degrees | 22 | 4.85 | 96 | 100 |

| BATTERY SYSTEMS | | | | | | |
|-----------------|----------------|---------------------|--------------------|------------------------|-----------------------|-----------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
| Control | Capacity (kWh) | Charging Efficiency | Charging Rate (kW) | Discharging Efficiency | Discharging Rate (kW) | Round Trip Efficiency |
| AdvancedDR | 5 | 0.95 | n/a | 0.95 | n/a | 0.9 |

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 • PV module type: Premium
 • PV power electronics: Microinverters
 • Battery System: 5 kWh (Self Utilization Credit taken)
 • Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)

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| FENESTRATION / GLAZING | | | | | | | | | | | | | |
|------------------------|--------|--------------------|-------------|---------|------------|-------------|-------|------------|----------|-----------------|------|-------------|------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 |
| Name | Type | Surface | Orientation | Azimuth | Width (ft) | Height (ft) | Mult. | Area (ft²) | U-factor | U-factor Source | SHGC | SHGC Source | Exterior Shading |
| Front Windows/Door | Window | Front Wall 2x6 | Front | 95 | | 1 | 47 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Front Windows | Window | Front Wall 2x6 | Front | 95 | | 1 | 92 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Left Windows/Door | Window | Left Wall 2x6 | Left | 185 | | 1 | 74 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Left Windows | Window | Left Wall 2x6 | Left | 185 | | 1 | 85 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Back Windows/Door | Window | Back Wall 2x6 | Back | 275 | | 1 | 21 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Back Windows | Window | Back Wall 2x6 | Back | 275 | | 1 | 263 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Right Windows | Window | Right Wall 2x6 | Right | 5 | | 1 | 39 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Front Windows 2 | Window | Front Wall 2x8 | Front | 95 | | 1 | 144 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Left Windows 2 | Window | Left Wall Concrete | Left | 185 | | 1 | 8 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Back Windows 2 | Window | Back Wall 2x8 | Back | 275 | | 1 | 86 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Back Windows/Door 2 | Window | Back Wall Concrete | Back | 275 | | 1 | 223 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Back Windows 3 | Window | Back Wall Concrete | Back | 275 | | 1 | 64 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Front Windows 3 | Window | Front Wall | | 120 | | 1 | 11 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |

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| | Energy Design Ratings | | | Compliance Margins | | |
|--|-----------------------|----------------------------------|------------------------|----------------------|----------------------------------|------------------------|
| | Source Energy (EDR1) | Efficiency² EDR (EDR2Efficiency) | Total² EDR (EDR2total) | Source Energy (EDR1) | Efficiency² EDR (EDR2Efficiency) | Total² EDR (EDR2total) |
| Standard Design | 34.6 | 43 | 32 | | | |
| Proposed Design | 26.1 | 40.9 | 15 | 8.5 | 2.1 | 17 |
| RESULT: PASS | | | | | | |
| ¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment ²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries ³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded • Standard Design PV Capacity: 2.75 kWdc • Proposed PV kWh output exceeds proposed electricity use by 29% which may violate NEM rules. Contact local utility. | | | | | | |

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HERS FEATURE SUMMARY
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
 • Quality insulation installation (QII)
 • Indoor air quality ventilation
 • Kitchen range hood
 • Verified EER/EER2
 • Verified SEER/SEER2
 • Verified Refrigerant Charge
 • Airflow in habitable rooms (SC3.1.4.1.7)
 • Verified HSPF
 • Verified hot pump rated heating capacity
 • Wall-mounted thermostat in zones greater than 150 R2 (SC3.4.5)
 • Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

| BUILDING - FEATURES INFORMATION | | | | | | |
|---------------------------------|------------------------------|--------------------------|--------------------|-----------------|---------------------------------------|---------------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
| Project Name | Conditioned Floor Area (ft²) | Number of Dwelling Units | Number of Bedrooms | Number of Zones | Number of Ventilation Cooling Systems | Number of Water Heating Systems |
| Maclaughlin Residence | 3000 | 1 | 3 | 2 | 0 | 1 |

| ZONE INFORMATION | | | | | | |
|------------------|-------------|------------------|-----------------------|---------------------|------------------------|--------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
| Zone Name | Zone Type | HVAC System Name | Zone Floor Area (ft²) | Avg. Ceiling Height | Water Heating System 1 | Status |
| 1st Floor Zone | Conditioned | Res HVAC1 | 2604 | 9 | DHW Sys 1 | New |
| Bedroom 3 | Conditioned | Res HVAC2 | 396 | 9 | DHW Sys 1 | New |

| OPAQUE SURFACES | | | | | | | |
|-----------------|----------------|--------------|---------|-------------|------------------|----------------------------|------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| Name | Zone | Construction | Azimuth | Orientation | Gross Area (ft²) | Window and Door Area (ft²) | Tilt (deg) |
| Front Wall 2x6 | 1st Floor Zone | R-21 Wall | 95 | Front | 796 | 139 | 90 |
| Left Wall 2x6 | 1st Floor Zone | R-21 Wall | 185 | Left | 617 | 159 | 90 |

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| FENESTRATION / GLAZING | | | | | | | | | | | | | |
|------------------------|----------|-------------|-------------|---------|------------|-------------|-------|------------|---------------|-----------------|---------------|-------------|------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 |
| Name | Type | Surface | Orientation | Azimuth | Width (ft) | Height (ft) | Mult. | Area (ft²) | U-factor | U-factor Source | SHGC | SHGC Source | Exterior Shading |
| Left Windows/Door 2 | Window | Left Wall | | 210 | | 1 | 24 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Left Windows 3 | Window | Left Wall | | 210 | | 1 | 30 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Back Windows/Door 3 | Window | Back Wall | | 300 | | 1 | 80 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Right Windows 2 | Window | Right Wall | | 30 | | 1 | 11 | 0.28 | NFR | 0.35 | NFR | Bug Screen | |
| Skylight | Skylight | VaultedRoof | Front | 95 | | 1 | 16 | 0.55 | Table 110.6.A | 0.67 | Table 110.6.B | | |

| SLAB FLOORS | | | | | | | |
|-----------------|----------------|------------|----------------|-------------------------------|-------------------------------|-------------------|--------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| Name | Zone | Area (ft²) | Perimeter (ft) | Edge Insul. R-value and Depth | Edge Insul. R-value and Depth | Carpeted Fraction | Heated |
| Slab-on-Grade | 1st Floor Zone | 2604 | 355 | none | 0 | 80% | No |
| Slab-on-Grade 2 | Bedroom 3 | 396 | 84 | none | 0 | 80% | No |

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

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| ENERGY USE SUMMARY | | | | | | |
|-------------------------------------|--|---|--|---|---------------|---------------|
| Energy Use | Standard Design Source Energy (EDR1) (kBtu/ft² - yr) | Standard Design TDV Energy (EDR2) (kTDO/ft² - yr) | Proposed Design Source Energy (EDR1) (kBtu/ft² - yr) | Proposed Design TDV Energy (EDR2) (kTDO/ft² - yr) | Margin (EDR1) | Margin (EDR2) |
| Space Heating | 3.35 | 24.85 | 2.56 | 18.4 | 0.79 | 6.45 |
| Space Cooling | 0 | 0 | 0.15 | 8.57 | -0.15 | -8.57 |
| IAQ Ventilation | 0.3 | 3.21 | 0.3 | 3.21 | 0 | 0 |
| Water Heating | 3.6 | 14.95 | 3.61 | 15.44 | -0.01 | -0.49 |
| Self Utilization/Flexibility Credit | | | -0.55 | -4.73 | 0.55 | 4.73 |
| Efficiency Compliance Total | 7.25 | 43.01 | 6.07 | 40.89 | 1.18 | 2.12 |
| Photovoltaics | -0.79 | -24.11 | -1.52 | -46.66 | | |
| Battery | | | -0.79 | -6.74 | | |
| Flexibility | | | 0 | | | |
| Indoor Lighting | 0.65 | 6.74 | 0.65 | 6.74 | | |
| Appl. & Cooking | 1.85 | 12.08 | 1.86 | 12.22 | | |
| Plug Loads | 1.82 | 19.29 | 1.82 | 19.29 | | |
| Outdoor Lighting | 0.18 | 1.74 | 0.18 | 1.74 | | |
| TOTAL COMPLIANCE | 10.96 | 58.75 | 8.27 | 27.47 | | |

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 CA Building Energy Efficiency Standards - 2022 Residential Compliance
 Report Version: 2022.0.000
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Maclaughlin Residence
 Calculation Date/Time: 2025-06-22T18:33:48-07:00
 Input File Name: Maclaughlin Residence_V9 ID 10108.rbd22x

CF1R-PRF-01-E

(Page 6 of 13)

| OPAQUE SURFACES | | | | | | | |
|-----------------|----------------|--------------|---------|-------------|------------------|----------------------------|------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| Name | Zone | Construction | Azimuth | Orientation | Gross Area (ft²) | Window and Door Area (ft²) | Tilt (deg) |
| Back Wall 2x6 | 1st Floor Zone | R-21 Wall | 275 | Back | 366 | 284 | 90 |
| Right Wall 2x6 | 1st Floor Zone | R-21 Wall | 5 | Right | 653 | 39 | 90 |
| Front Wall 2x8 | 1st Floor Zone | | | | | | |

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 |
|-----------|--------------------------|-------------------|-------------------|-----------------|----------------------|----------------------|-------------------|-----------------------|
| Name | System Type | Distribution Type | Water Heater Name | Number of Units | Solar Heating System | Compact Distribution | HERS Verification | Water Heater Name (#) |
| DHW Sys 1 | Domestic Hot Water (DHW) | Standard | DHW Heater 1 | 2 | n/a | None | n/a | DHW Heater 1 (2) |

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 |
|--------------|----------------------|------------------------|------------|-----------------|-------------------------|------------|------------------|-----------------------|----------------------------------|------------------------------|-----------------------------|---------------|
| Name | Heating Element Type | Tank Type | # of Units | Tank Vol. (gal) | Heating Efficiency Type | Efficiency | Rated Input Type | Input Rating or Pilot | Tank Insulation R-value (In/Ext) | Standby Loss or Recovery Eff | 1st Hr. Rating or Flow Rate | Tank Location |
| DHW Heater 1 | Gas | Consumer Instantaneous | 2 | 0 | UEF | 0.96 | Btu/Hr | 200000 | 0 | n/a | n/a | |

| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|-----------------|-----------------|-----------------|----------------------|---------------------------|-----------------------|----------------------------------|
| Name | Pipe Insulation | Parallel Piping | Compact Distribution | Compact Distribution Type | Recirculation Control | Shower Drain Water Heat Recovery |
| DHW Sys 1 - 1/2 | Not Required | Not Required | Not Required | None | Not Required | Not Required |

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
|-----------|---------------------------|--------------------|-------------------------|--------------------|-------------------------|----------|-------------------|
| Name | System Type | Heating Unit Name | Heating Equipment Count | Cooling Unit Name | Cooling Equipment Count | Fan Name | Distribution Name |
| Res HVAC1 | Heat pump heating cooling | Heat Pump System 1 | 2 | Heat Pump System 1 | 2 | n/a | n/a |

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| DOCUMENTATION AUTHOR'S DECLARATION STATEMENT | |
|--|--|
| I, I certify that this Certificate of Compliance documentation is accurate and complete. | |
| Documentation Author Name: James Blomquist | Documentation Author Signature: <i>James Blomquist</i> |
| Company: A Plus Green Energy Service | Signature Date: 06/22/2025 |
| Address: 757 Freedom Blvd. | CEA/HERS Certification Identification (if applicable): RCN10053 |
| City/State/Zip: Watsonville, CA 95076 | Phone: 831-728-7717 |
| RESPONSIBLE PERSON'S DECLARATION STATEMENT | |
| I certify the following under penalty of perjury under the laws of the State of California: | |
| <ol style="list-style-type: none"> I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. The building design features and system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. | |
| Responsible Designer Name: Robert Grinager | Responsible Designer Signature: <i>Robert Grinager</i> |
| Company: SC BUILDING DESIGN, INC | Date Signed: 06/22/2025 |
| Address: po box 186 | License: |
| City/State/Zip: Capitola, CA 95010 | Phone: (831) 426-4264 |

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registration document, and it is to be made Registration Provider responsible for the accuracy of the information.
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| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
|-----------|---------------------------|--------------------|-------------------------|--------------------|-------------------------|----------|-------------------|
| Name | System Type | Heating Unit Name | Heating Equipment Count | Cooling Unit Name | Cooling Equipment Count | Fan Name | Distribution Name |
| Res HVAC2 | Heat pump heating cooling | Heat Pump System 2 | 1 | Heat Pump System 2 | 1 | n/a | n/a |

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 |
|--------------------|---------------|-----------------|-------------------------|-----------------|--------|---------|-------------------------|-------------|--------------------|-----------------|-------------------|-------------------------------|
| Name | System Type | Number of Units | Heating | | | Cooling | | | Zonally Controlled | Compressor Type | HERS Verification | |
| | | | Heating Efficiency Type | HSPF/HS PF2/CCP | Cap 47 | Cap 17 | Cooling Efficiency Type | SEER/SE ER2 | | | | EER/EEER 2/CEER |
| Heat Pump System 1 | VCHP-ductless | 2 | HSPF | 9 | 36000 | 20800 | EERSEER | 16 | 13 | Not Zonal | Single Speed | Heat Pump System 1-hersthpump |
| Heat Pump System 2 | VCHP-ductless | 1 | HSPF | 9 | 18000 | 10600 | EERSEER | 16 | 13 | Not Zonal | Single Speed | Heat Pump System 2-hersthpump |

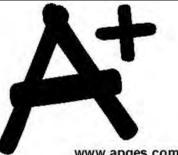
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 |
|-------------------------------|------------------|----------------|--------------------|---------------------|-----------------------------|---------------------|-------------------------|-------------------------|
| Name | Verified Airflow | Airflow Target | Verified EER/EEER2 | Verified SEER/SEER2 | Verified Refrigerant Charge | Verified HSPF/HSPF2 | Verified Heating Cap 47 | Verified Heating Cap 17 |
| Heat Pump System 1-hersthpump | Not Required | 0 | Required | Required | Yes | Yes | Yes | Yes |
| Heat Pump System 2-hersthpump | Not Required | 0 | Required | Required | Yes | Yes | Yes | Yes |

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| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 |
|--------------------|----------------------------------|----------------------------|-------------------------------------|-----------------------|---------------------------------|--|---|------------------------------|-------------------------------------|
| Name | Certified Low-Static VCHP System | Airflow to Habitable Rooms | Ductless Units in Conditioned Space | Wall Mount Thermostat | Air Filter Sizing & Drop Rating | Low Leakage Ducts in Conditioned Space | Minimum Airflow per IAQ 3 and SC3.3.3.4.1 | Certified non-continuous Fan | Indoor Fan not Running Continuously |
| Heat Pump System 1 | Not required | Required | Required | Required | Not required | Not required | Not required | Not required | Not required |
| Heat Pump System 2 | Not required | Required | Required | Required | Not required | Not required | Not required | Not required | Not required |

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 |
|-----------------|---------------|----------------------|--------------|--------------------------------|---------------------------------------|-----------------------------------|-------------------|--------|
| Dwelling Unit | Airflow (CFM) | Fan Efficacy (W/CFM) | IAQ Fan Type | Includes Heat/Energy Recovery? | IAQ Recovery Effectiveness - SRE/ASRE | Includes Fault Indicator Display? | HERS Verification | Status |
| Sfam IAQVestRpt | 116 | 0.35 | Exhaust | No | n/a / n/a | No | Yes | |

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JAMES BLOMQUIST
 CEA R1915-30136



Energy Compliance
 Maclaughlin Residence
 24 Pronghorn Run
 Carmel, CA
 Project ID 10108

EN.2
 6/23/2025

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

- § 110.6(a)1: **Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 1011.2/2440-2011. *
- § 110.6(a)5: **Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-110.6(a).
- § 110.6(b): **Field fabricated exterior doors and fenestration products** must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6.A, 110.6.B, or JA.5 for exterior doors. They must be caulked and/or weather-stripped.
- § 110.7: **Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather striped.
- § 110.8(a): **Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
- § 110.8(b): **Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
- § 110.8(c): **Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(d) and be labeled per § 110-113 when the installation of a cool roof is specified on the CFR.
- § 110.8(d): **Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
- § 110.8(e): **Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed ducts in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
- § 150.0(a): **Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
- § 150.0(b): **Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Oppaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A to B. *
- § 150.0(c): **Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
- § 150.0(d): **Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
- § 150.0(e): **Vapor Retarder.** In climate zones 1 through 16, the earth floor or unvented crawlspace must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawlspace for buildings complying with the exception to § 150.0(g).
- § 150.0(f): **Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
- § 150.0(g): **Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

- § 110.5(e): **Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
- § 150.0(e)1: **Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
- § 150.0(e)2: **Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-fitting damper or combustion-air control device.
- § 150.0(e)3: **Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

- § 110.0. § 110.3: **Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
- § 110.2(a): **HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
- § 110.2(b): **Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-off temperature for supplementary heating is higher than the cut-off temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
- § 110.2(c): **Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
- § 110.3(a): **Insulation.** Unvented service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss limits.
- § 110.3(b): **Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

- § 110.5: **Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.
- § 150.0(h)1: **Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, and Applications Volume, and Fundamentals Volume, the 2019/2018 International Energy Conservation Code, the 2019/2018 International Mechanical Code, and the ACCA Manual J design conditions specified in § 150.0(h)2.
- § 150.0(h)3A: **Cleanances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
- § 150.0(h)3B: **Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
- § 150.0(i): **Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
- § 150.0(j): **Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by § 120.3(b). Insulation exposed to weather must be water resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
- § 150.0(k): **Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location, and a condensate drain no more than 2' higher than the base of the water heater.
- § 150.0(l): **Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

- § 110.8(d): **Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
- § 150.0(m): **CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSISMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aegoc sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1/4", if mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts, ducts installed in these spaces must not be compressed. *
- § 150.0(n): **Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
- § 150.0(o): **Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
- § 150.0(m): **Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
- § 150.0(n): **Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
- § 150.0(m): **Protection of insulation.** Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor use (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
- § 150.0(n): **Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
- § 150.0(m): **Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
- § 150.0(m): **Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in § 150.0(m). Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealants, or other means to close gaps around the inserted filters to and prevent air from bypassing the filter. *

Lighting:

- § 110.9: **Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
- § 150.0(k)1A: **Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
- § 150.0(k)1B: **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
- § 150.0(k)1C: **Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be marked NSFP.
- § 150.0(k)1D: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
- § 150.0(k)1E: **Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of drawers. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
- § 150.0(k)1F: **Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(m)13: **Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 150 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.45 watts per CFM for gas furnace air handlers and ≥ 0.58 watts per CFM for all others. Small duct velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

- § 150.0(i): **Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(i)1. *
- § 150.0(i)1B: **Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per § 150.0(i)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per § 150.0(i)1B. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with § 150.0(i)1C.
- § 150.0(i)1C: **Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses.** Single-family detached dwellings units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(i)1C-II.
- § 150.0(i)1G: **Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of § 150.0(i)1G-I. Enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting § 150.0(i)1G-II. Airflow must be measured by the installer per § 150.0(i)1G-V, and rated for sound per § 150.0(i)1G-VI. *
- § 150.0(i)1H: **Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(i)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 § 7.2.1 no less than the minimum airflow rate required by § 150.0(i)1C.
- § 150.0(i)2: **Field Verification and Diagnostic Testing.** Whole-dwelling unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.3 to confirm if it is rated by HV1 or AHAM to comply with the airflow rates and sound requirements per § 150.0(i)1G.

