County of Monterey

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

Meeting Agenda - Final

Wednesday, June 3, 2026
8:00 AM

Government Center
1441 Schilling Place
Salinas, CA 93901

Administrative Permit

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:
Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

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

Notice is hereby given that on June 3, 2026, the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, June 2, 2026. A public hearing may be required if any person, based on a substantive issue, so requests.

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

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

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

SCHEDULED MATTERS

1. PLN250382 - MESSIAH SAMIR

Administrative Permit and Design Approval to allow the construction of a new 2,997 square foot single family dwelling with 737 square foot accessory dwelling unit and 629 square foot two-car garage, both attached with a 925 square foot covered breezeway, 595 square feet of uncovered decks, and 65 linear foot retaining wall; and a 576 square foot detached barn, and new septic system; grading of approximately 289 cubic yards of cut & 263 cubic yards of fill. Colors and materials consist of stucco siding (Ashley grey) with wood fascia (charcoal grey), aluminum clad exterior doors and windows (clear cedar wood stained), metal roof (color to match charcoal grey). The property is located at 23 San Clemente Trail, Carmel (Assessor's Parcel Number 239-131-007-000), Greater Monterey Peninsula Area Plan.

Project Location: Santa Lucia Preserve Phase C, Lot 207, 23 San Clemente Trail, Carmel (Assessor's Parcel Number 239-131-007-000), Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303.

Attachments: Staff Report
Exhibit A - Draft Resolution

2. PLN260073 - LAWRENCE GARY M & KATHERINE L

Administrative Permit and Design Approval to allow the construction of a one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box, a 989 square foot accessory dwelling unit, and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey).

Project Location: 33 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-053-000 Greater Monterey Peninsula Area Plan.

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

Attachments: Staff Report
Exhibit A - Draft Resolution

3. PLN230249 - SWEENEY KELLY M TR

Administrative Hearing to consider action on restoration of approximately 450 cubic feet of grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280.

Project Location: 7230 Carmel Valley Rd, Carmel, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15333 and no exceptions apply pursuant to Section 15300.2

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

Introduced: 5/22/2026 **Current Status:** Agenda Ready

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

PLN250382 - MESSIAH SAMIR

Administrative Permit and Design Approval to allow the construction of a new 2,997 square foot single family dwelling with 737 square foot accessory dwelling unit and 629 square foot two-car garage, both attached with a 925 square foot covered breezeway, 595 square feet of uncovered decks, and 65 linear foot retaining wall; and a 576 square foot detached barn, and new septic system; grading of approximately 289 cubic yards of cut & 263 cubic yards of fill. Colors and materials consist of stucco siding (Ashley grey) with wood fascia (charcoal grey), aluminum clad exterior doors and windows (clear cedar wood stained), metal roof (color to match charcoal grey). The property is located at 23 San Clemente Trail, Carmel (Assessor's Parcel Number 239-131-007-000), Greater Monterey Peninsula Area Plan.

Project Location: Santa Lucia Preserve Phase C, Lot 207, 23 San Clemente Trail, Carmel (Assessor's Parcel Number 239-131-007-000), Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303.

RECOMMENDATION:

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

a) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2: and

b) Approve Administrative Permit and Design Approval to allow the construction of a new 2,997 square foot single family dwelling with 737 square foot accessory dwelling unit and 629 square foot two-car garage, both attached with a 925 square foot covered breezeway, 595 square feet of uncovered decks, and 65 linear foot retaining wall; and a 576 square foot detached barn, and new septic system; grading of approximately 289 cubic yards of cut & 263 cubic yards of fill. Colors and materials consist of stucco siding (Ashley grey) with wood fascia (charcoal grey), aluminum clad exterior doors and windows (clear cedar wood stained), metal roof (color to match charcoal grey).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommend approval subject to 3 conditions of approval.

PROJECT INFORMATION:

Agent: Sonia Madrigal, Holdren Lietzke Architecture

Property Owner: MESSIAH SAMIR

APN: 239-131-007-000

Parcel Size: 35.137 acres

Zoning: "RC/40--D--S" Resource Conservation/ 40 acres per unit-Design Control District-Site Plan Review Zoning
Plan Area: Greater Monterey Peninsula
Flagged and Staked: Yes

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

On June 3, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project or its finding, based on a substantive issue, is 5:00 p.m. on June 2, 2026. The permit will be administratively approved the following day, if we do not receive any written comments by deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

THIS ADMINISTRATIVE PERMIT IS COMBINED WITH A CONSTRUCTION PERMIT AS A COMBO PERMIT: A PREVIOUSLY CERTIFIED EIR FOR THE SUBDIVISION ANALYZED RESOURCES AND ESTABLISHED BUILDING ENVELOPES ON EACH LOT. THERE IS NO TREE REMOVAL THAT IS DISCRETIONARY, NO ADDITIONAL IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT OR DEVELOPMENT ON SLOPES IN EXCESS OF 25% ASSOCIATED WITH THIS PERMIT.

Prepared by: Margarita Ochoa, Permit Technician II
Reviewed and approved by: Elizabeth Gonzales, Permit Center Manager

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

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

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

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Margarita Ochoa, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Messiah Samir, Property Owner; Sonia Madrigal, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250382

County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 26-050

June 03, 2026

Introduced: 5/22/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250382 - MESSIAH SAMIR
Administrative Permit and Design Approval to allow the construction of a new 2,997 square foot single family dwelling with 737 square foot accessory dwelling unit and 629 square foot two-car garage, both attached with a 925 square foot covered breezeway, 595 square feet of uncovered decks, and 65 linear foot retaining wall; and a 576 square foot detached barn, and new septic system; grading of approximately 289 cubic yards of cut & 263 cubic yards of fill. Colors and materials consist of stucco siding (Ashley grey) with wood fascia (charcoal grey), aluminum clad exterior doors and windows (clear cedar wood stained), metal roof (color to match charcoal grey). The property is located at 23 San Clemente Trail, Carmel (Assessor's Parcel Number 239-131-007-000), Greater Monterey Peninsula Area Plan.
Project Location: Santa Lucia Preserve Phase C, Lot 207, 23 San Clemente Trail, Carmel (Assessor's Parcel Number 239-131-007-000), Greater Monterey Peninsula Area Plan
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303.

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

a) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2: and

b) Approve Administrative Permit and Design Approval to allow the construction of a new 2,997 square foot single family dwelling with 737 square foot accessory dwelling unit and 629 square foot two-car garage, both attached with a 925 square foot covered breezeway, 595 square feet of uncovered decks, and 65 linear foot retaining wall; and a 576 square foot detached barn, and new septic system; grading of approximately 289 cubic yards of cut & 263 cubic yards of fill. Colors and materials consist of stucco siding (Ashley grey) with wood fascia (charcoal grey), aluminum clad exterior doors and windows (clear cedar wood stained), metal roof (color to match charcoal grey).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommend approval subject to 3 conditions of approval.

PROJECT INFORMATION:
Agent: Sonia Madrigal, Holdren Lietzke Architecture
Property Owner: MESSIAH SAMIR
APN: 239-131-007-000
Parcel Size: 35.137 acres

Zoning: "RC/40--D--S" Resource Conservation/ 40 acres per unit-Design Control District-Site Plan Review Zoning
Plan Area: Greater Monterey Peninsula
Flagged and Staked: Yes

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

On June 3, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project or its finding, based on a substantive issue, is 5:00 p.m. on June 2, 2026. The permit will be administratively approved the following day, if we do not receive any written comments by deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

THIS ADMINISTRATIVE PERMIT IS COMBINED WITH A CONSTRUCTION PERMIT AS A COMBO PERMIT: A PREVIOUSLY CERTIFIED EIR FOR THE SUBDIVISION ANALYZED RESOURCES AND ESTABLISHED BUILDING ENVELOPES ON EACH LOT. THERE IS NO TREE REMOVAL THAT IS DISCRETIONARY, NO ADDITIONAL IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT OR DEVELOPMENT ON SLOPES IN EXCESS OF 25% ASSOCIATED WITH THIS PERMIT.

Prepared by: Margarita Ochoa, Permit Technician II
Reviewed and approved by: Elizabeth Gonzales, Permit Center Manager

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

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

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

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Margarita Ochoa, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Messiah Samir, Property Owner; Sonia Madrigal, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250382

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
MESSIAH SAMIR (PLN250382)

RESOLUTION NO. 26-050

Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines Section and there are no exceptions pursuant to Section 15300.2; and
2) Approving an Administrative Permit and Design Approval to allow the construction of a new 2,997 square foot single family dwelling with a 629 square foot two-car garage attached with a 925 square foot covered breezeway, 595 square feet of uncovered decks, and 65 linear foot retaining wall; and a 576 square foot detached barn, and new septic system; grading of approximately 289 cubic yards of cut & 263 cubic yards of fill. Colors and materials consist of stucco siding (Ashley grey) with wood fascia (charcoal grey), aluminum clad exterior doors and windows (clear cedar wood stained), metal roof (color to match charcoal grey).

[Santa Lucia Preserve Phase C, Lot 207, 23 San Clemente Trail, Carmel (Assessor's Parcel Number 239-131-007-000), Greater Monterey Peninsula Area Plan]

The Messiah Samir application (PLN250382) came on for an administrative decision hearing before the County of Monterey Chief of Planning on June 3, 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 County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of 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 new 2,997 square foot single family dwelling with a 629 square foot two-car garage attached with a 925 square foot covered breezeway, 595 square feet of uncovered decks, and 65 linear foot retaining wall; and a 576 square foot detached barn, and new septic system; grading of approximately 289 cubic yards of cut & 263 cubic yards of fill.

c) Allowed Use. The property is located at 23 San Clemente Trail, Carmel, Greater Monterey Peninsula. The parcel is zoned Resource Conservation, 40 Acres per Unit; Design Control District Overlay, Site Plan Review [RC/40-D-S]. Site Plan Review zoning 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 Site Plan Review Zoning 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 Phase C. Therefore, the project is allowed land use for this site.

The site plans included in this project illustrate a 737 square foot Accessory Dwelling Unit (ADU). Pursuant to Title 21 section 21.64.030 and Government Code section 65852.2, construction of an ADU shall be processed ministerially. Although a planning entitlement is not required and approval for the construction of ADU is not a part of this application, the ADU is dependent and accessory to a single-family dwelling. Therefore, the ADU remains in the plans.

d) Lot Legality. The subject 35.137-acre parcel (1,530,567 square feet), Assessor's Parcel Number 239-131-007-000, is identified in its current configuration in (Volume 21 C&T Page 20 Lot 207). Additionally, within the Santa Lucia Preserve Subdivision – Phase C Tract 1353.

Therefore, the County recognizes the subject property as a legal lot of record.

e) Design/Neighborhood and Community Character. The zoning of the subject property includes a Design Control overlay ("D) which is intended to regulate the location, size, configuration, materials, and colors of structures to ensure the protection of public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. Colors and materials consist of stucco siding (Ashley grey) with wood fascia (charcoal grey), aluminum clad exterior doors and windows (clear cedar wood stained), metal roof (color to match charcoal grey). 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 – Phase C.

   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.

f) Development Standards. As proposed, the project meets all required development standards. The development standards for the Resource Conservation Zoning District are identified in MCC Section 21.36.020. 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 24 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 approximately 35 acres, but the building envelope is 108,558 square feet. The proposed project would result in structural site coverage of 8,007 square feet (7.4 % percent of the building envelope), therefore meeting the coverage standard.

g) Tree Removal permit (TRM260044) was approved to remove two protected trees for the development, which allows up to three trees in a one year period. A condition of approval under the tree removal permit requires replacement trees shall be located within the same general location as the trees being removed. If there are trees located close to construction site(s) they shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater). Tree protection measures will be a standard condition of approval (Condition #3).

h) This project is a Combination of a planning and building permit. An Environmental Impact Report was prepared and adopted for this subdivision in Santa Lucia Preserve and addressed all affected resources, creating building envelopes for future development.

Therefore, the project is consistent with the General Plan and Greater Monterey Peninsula Area Plan.

i) This Administrative Permit is combined with a construction permit as a combo permit. A previously certified EIR for the subdivision analyzed resources and established building envelopes on each lot. There is no tree removal that is discretionary, no additional impacts to environmentally sensitive habitat or development on slopes in excess of 30% associated with this permit.

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

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN250382.

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 PLN250382.

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 people either residing or working in the neighborhood.

b) Necessary public facilities will be provided. Santa Lucia Community Service District/On-site wastewater treatment will serve the proposed project as the water connection and have a new 3,500-gallon on-site wastewater treatment system.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250382.

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 PLN250382.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the development of the new single-family dwelling and accessory structures within residentially zoned areas.

b) The project consists of a new single-family dwelling. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

As detailed in Finding 1, evidence "c", the applicants additionally propose an ADU. However, under Title 21 section 21.64.030 and Government Code section 65852.2, the ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project – those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004). Accordingly, while the Planning Commission's discretionary authority is limited to consideration of the proposed residence, the proposed residence and the ADU are subject to CEQA. The project involves the construction of the first single-family dwelling, with an attached garage and a detached accessory dwelling unit on a residentially zoned property.

c) None of the exceptions under CEQA Guidelines Section 15303.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulatively significant impact.

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

e) See supporting Findings Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250382.

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

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

DECISION

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

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and
2. Approve the Administrative Permit and Design Approval to allow the construction of a new 2,997 square foot single family dwelling with a 629 square foot two-car garage attached with a 925 square foot covered breezeway, 595 square feet of uncovered decks, and 65 linear foot retaining wall; and a 576 square foot detached barn, and new septic system; grading of approximately 289 cubic yards of cut & 263 cubic yards of fill. Colors and materials consist of stucco siding (Ashley grey) with wood fascia (charcoal grey), aluminum clad exterior doors and windows (clear cedar wood stained), metal roof (color to match charcoal grey), 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 3rd day of June 2026.

_____

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

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County of Monterey HCD Planning

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

PLN250382

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN250382) to allow the construction of a new 2,997 square foot single family dwelling with 737 square foot accessory dwelling unit and 629 square foot two-car garage, both attached with a 925 square foot covered breezeway, 595 square feet of uncovered decks, and 65 linear foot retaining wall; and a 576 square foot detached barn, and new septic system; grading of approximately 289 cubic yards of cut & 263 cubic yards of fill. Colors and materials to consist of stucco siding (Ashley grey) with wood fascia (charcoal grey), aluminum clad exterior doors and windows (clear cedar wood stained), metal roof (color to match charcoal grey). The property is located at 23 San Clemente Trail, Carmel (Assessor's Parcel Number 239-131-007-000), 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 Chief of Planning for Assessor's Parcel Number 239-131-007-000 on May 20, 2026. The permit was granted subject to 3 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.

MESSIAH LOT 207 RESIDENCE

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

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

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

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

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

GENERAL NOTES

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

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

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

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

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

6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPT NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2001 U.B.C.)

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

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

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

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

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

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

13. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.

14. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2019 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE & ENERGY CODES, WUI & ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.

15. GRADING: NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION. ALL CUT AND/OR FILL OF SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED WITH NATIVE GRASSES OR OTHERWISE TREATED TO CONTROL EROSION.

16. SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.

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

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

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

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

21. TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

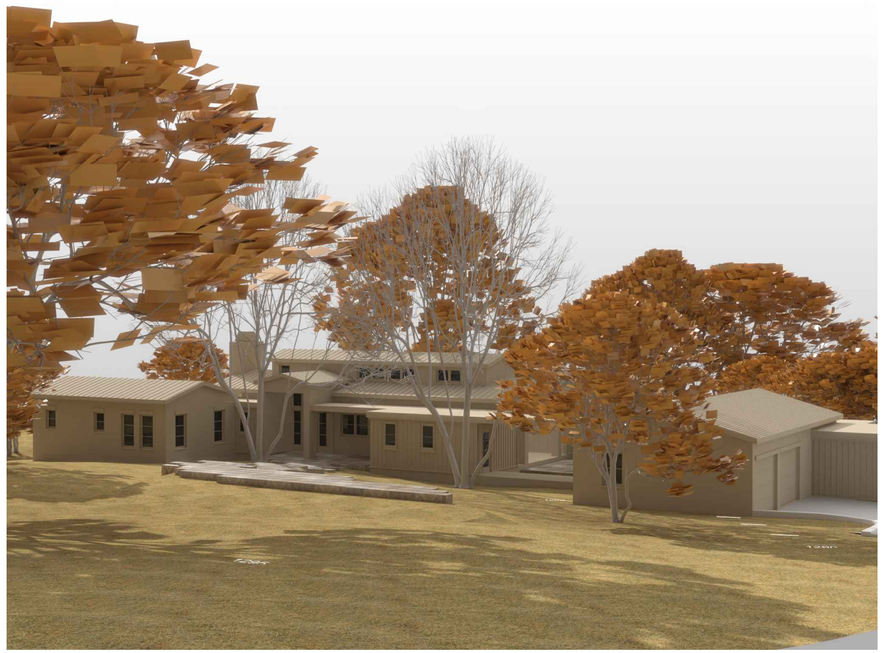
22. SUBSEQUENT CHANGES: ADDITIONAL CONSTRUCTION, LANDSCAPE IMPROVEMENTS, OR OTHER CHANGES IN THE IMPROVEMENTS THAT DIFFER FROM THE APPROVED FINAL DESIGN REVIEW DOCUMENTS, MUST BE SUBMITTED IN WRITING TO THE VIA QUINTANA ARCHITECTURAL REVIEW BOARD FOR REVIEW AND APPROVAL, PRIOR TO MAKING CHANGES. ANY CHANGES MADE WITHOUT SPECIFIC APPROVAL ARE CONSIDERED NOT APPROVED, AND SUBJECTED TO REMOVAL OR ALTERATION AS REQUIRED.

23. TITLE 24 ENERGY REQUIREMENTS: THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.

24. TREE AND ROOT PROTECTION:
TREES ARE TO BE PROTECTED AND PRESERVED IN OR NEAR THE CONSTRUCTIION AREA.
A BOUNDARY OF ORANGE SNOW NETTING OR HIGH VISIBILITY PLASTIC FENCING SUPPORTED BY WOOD OR METAL STAKES AND/OR STRAW BALES SHOULD BE ERECTED ALONG THE APPROXIMATE DRIP LINES OF SUCH PROTECTED TREES TO DEFINE THE CONSTRUCTION PROJECT BOUNDARY.
EXCAVATION AND CONSTRUCTION ACTIVITIES AND MATERIALS SHOULD NOT INTRUDE INTO THIS DEFINED BOUNDARY AT ANY TIME AND KEPT AS MUCH AS POSSIBLE WITHIN PROPOSED STRUCTURE AND DRIVEWAY FOOTPRINTS OR OUTSIDE OF THE TREE DRIP LINES IN THE TREELESS AREA.

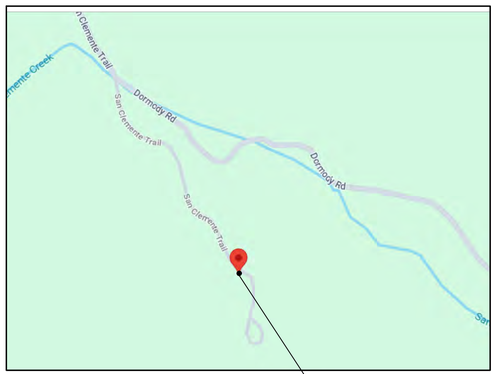
25. ALL MANUFACTURER'S INSTALLATION GUIDES SHALL BE PROVIDED TO INSPECTOR AT TIME OF INSPECTION.

CONCEPTUAL RENDERING



NOTE:
THIS IS A CONCEPTUAL RENDERING, AND SHOULD NOT BE USED AS A REFERENCE FOR CONSTRUCTION. SPECIFIC LOCATIONS AND QUALITIES OF ARCHITECTURAL ELEMENTS CAN BE FOUND ON THE PLANS, ELEVATIONS AND SUPPORTING DETAIL SHEETS THROUGHOUT THE REMAINDER OF THE DRAWING PACKAGE.

VICINITY MAP



SCALE: N.T.S.

SHEET INDEX

A0.0 COVER SHEET
A0.1 3D MODEL
A0.2 3D PERSPECTIVE
A0.3 CALGREEN CHECKLIST
A0.4 CALGREEN CHECKLIST
1 of 1 HOMELAND SURVEY

CIVIL
C1 GRADING PLAN TITLE SHEET
C2 OVERALL GRADING PLAN
C3 SITE GRADING PLAN
C4 DRAINAGE PLAN
C5 SITE CROSS SECTIONS
C5A DRAIN PLAN & SECTIONS
C6 SANITARY SEWER PLAN
C6A SITE UTILITY PLAN
C7 CONSTRUCTION DETAILS
C7A SEPTIC SYSTEM DETAILS
C8 EROSION CONTROL PLAN
C9 CONSTRUCTION MANAGEMENT PLAN

ARCHITECTURE:
A1.0 SITE PLAN
A1.1 SITE PLAN ROOF ELEVATIONS
A1.2 SITE SECTIONS
A2.0 3/16" FLOOR PLANS
A2.1 1/4" MAIN HOUSE FLOOR PLAN
A2.2 1/4" ADU & BARN FLOOR PLAN
A2.3 3/16" REFLECTED CEILING PLAN
A2.4 3/16" ROOF PLANS
A3.0 3/16" ELEVATIONS
A3.1 3/16" ELEVATIONS
A3.2 SECTIONS
A3.3 SECTIONS
A3.4 SECTIONS
A3.5 SECTIONS
A3.6 SECTIONS
A4.1 WINDOW SCHEDULE
A4.2 DOOR SCHEDULE
A4.3 DOOR & WINDOW DETAILS
A8.1 TYP. WATERPROOFING DETAILS
A8.2 DETAILS
A8.3 DETAILS

STRUCTURAL:
SN-1 GENERAL NOTES & REQUIREMENTS
SN-1B SPECIAL INSPECTIONS
SN-2 GENERAL DETAILS
S-1.0A FOUNDATION PLAN - MAIN HOUSE
S-1.0B FOUNDATION PLAN - MAIN HOUSE
S-1.0C FOUNDATION PLAN - ADU
S-2.0A ROOF FRAMING PLAN - MAIN HOUSE
S-2.0B ROOF FRAMING PLAN - MAIN HOUSE
S-2.0C ROOF FRAMING PLAN - ADU
SD-1 FOUNDATION DETAILS
SD-1.1 FOUNDATION DETAILS
SD-2 DETAILS
SD-3 DETAILS
HFX1 ANCHORAGE DETAILS - HFX PANELS
HFX2 FRAMING DETAILS - HFX PANELS
HFX3 FLOOR SYSTEM DETAILS - HFX PANELS

ELECTRICAL:
E-1.O GENERAL NOTES, SYMBOLS & SHEET INDEX
E-1.1 SIGNAL LINE DIAGRAM & LOAD CALCULATIONS
E-1.2 PANEL SCHEDULE
E-2.0 HOUSE LIGHTING PLAN
E-2.1 HOUSE LIGHTING PLAN
E-2.2 ADU & BARN LIGHTING PLAN
E-2.3 ADU & BARN POWER PLAN
E-3.0 SITE PLAN

SOLAR:
PV-1.O SITE LAYOUT
PV-2.O ATTACHMENTS & EQUIPMENT PLAN
PV-3.O ELECTRICAL DETAILS
PV-4.O SPECIFICATIONS SHEET

T-24
EN-O T-24 MANDATORY MEASURES SUMMERY & SHEET INDEX
EN-1 T-24 FORMS - CFIR
EN-1 T-24 FORMS - CFIR

MECHANICAL:
M-1.O HVAC NOTES, SYMBOLS & SHEET INDEX
M-1.1 HVAC EQUIPMENT SCHEDULE
M-1.2.O HVAC DETAILS
M-1.2.1 HVAC DETAILS
M-2.0 HVAC PLAN - MAIN RESIDENCE CRAWLSPACE
M-2.1 HVAC PLAN - MAIN RESIDENCE FIRST FLOOR
M-2.2 HVAC PLAN - ADU

PLUMBING:
P-1.O GENERAL NOTES, SYMBOLS & SHEET INDEX
P-1.1 SCHEDULE & CALCULATIONS
P-1.2 PLUMBING DETAILS
P-2.0 MAIN HOUSE - COLD / HOT WATER
P-2.1 ADU - COLD / HOT WATER
P-3.0 MAIN HOUSE - WASTE & VENT
P-3.0 ADU - WASTE & VENT

LANDSCAPE:
L0.00 COVER SHEET
L0.01 SITE ANALYSIS
L0.02 FUEL MANAGEMENT PLAN
L0.03 TREE PROTECTION PLAN
L1.00 LANDSCAPE SITE PLAN
L1.01 RENDERINGS
L1.02 GRADING AND LAYOUT PLAN
L2.00 PLANTING PLAN
L2.01 TREE MITIGATION PLAN
L2.02 PLANTING LEGEND AND NOTES
L3.00 IRRIGATION PLAN
L3.01 IRRIGATION LEGEND
L3.02 IRRIGATION DETAILS
L3.03 IRRIGATION DETAILS
L4.00 LANDSCAPE LIGHTING PLAN
L5.00 CONSTRUCTION DETAILS

PROJECT DATA

SCOPE OF WORK:
CONSTRUCTION OF NEW 2997.0 SQ. FT. SINGLE FAMILY RESIDENCE WITH 629.0 SQ. FT. 2-CAR GARAGE, ATTACHED 737.0 SQ. FT. ADU. AND A 576 SQ. FT. BARN PLUS 65 L.F RSITE RETAINING WALLS

APN:	239-131-007
LOT DESCRIPTION:	LOT 207
LOT SIZE:	108,558 SQ. FT. (2.5 ACRES)
ZONING:	RC/40-D-S
TREE INFORMATION:	3 TREES TO BE REMOVED
OCCUPANCY GROUP:	RESIDENCE: R-1 ADU: R-1 GARAGE AND BARN : U
TYPE OF CONSTRUCTION:	V-B
AVERAGE NATURAL GRADE:	0.0'
GRADE AT HIGHEST RIDGE:	0.0'
RIDGE HEIGHT ABOVE LOWEST GRADE:	(18'-0" MAX WITH 24'-0" MAX. <20%)
GRADING CUT/FILL:	289 C.Y. CUT/ 263 C.Y. FILL (26 C.Y. EXPORT)
PARKING PROVIDED:	2 COVERED, 3 UNCOVERED
WATER SUPPLIER:	SANTA LUCIA PRESERVE
SEWER:	ON-SITE SEPTIC SYSTEM
FIRE SPRINKLERS @ RESIDENCE:	YES (DIFFERED SUBMITTAL)

MAIN STRUCTURE SETBACKS:	ALLOWED:	PROPOSED
FRONT	30'-0"	78'-7" +/-
REAR	20'-0"	128'-1" +/-
SIDE (WEST)	20'-0"	236'-1" +/-
SIDE (EAST)	20'-0"	100'-1" +/-
MAX. BUILDING HEIGHT	18'-0" (20% AT 24'-0")	
TOTAL ROOF AREA		4,960 SQFT @ 18'-0"
TOTAL ROOF AREA > 18'-0"	992 SQFT (20%) @ 24'-0"	905 SQFT (18%) @ 24'-0"

ACCESORY STRUCTURE SETBACKS:	REQUIRED:	PROPOSED
FRONT	50'-0"	106'-5" +/-
REAR	6'-0"	157'-7" +/-
SIDE (WEST)	6'-0"	350'-9" +/-
SIDE (EAST)	6'-0"	36'-1" +/-
MAX. BUILDING HEIGHT	15'-0"	15'-0" +/-

BUILDING SITE COVERAGE:	ALLOWED:	PROPOSED
MAIN HOUSE	_____s.f.	2,997 s.f.
ADU	_____s.f.	737 s.f.
GARAGE	_____s.f.	629 s.f.
BARN	_____s.f.	576 s.f.
SUB-TOTAL (F.A.R.)	_____s.f.	4,939 s.f. /108,558 s.f. = 4.5%
COVERED WALKWAY & PATIOS	_____s.f.	925 s.f.
WALKWAY & PATIOS	_____s.f.	1548 s.f.
DECK	_____s.f.	595 s.f.
SUB-TOTAL	_____s.f.	3,068 s.f.
TOTAL LOT COVERAGE		8,007 s.f. /108,558 s.f. = 7.4%

DEFERRED ITEMS

1. A LICENSED C-16 CONTRACTOR SHALL SUBMIT FOUR (4) SETS OF PLANS, DETAILS AND CALCULATIONS FOR ALL FIRE SPRINKLER SYSTEM DESIGNS TO THE MONTEREY COUNTY BUILDING DIVISION AND PRESIDING FIRE AUTHORITY PRIOR TO INSTALLATION.

PROJECT TEAM

OWNER:
SAMIR MESSIAH

1067 MARKET STREET, SUITE 1028
SAN FRANCISCO, CA 94103
PH: (209) 988-9937

SITE ADDRESS:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA

ARCHITECT:
CONTACT: CRAIG HOLDREN
HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW, SUITE A
MONTEREY, CA 93940
PH: (831) 649-6001

LANDSCAPE ARCHITECT:
CONTACT: MARIE GOULET
WILD LAND WORKSHOP
CARMEL VALLEY, CA
PH: (508) 797-2237

CIVIL ENGINEER / SURVEYOR: CONTACT:
RICHARD WEBER WHITSON ENGINEERS |
CIVIL ENGINEERING + LAND SURVEYING
6 HARRIS COURT
MONTEREY, CA. 93940
PH: (831) 649-5225

CIVIL ENGINEER / SURVEYOR:
CONTACT: SAMIR MESSIAH
CMPROS
CONSTRUCTION MANAGEMENT PROFESSIONALS
1067 MARKET STREET, SUITE 1028
SAN FRANCISCO, CA. 94103
PH: (415) 437-0701

SOLAR:
CONTACT: ABRAHAM AMMAR
MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD., SUITE 8
CARMEL, CA. 93923
PH: (831) 372-8328

STRUCTURAL, MECHANICAL & ELECTRICAL :
CONTACT: GMEP ENGINEERS
26439 RANCHO PKWY. S. , SUITE 120
LAKE FOREST, CA. 92630
PH: (949) 267-9095

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	11.07.2024
SCALE:	N.T.S.
DRAWN:	KK
JOB NUMBER:	23.14
REVISION	

COVER SHEET

MESSIAH LOT: 207 RESIDENCE
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

A0.0









3D DIAGRAM 1

NOTE:
COLORS AND MATERIALS OF HOUSE ARE REPRESENTATIVE OF
CHIPBOARD AND NOT REPRESENTATIVE OF THE MATERIALS PROPOSED

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	11.07.2024
SCALE:	N.T.S.
DRAWN:	---
JOB NUMBER:	23.14
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2027
Renewal Date
STATE OF CALIFORNIA

3D MODEL

MESSIAH LOT: 207 RESIDENCE

23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

A0.1



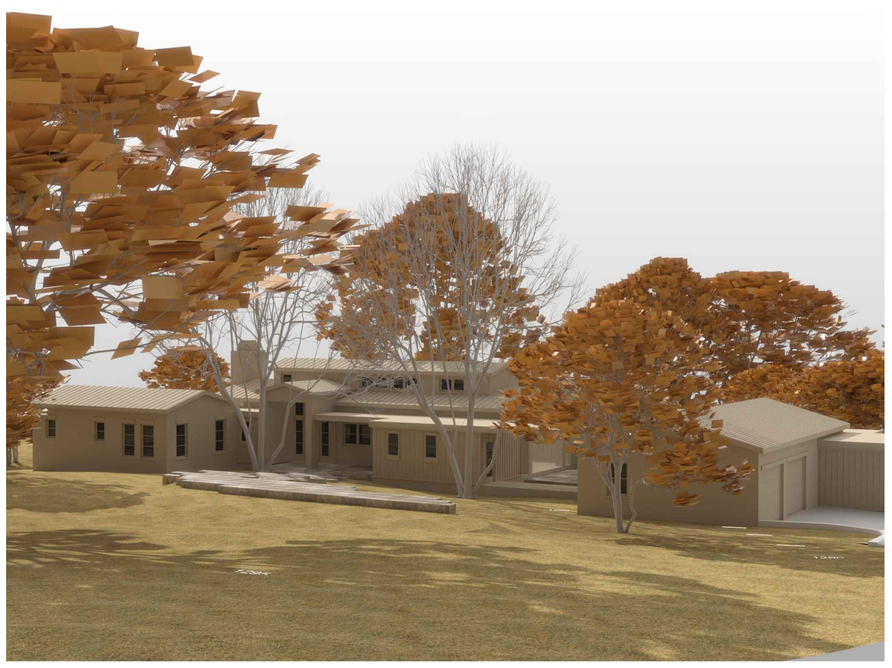
VIEW FROM WEST 4



VIEW FROM NORTH 2



VIEW FROM EAST 3



VIEW FROM SOUTH 1

NOTE:
COLORS AND MATERIALS OF HOUSE ARE REPRESENTATIVE OF CHIPBOARD AND NOT REPRESENTATIVE OF THE MATERIALS PROPOSED

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
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DATE:	11.07.2024
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LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2027
Renewal Date
STATE OF CALIFORNIA

3D MODEL

MESSIAH LOT: 207 RESIDENCE

23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

A0.2

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

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

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

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

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

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

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

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

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

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

Exceptions:

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

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

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

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Notes:

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

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

DIVISION 4.2 ENERGY EFFICIENCY

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

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

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

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

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

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

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

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

TABLE H-2

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

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

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

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

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

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

TABLE - MAXIMUM FIXTURE WATER USE

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

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

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

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

Exceptions:

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

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

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

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

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

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

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

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

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

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

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

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

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

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

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

HOLDREN+LIETZKE ARCHITECTURE
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DATE: 11.07.2024
SCALE:
DRAWN:
JOB NUMBER: 23.14
REVISION

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2027
Renewal Date
STATE OF CALIFORNIA

MESSIAH LOT: 207 RESIDENCE
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

A0.3

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

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

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

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

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

4.503 FIREPLACES

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

4.504 POLLUTANT CONTROL

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

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

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

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

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

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

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

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

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

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

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

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

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

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

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

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

4.505 INTERIOR MOISTURE CONTROL

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

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

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

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

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

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

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

4.506 INDOOR AIR QUALITY AND EXHAUST

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

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

Notes:

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

4.507 ENVIRONMENTAL COMFORT

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

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Fax: 831.649.6003

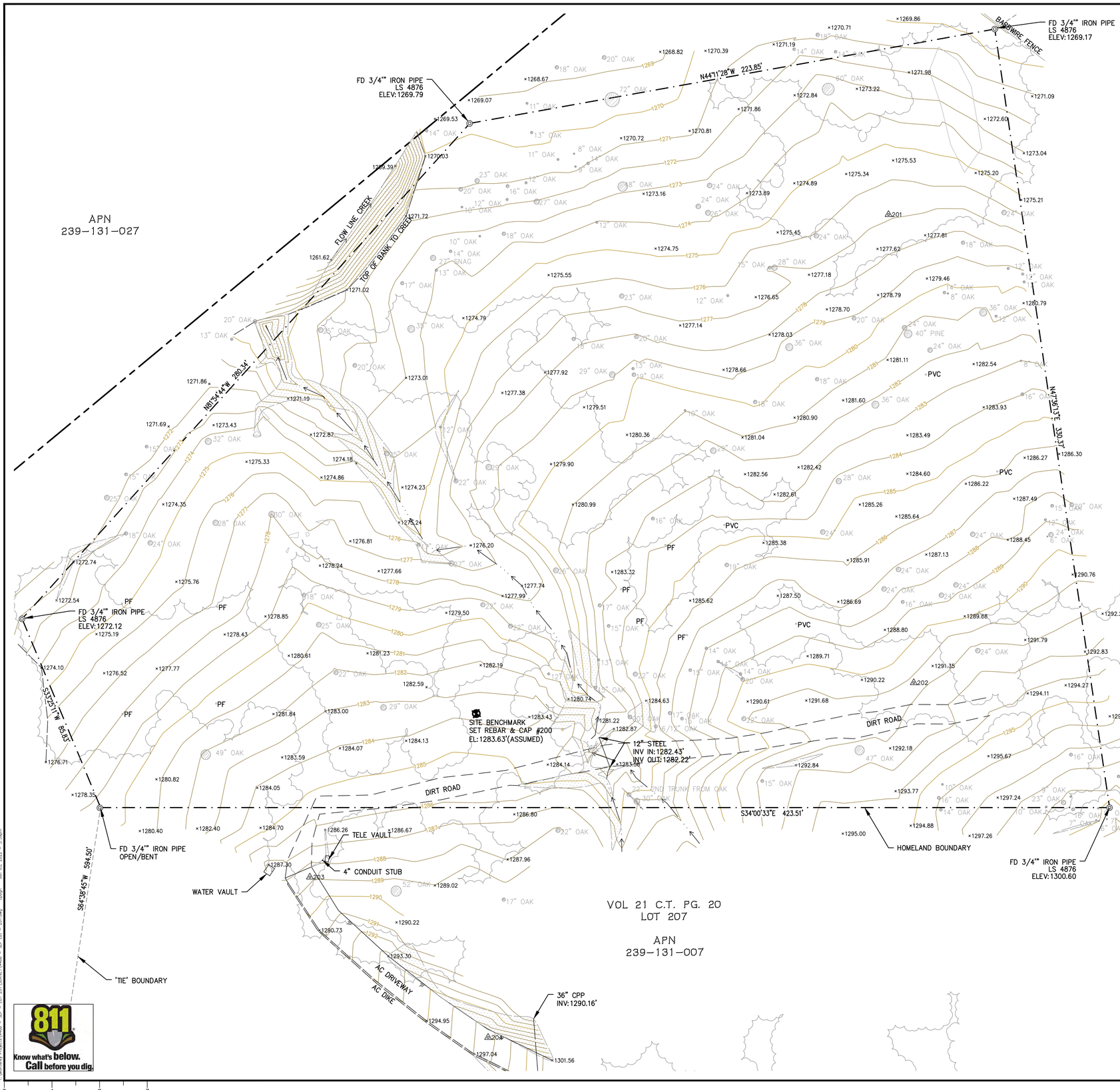
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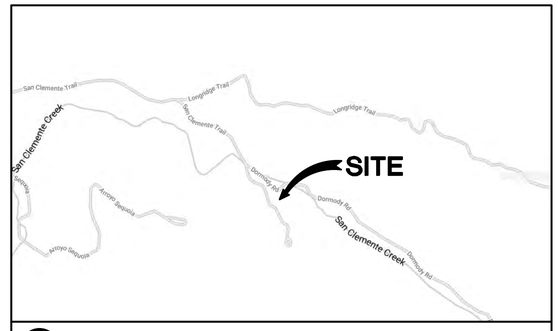
DATE: 11.07.2024
SCALE:
DRAWN:
JOB NUMBER: 23.14
REVISION

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2027
Renewal Date
STATE OF CALIFORNIA

MESSIAH LOT: 207 RESIDENCE
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

A0.4





VICINITY MAP

SCALE: N.T.S.

TOPOGRAPHIC MAP NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON AUGUST 13 AND DECEMBER 16 AND 17, 2021. BACKGROUND ORTHORECTIFIED AERIAL IMAGERY DISPLAYED HEREON IS BASED ON AERIAL PHOTOGRAPHY ACQUIRED WITH A SMALL UNMANNED AIRCRAFT ON DECEMBER 17, 2021.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. BENCHMARK: SET WHITSON ENGINEERS REBAR & CAP #200 ELEVATION:1283.63' (ASSUMED DATUM)
6. LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. WITH THE EXCEPTION OF OBSERVED FACILITIES, UNDERGROUND UTILITIES ARE SHOWN WITH APPROXIMATE LOCATION BASED ON SURFACE FEATURES.
7. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
8. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

LEGEND

- 100 — GROUND CONTOUR
- SUBJECT PROPERTY LINE
- HOMELAND BOUNDARY
- TIE BOUNDARY LINE
- ASPHALT CONCRETE
- GRADE BREAK
- FLOW LINE
- AC DIKE
- △100 — CONTROL POINT
- BM — SITE BENCHMARK
- FOUND 3/4" IRON PIPE, TAGGED L.S. 4876. UNLESS OTHERWISE NOTED
- ROCK
- 12" OAK — TREE; SIZE AND TYPE AS NOTED
- TREE DRIP LINE
- + 928.30 — SPOT GRADE
- 30% SLOPE OR GREATER

ABBREVIATIONS

AC	ASPHALT CONCRETE
BM	BENCHMARK
EL	ELEVATION
FD	FOUND
IP	IRON PIPE
PF	PIN FLAG
TELE	TELEPHONE
VLT	VAULT
WTR	WATER

20 0 20 40
SCALE: 1" = 20'

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

0 1 2 INCHES 3

F:\Monterey Projects\4486 - SLP - LOT 207\SURVEY\4486 - SLP Lot - 207.dwg dzuyth Jan 05, 2022 - 3:59pm

Civil Engineering
Land Surveying
4 Harris Court
Monterey, California
831.649.3225
whitsonengineers.com

Whitson ENGINEERS

LICENSED LAND SURVEYOR RICHARD P. WEBER No. 8002 STATE OF CALIFORNIA

SUBMITTAL / REVISION

Santa Lucia Preserve - Lot 207

Monterey, California

APN: 239-131-007

Topographic Survey

SCALE:	1" = 20'
DRAWN:	IPB
JOB No.:	4486
SHEET	1 OF 2

GRADING, DRAINAGE,EROSION CONTROL,& CONSTRUCTION MANAGEMENT PLANS

GENERAL NOTES

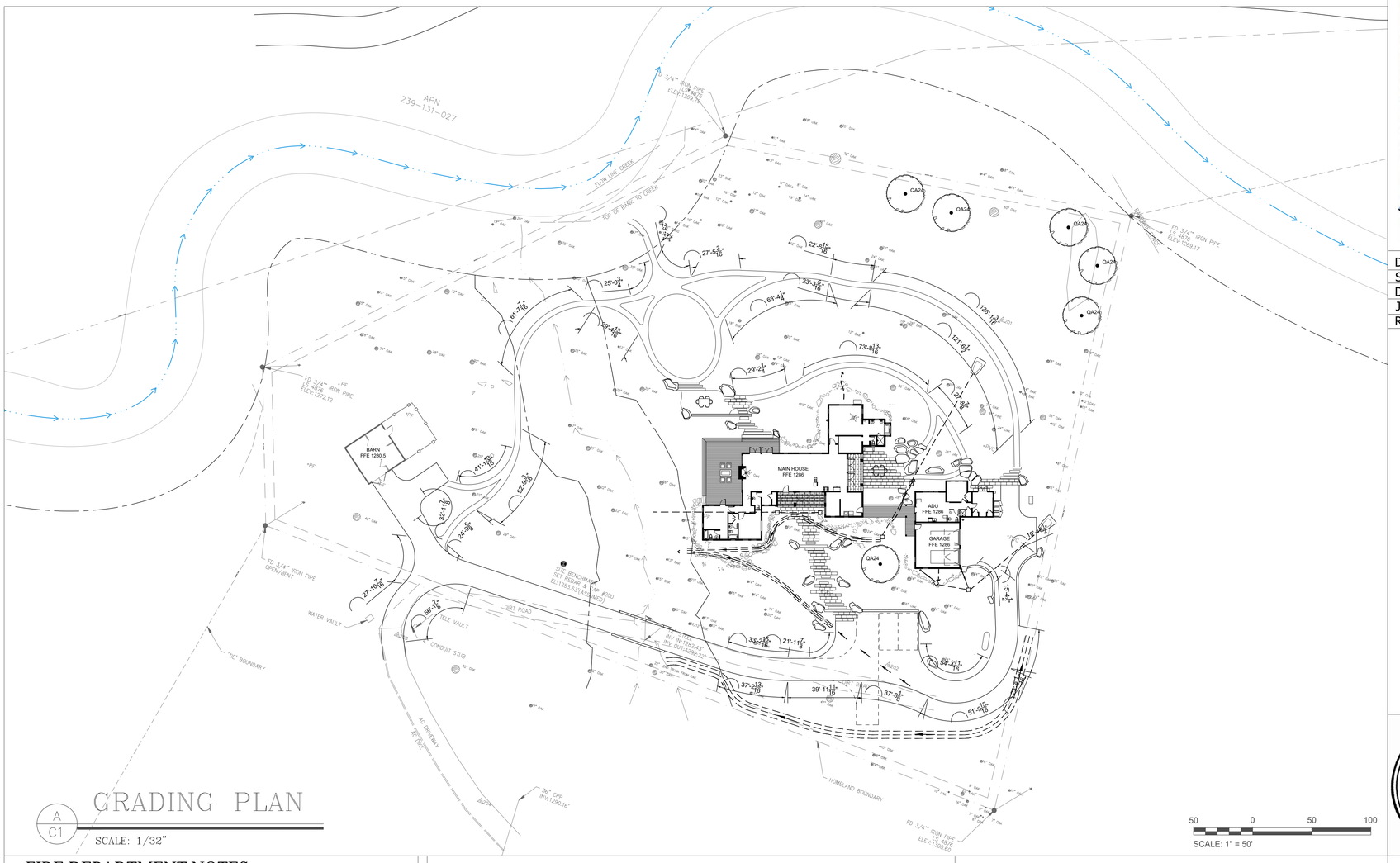
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON. IN ADDITION ALL WORK SHALL ALSO COMPLY WITH TITLE 24 AND 2019 CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA ENERGY CODE AS THEY MAY APPLY.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
4. IN THE EVENT THAT THE CONTRACTOR FINDS A CONFLICT OR A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER THE OWNER AND OR THE OWNER'S REPRESENTATIVE(S) IMMEDIATELY.
5. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR THE ACCURACY OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REUSE THING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
8. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE SHERIFF, FIRE DEPARTMENT, AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT-OF-WAY.
9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND OR THE ENGINEER AT THE CONTRACTOR'S EXPENSE WHETHER SHOWN ON THE PLANS OR NOT, EVEN IF DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL MANHOLES, VALVE AND MONUMENT COVERS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
11. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER AND THE ENGINEER FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
    A) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
    B) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
    C) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: DEBRIS FROM THE SITE, TREES, ROOT BALLS AND FENCING.
15. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RELEGATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY PUBLIC WORKS DEPARTMENT. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
16. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF 7:00 AM TO 5:00 PM.
17. CONSTRUCTION EQUIPMENT SHALL HAVE MUFFLERS IN GOOD CONDITION.
18. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY, FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CA. PHONE (831) 443-3050.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA.
20. FOR ALL TRENCH EXCAVATIONS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 21 WEST LAUREL DRIVE, SUITE 45, SALINAS CALIFORNIA 93906, PHONE (831) 443-3050, PRIOR TO ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
21. AT COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS-BUILT PLANS TO THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT. SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS.
22. PAVEMENT SECTION TO BE DETERMINED AS SHOWN ON THESE PLANS.
23. A SEPARATE PERMIT IS REQUIRED FOR THE CONSTRUCTION OF ALL RETAINING WALLS.
24. TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.