Pool and Spa Systems and Equipment:

- § 110.4(a): **Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDRS; an on/off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
- § 110.4(b)1: **Piping.** Any pool or spa heating system or equipment must be installed with at least 3/8 inches of pipe between the filler and the heater, or dedicated suction and return lines, or built-in or built-up connectors to allow for future solar heating.
- § 110.4(b)2: **Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
- § 110.4(b)3: **Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
- § 110.5: **Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
- § 150.0(j): **Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

- § 110.9: **Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
- § 150.0(k)1A: **Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
- § 150.0(k)1B: **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
- § 150.0(k)1C: **Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be marked NSFP.
- § 150.0(k)1D: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
- § 150.0(k)1E: **Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of drawers. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
- § 150.0(k)1F: **Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

ENERGY NOTES:

Attention designers, owners, builders. It is your responsibility to review the T24 documents for the required building features, and HERS measures. If you have any questions, call before you build or buy.

Electric Ready & Renewables- New Construction : § 150.0—Each electric ready item requires breaker space and labeling in panel. Single Family: Electric Ready 150.0(n) Water Heaters. Gas or propane water heaters must be installed in or adjacent to a space large enough to accommodate a Heat Pump Water Heater (2.5' x 2.5' x 7'). Within 3 ft of water heater 10/3 electrical feed. More than 3 ft 240 volt / 30 amp electrical feed. 150.0(i) Furnaces. Provide a 240 volt / 30 amp electrical feed to the furnace for future heat pump. 150.0(l) Cooktops. Include 240 volt / 50 amp feed for future cooktop 150.0(v) Dryers. Include 240 volt / 30 amp feed for dryer if the unit has a gas line for a dryer.

Solar Access Roof Area (SARA) - New Construction § 140.10(a) / § 170.2(f) SARA includes: The area of a building's roof space capable of structurally supporting a PV system AND () The area of all roof space covered by other structures on the site that are compatible with supporting a PV system per CA Building Code § 15112.1 () Exceptions: () Any roof area that has < 70% annual solar access () Occupied roof areas as specified by CA Building Code § 503.1.4 () Roof area that is otherwise not available due to compliance with other building code requirements if confirmed by the Executive Director.

Single Family: Solar Photovoltaic (PV) section § 150.1(c)14 See section for solar sizing and exceptions

Energy Storage System (Battery Ready) - New Construction § 150.0(s) At least one of the following shall be provided: Interconnection equipment with a minimum backed up capacity of 60 amps. Or A dedicated raceway from the main service to a subpanel that supplies the branch circuits. Or a minimum of four branch circuits shall be identified—feeding: () Refrigerator () One lighting circuit near the primary egress () A sleeping room receptacle outlet () Main panel must be minimum 225 amps () Sufficient space shall be reserved to allow future installation of a system isolation equipment or transfer switch within 3 feet of the main panelboard. Raceways shall be installed between the panelboard and the system isolation equipment or transfer switch location to allow the connection of backup power source.

ACCA Manual J, D&S calculations are required to be submitted for plan review, followed by installing contractor and field inspected for compliance. T24 Load calc is based on ACCA J and may be used as sizing reference only. The load calc from the T24 doesn't include duct loss. See the T24 load calc page.

SAMPLE EQUIPMENT (Use any equipment that matches the min efficiencies)

Indoor Air Quality (IAQ) Rating Fan: Per ASHRAE 62.2 116 CFM / 1 Sones Sound Rating Max / Sample Model # Broan QTXE0 If this project is an addition under a 1,000 sf, the IAQ fan is not required.

For New Kitchen Hood sizing see Table 150.0-G

| Dwelling Unit Floor Area (ft²) | Hood Over Electric Range | Hood Over Natural Gas Range |
|--------------------------------|--------------------------|-----------------------------|
| > 1500 | 50% CE or 110 CFM | 70% CE or 180 CFM |
| 1000- 1500 | 50% CE or 110 CFM | 80% CE or 250 CFM |
| 750- 1000 | 55% CE or 130 CFM | 85% CE or 280 CFM |
| < 750 | 65% CE or 160 CFM | 85% CE or 280 CFM |

Water Heater: Tankless | EF: 95

HERS FEATURE SUMMARY is located in the CFTR. Make sure you review all of the REQUIREMENTS prior to beginning construction. For HERS Testing call 831-728-5503 for an appointment.

Quality insulation installation (QII)

- Indoor air quality ventilation
- Kitchen range hood
- Verified EER/EER2
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.7)
- Verified NSFP
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4)
- Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

James Blomquist
CEA RPT-15-3036

CERTIFIED HERS RATER / ENERGY ANALYSTS
In tomorrow's California, the sustainability of our environment and the preservation of our beautiful resources will be aided by the responsible and professional analysis of our energy needs and uses.



Federally Approved Contractor
Licensed California Contractor
A & B 665195
ICC Building Inspector B1 & B2
8023419
ICC CA Green Inspector
CA Certs | CHEERS HERS Rater
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A Plus Green Energy Services
797 Freedom Blvd • Watsonville, CA 95076 • 408-310-0081 • www.apgs.com

2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(k)1G: **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
- § 150.0(k)1H: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
- § 150.0(k)1I: **Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinet or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting on when the drawer, cabinet or linen closet is closed.
- § 150.0(k)2A: **Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
- § 150.0(k)2B: **Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
- § 150.0(k)2A: **Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
- § 150.0(k)2B: **Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
- § 150.0(k)2C: **Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
- § 150.0(k)2D: **Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
- § 150.0(k)2E: **Automatic Shut-off Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
- § 150.0(k)2F: **Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
- § 150.0(k)2K: **Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
- § 150.0(k)3A: **Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
- § 150.0(k)4: **Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
- § 150.0(k)5: **Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.8, and 141.0.

Solar Readiness:

- § 110.10(a)1: **Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
- § 110.10(b)1A: **Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 90 square feet each for buildings with roof areas less than or equal to 10,000 square feet or less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
- § 110.10(b)2: **Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
- § 110.10(b)3A: **Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
- § 110.10(b)3B: **Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
- § 110.10(b)4: **Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
- § 110.10(c): **Interconnection Pathways.** The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
- § 110.10(d): **Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
- § 110.10(e)1: **Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
- § 110.10(e)2: **Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(s): **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits with the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
- § 150.0(t): **Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
- § 150.0(u): **Electric Cooktop Ready.** Systems using gas or propane cooktops to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
- § 150.0(v): **Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

| Project Name | Date |
|-----------------------|------------|
| Maclaughlin Residence | 6/22/2025 |
| System Name | Floor Area |
| Ries HVAC | 2,804 |

| ENGINEERING CHECKS | SYSTEM LOAD | COIL COOLING PEAK | COIL HTG. PEAK | | | |
|--------------------------|-------------|--------------------------|----------------|--------|-----|----------|
| Number of Systems | | CFM | Sensible | Latent | CFM | Sensible |
| Heating System | | | | | | |
| Output per System | 36,000 | | | | | |
| Total Output (Btuh) | 72,000 | | | | | |
| Output (Btuh/sqft) | 27.6 | | | | | 3.073 |
| Cooling System | | | | | | |
| Output per System | 36,000 | | | | | |
| Total Output (Btuh) | 72,000 | | | | | -384 |
| Total Output (Tons) | 6.0 | | | | | 3.073 |
| Total Output (Btuh/sqft) | 27.6 | | | | | |
| Total Output (sqft/Ton) | 434.0 | | | | | |
| | | TOTAL SYSTEM LOAD | 54,839 | 1,268 | | 57,831 |



IMAGE 7 - VIEW UP SLOPE



IMAGE 6 - VIEW TOWARDS RAVINE



IMAGE 5 - VIEW DOWN PRONGHORN

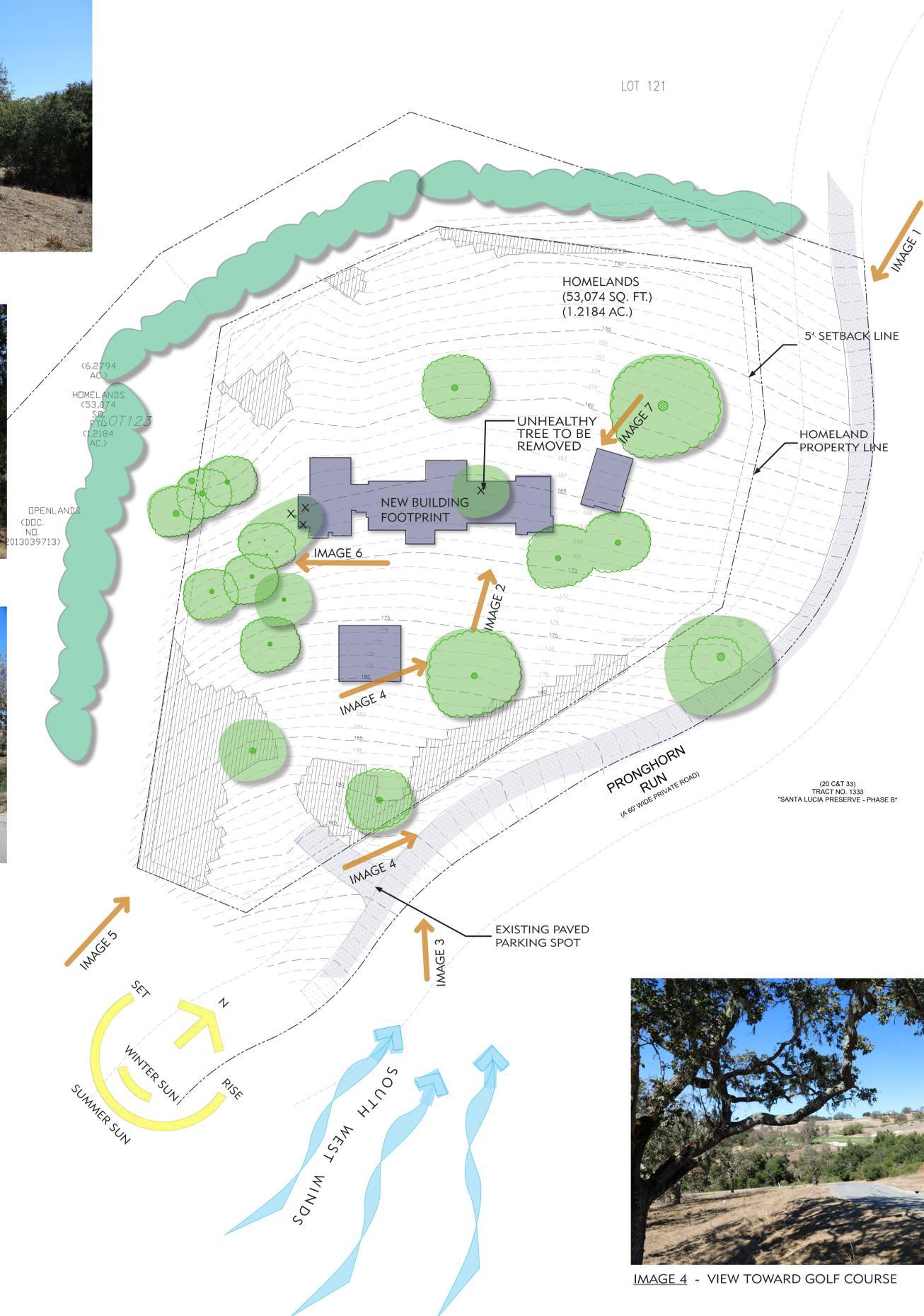


IMAGE 1 - VIEW FROM LOWER PRONGHORN



IMAGE 2 - BEST VIEW



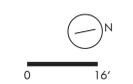
IMAGE 3 - VIEW FROM ACROSS PRONGHORN



IMAGE 4 - VIEW TOWARD GOLF COURSE

LEGEND

| SYMBOL | DESCRIPTION |
|--------|-------------------------|
| | SITE VIEWS |
| | EXISTING TREE CANOPY |
| | WINDS |
| | (E) VEGETATION |
| | CONTOUR LINES |
| | EXISTING TREE TO REMAIN |
| | TREE TO BE REMOVED |
| | NEW BUILDING FOOTPRINTS |



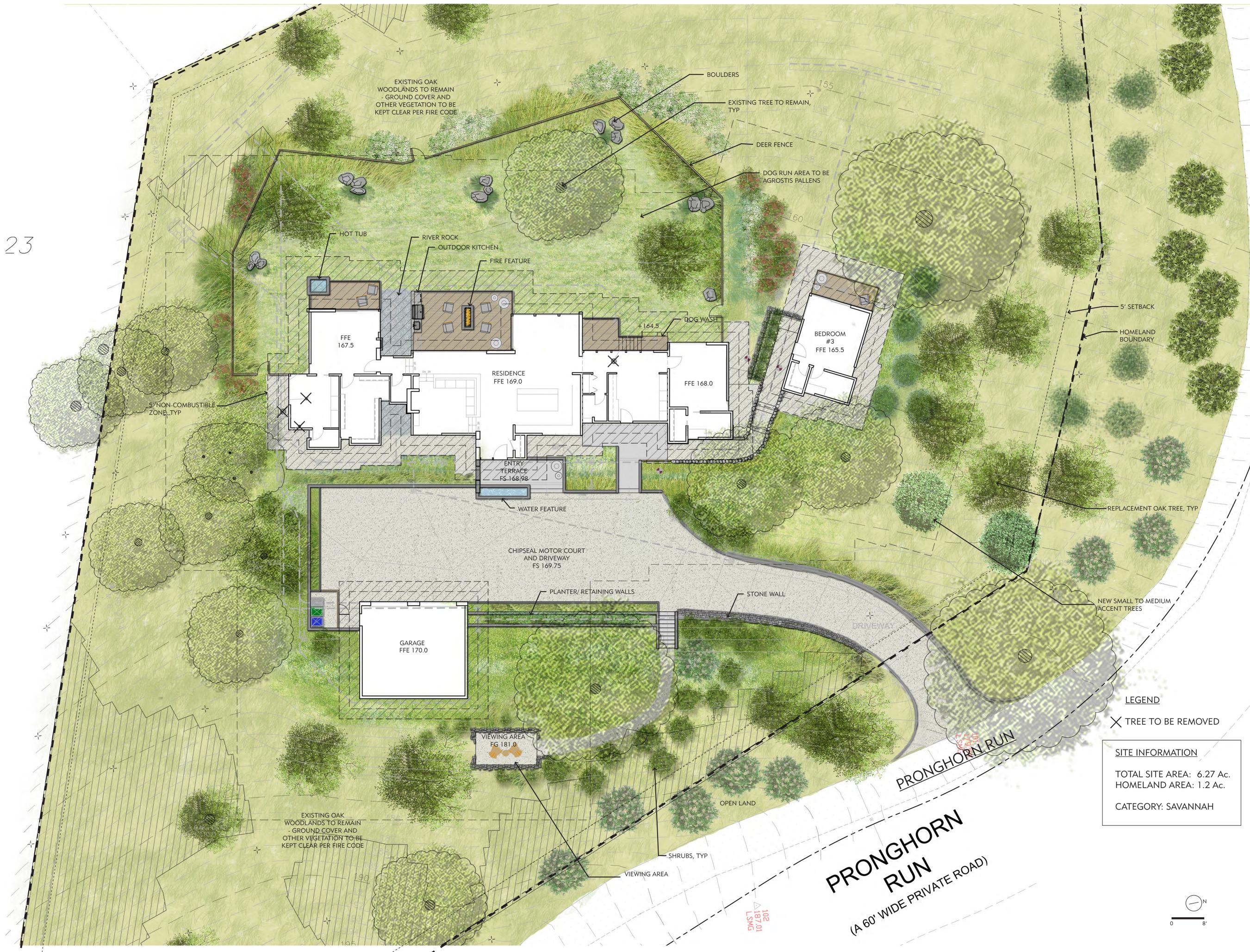
PROJECT:
SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 070-031-220

REVISIONS:

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------|
| 06-01-23 | | PRELIMINARY DESIGN REVIEW |
| 09-07-23 | | FINAL DESIGN REVIEW |

DRAWING TITLE:
SITE ANALYSIS

PROJECT NO.:
451.000
SCALE:
1/8" = 1'-0"
DRAWN BY:
TSL/AF
REVIEWED BY:
ISSUE DATE:



PROJECT:
SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 070-031-220

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------|
| 06.01.23 | | PRELIMINARY DESIGN REVIEW |
| 09.07.23 | | FINAL DESIGN REVIEW |

LEGEND

✕ TREE TO BE REMOVED

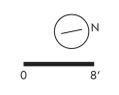
SITE INFORMATION

TOTAL SITE AREA: 6.27 Ac.
HOMELAND AREA: 1.2 Ac.
CATEGORY: SAVANNAH

DRAWING TITLE
HOMELAND
SITE PLAN

PROJECT NO.: 4511666
SCALE: 1/8" = 1'-0"
DRAWN BY: TL, AD
REVIEWED BY:

ISSUE DATE:
L1.0 A





REFERENCE AERIAL IMAGE OF SITE



PROJECT:
SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 070-031-220

REVISIONS:

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------|
| 06.01.23 | | PRELIMINARY DESIGN REVIEW |
| 09.07.23 | | FINAL DESIGN REVIEW |

DRAWING TITLE

SITE AERIAL

PROJECT NO.:
451-1000

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

DRAWN BY:
TK, AD

REVIEWED BY:

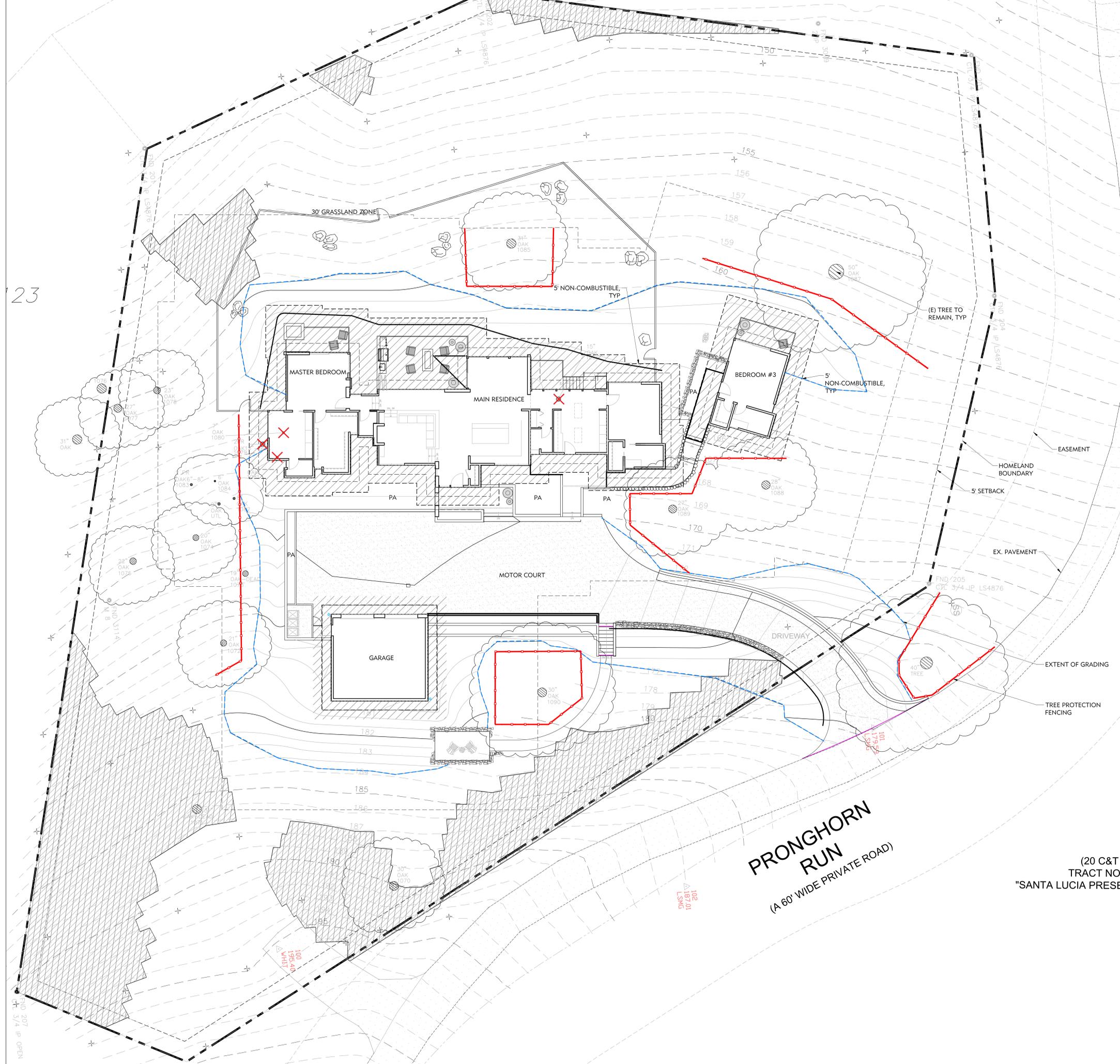
ISSUE DATE:

L1.0 B

GENERAL LAYOUT LEGEND

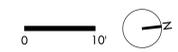
- | SYMBOL | DESCRIPTION |
|--------|---|
| | PROPERTY LINE |
| | EXTENT OF HEAVY WEIGHT BARRIER TREE PROTECTION FENCE |
| | TOTAL OF 4 TREES TO BE REMOVED. ONE (1) VALLEY OAK AND THREE (3) COAST LIVE OAKS. |
| | EXTENT OF GRADING |
| | EXISTING TREES TO REMAIN |
| | TOTAL OF 4 TREES TO BE REMOVED. ONE (1) VALLEY OAK AND THREE (3) COAST LIVE OAKS. |

NOTES:
SEE SHEET L2.0 FOR TREE PROTECTION FENCING REQUIREMENTS, TREE PROTECTION ZONE NOTES, AND ARBORIST RECOMMENDATIONS.



PRONGHORN RUN
(A 60' WIDE PRIVATE ROAD)

(20 C&T 33
TRACT NO. 1
"SANTA LUCIA PRESER



PROJECT:
SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 239-091-048

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------|
| 06.01.23 | | PRELIMINARY DESIGN REVIEW |
| 09.07.23 | | FINAL DESIGN REVIEW |

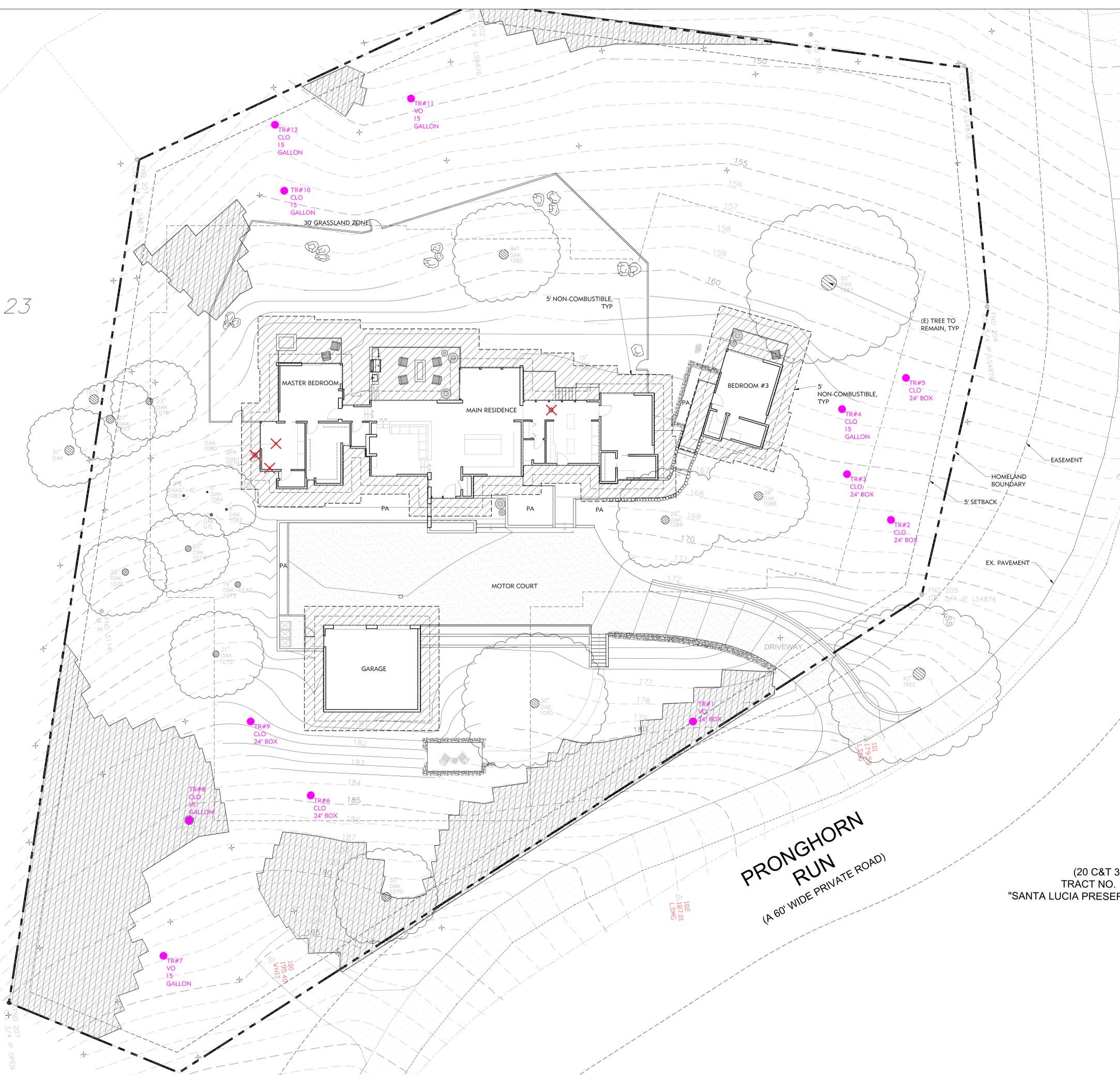
DRAWING TITLE
TREE PROTECTION PLAN

PROJECT NO:
4911000
SCALE:
1/8" = 1'-0"
DRAWN BY:
TLH
REVIEWED BY:
ISSUE DATE:



GENERAL NOTES:
1. PLEASE SEE ARBORIST'S REPORT PREPARED BY JUSTIN ONO OF ONO CONSULTING, WITH UPDATED DATE OF JANUARY 31, 2023 FOR TREE REMOVAL INFORMATION.
2. TREE REPLACEMENT REQUIREMENTS PER JUSTIN ONO, THOUGH NOT DOCUMENTED IN REPORT.

23



GENERAL LAYOUT LEGEND

| SYMBOL | DESCRIPTION |
|---------------|--|
| --- | PROPERTY LINE/ HOMELAND BOUNDARY |
| - - - - - | DEFENSIBLE ZONE LINES AS NOTED |
| 160 | EXISTING CONTOUR (1 FT INTERVALS), S.C.D. |
| 160 | PROPOSED CONTOUR, S.C.D. |
| PA | PLANTING AREA |
| (Tree symbol) | EXISTING TREE TO REMAIN, |
| X | EXISTING TREE TO BE REMOVED -NO TREES TO BE REMOVED ARE HERITAGE -ONE (1) VALLEY OAK (QUERCUS LOBATA) - NO LANDMARK TREES (LARGER THAN 24-INCHES DIAMETER) -THREE (3) COAST LIVE OAKS (QUERCUS AGRIFOLIA) - NO LANDMARK TREES (LARGER THAN 24-INCHES DIAMETER) |
| (Pink dot) | REPLACEMENT OAKS- #1-12 #1- 24" BOX QUERCUS LOBATA- VALLEY OAK VO #2- 24" BOX QUERCUS AGRIFOLIA- COAST LIVE OAK CLO #3- 24" BOX QUERCUS AGRIFOLIA- COAST LIVE OAK CLO #4- 15 GAL QUERCUS AGRIFOLIA- COAST LIVE OAK CLO #5- 24" BOX QUERCUS AGRIFOLIA- COAST LIVE OAK CLO #6- 24" BOX QUERCUS AGRIFOLIA- COAST LIVE OAK CLO #7- 15 GAL QUERCUS LOBATA- VALLEY OAK VO #8- 15 GAL QUERCUS AGRIFOLIA- COAST LIVE OAK CLO #9- 24" BOX QUERCUS AGRIFOLIA- COAST LIVE OAK CLO #10- 15 GAL QUERCUS AGRIFOLIA- COAST LIVE OAK CLO #11- 15 GAL QUERCUS LOBATA- VALLEY OAK VO #12- 15 GAL QUERCUS AGRIFOLIA- COAST LIVE OAK CLO |

PRONGHORN RUN
(A 60' WIDE PRIVATE ROAD)

(20 C&T 33
TRACT NO. 1
"SANTA LUCIA PRESER

PROJECT:
SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 239-091-048

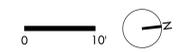
REVISIONS:

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------|
| 06.01.23 | | PRELIMINARY DESIGN REVIEW |
| 09.07.23 | | FINAL DESIGN REVIEW |

DRAWING TITLE
TREE MITIGATION PLAN

PROJECT NO:
4911660
SCALE:
1/8" = 1'-0"
DRAWN BY:
TL, M
REVIEWED BY:
ISSUE DATE:

L1.2





- GENERAL LAYOUT LEGEND**
- | SYMBOL | DESCRIPTION |
|--------|---|
| --- | PROPERTY LINE |
| ⊙ | EXISTING TREE/DRIPLINE TO REMAIN |
| ✕ | 12 EXISTING TREE TO BE REMOVED |
| ~ 160 | EXISTING CONTOUR (1 FT INTERVALS), S.C.D. |
| ~ 160 | PROPOSED CONTOUR, S.C.D. |
| ● | REPLACEMENT TREES #1-12 3 QUERCUS LOBATA- VALLEY OAK 9 QUERCUS AGRIFOLIA- COAST LIVE OAK |
| | EXISTING TREE TO BE REMOVED -NO TREES TO BE REMOVED ARE HERITAGE -ONE (1) VALLEY OAK (QUERCUS LOBATA) - NO LANDMARK TREES (LARGER THAN 24-INCHES DIAMETER) -THREE (3) COAST LIVE OAKS (QUERCUS AGRIFOLIA) - NO LANDMARK TREES (LARGER THAN 24-INCHES DIAMETER) |

- FUEL MANAGEMENT ZONES**
- | | |
|--------------|---|
| Light Blue | NO PLANTING ZONE- 5 FT OFFSET FROM STRUCTURE (0.1 ac) |
| Light Orange | DRIVEWAY ZONE- 15 FT OFFSET FROM STRUCTURE (0.1 ac) |
| Light Yellow | GRASSLAND ZONE- 30 FT OFFSET FROM STRUCTURE (0.5 ac) |
| Light Green | OAK SAVANNA ZONE- 150 FT OFFSET FROM STRUCTURE (1.0 ac) |
| Purple | OUT OF PROPERTY BOUNDARY ZONE- (0.7 ac) |

SHEET PLACEHOLDER

NOTE:
FINAL PLAN TO BE COMPLETED PENDING RECEIVAL OF ARBORIST FUEL MANAGEMENT PLAN.



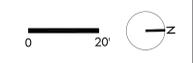
PROJECT:
**SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 239-091-048**

REVISIONS:

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------|
| 06-01-23 | | PRELIMINARY DESIGN REVIEW |
| 09-07-23 | | FINAL DESIGN REVIEW |

DRAWING TITLE
**FUEL MANAGEMENT
PLAN**

PROJECT NO.:
451-1606
SCALE:
1/8" = 1'-0"
DRAWN BY:
TS, M
REVIEWED BY:
ISSUE DATE:





PROJECT:
**SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 239-091-048**

REVISIONS:

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------|
| 06.01.23 | | PRELIMINARY DESIGN REVIEW |
| 09.07.23 | | FINAL DESIGN REVIEW |

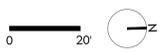
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**FUEL MANAGEMENT
PLAN - ARBORIST
REPORT PAGES**

PROJECT NO:
49511660
SCALE:
1/8" = 1'-0"
DRAWN BY:
TLH
REVIEWED BY:

ISSUE DATE:

L1.4

NOTE:
FINAL PLAN TO BE COMPLETED PENDING RECEIVAL
OF ARBORIST FUEL MANAGEMENT PLAN.



FIRESCAPE AND MAINTENANCE

1. MAINTENANCE SHALL BE IN CONFORMANCE WITH CALIFORNIA FIRE CODE TITLE 24 REQUIREMENT FOR WILDLAND -URBAN INTERFACE AREAS (WUI) AND SANTA LUCIA PRESERVE GUIDELINES.
2. AREAS OF NATURALLY OCCURRING GRASSES WILL BE CUT BACK AS THEY TURN BROWN IN THE SUMMER.
3. WHEN TREES REACH A HEIGHT OF 25', REMOVE LOWER BRANCHES BELOW 8'.
4. REMOVE DEAD BRANCHES, FLAMMABLE UNDERGROWTH AND WOODY DEBRIS.
5. MAINTAIN SEPARATION BETWEEN SHRUBS AND TREES. TREES: MINIMUM 10' BETWEEN TREE CANOPIES, SHRUBS: MINIMUM TWICE THE CANOPY HEIGHT BETWEEN SHRUB AND SHRUB CLUMP.
6. WEED CONTROL SHALL BE REGULARLY PERFORMED, AND ANY INVASIVE PLANTS REMOVED.
7. REMOVE ALL LITTER AND DEAD PLANT MATERIAL REGULARLY.
8. ASSURE THAT FIRE LADDERS ARE TRIMMED AND REMOVED.
9. MULCH SHALL BE CHIPPED. FINELY SHREDDED MULCH, INCLUDING GORILLA HAIR, WILL NOT BE APPROVED.

SEASONAL MAINTENANCE NOTES

- WINTER
1. SEVERELY PRUNE DRY PERENNIALS.
 2. REMOVE DEADWOOD CREATED BY STORMS.
 3. REMULCH WHERE NEEDED.