GRADING NOTES

1. REFER TO GENERAL NOTES AND DETAILS AS SHOWN ON THESE PLANS.
2. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, THE CALIFORNIA BUILDING CODE AND GEOTECHNICAL REPORT ENTITLED:
3. ALL GRADING AND COMPACTION SHALL BE DONE IN THE PRESENCE OF AND TESTED BY THE SOILS ENGINEER AND/OR SOILS TESTING CONSULTANT, WHO WILL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORT FROM SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT PRIOR TO SCHEDULING ANY INSPECTIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER.
7. ALL CUT AND FILL SLOPE SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR SOILS ENGINEER AND APPROVED BY THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT.
8. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER AND LANDSCAPE MAINTENANCE WILL BE REQUIRED UNTIL GROUND COVER IS ESTABLISHED.
9. ELEVATION BENCHMARK: SEE SHEET C2.
10. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
11. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
12. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
13. STRIPPINGS TO BE USED AS TOPSOIL SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS.
14. STOP WORK WITHIN 50 METERS (165 FT) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY HCD-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
15. ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RESEEDED WHEN GRADING IS COMPLETE. NO HAUL ROADS SHALL BE ALLOWED IN AREAS WHICH ARE NOT SHOWN TO BE GRADED WITHOUT PRIOR APPROVAL OF THE ENGINEER. RESTORATION OF HAUL ROADS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
16. EARTHWORK QUANTITIES ARE SHOWN ON SHEET C2.
17. ALL GRADES TO BE A MINIMUM OF 5% AWAY FROM FOUNDATIONS FOR 10 FEET UNLESS SPECIFIED OTHERWISE ON PLANS.
18. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN " TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
19. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
    A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
    B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
    C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)
20. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
21. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 5 TO 1, AND THE HEIGHT IS GREATER THAN 5 FT, BY BENCHING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
22. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH. NO ROCK OVER 12" IN ITS MAXIMUM DIMENSION MAY BE USED IN A FILL.
23. PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
24. ALL FILL SOILS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
25. OVER EXCAVATION SHOULD BE CONDUCTED BELOW THE FOUNDATIONS AND FLOOR SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
26. A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

STATEMENT OF PURPOSE

THESE PLANS WERE PRODUCED TO PROVIDE FOR GRADING, DRAINAGE, AND EROSION CONTROL FOR AND DURING THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AT 23 SAN CLEMENTE TRAIL. CARMEL, CA 93923



A C1 GRADING PLAN

SCALE: 1/32"

FIRE DEPARTMENT NOTES

1. FIRE007-DRIVEWAYS SHALL NOT BE LESS THAN 12 FT WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FT. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15%. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FT OF AC ON 0.34 FT OF AB SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90' AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 25 FT. FOR DRIVEWAYS WITH TURNS GREATER THAN 90', THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FT. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FT SHALL BE ADDED. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FT OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FT OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FT FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD T IS USED, THE TOP OF THE T SHALL BE A MINIMUM OF 60 FT IN LENGTH, OR AS APPROVED BY THE FIRE CHIEF.
2. FIRE008-ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FT WIDE. WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40 FT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
3. FIRE011-ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4 IN HEIGHT, 1/2 IN STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
4. FIRE020-REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LIMB TREES 6 FT UP FROM GROUND. REMOVE LIMBS WITHIN 10 FT OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAYBE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAYBE REQUIRED ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
5. FIRE022-FIRE PROTECTION EQUIPMENT & SYSTEMS-FIRE SPRINKLER SYSTEM-(HAZARDOUS CONDITIONS). THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.

GEOTECHNICAL INSPECTION WITH TIMING OF INSPECTION

DESCRIPTION OF THE REQUIRED INSPECTION:	WHEN INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTOR NAME:	COMPLETION DATE:
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	1) PRIOR TO BACKFILLING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST BUILDING PAD SUBGRADE:	1) PRIOR TO EXCAVATION FOOTINGS OR PLACEMENT OF SLAB-ON-GRADE MATERIALS	GEOTECHNICAL ENGINEER		
INSPECT SLAB-ON-GRADE INSTALLATION:	1) PRIOR TO CONCRETE PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS:	1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST RETAINING WALL BACKFILL:	1) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	1) DURING FILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	2) SUBGRADE, PRIOR TO BASEROCK PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	3) BASEROCK PRIOR TO PAVEMENT APPLICATION	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRAINAGE INSTALLATION:	1) AFTER PIPE PLACEMENT, PRIOR TO BACKFILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRAINAGE INSTALLATION:	2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
CL	CENTERLINE
DIA	DIAMETER
DWY	DRIVEWAY
E	ELECTRICAL SERVICE
(E)	EXISTING
EC	END CURVE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
G	GAS SERVICE
HDPE	HIGH DENSITY POLYETHYLENE
JT	JOINT UTILITY TRENCH
K	CURVE COEFFICIENT
LF	LINEAR FEET
MIN	MINIMUM
N/A	NOT APPLICABLE
(N)	NEW
NTS	NOT TO SCALE
PG&E	PACIFIC GAS & ELECTRIC
PVC	POLYVINYL CHLORIDE
SD	STORM DRAIN
S	SLOPE
SS	SANITARY SEWER
SSCO	SEWER CLEAN-OUT
FM	FORCE MAIN
TC	TOP OF CURB
TD	TRENCH DRAIN
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
W	WATER

LEGEND

	(E) CURB
	(E) EDGE OF PAVEMENT
	(E) EDGE OF DIRT ACCESS
400	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	PROPERTY LINE
	HOMELAND BOUNDARY
	EASEMENT
JT	(E) JOINT UTILITY TRENCH
SD	(E) STORM DRAIN
SS	(E) SANITARY SEWER
W	(E) WATER LINE
	(N) EDGE OF PAVEMENT
JT	(N) JOINT UTILITY TRENCH
SD	(N) STORM DRAIN
SS	(N) SANITARY SEWER
FD	(N) FOUNDATION DRAIN
W	(N) WATER LINE
	(N) WALL
	(N) SAWCUT LINE
400	DESIGN MAJOR CONTOUR
	DESIGN MINOR CONTOUR
	(N) BUILDING FOOTPRINT

SHEET INDEX

C1	GRADING PLAN TITLE SHEET
C2	OVERALL GRADING PLAN
C3	SITE GRADING PLAN
C4	SITE CROSS SECTIONS
C5	STORM DRAIN & UTILITY PLAN
C5A	DRAIN PLAN AND SECTION
C6	SANITARY SEWER PLAN
C6A	SITE UTILITY PLAN
C7	CONSTRUCTION DETAILS
C7A	SANITARY SEWER DETAILS
C8	EROSION CONTROL PLAN
C9	CONSTRUCTION MANAGEMENT PLAN

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DATE: 06.11.2024
SCALE:
DRAWN: 23.14
JOB NUMBER:
REVISION

GRADING PLAN
TITLE SHEET

REGISTERED PROFESSIONAL ENGINEER SAMUEL MEASHAM No. C 055887 Exp. CIVIL STATE OF CALIFORNIA

MESSIAH LOT: 207 RESIDENCE
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

C1

CURVE TABLE					
CURVE #	CENTER X	CENTER Y	RADIUS	START ANGLE	END ANGLE
C1	432'-7 7/64"	376'-3 13/64"	80'-0"	84.3600	111.3500
C2	443'-7 3/32"	487'-8 45/64"	32'-0"	264.3600	357.1600
C3	423'-7 25/64"	488'-8 37/64"	52'-0"	357.1600	23.2500
C4	443'-7 3/32"	487'-8 45/64"	20'-0"	201.3500	357.1600
C5	423'-7 25/64"	488'-8 37/64"	40'-0"	357.1600	23.2500
C6	357'-5 41/64"	574'-11 3/4"	83'-0"	22.2000	109.2500
C7	298'-1 27/64"	744'-10 15/16"	97'-0"	275.9200	289.2500
C8	313'-10 21/32"	592'-8 23/32"	56'-0"	95.9200	109.0900
C9	287'-10 47/64"	558'-4"	80'-0"	109.0900	128.5700
C10	228'-7 59/64"	632'-7 17/64"	15'-0"	225.8600	308.5700
C11	217'-1 3/4"	639'-7 3/16"	12'-0"	173.8000	225.8600
C12	198'-4 25/64"	620'-2 25/64"	12'-0"	45.8600	109.0800
C13	202'-10 29/32"	611'-7 21/64"	15'-0"	304.4900	45.8600
C14	191'-6 63/64"	561'-5 39/64"	25'-0"	114.3400	183.9300
C15	220'-6 63/64"	547'-10 41/64"	50'-0"	183.9300	202.6100
C16	135'-8 49/64"	491'-6 15/64"	50'-0"	322.1400	22.6100
C17	206'-9 31/64"	436'-3 29/64"	40'-0"	142.1400	185.2900
C18	191'-6 63/64"	561'-5 39/64"	22'-0"	114.3400	183.9300
C19	204'-9 3/4"	563'-0 3/4"	26'-0"	46.5300	114.3400
C20	313'-10 21/32"	592'-8 23/32"	53'-0"	95.9200	164.5500
C21	189'-8 15/64"	393'-3 1/2"	40'-0"	93.2200	108.1900
C22	145'-0 1/64"	419'-10 41/64"	12'-0"	329.2400	55.0000
C23	189'-8 15/64"	393'-3 1/2"	40'-0"	149.2400	208.1400
C24	189'-8 15/64"	393'-3 1/2"	28'-0"	93.2200	208.1400
C25	173'-5 27/64"	442'-8 5/16"	12'-0"	235.0000	288.1900
C26	356'-7 3/32"	560'-8 23/64"	53'-0"	63.9200	143.6200
C27	475'-7 7/8"	537'-3 27/32"	14'-0"	128.5100	203.2500



OVERALL GRADING PLAN

SCALE: 1/16"

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

TREE TO BE REMOVED

EARTHWORK
CUT=289 CY, FILL=263 CY
NET=26 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO SUB GRADE IN PAVED AREAS AND ARE ESTIMATES ONLY. AN 11" SECTION WAS ASSUMED FOR THE GARAGE SLAB, A 36" CRAWL SPACE W/ 3" RAT SLAB WAS ASSUMED FOR THE HOUSE, A 12" SECTION WAS ASSUMED FOR THE AUTO COURT, AN 8" SECTION WAS ASSUMED FOR THE PAVER FLAT WORK, AND A 6" SECTION WAS ASSUMED FOR GRAVEL FLAT WORK. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS SPOILS FROM UTILITY TRENCHING AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

20 0 20 40
SCALE: 1" = 20'

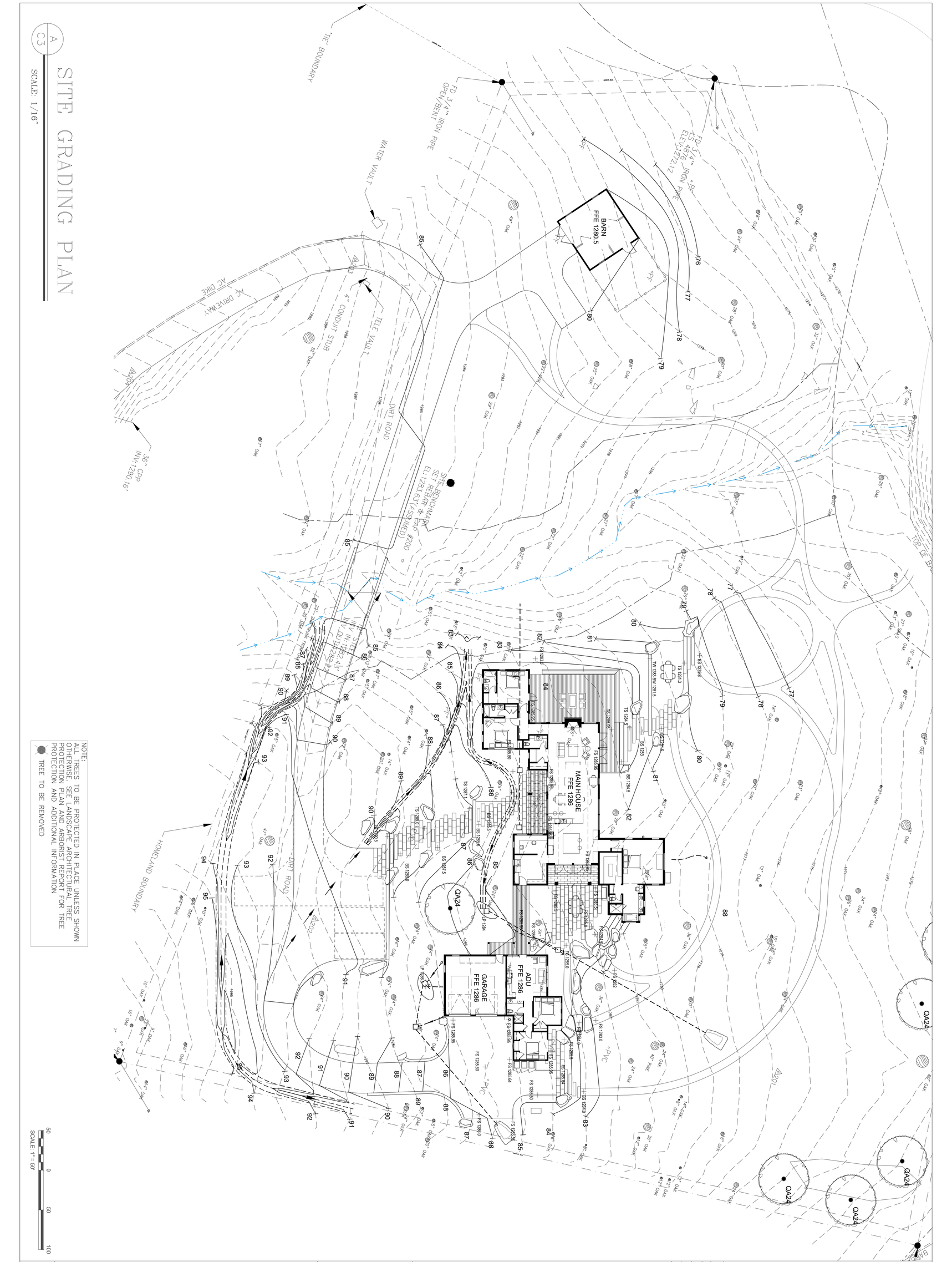
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DATE: 06.11.2024
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REGISTERED PROFESSIONAL ENGINEER * SAMUEL MESSIAH * No. C 055887 Exp. CIVIL * STATE OF CALIFORNIA

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23 SAN CLEMENTE TRL.
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C2



C3

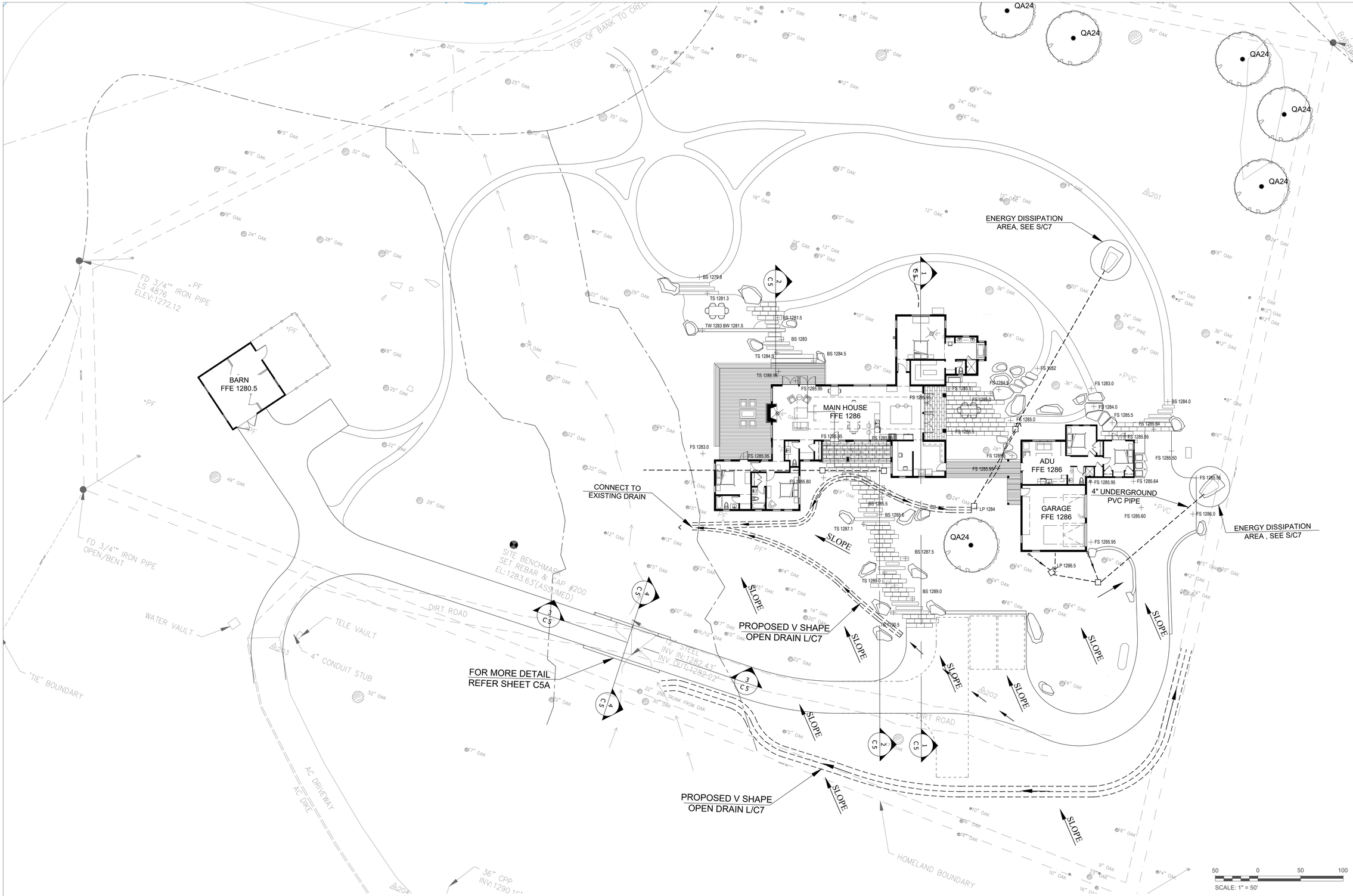
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A.P.N. 239-131-007

REGISTERED PROFESSIONAL ENGINEER
SAMIR MESSIAH
No. C 055887
Exp. _____
CIVIL
STATE OF CALIFORNIA

SITE GRADING PLAN

DATE: 06.11.2024
SCALE:
DRAWN:
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DRAINAGE PLAN

A / C4

SCALE: 1/16"

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

TREE TO BE REMOVED

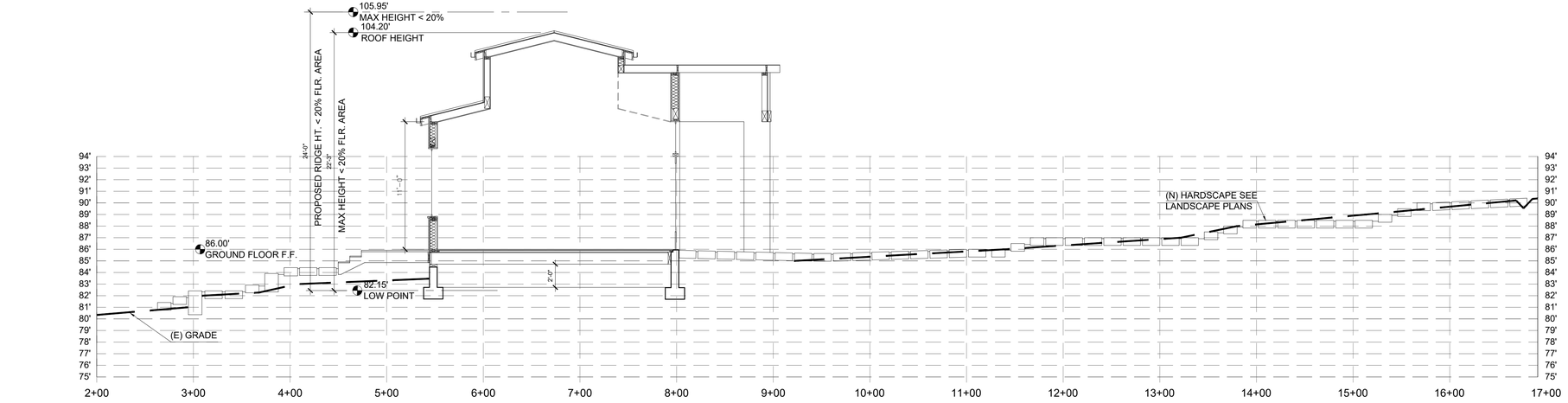
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REVISION	

REGISTERED PROFESSIONAL ENGINEER * SAMUEL MESSIAH * No. C 055887 Exp. CIVIL * STATE OF CALIFORNIA

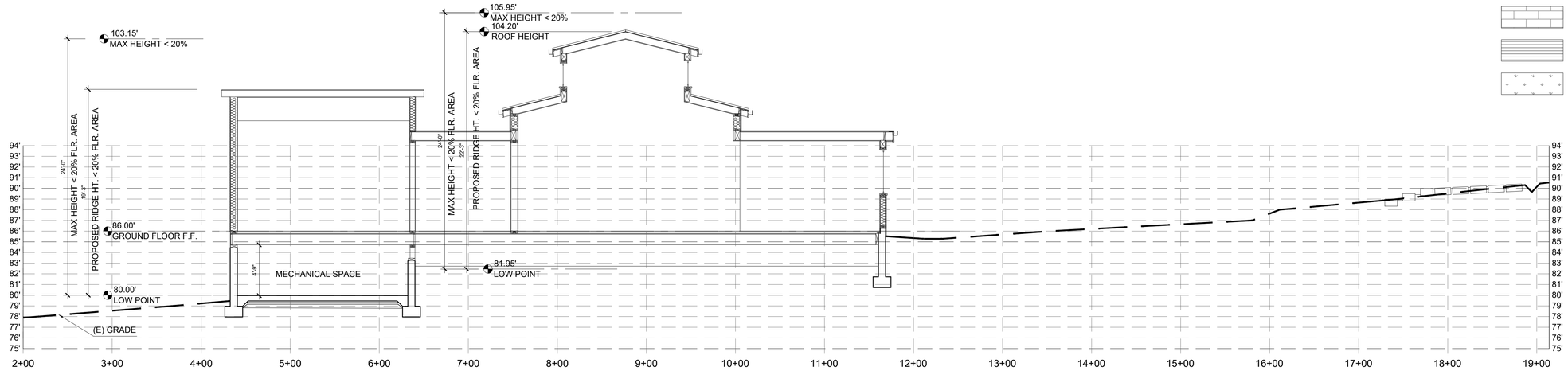
MESSIAH LOT: 207 RESIDENCE
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

C4



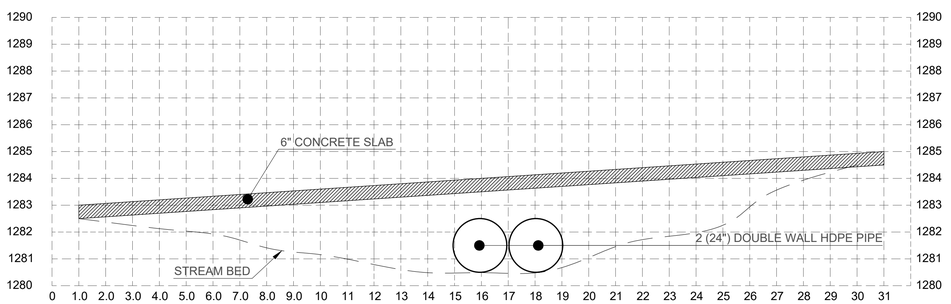
1 C5 SITE SECTION 1-1

SCALE: 3/16"



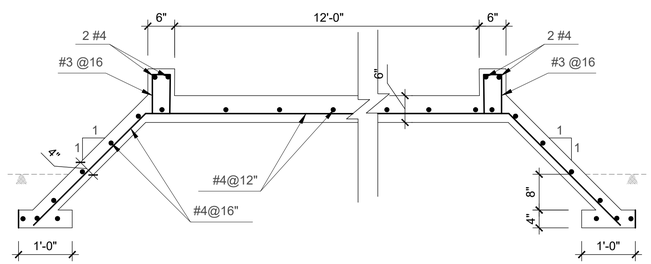
2 C5 SITE SECTION 2-2

SCALE: 3/16"



3 C5 ROAD AND DRAIN SECTION

SCALE: 3/8"



4 C5 CROSS SECTION

SCALE: 3/4"

ABBREVIATIONS

AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
E	EXISTING
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FP	FINISHED PAVEMENT
LPT	LOW POINT
ME	MATCH EXISTING
N	NEW
TC	TOP OF CURB
TS	TOP OF STEP
TW	TOP OF WALL

10 0 10 20

SCALE: 1" = 10'

LEGEND

- (N) BUILDING, SEE ARCHITECTURAL PLANS
- (N) AC PAVEMENT DRIVEWAY. SEE DETAIL A/C7
- (N) GRAVEL PAVEMENT AUTO COURT/SITE WORK SEE DETAIL B/C7 & D/C7
- (N) STONE OR CONCRETE PAVER ENTRIES. SEE DETAIL C/C7
- (N) DECK, SEE LANDSCAPE ARCHITECTURAL PLANS
- (N) MEADOW/LAWN, SEE LANDSCAPE ARCHITECTURAL PLANS

KEYNOTES:

1 BEGIN CONSTRUCTION AT EDGE OF (E) AC DRIVEWAY. CONTRACTOR TO CONFORM (N) PAVING TO (E) PAVEMENT GRADE.
2 (N) FLUSH CONCRETE CURB AT EDGE OF GRAVEL PAVEMENT. SEE DETAIL E/C7
3 (N) 4" HIGH CONCRETE CURB. SEE DETAIL F/C7
4 (N) SITE WALL. SEE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS
5 (N) SITE ENTRY WALL & GATE. SEE ARCHITECTURAL PLANS FOR DETAILS
6 (N) 17"X13" CORRUGATED STEEL CULVERT AT ENTRY WALK SEE SECTION DETAIL F/C4
7 (N) 17"X13" CORRUGATED STEEL CULVERT AT AC DRIVEWAY SEE SECTION DETAIL E/C4
8 (N) 48" WIDE X 12" DEEP ROCK LINED DRAINAGE DITCH SEE DETAIL L/C7
9 (N) 36" WIDE X 6" DEEP ROCK LINED DRAINAGE DITCH SEE DETAIL M/C7
10 (N) WOOD BRIDGE. SEE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS

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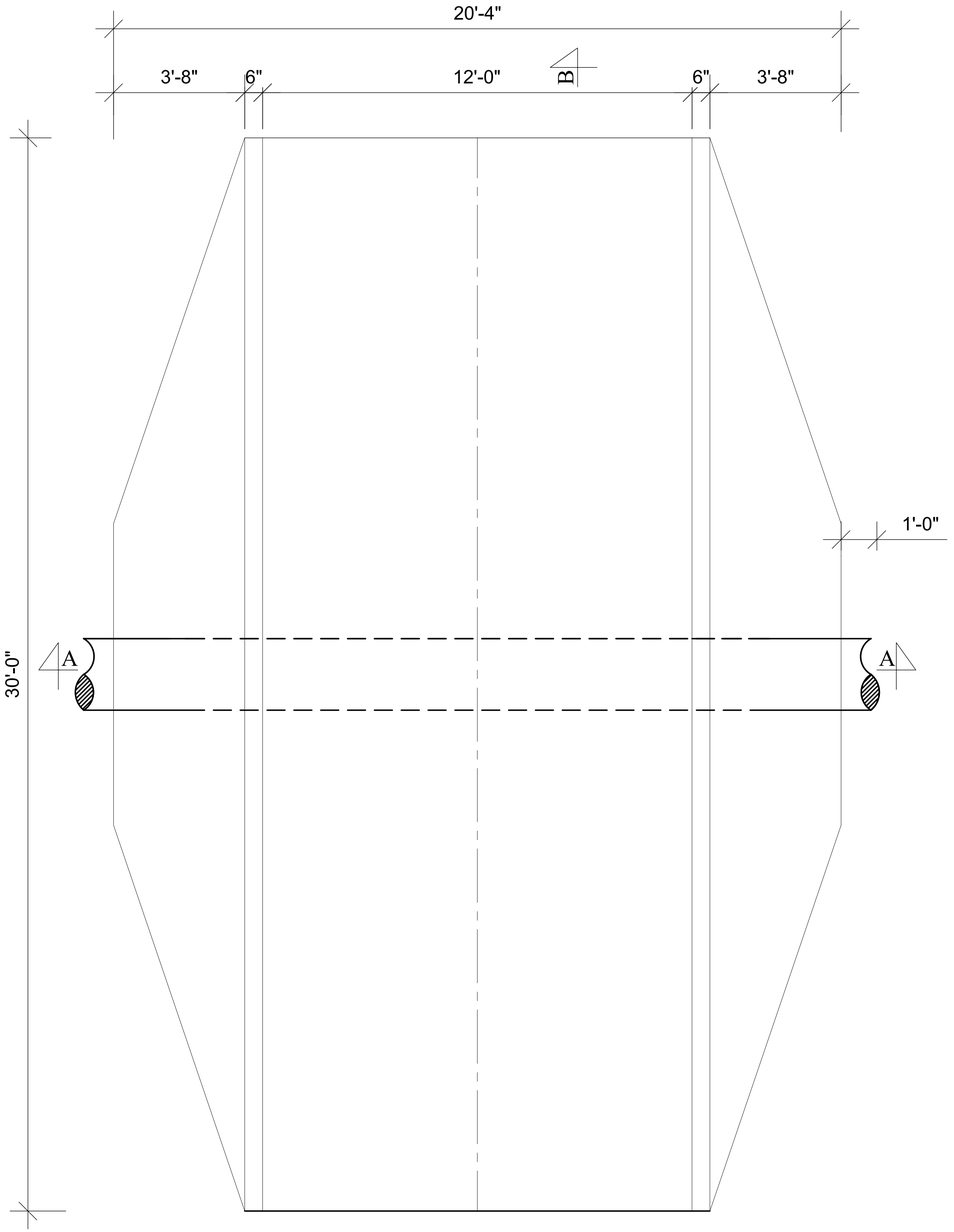
DATE:	06.11.2024
SCALE:	
DRAWN:	23.14
JOB NUMBER:	
REVISION	

REGISTERED PROFESSIONAL ENGINEER SAMIR MESSIAH No. C 055887 Exp. CIVIL STATE OF CALIFORNIA

SITE CROSS SECTIONS

MESSIAH LOT: 207 RESIDENCE
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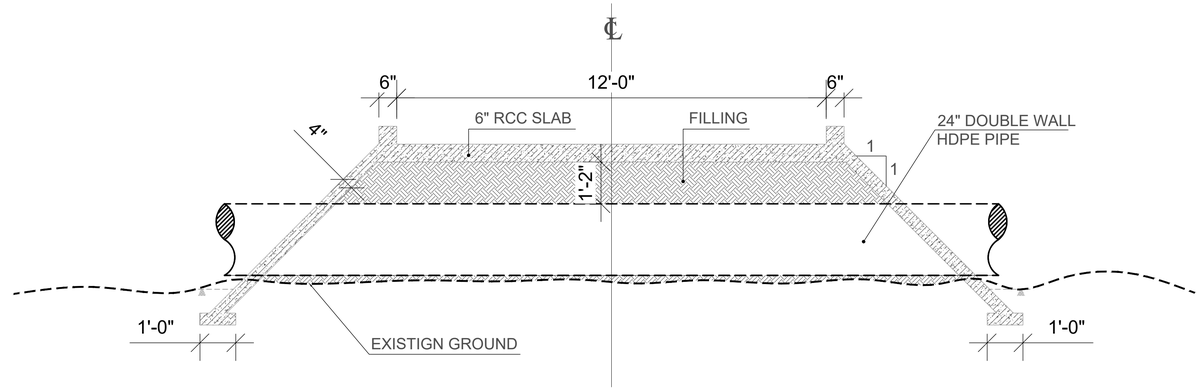
C5



1 C5A

CONCRETE SLAB AND DRAIN PLAN

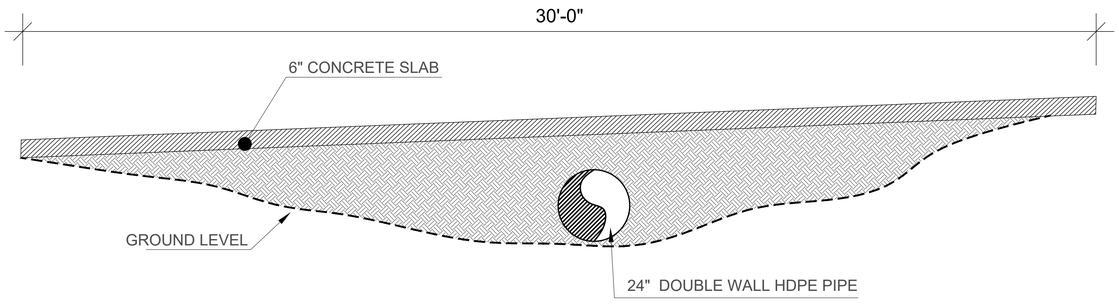
SCALE: 1/2"



A C5A

SECTION A-A PIPE UNDER DRIVEWAY

SCALE: 1/2"



B C5A

SECTION B-B PIPE UNDER DRIVEWAY

SCALE: 1/2"

ABBREVIATIONS

AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
E	EXISTING
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FP	FINISHED PAVEMENT
LPT	LOW POINT
ME	MATCH EXISTING
N	NEW
TC	TOP OF CURB
TS	TOP OF STEP
TW	TOP OF WALL

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

TREE TO BE REMOVED

4 0 4 8

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

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DRAIN PLAN AND SECTION

REGISTERED PROFESSIONAL ENGINEER * SAMUEL MESSIAH * No. C 055887 Exp. CIVIL * STATE OF CALIFORNIA *

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C5A

PROPOSED LEACH FIELD
FOR MORE DETAIL
REFER TO SHEET C7A

FUTURE LEACH FIELD

3500 GAL SEPTIC TANK

MAIN HOUSE
FFE 1286

ADU
FFE 1286

GARAGE
FFE 1286

QA24

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

TREE TO BE REMOVED

A
C6

SANITARY SEWER PLAN

SCALE: 1/8"

SCALE: 1" = 20'

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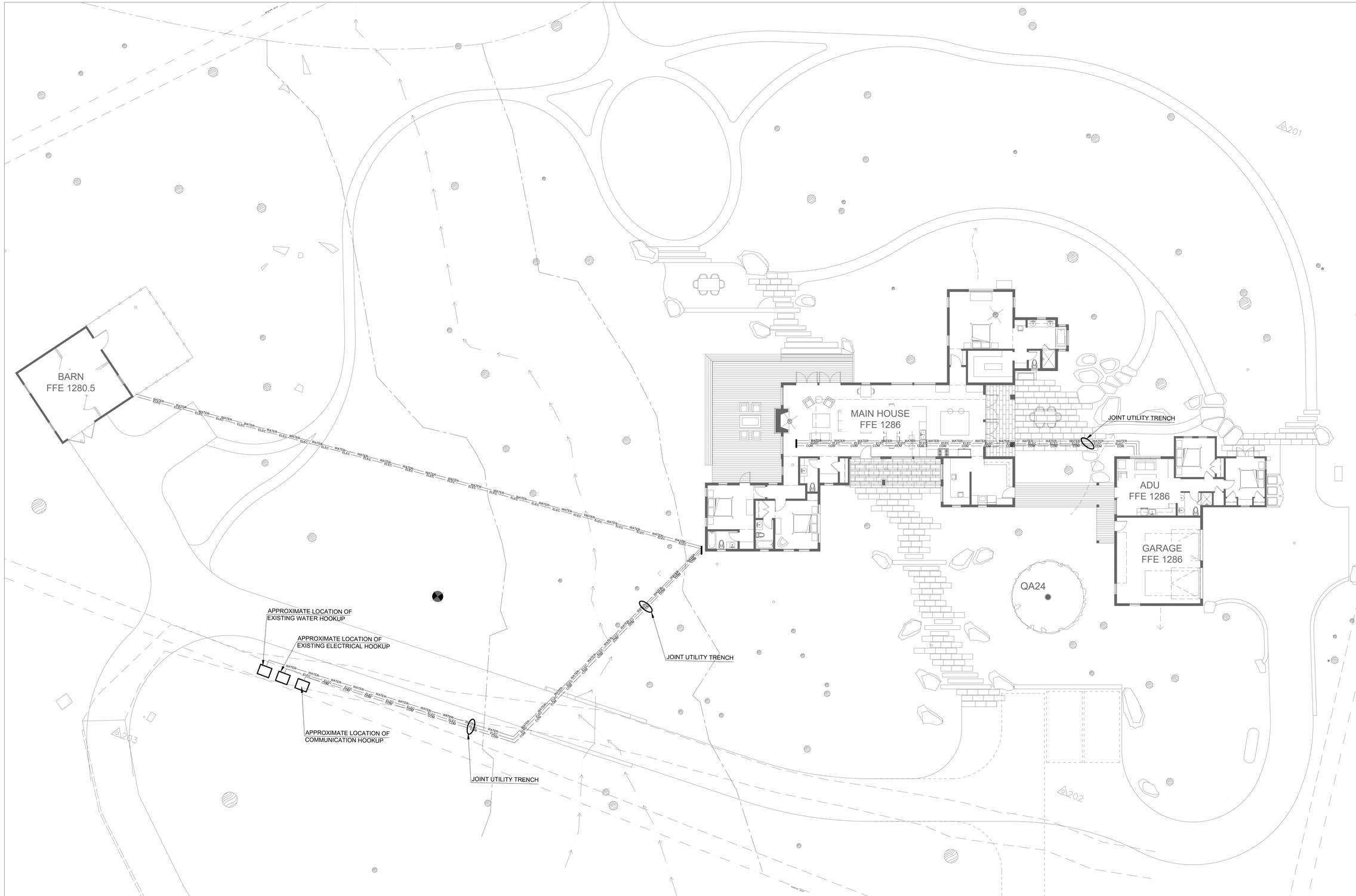
DATE: 06.11.2024
SCALE:
DRAWN: 23.14
JOB NUMBER:
REVISION

SANITARY SEWER PLAN

SAMMI MESSIAH REGISTERED PROFESSIONAL ENGINEER No. C 055887 Exp. CIVIL STATE OF CALIFORNIA

MESSIAH LOT: 207 RESIDENCE
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

C6



A
C6A

SITE UTILITY PLAN

SCALE: 3/36"

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

TREE TO BE REMOVED

LEGEND

WATER LINE	WATER WATER
ELECTRICAL LINE	ELEC ELEC
COMMUNICATION LINE	COM COM

20 0 20 40
SCALE: 1" = 20'

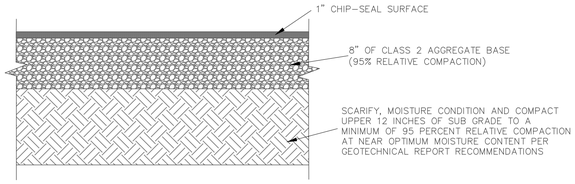
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REGISTERED PROFESSIONAL ENGINEER
SAMUEL MESSIAH VINNAKOTA
No. C 055887
Exp.
CIVIL
STATE OF CALIFORNIA

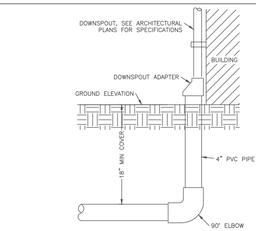
MESSIAH LOT: 207 RESIDENCE
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C6A



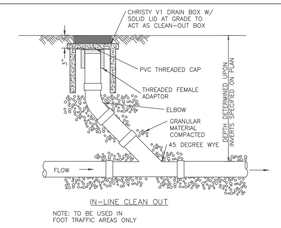
A C7 TYPICAL CHIP-SEAL SURFACE SECTION

1-1/2"



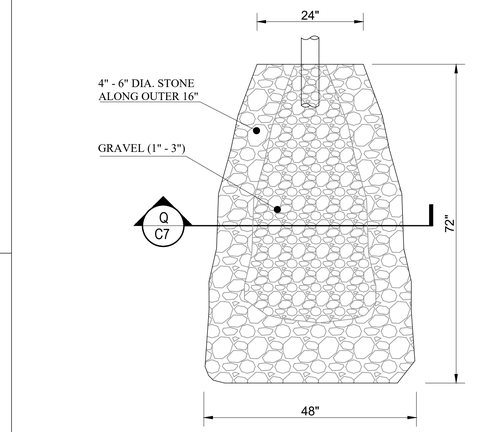
G C7 DOWNSPOUT CONNECTION

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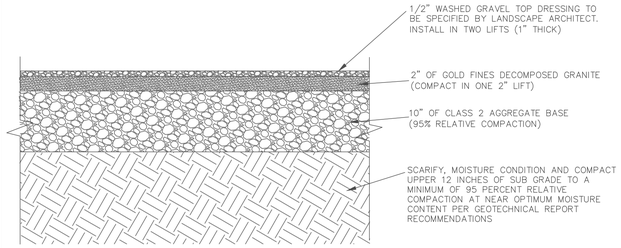
K C7 SANITARY SEWER CLEAN-OUT

NTS



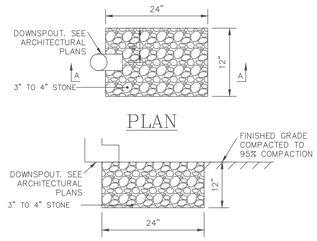
S C7 ENERGY DISSIPATION PLAN (4X6)FT

NTS



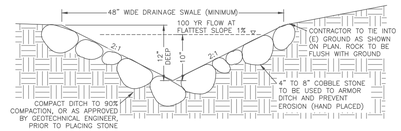
B C7 GRAVEL PAVEMENT AUTO COURT SECTION

1-1/2"



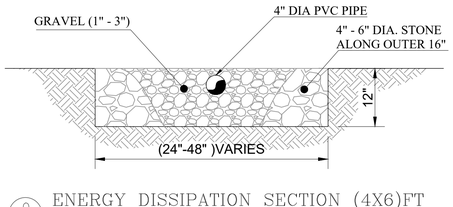
H C7 ROCK SPLASH PAD

NTS



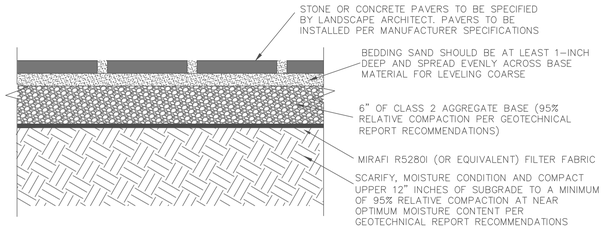
L C7 48" WIDE ROCK LINED DITCH

NTS



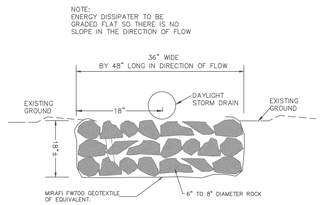
Q C7 ENERGY DISSIPATION SECTION (4X6)FT

NTS



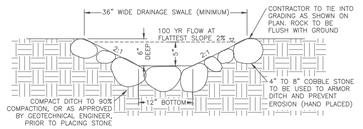
C C7 SAND SET PAVER SECTION

1-1/2"



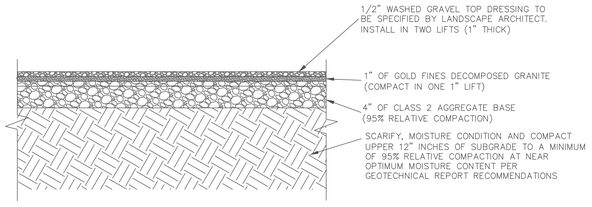
I C7 ROCK ENERGY DISSIPATER

NTS



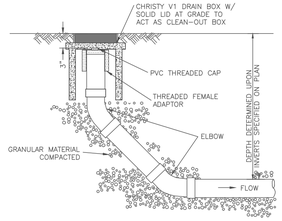
M C7 36" WIDE ROCK LINED DITCH

NTS



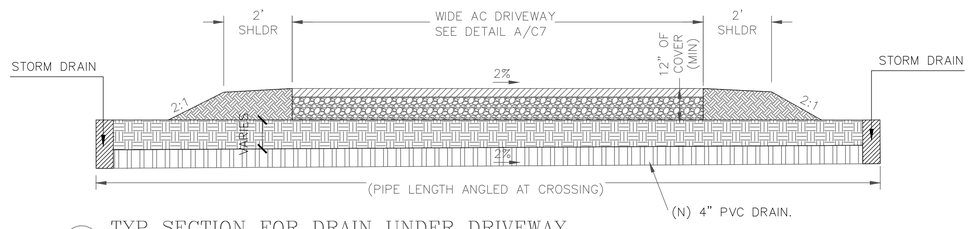
D C7 GRAVEL PAVEMENT SITE WORK SECTION

1-1/2"



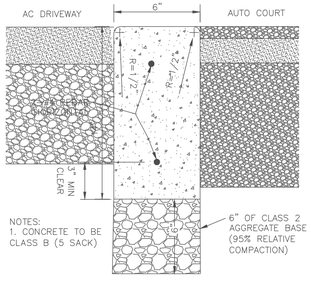
J C7 STORM DRAIN CLEAN-OUT

NTS



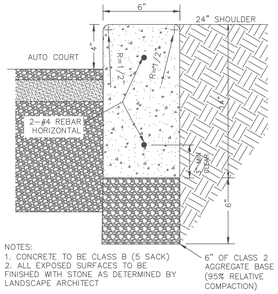
Z C7 TYP SECTION FOR DRAIN UNDER DRIVEWAY

SCALE: 1"=3'



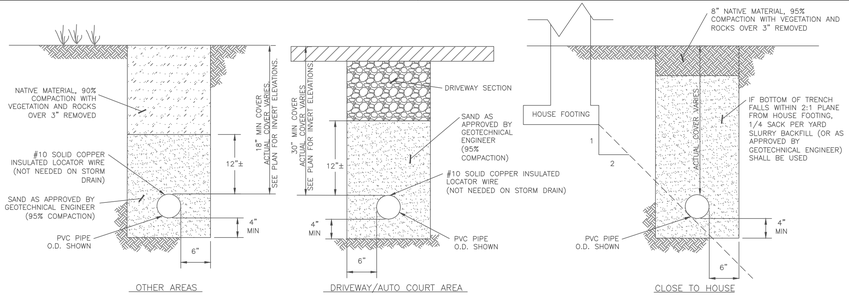
E C7 FLUSH CURB

NTS



F C7 CONCRETE CURB

NTS



N C7 UTILITY AND STORM DRAIN TRENCHING DETAIL

NTS

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CONSTRUCTION DETAIL

REGISTERED PROFESSIONAL ENGINEER * SAMIR MESSIAH * No. C 055887 Exp. ____ CIVIL * STATE OF CALIFORNIA

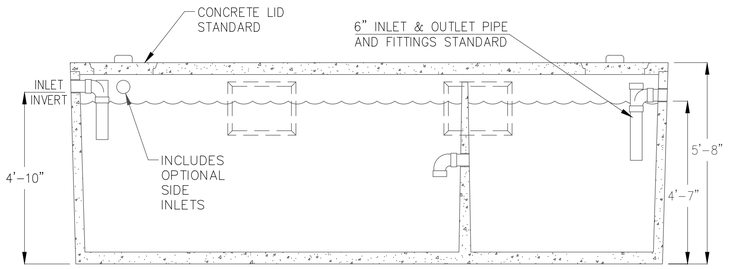
MESSIAH LOT: 207 RESIDENCE

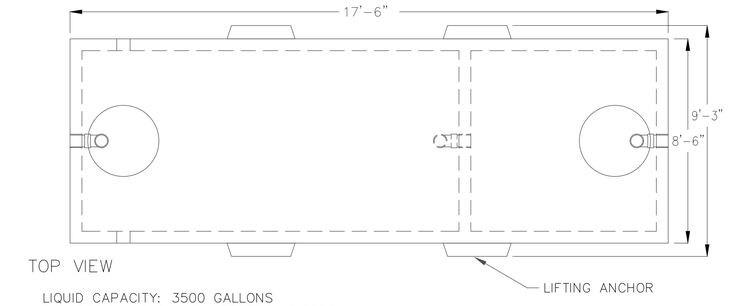
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C7

3500 GALLON
RESIDENTAL SEPTIC TANK

SIDE VIEW
CUTAWAY





TOP VIEW

LIQUID CAPACITY: 3500 GALLONS
BOX DESIGN LOAD: NON-TRAFFIC, 3 FEET
OF SOIL COVER, MAXIMUM OF 500 PSF.