- SPRING
1. FLUSH, TEST AND FIX IRRIGATION SYSTEM.
 2. MOW AND REMOVE DEAD, DRY INTERIOR OF GROUND COVERS.
 3. FERTILIZE WITH ORGANIC FERTILIZERS.
 4. KEEP THE DEFENSIBLE ZONE CLEAR OF DRY PLANT MATERIAL.
 5. THIN, PRUNE AND REMOVE SHRUBS IN THE WOODED AREA.

- SUMMER
1. BEGIN WATERING WHEN PLANTS SHOW FIRST SIGN OF STRESS.
 2. KEEP THE DEFENSIBLE ZONE CLEAR OF DRY PLANT MATERIAL.
 3. MOW GRASSLAND AT FIRST SIGN OF BROWNING AND DRYNESS.

- AUTUMN
1. FERTILIZE PLANTS WITH AN ORGANIC, COMPLETE LOW -DOSAGE MIXTURE.
 2. KEEP THE LANDSCAPE NEAR THE HOUSE WELL WATERED AND FREE OF DEADWOOD AND DEBRIS.

REFERENCES FOR PLANT LIST

1. SANTA LUCIA PRESERVE PREFERRED PLANT LIST AND PROHIBITED PLANT LIST.
2. FIRESCAPING, WRITTEN BY DOUGLAS KENT
3. PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES of the San Francisco Bay Region, WRITTEN BY EBMUD
4. 'PYROPHYTIC VS. FIRE RESISTANT PLANTS', WRITTEN BY UC EXTENSION AND FIRE SAFE MARIN, Oct 1998

PROTECTIVE TREE FENCING NOTES

1. FENCED ENCLOSURES SHALL BE ERRECTED AROUND TREES TO BE PROTECTED TO ACHIEVE THREE PRIMARY GOALS, (1) TO KEEP THE FOLIAGE CROWNS AND BRANCHING STRUCTURE CLEAR FROM CONTACT BY EQUIPMENT, MATERIALS AND ACTIVITIES; (2) TO PRESERVE ROOTS AND SOIL CONDITIONS IN AN INTACT AND NON-COMPACTED STATE AND; (3) TO IDENTIFY THE TREE PROTECTION ZONE (TPZ) IN WHICH NO SOIL DISTURBANCE IS PERMITTED AND ACTIVITIES ARE RESTRICTED, UNLESS OTHERWISE APPROVED.
2. SIZE AND TYPE OF FENCE:
ALL TREES TO BE PRESERVED SHALL BE PROTECTED WITH FIVE OR SIX (5' - 6') FOOT HIGH CHAIN LINK FENCES. FENCES ARE TO BE MOUNTED ON TWO INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST 2-FEET AT NO MORE THAN 10-FOOT SPACING.
3. AREA TO BE FENCED:
THE FENCES SHALL ENCLOSE THE ENTIRE AREA UNDER THE CANOPY DRIPLINE OR TPZ OF THE TREE(S) TO BE SAVED THROUGHOUT THE LIFE OF THE PROJECT, OR UNTIL FINAL IMPROVEMENT WORK WITHIN THE AREA IS REQUIRED, TYPICALLY NEAR THE END OF THE PROJECT
4. DURATION:
TREE FENCING SHALL BE ERRECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION BEGINS AND REMAIN IN PLACE UNTIL FINAL INSPECTION OF THE PROJECT PERMIT, EXCEPT FOR WORK SPECIFICALLY REQUIRED IN THE APPROVED PLANS IN WHICH CASE THE PROJECT ARBORIST MUST BE CONSULTED.

TREE PROTECTION ZONE OR (TPZ) NOTES

EACH TREE TO BE RETAINED SHALL HAVE A DESIGNATED TPZ IDENTIFYING THE AREA SUFFICIENTLY LARGE ENOUGH TO PROTECT THE TREE AND ROOTS FROM DISTURBANCE. THE TPZ SHALL BE SHOWN ON ALL SITE PLANS FOR THE PROJECT. IMPROVEMENTS OR ACTIVITIES SUCH AS PAVING, UTILITY AND IRRIGATION TRENCHING AND OTHER ANCLLARY ACTIVITIES SHALL OCCUR OUTSIDE THE TPZ. UNLESS OTHERWISE SPECIFIED, THE PROTECTIVE FENCING SHALL SERVE AS THE TPZ.

- ACTIVITIES PROHIBITED WITHIN THE TPZ INCLUDE:
1. STORAGE OR PARKING VEHICLES, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS. POISONOUS MATERIALS INCLUDE, BUT ARE NOT LIMITED TO, PAINT, PETROLEUM PRODUCTS, CONCRETE OR STUCCO MIX, DIRTY WATER OR ANY OTHER MATERIAL WHICH MAY BE DELETERIOUS TO TREE HEALTH.
 2. THE USE OF TREE TRUNKS AS A WINCH SUPPORT, ANCHORAGE, AS A TEMPORARY POWER POLE, SIGN POSTS OR OTHER SIMILAR FUNCTION.
 3. CUTTING OF TREE ROOTS BY UTILITY TRENCHING, FOUNDATION DIGGING, PLACEMENT OF CURBS AND TRENCHES AND OTHER MISCELLANEOUS EXCAVATION WITHOUT PRIOR APPROVAL OF THE PROJECT ARBORIST.
 4. SOIL DISTURBANCE OR GRADE CHANGE.
 5. DRAINAGE CHANGES.

- ACTIVITIES PERMITTED OR REQUIRED WITHIN THE TPZ INCLUDE:
1. MULCHING. DURING CONSTRUCTION, WOOD CHIPS MAY BE SPREAD WITHIN THE TPZ TO A 4-TO 6-INCH DEPTH, LEAVING THE TRUNK CLEAR OF MULCH TO HELP INADVERTENT COMPACTION AND MOISTURE LOSS FROM OCCURRING. THE MULCH MAY BE REMOVED IF IMPROVEMENTS OR OTHER LANDSCAPING IS REQUIRED. MULCH MATERIAL SHALL BE 2-INCH UNPAINTED, UNTREATED WOOD CHIP MULCH OR APPROVED EQUAL.
 2. ROOT BUFFER. WHEN AREAS UNDER THE TREE CANOPY CANNOT BE FENCED, A TEMPORARY BUFFER IS REQUIRED AND SHALL COVER THE ROOT ZONE AND REMAIN IN PLACE AT THE SPECIFIED THICKNESS UNTIL FINAL GRADING STAGE.
 3. IRRIGATION, AERATION, FERTILIZING OR OTHER BENEFICIAL PRACTICES THAT HAVE BEEN SPECIFICALLY APPROVED FOR USE WITHIN THE TPZ.
 4. EROSION CONTROL. IF A TREE IS ADJACENT TO OR IN THE IMMEDIATE PROXIMITY TO A GRADE SLOPE OF 8% (23 DEGREES) OR MORE, THEN APPROVED EROSION CONTROL OR SILT BARRIERS SHALL BE INSTALLED OUTSIDE THE TPZ TO PREVENT SILTATION AND/OR EROSION WITHIN THE TPZ.

RECOMMENDATIONS

Best Management Practices

The health of trees remaining should not be affected if the following practices are adhered to:

- A) Do not deposit any fill around trees which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Fill placed within the dripline may encourage the development of oak root fungus (*Armillaria mellea*). As necessary, trees shall be protected by fencing or other materials to delineate protection zones.
- B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
- E) Oak material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- G) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Tree Protection (During any Future Construction)

Prior to the commencement of any construction activity the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing set out to tree drip lines and through wrapping of trunks with protective materials. No stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- Fenced areas and trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended course of action.
- Fencing shall consist of chain link, hay bales, or plastic mesh reinforced with dimensional lumber. Again, fencing shall be set to the tree dripline unless previously approved by a qualified professional.
- Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade and should be placed to the farthest extent possible from the base of the trees to protect the area within the trees drip line (no closer than 10-12 feet away from the base of a tree or 5 times (5X's) the trunk diameter, whichever is furthest).
- In cases where access or space is limited for tree protection it is permissible to protect the tree within the 10–12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots shall be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no stripping of topsoil or grubbing of the understory shall occur in tree preservation zones.
- The project architect and/or qualified arborist shall be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 2 inches diameter shall be bridged or pruned appropriately.
- Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees negatively, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..

Tree Pruning

It is understood that the pruning of retained trees will be expected for this site, especially where any proposed building is to be constructed. All pruning shall be performed by a qualified arborist or under the supervision of an ISA Certified Arborist or Tree Worker. Tree services are required to have a State of California Contractors License for Tree Service (C-61/D49) and provide proof of worker's compensation and general liability insurance. All pruning shall be in accordance with the Tree Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1. Tree wood and clippings are to be disposed of consistent with current California Department of Forestry guidelines which include stockpiling of material on-site or disposal at an approved refuse site. Following construction, a qualified forester/arborist should monitor trees adjacent to the area of the improvement and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Report Prepared by:

Justin Ono, ISA Board Certified Master Arborist #WE-9388BM
ASCA Registered Consulting Arborist #744

January 31, 2023
Date

NOTE:

BMP/ TREE PRUNING/ TREE PROTECTION NOTES PROVIDED BY JUSTIN ONO OF ONO CONSULTANTS

SHADES OF GREEN

landscape architecture



PROJECT:
SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 239-091-048

REVISIONS:

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------|
| 06.01.23 | | PRELIMINARY DESIGN REVIEW |
| 09.07.23 | | FINAL DESIGN REVIEW |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

DRAWING TITLE:
LANDSCAPE NOTES

PROJECT NO:
 4511066
 SCALE:
 1/8" = 1'-0"
 DRAWN BY:
 TLH
 REVIEWED BY:

 ISSUE DATE:

L2.0

LIGHTING SCHEDULE

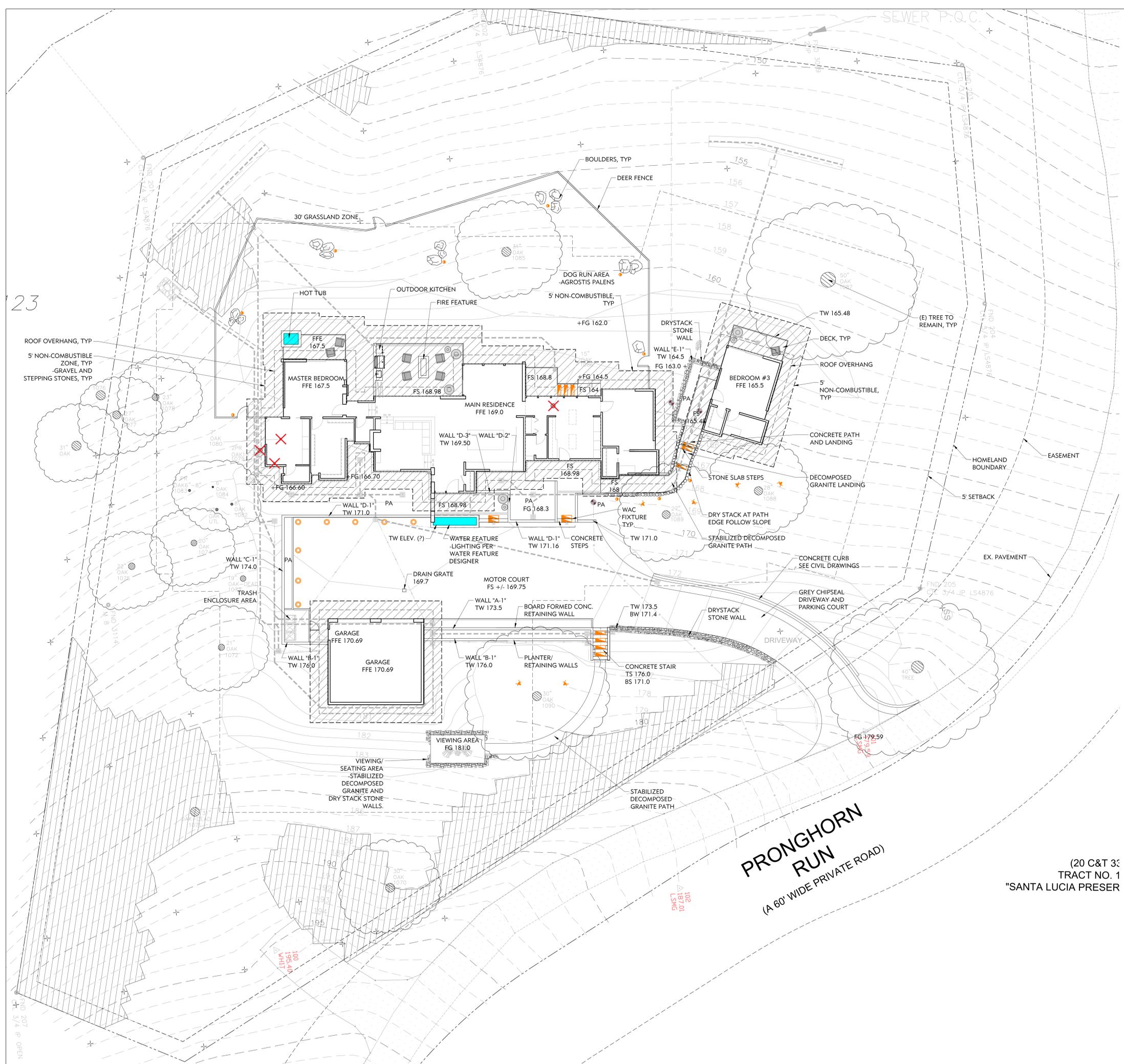
| SYMBOL | DESCRIPTION |
|--------|-----------------------------|
| | L-1 STEP LIGHTS/WALL LIGHTS |
| | L-2 DOWNLIGHTS IN TREES |
| | L-3 PATH LIGHTS |
| | L-4 WELL LIGHT |

NOTES:
1. SEE SHEET L2.2 FOR FIXTURE CUTSHEET INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL EXTERIOR LIGHTING INFORMATION.
3. SEE CIVIL AND ARCHITECTURAL PLANS FOR ADDITIONAL GRADING AND TOP OF WALL ELEVATION INFORMATION.

GENERAL LAYOUT LEGEND

| SYMBOL | DESCRIPTION |
|--------|--|
| | PROPERTY LINE/HOMELAND BOUNDARY |
| | DEFENSIBLE ZONE LINES AS NOTED |
| | EXISTING TREE/DRIPLINE TO REMAIN, |
| | REPLACEMENT OAK |
| | EXISTING TREE TO BE REMOVED -NOT TREES TO BE REMOVED ARE HERITAGE |
| | EXISTING CONTOUR (1 FT INTERVALS), S.C.D. |
| | PROPOSED CONTOUR, S.C.D. |
| | BOARD FORMED CONCRETE WALLS |
| | DRY STACKED STONE WALL 1 |
| | DRY STACKED STONE WALL 2 |
| | PLANTING AREA |

23



PRONGHORN RUN
(A 60' WIDE PRIVATE ROAD)

(20 C&T 33
TRACT NO. 1
"SANTA LUCIA PRESER

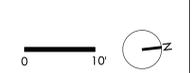
PROJECT:
SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 239-091-048

REVISIONS:

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------|
| 06.01.23 | | PRELIMINARY DESIGN REVIEW |
| 09.07.23 | | FINAL DESIGN REVIEW |

DRAWING TITLE
LANDSCAPE PLAN

PROJECT NO.: 4911660
SCALE: 1/8" = 1'-0"
DRAWN BY: TL, MM
REVIEWED BY:
ISSUE DATE:



L2.1

PATH LIGHTS

QUAD LED PATH LIGHT 6091

WAC
LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

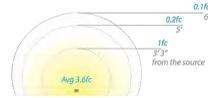
PRODUCT DESCRIPTION
Sleek linear design blends seamlessly into pathways while providing soft, even illumination

FEATURES

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Solid diecast corrosion resistant aluminum alloy
- Recommended spacing for installation: Residential 8 to 10ft; Commercial: 5 to 7ft
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
- Maintains constant lumen output against voltage drop
- UL & cUL 1838 Listed

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 3.0W / 4.5VA
Brightness: Up to 100 lm
CRI: 90
Rated Life: 60,000 hours



| ORDERING NUMBER | Color Temp | Finish |
|-----------------|--|-----------------------|
| 6091 | 27 2700K Warm White 30 3000K Pure White | BZ Bronze on Aluminum |

6091-BZ
Example: 6091-30BZ

wacighting.com Phone (800) 526-2588 Fax (800) 526-2585
Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050
Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122
Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

DRIVEWAY WELL LIGHT



HARDY ISLAND
DIRECTIONAL WELL LIGHT
DIRECTIONAL WELL LIGHT
16710MZ

FINISH: Matte Bronze
GLASS: Clear
WIDTH: 3.8"
HEIGHT: 4.3"
LIGHT SOURCE: LED Lamp
WATTAGE: 1-4w MR16 LED, 20w Equiv.
TRANSFORMER REQUIRED: Yes

PLACE 3.5W LED BULB OR LESS

HINKLEY
33000 Pine Oak Parkway Avon Lake, OH 44012
PHONE: (440) 653-5500 Toll Free: 1 (800) 448-5639 hinkley.com

TREE PENDANT DOWN LIGHT OPTIONS

FXLuminaire
LED Down Lights

VE LED Down Light DESIGNER PREMIUM

PROJECT: _____
CATALOG #: _____
TYPE: _____
NOTES: _____

The VE softly illuminates areas from above when hung from trees or architectural elements. Perfect for producing a moonlighting effect for seating areas, focal points, or landscaping features in 1 or 3 LED.