GENERAL NOTES:

1. THE INSTALLER IS REQUIRED TO FULLY READ AND UNDERSTAND THE MANUFACTURE'S INSTALLATION MANUALS PRIOR TO THE COMMENCEMENT OF WORK. THE SPECIFIED COMPONENTS SHALL BE INSTALLED BY A LICENSED CONTRACTOR EXPERIENCED IN THE INSTALLATION OF SEPTIC TANK.

2. A PRE-CONSTRUCTION SITE CONFERENCE WITH THE DESIGNER, MONTEREY COUNTY ENVIRONMENTAL HEALTH INSPECTOR AND THE CONTRACTOR SHALL BE ARRANGED PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM. REGULAR CONSTRUCTION INSPECTIONS, WATERTIGHT TANK TEST INSPECTION, SEPTIC TANK INSTALLATION INSPECTION, LEACH FIELD AND PERFORATED PIPE INSPECTIONS AND FINAL OPERATION OF SYSTEM SHALL BE SCHEDULED BY THE INSTALLER. THE INSTALLER SHALL GIVE AT LEAST 24 HOURS NOTICE FOR ALL INSPECTIONS REQUESTED.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, INSTALLER AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSION, LINES AND ELEVATIONS INDICATED. PROPER FIT AND CONNECTION OF ALL PARTS IS REQUIRED TO ENSURE PROPER FUNCTION OF THE SYSTEM. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT.

4. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN THE SPECIFIC TRADE. SPECIFICALLY, WORK SHALL COMPLY WITH THE 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, MONTEREY COUNTY LAMP AND ALL OTHER APPLICABLE STATE AND/OR LOCAL CODES AND ORDINANCES.

5. ALL NOTES AND REFERENCES IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY REQUESTING CLARIFICATION. PLAN CHANGES OR REVISIONS SHALL ONLY BE MADE AFTER CONSULTATION WITH AND APPROVAL BY THE ENGINEER.

6. ALL SPECIFIED EQUIPMENT AND COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION GUIDELINES AND SPECIFICATIONS. TANK INSTALLATION SHALL INCLUDE ANTI-BUOYANCY OR ANTI-FLOATATION MEASURES (DEADMEN, STRAPS, COLLARS , ETC) ACCORDING TO MANUFACTURE'S RECOMMENDATIONS.

7. ALL TANKS SHALL BE MADE WATERTIGHT TO THE GROUND SURFACE AND DEMONSTRATED TO BE WATERTIGHT PRIOR TO FINAL INSPECTION OR APPROVAL.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL ASSOCIATED AND INCIDENTAL MATERIALS AND COMPONENTS NECESSARY FOR A COMPLETE INSTALLATION AND FULLY FUNCTIONAL SYSTEM. ALL MATERIALS AND COMPONENTS SHALL BE U.L. LISTED AND LABELED FOR USE IN FOR THIS SYSTEM.

9. ALL ELECTRICAL WORK SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE AND SHALL BE PERFORMED UNDER A PERMIT WITH INSPECTIONS FROM THE LOCAL JURISDICTION. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT THE CONTROL PANEL INCLUDING THE PHONE/DATA LINE WITH CAT6 WIRING IS INSTALLED AND FULLY FUNCTIONAL. TELEMETRY CONNECTION SHALL BE DEMONSTRATED PRIOR TO FINAL APPROVAL AND OPERATION.

10. THE INSTALLATION OF ALL GRAVITY FLOW SANITARY SEWER LINES SHALL BE FULLY COORDINATED WITH THE BUILDING PLUMBING CONTRACTOR TO ENSURE PROPER CONNECTIONS AND SLOPE TO THE OWTS SYSTEM.

SYSTEM OPERATION:

1. THE SPECIFIED WASTEWATER TREATMENT AND DISPERSAL SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURE'S OPERATION AND MAINTENANCE MANUAL. PERIODIC MAINTENANCE SERVICING OF THE WASTEWATER SYSTEM BY A QUALIFIED TECHNICIAN IS REQUIRED.

2. MANAGEMENT AND REMOVAL OF FATS, OILS AND GREASE (FOG) PRIOR TO ENTERING THE SYSTEM IS CRITICAL FOR THE PROPER FUNCTIONING AND LIMITING SERVICING OF THE FILTERING SYSTEMS.

3. THE TREATMENT SYSTEM IS ALIVE WITH MICROORGANISMS PERFORMING OXIDATION AND REDUCTION OF THE CONTENTS. DO NOT DISPOSE OF THE FOLLOWING TOXICS OR CHEMICALS INTO THE WASTEWATER SYSTEM AS THEY MAY DISRUPT THE REQUIRED BIOLOGICAL PROCESS:
   - PHARMACEUTICALS
   - EXCESSIVE AMOUNTS OF BATH OR BODY OILS
   - WATER SOFTENER BACKWASH
   - FLAMMABLE OR TOXIC PRODUCTS
   - HOUSEHOLD CLEANERS, ESPECIALLY FLOOR WAX AND RUG CLEANERS
   - CHLORINE BLEACH, CHLORIDES, AND POOL OR SPA PRODUCTS
   - PESTICIDES, HERBICIDES, AGRICULTURAL CHEMICALS, OR FERTILIZERS
   - RV TANK ODOR CONTROLLERS AND DISINFECTANTS
   - PAINT THINNER, PAINT
   - MOTOR OIL

4. WATER SOFTENERS BRINE DISCHARGE IS STRICTLY PROHIBITED FROM BEING DISCHARGED INTO THE TREATMENT SYSTEM. FAILURE TO ADHERE TO THIS POLICY WILL VOID THE WARRANTY FOR THE SYSTEM.

5. DO NOT FLUSH THE FOLLOWING DOWN THE DRAINS:
   - EGG SHELLS, CANTALOUPE SEEDS, OJ, COFFEE GROUNDS
   - TEA BAGS, CHEWING TOBACCO, CIGARETTE BUTTS
   - CONDOMS, DENTAL FLOSS, SANITARY NAPKINS, DIAPERS
   - PAPER TOWELS, NEWSPAPERS, CANDY WRAPPERS
   - RAGS, LARGE AMOUNTS OF HAIR
   - BABY WIPES, MEDICATED WIPES, CLEANING WIPES

6. DO NOT USE SPECIAL ADDITIVES THAT ARE TOUTED TO ENHANCE THE PERFORMANCE OF THE TANK OR SYSTEM. ADDITIVES CAN CAUSE MAJOR DAMAGE TO OTHER AREAS IN THE COLLECTION SYSTEM. THE NATURAL MICROORGANISMS THAT GROW IN THE SYSTEM GENERATE THEIR OWN ENZYMES THAT ARE SUFFICIENT FOR BREAKING DOWN AND DIGESTING NUTRIENTS IN THE WASTEWATER STREAM.

7. DO NOT ENTER YOUR TANK. KEEP THE TANK ACCESS LIDS SECURE TO THE RISER AT ALL TIMES. IF THE TANK LID BECOMES DETACHED FROM THE RISER OR IF THE LIDS OR RISER BECOMES DAMAGED, BLOCK ACCESS TO THE TANK OPENING IMMEDIATELY AND KEEP CHILDREN AWAY UNTIL ALL REPAIRS ARE COMPLETED.

8. DO NOT DRIVE OVER YOUR TANK OF ANY BURIED COMPONENTS IN YOUR SYSTEM UNLESS THEY ARE EQUIPPED WITH SPECIAL TRAFFIC RATED RISERS AND LIDS. IF SYSTEM MAY BE SUBJECT TO POSSIBLE TRAFFIC, IT IS THE OWNERS RESPONSIBILITY TO INSTALL BARRICADES TO LIMIT TRAFFIC ACCESS.

9. DO NOT DUMP RV WASTE INTO THE WASTEWATER SYSTEM.

10. DO NOT CONNECT RAIN GUTTERS OR STORM DRAINS IN THE SEWER OR ALLOW SURFACE WATER INTO THE WASTEWATER TREATMENT SYSTEM.

11. THE OWNER SHOULD FAMILIARIZE THEMSELVES WITH THE LOCATION OF THE WASTEWATER SYSTEM AND ELECTRICAL CONTROL PANEL. THE OWNER SHALL MAKE ARRANGEMENTS WITH A RELIABLE SERVICE PERSON OR COMPANY TO PROVIDE REGULAR MONITORING AND MAINTENANCE. THE SERVICE PROVIDER'S CONTACT INFORMATION ON THE CONTROL PANEL FOR EASY ACCESS.

12. NEVER TURN OFF THE MAIN CIRCUIT BREAKER TO THE WASTEWATER PUMPS WHEN GOING ON VACATION.

SEPTIC TANK SPECIFICATION:

1. SEWER LINE COLLECTION:

1.1 PROPERLY VENTED 4" SOLID SEWER LINES SHALL BE INSTALLED COLLECTING ALL WASTEWATER FIXTURES TO THE OWTS SEPTIC TANK. ALL GRAVITY FLOW LINES SHALL MAINTAIN A MINIMUM 2% CONTINUOUS GRADIENT. CLEAN-OUTS ALONG THE BUILDING SEWER LINE SHALL BE PROVIDED AS SPECIFIED IN THE CURRENT EDITION OF THE CALIFORNIA PLUMBING CODE.

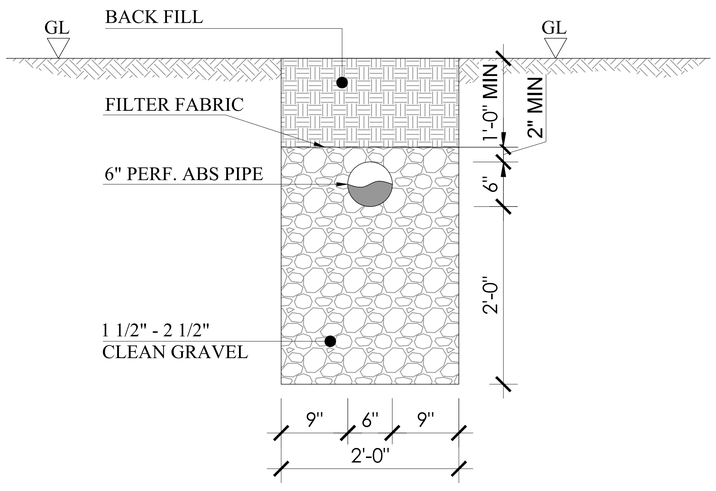
2. SEPTIC TANK

2.1 A NEW 2500 GALLON RE-CIRCULATION / TREATMENT TANK SHALL BEIN STALLED TO SERVE AS THE PROCESSING AND RE-CIRCULATION TANK WITH GRAVITY FEED TO THE DISPERSAL FIELDS

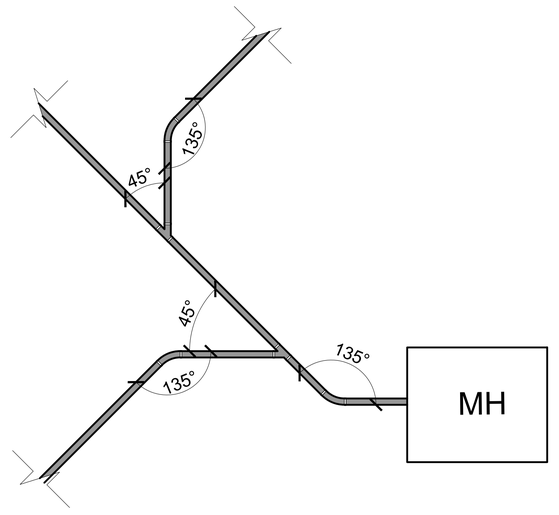
2.2 TANK ACCESS RISERS SHALL BE 20"-30" IN DIAMETER AND CONSTRUCTED WATERTIGHT. RISER INSTALLATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE RISERS SHALL BE ATTACHED TO THE TANKS SUCH THAT A WATERTIGHT SEAL IS PROVIDED.

2.3 IN ORDER TO DEMONSTRATE TANK AND RISER ARE WATERTIGHT, TANKS SHALL BE TESTED ON-SITE PRIOR TO ACCEPTANCE. AFTER INSTALLATION IS COMPLETED AND BEFORE BACK FILLING, COMPLETELY FILL THE TANK WITH WATER TO A LEVEL TWO INCHES INTO THE RISERS. WAIT A MINIMUM OF TWO HOURS (OR AS REQUIRED BY THE LOCAL JURISDICTION) AND INSPECT FOR LEAKS. THERE SHOULD BE NO DROP IN THE LIQUID LEVEL AND NO VISUAL LEAKAGE FROM SEAMS, PINHOLES, OR OTHER IMPERFECTIONS OR CONNECTIONS. OBTAIN A WATERTIGHT INSPECTION BY THE LOCAL JURISDICTION, DISTRIBUTOR OR ENGINEER. ONE THE TANK IS PROVEN TO BE WATERTIGHT, DROP THE WATER LEVEL IN THE TANK BELOW THE INVERT.

3. SEPTIC TANK MUST COMPLY WITH MONTEREY COUNTY ENVIRONMENTAL AND HEALTH REQUIREMENTS



LEACH FIELD DETAIL



LEACH FIELD PIPE CONNECTION ANGLES

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1067 Market Street, Suite 1028 / San Francisco, CA 94103
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www.cmprosinc.com

DATE:	06.11.2024
SCALE:	
DRAWN:	23.14
JOB NUMBER:	
REVISION	

SEPTIC SYSTEM DETAILS

REGISTERED PROFESSIONAL ENGINEER
SAMUEL MESSIAH
No. C 055887
Exp. ____ CIVIL
STATE OF CALIFORNIA

MESSIAH LOT: 207 RESIDENCE
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

C7A

EROSION / DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:

A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT. (MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)

3. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT
4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF RMA-PLANNING AND RMA-BUILDING SERVICES CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE. 8 CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS. 10 PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. 12 PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED. CONCRETE WASHOUT

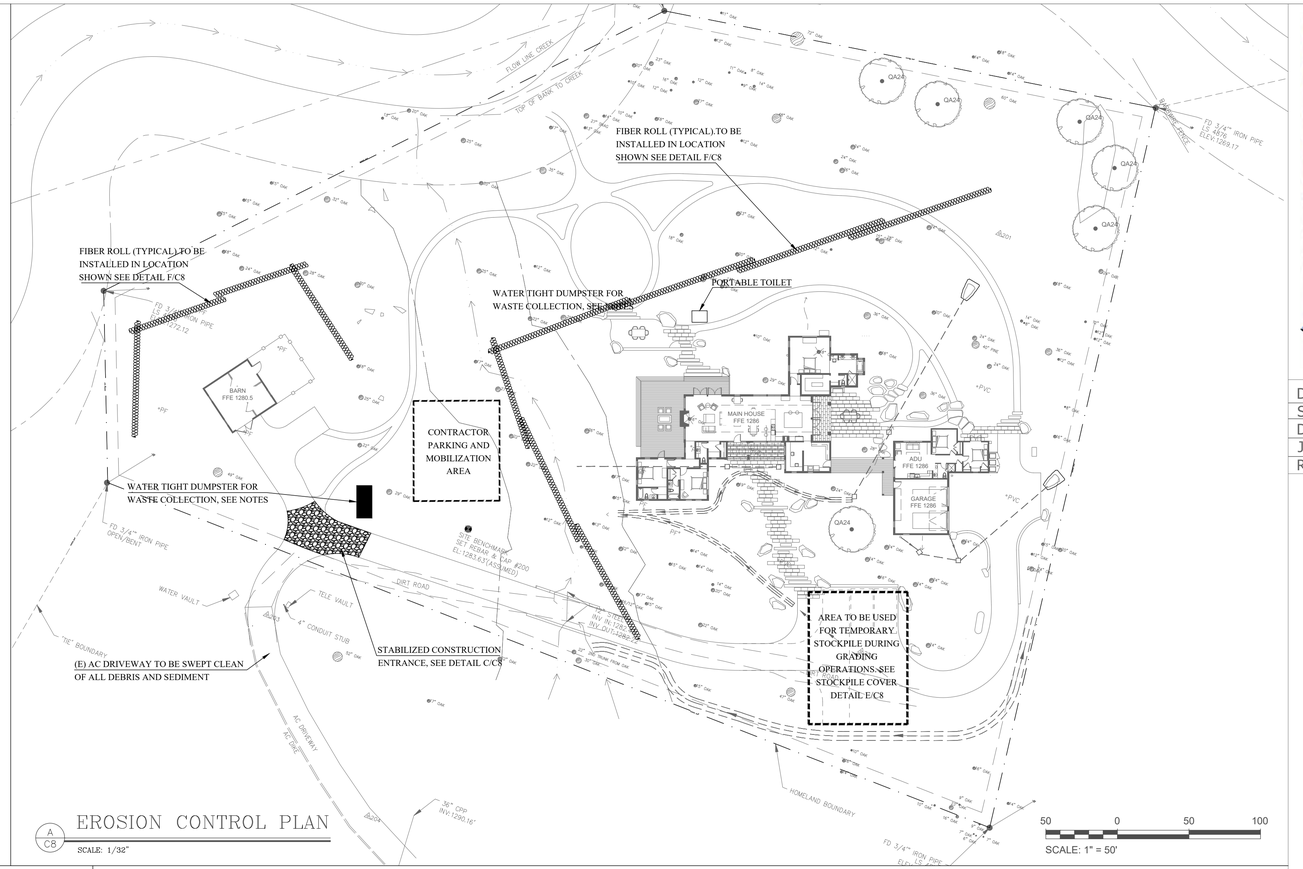
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS
4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BEGRIMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS. WASHIER COLLECTION AREA

1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
3. TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
4. CONSTRUCTION DEBRIS AND OUT LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY.
5. FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
6. ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.
7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
8. STORM WATER RUN ON SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SURFACE.
9. WASTE STORED IN STOCKPILES SHALL BE SECURELY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPSTER.
10. SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
11. MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY. MATERIAL DELIVERY AND STORAGE

1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS
6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION DAMAGED OR OTHERWISE ILLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY
9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS 10 STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.
11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE 12 PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS. 13 AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS. 14 KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE. 15 ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED

NOTE:

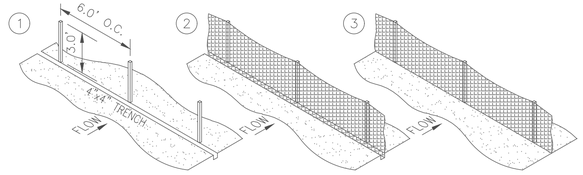
1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15)
2. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED



A / C8 EROSION CONTROL PLAN

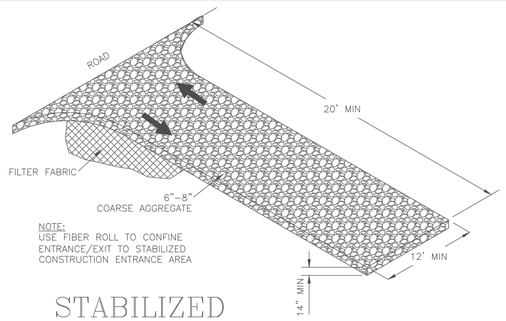
SCALE: 1/32"

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



B / C8 SILT FENCE DETAIL

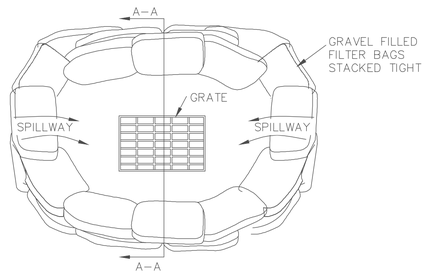
NTS



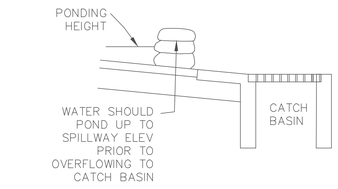
NOTE: USE FIBER ROLL TO CONFINE ENTRANCE/EXIT TO STABILIZED CONSTRUCTION ENTRANCE AREA

C / C8 STABILIZED CONSTRUCTION ENTRANCE

NTS



PLAN VIEW

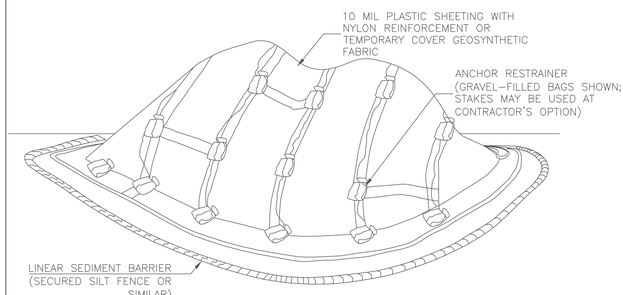


SECTION A-A

INSTALLATION
1. PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS 24" LONG BY 12" WIDE BY 6" HIGH TO BE USED FILTER BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK BAGS SHOULD BE STACKED TIGHTLY AND SHOULD CREATE A SPILLWAY TO ALLOW WATER TO POND AND OVERFLOW TO CATCH BASIN
2. CONFIGURATION SHOWN MAY NEED TO BE ADJUSTED TO ACCOMMODATE EXISTING CATCH BASIN AND FLOW ORIENTATION CONTRACTOR TO ADJUST AS NEEDED TO ENSURE PROTECTION OF INLET AND MAINTAIN INTENT OF DETAIL SHOWN

D / C8 INLET PROTECTION

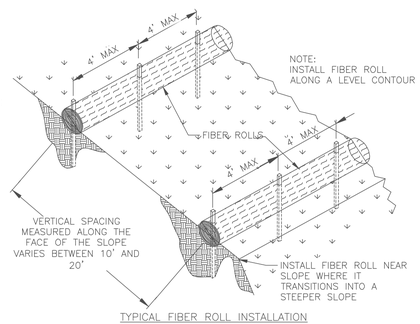
NTS



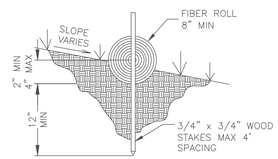
NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

E / C8 STOCKPILE COVER DETAIL

NTS



TYPICAL FIBER ROLL INSTALLATION



ENTRENCHMENT DETAIL

F / C8 FIBER ROLL DETAIL

NTS

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DATE: 06.11.2024
SCALE:
DRAWN: 23.14
JOB NUMBER:
REVISION

EROSION CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER SAMUEL MESSIAH No. C 055887 Exp. CIVIL STATE OF CALIFORNIA

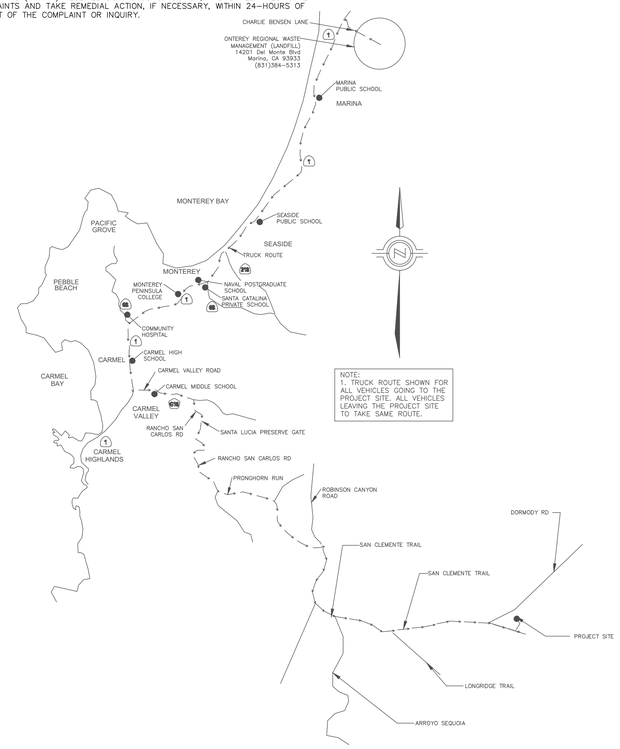
MESSIAH LOT: 207 RESIDENCE
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

C8

CONSTRUCTION COORDINATOR

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

NOTE:
1. TRUCK ROUTE SHOWN FOR ALL VEHICLES GOING TO THE PROJECT SITE. ALL VEHICLES LEAVING THE PROJECT SITE TO TAKE SAME ROUTE.



NOTE:
1. TRUCK ROUTE SHOWN FOR ALL VEHICLES GOING TO THE PROJECT SITE. ALL VEHICLES LEAVING THE PROJECT SITE TO TAKE SAME ROUTE.

A / C9 VICINITY MAP/OVERALL TRUCK ROUTING PLAN

1"=8000'

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – SATURDAY, 8AM TO 6PM (EXCLUDING NATIONAL HOLIDAYS)
2. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. STOP WORK WITHIN 50 METERS (165 FT) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY HCD-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY
4. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES SEE BMP HANDOUT ON THIS SHEET
5. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (EG., CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER) SEE BMP HANDOUT ON THIS SHEET
6. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
7. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 – DUST CONTR.O.):
   1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE – NOT APPLICABLE TO SITE
   2. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
   3. APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS – NOT APPLICABLE TO SITE
   4. APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA – NOT APPLICABLE TO SITE
   5. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS
   6. COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS
   7. PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION –NOT APPLICABLE TO SITE
   8. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE
   9. COVER INACTIVE STORAGE PILES
   10. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS – NOT APPLICABLE TO SITE
   11. PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT – NOT APPLICABLE TO SITE
   12. SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE
   13. POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS THE PHONE NUMBER OF THE MBUAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
   14. LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME

THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION
8. THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
9. THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST
10. THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
11. THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE APPROVED TRUCK ROUTE ON THIS SHEET
12. THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

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

Spill Prevention and Control

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

EARTHWORK & CONTAMINATED SOILS

Erosion Control

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

Sediment Control

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

PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

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

CONCRETE, GROUT & MORTAR APPLICATION

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

LANDSCAPE MATERIALS

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

PAINTING & PAINT REMOVAL

Painting cleanup

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

Paint Removal

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

DEWATERING

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

To Report a Spill: Call 911 or (831) 394-6811
If you see paint, cement. motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

Additional Contact Numbers (Non-Emergency):

City of Carmel-by-the-Sea:	(831) 620-2000
City of Del Rey Oaks:	(831) 394-8511
City of Monterey:	(831) 646-3921
City of Pacific Grove:	(831) 648-5722
City of Sand City:	(831) 394-3054
City of Seaside:	(831) 899-6825
County of Monterey:	(831) 755-4800

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

v.3 Oct 2015

LEGEND

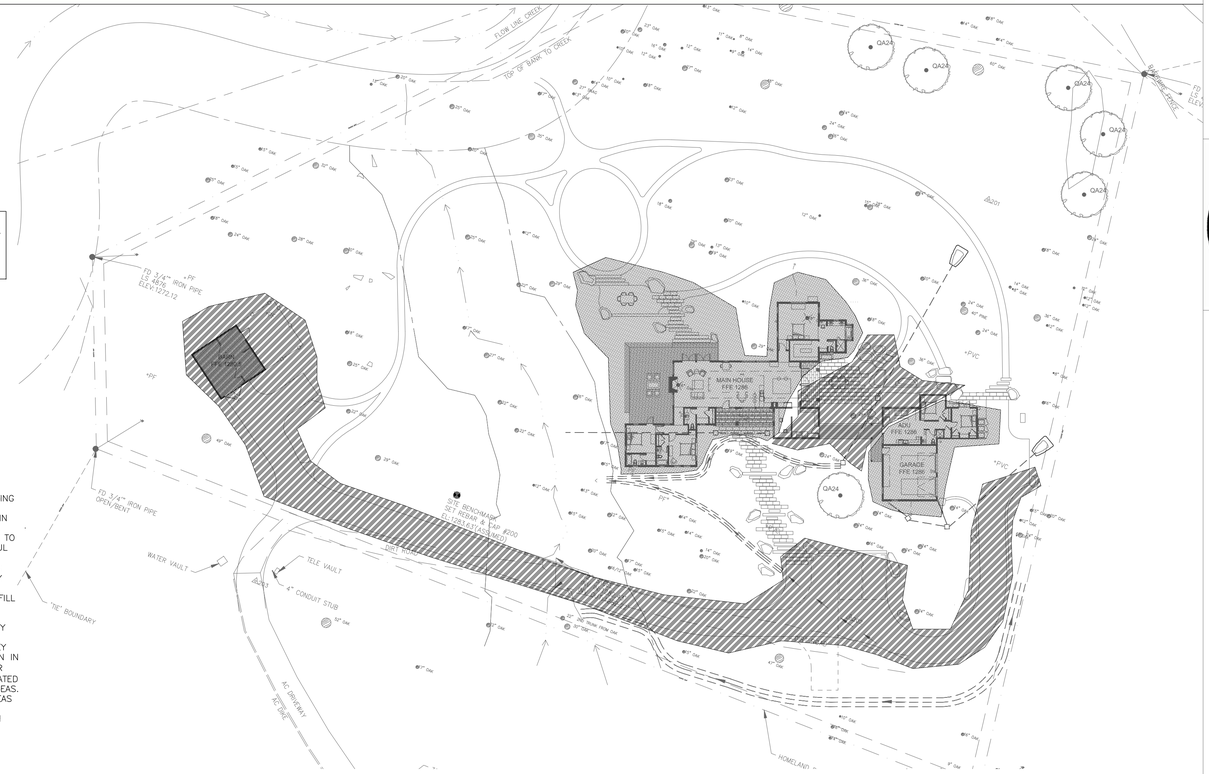
AREA OF FILL

AREA OF CUT

EARTHWORK QUANTITIES:
CUT=289 CY
FILL=263 CY
26 CY CUT NET

IMPERVIOUS SURFACE=9000 SF

ADDITIONAL NOTES:
1. THIS PROJECT SITE WILL EXPECT 2-10 WORKERS PER DAY.
2. THIS PROJECT SITE WILL EXPECT NO MORE THAN 5 TRUCK DELIVERIES PER DAY.
3. CONSTRUCTION PARKING WILL BE AT THE SITE WITHIN PROPOSED AREA



GRADING STAGING:
SEE GRADING PLANS FOR GRADING AND EROSION CONTROL DURING CONSTRUCTION.
STEP 1: REMOVE TREES DESIGNATED FOR REMOVAL AS SHOWN IN THIS PLAN SET AND CLEAR AND GRUB SITE PER GEOTECHNICAL REPORT SPECIFICATIONS. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C9. USE DESIGNATE AREA FOR TEMPORARY STOCKPILE AREA. IMPLEMENT EROSION CONTROL ONCE SITE HAS BEEN DISTURBED. SEE EROSION CONTROL PLAN FOR NECESSARY BMPS DURING GRADING OPERATIONS.
STEP 2: REMOVE CUT MATERIAL AND PREPARE SUBGRADE FOR FILL PLACEMENT PER GEOTECHNICAL REPORT SPECIFICATIONS. USE DESIGNATED AREAS FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREAS. SEE EROSION CONTROL PLAN FOR NECESSARY BMPS DURING GRADING OPERATIONS.
STEP 3: BRING FILL MATERIAL TO THE SITE FROM THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C9. PLACE FILL MATERIAL WITHIN AREAS TO RECEIVE FILL PER GEOTECHICAL REPORT SPECIFICATIONS (ON GOING). USE DESIGNATED AREAS FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREAS.
STEP 4: PREPARE SUBGRADE FOR BUILDING AND PAVEMENT AREAS PER GEOTECHNICAL REPORT SPECIFICATIONS.
STEP 5: INSTALL ADDITIONAL BMPS AS SHOWN ON THE EROSION CONTROL PLAN AND MAINTAIN BMPS UNTIL CONSTRUCTION IS FINISHED AND LANDSCAPING IS ESTABLISHED.

B / C9 GRADING STAGING PLAN

SCALE: 1/32"

50 0 50 100

SCALE: 1" = 50'

CMPROS
CONSTRUCTION MANAGEMENT PROFESSIONALS
1067 Market Street, Suite 1028 / San Francisco, CA 94103
Ph: 415.437.0701 Cell: 209.988.9937
www.cmprosinc.com

DATE: 06.11.2024
SCALE:
DRAWN: 23.14
JOB NUMBER:
REVISION

CONSTRUCTION MANAGEMENT PLAN

REGISTERED PROFESSIONAL ENGINEER * SAMUEL MESSIAH * No. C 055887 Exp. CIVIL * STATE OF CALIFORNIA

MESSIAH LOT: 207 RESIDENCE
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

C9

APN
239-131-027

FD 3/4"" IRON PIPE
LS 4876
ELEV: 1269.79

FLOW LINE CREEK

TOP OF BANK TO CREEK

PROPOSED SINGLE FAMILY RESIDENCE

PROPOSED ADU FFE 1286

PROPOSED 2-CAR GARAGE FFE 1286

PROPOSED BARN

FD 3/4"" IRON PIPE
LS 4876
ELEV: 1272.12

SITE BENCHMARK
SET REBAR & CAP #200
EL: 1283.63'(ASSUMED)

12" STEEL
INV IN: 1282.43'
INV OUT: 1282.22'

22" 2ND TRUNK FROM OAK

DIRT ROAD

TELE VAULT

4" CONDUIT STUB

WATER VAULT

FD 3/4"" IRON PIPE
OPEN/BENT

HOMELAND BOUNDARY

FD 3/4"" IRON PIPE
LS 4876
ELEV: 1300.60

VOL 21 C.T. PG. 20

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

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	11.07.2024
SCALE:	1/16"=1'-0"
DRAWN:	KK
JOB NUMBER:	23.14
REVISION	

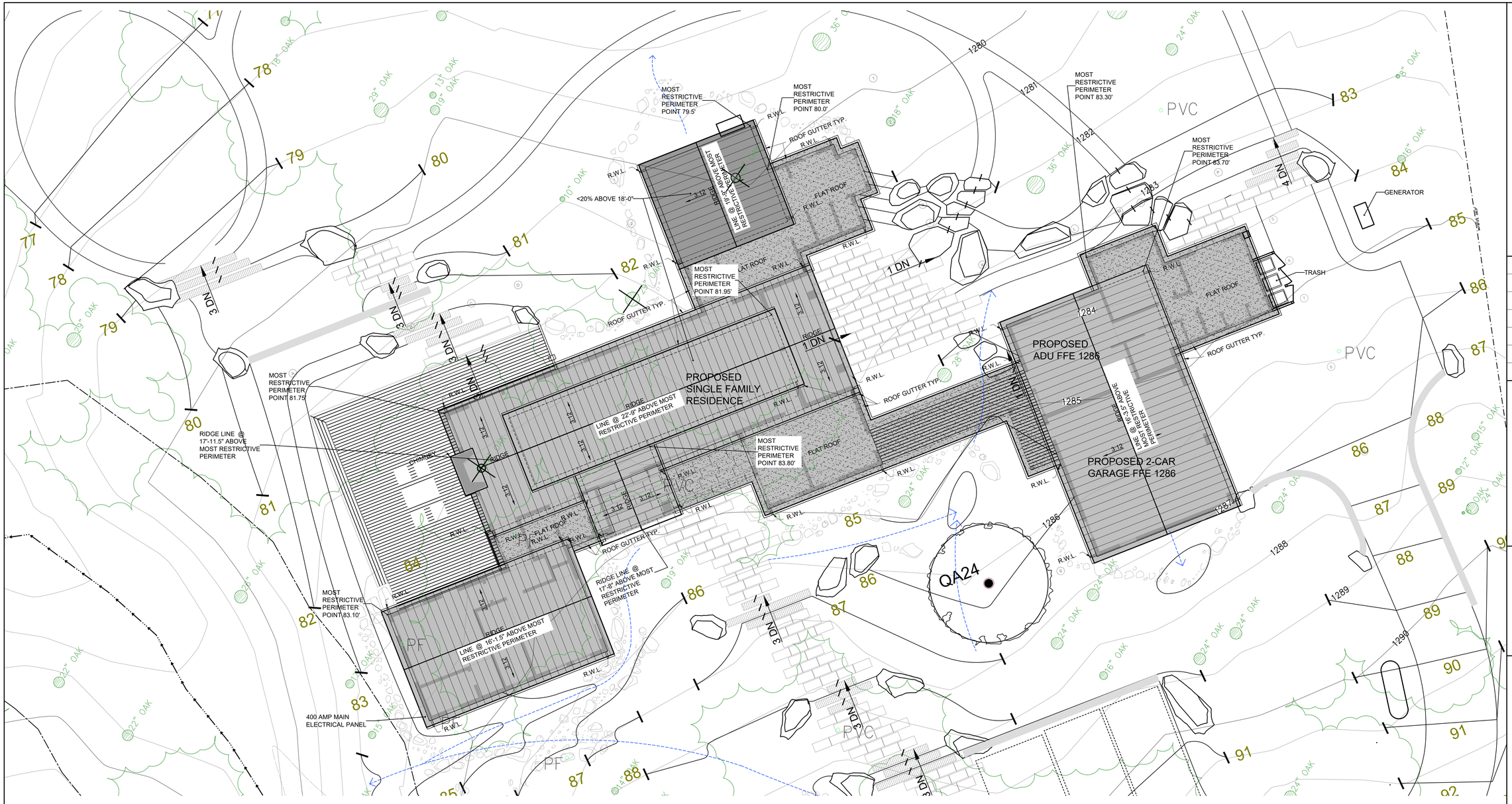
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2027
Renewal Date
STATE OF CALIFORNIA

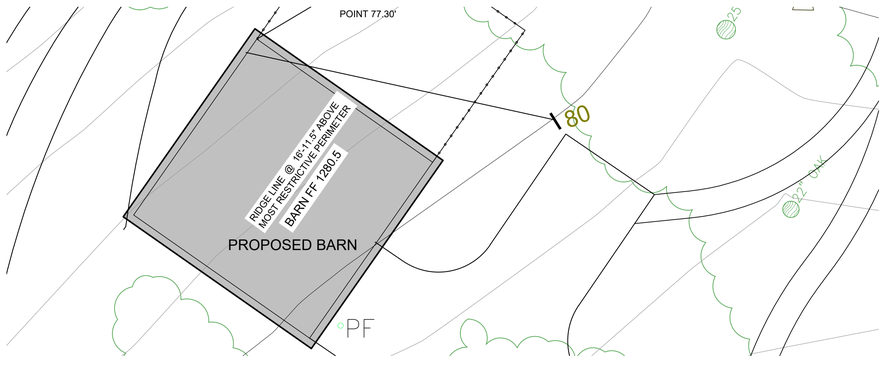
SITE PLAN

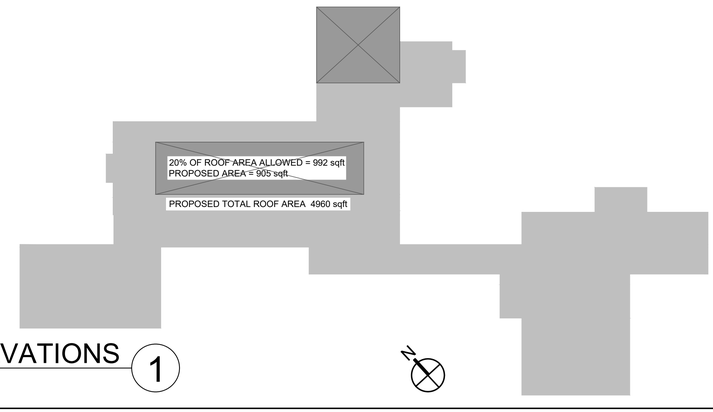
MESSIAH LOT: 207 RESIDENCE

23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

A1.0







SITE PLAN ROOF ELEVATIONS

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

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	11.07.2024
SCALE:	1/8"=1'-0"
DRAWN:	SGC
JOB NUMBER:	23.14
REVISION	