Quick Facts

- Die-cast aluminum with optional copper • Two-layer marine-grade anodization and powder coat finish
- Natural, powder coated, or antiqued copper finishes
- Lumileds® integrated LEDs
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V

1.9 W LED

LANDSCAPE AND ARCHITECTURAL LIGHTING | Learn more. Visit: fxl.com | +1 760.744.5240
1 of 7 | Generated 28 Apr 2023 04:05:20

STEP LIGHTS

Landscape Lighting LED Horizontal Step Light
By WAC Lighting

LUMENS
Call Us (877) 445-4486

Landscape Lighting LED Horizontal Step Light
By WAC Lighting

Product Options

Finish: White on Aluminum,
Light Option: White

Details

Protected against high-pressure water jets
10% - 100% dimming
50° beam spread
Solid diecast brass, corrosion resistant aluminum alloy or cast stainless steel construction
Invisible hardware
Maintains constant lumen output against voltage drop
Transformer required
Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H
Includes bracket for J-Box mount
Designed in 2016
Shade Material: Frosted Glass
ADA compliant
UL Listed Wet
Warranty: 10 Years Functional / 5 Years Functional for Black Finish
Made In China

Notes:

Dimensions
Fixture: Width 5", Height 3", Depth 1.5"

Lighting
White

| Lamp Type | LED Built-in |
|---|--------------|
| Total Lumens | 68 |
| Total Watts | 2.00 |
| Volts | 12 |
| Average Lifespan | 60000.00 |
| CRI | 90 |
| Equivalent Halogen, CFL or LED Bulb Can Be Used | No |

Additional Details

Product URL:
<https://www.lumens.com/landscape-lighting-led-horizontal-step-light-by-wac-lighting-WAC671985.html>
Rating: UL Listed Wet

ITEM#: WAC671985

SHADES OF GREEN
landscape architecture



PROJECT:
SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 239-091-048

REVISIONS:

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------|
| 06.01.23 | | PRELIMINARY DESIGN REVIEW |
| 09.07.23 | | FINAL DESIGN REVIEW |

DRAWING TITLE
LANDSCAPE LIGHTING CUTSHEETS

PROJECT NO.: 491-1666
SCALE: 1/8" = 1'-0"
DRAWN BY: TLH
REVIEWED BY:
ISSUE DATE:

L2.2

GENERAL LAYOUT LEGEND

| SYMBOL | DESCRIPTION |
|--------|---|
| --- | PROPERTY LINE/HOMELAND BOUNDARY |
| - - - | DEFENSIBLE ZONE LINE |
| ⊙ | EXISTING TREE/DRIPLINE TO REMAIN |
| ⊗ | 4 EXISTING TREE TO BE REMOVED |
| ~ | EXISTING CONTOUR (1 FT INTERVALS), S.C.D. |
| — | PROPOSED CONTOUR, S.C.D. |
| ○ | REPLACEMENT TREES #1-12 9 QUERCUS AGRIFOLIA- COAST LIVE OAK 3 QUERCUS LOBATA- VALLEY OA |

PLANTING LEGEND

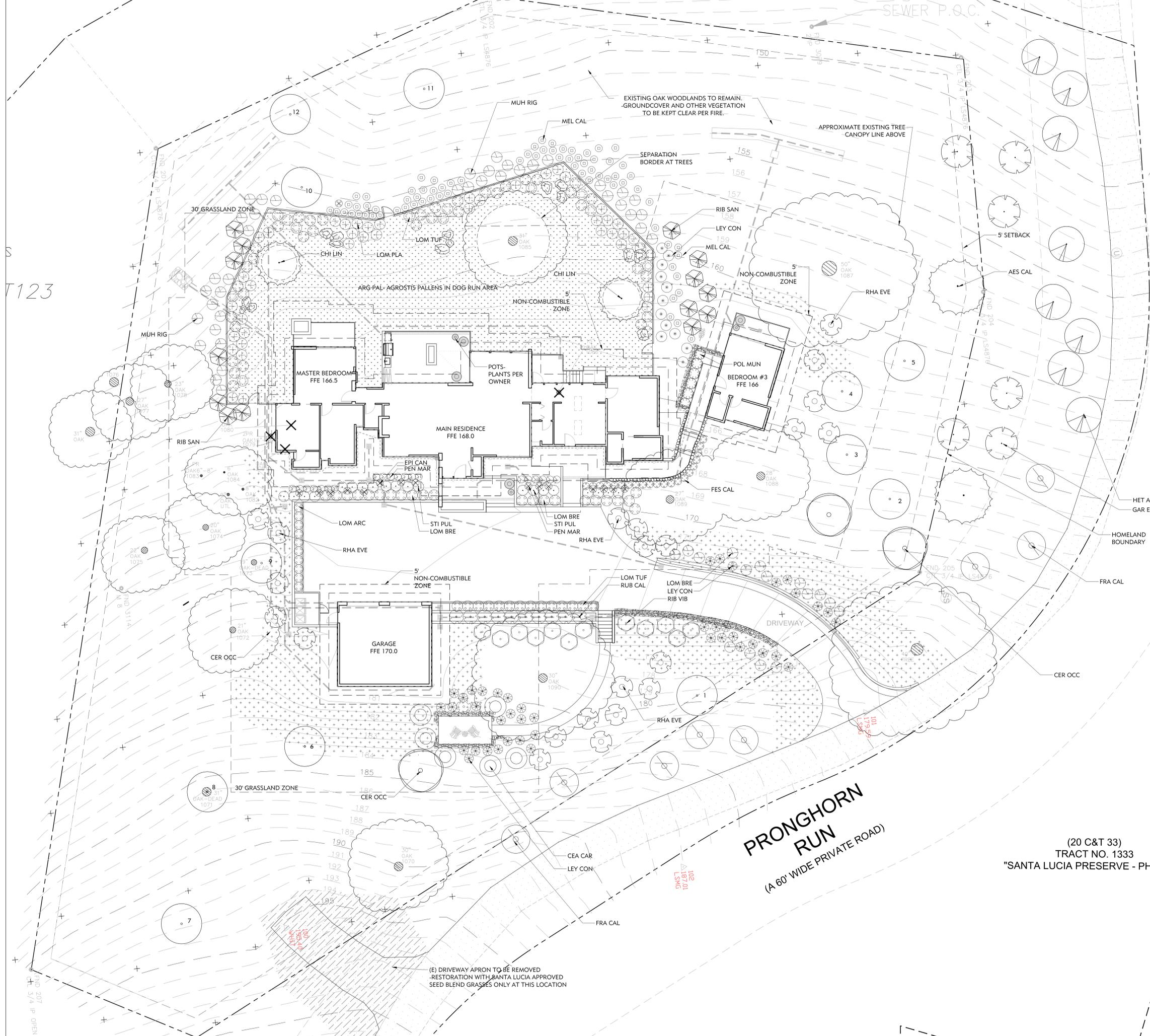
| SYMBOL | DESCRIPTION |
|--------|---|
| ⋯ | SANTA LUCIA APPROVED SEED BLEND IN AREAS DISTURBED BY GRADING * |
| ▨ | SANTA LUCIA APPROVED SEED BLEND GRASSES ONLY |
| ⋯ | AGROSTIS PALLENS IN DOG RUN AREA |

PLANTING SCHEDULE - SEE L3.1

* NOTE: COORDINATE LOCATION OF APPROVED SANTA LUCIA PRESERVE SEED MIX (SEE SHEET L3.1). SEEDING WILL BE BASED ON NEED AFTER GRADING AND ANY DAMAGE DUE TO CONSTRUCTION. SOIL PREPARATION, EROSION CONTROL AND TEMPORARY IRRIGATION TO BE COORDINATED.

REPLACEMENT TREES TO RECEIVE TEMPORARY DRIP IRRIGATION AND WILL BE MONITORED BY SANTA LUCIA CONSERVANCY STAFF FOR AT LEAST 5 YEARS.

ALL OTHER NEWLY PLANTED AREAS TO RECEIVE DRIP IRRIGATION AS NEEDED.



PRONGHORN RUN
(A 60' WIDE PRIVATE ROAD)

(20 C&T 33)
TRACT NO. 1333
"SANTA LUCIA PRESERVE - PHASE B"

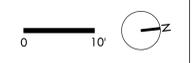
PROJECT:
SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 239-091-048

REVISIONS:

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------|
| 06.01.23 | | PRELIMINARY DESIGN REVIEW |
| 09.07.23 | | FINAL DESIGN REVIEW |

DRAWING TITLE
PLANTING PLAN

PROJECT NO:
491.1000
SCALE:
1/8" = 1'-0"
DRAWN BY:
TLH
REVIEWED BY:
ISSUE DATE:



L3.0



PLANTING NOTES

- ALL PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. USE NO CHEMICALS.
- ALL PLANT LOCATIONS SHALL BE CONFIRMED IN THE FIELD BY THE LANDSCAPE ARCHITECT. COORDINATE THE LOCATIONS OF ALL PLANTING WITH EXISTING AND PROPOSED SITE FEATURES, I.E., UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, LIGHT FIXTURES, ETC. ANY CONFLICTS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL PLANT QUANTITIES AND SIZES OF PLANT AREAS TO BE CONFIRMED IN FIELD BY CONTRACTOR.
- PLANTS SHALL BE SUFFICIENTLY ROOTED TO THE EDGE OF THE CONTAINER AND TO AN EXTENT SUFFICIENT TO HOLD THE ROOTBALL INTACT WHEN REMOVED FROM THE CONTAINER.
- PLANTS SHALL BE FREE FROM ALL PESTS AND DISEASES. NO PLANTS SHALL BE ACCEPTABLE THAT SHOW SIGNS OF CIRCLING OR GIRDLING OF ROOTS, OR ANY OTHER ROOT-BOUND CONDITION. PLANTS SHALL BE UNDAMAGED AND HAVE PROPER BRANCH STRUCTURE.
- ALL NEW LAWN AREAS AND PLANTING BEDS TO RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL. RIP SUBSOIL TO 8 INCH DEPTH PRIOR TO PLACING TOPSOIL. PLACE TOPSOIL IN 3 INCH MAXIMUM LIFTS AND ROTOTILL INTO UNDERLYING MATERIAL TO ELIMINATE INTERFACE.
- ALL PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED. TO PREPARE PLANTING BEDS, CULTIVATE INTO TOP 8 INCHES OF SOIL, 6 CUBIC YARDS OF NITROLIZED REDWOOD SAWDUST PER 1000 SQUARE FEET, 10 LBS HIGH QUALITY COMPOST PER CUBIC YARD, AND SPREAD *PRE-PLANT PLUS 7-5-7* FERTILIZER AT THE RATE OF 20 POUNDS PER 1000 SQUARE FEET.
- EXCAVATE PLANTING PITS AS FOLLOWS:
TREES: BALL WIDTH + 24 INCHES, SHRUBS AND VINES: BALL WIDTH +12 INCHES, 6 INCH GROUNDCOVER BEDS: AS REQUIRED
- LOOSEN SUBGRADE IN PITS TO DEPTH OF BALL +3 INCHES AT PERIMETER OF PIT. PREPARE PLANTING PIT BACKFILL MATERIAL BY USING 3 PARTS EXISTING SOIL (OR APPROVED TOPSOIL) TO 1 PART NITROLIZED FIR SHAVINGS OR NITROLIZED 1/2 INCH MINUS FIR BARK. USE *PRE-PLANT PLUS 7-5-7* FERTILIZER, BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10-15 POUNDS PER CUBIC YARD, THOROUGHLY MIXING THIS COMBINATION BEFORE BACKFILLING.
- FOR PLANTING, PLACE *SUPER N 1200*, BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT BOTTOM OF PLANTING HOLE. BEFORE PLACING PLANT IN HOLE BACKFILL WITH SOIL MIX ALLOWING 2 INCH BUFFER BETWEEN FERTILIZER AND PLANT ROOT BALL. DO NOT PLACE ROOT BALL DIRECTLY ON FERTILIZER. APPLY AT FOLLOWING RATE: 1 GALLON CAN, 1/2-1 CUP PER HOLE; 5 GALLON CAN, 1-2 CUPS PER HOLE; 15 GALLON CAN, 3-4 CUPS PER HOLE. SET PLANT PLUMP IN PLANTING PIT AND BRACE RIGIDLY IN POSITION, TAMPING BACKFILL MIX SOLIDLY AROUND THE BALL AND ROOTS, UNTIL PITS ARE APPROXIMATELY 2/3 FULL. WATER THOROUGHLY, SATURATING ROOTBALL. ADD REMAINING BACKFILL MIX TO TOP OF HOLE, ELIMINATING ALL AIR POCKETS.
- ALL PLANTS SENSITIVE TO WATER BORNE FUNGI SHALL BE PLACED 3 INCHES ABOVE FINISHED GRADE. ALL OTHER PLANTS SHALL BE PLANTED 1 INCH ABOVE FINISHED GRADE. MOUND UP SOIL TO KEEP ROOTS FROM DRYING OUT.
- FORM WATERING BASINS AT ALL TREES AND SHRUBS AND WATER ALL NEW PLANTINGS DEEPLY AND THOROUGHLY.
- ALL TREES TO BE GUYED AND STAKED AS REQUIRED.
- AFTER PLANTING, APPLY *SUPER N 1200*, BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10 POUNDS PER 1000 FEET TO ALL PLANTING AREAS. LIGHTLY RAKE IN FERTILIZER TO INCORPORATE INTO SOIL.
- ALL PLANTING AREAS WITH GROUNDCOVER AND SHRUBS SHALL RECEIVE A 3 INCH LAYER OF RE-GROUND BARK MULCH OR GRAVEL. KEEP 3 INCHES AWAY FROM STEM OR TRUNK. A MULCH SAMPLES SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MULCH DELIVERY TO SITE.

PLANTING SCHEDULE

| Abbreviation | Botanical Name | Common Name | Light Req. | Size | Spacing | HeightxWidth | WUCOLS | CA Natives |
|-------------------------------------|---------------------------------------|---------------------------------|----------------------|---------|------------|-----------------|----------|------------|
| TREES | | | | | | | | |
| AES CAL | Aesculus californica | California Buckeye | full sun/part shade | 24" box | See Plan | 15-30' | Low | yes |
| CER OCC | Cercis occidentalis | Western Redbud | full sun/part shade | 36" Box | See Plan | 10-15 ft | Low | yes |
| CHI LIN | Chilopsis linearis 'Art's Seedless' | Seedless Desert Willow | full sun | 36" box | See Plan | 15-30' x 10-20' | Low | no |
| SHRUBS | | | | | | | | |
| FRA CAL | Frangula californica | Coffeeberry | full sun/ part shade | 15 G | See Plan | 3-12' x 6-8' | Low | yes |
| GAR ELL | Garrya elliptica | Wayleaf Silktassel | full sun/ part shade | 24" Box | 60 in o.c. | 8-10' x 6-10' | Low | yes |
| HET ARB | Heteromeles arbutifolia | Toyon | full sun/ part shade | 24" Box | 10 ft o.c. | 10-15' x 10-15' | Very Low | yes |
| RHA EVE | Rhamnus californica 'Eve's Case' | Eve Case Coffeeberry | full sun/ part shade | 15 G | 60 in o.c. | 4-8' x 4-6' | Low | yes |
| RIB SAN | Ribes sanguineum | Red Flowering Currant | full sun/ part shade | 15 G | See Plan | 5-10' x 5-10' | Low | yes |
| RIB VIB | Ribes viburnifolium | Evergreen Currant | full sun/ part shade | 15 G | See Plan | 2-3' x 4-6' | Low | yes |
| GRASSES AND GRASSLIKE PLANTS | | | | | | | | |
| AGR PAL | Agrostis pallens | San Diego Bent Grass | full sun/ part shade | Sod | See Plan | 1 ft | Low | yes |
| FES CAL | Festuca californica | California Fescue | full sun/ part shade | 1 G | 24 in | 2-3' x 2-3' | Low | yes |
| LEY CON | Leymus condensata 'Canyon Price' | Giant Wild Rye | full sun/ part shade | 1 G | See Plan | 3-5' x 3-5' | Low | yes |
| LOM ARC | Lomandra longifolia 'Arctic Frost' | Arctic Frost Mat Rush | full sun/ part shade | 1 G | See Plan | 2-3' x 2-3' | Low | no |
| LOM BRE | Lomandra longifolia 'Breeze' | Breeze Dwarf Mat rush | full sun/ part shade | 5 G | 36 in o.c. | 2-3' x 3' | Low | no |
| LOM PLA | Lomandra longifolia 'Platinum Beauty' | Variiegated Dwarf Mat Rush | full sun/ part shade | 1 G | 24 in | 2-3' x 2-3' | Low | no |
| LOM TUF | Lomandra longifolia 'Lime Tuff' | Dwarf Mat Rush | full sun/ part shade | 1 G | 30 in | 2-3' x 2-3' | Low | no |
| MEL CAL | Melica californica | California Melic | full sun/ part shade | 1 G | 24 in | 2 ft | Very Low | yes |
| MUH RIG | Muhlenbergia rigens | Deer Grass | full sun | 1 G | 24 in | 3' x 3' | Low | yes |
| STI PUL | Stipa pulchra | Purple Needlegrass | full sun/ part shade | 1 G | 30 in | 3-4 ft | Low | yes |
| PERENNIALS | | | | | | | | |
| EPI CAN | Epilobium canum | California Fuschia | part shade | 1 G | See Plan | 12-18" x 2-3' | Low | yes |
| PEN MAR | Penstemon 'Margarita Bop' | Foothill Penstemon | full sun | 1 G | 24 in | 1-2' x 2-3' | Low | yes |
| FERNS | | | | | | | | |
| POL MUN | Polystichum munitum | Western Sword Fern | filtered sun-shade | 1G | 36 in | 3-5' x 3-5' | Low | yes |
| GROUNDCOVER | | | | | | | | |
| CEA CAR | Ceanothus 'Carmel Creeper' | Carmel Creeper California Lilac | full sun | 5 G | 48 in | 1' x 5-10' | Low | yes |
| RUB CAL | Rubus calycioides 'Emerald Carpet' | Creeping Raspberry | full sun/ part shade | 1 G | See Plan | 1' x 6' | Low | no |



Santa Lucia Conservancy Seed Blends

The blends content may be adjusted based on availability, to ensure a local, safe source.