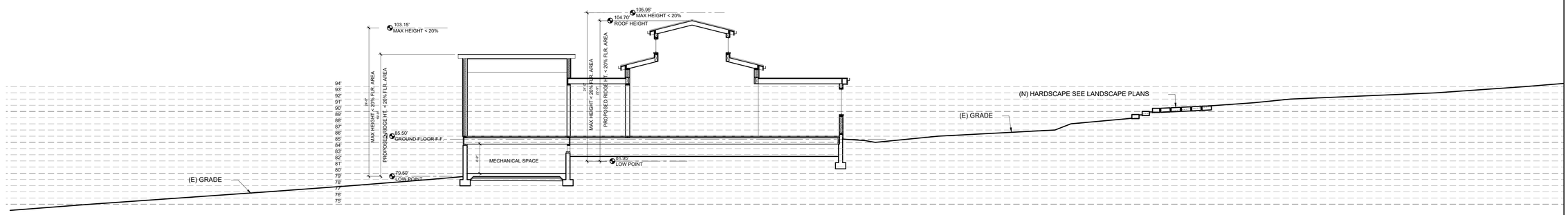
LICENSED ARCHITECT
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Renewal Date
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SITE PLAN ROOF ELEVATIONS

MESSIAH LOT: 207 RESIDENCE

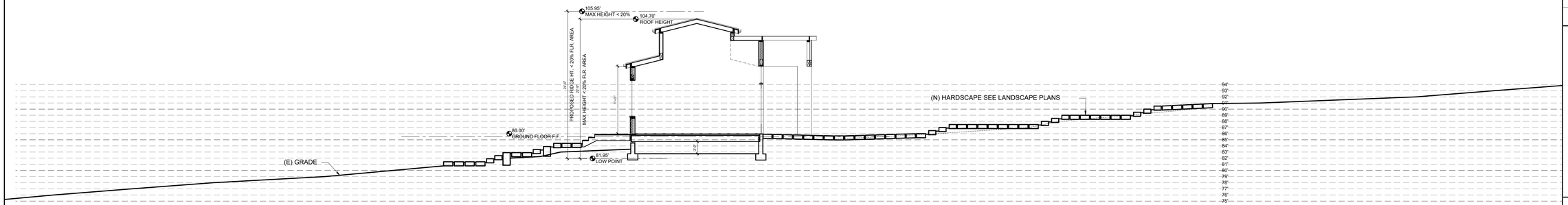
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CARMEL, CA
A.P.N. 239-131-007

A1.1



SITE SECTION 1

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



SITE SECTION 2

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

HOLDREN+LIETZKE
ARCHITECTURE

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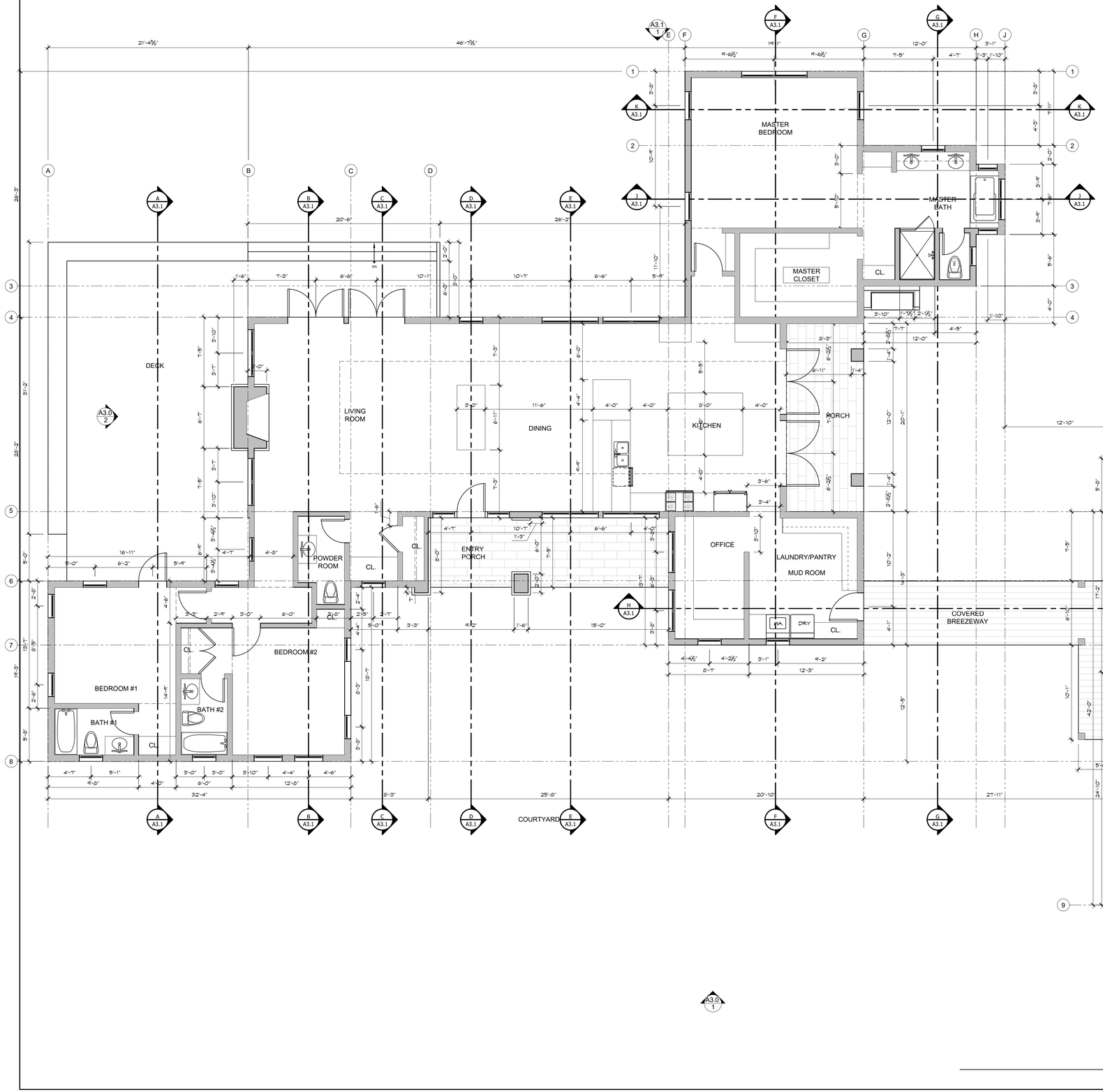
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SITE SECTIONS

MESSIAH LOT: 207 RESIDENCE

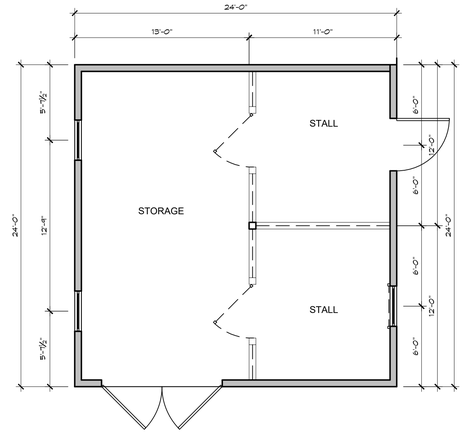
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CARMEL, CA
A.P.N. 239-131-007

A1.2



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

1



BARN FLOOR PLAN
SCALE: 3/16" = 1'-0"

2

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

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Fax: 831.649.6003

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LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2027
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STATE OF CALIFORNIA

FLOOR PLANS

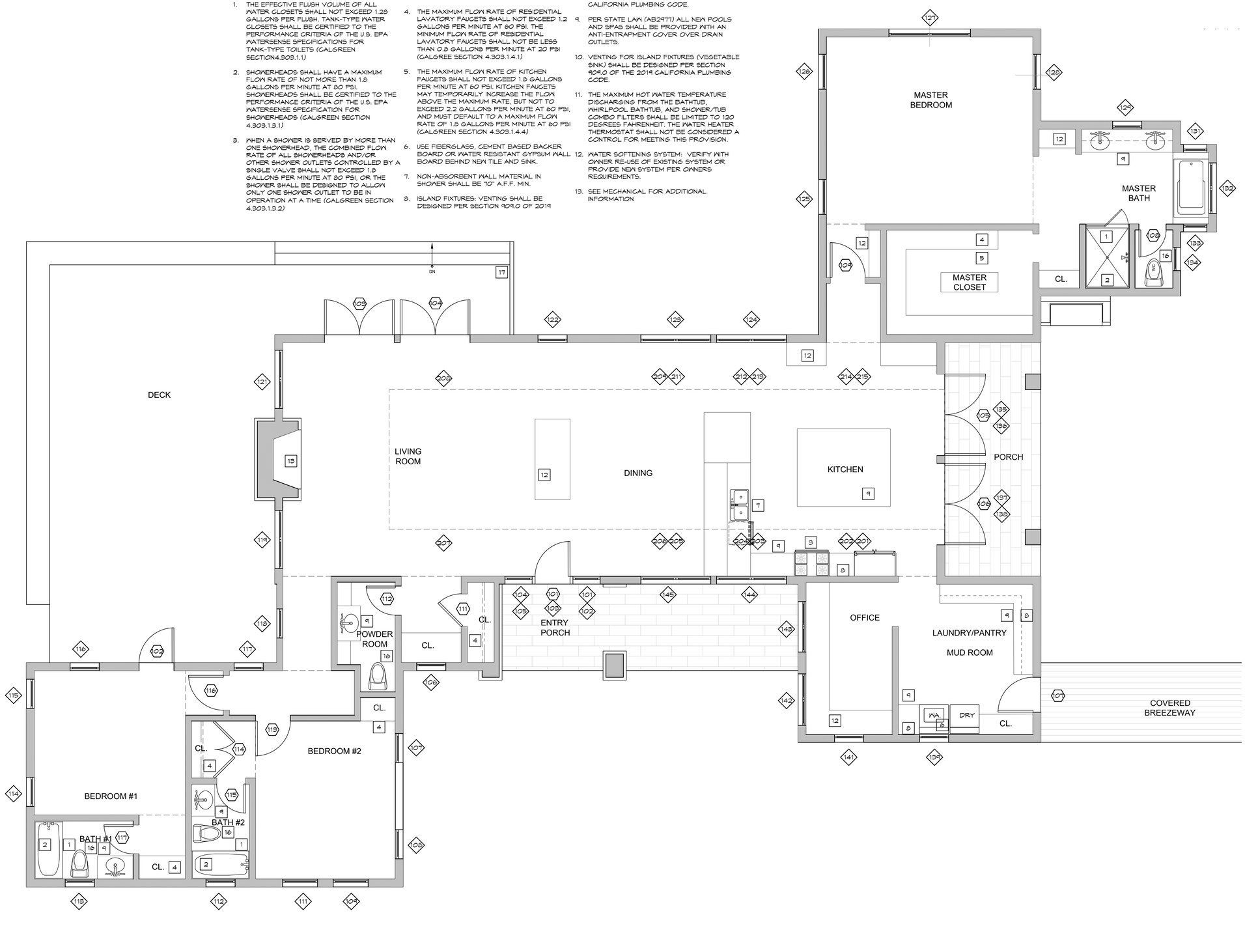
MESSIAH LOT: 207 RESIDENCE

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CARMEL, CA
A.P.N. 239-131-007

A2.0

PLUMBING NOTES:

1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATIONS FOR TANK-TYPE TOILETS (CALGREEN SECTION4.303.1.1)
2. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS (CALGREEN SECTION 4.303.1.3.1)
3. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME (CALGREEN SECTION 4.303.1.3.2)
4. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI (CALGREE SECTION 4.303.1.4.1)
5. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI (CALGREEN SECTION 4.303.1.4.4)
6. USE FIBER&LASS, CEMENT BASED BACKER BOARD OR WATER RESISTANT GYPSUM WALL BOARD BEHIND NEW TILE AND SINK.
7. NON-ABSORBENT WALL MATERIAL IN SHOWER SHALL BE 70" A.F.F. MIN.
8. ISLAND FIXTURES: VENTING SHALL BE DESIGNED PER SECTION 909.0 OF 2019 CALIFORNIA PLUMBING CODE.
9. PER STATE LAW (AB2477) ALL NEW POOLS AND SPAS SHALL BE PROVIDED WITH AN ANTI-ENTRAPMENT COVER OVER DRAIN OUTLETS.
10. VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909.0 OF THE 2019 CALIFORNIA PLUMBING CODE.
11. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, WHIRLPOOL BATHTUB, AND SHOWER/TUB COMBO FILTERS SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.
12. WATER SOFTENING SYSTEM: VERIFY WITH OWNER RE-USE OF EXISTING SYSTEM OR PROVIDE NEW SYSTEM PER OWNERS REQUIREMENTS.
13. SEE MECHANICAL FOR ADDITIONAL INFORMATION



KEY NOTES:

1. ½" TEMPERED GLASS SHOWER ENCLOSURE & 2 FOOT WIDE DOOR - PROVIDE CONTINUOUS RIGID ANCHORING AT TOP & BOTTOM, ⅜" OK IN SECONDARY BATHS
2. TILE TO MIN. 72" A.F.F. IN ALL SHOWERS - USE DENSSHIELD TILE BACKER BY: GEORGIA PACIFIC @ ALL TILE SURFACES, SEE INTERIOR ELEVATIONS
3. VENT HOOD THROUGH ROOF - SEE MECH. FOR ADDITIONAL INFORMATION
4. POLE W/SHELF ABOVE - PAINT TO MATCH WALLS
5. CLOSET SYSTEM BY OTHERS - SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
6. RECESS WALL FOR PLUMBING & VENT REQUIREMENTS SEE DETAIL - / A0.-
7. PROVIDE REVERSE OSMOSIS SYSTEM & FAUCET AT KITCHEN SINK
8. CABINET - UPPERS OR SHELVES ABOVE IN SOME LOCATIONS - PROVIDE BLOCKING AS REQ'D. FOR CABINET AND FINISH INSTALLATION - SEE INTERIOR ELEVATIONS - FINAL DESIGN TO BE APPROVED BY OWNER
9. CABINET W/ WATERPROOF COUNTERTOP - SEE INT. ELEVS. FOR ADD'L INFO. - PROVIDE BLOCKING AS REQ'D FOR CABINET AND FINISH INSTALLATION - FINAL DESIGN TO BE APPROVED BY OWNER
10. ⅝" TYPE 'X' GYP. BD. @ ALL WALL, CEILING & STRUCTURAL SURFACES
11. 20 MIN. RATED ASSEMBLY OF SELF CLOSING, TIGHT FITTING MIN. 1-⅜" THICK SOLID WOOD DOOR TO INTERIOR
12. BUILT IN CABINET I INTERIOR ELEVATIONS
13. ISOKERN GAS FIRE PLACE
14. 18" HIGH PLYWD. PLATFORM FOR MECHANICAL EQUIPMENT - SEE MECHANICAL FOR MORE INFORMATION
15. 4"Ø x 36" HIGH METAL TUB BALLARD CONCRETE FILLED.
16. PROVIDE A CLEAR WIDTH NOT LESS THAN 30"(W) x 24"(D) IN FRONT OF EACH WATER CLOSET
17. 36" HIGH 2"x1" SQUIRE TUB HAND RAIL - SEE SHEET A7.1 FOR ADDITIONAL INFORMATION
18. 22"x30" MINIMUM ATTIC ACCESS TO AREAS GRATER THAN 30 SQFT AND MINIMUM HEAD CLEARANCE OF 30"
19. INTERIOR HORSE STALL WINDOW METAL GRILL = DESIGN AND FINISH AS APPROVED BY OWNER
20. METAL AND WOOD HORSE STALL PARTITION - DESIGN AND FINISH AS APPROVED BY OWNER

NOTE:
a. SEE ADDITIONAL PLUMBING NOTES
b. SEE MECHANICAL FOR ADDITIONAL NOTES

N

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

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
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Fax: 831.649.6003
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DATE:	11.07.2024
SCALE:	1/4"=1'-0"
DRAWN:	KK
JOB NUMBER:	23.14
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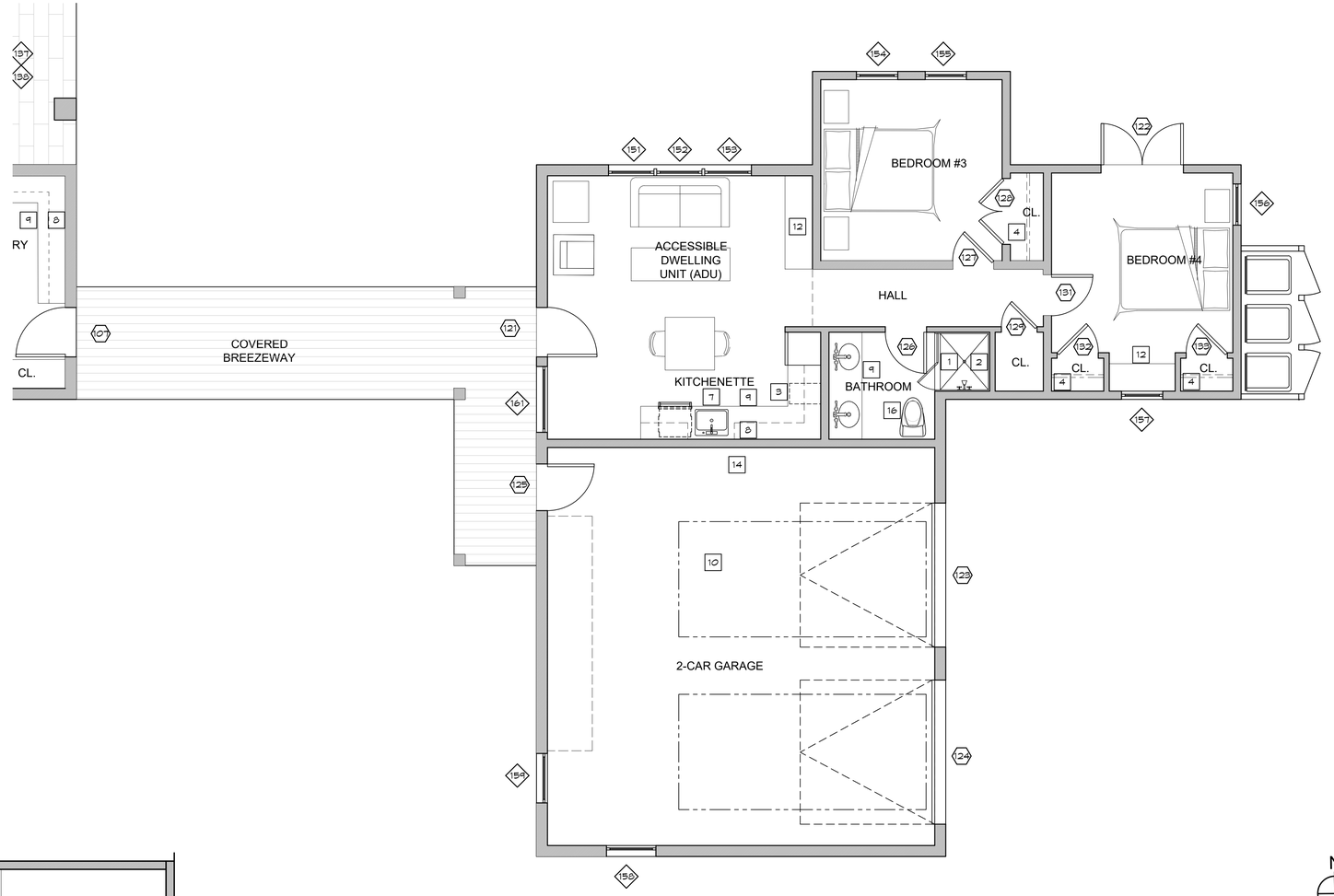
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J. CRAIG HOLDREN
C-32768
SEP 30 2027
Renewal Date
STATE OF CALIFORNIA

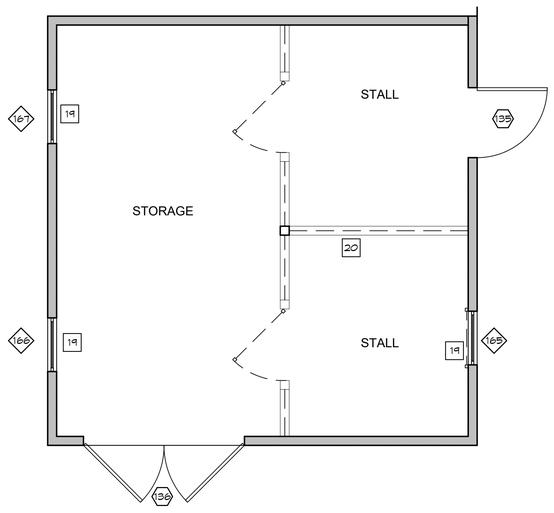
MAIN HOUSE FLOOR PLAN

MESSIAH LOT: 207 RESIDENCE

23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

A2.1





BARN FLOOR PLAN 2
SCALE: 1/4" = 1'-0"

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

KEY NOTES:

1. ½" TEMPERED GLASS SHOWER ENCLOSURE & 2 FOOT WIDE DOOR - PROVIDE CONTINUOUS RIGID ANCHORING AT TOP & BOTTOM, ⅜" OK IN SECONDARY BATHS
2. TILE TO MIN. 72" A.F.F. IN ALL SHOWERS - USE DENSSHIELD TILE BACKER BY: GEORGIA PACIFIC @ ALL TILE SURFACES, SEE INTERIOR ELEVATIONS
3. VENT HOOD THROUGH ROOF - SEE MECH. FOR ADDITIONAL INFORMATION
4. POLE W/SHELF ABOVE - PAINT TO MATCH WALLS
5. CLOSET SYSTEM BY OTHERS - SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
6. RECESS WALL FOR PLUMBING & VENT REQUIREMENTS SEE DETAIL - / A0.-
7. PROVIDE REVERSE OSMOSIS SYSTEM & FAUCET AT KITCHEN SINK
8. CABINET - UPPERS OR SHELVES ABOVE IN SOME LOCATIONS - PROVIDE BLOCKING AS REQ'D. FOR CABINET AND FINISH INSTALLATION - SEE INTERIOR ELEVATIONS - FINAL DESIGN TO BE APPROVED BY OWNER
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10. ⅝" TYPE, 'X' GYP. BD. @ ALL WALL, CEILING & STRUCTURAL SURFACES
11. 20 MIN. RATED ASSEMBLY OF SELF CLOSING, TIGHT FITTING MIN. 1-⅜" THICK SOLID WOOD DOOR TO INTERIOR
12. BUILT IN CABINET I INTERIOR ELEVATIONS
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19. INTERIOR HORSE STALL WINDOW METAL GRILL = DESIGN AND FINISH AS APPROVED BY OWNER
20. METAL AND WOOD HORSE STALL PARTITION - DESIGN AND FINISH AS APPROVED BY OWNER

NOTE:
a. SEE ADDITIONAL PLUMBING NOTES
b. SEE MECHANICAL FOR ADDITIONAL NOTES

PLUMBING NOTES:

1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATIONS FOR TANK-TYPE TOILETS (CALGREEN SECTION4.303.1.1)
2. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS (CALGREEN SECTION 4.303.1.3.1)
3. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME (CALGREEN SECTION 4.303.1.3.2)
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8. ISLAND FIXTURES: VENTING SHALL BE DESIGNED PER SECTION 909.0 OF 2019 CALIFORNIA PLUMBING CODE.
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Fax: 831.649.6003
www.hl-arc.com

DATE:	11.07.2024
SCALE:	3/16"=1'-0"
DRAWN:	KK
JOB NUMBER:	23.14
REVISION	

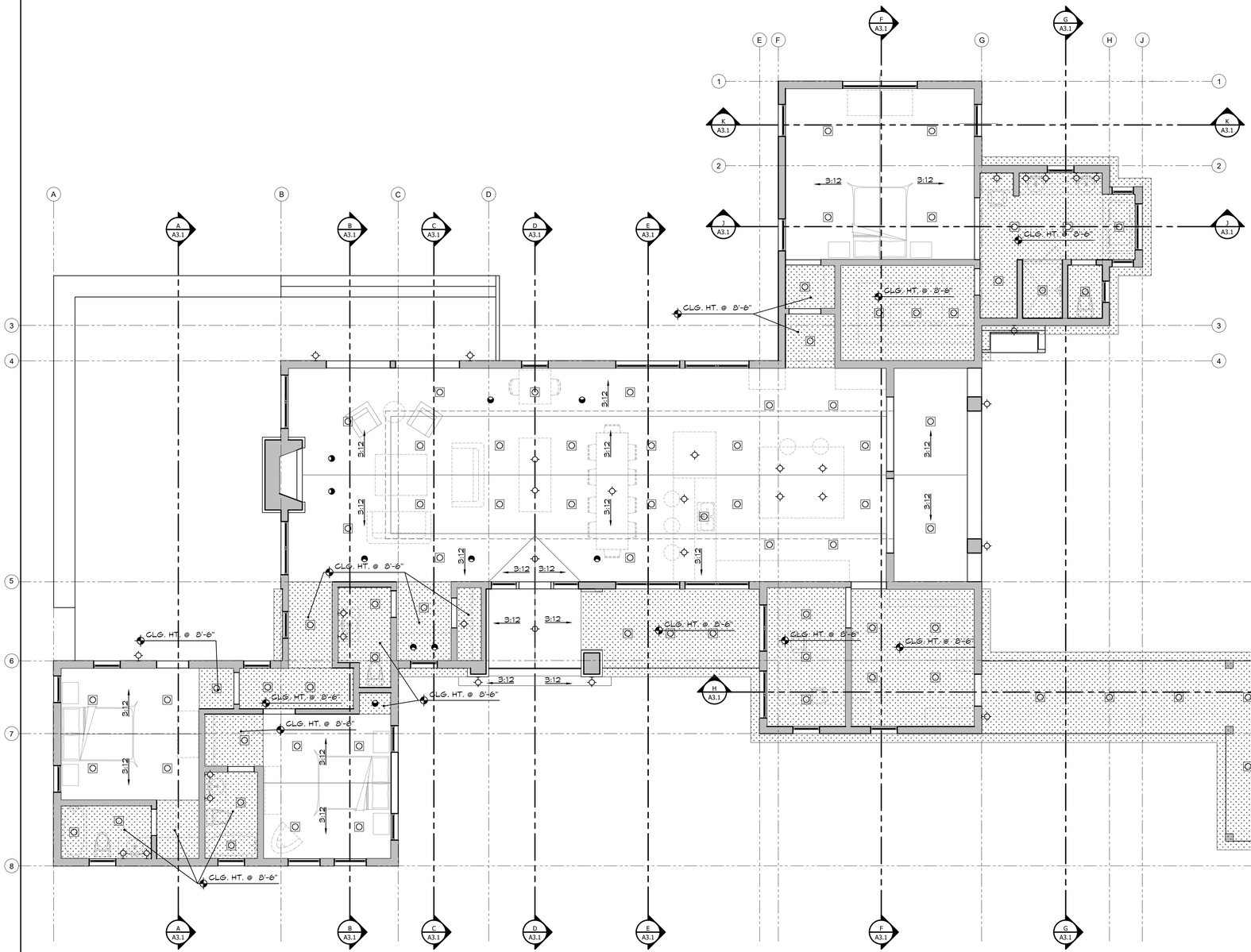
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C-32768
SEP 30 2027
Renewal Date
STATE OF CALIFORNIA

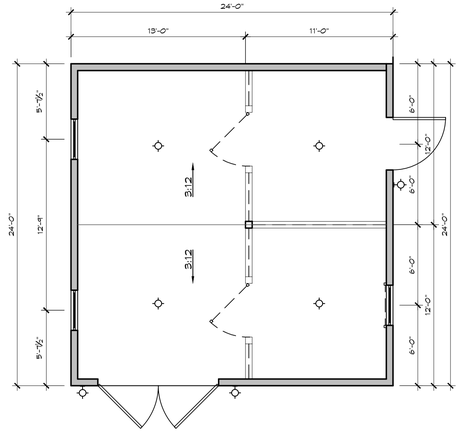
ADU & BARN HOUSE FLOOR PLANS

MESSIAH LOT: 207 RESIDENCE

23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

A2.2

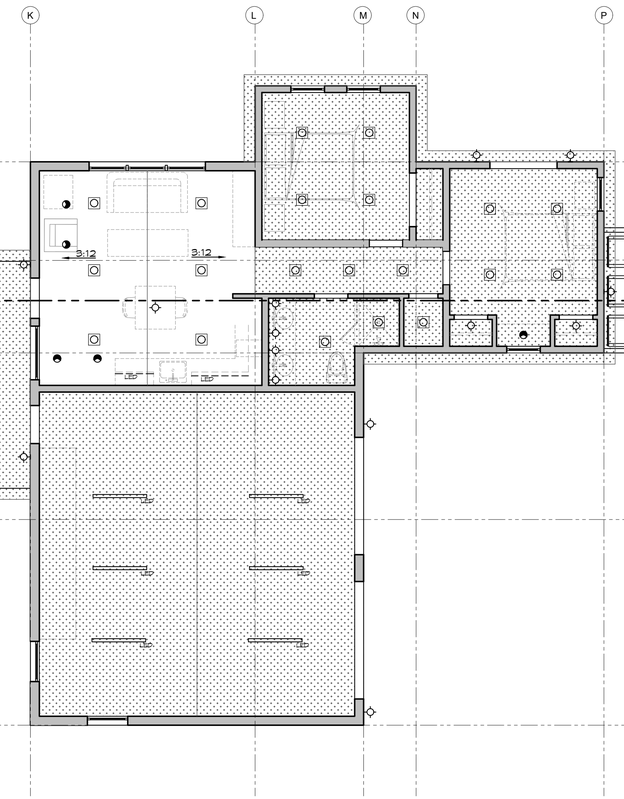




BARN REFLECTED CEILING PLAN

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

2



REFLECTED CEILING PLAN

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

1

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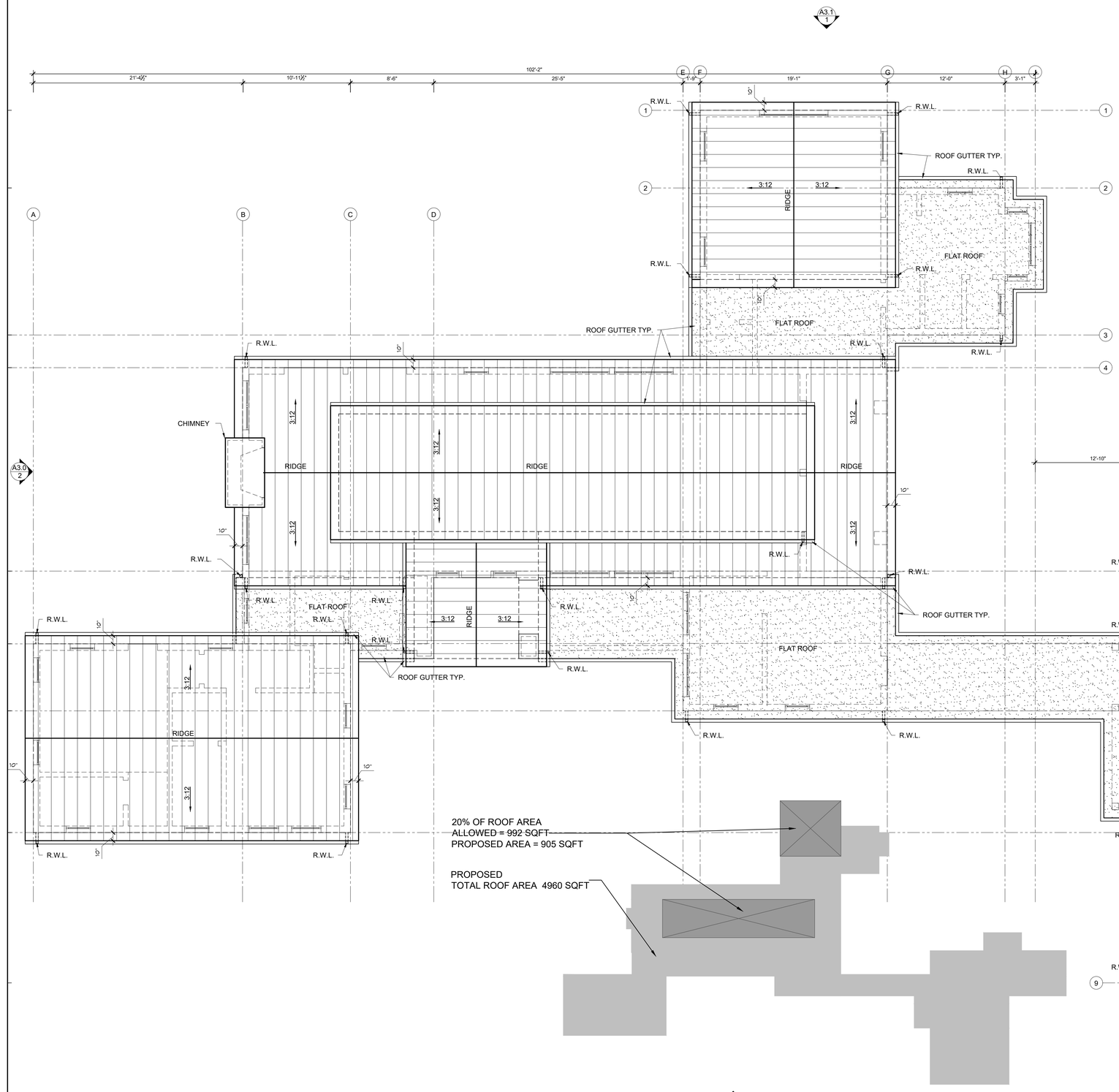
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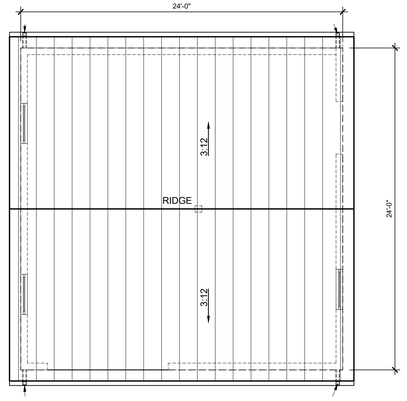
3/16" REFLECTED CEILING PLAN

MESSIAH LOT: 207 RESIDENCE

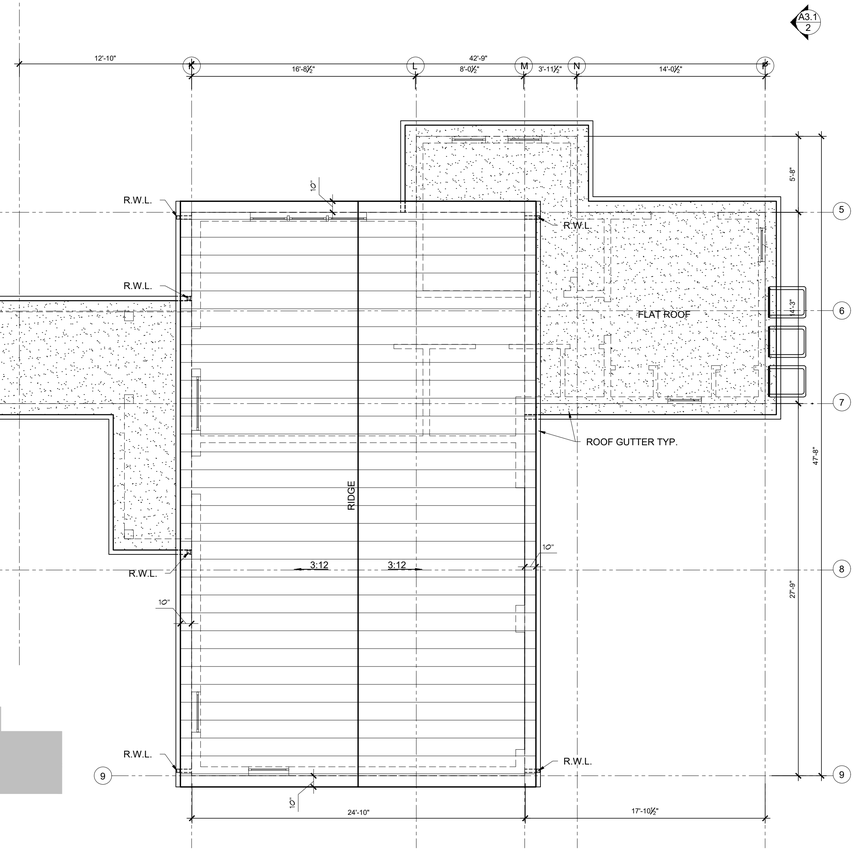
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A2.3





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



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

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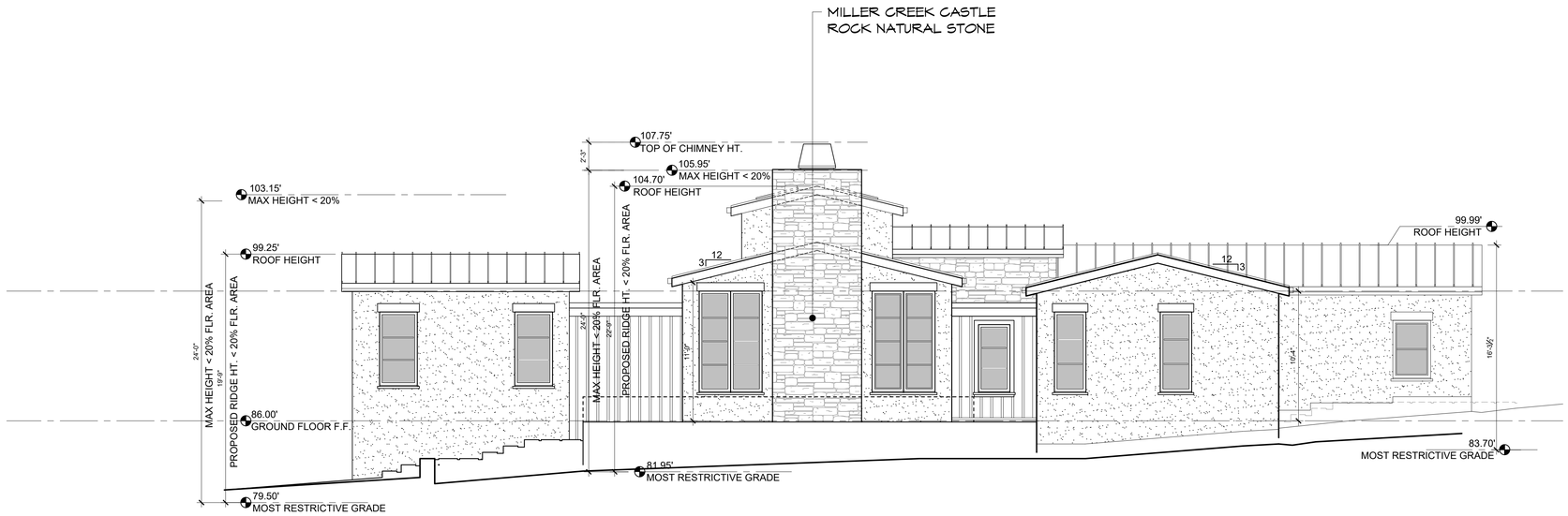
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ROOF PLANS

MESSIAH LOT: 207 RESIDENCE

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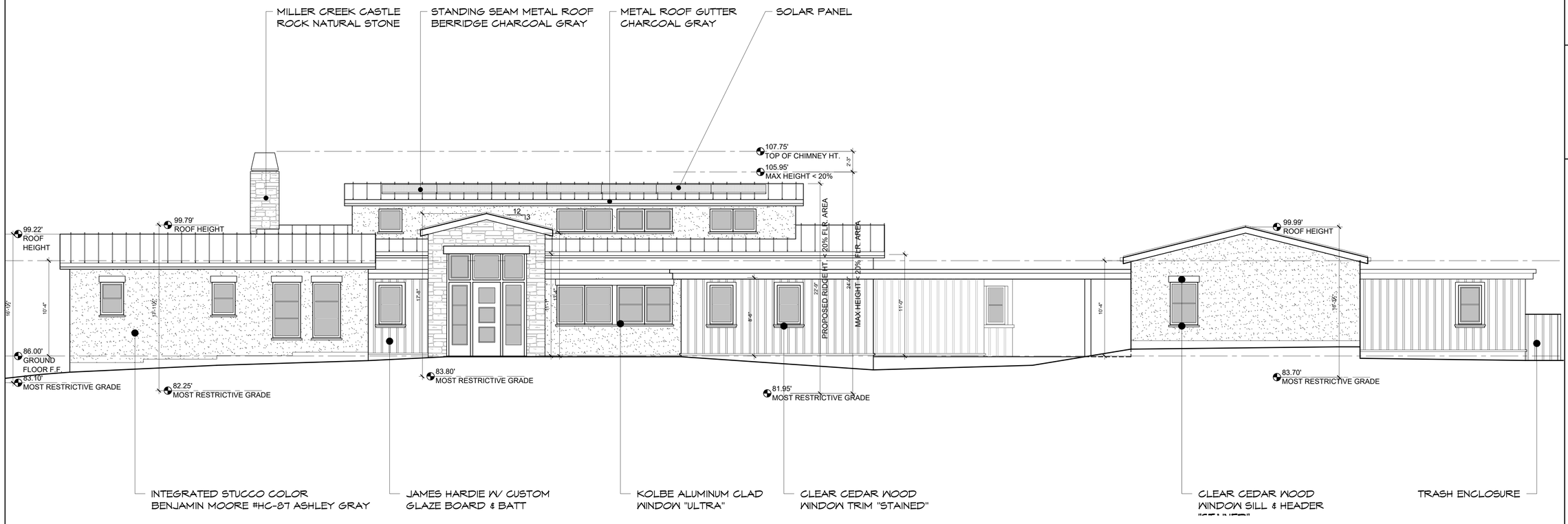
A2.4



WEST ELEVATION

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

2



SOUTH ELEVATION

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

1

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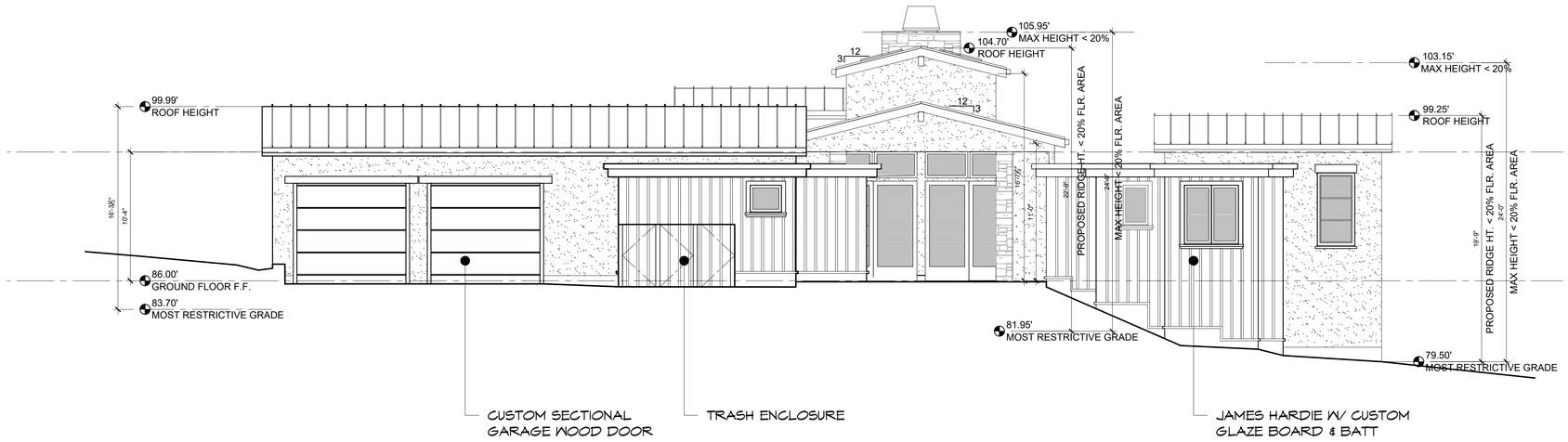
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3/16" ELEVATIONS

MESSIAH LOT: 207 RESIDENCE

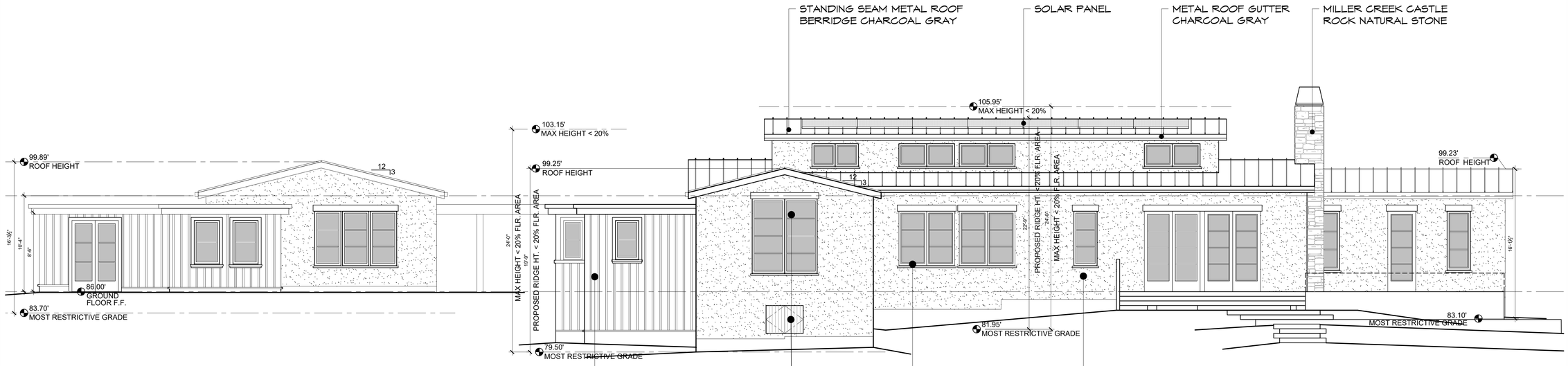
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A3.0



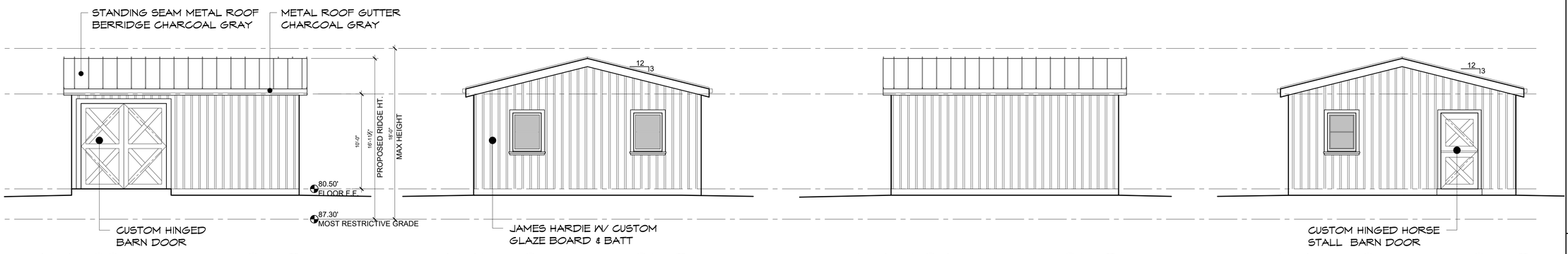
EAST ELEVATION 2

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



NORTH ELEVATION 1

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



BARN SOUTH ELEVATION 6

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

BARN EAST ELEVATION 5

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

BARN NORTH ELEVATION 4

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

BARN WEST ELEVATION 3

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

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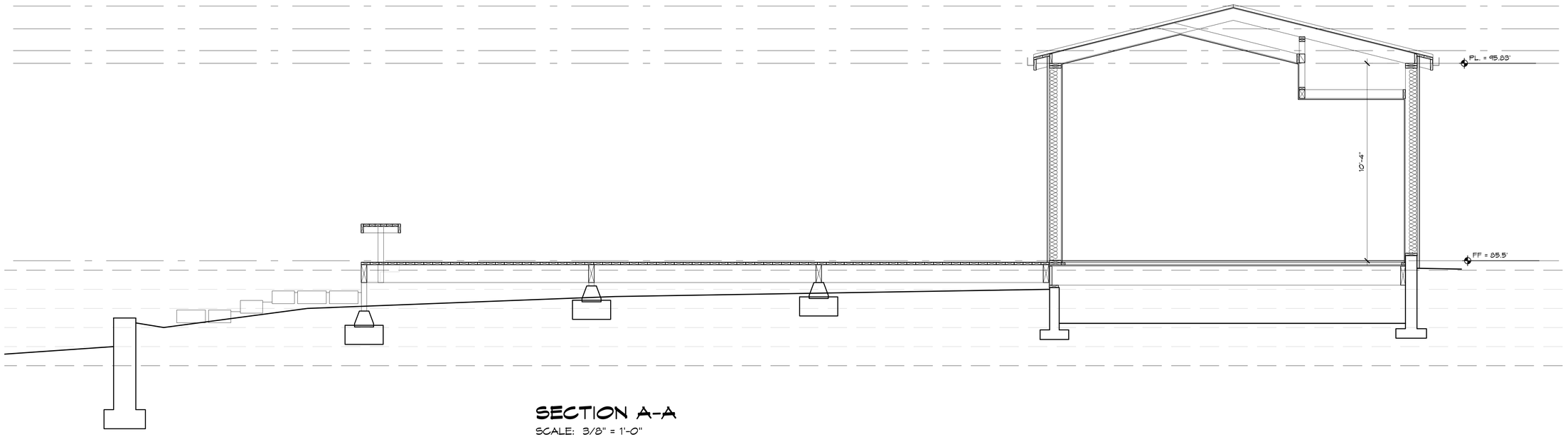
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3/16" ELEVATIONS

MESSIAH LOT: 207 RESIDENCE

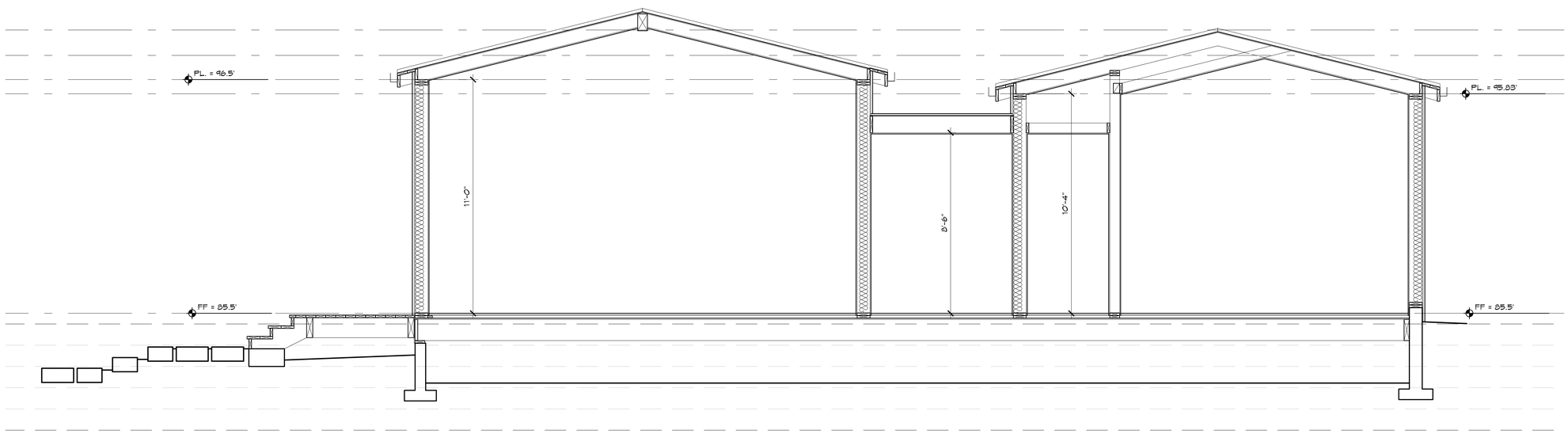
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A3.1



SECTION A-A

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



SECTION B-B

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

HOLDREN+LIETZKE
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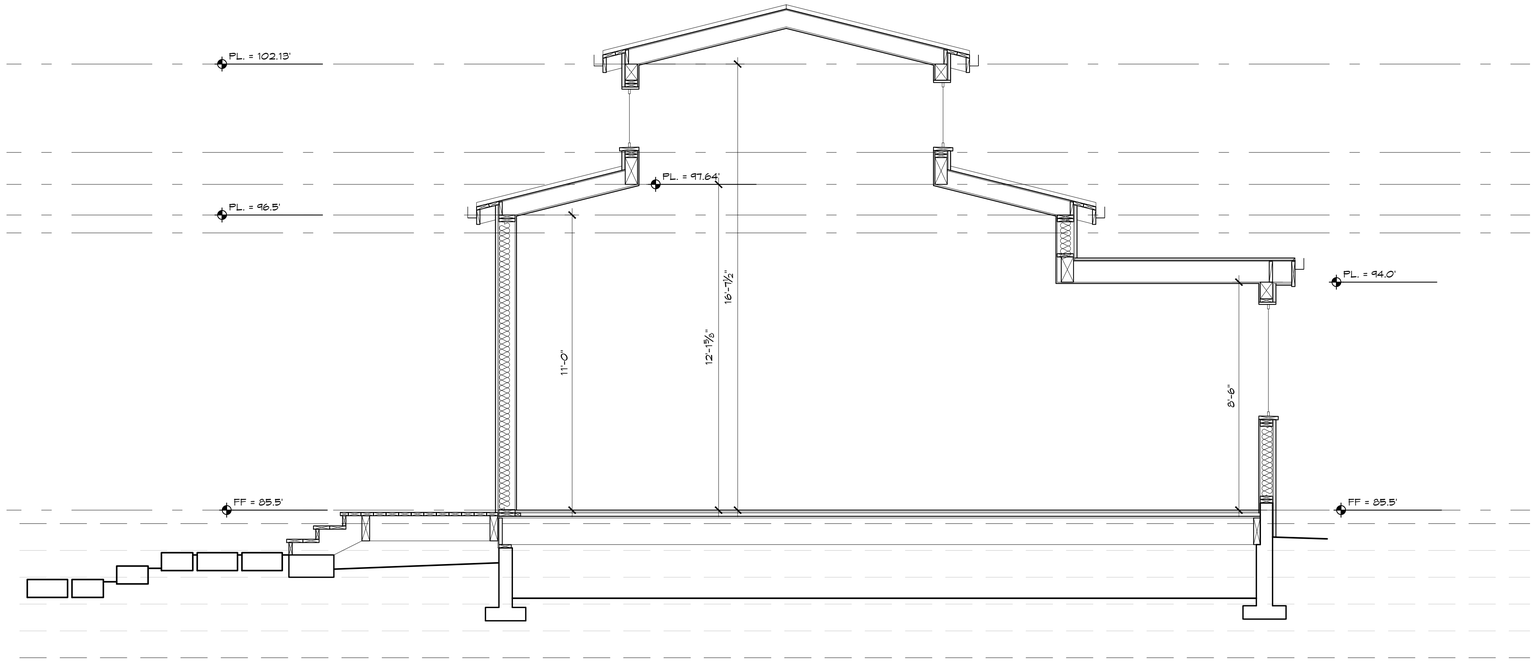
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SECTIONS

MESSIAH LOT: 207 RESIDENCE

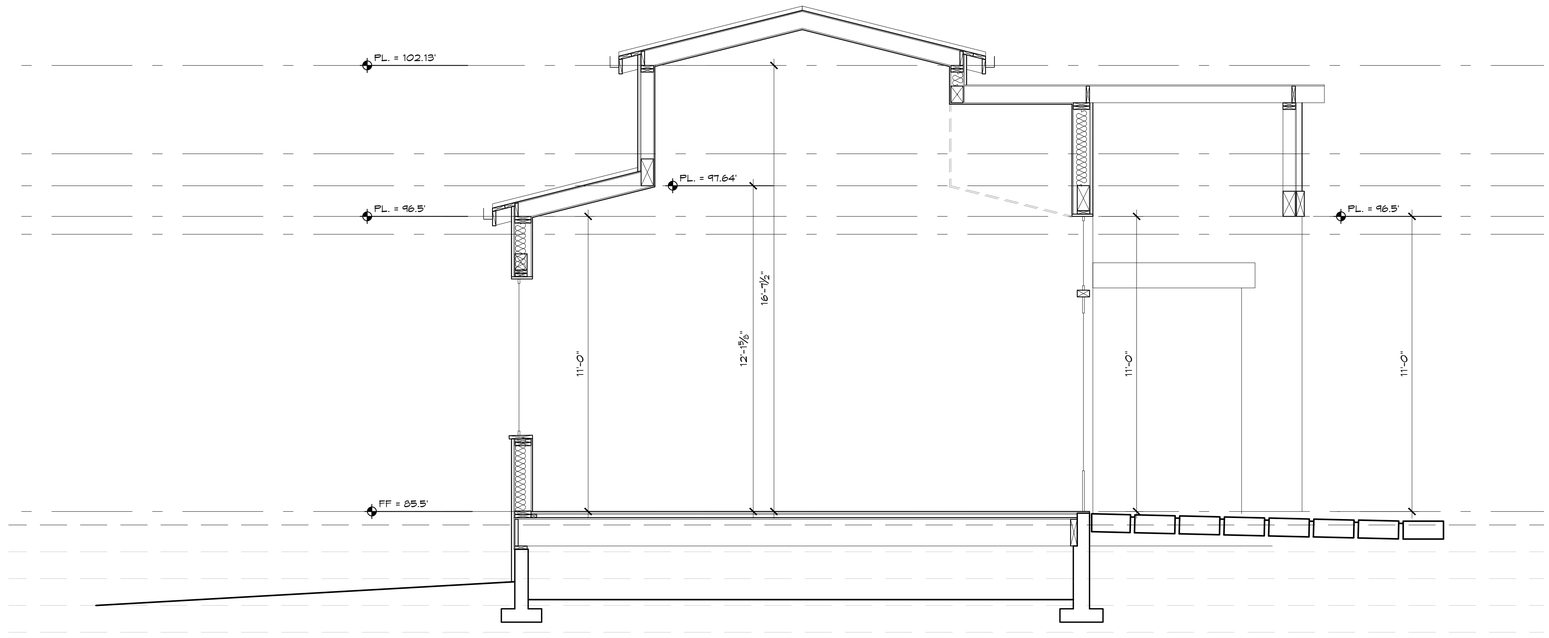
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A3.2



SECTION C-C

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



SECTION D-D

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

HOLDREN+LIETZKE
ARCHITECTURE

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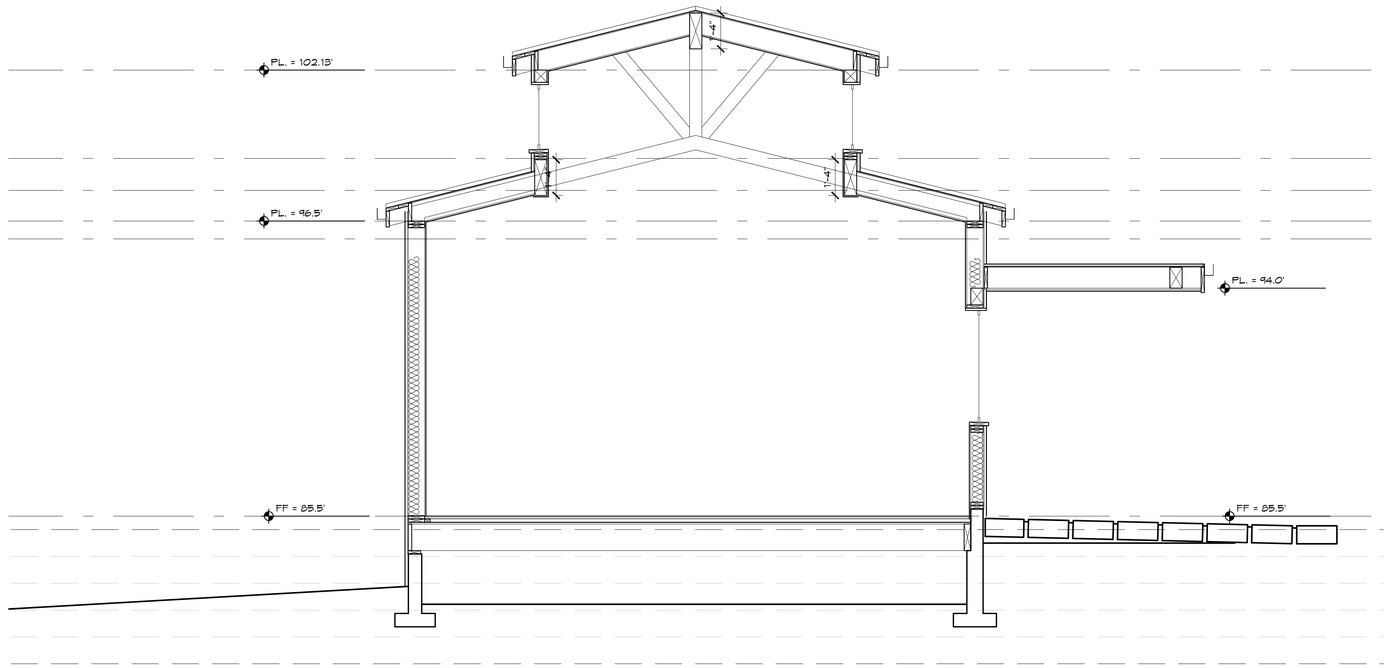
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C-32768
SEP 30 2027
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SECTIONS

MESSIAH LOT: 207 RESIDENCE

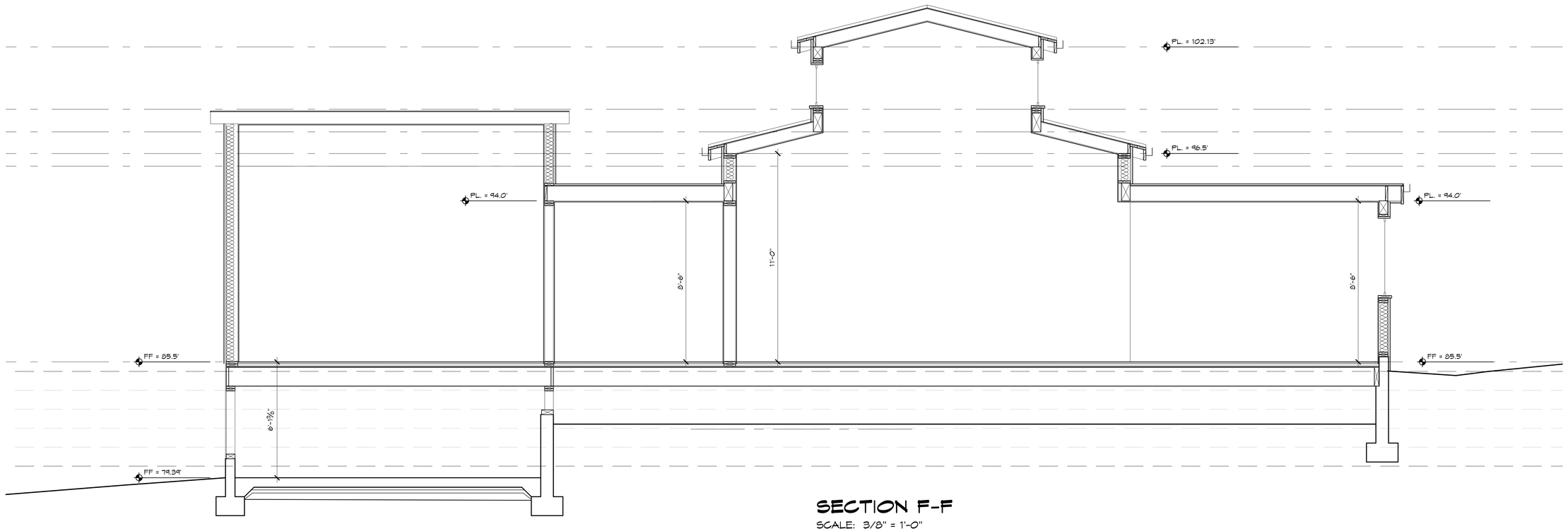
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

A3.3



SECTION E-E

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



SECTION F-F

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

HOLDREN+LIETZKE
ARCHITECTURE

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JOB NUMBER:	23.14
REVISION	

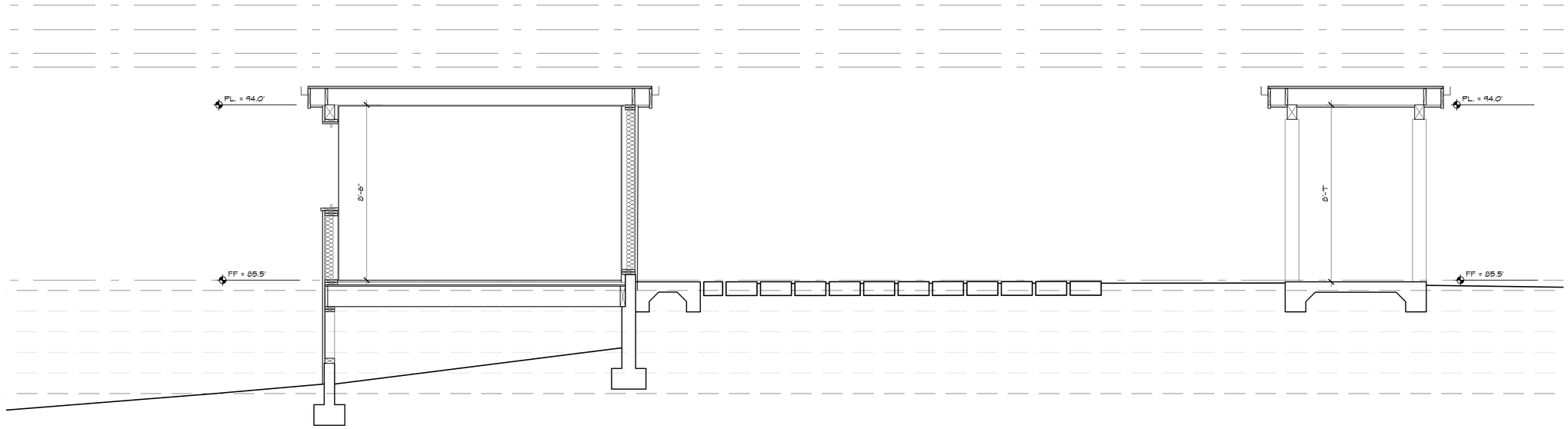
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2027
Renewal Date
STATE OF CALIFORNIA

SECTIONS

MESSIAH LOT: 207 RESIDENCE

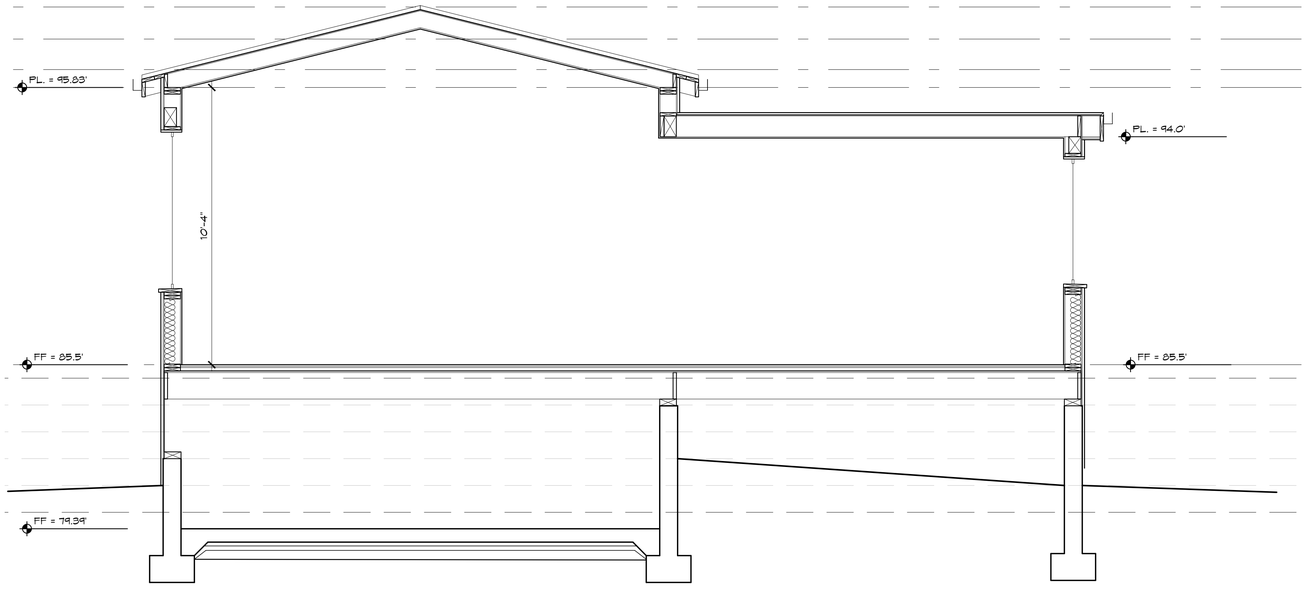
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

A3.4



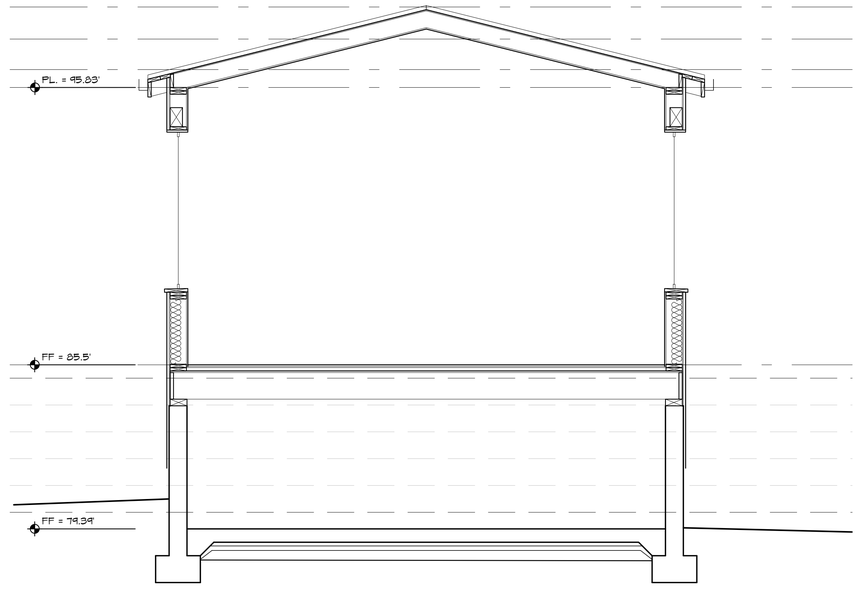
SECTION G-G

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



SECTION J-J

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



SECTION K-K

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

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
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www.hl-arc.com

DATE:	11.07.2024
SCALE:	3/8"=1'-0"
DRAWN:	SGC
JOB NUMBER:	23.14
REVISION	

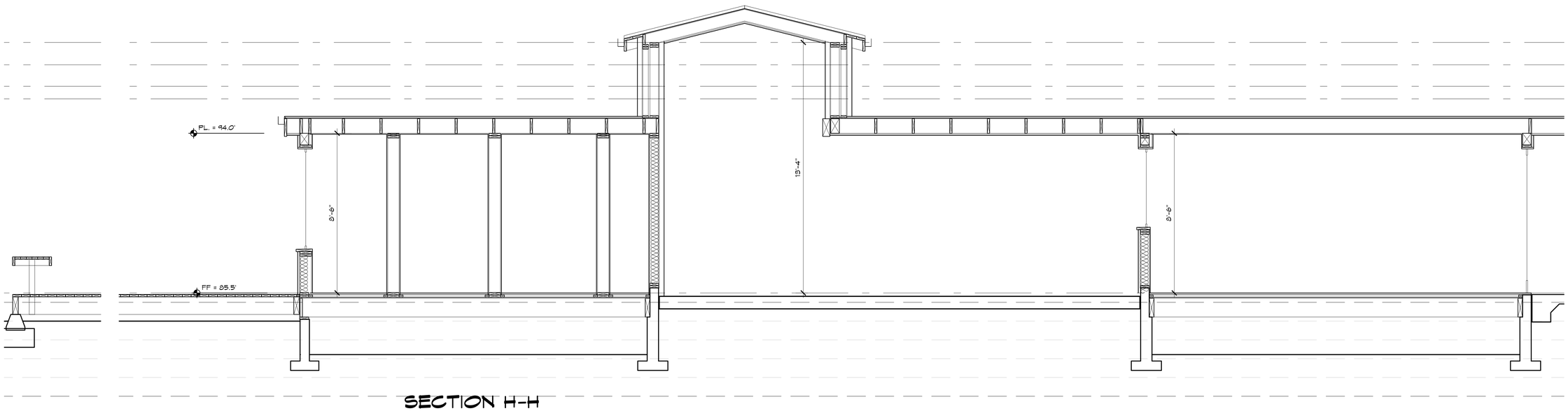
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2027
Renewal Date
STATE OF CALIFORNIA

SECTIONS

MESSIAH LOT: 207 RESIDENCE

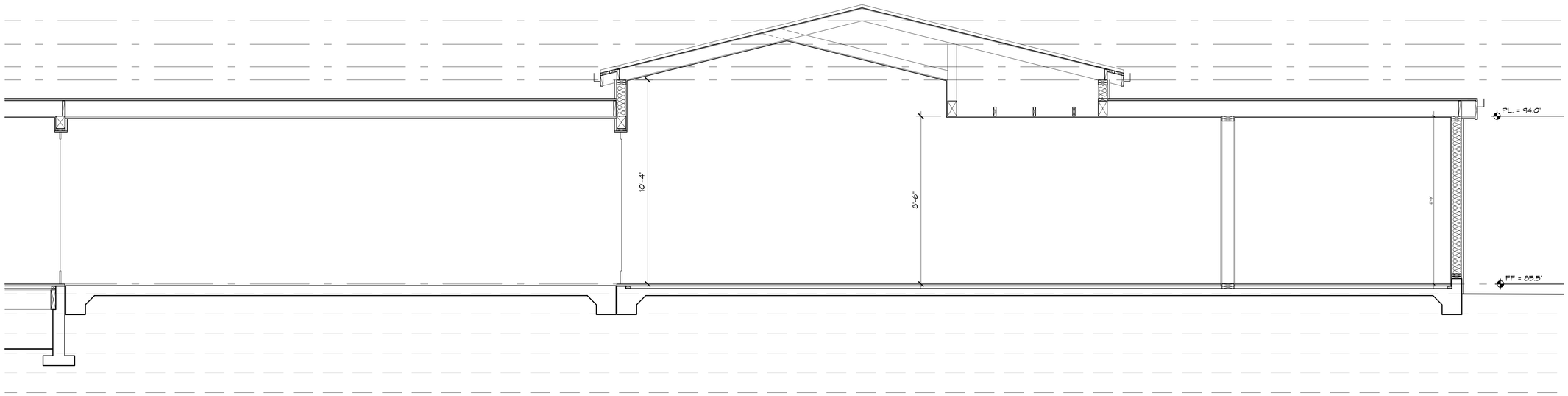
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

A3.5



SECTION H-H

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



SECTION H-H

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

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ARCHITECTURE

225 CANNERY ROW - SUITE A
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DATE:	11.07.2024
SCALE:	3/8"=1'-0"
DRAWN:	SGC
JOB NUMBER:	23.14
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2027
Renewal Date
STATE OF CALIFORNIA

SECTIONS

MESSIAH LOT: 207 RESIDENCE

23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

A3.6

WINDOW SCHEDULE

NOTE: ALL WINDOWS TO BE ALUMINUM CLAD WOOD FRAMED DOUBLE GLAZED

MARK	TYPE	NOMINAL DIMENSIONS WIDTH	NOMINAL DIMENSIONS HEIGHT	HEAD HEIGHT (ABOVE FIN. FLR.)	FRAME (EXT/INT)	GLAZING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	REMARKS
101	FIXED	2'-4"	8'-0"	8'-0"	ALUM / WOOD	DOUBLE INSULATED				
102	FIXED	2'4"	2'-10"	11'-1"	ALUM / WOOD	DOUBLE INSULATED				
103	FIXED	3'-0"	2'-10"	11'-1"	ALUM / WOOD	DOUBLE INSULATED				
104	FIXED	2'-4"	8'-0"	8'-0"	ALUM / WOOD	DOUBLE INSULATED				
105	FIXED	2'4"	2'-10"	11'-1"	ALUM / WOOD	DOUBLE INSULATED				
106	CASEMENT	2'-6"	4'-2"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
107	CASEMENT	2'-6"	6'-0"	8'-0"	ALUM / WOOD	DOUBLE INSULATED				
108	CASEMENT	2'-6"	6'-0"	8'-0"	ALUM / WOOD	DOUBLE INSULATED				
109	CASEMENT	3'-0"	6'-0"	8'-0"	ALUM / WOOD	DOUBLE INSULATED				
110	NOT USED									
111	CASEMENT	3'-0"	6'-0"	8'-0"	ALUM / WOOD	DOUBLE INSULATED				
112	CASEMENT	2'-6"	3'-6"	8'-0"	ALUM / WOOD	DOUBLE INSULATED				
113	CASEMENT	2'-6"	3'-6"	8'-0"	ALUM / WOOD	DOUBLE INSULATED				
114	CASEMENT	2'-6"	6'-4"	8'-8"	ALUM / WOOD	DOUBLE INSULATED				
115	CASEMENT	2'-6"	6'-4"	8'-8"	ALUM / WOOD	DOUBLE INSULATED				
116	CASEMENT	2'-6"	6'-4"	8'-8"	ALUM / WOOD	DOUBLE INSULATED				
117	CASEMENT	2'-6"	6'-4"	8'-8"	ALUM / WOOD	DOUBLE INSULATED				
118	CASEMENT	2'-6"	5'-4"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
119	CASEMENT	5'-0"	8'-0"	10'-4"	ALUM / WOOD	DOUBLE INSULATED				
120	NOT USED									
121	CASEMENT	5'-0"	8'-0"	10'-4"	ALUM / WOOD	DOUBLE INSULATED				
122	FIXED	2'-6"	5'-10"	8'-8"	ALUM / WOOD	DOUBLE INSULATED				
123	CASEMENT	6'-0"	5'-10"	8'-8"	ALUM / WOOD	DOUBLE INSULATED				
124	CASEMENT	6'-0"	5'-10"	8'-8"	ALUM / WOOD	DOUBLE INSULATED				
125	CASEMENT	3'-0"	5'-10"	8'-8"	ALUM / WOOD	DOUBLE INSULATED				
126	CASEMENT	3'-0"	5'-10"	8'-8"	ALUM / WOOD	DOUBLE INSULATED				
127	CASEMENT	7-0"	8'-0"	10'-0"	ALUM / WOOD	DOUBLE INSULATED				
128	CASEMENT	3'-0"	5'-10"	8'-8"	ALUM / WOOD	DOUBLE INSULATED				
129	CASEMENT	2'-6"	4'-2"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
130	NOT USED									
131	FIXED	2'-0"	4'-8"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
132	CASEMENT	4'-4"	4'-8"	8'-0"	ALUM / WOOD	DOUBLE INSULATED				
133	FIXED	2'-0"	4'-8"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
134	CASEMENT	2'-0"	3'-2"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
135	FIXED	3'-5"	2'-1"	10'-5"	ALUM / WOOD	DOUBLE INSULATED				
136	FIXED	3'-5"	2'-1"	10'-5"	ALUM / WOOD	DOUBLE INSULATED				
137	FIXED	3'-5"	2'-1"	10'-5"	ALUM / WOOD	DOUBLE INSULATED				
138	FIXED	3'-5"	2'-1"	10'-5"	ALUM / WOOD	DOUBLE INSULATED				
139	CASEMENT	2'-6"	4'-2"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
140	NOT USED									
141	CASEMENT	2'-6"	4'-2"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
142	CASEMENT	4'-4"	4'-2"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
143	CASEMENT	4'-4"	4'-2"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
144	CASEMENT	6'-0"	4'-2"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
145	CASEMENT	6'-0"	4'-2"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
146	CASEMENT	6'-0"	4'-2"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
151	CASEMENT	2'-10"	5'-10"	8'-8"	ALUM / WOOD	DOUBLE INSULATED				
152	CASEMENT	2'-10"	5'-10"	8'-8"	ALUM / WOOD	DOUBLE INSULATED				
153	CASEMENT	2'-10"	5'-10"	8'-8"	ALUM / WOOD	DOUBLE INSULATED				
154	CASEMENT	2'-8"	4'-8"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
155	CASEMENT	2'-8"	4'-8"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
156	CASEMENT	2'-6"	2'-2"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
157	CASEMENT	2'-6"	4'-2"	7'-8"	ALUM / WOOD	DOUBLE INSULATED				
158	CASEMENT	3'-0"	4'-7"	8'-0"	ALUM / WOOD	DOUBLE INSULATED				
159	CASEMENT	3'-0"	4'-7"	8'-0"	ALUM / WOOD	DOUBLE INSULATED				

WINDOW SCHEDULE

NOTE: ALL WINDOWS TO BE ALUMINUM CLAD WOOD FRAMED DOUBLE GLAZED

MARK	TYPE	NOMINAL DIMENSIONS WIDTH	NOMINAL DIMENSIONS HEIGHT	HEAD HEIGHT (ABOVE FIN. FLR.)	FRAME (EXT/INT)	GLAZING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	REMARKS
201	FIXED	2'-6"	2'-6"		ALUM / WOOD	DOUBLE INSULATED				
202	FIXED	2'-6"	2'-6"		ALUM / WOOD	DOUBLE INSULATED				
203	FIXED	2'-6"	2'-6"		ALUM / WOOD	DOUBLE INSULATED				
204	FIXED	2'-6"	2'-6"		ALUM / WOOD	DOUBLE INSULATED				
205	FIXED	2'-6"	2'-6"		ALUM / WOOD	DOUBLE INSULATED				
206	FIXED	2'-6"	2'-6"		ALUM / WOOD	DOUBLE INSULATED				
207	FIXED	2'-6"	2'-6"		ALUM / WOOD	DOUBLE INSULATED				
208	FIXED	2'-6"	2'-6"		ALUM / WOOD	DOUBLE INSULATED				
209	FIXED	2'-6"	2'-6"		ALUM / WOOD	DOUBLE INSULATED				
210	NOT USED									
211	FIXED	2'-6"	2'-6"		ALUM / WOOD	DOUBLE INSULATED				
212	FIXED	2'-6"	2'-6"		ALUM / WOOD	DOUBLE INSULATED				
213	FIXED	2'-6"	2'-6"		ALUM / WOOD	DOUBLE INSULATED				
214	FIXED	2'-6"	2'-6"		ALUM / WOOD	DOUBLE INSULATED				
215	FIXED	2'-6"	2'-6"		ALUM / WOOD	DOUBLE INSULATED				

DOOR NOTES

1. SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR OPERATION
2. ALL DOOR GLAZING TO BE TEMPERED
3. TEMPERED GL. - A PERMANENT LABEL PER CBC SECTION 2406.2 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
4. VERIFY ROUGH OPENINGS WITH DOOR MFR. PRIOR TO FRAMING DOOR OPENINGS.
5. PROVIDE JAMB EXTENSIONS TO MATCH WALL THICKNESS SHOWN.
6. WHEN INSTALLING ALUMINUM OR ALUMINUM CLAD DOORS, NO COPPER FLASHING SHALL BE USED; ONLY A MIN. 16 OZ. G.I. FLASHING SHALL BE USED.

GLAZING NOTES:

1. VERIFY ROUGH OPENINGS WITH WINDOW MFR. PRIOR TO FRAMING WINDOW OPENINGS.
2. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF GLASS. LABELS MAY BE OMITTED FROM OTHER THAN SAFETY GLAZING MATERIALS UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL. TO QUALIFY AS GLASS WITH SPECIAL PERFORMANCE CHARACTERISTICS, EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
3. ALL WINDOWS DOUBLE INSULATED CLEAR "LOW-E II", ARGON FILLED.
4. INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION 16-CFR OR BY COMPARATIVE TEST SHALL BE PROVEN TO PRODUCE AT LEAST EQUIVALENT PERFORMANCES. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
   A. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS.
   B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
   C. GLAZING IN ALL UNFRAMED SWINGING DOORS.
   D. GLAZING IN DOORS AND TUB ENCLOSURES. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING A SHOWER OR TUB COMPARTMENT WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN OUTLET.
   E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
   F. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT HAS AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 sq. ft., THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
5. AT DOUBLE PANE WINDOWS WITH OBSCURE GLASS INTERIOR GLAZING CAN BE CLEAR TEMPERED WITH THE EXTERIOR BEING UN-TEMPERED OBSCURE.
6. ALL CASEMENT WINDOWS SHALL PIVOT TO FACILITATE CLEANING THE EXTERIOR FROM THE INTERIOR.
7. CONTRACTOR IS RESPONSIBLE FOR REVIEWING FLOOR PLANS AND EXTERIOR ELEVATIONS FOR VERIFICATION OF NUMBER & LOCATION OF ALL SASH HERE IN SCHEDULED.
8. WINDOW SIZES INDICATED IN WINDOW SCHEDULE ARE APPROXIMATE & MAY BE ALTERED SLIGHTLY TO MEET MANUFACTURED STANDARD DIMENSIONS. UPON REVIEW AND APPROVAL BY ARCHITECT.
9. FOR WINDOW MUNTINS, MULLIONS, SWING HAND OF OPERABLE WINDOWS, ETC SEE BUILDING ELEVATIONS.
10. CONTRACTOR SHALL VERIFY DIVIDED LIGHT CONFIGURATION & MTR. AVAILABILITY FOR EACH WINDOW PRIOR TO ORDER. SEE BUILDING ELEVATIONS.
11. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
12. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 1'-8", NET CLEAR OPENING HEIGHT OF 2'-0" AND MAXIMUM SILL HEIGHT ABOVE FINISH FLOOR SHALL BE 3'-8".
13. WALL WIDTHS MAY VARY - VERIFY WALL DIMENSIONS PRIOR TO MANUFACTURING WINDOWS.
14. PROVIDE JAMBS EXTENSIONS TO MATCH WALL THICKNESS SHOWN.
15. SEE TYPICAL WINDOW FLASHING REQUIREMENTS 16/A8.1 FOR ADDITIONAL INFORMATION.
16. WHEN INSTALLING ALUMINUM OR ALUMINUM CLAD WINDOWS, NO COPPER FLASHING SHALL BE USED; ONLY A MIN. 16 OZ. G.I. FLASHING SHALL BE USED.