September 2019

| Premium Grassland Mix lb x Acre: 36 | | |
|--|------------------|--------------------|
| Species | Common name | |
| 25% | Elymus glaucus | Blue wild rye |
| 25% | Stipa pulchra | Purple Needlegrass |
| 25% | Bromus carinatus | California Brome |
| 25% | Flower blend | |

| Flower Blend Content | | If only using wildflower blend, apply 10 lbs per acre. |
|---------------------------------|---------------------|--|
| Species | Common name | |
| <i>Achillea millefolium</i> | White Yarrow | |
| <i>Trifolium ciliolatum</i> | Foothill Clover | |
| <i>Castilleja exerta</i> | Purple owl's clover | |
| <i>Eschscholzia californica</i> | California Poppy | |
| <i>Sisyrinchium bellum</i> | Blue eyed grass | |
| <i>Lupinus bicolor</i> | Miniature lupine | |
| <i>Clarkia purpurea</i> | Purple Clarkia | |

Grassland Seeding Guide

- Prepare seed bed by raking the open area. Rake soil to 1-inch depth. If no open areas are present, scrape vegetation to expose soil. Then rake to loosen soil.
- Broadcast seeds with Broadcast spreader.
- Rake the seeds into soil in the perpendicular direction from original raking. Do not cover seeds any deeper than 1/16". Some seeds will remain visible.

Purchase info

Pacific Coast Seed
533 Hawthorne Place, Livermore, CA 94550
Phone: 925-373-4417, Fax: 925-373-6855
www.pcseed.com

*APPROVED CONSERVANCY SEED MIX TO BE INCORPORATED INTO OVERALL PLANTING PLAN BASED ON NEED AFTER ASSESSING SITE CONSTRUCTION DISTURBANCE.

-PACIFIC SEED RECOMMENDED HYDROSEEDING FOR AREAS 10,000 SF OR OVER. CURRENTLY OUR PROJECT SHOWS CLOSE TO 8,000 SF- TO BE CONFIRMED BASED ON DISTURBANCE DURING CONSTRUCTION.

PACIFIC COAST SEED RECOMMENDED CONTACTING SUPERIOR HYDROSEEDING, INC. IN WATSONVILLE, CA FOR SITE EVALUATION WHEN READY TO SEED.

https://www.superiorhydroseeding.net/contact_us

PROJECT:
**SPUNGEN RESIDENCE
 24 PRONGHORN RUN
 CARMEL VALLEY, CALIFORNIA
 APN#: 239-091-048**

REVISIONS:

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------|
| 06.01.23 | | PRELIMINARY DESIGN REVIEW |
| 09.07.23 | | FINAL DESIGN REVIEW |

DRAWING TITLE
**PRELIMINARY
 LANDSCAPE NOTES
 AND PLANT LIST**

PROJECT NO.:
451.1000

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

DRAWN BY:
TLH

REVIEWED BY:

ISSUE DATE:



ENTRY SLOPE



NATIVE LANDSCAPE OUTSIDE OF DOG RUN AREA



GRASSES



OVERALL NATURAL LANDSCAPE CONCEPT

PROJECT:
SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 239-091-048

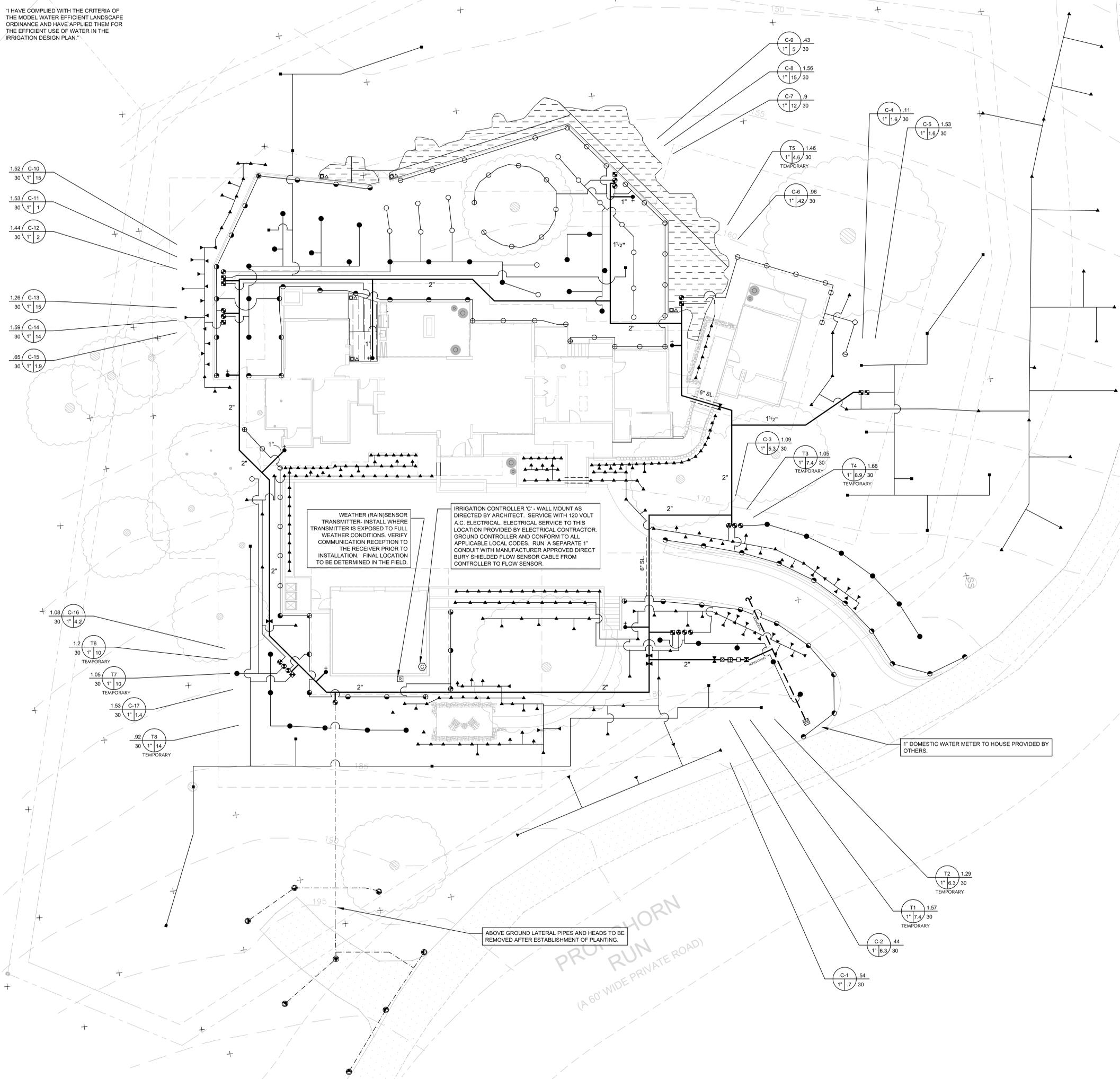
REVISIONS:

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------|
| 06.01.23 | | PRELIMINARY DESIGN REVIEW |
| 09.07.23 | | FINAL DESIGN REVIEW |

DRAWING TITLE:
PLANTING INSPIRATION
IMAGES

PROJECT NO.:
4911600
SCALE:
1/8" = 1'-0"
DRAWN BY:
T.M.M.
REVIEWED BY:
ISSUE DATE:

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



IRRIGATION DEMAND: 15 GPM AT 65 PSI. STREET PRESSURE IS GIVEN AS 70 PSI. FIELD VERIFY STATIC WATER PRESSURE PRIOR TO STARTING ANY WORK. IF PRESSURE VARIES FROM REQUIRED PRESSURE STATED ABOVE, NOTIFY LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

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

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

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

PAY SPECIAL ATTENTION TO LOCATION OF NEW SHRUBS TO BE PLANTED. WHEN VERTICAL OBSTRUCTIONS INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

1" DOMESTIC WATER METER TO HOUSE PROVIDED BY OTHERS.

ABOVE GROUND LATERAL PIPES AND HEADS TO BE REMOVED AFTER ESTABLISHMENT OF PLANTING.



BROOK WATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL: 925.855.0417
E-MAIL: OFFICE@BROOKWATER.COM

PROJECT:
SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 239-091-048

REVISIONS:

| NO. | DATE | DESCRIPTION |
|----------|------|--------------------------|
| 08.07.23 | | FINAL DESIGN REVIEW - EW |

DRAWING TITLE
IRRIGATION PLAN

PROJECT NO:
4511666
SCALE:
1/8" = 1'-0"
DRAWN BY:
TL, ML
REVIEWED BY:



L4.0

IRRIGATION NOTES:

- THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT THE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.
- CONTRACTOR SHALL RESTORE SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF EXCAVATIONS, TO ORIGINAL CONDITIONS IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVINGS, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
- DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL SUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
- EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
- REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.
- SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
- WIRE CONNECTORS SHALL BE 3M-DBRY7-6 DIRECT BURY UNLESS OTHERWISE NOTED.
- INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.
- INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
- FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC (OR AN ADJUSTABLE ARC IF FIXED ARC DOES NOT MATCH THE ARC TO BE IRRIGATED) TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
- FOR PROPER SOLVENT WELD OF PVC A SUITABLE PRIMER AND SOLVENT CEMENT SHALL BE USED. APPLICATION PRACTICE AND TECHNIQUE SHALL BE IN ACCORDANCE WITH THE PRIMER/CEMENT MANUFACTURER'S RECOMMENDATIONS. THE JOINING SURFACES MUST BE SOFTENED (WITH PRIMER/CEMENT) AND THE PIPE AND FITTING MUST BE ASSEMBLED WHILE THE SURFACES ARE STILL WET AND FLUID.
- WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.
- LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.
- IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCH AND FREE OF ROCKS AND OTHER FOREIGN COURSE MATERIAL. COMPACT BACKFILL TO A MINIMUM OF 90 PERCENT OF ORIGINAL SOIL DENSITY. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.
- CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
- ALL CONSTANT PRESSURE PIPES SHALL BE TESTED AT A MINIMUM OF 125 PSI FOR TWO HOURS, CENTER LOAD PIPING WITH A SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTINGS SHALL BE COVERED. REPAIR FAULTY JOINTS WITH NEW MATERIALS. DO NOT USE CEMENT OR CAULKING TO REPAIR LEAKS.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.
- CONTRACTOR SHALL VERIFY REMOTE AND WEATHER SENSOR RECEPTION TO THE RECEIVER PRIOR TO INSTALLING THE CONTROLLER. IF SIGNAL IS TOO WEAK, EXTEND THE RECEIVER OUT TO A MAXIMUM OF 10' FROM THE CONTROLLER USING A 6 PIN PHONE CABLE WITH FEMALE ADAPTER. IF RECEPTION IS STILL TOO WEAK, CONTACT THE LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.
- OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
- NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
- AT LEAST 10 DAYS PRIOR TO COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER WITH A MAINTENANCE MANUAL. DATA SHALL BE ON 8 1/2" X 11" SHEETS, IN A 3-RING BINDER AND SHALL INCLUDE:
 - INDEX SHEET WITH CONTRACTOR'S CONTACT INFORMATION AND LIST OF EQUIPMENT WITH LOCAL MANUFACTURER'S REPRESENTATIVES.
 - CATALOG AND PARTS SHEET OF ALL MATERIAL AND EQUIPMENT.
 - COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
 - COMPLETE AND DATED MANUFACTURER'S WARRANTIES.
- AT COMPLETION OF MAINTENANCE PERIOD, PROVIDE OWNER WITH THREE (3) EACH OF ALL OPERATING AND SERVICING KEYS AND WRENCHES REQUIRED FOR COMPLETE MAINTENANCE AND OPERATION OF ALL HEADS AND VALVES. PROVIDE TWO (2) EACH OF KEYS TO CONTROLLER CABINETS.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. THE IRRIGATION CONTRACTOR SHALL ARRANGE AND PAY FOR THE AUDIT. THE AUDIT MUST BE PERFORMED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.

DRIPLINE NOTES:

- PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
- INSTALL DRIPLINE A MAXIMUM OF 18" APART (12" IN BIORETENTION/TURF AREAS) WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.
- PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL A MINIMUM OF ONE AIR/VACUUM RELIEF VALVE FOR EVERY 1125' OF TOTAL DRIPLINE PER ZONE.
- PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.
- INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
- ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
- PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
 - 0-8 GPM - 3/4"
 - 8.1-15 GPM - 1"
 - 15.1-25 GPM - 1 1/4"
- FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE. TO PREVENT LEAKING AND FITTING BLOW OUTS, CAREFULLY FOLLOW THE FITTING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
- THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
- IN TURF OR NOW-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.
- RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

IRRIGATION LEGEND

| SYMBOL | MODEL NUMBER | DESCRIPTION | PSI | FLOW RATE (GPM) | MAX. RADIUS | MAX. SPACING | DETAIL # |
|--------|--------------------------------------|--|-----|---------------------------|-------------|--------------|------------|
| | PROS-06-PRS30-CV/O-12F,TQ,H,T,Q | HUNTER POP-UP LAWN SPRAY W/ TORO NOZZLE | 30 | 1.48, 1.15, .74, .49, .37 | 12' | 11' | L4.2/14 |
| | PROS-06-PRS30-CV/O-10F,H,T,Q | HUNTER POP-UP LAWN SPRAY W/ TORO NOZZLE | 30 | 1.03, .51, .34, .23 | 10' | 9' | L4.2/14 |
| | PROS-06-PRS30-CV/MP3000 (360,90-210) | HUNTER POP-UP LAWN SPRAY W/ MP3000 | 30 | 3.64, 1.82 | 30' | 28' | L4.2/16 |
| | HEB-40 | HUNTER PRESSURE COMPENSATING DRIP BUBBLER INSTALL ONE BUBBLER PER SHRUB | 40 | 4 GPH (.07 GPM) | | | L4.2/13 |
| | HEB-60 | HUNTER PRESSURE COMPENSATING DRIP BUBBLER INSTALL TWO BUBBLERS PER TREE | 40 | 6 GPH (.1 GPM) | | | L4.2/12 |
| | EBV-0500-S | NDS BALL VALVE FOR FLUSHING | | | | | L4.2/20 |
| | PLD-AVR | HUNTER AIR VENT | | | | | L4.3/28 |
| | ECO-ID | HUNTER OPERATION INDICATOR | | | | | L4.3/27 |
| | ICV-AS-ADJ SERIES/ILT-T SERIES | HUNTER REMOTE CONTROL VALVE WITH PRESSURE REGULATION / NDS PVC BALL VALVE | | | | | L4.2/5 |
| | ICZ-101-40 / LT-1000-T | HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / NDS PVC BALL VALVE (5.1-20 GPM) | | | | | L4.2/6 |
| | ICZ-101-LF-25 / LT-1000-T | HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / NDS PVC BALL VALVE (5-5 GPM) | | | | | L4.2/6 |
| | 363LF | ARROWHEAD-CHAMPION LEAD-FREE NO-KINK HOSE BIB WITH INTEGRAL VACUUM BREAKER | | | | | L4.2/11 |
| | T-113-LF | NIBCO LEAD FREE GATE VALVE (1") | | | | | L4.2/10 |
| | HFS-FCT-100 | HUNTER FLOW SYNC FLOW SENSOR IN 1" PVC TEE | | | | | L4.2/4 |
| | 3200100 | SUPERIOR 1" MASTER CONTROL VALVE (NORMALLY CLOSED) | | | | | L4.2/3 |
| | 975XL2-1" | WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW | | | | | L4.2/1 |
| | MODEL 70 | BADGER 1" IRRIGATION SUB-METER | | | | | L4.2/19 |
| | WSS-SEN | HUNTER SOLAR SYNC WIRELESS WEATHER SENSOR | | | | | L4.2/18 |
| | IC-600-PL, ICM-600 (X4) | HUNTER I-CORE MODULAR CONTROLLER (30 STATIONS) - WALL MOUNT HUNTER MAINTENANCE REMOTE | | | | | L4.2/2 |
| | C-1 | CONTROLLER AND STATION NUMBER | | | | | |
| | 1.6 | APPLICATION RATE (INCHES) | | | | | |
| | 15 | OPERATING PRESSURE (PSI) | | | | | |
| | 30 | APPROXIMATE GALLONS PER MINUTE | | | | | |
| | 1" | REMOTE CONTROL VALVE SIZE | | | | | |
| | | MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER. | | | | | L4.2/8 |
| | | LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER. | | | | | L4.2/8 |
| | | ABOVE GROUND TEMPORARY LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 0" COVER. | | | | | L4.2/17 |
| | | SUB-SURFACE DRIPLINE: HUNTER HDL-06-18-CV DRIPLINE. USE ONLY 17mm BARB FITTINGS. 2" COVER. (18" EMITTER SPACING, 18" ROW SPACING; 6 GPH PER EMITTER) | | | | | L4.3/21-26 |
| | | SUB-SURFACE DRIPLINE: HUNTER HDL-09-12-CV DRIPLINE (FOR BIORETENTION AREAS). USE ONLY 17mm BARB FITTINGS. 6" COVER. (12" EMITTER SPACING, 12" ROW SPACING; 9 GPH PER EMITTER) | | | | | L4.3/21-26 |
| | | SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER. | | | | | L4.2/8 |

LATERAL LINE SIZING CHART

| SPRINKLER TYPE | GALLONS PER MINUTE | PIPE SIZE |
|------------------------------|--------------------|-----------|
| ROTORS | 1-11 | 1" |
| | 12-24 | 1 1/4" |
| | 25-35 | 1 1/2" |
| | 36-UP | 2" |
| SPRAYS & BUBBLERS | 1-8 | 3/4" |
| | 9-15 | 1" |
| | 16-25 | 1 1/4" |
| | 26-32 | 1 1/2" |
| | 33-UP | 2" |



REVISIONS:

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------|
| 09.07.23 | | FINAL DESIGN REVIEW |