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
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DATE: 11.07.2024
SCALE:
DRAWN:
JOB NUMBER: 23.14
REVISION

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
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WINDOW AND DOOR SCHEDULES

MESSIAH LOT: 207 RESIDENCE
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

A4.1

DOOR SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	THK.	CORE	HARDWARE	DETAILS HEAD	DETAILS JAMB	DETAILS THRESH.	REMARKS
101	EXTERIOR	3'-0"	8'-0"							
102	EXTERIOR	3'-0"	8'-8"							
103	EXTERIOR	PR 3'-0"	8'-8"							
104	EXTERIOR	PR 3'-0"	8'-8"							
105	EXTERIOR	PR 3'-6"	8'-0"							
106	EXTERIOR	PR 3'-6"	8'-0"							
107	EXTERIOR	3'-0"	7'-8"							
108	INTERIOR	2'-4"	7'-8"							
109	INTERIOR	3'-0"	7'-8"							
110										
111	INTERIOR	2'-10"	7'-8"							
112	INTERIOR	2'-6"	7'-8"							
113	INTERIOR	3'-0"	7'-8"							
114	INTERIOR	PR 2'-4"	7'-8"							
115	INTERIOR	2'-6"	7'-8"							
116	INTERIOR	3'-0"	7'-8"							
117	INTERIOR	2'-6"	7'-8"							
121	EXTERIOR	3'-0"	7'-8"							
122	EXTERIOR	PR 2'-6"	7'-8"							
123	EXTERIOR	8'-9"	8'-0"							WOOD SECTIONAL GARAGE DOOR SELF-CLOSING FIRE RATED W/ WEATHER STRIPPING Note: Garage doors shall be labeled with a permanent label by the garage door manufacturer.
124	EXTERIOR	8'-9"	8'-0"							
125	EXTERIOR	3'-0"	7'-8"							
126	INTERIOR	2'-6"	7'-8"							
127	INTERIOR	2'-6"	7'-8"							
128	INTERIOR	PR 2'-0"	7'-8"							
129	INTERIOR	2'-2"	7'-8"							
130										
131	INTERIOR	2'-6"	7'-8"							
132	INTERIOR	2'-6"	7'-8"							
133	INTERIOR	2'-6"	7'-8"							
134										
135	EXTERIOR	4'-0"	8'-0"							DUTCH BARN DOOR W/ LIGHT AND PROTECTIVE GRILL
136	EXTERIOR	PR 4'-6"	9'-0"							WOOD BARN DOOR

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
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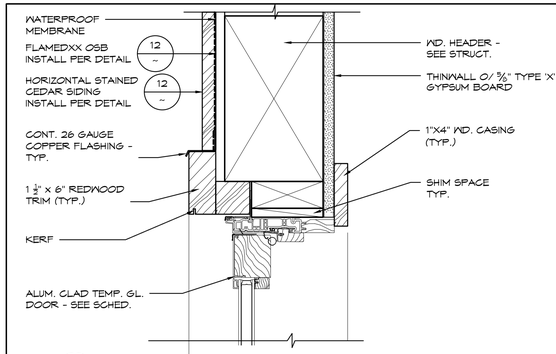
DATE: 11.07.2024
SCALE:
DRAWN:
JOB NUMBER: 23.14
REVISION

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2027
Renewal Date
STATE OF CALIFORNIA

WINDOW AND DOOR SCHEDULES

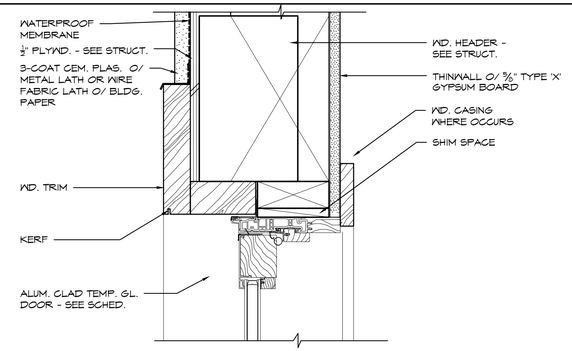
MESSIAH LOT: 207 RESIDENCE
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

A4.2



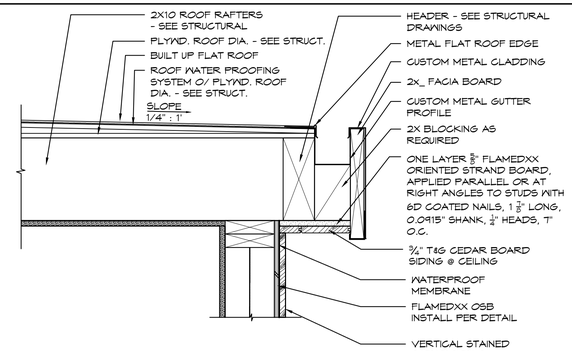
5 HDR. @ SGL. OUT-SWING

SCALE: 3"= 1'-0"



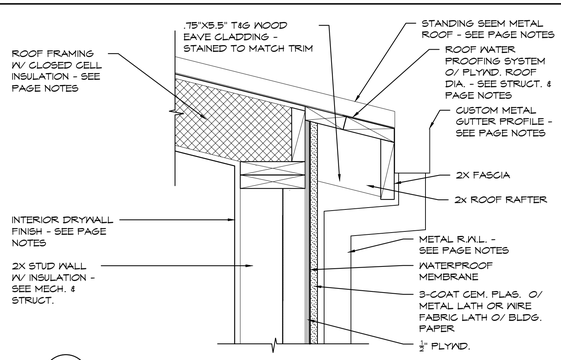
5 HEADER @ MEDIA RM.

SCALE: 3"= 1'-0"



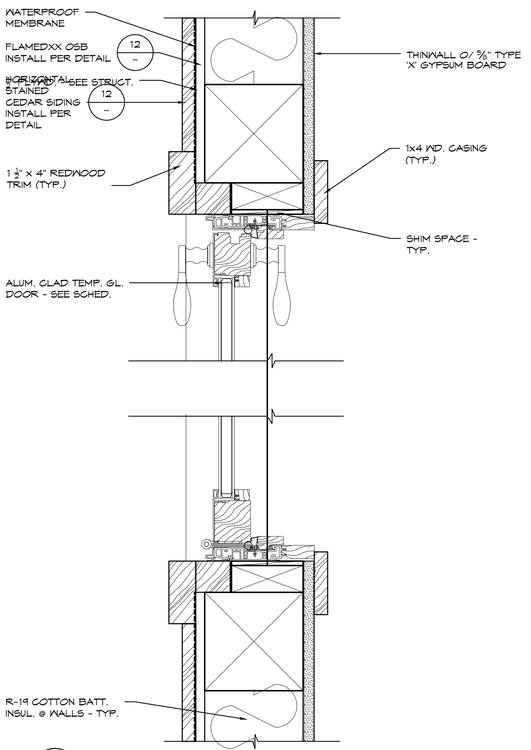
15 FLAT ROOF

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



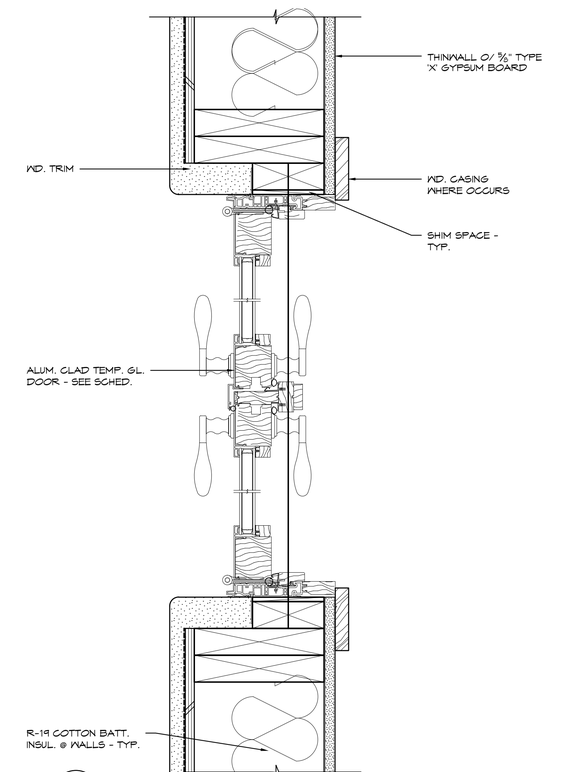
1 TYP. EAVE PROJECTION

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



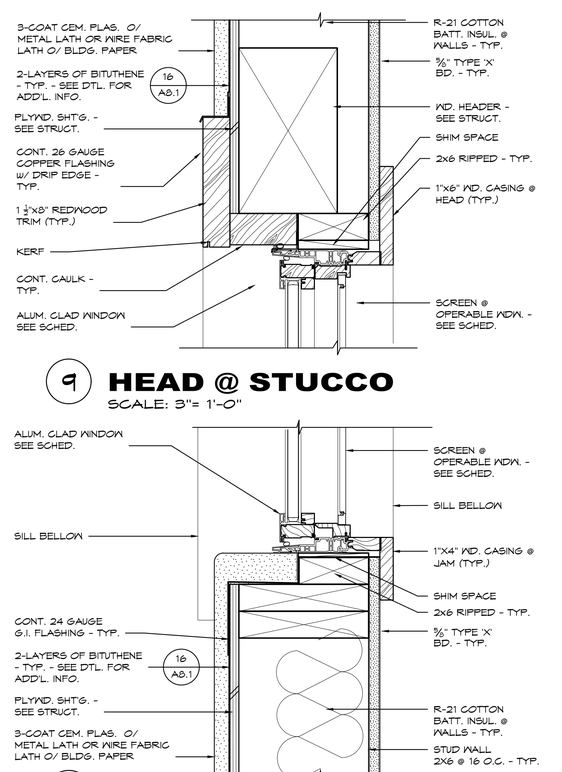
7 JAMB @ SGL. OUT-SWING

SCALE: 3"= 1'-0"



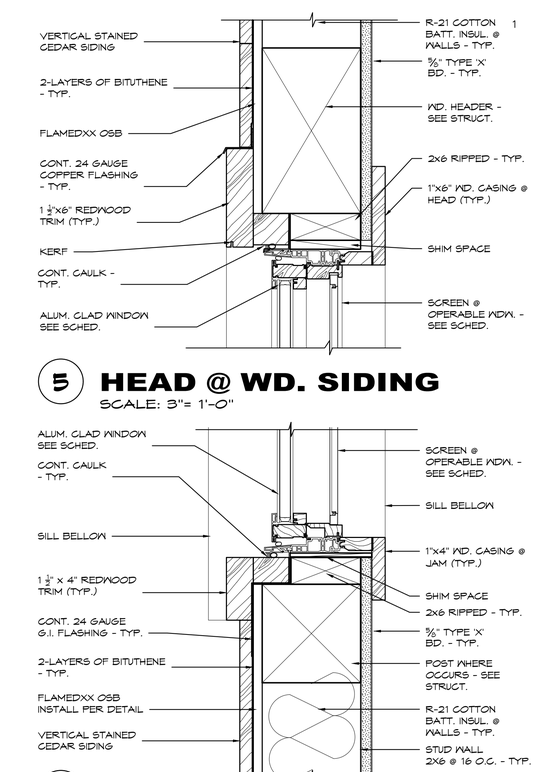
11 JAM @ MEDIA RM.

SCALE: 3"= 1'-0"



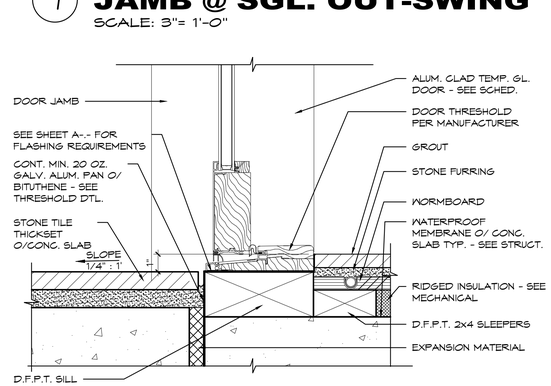
9 HEAD @ STUCCO

SCALE: 3"= 1'-0"



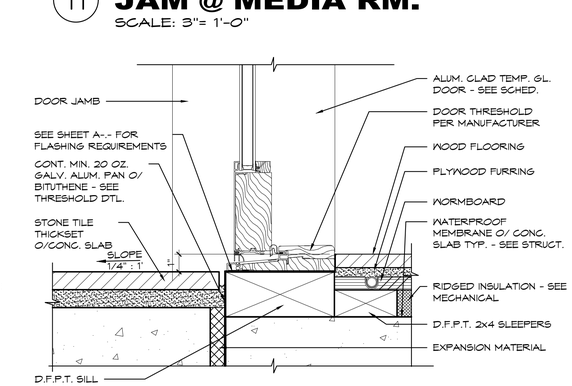
5 HEAD @ WD. SIDING

SCALE: 3"= 1'-0"



7 JAMB @ SGL. OUT-SWING

SCALE: 3"= 1'-0"



4 THOLD. @ MEDIA RM.

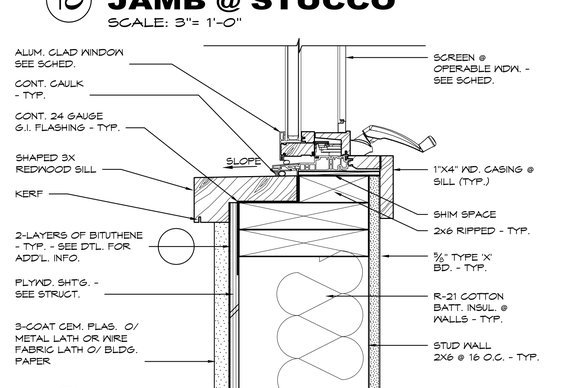
SCALE: 3"= 1'-0"

10 JAMB @ STUCCO

SCALE: 3"= 1'-0"

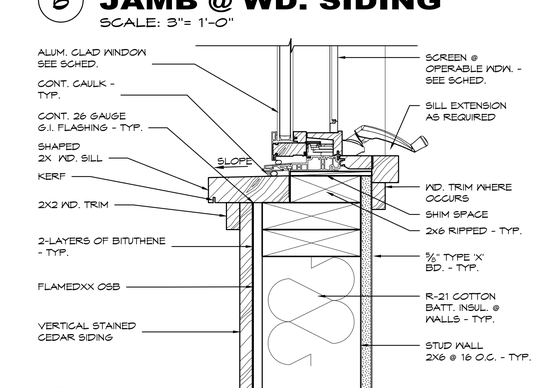
6 JAMB @ WD. SIDING

SCALE: 3"= 1'-0"



11 SILL @ STUCCO

SCALE: 3"= 1'-0"



7 SILL @ WD. SIDING

SCALE: 3"= 1'-0"

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
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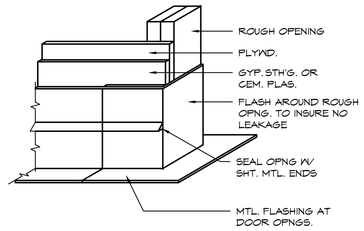
DATE:	11.07.2024
SCALE:	VARIES
DRAWN:	SGC
JOB NUMBER:	23.14
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2027
Renewal Date
STATE OF CALIFORNIA

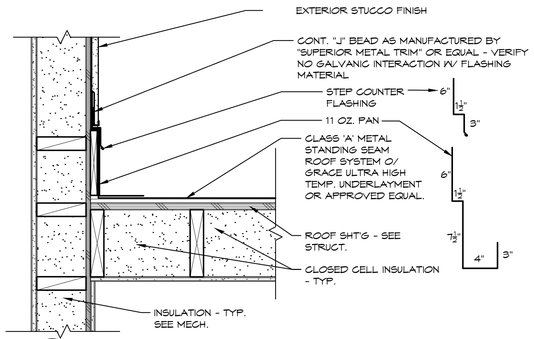
DETAILS

MESSIAH LOT: 207 RESIDENCE
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

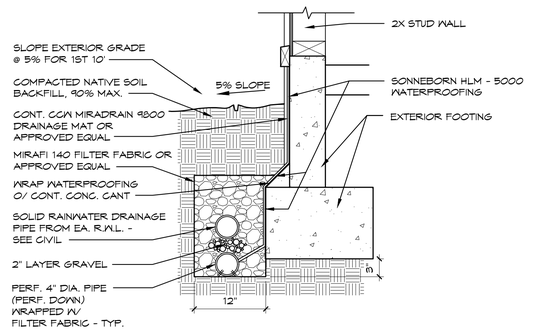
A4.3



9 THRESHOLD FLASHING
SCALE: N.T.S.

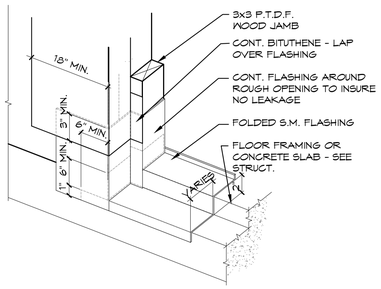


5 ROOF TO WALL FLASHING
SCALE: 1-1/2"= 1'-0"

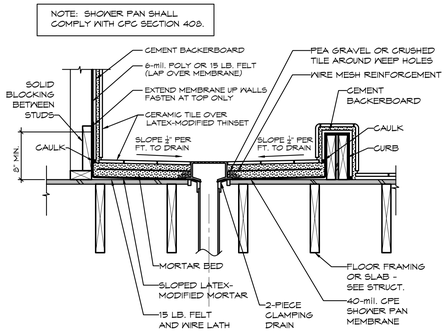


1 TYP. FOUND. DRAINAGE
SCALE: 1"= 1'-0"

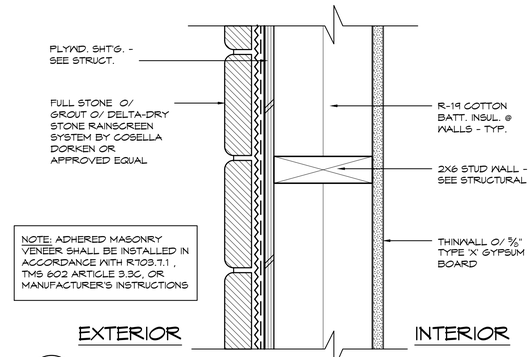
NOTE: THE DETAILS ON THIS SHEET ARE TO BE CONSIDERED AS CONSTRUCTION MINIMUMS. THEY ARE NOT INTENDED TO DICTATE FINAL FINISHES, COLORS, OR ESTABLISH ARCHITECTURAL FORMS. SHOULD A CONSTRUCTION CONFLICT BE PRESENTED DUE TO THESE DESIRED MINIMUMS, CONTACT THE ARCHITECT, AND CLARIFICATION WILL BE PRESENTED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



10 THRESHOLD FLASHING
SCALE: N.T.S.



6 SHOWER DETAIL
SCALE: 1"= 1'-0"

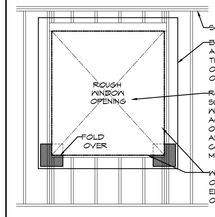


2 WALL @ STONE
SCALE: 3"= 1'-0"

14 NOTES
SCALE: N.T.S.

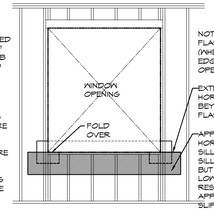
NOTES:
1. ENSURE ALL SURFACES TO RECEIVE MEMBRANE FLASHING ARE CLEAN AND DRY.
2. ENSURE MEMBRANE IS WELL SEATED AGAINST EXTERIOR VAPOR BARRIER (HOUSE WRAP) - EXERCISE CARE SO AS TO REDUCE WRINKLES IN APPLIED MEMBRANES.

FIG. 1 - R.O. & BACKING SUPPORT



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

FIG. 2 - SILL FLASHING



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

FIG. 3A - WINDOW INSTALLATION (METHOD A)

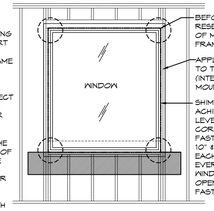
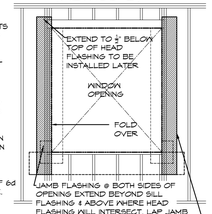
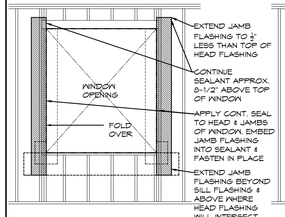


FIG. 3B - JAMB FLASHING (METHOD B)



1. INSTALL 6" WIDE SELF-ADHESIVE MEMBRANE STRIP AT WINDOW JAMBS.
2. LAP JAMB MEMBRANE OVER SILL MEMBRANE.
3. FOLD OVER JAMB STRIPS TO ENSURE THAT MEMBRANE EXTENDS TO FULL WALL WIDTH.

FIG. 4A - JAMB FLASHING (METHOD A)



1. INSTALL 6" WIDE SELF-ADHESIVE MEMBRANE STRIP AT WINDOW JAMBS.
2. LAP JAMB MEMBRANE OVER SILL MEMBRANE.
3. FOLD OVER JAMB STRIPS TO ENSURE THAT MEMBRANE EXTENDS TO FULL WALL WIDTH.

FIG. 4B - WINDOW INSTALLATION (METHOD B)

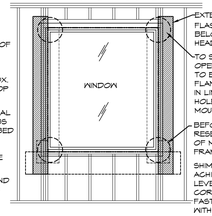
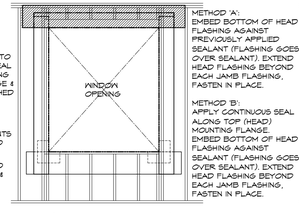
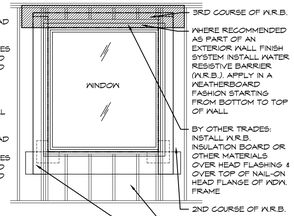


FIG. 5 - HEAD FLASHING



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

FIG. 6 - PRIMARY WEATHER BARRIER APPLICATION BY OTHERS



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

STUCCO NOTES:

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

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

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

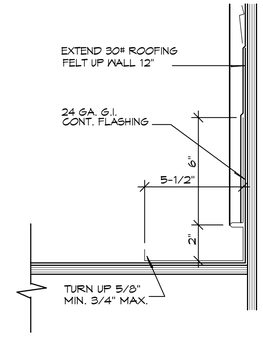
THE MINIMUM CURE TIME PRIOR TO PLACEMENT OF THE SECOND APPLICATION SHALL BE 48 HOURS.

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

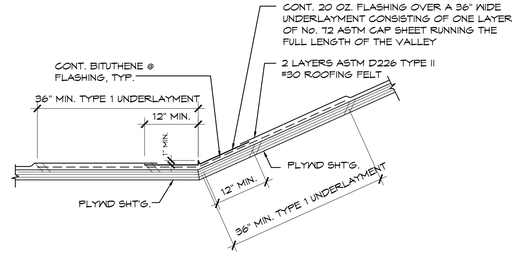
THE SECOND COAT SHALL HAVE NO VARIATION GREATER THAN 1/4" IN ANY DIRECTION UNDER A 5-FOOT STRAIGHT EDGE. (CBC TABLE 25-F)

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

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



3 GENERIC WEEP SCREED
SCALE: 3"= 1'-0"



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

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:	11.07.2024
SCALE:	
DRAWN:	
JOB NUMBER:	23.14
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2027
Renewal Date
STATE OF CALIFORNIA

TYP. WATERPROOFING DETAILS

MESSIAH LOT: 207 RESIDENCE
23 SAN CLEMENTE TRL.
CARMEL, CA
A.P.N. 239-131-007

A8.1

PAGE NOTES

1. ROOF:
   SLOPED ROOF: CLASS 'A' METAL STANDING SEAM ROOF SYSTEM O/ GRACE ULTRA HIGH TEMP. UNDERLAYMENT OR APPROVED EQUAL. INSTALL PER MFR. SPEC.
   FLAT ROOF: 2-PART DARK TINTED ELASTOMERIC CLASS 'A' SYSTEM O/ GRACE ULTRA HIGH TEMP. UNDERLAYMENT OR APPROVED EQUAL. INSTALL PER MFR. SPEC.

   AT ALL ROOF SURFACES INSTALL O/ 2 LAYERS ICE & WATER SHIELD (GRACE ULTRA HIGH TEMP. OR APPROVED EQ.) UNDERLAYMENT APPLICATION:
   1. AFFIX 19" STRIP STARTING AT EAVE,
   2. LAYER 36" SHEET`

   24 GA. METAL ROOF GUTTER & DOWNSPOUTS - CUSTOM PROFILE

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

   STONE: VARIABLE THICKNESS, LIGHT AND BROWN TONES. TO BE APPROVED BY OWNER OR ARCHITECT - INSTALL PER MANUFACTURE WRITTEN REQUIREMENTS.

   WOOD: VERTICAL T&G SELECT CEDAR - VERIFY STAIN w/ OWNER O/ ONE LAYER 5/8" FLAMEDXX ORIENTED STRAND BOARD, APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4 " HEADS, 7" O.C.

3. EXTERIOR TRIM:
   WOOD: SELECT CEDAR - VERIFY STAIN w/ OWNER

4. EXTERIOR FLASHING/WATERPROOFING:
   VERTICAL AND HORIZONTAL WATERPROOFING SYSTEM: DELTA VENT. APPLIED TO ALL EXTERIOR WALL SURFACES. INSTALL PER MFR. SPEC.
   FLASHING: 24GA METAL OR APPROVED EQUAL.

5. INTERIOR FINISH:
   THINWALL PLASTER: 5/8" THICK TYPE-X GYPSUM WALL BOARD WITH INTEGRAL COLOR FINISH. VERIFY COLOR w/ OWNER

   STONE: VARIABLE THICKNESS LIMESTONE VENEER. INSTALL PER MANUFACTURE WRITTEN REQUIREMENTS.

6. FINISHED FLOOR:
   STONE: .75" STONE (OWNER APPROVED) O/ MIN. 1/4" GROUTING o/ RADIANT FLOOR.

   TILE: VARIES (OWNER APPROVED) o/ RADIANT FLOOR. T.B.D. PER INTERIORS

   WOOD: 7" ± WIDE PLANKS (OWNER APPROVED TYPE AND FINISH) OR APPROVED EQUAL o/ RADIANT FLOOR.

7. INTERIOR CEILING FINISH:
   DRYWALL: 5/8" THICK TYPE-X DRYWALL - TAPE TEXTURE AND PAINT, SIM. TO INT.

   WOOD: 3/4" T&G CEDAR VERIFY STAIN WITH OWNER

8. INTERIOR TRIM: CEDAR, STAINED.

9. CLOSED-CELL SPRAY FOAM INSULATION: MANUFACTURED INSULATION SHALL COMPLY WITH CRC SEC. 806 AND ICC-ESR 1826. WHERE ACCURSE

STUCCO NOTES:
PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3-COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH..

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

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

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

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

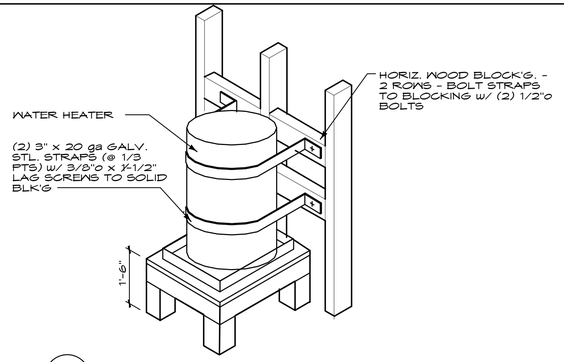
THE SECOND COAT SHALL HAVE NO VARIATION GREATER THAN 1/4" IN ANY DIRECTION UNDER A 5-FOOT STRAIGHT EDGE.

THE MINIMUM CURE TIME PRIOR TO PLACEMENT OF THE CEMENT PLASTER FINISH COAT SHALL BE 7 DAYS.

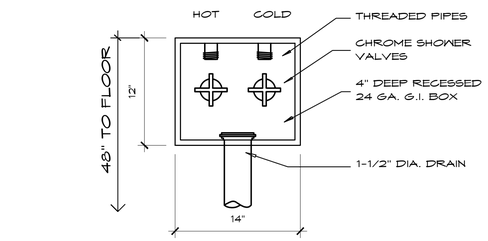
CEMENT PLASTER FINISH COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL THICKNESS AND PRESSURE TO BOND TO AND TO COVER/CONCEAL THE "BROWN COAT"

WUI NOTE:
PER CRC R337.7.9 THE UNDERSIDE OF OVERHANGING APENDAGES SHALL BE ENCLOSED TO GRADE OR SHALL CONSIST OF ONE OF THE FOLLOWING ITEMS:
1. NON-COBUSTIBLE MATERIAL.
2. IGNITION-RESISTENT MATERIAL.
3. ONE LAYER OF 5/8" THICK TYPE-X SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER OF THE FOLLOWING:
   5.1 SFM STANDARD 12-7A-3
   5.2 ASTM E2957

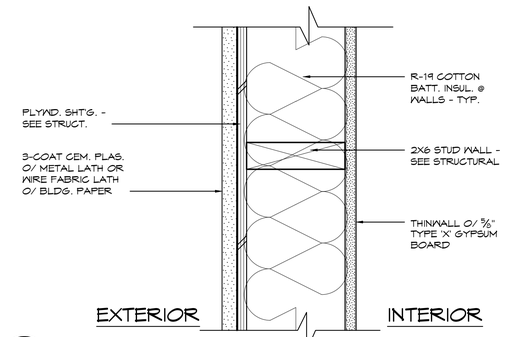
EXCEPTION: HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.



9 WATER HTR. STRAPPING
SCALE: 1/2"= 1'-0"

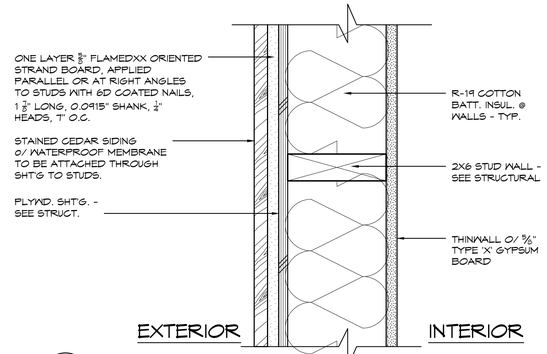


5 WASHER HOOK-UP
SCALE: 1-1/2"= 1'-0"



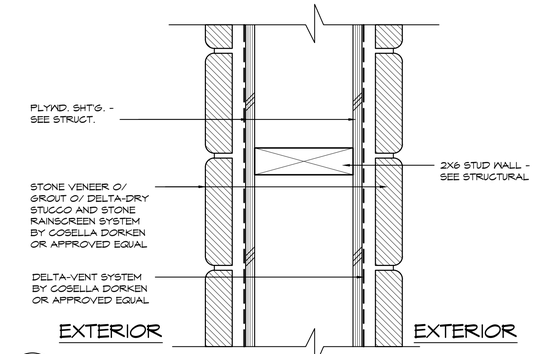
1 WALL @ STUCCO
SCALE: 3"= 1'-0"

NOTE: SEE PAGE NOTES FOR ADDITIONAL INFORMATION



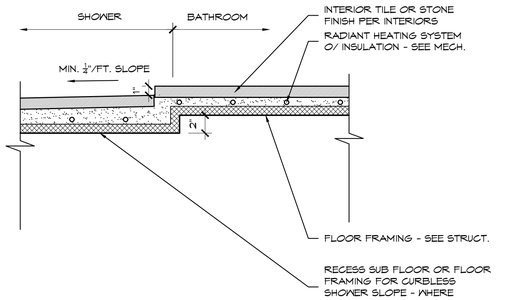
10 WALL @ WD. SIDING
SCALE: 3"= 1'-0"

NOTE: SEE PAGE NOTES FOR ADDITIONAL INFORMATION



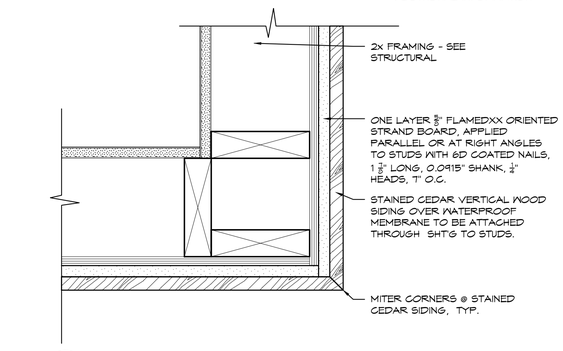
6 WALL @ STONE
SCALE: 3"= 1'-0"

NOTE: SEE PAGE NOTES FOR ADDITIONAL INFORMATION



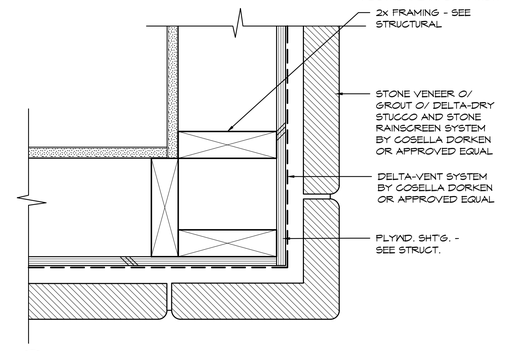
2 SHOWER FLOOR
SCALE: 1-1/2"= 1'-0"

NOTE: SEE PAGE NOTES SHEET A8.2 FOR ADDITIONAL INFORMATION



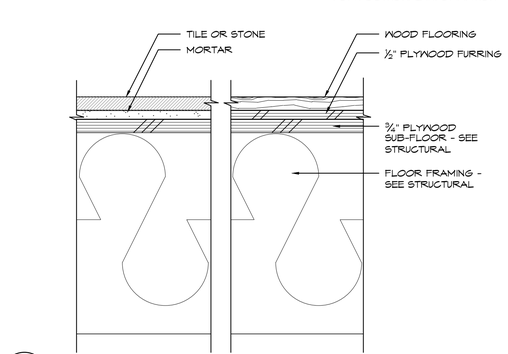
11 WD. SIDING CORNER
SCALE: 3"= 1'-0"

NOTE: SEE PAGE NOTES FOR ADDITIONAL INFORMATION



7 THINSET STONE CORNER
SCALE: 3"= 1'-0"

NOTE: SEE PAGE NOTES FOR ADDITIONAL INFORMATION



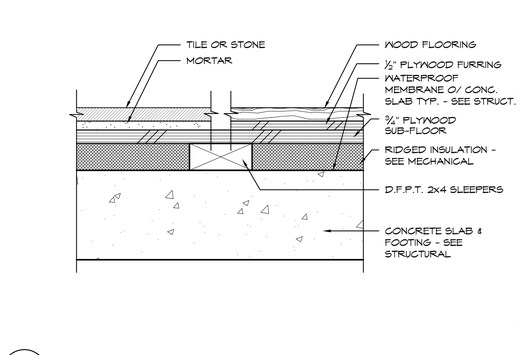
3 HARDWD. OR TILE
SCALE: 3"= 1'-0"

NOTE: SEE PAGE NOTES FOR ADDITIONAL INFORMATION



8 BASE BOARD
SCALE: 3"= 1'-0"

NOTE: SEE PAGE NOTES SHEET A8.2 FOR ADDITIONAL INFORMATION



4 FLOOOR @ SLAB ON GR.
SCALE: 3"= 1'-0"

NOTE: SEE PAGE NOTES FOR ADDITIONAL INFORMATION

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
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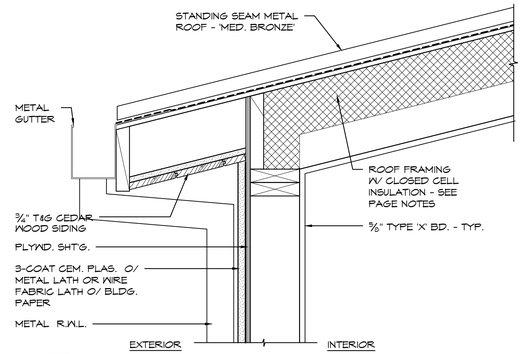
DATE:	11.07.2024
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CARMEL, CA
A.P.N. 239-131-007

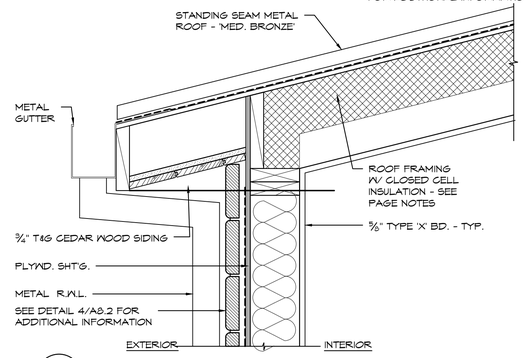
A8.2



1 **TYP. EAVE PROJECTION**

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

NOTE: SEE PAGE NOTES SHEET A8.2 FOR ADDITIONAL INFORMATION



1 **TYP. EAVE PROJECTION**

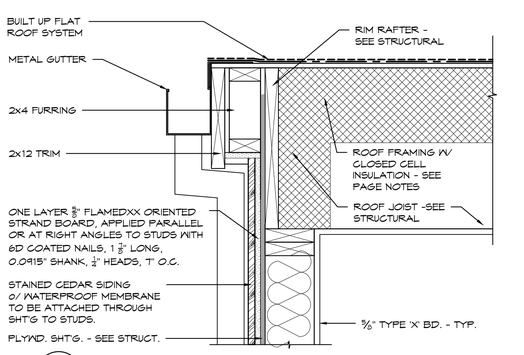
SCALE: 1-1/2"= 1'-0"

NOTE: SEE PAGE NOTES SHEET A8.2 FOR ADDITIONAL INFORMATION

FEB. 02, 2022

VARIES

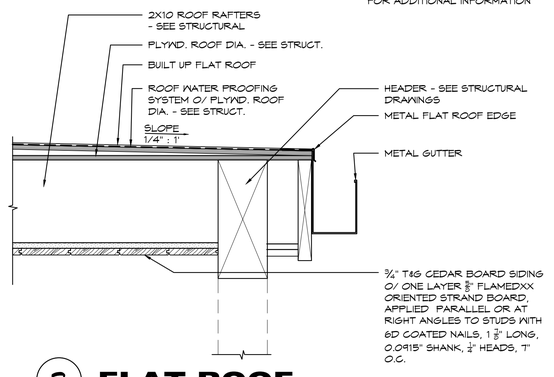
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3 **FLAT ROOF**

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

NOTE: SEE PAGE NOTES SHEET A8.2 FOR ADDITIONAL INFORMATION



3 **FLAT ROOF**

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

NOTE: SEE PAGE NOTES SHEET A8.2 FOR ADDITIONAL INFORMATION

DETAILS

A8.3

SECTION 1: GENERAL REQUIREMENTS

1. COVERING CODE:
ALL WORK TO COMPLY WITH;
(a) THE "2022 CALIFORNIA BUILDING CODE" (CBC)" WITH THE STATE AND LOCAL AMENDMENTS;
(b) REFER TO CH35 OF CBC. WHERE OTHER STANDARDS ARE NOTED IN THE DRAWINGS, USE THE LATEST EDITION OF THE STANDARD UNLESS A SPECIFIC DATE IS INDICATED.
(c) ALL APPLICABLE LOCAL STATE AND FEDERAL CODES, ORDINANCES, LAWS REGULATIONS AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK;
(d) STANDARD SPECIFICATIONS OF ASTM AS NOTED HEREIN AND AS REQUIRED BY THE BUILDING CODE.
(e) IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

2. SITE COORDINATION
THE CONTRACTOR SHOULD HAVE EXPERIENCE AND BE FAMILIAR WITH THE TYPE OF PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ONSITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS. NOTED DIMENSIONS TAKE PRECEDENCE OVER THE DRAWING'S SCALE. ADDITIONALLY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY READ THE COMPLETE DESIGN PACKAGE BEFORE SUBMITTING A BID.

3. STRUCTURAL DRAWINGS
THE BUILDER HAS CONTRACTED GMEP ENGINEERS FOR LIMITED STRUCTURAL ENGINEERING DRAWINGS, VITAL FOR OBTAINING A BUILDING PERMIT WHEN COMBINED WITH OTHER CONSULTANTS' DRAWINGS. THESE DRAWINGS WONT COVER ALL ASPECTS OR MATERIALS. THE BUILDER WILL OVERSEE MATERIAL SELECTION, QUALITY CONTROL, INSTALLERS, CONSTRUCTION METHODS, AND SUPPLY ADDITIONAL INFORMATION TO ENSURE COMPLIANCE WITH INDUSTRY STANDARDS AND REGULATIONS. THIS DOCUMENT IS NOT FOR BID OR CONSTRUCTION UNTIL THE PLAN HAS BEEN REVIEWED AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND THE PERMIT IS OBTAINED. NO COMPENSATION WILL BE MADE FOR ADDITIONAL WORK DUE TO THE VIOLATION OF THIS REQUIREMENT.

4. STRUCTURAL DETAILS
THE STRUCTURAL DETAILS ARE INTENDED TO DEPICT THE GENERAL CHARACTER AND EXTENT OF THE PROJECT AND ARE NOT MEANT TO ILLUSTRATE EVERY WORK DETAIL. DETAILS, SECTIONS, AND NOTES PRESENTED IN THESE DRAWINGS ARE TYPICAL AND APPLY TO SIMILAR CONDITIONS ELSEWHERE UNLESS OTHERWISE INDICATED. ANY DEVIATIONS FROM THE DESIGN DETAILS REQUIRE WRITTEN APPROVAL FROM GMEP ENGINEERS. APPROVAL BY THE INSPECTOR DOES NOT GRANT AUTHORITY TO DEVIATE FROM THE PLANS OR SPECIFICATIONS.

5. CONSTRUCTION
THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, TEMPORARY SUPPORT, SHORING, ETC., ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAVE NOT BEEN CONSIDERED BY THE ARCHITECT AND THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE STABILITY OF THE STRUCTURE BEFORE APPLYING ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. NECESSARY BRACING SHALL BE PROVIDED BY THE CONTRACTOR TO ENSURE STABILITY BEFORE APPLYING THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT IMPLY ANY ASSUMPTION OF RESPONSIBILITY IN THIS REGARD.

6. DISCREPANCIES
IF THERE ARE DISCREPANCIES BETWEEN THE GENERAL NOTES, SPECIFICATIONS, PLANS/DETAILS, OR REFERENCE STANDARDS, THE CONTRACTOR MUST PROMPTLY NOTIFY THE ENGINEER OR ARCHITECT OF RECORD REGARDING ANY QUESTIONS OR DISCREPANCIES RELATED TO THE WORKING DRAWINGS AND SPECIFICATIONS.

7. STRUCTURAL ANALYSIS AND LOADING
STRUCTURAL ANALYSIS FOR THIS PROJECT COMPLIED WITH BUILDING CODES AND STANDARD CARE, DEMANDING EVEN LOAD DISTRIBUTION DURING CONSTRUCTION, PREVENTING LOADS FROM EXCEEDING DESIGN CRITERIA, AND REQUIRING CONTRACTOR NOTIFICATION TO THE STRUCTURAL ENGINEER OF RECORD (SER) OF ADDITIONAL LOADS FROM ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ELEMENTS..

8. PRE-CONSTRUCTION COORDINATION
UPON COMPLETION OF ABOVE BY THE ENGINEER & PRIOR TO START OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS, COORDINATE ALL WORK OF OTHER CONSULTANTS & OTHER TRADES TO ENSURE COMPLIANCE WITH HIS/HER REQUIREMENTS.

9. WATERPROOFING AND MOISTURE LIABILITY
GMEP ENGINEERS SHALL HAVE NO LIABILITY FOR WATERPROOFING TO MOISTURE TRANSMISSION ISSUES, WHETHER RELATED TO CONCRETE SLABS, FOOTINGS, FOUNDATIONS, OR OTHERWISE. OWNER AND CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR SUCH ISSUES, AND WILL DEFEND AND INDEMNIFY GMEP ENGINEERS AGAINST ALL SUCH CLAIMS

SECTION 2: STRUCTURAL WOOD

1. ALL STRUCTURAL WOOD SHALL BE DOUGLAS FIR LARCH SPECIES (19% MAXIMUM MOISTURE CONTENT AT THE TIME OF CONSTRUCTION U.N.O)

2. MACHINE BOLTS MUST ADHERE TO THE STANDARDS SET BY ASTM A307. DRILLING HOLES FOR BOLTS SHOULD BE 1/16" LARGER THAN BOLT DIAMETER.

3. USE SINKER NAILS FOR ALL NAILING, EXCEPT WHERE OTHERWISE INDICATED IN THE NAILING SCHEDULE.

4. FOR NON-SHEAR WALL APPLICATIONS, ALL BOLTS MUST USE ROUND WASHERS CONFORMING TO ANSI/ASME B 18.22.
USE MIN 1 3/8" DIAMETER X 7/64" THICK WASHER FOR 1/2" DIAMETER BOLT;
1 3/4" DIAMETER X 9/64" THICK WASHER FOR 5/8" DIAMETER BOLT;
2 1/2" DIAMETER X 11/64" THICK WASHER FOR 1" DIAMETER BOLT. U.N.O

5. FASTENERS SPECIFIED IN THE DRAWINGS MAY UTILIZE MANUFACTURER'S BRANDS. COMPLY WITH ALL CODES AND MANUFACTURER'S REQUIREMENTS/RECOMMENDATIONS FOR INSTALLATION

6. THE ADHESIVE USED TO ATTACH FLOOR SHEATHING TO FRAMING ELEMENTS MUST COMPLY WITH APA SPECIFICATION AFG-01.

7. ACCORDING BUILDING CODE 2308.5.1 STUD HEIGHTS:
• 2x4'S @ 16" o.c. MAXIMUM 14'-0" HEIGHT FOR NON-BEARING WALL.
• 2x6'S @ 16" o.c. MAXIMUM 20'-0" HEIGHT FOR NON-BEARING WALL.
• BEARING WALLS EXCEEDING 10'-0" MUST BE DESIGNED CASE BY CASE.

8. FOR STUD WALLS FRAMED PERPENDICULAR TO A CONCRETE OR MASONRY WALL, ENSURE SECURE ATTACHMENT BY USING 5/8" DIAMETER X 8" A307 BOLTS AT THE TOP, MIDDLE, AND BOTTOM.

9. THE SPECIFIED MANUFACTURED HARDWARE IN THE DRAWINGS SHOULD BE SIMPSON TIES (UNLESS EXPLICITLY APPROVED BY GMEP ENGINEERS). COMPLY WITH ALL INSTALLATION AND HANDLING REQUIREMENTS AND RECOMMENDATIONS PROVIDED BY THE MANUFACTURER.

10. TO ENSURE COMPLIANCE, THE FABRICATION AND HANDLING OF GLUE-LAMINATED BEAMS MUST ADHERE TO ANSI/AITC A 190.1 STANDARDS. STANDARD BEAMS SHOULD BEAR A LEGIBLE APA-EWS OR AITC GRADE STAMP, PRIOR TO INSTALLATION, PROVIDE THE FIELD INSPECTOR WITH A CERTIFICATE OF CONFORMANCE FOR GLUED-LAMINATED MEMBERS, EITHER APA-EWS OR AITC. GLUE-LAMINATED MEMBERS ARE TO BE 24F-V4, DF/DF WITH STANDARD CAMBER FOR ROOF BEAMS, EXCEPT FOR CANTILEVER BEAMS AND THOSE MARKED (U.N.O.). ALL CANTILEVER AND FLOOR BEAMS SHOULD HAVE ZERO CAMBER (U.N.O.). UTILIZE WATERPROOF GLUE FOR THE FABRICATION OF ALL BEAMS.

11. TIMBER FRAMING, BRACING, NAILING, NOTCHING, DRILLING, OR BORING MUST ADHERE TO THE 2022 CBC, UNLESS THE LOCAL JURISDICTION MANDATES STRICTER REQUIREMENTS OR PROVIDES SPECIFIC SPECIFICATIONS.

12. FASTENERS THAT MAKE CONTACT WITH LUMBER TREATED WITH PRESERVATIVES AND FIRE-RETARDANT WOOD MUST BE CONSTRUCTED FROM HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. HOWEVER, THERE IS AN EXCEPTION FOR PLAIN CARBON STEEL FASTENERS USED IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD WITHIN INTERIOR, DRY ENVIRONMENTS WHERE THEY ARE PERMITTED.

13. ADHERE TO THE NECESSARY REGULATIONS FROM CHAPTER 23 FOR CONVENTIONAL LIGHT FRAMED CONSTRUCTION

14. THE STRUCTURAL INFORMATION OUTLINED IN THE FRAMING PLANS PERTAINS TO THE CORE STRUCTURAL ELEMENTS. NON-STRUCTURAL COMPONENTS SHOULD BE CONSTRUCTED IN COMPLIANCE WITH THE APPROVED CODE REQUIREMENTS.

15. THE TOP PLATES FOR ALL WOOD STUD WALLS SHOULD CONSIST OF TWO 2X BOARDS MATCHING THE STUD WIDTH. THESE TOP PLATES NEED TO HAVE A MINIMUM 48-INCH OVERLAP AND BE SECURED WITH AT LEAST FIVE 16D NAILS, SPACED NO MORE THAN 12 INCHES APART.

16. ALL SHEAR PANELS MUST FEATURE UNINTERRUPTED SHEATHING MATERIAL RUNNING FROM END TO END AND BETWEEN PLATES, FOLLOWING THE SPECIFICATIONS OUTLINED IN THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT FRAMING IS COORDINATED TO MAINTAIN THE CONTINUITY OF SHEAR PANELS.

17. SHEAR TRANSFER NAILING MUST CONFORM TO THE GUIDELINES PRESENTED IN THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE INSPECTION TEAM APPROPRIATELY TO REVIEW THESE NAILING SPECIFICATIONS.

18. EVERY JOIST HANGER SHOULD BE OF THE SIMPSON U TYPE, AND ALL BEAM HANGERS MUST BE OF THE SIMPSON HU VARIETY, AS INDICATED ON THE PLAN OR DETAIL. ADHERE TO THE INSTALLATION INSTRUCTIONS PROVIDED BY THE MANUFACTURER.

19. ALL LEDGERS SHALL BE SPLICED WITH ST22 STRAP, UNLESS SPECIFIED DIFFERENTLY.

20. INSTALL POST OR MULTIPLE STUDS BENEATH POST OR MULTIPLE STUDS ON THE FLOOR BELOW. EACH POST OR STUD SHOULD BE SECURED USING GYPSUM WALLBOARD AND 8D COOLER NAILS, SPACED AT 7 INCHES ON CENTER, AS INDICATED ON THE PLAN. ENSURE THE PROVISION OF A COMPRESSION BLOCK WITH FULL WIDTH AND DEPTH BETWEEN FLOORS AT THESE SPECIFIED LOCATIONS.

21. WHEN UTILIZING A DOUBLE SILL PLATE FOR LIGHTWEIGHT CONCRETE FLOORING, THE FRAMING CONTRACTOR MUST ENSURE SILL PLATE NAILING ON BOTH SILL PLATES, MAINTAINING A MAXIMUM SPACING OF 16 INCHES ON CENTER OR AS SPECIFIED IN THE SCHEDULE.

22. BUILDING CODE 2308.5.1 BALLOON FRAMED WALLS (NON-BEARING) STUD HEIGHTS:
• 2x4'S @ 16" o.c. MAXIMUM 14'-0" HEIGHT
• 2x6'S @ 16" o.c. MAXIMUM 20'-0" HEIGHT
• NO MULTIPLIES OF 2x4'S ARE ALLOWED TO SPAN MORE THAN 14'-0". BEARING WALLS EXCEEDING 10'-0" MUST BE DESIGNED CASE BY CASE

23. FOR CEILING FRAMING WITH DEAD LOAD = 6 PSF MAX. & LIVE LOAD = 10 PSF MAX:
• USE DF#2 2x6 CEILING JOIST @ 16" O.C. WITH 12'-0" SPAN MAX.
• USE DF#2 2x8 CEILING JOISTS @ 16" O.C. WITH 16'-0" SPAN MAX.

24. FOR STRUCTURES UP TO TWO STORIES, IT'S PERMISSIBLE TO USE APPROVED FINGER-JOINTED LUMBER IN PLACE OF SOLID-SAWN MEMBERS OF THE SAME SPECIES AND GRADE. HOWEVER, WHEN FINGER-JOINTED LUMBER IS LABELED AS 'STUD USE ONLY' OR VERT USE ONLY;' IT MUST BE EXCLUSIVELY EMPLOYED FOR STUD APPLICATIONS. FURTHERMORE, ALL FINGER-JOINTED LUMBER MUST FEATURE A CERTIFIED GRADE STAMP DENOTING ITS SUITABILITY FOR USE.

25. THE MIN. GRADES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLANS (ALL WOOD MUST BE GRADE MARKED:

• VERTICAL FRAMING MEMBERS (STUD AND POST)
6X 4BX POST / BEAMS / HEADERS: DF#1
4X POST: DF#2
STUDS : D.F.L. STUD GRADE (UP TO 9'-0"), DFL #2 (TALLER THAN 9'-0")

• HORIZONTAL FRAMING MEMBERS (STUD AND POST)
2X JOIST/ RAFTERS : DFL#2
4X POST / BEAMS / HEADERS : DFL#2
4X 14 OR LAGRGER : DFL#1
6X OR LARGER: DFL#1

• MISC
TOP PLATES & MUD SILLS : DFL CONSTRUCTION GRADE OR BETTER
SILL PLATE (GROUND FLOOR): P.T. DFL#2
SOLE PLATE (UPPER FLOOR): DFL#2
2X4 & 2X6 OR 4X4 & 4X6 TOP PLATE: DFL#2
SHEAR BLOCKING: DFL#2

26. THE FOLLOWING ENGINEERING WOOD BEAMS/HEADERS/RIMS CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC ES - EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:

FOR "PSL" BEAMS:
Fb = 2900 psi (MIN), Fv = 290 psi (MIN), E = 2.0 x 10^6 psi (MIN).
FOR "LSL" BEAMS/HEADERS:
Fb = 2325 psi (MIN), Fv = 400 psi (MIN), E = 1.55 x 10^6 psi (MIN).
FOR MANUFACTURED RIM BOARD WITH MIN 1 1/4" THICK, CONTINUOUSLY SUPPORTED BY WALL, AND MATCHES JOIST DEPTH:
Fc (PERPENDICULAR)..... = 680 psi (MIN)
Fc (PARALLEL)..... = 1400 psi (MIN)
Ft = 1075 psi (MIN), E = 1.3 x 10^6 psi (MIN)
GLU-LAM BEAM SHALL BE 24F-V4, DF/DF
Fb = 2400 psi @ BOTTOM, Fb = 1850 psi @ TOP
Fv = 265 psi (MIN), E = 1.8 x 10^6 psi (MIN).

27. SHEATHING
• TYPICAL ROOF SHEATHING
15/32" BLOCKED APA RATED EXP 1 WITH A MIN. PANEL INDEX OF 32/16. REFER TO NER 108 FOR INSTALLATION AND CONDITIONS OF USE.

B.N.: 8d COMMON NAILS AT 4"O.C.
E.N.: 8d COMMON NAILS AT 6"O.C.
F.N.: 8d COMMON NAILS AT 6"O.C.

*NOTE: A, A: ALL STRUCTURAL RATED PANELS MUST BE STAMPED BY ONE OF THE FOLLOWING APPROVED AGENCIES, APA, PFS/TECO OR PITTSBURG.

• TYPICAL FLOOR / ROOF DECK / DECK SHEATHING
23/32" APA RATED STURD-I-FLOOR T&G EXP 1 WITH MIN. SPAN RATING OF 24" O.C.. REFER TO NER 108 FOR INSTALLATION AND CONDITION OF USE.

B.N.: 10d COMMON NAILS AT 6" O.C.
E.N.: 10d COMMON NAILS AT 6" O.C.
F.N.: 10d COMMON NAILS AT 6" O.C.

USE RING OR SCREW SHANK NAILS AND GLUE SHEATHING TO FRAMING USING ADHESIVES MEETING APA SPECIFICATION AFG-01 OR ASTM D3498. APPLY GLUE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

STRUCTURAL NAILS

TYPE OF FASTENER	SIZE & DIAMETER	TYPE OF FASTENER	SIZE & DIAMETER
8d SINKER	2 ½ x .113	10d COMMON	3 x .148
8d COMMON	2 ½ x .131	12d COMMON (16d SINKER)	3 ¼ x .148
16d SHORT	3 ¼ x .131	16d COMMON	3 ½ x .162

SHEAR WALL SCHEDULE
*2022 CALIFORNIA BUILDING CODE W/ 2020 LA COUNTY ORDINANCE (L.D)

SHEAR PANEL TYPE	SHEATHING (5)	EDGE NAILING (COMMON)	FIELD NAILING (COMMON)	ALLOWABLE SHEAR/PLF	SILL PLATE CONNECTION: 16mm SINKER	SILL PLATE CONNECTION: ULTRA-FAST BOLT SYSTEM (UFB) 5/8"ø BOLT W/ 3"x3"x5/16" PLATE WASHER OVER RIM BOARD	SILL PLATE CONNECTION: ULTRA-FAST BOLT SYSTEM (UFB) 5/8"ø BOLT W/ 3"x3"x5/16" PLATE WASHER OVER RIM BOARD	FRAMING CLIPS ABOVE, LSSD5 OR LTP4(3) (4)	NOTES
1	15/32" APA RATED	8d's @ 6" o.c.	8d's @ 12" o.c.	260	#6" O.C.	@16" O.C.	@14" O.C.	@16" O.C.	
2	15/32" APA RATED	8d's @ 4" o.c.	8d's @ 12" o.c.	380	#4" O.C.	@12" O.C.	@10" O.C.	@12" O.C.	(2) (6)
3	15/32" APA RATED	8d's @ 3" o.c.	8d's @ 12" o.c.	440	#3" O.C.	@8" O.C.	@7" O.C.	@8" O.C.	(2) (6)
4	15/32" APA RATED	8d's @ 2" o.c.	8d's @ 12" o.c.	640	#2" O.C.	@6" O.C.	@5" O.C.	@6" O.C.	(2) (6)
5	15/32" APA RATED (SYNEC. I)	10d's @ 2" o.c.	10d's @ 12" o.c.	870	2 ROWS STAGG. @5" O.C.	@5" O.C.	@4" O.C.	@6" O.C.	(2)(6)

(1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED. NO EXCEPTION.
(2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
(3) STUDS ARE SPACED @16" O.C MAX UNLESS NOTED OTHERWISE ON PLAN.
(4) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.
(5) SHEATHING CONFORMS TO EITHER DOC PS 1 OR PS 2 STANDARDS.
(6) USE 3" NOMINAL OR WIDER SILL OR SOLE PLATE

NAILING SCHEDULE
REFER TO TABLE 2304.10.2 OF THE LATEST CBC CODE

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING THE JOIST, TOENAIL EACH END	2-8d
3. 1"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1"X6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (BOX)@16"o.c
6.b SOLE PLATE TO JOIST AT BRACED WALL PANEL	(3)16d (BOX)PER 16"
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE	4-8d, TOENAIL OR 2X SOLE: 2-16d 3X SOLE:2-20d(BOX)
9. DOUBLE STUDS, FACE NAIL	16d(BOX)@24"o.c
10.a DOUBLED TOP PLATES, FACE NAIL	16d(BOX)@16"o.c
10.b DOUBLED TOP PLATES, LAP SPLIC	8-16d
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d@6"o.c
13. TOP PLATES, LAPS AND INSPECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER, TWO PIECES	16d@16" o.c ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOENAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1"BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1"X8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-8d
22. WIDER THAN 1"X8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d@24"o.c
24. BUILT-UP GIRDER AND BEAMS	20d@32"o.c AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	2-16d@ EACH BEARING

*COMMON NAILS SHALL BE USED (U.N.O); ** JOIST CAN BE EITHER SAWN LUMBER OR I-JOIST PER PLAN

SECTION 3: FOUNDATION

1. THE FOUNDATION DRAWINGS, AS PREPARED BY GMEP ENGINEERS, INDICATE THE STRUCTURAL SPECIFICATIONS, FOR DIMENSIONS, DEPRESSIONS, SLOPE, SHELVES, PATIOS, STOOPS, AND PORCHES NOT DEPICTED IN THE FOUNDATION DRAWINGS, REFERENCE SHOULD BE MADE TO THE ARCHITECTURAL PLANS. THE ARCHITECT AND CONTRACTOR MUST REVIEW THE ACCURACY OF THE DIMENSIONS AND ENSURE THE FINAL ALIGNMENT OF THE BUILDING BEFORE COMMENCING CONSTRUCTION.

2. THE BASE OF THE FOOTING EXCAVATIONS SHOULD BE LEVEL, FREE FROM DEBRIS OR WATER DURING CONCRETE PLACEMENT. ANY AREAS WITH EXCESS EXCAVATION SHOULD BE FILLED WITH COMPACTED MATERIAL. THE BACKFILLING CAN ONLY OCCUR ONCE THE SUPPORTING FOUNDATIONS, WALLS, AND SLAB HAVE DEVELOPED THE REQUIRED STRENGTH TO RESIST LATERAL SOIL PRESSURE.

3. PLACEMENT SHALL BE IN ONE CONTINUOUS OPERATION UNLESS OTHERWISE SPECIFIED. THE SLAB SURFACE SHOULD BE CURED USING 'HUNT'S' COMPOUND OR AN EQUIVALENT PRODUCT. ALTERNATIVELY, OTHER CURING METHODS MAY BE EMPLOYED, AS DETERMINED BY THE CONTRACTOR, IN ACCORDANCE WITH ESTABLISHED CONSTRUCTION STANDARDS. .

4. THE CONCRETE PLACEMENT SHOULD BE EXECUTED AS A MONOLITHIC PROCESS IN A SINGLE, CONTINUOUS OPERATION, ENSURING UNIFORM DISTRIBUTION AND THOROUGH VIBRATION AND CONSOLIDATION, UNLESS THE PLANS SPECIFY AN ALTERNATIVE APPROACH. A 'DUAL POUR,' AS DEFINED BY ACI, OCCURS WHEN THE FIRST AND SECOND POURS CANNOT BE VIBRATED SIMULTANEOUSLY.

5. GRADE SURROUNDING THE FOUNDATION'S PERIMETER MUST BE DESIGNED TO ENSURE PROPER DRAINAGE OF RAIN AND IRRIGATION WATER AWAY FROM THE FOUNDATION.

6. THE MINIMUM CONCRETE WIDTH FOR RECEIVING PA, HPA, AND STHD'S SHOULD BE 8 INCHES. ENSURE THE PRECISE PLACEMENT OF HOLDDOWNS AND ANCHOR BOLTS THROUGH COORDINATION WITH ROUGH FRAMING TO GUARANTEE ACCURATE INSTALLATION.

7. FOR ALL CONCRETE STOOPS AND PORCHES, INSTALL #3 REBAR DOWEL @ 24 INCHES O.C AT INTERVALS OF 24 INCHES, WITH 12 INCHES FROM THE CORNER.

8. IT IS NOT PERMISSIBLE TO USE ADMIXTURES IN CONCRETE MIXES THAT INCLUDE CALCIUM CHLORIDES.

9. CONCRETE MUST MEET THE STRENGTH AND SLUMP REQUIREMENTS OUTLINED IN THE STRUCTURAL DESIGN. AGGREGATES SHOULD ADHERE TO ASTM C-33 STANDARDS. THE WATER TO BE CLEAN AND POTABLE.

10. PIPES OR CONDUITS SHOULD NOT BE POSITIONED BENEATH ISOLATED COLUMN FOOTINGS OR CONTINUOUS WALL FOOTINGS UNLESS EXPLICITLY OUTLINED IN THE PLANS OR APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER, AND THE BUILDING OFFICIAL.

11. PROVIDE MIN. (1) #4 REINFORCING FOR ELECTRICAL GROUND, AND ENSURE THAT THE EXACT PLACEMENT IS CONFIRMED IN CONSULTATION WITH THE ELECTRICAL CONTRACTOR.

12. ALL GRADE BEAMS SHALL BE POURED MONOLITHICALLY FOR THEIR ENTIRE LENGTH.

SECTION 4: REINFORCING STEEL

1. BAR REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615. THE FOLLOWING GRADES SHALL BE USED:

GRADE 40 - #3 AND SMALLER
GRADE 60 - #4 AND LARGER

2. DETAILS OF REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-14 CH. 7 AND OTHER SECTIONS ACCORDING TO APPLIC

3. LAPS AT BAR SPLICES IN CONC. CONSTRUCTION SHALL BE AS FOLLOWS:

TYPE OF FASTENER	TOP BARS (CLASS B)		OTHER THAN TOP BARS (CLASS B)	
	f'c=2500	f'c=3000	f'c=2500	f'c=3000
#5	30	27	24	21
#6	35	33	28	25
#7	40	38	32	29
#8	45	43	36	33

4. LAPS AT BAR SPLICES IN MASONRY CONSTRUCTION SHALL BE 48 BAR DIAMETERS BUT NOT LESS THAN 2'-0".

5. VERTICAL REINFORCEMENT SHALL BE TIED OR OTHERWISE FIXED IN POSITION AT THE TOP AND BOTTOM AT INTERMEDIATE LOCATIONS, SPACED NOT GREATER THAN 48" O.C..

6. WELDED STEEL WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A185. 12" LAPS OF WELDED STEEL WIRE FABRIC AT SPLICES ARE REQ'D.

7. WALLS, PILASTERS, AND COLUMNS SHALL BE DOWELED TO THE SUPPORTING FOOTINGS WITH REINFORCEMENT OF THE SAME SIZE, GRADE AND AT THE SAME SPACING AS THE VERTICAL REINFORCEMENT IN THE WALLS, PILASTERS, OR COLUMNS (U.N.O).

8. BAR SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF "BAR SUPPORT SPECIFICATIONS" AS CONTAINED IN THE LATEST EDITION OF THE "MANUAL OF STANDARD PRACTICE" BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).

9. REINFORCING STEEL DETAILING, BENDING AND PLACING SHALL BE IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE "MANUAL OF STANDARD PRACTICE", LATEST EDITION.

10. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE BEFORE PLACING CONCRETE OR GROUT

11. WELDING OF REINFORCING BARS SHALL CONFORM TO "STRUCTURAL WELDING CODE-REINFORCING STEEL," ANSI/AWS D1.4 OF THE A.W.S.

12. WELDING OF ALL REINFORCING STEEL TO STRUCTURAL STEEL SHALL BE LIMITED TO THOSE AREAS SPECIFICALLY SHOWN ON THE PLANS. ANY OTHER WELDING SHALL REQUIRE THE APPROVAL OF THE GOVERNING AGENCY, FIELD INSPECTOR, AND STRUCTURAL ENGINEER.

13. WELDING OF CROSSING BARS AND TACK WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED

14. ALL WELDS SHALL, IN ADDITION, TO ALL THE SPECIFICATIONS LISTED ABOVE, COMPLY WITH THE REQUIREMENTS OF THE 14TH EDITION OF THE "STEEL CONSTRUCTION MANUAL" AS PUBLISHED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

SECTION 5: CONCRETE

1. CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-14 CHAPTER 5. THE MINIMUM 28-DAY CYLINDER STRENGTH SHALL BE AS FOLLOWS:

CONVENTIONAL FOUNDATIONS:	STRENGTH:
SLAB ON GRADE	3000 PSI
SLAB ON GRADE-GARAGE	3000 PSI
FOOTINGS	3000 PSI
GRADE BEAM	3000 PSI

2. THE WATER TO CEMENT RATIO SHALL BE 0.45 MAXIMUM.

3. WHERE CONCRETE STRENGTH IS GREATER THAN 2500 PSI, CYLINDER TESTS ARE REQUIRED PER ACI 318-14 5.6.3.3.

4. PORTLAND CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C150, TYPE V.

5. AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C33 FOR NORMAL WEIGHT CONCRETE AND ASTM C330 FOR LIGHTWEIGHT CONCRETE.

6. ADMIXTURES SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND APPROVED BY THE ENGINEER OF RECORD.

7. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF "STANDARD SPECIFICATION FOR READY-MIXED CONCRETE" ASTM C94.

8. MINIMUM CONCRETE COVER (IN INCHES) FOR REINFORCING STEEL IN NON-PRESTRESSED CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS, U.N.O:

LOCATION:	MIN. CVR. (INCHES)
A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
B. FORMED SURFACES EXPOSED TO EARTH OR WEATHER:	
#6 AND LARGER BAR	2"
#5 BARS, 5/8 INCH WIRE, AND SMALLER	1 ½"

9. ALL SLEEVES THROUGH BEAMS, GIRDERS AND FOUNDATION WALLS SHALL BE INSTALLED AND SECURED IN POSITION PRIOR TO PLACING CONCRETE. EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS, SLEEVING SHALL NOT BE PERMITTED UNLESS APPROVED BY THE DESIGNER AND STRUCTURAL ENGINEER.

10. SLEEVES, PIPES, OR CONDUITS SHALL NOT BE PLACED THROUGH CONTINUOUS OR SPREAD FOOTINGS GRADE BEAMS, PILE CAPS, OR TIE BEAMS, UNLESS SPECIFICALLY DETAILED BY THE ENGINEER.

11. CONDUIT SHALL NOT BE PLACED IN ANY CONCRETE SLAB LESS THAN 3-1/2 INCHES THICK. IF CONDUIT IS PLACED IN CONCRETE SLAB, ITS OUTSIDE DIAMETER SHALL NOT BE GREATER THAN 1/3 OF THE SLAB THICKNESS. THE MINIMUM CLEAR DISTANCE BETWEEN CONDUITS SHALL BE 3 INCHES.

12. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4 INCH, U.N.O.

13. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS, OR GROUNDS REQUIRED TO BE CAST IN THE CONCRETE AND FOR EXTENT OF DEPRESSIONS, CURBS, AND RAMPS.

14. ALL VERTICAL SURFACES OF CONCRETE ABOVE FINISHED GRADE SHALL BE FORMED.

15. REFERENCE ARCH. DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS DUE TO ARCHITECTURAL C.I.P. CONCRETE.

SECTION 6: DESIGN CRITERIA

SOILS
FOUNDATION ENGINEERING HAS BEEN PREDICATED ON RECOMMENDATIONS IN SOILS REPORT BY CM PROS DBA CARMEL ENGINEERING; REPORT NUMBER: 2024-02. REPORT DATE: 07/29/2024.

THIS REPORT IS PART OF THE CALCULATIONS AND CONSTRUCTION DOCUMENTS, AND IS TO BE FOLLOWED WHERE APPLIES. VERIFY AND FOLLOW MINIMUM F

SPECIAL INSPECTION

1. IN ADDITION TO THE REGULAR INSPECTION THE FOLLOWING ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SEC. 1704, UNLESS EXEMPTED BY THE EXCEPTIONS OF SEC. 1704.2, OF THE BUILDING CODE.
2. SOILS COMPLIANCE PRIOR TO THE FOUNDATION INSPECTION, POST-TENSIONED FOUNDATION, HIGH STRENGTH STEEL AND CONCRETE.
3. ALL INSPECTIONS AND TESTS SHALL BE PERFORMED BY A QUALIFIED TESTING AGENCY RETAINED BY THE OWNER.
4. THE SPECIAL INSPECTOR SHALL BE QUALIFIED AND APPROVED BY THE BUILDING DEPARTMENT AND ACCEPTABLE TO THE ARCHITECT.
5. THE SPECIAL INSPECTOR SHALL OBSERVE WORK ASSIGNED FOR CONFORMANCE TO THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
6. THE SPECIAL INSPECTOR SHALL FURNISH AN INSPECTION REPORT TO THE BUILDING DEPARTMENT, ENGINEER AND ARCHITECT OF RECORD. COPIES OF THE REPORT SHALL BE AVAILABLE AT THE JOB SITE AT ALL TIMES.
7. FINAL REPORTS FOR ALL INSPECTIONS AND TESTING MUST BE PROVIDED BY THE SPECIAL INSPECTOR. FINAL REPORTS SHALL DOCUMENT COMPLETION OF ALL INSPECTORS
8. THE DUTIES OF THE SPECIAL INSPECTOR SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 1704 OF THE LATEST EDITION OF THE CBC.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES DUE TO ANY PREMATURE NOTIFICATION OF INSPECTION WHICH RESULTS IN ADDITIONAL SITE VISITS.
10. FAILURE OF NOTIFICATION BY THE CONTRACTOR FOR INSPECTION ON AN TIMELY BASIS MAY RESULTS IN COMPLETE REMOVAL AND REPLACEMENT OF ALL WORK PERFORMED AT CONTRACTORS EXPENSE.
11. SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AN INSPECTION.

SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT & LOAD BEARING REQUIREMENTS SHALL BE PERFORMED PER THE FOLLOWING TABLE.

EXCEPTION: SPECIAL INSPECTION FOR EXISTING SITE SOIL CONDITIONS PER TABLE BELOW IS NOT REQUIRED IF ALLOCABLE SOIL BEAR PRESSURE USED FOR DESIGN IS ≤ 1500 PSF, SOILS REPORT IS NOT REQUIRED BY BUILDING OFFICIAL, AND THERE IS NO CONTROLLED FILL PLACEMENT ON EXISTING BUILDING SITE.

SPECIAL INSPECTION TABLE FOR EXISTING SITE SOIL CONDITIONS

TYPE	NOT APPLICABLE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY PER SOILS REPORT			X
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH & HAVE REACHED PROPER MATERIAL PER SOILS REPORT			X
PERFORM CLASSIFICATION & TESTING OF COMPACTED FILL MATERIALS PER SOILS REPORT			X
VERIFY USE OF PROPER MATERIALS DENSITIES & LIFT THICKNESS DURING PLACEMENT & COMPACTION OF COMPACTED FILL PER SOILS REPORT. EXCEPTION: DPECIAL INSPECTION IS NOT REQUIRED DURING PLACEMENT OF CONTROLLED FILL HAVING A TOTAL DEPTH OF 12 INCHES OR LESS		X	
PRIOR TO PLACEMENT OF COMPACTED FILL INSPECT SUBGRADE & VERIFY THAT SITE HAS BEEN PREPARED PROPERLY PER SOILS REPORT			X

SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR THE CONSTRUCTION OF HORIZONTAL WOOD DIAPHRAGMS, WOOD SHEAR WALLS & MANUFACTURED SHEAR WALLS ARE REQUIRED & SPECIFIED IN THE FOLLOWING TABLE.

SPECIAL INSPECTION TABLE FOR WOOD SITE DIAPHRAGM & SHEAR WALLS

	INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA
		CONTINUOUS	PERIODICALLY	CBC/IBC SECTION
HORIZONTAL WOOD DIAPHRAGM WITH EDGE NAIL SPACING EQUAL TO OR CLOSER THAN 4" o.c.	SHEATHING TYPES, GRADE THICKNESS, SPAN RATING, AND NAIL TYPES, NAIL SIZED & SPACING		X	SEC. 1705.12.2
WOOD SHEAR WALLS WITH EDGE NAIL SPACING EQUALS TO OR CLOSER THAN 4" o.c.	SHEATHING TYPES, GRADE THICKNESS, WALL NAIL TYPES, NAIL SIZES & SPACING		X X	SEC. 1705.12.2
	SILL NAIL TYPES, SIZE AND SPACING		X	
	ANCHOR BOLT SIZES & SPACING			
	HOLDOWN TYPES & THEIR CONNECTIONS TO SHEAR WALLS & FOUNDATION/FRAMING		X	
	WALL AND POST SIZES		X	
	SHEAR TRANSFER CONNECTOR TYPES & SPACING. DRAS STRUT CONNECTION TO SHEAR WALLS.		X	
MANUFACTURED SHEAR WALLS, HARDY PANELS, SIMPSON STEEL & WOOD STRONG WALLS.			X	SEC. 1704 SEC. 1705.12.2 SEC. 1705.12.3

SPECIAL INSPECTIONS AND VERIFICATIONS BY A SPECIAL INSPECTOR ARE REQUIRED FOR CONCRETE CONSTRUCTION AND SPECIFIED IN THE FOLLOWING TABLE

EXCEPTION: CONCRETE FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME WOOD BUILDING OF 3-STORIES OR LESS AND THE STRUCTURAL DESIGN OF FOOTINGS IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH f'c NO GREATER THAN 2500 psi.

SPECIAL INSPECTION TABLE FOR CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	Reference Standard	CBC/IBC Reference
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT	—	✓	ACI 318 Ch. 20.2.2.2.5.3, 26.6.1-26.6.3	1908.4
2. REINFORCING BAR WELDING:	—			
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A 706;		✓	AWS D1.4 ACI 318: 26.6.4	—
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND		✓		
C. INSPECT ALL OTHER WELDS	✓			
3. INSPECT ANCHORS POST-INSTALLED IN CONCRETE.	—	✓	ACI 318: 17.8.2	—
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.				
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	✓		ACI 318: 17.8.2.4 ACI 318: 17.8.2	—
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.		✓		
5. VERIFY USE OF REQUIRED DESIGN MIX.	—	✓	ACI 318: Ch 19, 26.4.3, 26.4.4	1904.1,1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	✓	—	ASTM C 172 ASTM C 31 ACI 318: 26.5, 26.12	1908.10
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	✓	—	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	—	✓	ACI 318: 26.5.3-26.5.5	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR:				
A. APPLICATION OF PRESTRESSING FORCES; AND	✓	—	ACI 318: 26.10	—
B. GROUTING OF BONDED PRESTRESSING TENDONS.	✓	—		
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	—	✓	ACI 318: 26.9	—
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	—	✓	ACI 318: 26.11.2	—
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	—	✓	ACI 318: 26.11.1.2(b)	—

FOR THE CONSTRUCTION OF STEEL ELEMENTS OF BUILDING & STRUCTURES, ITEMS OF SPECIAL INSPECTION & VERIFICATIONS BY A SPECIAL INSPECTOR ARE REQUIRED & SUMMARIZED IN THE FOLLOWING TABLE.

SPECIAL INSPECTION TABLE FOR STEEL STRUCTURES

VERIFICATION & INSPECTION	QUALITY ASSURANCE		REFERENCE STANDARD
	PERFORMED	OBSERVED	
TASKS PRIOR TO WELDING			
1. WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS.		✓	
2. WPS AVAILABLE.	✓		
3. MANUFACTURE CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE.	✓		
4. MATERIAL IDENTIFICATION (TYPE /GRADE).		✓	
5. WELDER IDENTIFICATION SYSTEM.		✓	
6. FIT-UP GROOVE WELDS (INCLUDING JOINT GEOMETRY). A. JOINT PREPARATIONS. B. DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL). C. CLEANLINESS (CONDITION OF STEEL SURFACES). D. TACKING (TACK WELD QUALITY AND LOCATION). E. BACKING TYPE AND FIT (IF APPLICABLE).		✓	AISC 360-16 TABLE N5.4-1
7. FIT-UP OF CJP GROOVE WELDS OF HSS T-, Y- AND K-JOINTS WITHOUT BACKING (INCLUDING JOINT GEOMETRY). A. JOINT PREPARATION. B. DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL). C. CLEANLINESS (CONDITION OF STEEL SURFACES). D. TACKING (TACK WELD QUALITY AND LOCATION).		✓	
8. CONFIGURATION AND FINISH OF ACCESS HOLES.		✓	
9. FIT-UP OF FILLET WELDS. A. DIMENSIONS (ALIGNMENT, GAPS AT ROOT). B. CLEANLINESS (CONDITION OF STEEL SURFACES). C. TACKING (TACK WELD QUALITY AND LOCATION).		✓	
10. CHECK WELDING EQUIPMENT.		—	
TASKS DURING WELDING			
1. CONTROL AND HANDLING OF WELDING CONSUMABLES. A. PACKAGING. B. EXPOSURE CONTROL.		✓	
2. NO WELDING OVER CRACKED TACK WELDS.		✓	
3. ENVIRONMENTAL CONDITIONS. A. WIND SPEED WITHIN LIMITS. B. PRECIPITATION AND TEMPERATURE.		✓	
4. WPS FOLLOWED: A. SETTINGS ON WELDING EQUIPMENT. B. TRAVEL SPEED. C. SELECTED WELDING MATERIALS. D. SHIELDING GAS TYPE/ FLOW RATE. E. PREHEAT APPLIED. F. INTERPASS TEMPERATURE MAINTAINED (MIN./ MAX.). G. PROPER POSITION (F, V, H, OH).		✓	AISC 360-16 TABLE N5.4-2
5. WELDING TECHNIQUES. A. INTERPASS AND FINAL CLEANING. B. EACH PASS WITHIN PROFILE LIMITATIONS. C. EACH PASS MEETS QUALITY REQUIREMENTS.		✓	
6. PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS.	✓		
TASKS AFTER WELDING			
1. WELDS CLEANED.		✓	AISC 360-16 TABLE N5.4-3
2. SIZE, LENGTH AND LOCATION OF WELDS.	✓		
3. WELDS MEET VISUAL ACCEPTANCE CRITERIA. A. CRACK PROHIBITION. B. WELD/ BASE-METAL FUSION. C. CRATER CROSS SECTION. D. WELD PROFILES. E. WELD SIZE. F. UNDERCUT. G. POROSITY.	✓		
4. ARC STRIKES.	✓		
5. K-AREA.	✓		
6. WELD ACCESS HOLES IN ROLLED SHAPES AND BUILT-UP HEAVY SHAPES.	✓		
7. BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED).	✓		
8. REPAIR ACTIVITIES.	✓		
9. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER.	✓		
10. NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF THE EOR.		✓	

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

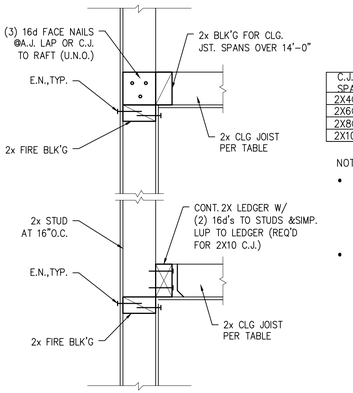


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PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
STRUCTURAL SPECIAL INSPECTION

DRAWN	GMEP
CHECKED	GMEP
DATE	01/31/25
SCALE	AS NOTED
JOB NO.	24-731
SHEET	SN-1B



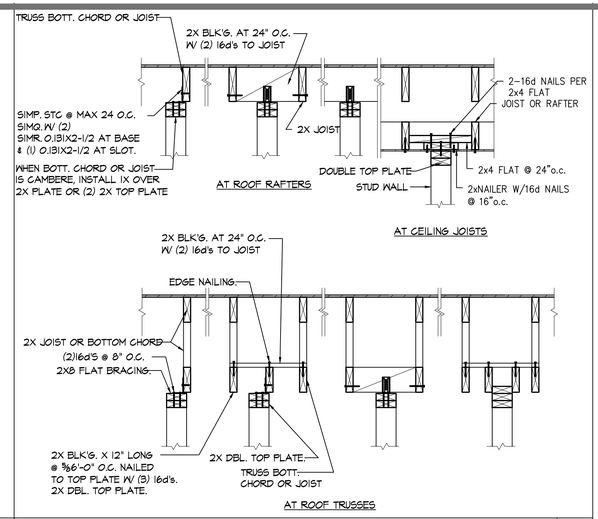
C.J. SIZE AND SPACING	MAX SPAN	REQ'D. 16d NAILS
2X4@16" O.C.	8'-0"	2
2X6@16" O.C.	12'-0"	2
2X8@16" O.C.	16'-0"	3
2X10@16" O.C.	20'-0"	4

NOTES:

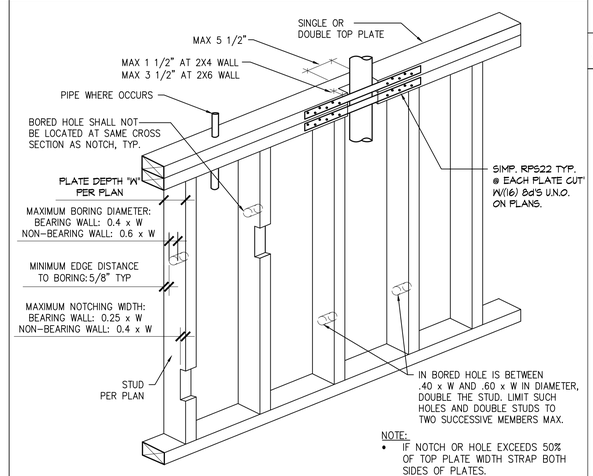
- CONT. LEDGERS SHALL BE APPLIED AT SHEAR WALLS OR OVER DRYWALL AT SPECIAL FIRE OR PARTY WALL CONSTRUCTION AS REQ'D BY ARCH DETAILS. USE 20d LEDGER NAILS FOR 2X6 WALL
- NON-BEARING HDR./BM. ARE SOLELY FOR C.J.'S OR NON BEARING PARTITIONS. HDR./BM. ALL HEADER OVER 8' SHALL BE SPECIFICALLY DESIGNED. (2)-2X MAY BE USED IN LIEU OF 4X MEMBERS. CONTACT GMEP IMMEDIATELY FOR NON BEARING HDR OVER 8'-0".

CEILING JOISTS AT 16" OR 24" O.C.

C.J. TO BALLOON FRAME WALL | 10



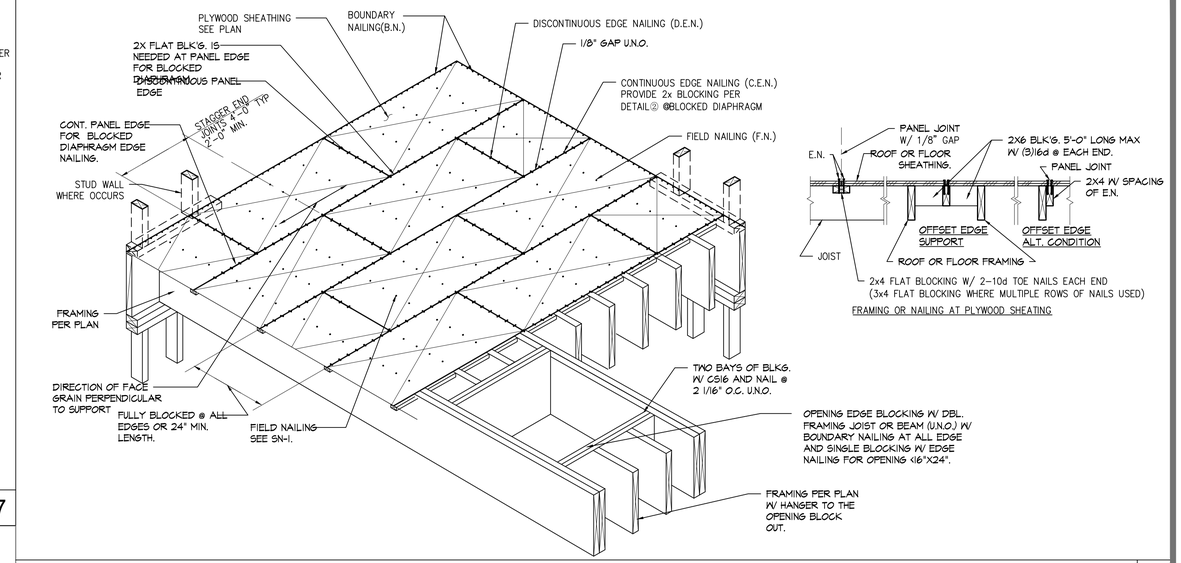
FRM'G. TO NON-BEARING WALLS | 7



NOTE:

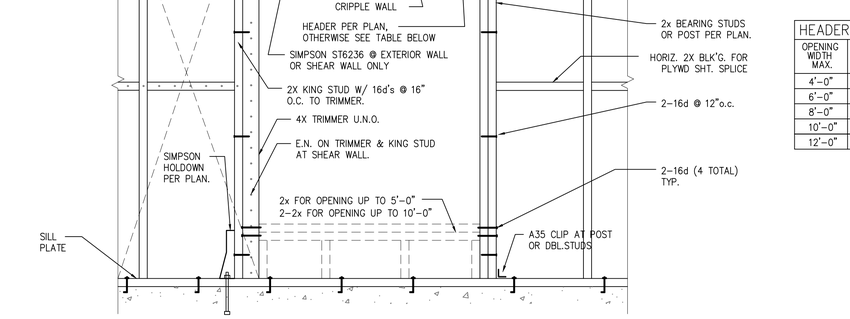
- IF NOTCH OR HOLE EXCEEDS 50% OF TOP PLATE WIDTH STRAP BOTH SIDES OF PLATES.

PIPING THRU PLATE FRAM'G | 8



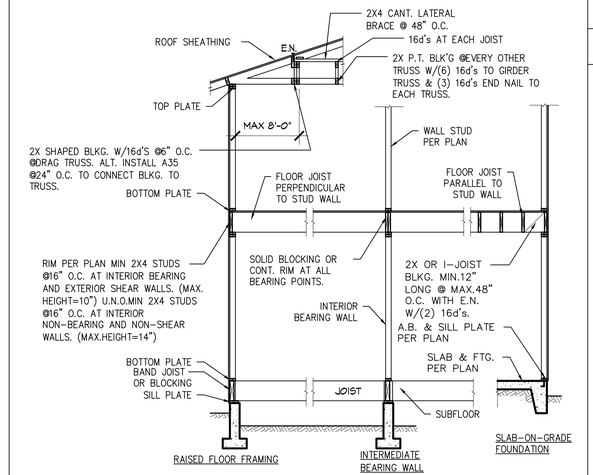
SHEATHING LAYOUT | 1

FRAMING OR NAILING AT PLYWOOD SHEATING

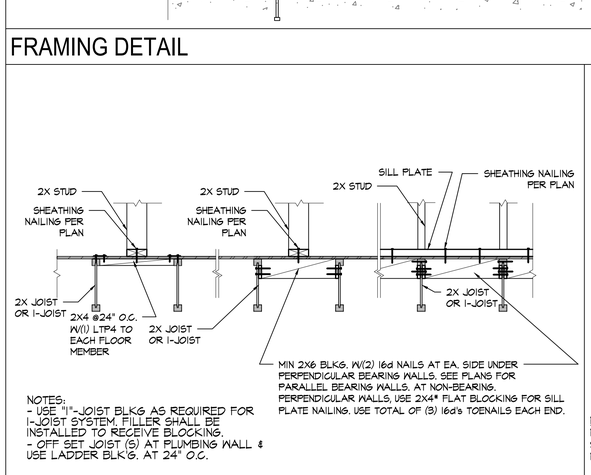


HEADER SCHEDULE	
OPENING WIDTH MAX.	HEADER SIZE (U.N.O.)
4'-0"	4X6 OR 6X6
6'-0"	4X8 OR 6X8
8'-0"	4X10 OR 6X10
10'-0"	4X12 OR 6X12
12'-0"	4X14 OR 6X14

FRAMING DETAIL | 2

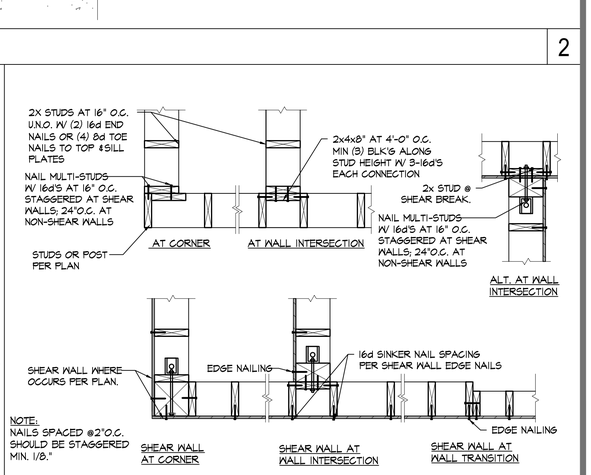


TYP.FRAMING CROSS SECTION | 9



NOTES:
- USE "I"-JOIST BLKG AS REQUIRED FOR I-JOIST SYSTEM. FILLER SHALL BE INSTALLED TO RECEIVE BLOCKING.
- OFF SET JOIST (S) AT PLUMBING WALL & USE LADDER BLK'G. AT 24" O.C.