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





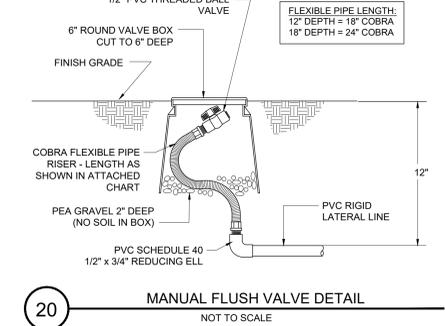
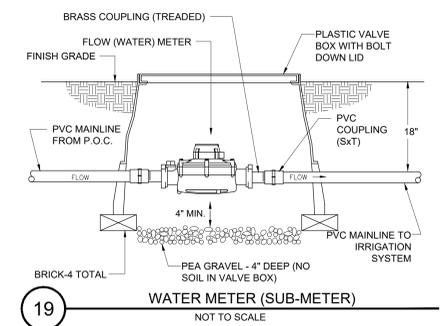
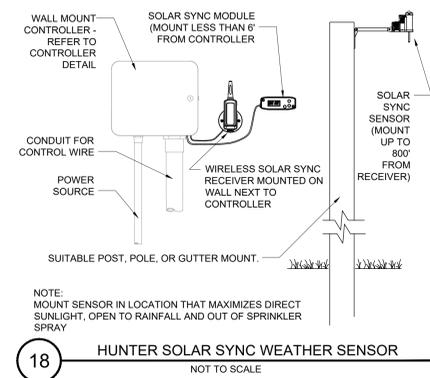
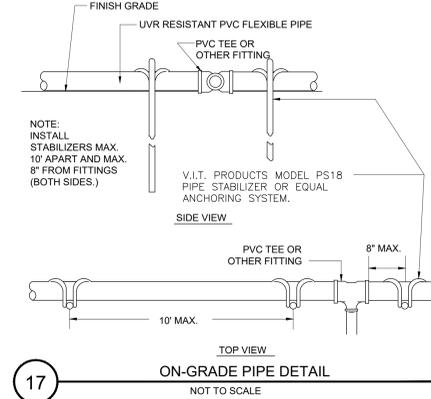
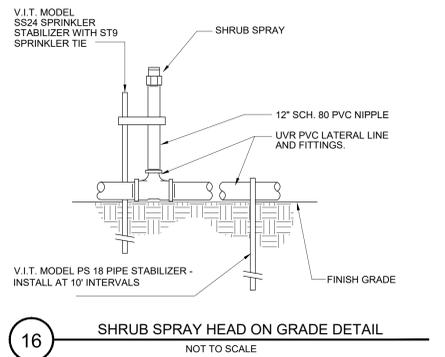
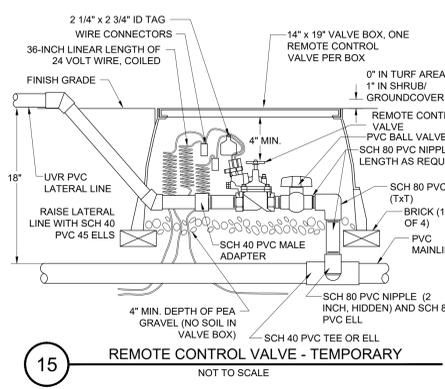
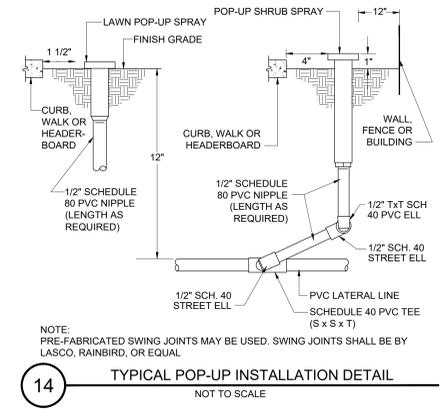
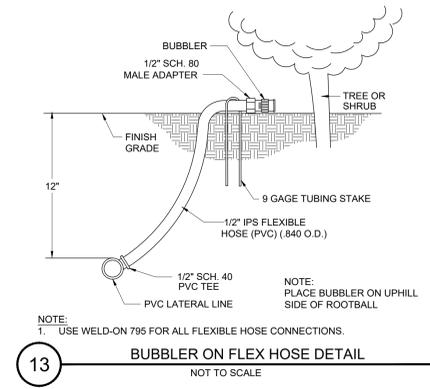
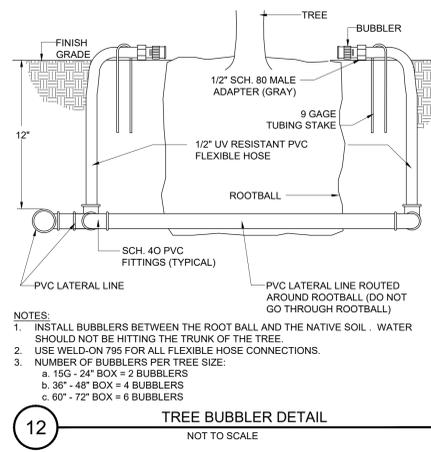
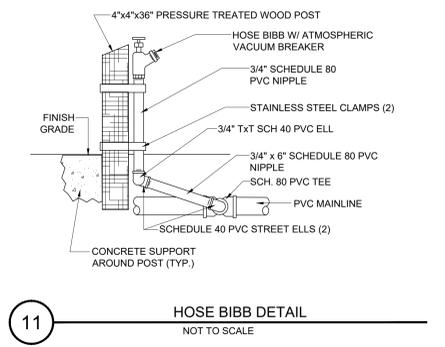
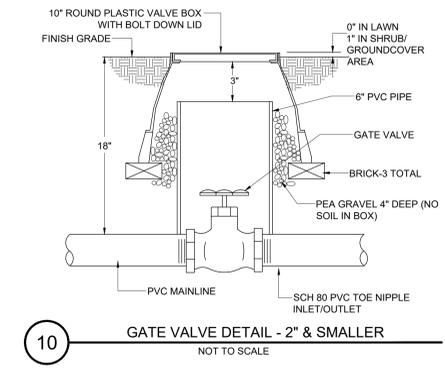
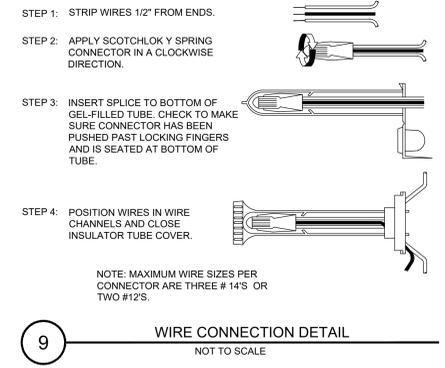
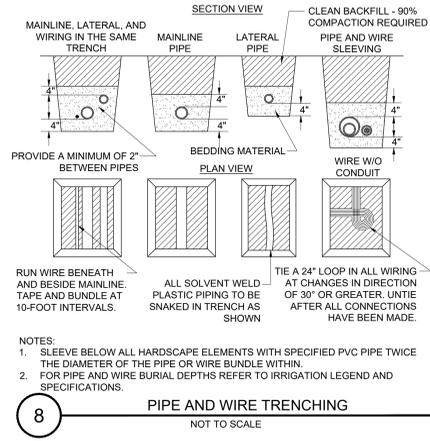
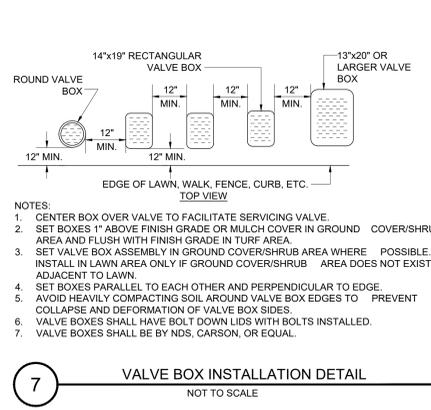
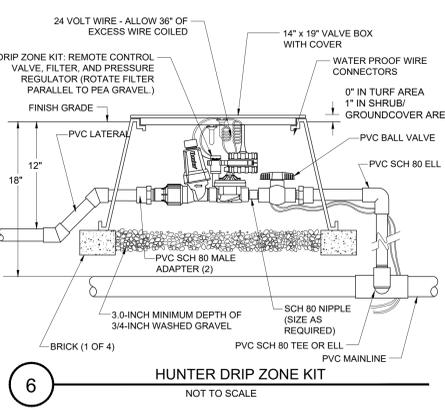
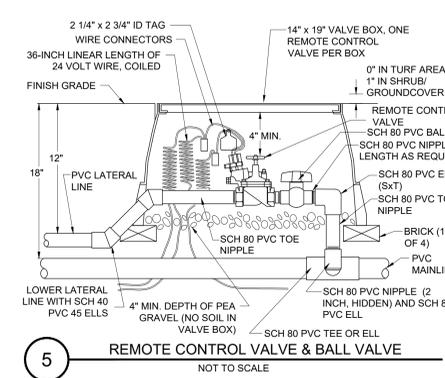
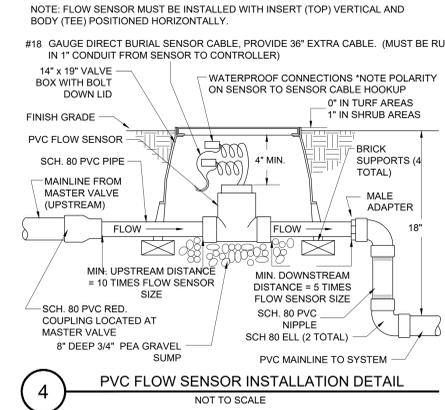
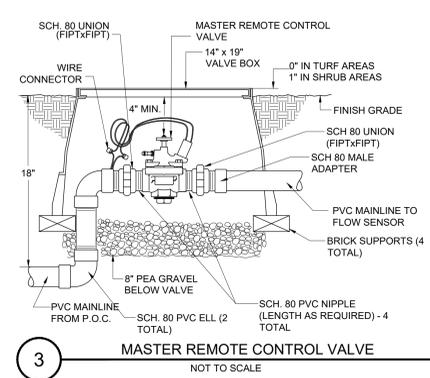
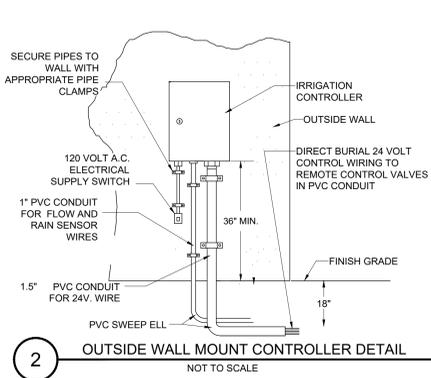
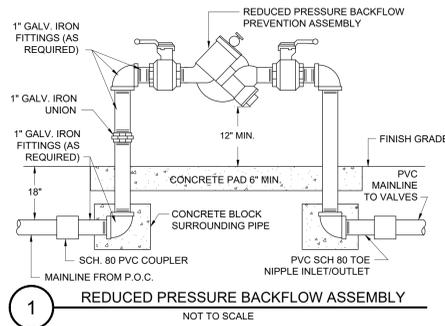
REVISIONS:

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------|
| 08.07.23 | | FINAL DESIGN REVIEW |

PROJECT:
DRAWING TITLE:
IRRIGATION DETAILS

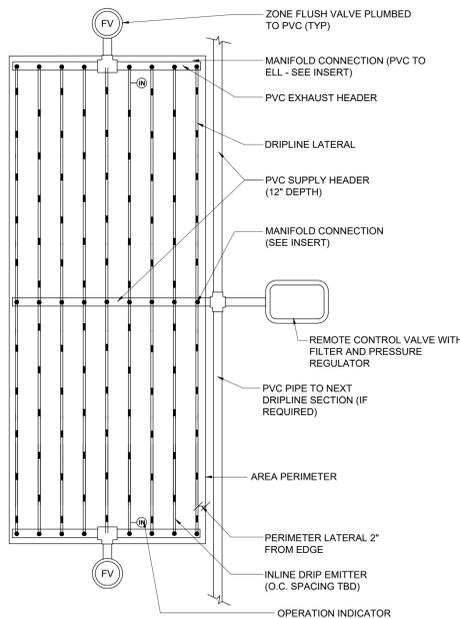
PROJECT NO.: 451-1060
SCALE: 1/8" = 1'-0"
DRAWN BY: TL/ML
REVIEWED BY:
ISSUE DATE:

NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHDAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHDAP NO. 51 BLACK TAPE (3/4" OVERLAP). USE DIELECTRIC FITTINGS WHERE DISSIMILAR METALS COME INTO CONTACT.

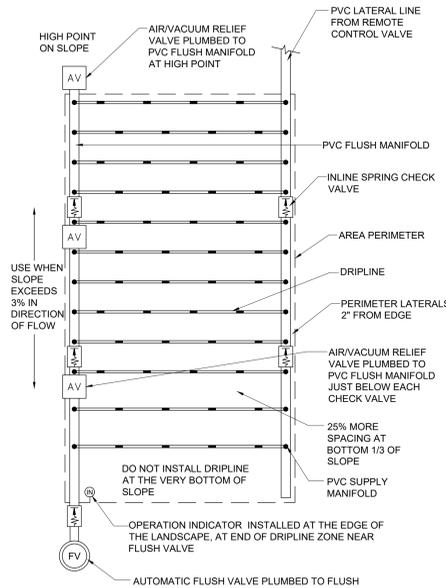


I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

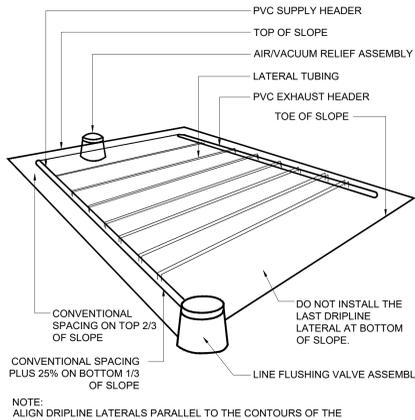




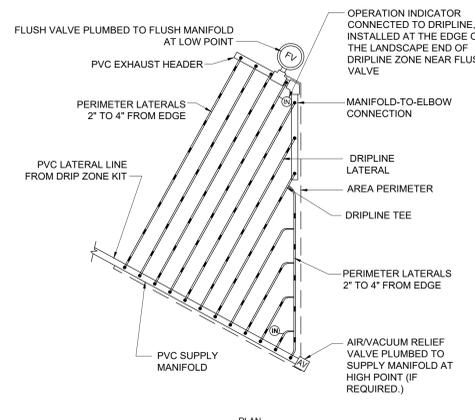
21 CENTER FEED INLINE DRIP LAYOUT
NOT TO SCALE



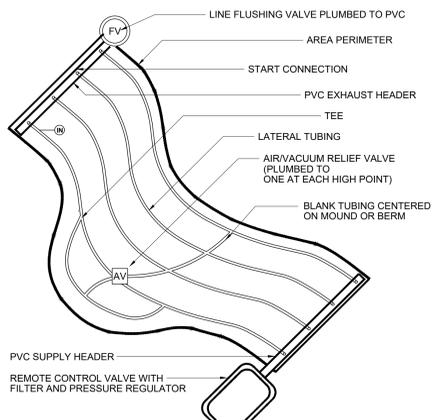
22 INLINE DRIP LAYOUT FOR SLOPES
NOT TO SCALE



23 INLINE DRIP SPACING LAYOUT ON SLOPE
NOT TO SCALE



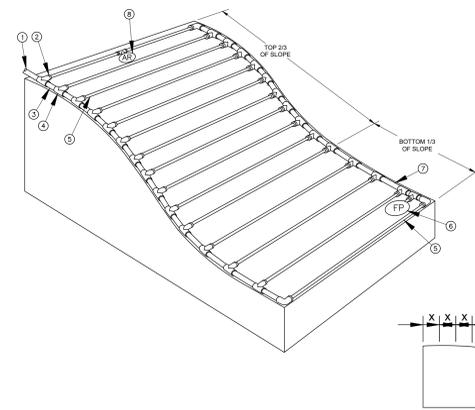
24 TYPICAL ISLAND LAYOUT END FEED
NOT TO SCALE



25 IRREGULAR AREAS: ODD CURVES
NOT TO SCALE

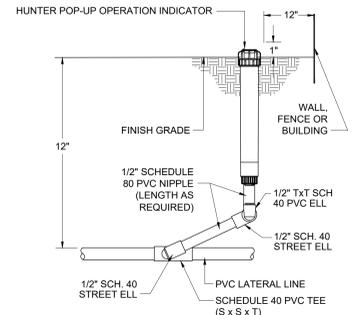
- NOTES:**
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE RAIN BIRD XFD DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 - WHEN ELEVATION CHANGE EXCEEDS 8 FEET IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.
 - INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
 - WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

- PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- PVC SUPPLY HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
POTABLE: XFS DRIPLINE
NON-POTABLE: XFSP DRIPLINE
- FLUSH POINT: SEE RAIN BIRD XFS DETAILS FOR FLUSH POINT INSTALLATION
- PVC FLUSH HEADER
- 1/2" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050
SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION

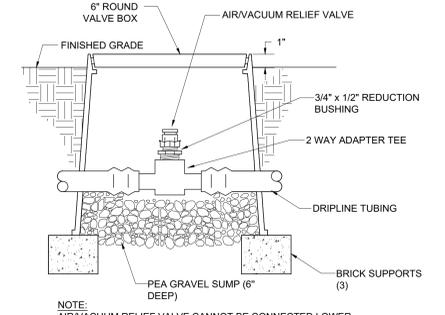


x = DISTANCE BETWEEN ROWS OF DRIP LATERALS AS DETERMINED BY PLANT AND SOIL TYPE. SEE NOTE 1.
y = INCREASED DISTANCE BETWEEN ROWS OF DRIP LATERALS AS DETERMINED BY PLANT AND SOIL TYPE. SEE NOTE 1.

26 XFS SUB-SURFACE DRIPLINE (SLOPED LAYOUT)
NOT TO SCALE



27 HUNTER POP-UP OPERATION INDICATOR
NOT TO SCALE



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

PROJECT:
SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 239-091-048

REVISIONS:

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------|
| 06.01.23 | | PRELIMINARY DESIGN REVIEW |

DRAWING TITLE:
IRRIGATION DETAILS

PROJECT NO.:
451.1000
SCALE:
1/8" = 1'-0"
DRAWN BY:
TLH
REVIEWED BY:

ISSUE DATE:

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





CITY OF
CARMEL VALLEY
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: SPUNGEN RESIDENCE
PROJECT ADDRESS: 24 PRONGHORN RUN

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94566
925-855-0417
925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: *Janet Luehrs*

| PART ONE | | MAXIMUM APPLIED WATER ALLOWANCE (MAWA) |
|--|---------------------------------|--|
| MAWA = Eto x .62 x ((ETAFx HA) + ((1-ETAF) x SLA)) | | |
| YEARLY ETO | 46.3 | |
| CONVERSION FACTOR | 0.62 | |
| ETAF | 0.55 | |
| TOTAL IRRIGATED LANDSCAPE AREA (HA) | 10,615 SQUARE FEET | |
| SPECIAL LANDSCAPE AREA (SLA) | 0 SQUARE FEET | |
| LANDSCAPE WATER ALLOWANCE | 167,829 GALLONS PER YEAR | |
| TOTAL ACRE FEET | 0.51 ACRE FEET | |

| PART TWO | | ESTIMATED TOTAL WATER USE (ETWU) |
|--|---------------------------------|----------------------------------|
| (AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET) | | |
| AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA) | 0.50 | |
| ETWU FOR REGULAR LANDSCAPE AREAS | 153,440 GALLONS PER YEAR | |
| SITE WIDE ETAF | 0.50 | |
| ETWU FOR ALL LANDSCAPE AREAS | 153,440 GALLONS PER YEAR | |
| TOTAL ACRE FEET | 0.47 ACRE FEET | |

SPUNGEN RESIDENCE
WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) **46.31**

| ZONE NO. | PLANT TYPE | HYDROZONE* (PLANT WATER USE) | PLANT FACTOR (PF) | IRRIGATION METHOD** | IRRIGATION EFFICIENCY (E) | ETAF (PF/E) | HYDROZONE AREA (HA) (Sq Ft) | ETAF x HA | ESTIMATED TOTAL WATER USE (ETWU) | % LANDSCAPE AREA |
|---|------------|------------------------------|-------------------|---------------------|---------------------------|-------------|-----------------------------|--------------|----------------------------------|------------------|
| REGULAR LANDSCAPE AREA | | | | | | | | | | |
| C-1 | SHRUB | MW | 0.50 | B | 0.81 | 0.62 | 126 | 78 | 2,233 | 1.2% |
| C-2 | SHRUB | LW | 0.30 | B | 0.81 | 0.37 | 1,357 | 503 | 14,431 | 12.8% |
| C-3 | SHRUB | LW | 0.30 | B | 0.81 | 0.37 | 465 | 172 | 4,945 | 4.4% |
| C-4 | SHRUB | LW | 0.30 | B | 0.81 | 0.37 | 1,407 | 521 | 14,962 | 13.3% |
| C-5 | TREE | LW | 0.30 | B | 0.81 | 0.37 | 101 | 37 | 1,074 | 1.0% |
| C-6 | SHRUB | MW | 0.50 | B | 0.81 | 0.62 | 42 | 26 | 744 | 0.4% |
| C-7 | NO MOW | MW | 0.50 | S | 0.75 | 0.67 | 1,250 | 860 | 24,652 | 12.2% |
| C-8 | NO MOW | MW | 0.50 | S | 0.75 | 0.67 | 904 | 603 | 17,304 | 8.6% |
| C-9 | SHRUB | LW | 0.30 | DL | 0.81 | 0.37 | 1,127 | 417 | 11,985 | 10.6% |
| C-10 | NO MOW | MW | 0.50 | S | 0.75 | 0.67 | 897 | 598 | 17,170 | 8.5% |
| C-11 | TREE | LW | 0.30 | B | 0.81 | 0.37 | 63 | 23 | 670 | 0.6% |
| C-12 | NO MOW | MW | 0.50 | DL | 0.81 | 0.62 | 128 | 79 | 2,269 | 1.2% |
| C-13 | NO MOW | MW | 0.50 | S | 0.75 | 0.67 | 1,137 | 758 | 21,764 | 10.7% |
| C-14 | NO MOW | MW | 0.50 | S | 0.75 | 0.67 | 807 | 538 | 15,447 | 7.6% |
| C-15 | SHRUB | LW | 0.30 | B | 0.81 | 0.37 | 269 | 100 | 2,861 | 2.5% |
| C-16 | SHRUB | | 0.00 | B | 0.81 | 0.00 | 369 | 0 | 0 | 3.5% |
| C-17 | TREE | | 0.00 | B | 0.81 | 0.00 | 68 | 0 | 0 | 0.6% |
| | FOUNTAIN | WF | 0.80 | | 1.00 | 0.80 | 38 | 31 | 890 | 0.4% |
| TOTALS (REGULAR LANDSCAPE AREAS) | | | | | | | 10,615 | 5,344 | 153,440 | 100.0% |
| SPECIAL LANDSCAPE AREA | | | | | | | | | | |
| | | | | | | 1.00 | 0 | 0 | 0 | 0.0% |
| TOTALS (SPECIAL LANDSCAPE AREAS) | | | | | | | 0 | 0 | 0 | 0.0% |
| TOTALS FOR ALL AREAS | | | | | | | 10,615 | 5,344 | 153,440 | 100% |

HYDROZONE SUMMARY

| Hydrozone Description | Total Sq. Ft. | % of Landscape |
|---------------------------------|---------------|----------------|
| Cool Season Turf (CST) | 0 | 0.0% |
| Warm Season Turf (WST) | 0 | 0.0% |
| High Water Use Plants (HW) | 0 | 0.0% |
| Bioretention Plants (BR) | 0 | 0.0% |
| Medium Water Use Plants (MW) | 5,331 | 52.5% |
| Low Water Use Plants (LW) | 4,789 | 47.1% |
| Very Low Water Use Plants (VLW) | 0 | 0.0% |
| Water Feature | 38 | 0.4% |
| Special Landscape Area (SLA) | 0 | 0.0% |
| TOTAL | 10,158 | 100.0% |

| **Irrigation Method | Total Sq. Ft. | % of Landscape |
|---------------------------|---------------|----------------|
| Rotor (FC-R, PC-R) | 0 | 0.0% |
| Multi-Stream Rotator (MR) | 0 | 0.0% |
| Spray (S) | 5,035 | 47.6% |
| Bubbler (B) | 4,287 | 40.5% |
| Drip (D) | 0 | 0.0% |
| In-Line Drip (DL) | 1,255 | 11.9% |
| Micro Spray (MS) | 0 | 0.0% |
| Other (O) | 0 | 0.0% |

PROJECT:
SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 239-091-048

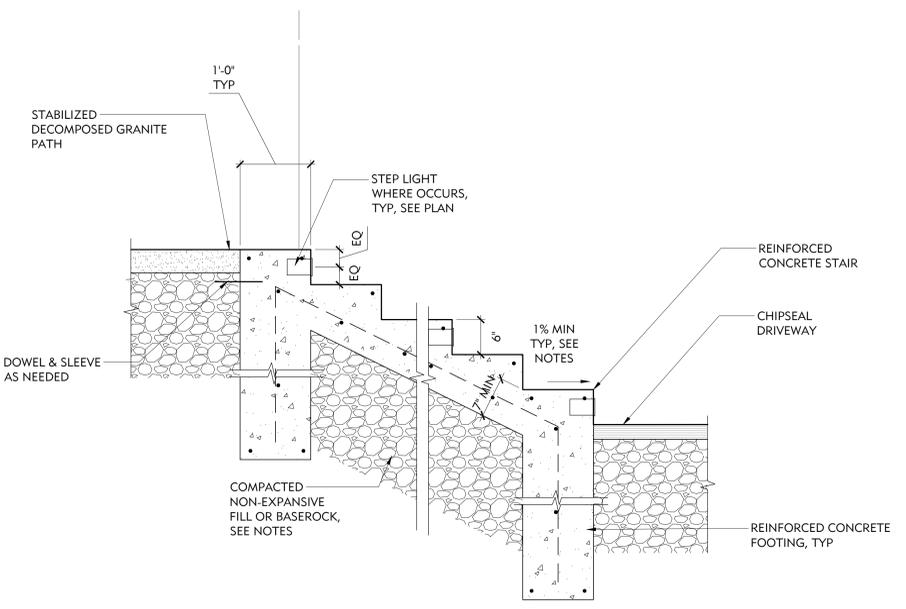
REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|-------|---------------------|
| 01 | 07.23 | FINAL DESIGN REVIEW |

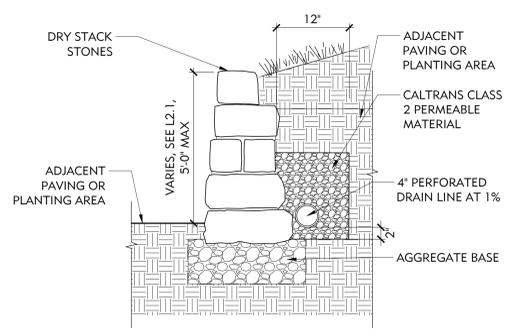
DRAWING TITLE:
IRRIGATION WATER CALCULATIONS

PROJECT NO:
 491-1000
 SCALE:
 1/8" = 1'-0"
 DRAWN BY:
 TLH
 REVIEWED BY:

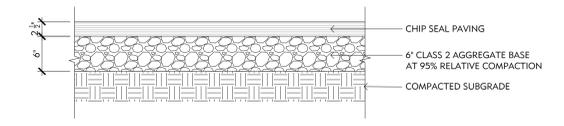
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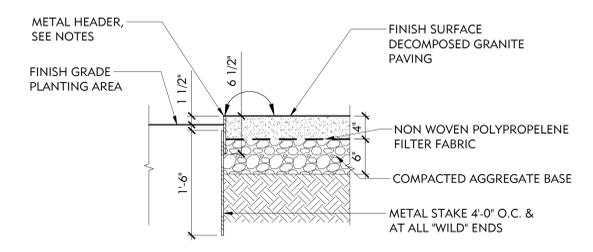
9 CONCRETE STAIR TO VIEWING AREA
1"=1'-0"



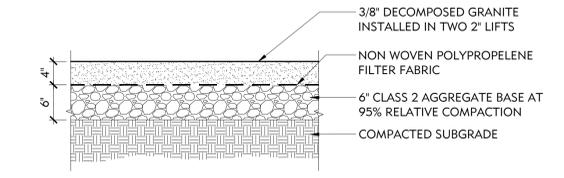
7 DRY-STACK STONE WALL @ VIEWING AREA
1"=1'-0"



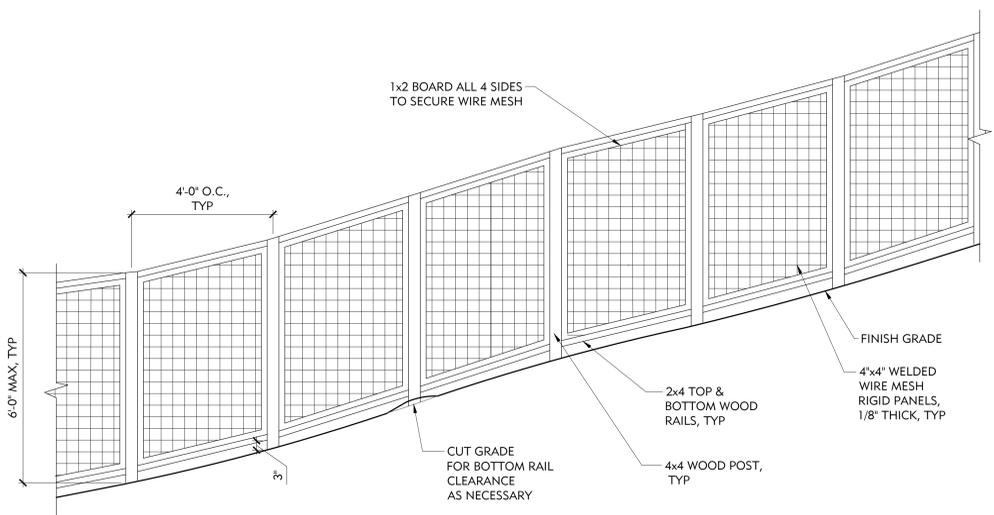
4 CHIP SEAL DRIVEWAY
1"=1'-0"



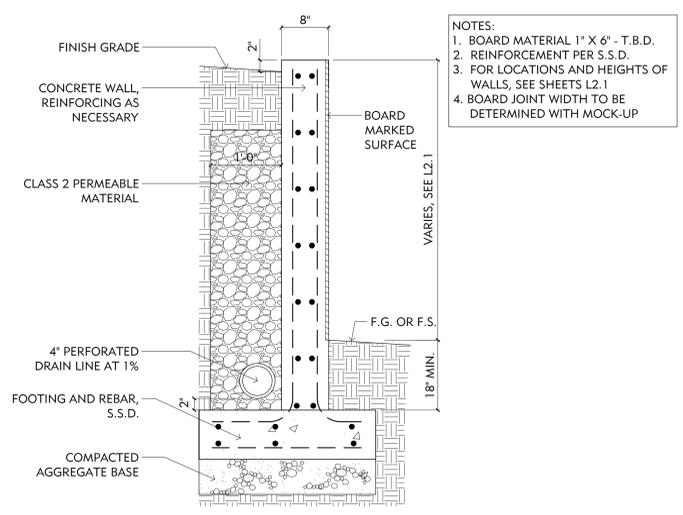
3 METAL HEADER
1"=1'-0"



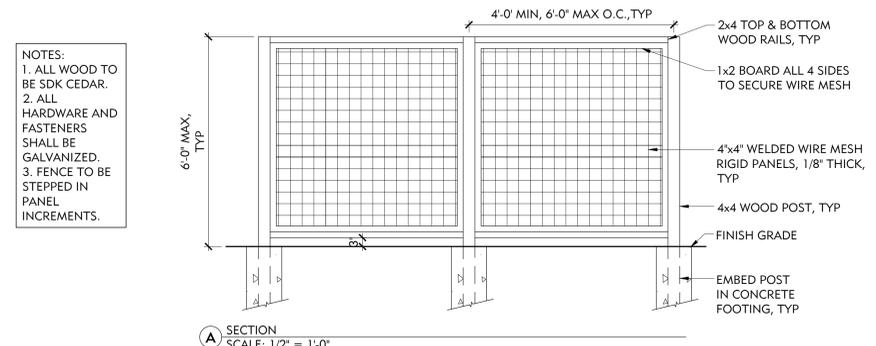
2 STABILIZED DECOMPOSED GRANITE PATHWAYS
1"=1'-0"



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

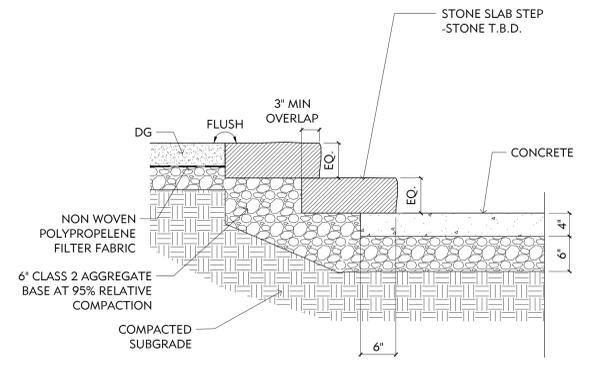


6 BOARD FORM CONCRETE WALL
1"=1'-0"

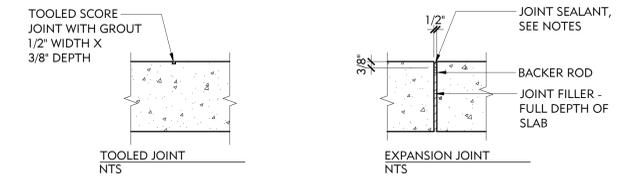


A SECTION
SCALE: 1/2"=1'-0"

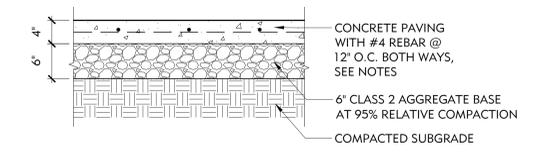
8 STONE SLAB STEPS
1/2"



5 STONE SLAB STEPS
1"=1'-0"



1 POURED IN CONCRETE WITH SCORED JOINTS AT STAIR LANDINGS
1"=1'-0"



PROJECT:
SPUNGEN RESIDENCE
24 PRONGHORN RUN
CARMEL VALLEY, CALIFORNIA
APN#: 239-09-1-048

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------|
| 06.01.23 | | PRELIMINARY DESIGN REVIEW |
| 09.07.23 | | FINAL DESIGN REVIEW |

DRAWING TITLE
DETAILS

PROJECT NO.: 4511060
SCALE: 1/8"=1'-0"
DRAWN BY: TLH
REVIEWED BY:
ISSUE DATE:



BOARD FORMED CONCRETE WALLS 1X4-BOARDS FOR FACE OF WALL FORM WORK



CONCRETE WATER FEATURE WITH BUBBLERS



DEER FENCE



GREY CHIP SEAL DRIVEWAY



TREE DOWNLIGHTING



HOT TUB BUILT INTO WOOD DECK



GREY DECOMPOSED GRANITE PATHS



PAVERS IN STONE AT 5' PERIMETER OF HOUSE



Figure 2-11
Board formed retaining walls are integrated with planting.



Figure 2-12
Stone retaining wall utilizes traditional dry stack patterns and workmanship.

BOARD FORMED AND STONE RETAINING WALL REFERENCE IMAGES FROM DESIGN GUIDELINES



STONE WALLS
-SANTA MARIA STONE OR APPROVED EQUAL



| REVISIONS: | | |
|------------|------|---------------------------|
| NO. | DATE | DESCRIPTION |
| 06.01.23 | | PRELIMINARY DESIGN REVIEW |
| 09.07.23 | | FINAL DESIGN REVIEW |