BEARING & NON-BEARING WALL | 6



NOTE:
NAILS SPACED @2"O.C. SHOULD BE STAGGERED MIN. 1/8."

SHEAR WALL/WALL INTERSECTION | 3

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

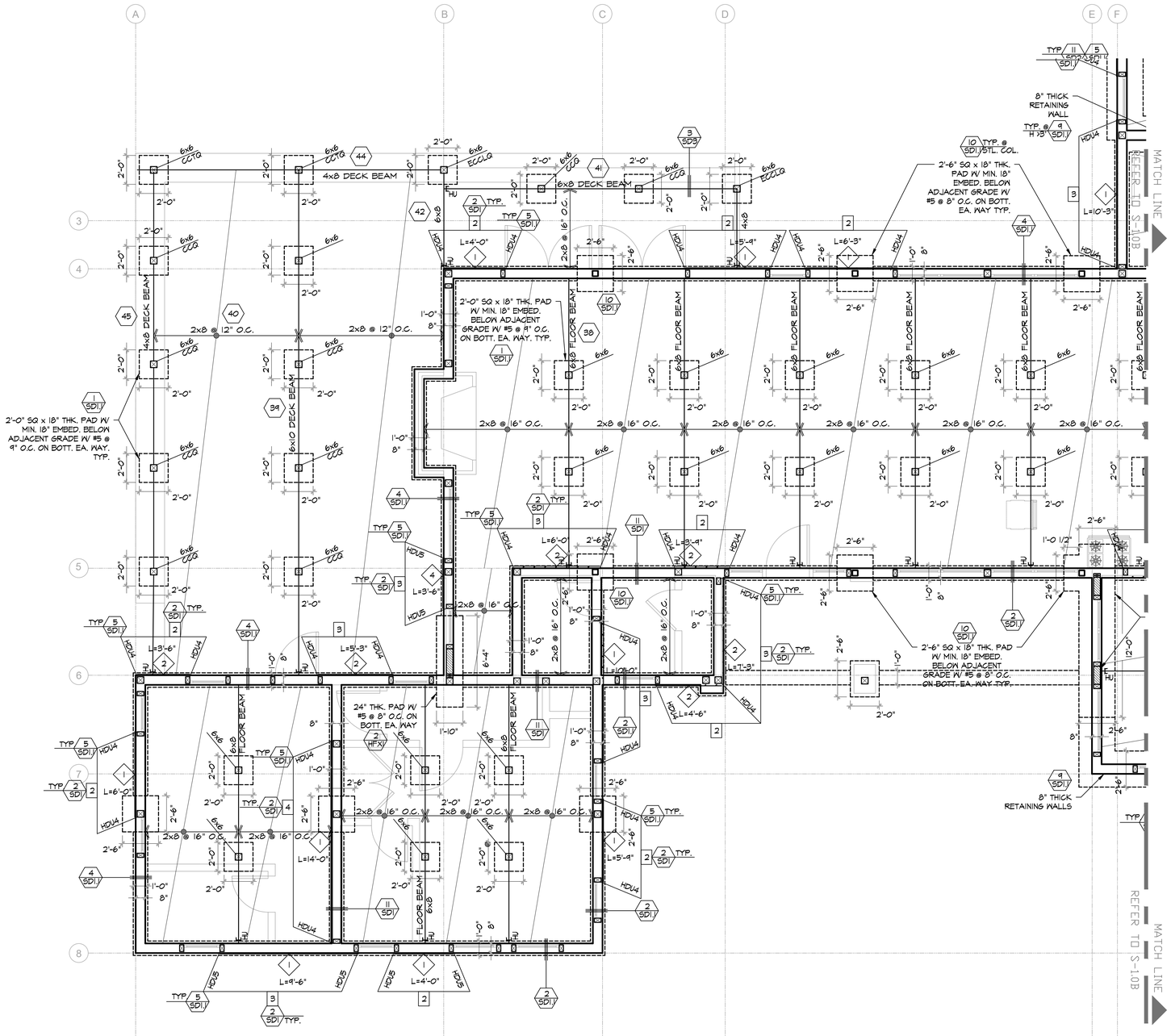


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DRAWN	GMEP
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FOUNDATION PLAN - MAIN HOUSE

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

STRUCTURAL FOUNDATION NOTES

1. REFER TO SHEET SN SHEETS FOR GENERAL NOTES.
2. INSTALL 5/8" DIAMETER ANCHOR BOLTS @ 48" O.C., WITH MINIMUM 7" EMBEDMENT U.N.O.
3. FOUNDATION SHALL BE POURED MONOLITHICALLY U.N.O.
4. FASTENERS INSTALLED INTO PRESSURE TREATED WOOD SHALL USE HOT DIPPED ZINC COATED GALVANIZED OR STAINLESS STEEL.
5. ALL DIMENSIONS SHALL BE FIELD VERIFIED WITH ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE RESOLVED WITH ARCHITECT.
6. PRIOR TO CALL FOR FOUNDATION INSPECTION, FINAL GRADING AND COMPACTION REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT; AND ALL HOLDOWNS, ANCHOR BOLTS OR OTHER CAST-IN-PLACE FASTENERS SHALL BE SECURED IN PLACE.
7. ALL HARDWARE ARE BY SIMPSON STRONG-TIE U.N.O.; INSTALLATION SHALL FOLLOW MANUFACTURERS REQUIREMENTS WITH MAXIMUM FASTENER AMOUNT, U.N.O., ALTERNATIVE IS ACCEPTABLE PROVIDED THAT CAPACITY IS PROVED TO BE NO LESS THAN SIMPSON STRONG-TIE PRODUCT BY CODE REPORTS.
8. USE CBSQ POST BASE AT ISOLATED POSTS OUTSIDE CONTINUOUS SILL PLATE U.N.O.
9. CONTINUOUS AND ISOLATED FOOTING SHALL BE EMBEDDED INTO COMPACTED GRADE MINIMUM 18".
10. ALL FILL MATERIAL IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY (OR MORE IF REQUIRED IN SOILS REPORT WHERE OCCURS).
11. SEE SN-1 FOR SHEAR WALL SCHEDULE.
12. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS UNLESS APPROVED BY STRUCTURAL ENGINEERS. PLYWOOD SHEAR WALL SHEATHING SHALL BE CONTINUOUSLY INSTALLED PRIOR TO FRAMING OF PERPENDICULAR WALLS.
13. USE SIMPSON " IUS/HU " HANGERS FOR I-JOISTS AND SOLID JOIST CONNECTION (U.N.O.).
14. SEE DETAIL 3/SD1.1 FOR THE TYPICAL CRAWLSPACE OPENINGS. OPENINGS CANNOT BE PLACED UNDER SHEAR WALLS.

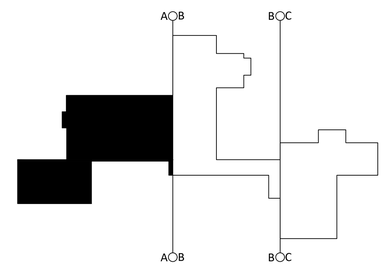
LEGENDS

- CONCRETE FOOTING; SOLID LINES REPRESENT SLAB LINE ABOVE GRADE, DASH LINES REPRESENT FOOTING LINE BELOW GRADE
- STEEL COLUMN OR POST
- POST OR TRIMMER
- L = X'-X" — SHEAR WALL SHEATHING PANEL, REFER TO PLAN FOR TYPE AND SN-1 FOR NAILING REQUIREMENTS
- 5/8" DIAMETER ANCHOR BOLTS EQUALLY DISTRIBUTED BETWEEN SHEAR WALL END POSTS, SEE 2/SD1 & 3/SD1
- STRUCTURAL DETAIL X ON DETAIL SHEET SD-X

FRAMING SCHEDULE

- FLOOR JOIST PER PLAN

KEY PLAN



REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

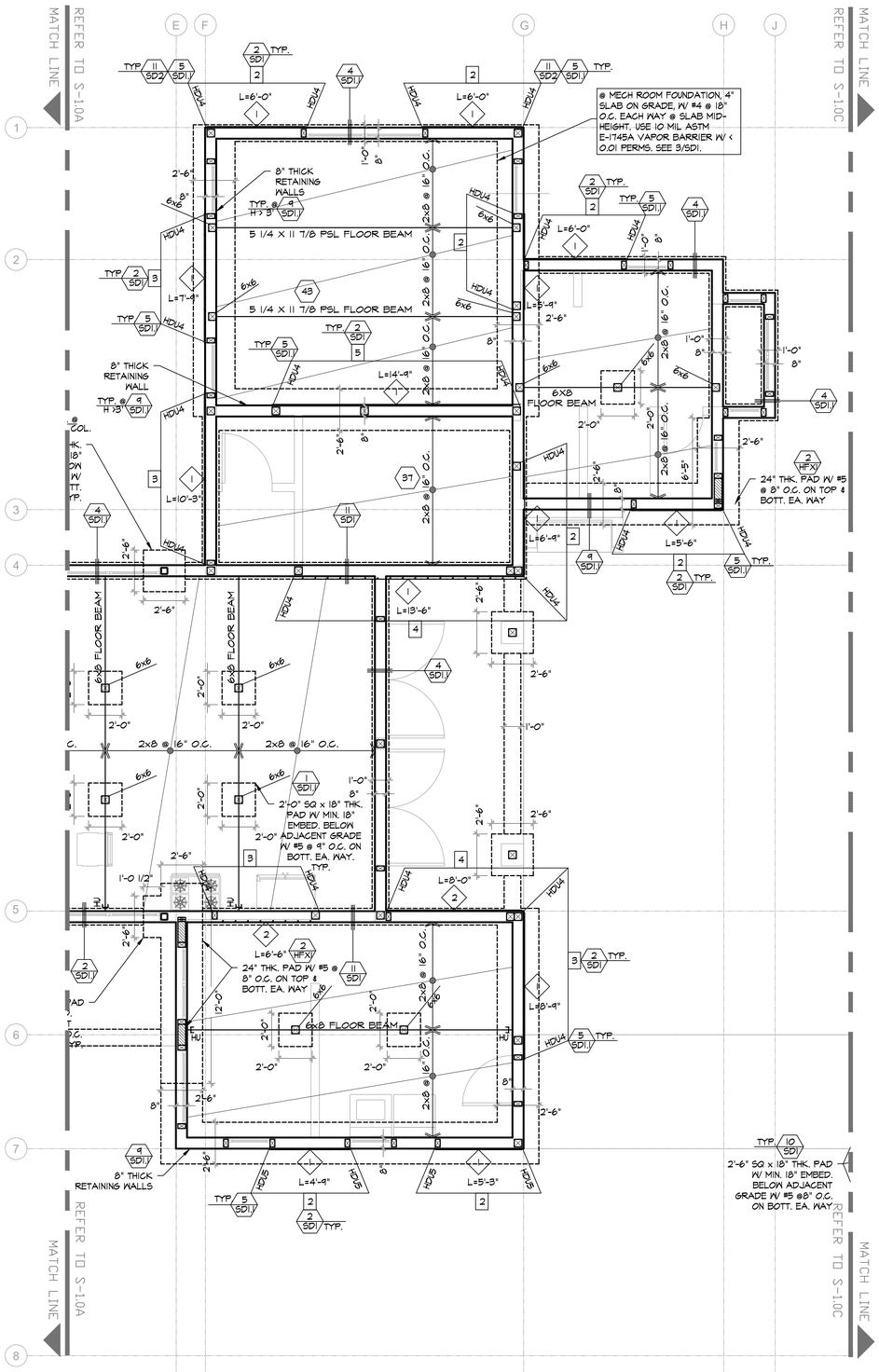
REGISTERED PROFESSIONAL ENGINEER
ALLEN CHUN-YING WU
No. C69385
Exp 06-30-2026
CIVIL
STATE OF CALIFORNIA

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
STRUCTURAL FOUNDATION PLAN - MAIN HOUSE

DRAWN	GMEP
CHECKED	GMEP
DATE	01/31/25
SCALE	AS NOTED
JOB NO.	24-731
SHEET	S-1.0A



FOUNDATION PLAN - MAIN HOUSE

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

STRUCTURAL FOUNDATION NOTES

1. REFER TO SHEET SN SHEETS FOR GENERAL NOTES.
2. INSTALL 5/8" DIAMETER ANCHOR BOLTS @ 48" O.C., WITH MINIMUM 7" EMBEDMENT U.N.O.
3. FOUNDATION SHALL BE POURED MONOLITHICALLY U.N.O.
4. FASTENERS INSTALLED INTO PRESSURE TREATED WOOD SHALL USE HOT DIPPED ZINC COATED GALVANIZED OR STAINLESS STEEL.
5. ALL DIMENSIONS SHALL BE FIELD VERIFIED WITH ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE RESOLVED WITH ARCHITECT.
6. PRIOR TO CALL FOR FOUNDATION INSPECTION, FINAL GRADING AND COMPACTION REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT; AND ALL HOLDOWNS, ANCHOR BOLTS OR OTHER CAST-IN-PLACE FASTENERS SHALL BE SECURED IN PLACE.
7. ALL HARDWARE ARE BY SIMPSON STRONG-TIE U.N.O.; INSTALLATION SHALL FOLLOW MANUFACTURERS REQUIREMENTS WITH MAXIMUM FASTENER AMOUNT, U.N.O.; ALTERNATIVE IS ACCEPTABLE PROVIDED THAT CAPACITY IS PROVED TO BE NO LESS THAN SIMPSON STRONG-TIE PRODUCT BY CODE REPORTS.
8. USE CBSQ POST BASE AT ISOLATED POSTS OUTSIDE CONTINUOUS SILL PLATE U.N.O.
9. CONTINUOUS AND ISOLATED FOOTING SHALL BE EMBEDDED INTO COMPACTED GRADE MINIMUM 18".
10. ALL FILL MATERIAL IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY (OR MORE IF REQUIRED IN SOILS REPORT WHERE OCCURS).
11. SEE SN-1 FOR SHEAR WALL SCHEDULE.
12. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS UNLESS APPROVED BY STRUCTURAL ENGINEERS. PLYWOOD SHEAR WALL SHEATHING SHALL BE CONTINUOUSLY INSTALLED PRIOR TO FRAMING OF PERPENDICULAR WALLS.
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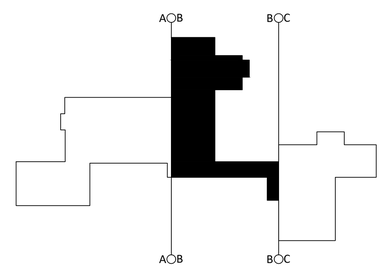
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- X / SDX — STRUCTURAL DETAIL X ON DETAIL SHEET SD-X

FRAMING SCHEDULE

- FLOOR JOIST PER PLAN

KEY PLAN



REVISIONS		
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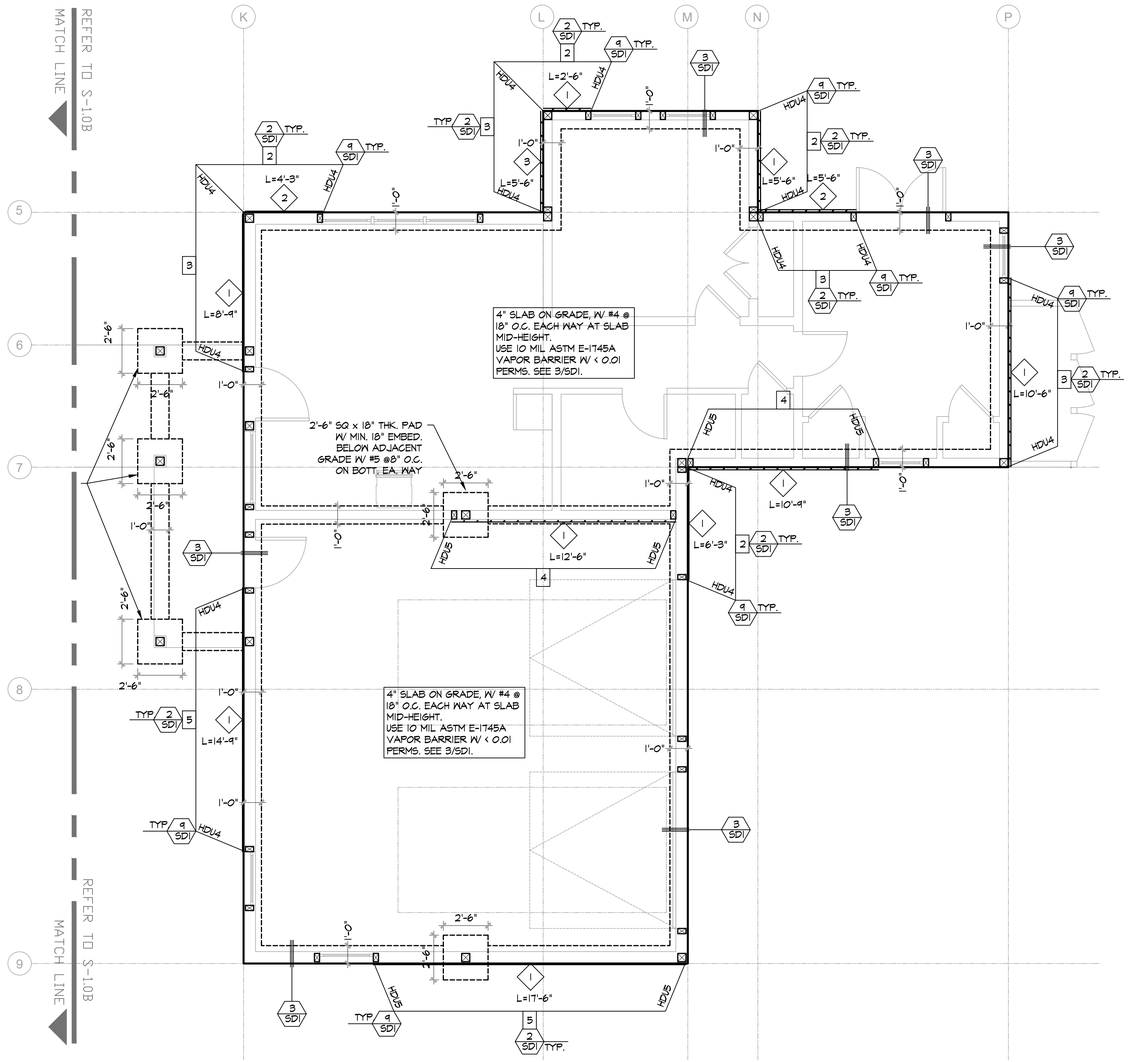


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SHEET	S-1.0B



FOUNDATION PLAN - ADU

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

STRUCTURAL FOUNDATION NOTES

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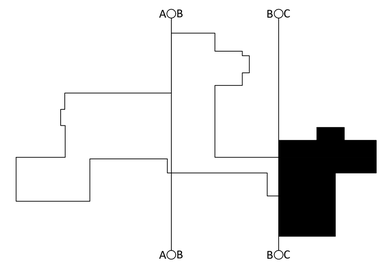
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FRAMING SCHEDULE

- FLOOR JOIST PER PLAN

KEY PLAN



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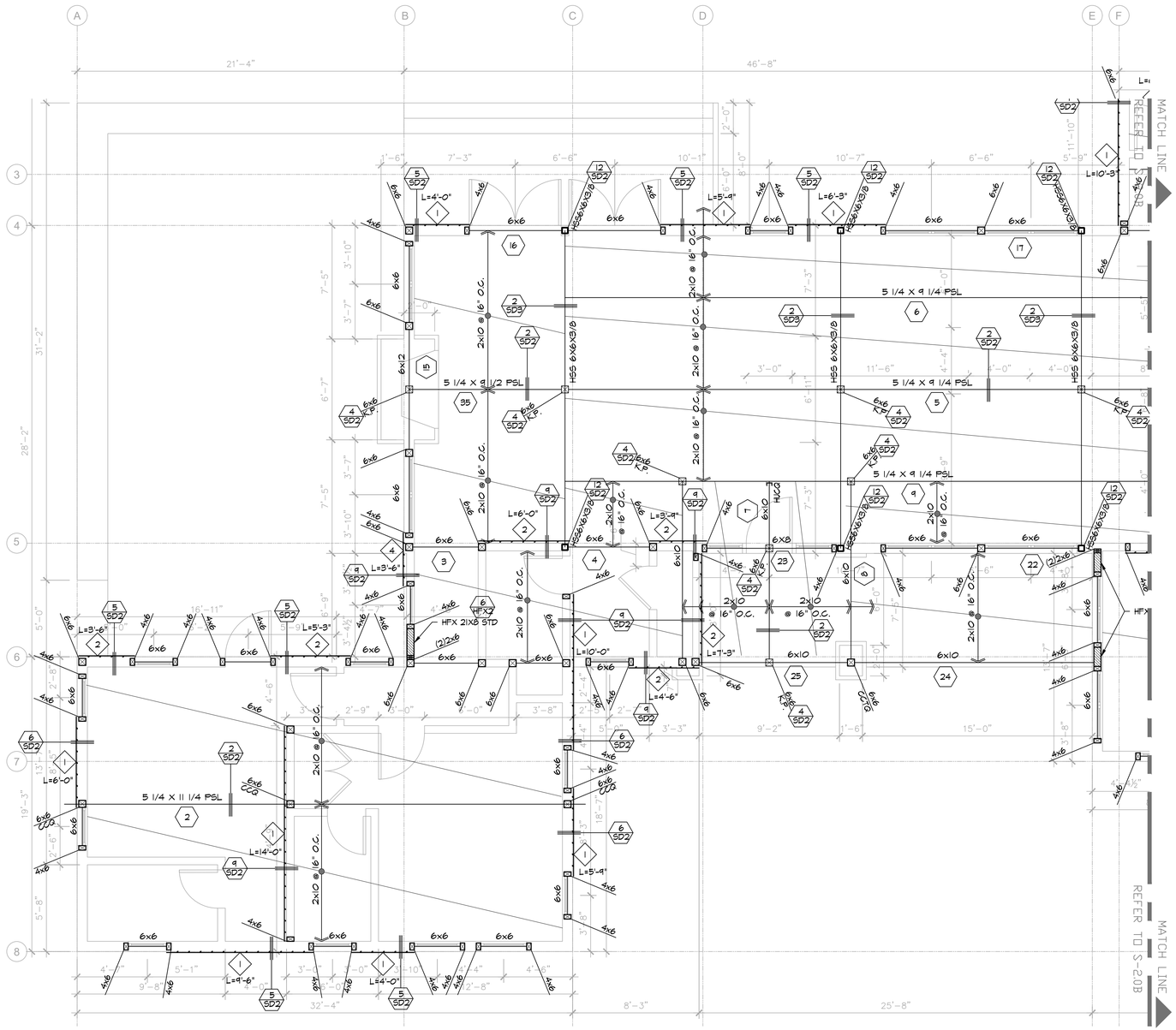
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SHEET	S-1.0C



ROOF FRAMING PLAN - MAIN HOUSE

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

STRUCTURAL FRAMING NOTES

1. SEE SN SHEETS FOR GENERAL NOTES.
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4. ALL BEAMS ARE DROP BEAMS U.N.O.
5. TIMBER GRADE MIM. REQUIREMENT WITH CURRENT APPROVED ICC ES - EVALUATION REPORT U.N.O:
   2x: DFL #2
   4x: DFL #2
   6X: DFL #1
   PARALLAM (PSL) 2900 PSI 2.2E
   TIMBERSTRAND (LSL) 2325 PSI 1.55E,
   MAY SUBSTITUTED WITH LVL OR EQUAL SIZE AND Fb.
   GLU-LAM (GLB) 24F-V4, DF/DF 2400PSI
6. SEE 1/SD2 FOR TOP PLACE SPLICE ALONG SHEAR WALL. USE CONDITION C FOR FLOOR LEVEL AND CONDITION B FOR ROOF LEVEL.
7. SEE SN-1 FOR SHEAR WALL SCHEDULE.
8. PLUMBING WALL SHALL NOT BE SHEAR WALL UNLESS APPROVED BY GMEP ENGINEERS. SHEAR WALL SHEATHING SHALL BE INSTALLED PRIOR TO PERPENDICULAR WALL CONSTRUCTIONS.
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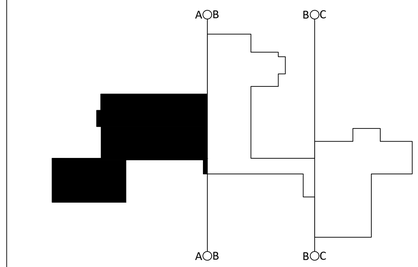
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FRAMING SCHEDULE

- RAFTER/DECK PER PLAN

KEY PLAN



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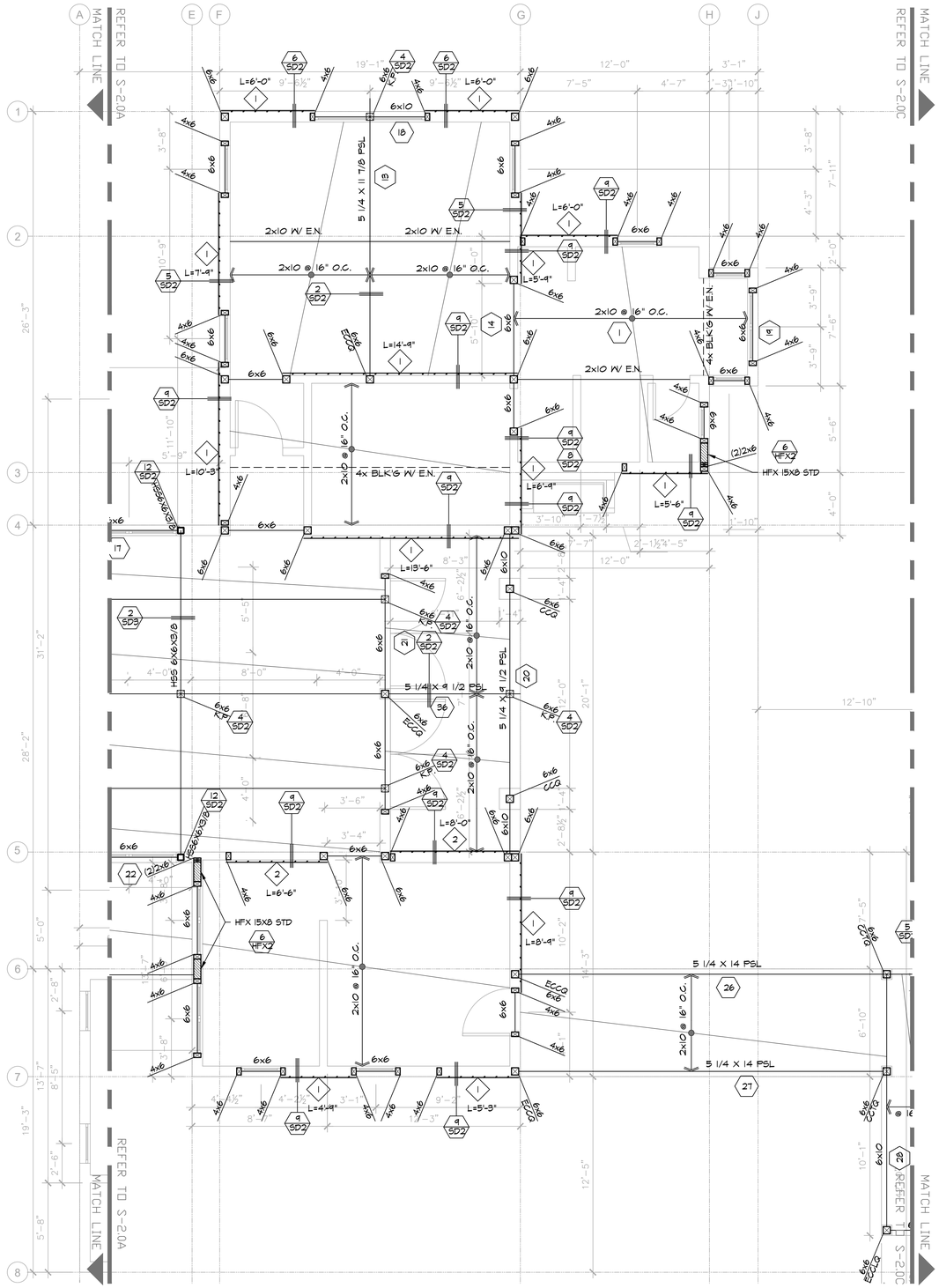


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CARMEL, CA 93923

SHEET TITLE
STRUCTURAL
ROOF FRAMING PLAN - MAIN HOUSE

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ROOF FRAMING PLAN - MAIN HOUSE

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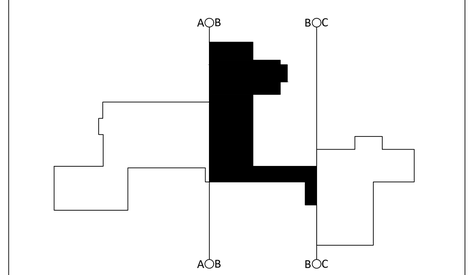
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FRAMING SCHEDULE

- RAFTER/DECK PER PLAN

KEY PLAN



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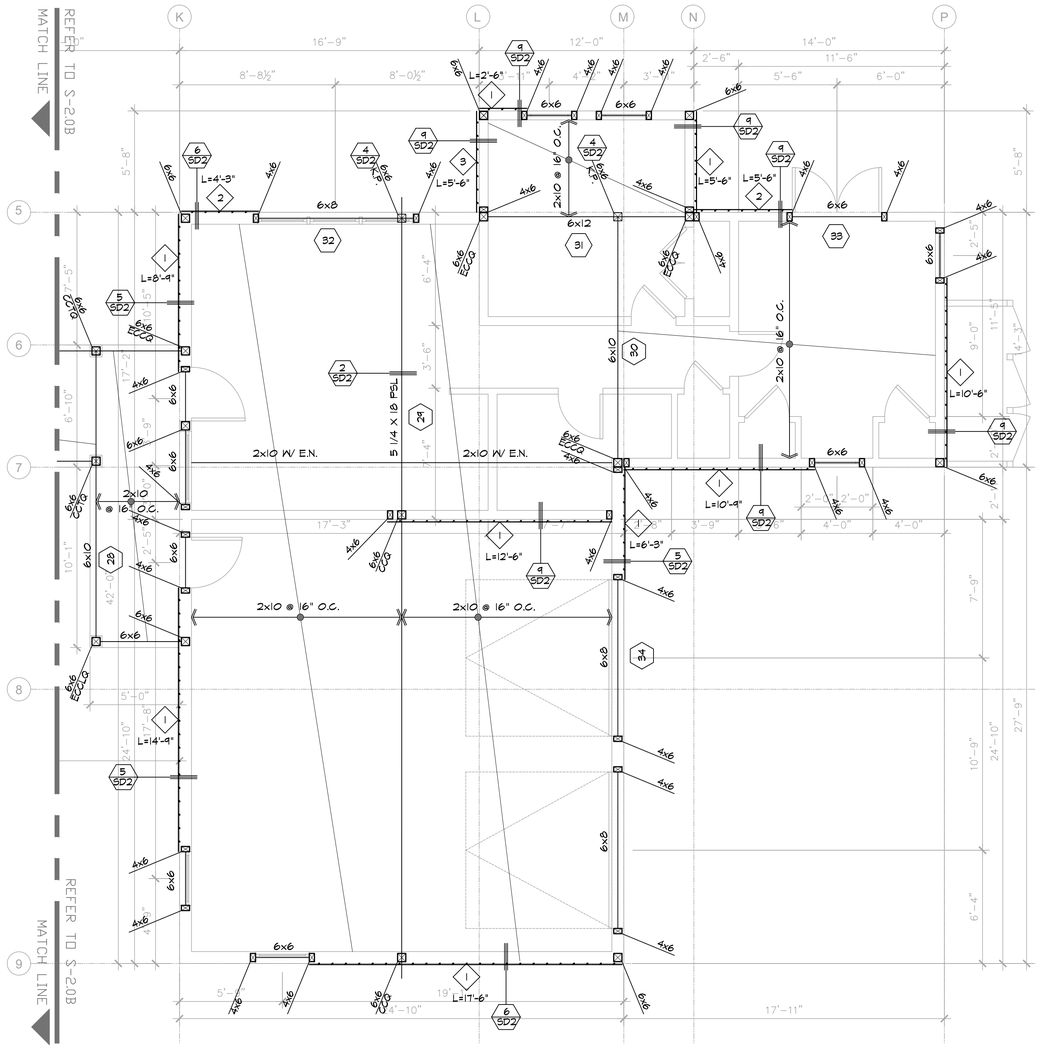


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STRUCTURAL
ROOF FRAMING PLAN - MAIN HOUSE

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ROOF FRAMING PLAN - ADU

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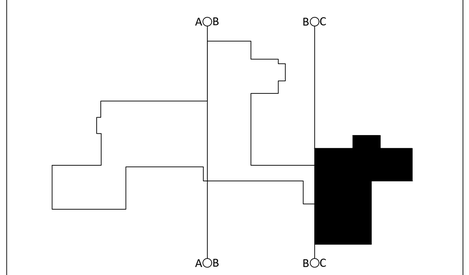
LEGENDS

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X / SDX	STRUCTURAL DETAIL X ON DETAIL SHEET SD-X
X	BEAM NUMBER, REFER TO CALCULATION BOOK

FRAMING SCHEDULE

⟷	RAFTER/DECK PER PLAN

KEY PLAN



REVISIONS		
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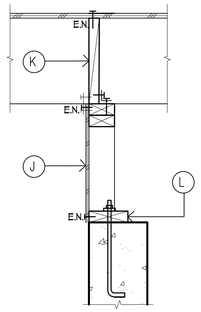


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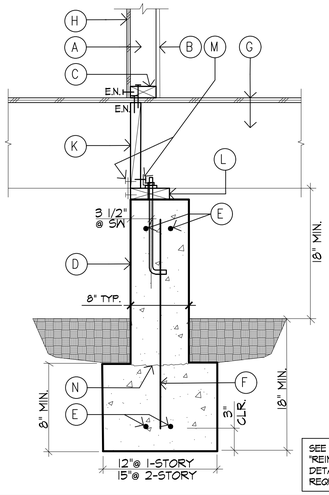
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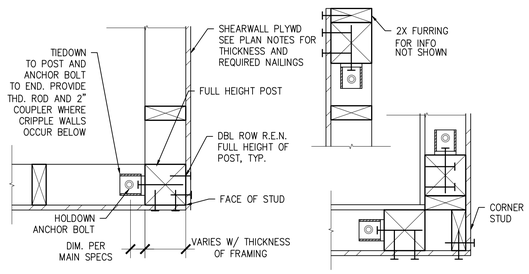
CRIPPLE WALL CONDITION



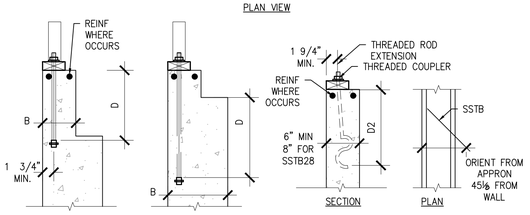
A. 2X STUD @ 16" O.C.
B. INTERIOR FINISH.
C. 2X SILL PLATE. IF SILL PLATE NAILING SPACING IS LESS THAN 6" O.C., STAGGER NAILING, AND PROVIDE 2X NAILER TO RECEIVE NAILS & CONNECT TO RIM W/ 16d SINKER W/ SAME SPACING AS SILL PLATE NAILING OF SHEAR WALL ABOVE. IF CONTINUOUS SILL PLATE IS USED, IT IS ACCEPTABLE TO INCREASE NAILING SPACING TO 6" WITH SAME AMOUNT OF NAILS REQUIRED.
D. CONC. STEM (U.N.O.).
E. CONT. (2) #4 REBAR TOP & BOTTOM (U.N.O.).
F. #3 VERT. REBAR CENTERED @ STEM @18"O.C. W/ STD HOOK @ (2) POUR COND. & WHEN STEM HT. EXCEEDS 24"(U.N.O.).
G. FLOOR SHT'G. & FLOOR SYSTEM PER PLAN.
H. SHEAR PANEL WHERE OCCURS.
J. TYPE 2 AT CRIPPLE WALL CONDITION (2X STUD AT 16" O.C.).
K. 2X BLOCKING OR FLOOR JOIST U.N.O.
L. 2X USE 3X MIN. FOR C'SUNK A.B., C'SUNK DEPTH SHALL BE 1" MAX.) P.T.D.F. SILL PLATE W/ 5/8"ø X12" LONG A.B. SEE DETAIL 2/SD1 FOR MORE INFO; AT NON-SW USE 2X4 (3X4 MIN. FOR COUNTERSUNK ANCHOR BOLT.); USE FULL WIDTH SILL PLATE AT GIRDER HANGER LOCATIONS.
M. A35 OR LTP4 @ 48" O.C. (U.N.O.).
N. COLD JOINT WHERE OCCURS.
P. PARALLEL JOIST CONDITION WHERE OCCURS.

SEE GENERAL NOTES UNDER 'REINFORCED CONCRETE', DETAIL 1 FOR ADD'L. REQUIRMENTS

INTERIOR FOUNDATION DETAIL | 11



PLAN VIEW

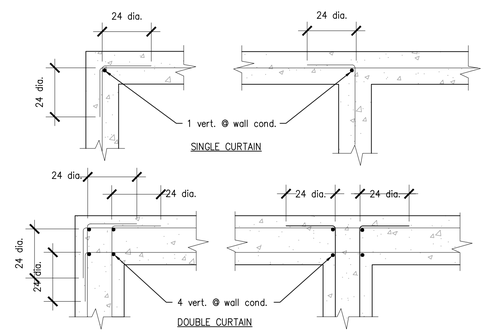


(A) TYPICAL THD. ROD INSTALLATION (B) TYPICAL SSTB INSTALLATION

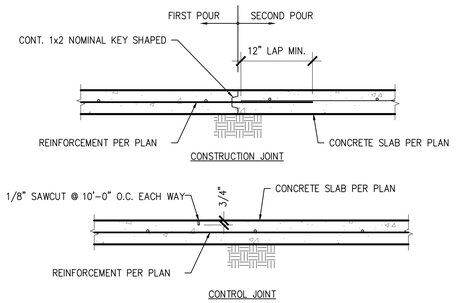
HOLDOWN SIZE	OPTION A. SIMPSON PAB ANCHOR ROD				OPTION B. SIMPSON SSTB ANCHOR BOLT		
	ANCHOR BOLT SIZE	MIN. B	MIN. D1	REMARKS	ANCHOR BOLT SIZE	MIN. D2	REMARKS
HDU4	PAB5	10"	6"	SEE (A) PROVIDE DBL AND STANDARD WASHER AT BOTTOM NUT	SSTB24	21"	SEE (B) FOR INSTALLATION REQUIREMENT REFER TO SIMPSON CATALOG FOR ADDL. REQUIREMENT
HDU5	PAB5	10"	6"		SSTB24	21"	
HDU8	PAB7	14"	9"		SSTB28	24"	
HDQ8	PAB7	14"	9"		SSTB28	24"	
HDU11	PAB8	32"	12"	SEE (A) PROVIDE DBL NUT AND PL (3"x4"x3"x3) WASHER AT BOTTOM			
HHDQ11	PAB8	32"	12"				
HDU14	PAB8	32"	12"				
HHDQ14	PAB8	32"	12"				
HD12	PAB9	38"	12 1/2"				
HD19	PAB10	44"	14 1/2"				

* USE MIN. (2) #4 TOP & (2) #4 BOT. FOR HDU4 TO HDU8. AND MIN. (3) #4 TOP & (3) #4 BOT. FOR HDU11 – HD19 U.N.O.. CONT. FOOTING REINFORCEMENT CAN BE COUNTED AS PART OF REBAR REQUIREMENT IF BAR SIZE ARE SAME AS THOSE REQUIRED.

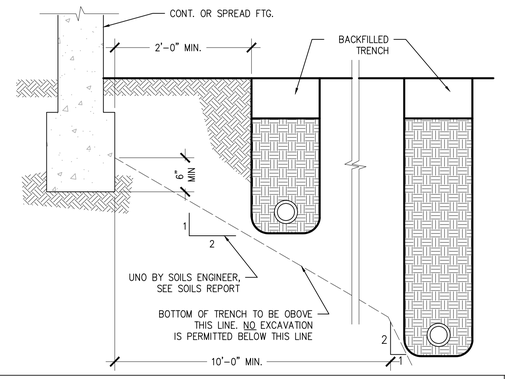
HOLDOWN ANCHOR BOLT SCHEDULE | 9



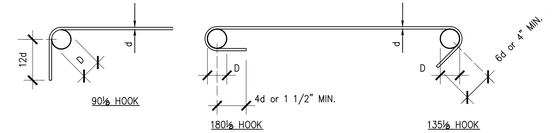
TYP. REINF'G. @ INTERSECTIONS OF FTGS & WALLS | 5



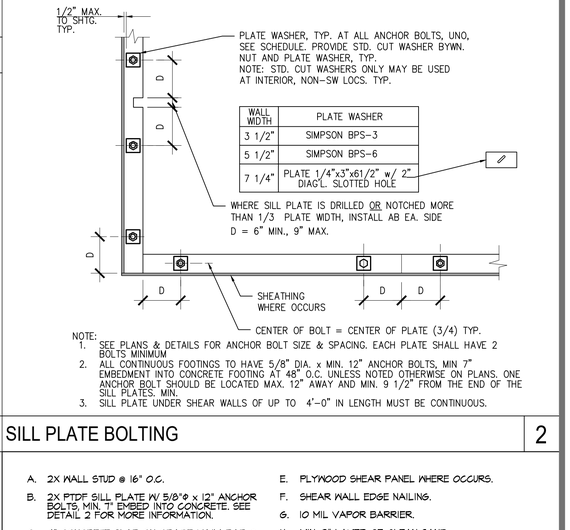
TYP. SLAB JOINT | 6



TYP. PIPE PARALLEL TO FOOTING | 7



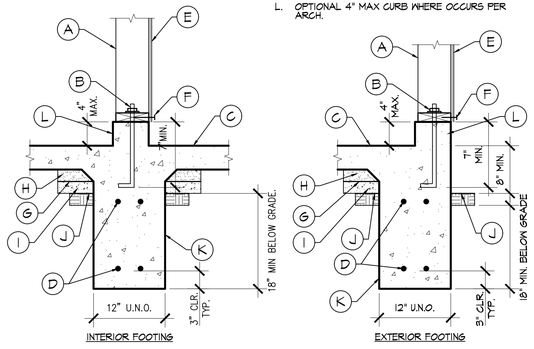
REINF'G. HOOKS, BEND & OFFSETS | 1



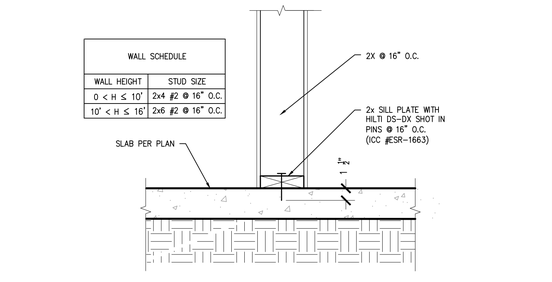
NOTE:
1. SEE PLANS & DETAILS FOR ANCHOR BOLT SIZE & SPACING. EACH PLATE SHALL HAVE 2 BOLTS MINIMUM
2. ALL CONTINUOUS FOOTINGS TO HAVE 5/8" DIA. x MIN. 12" ANCHOR BOLTS, MIN 7" EMBEDMENT INTO CONCRETE FOOTING AT 48" O.C. UNLESS NOTED OTHERWISE ON PLANS. ONE ANCHOR BOLT SHOULD BE LOCATED MAX. 12" AWAY AND MIN. 9 1/2" FROM THE END OF THE SILL PLATES. MIN.
3. SILL PLATE UNDER SHEAR WALLS OF UP TO 4'-0" IN LENGTH MUST BE CONTINUOUS.

SILL PLATE BOLTING | 2

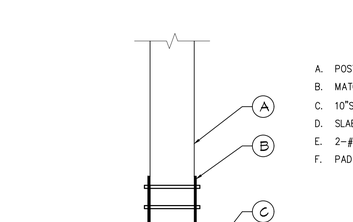
A. 2X WALL STUD @ 16" O.C.
B. 2X PTDF SILL PLATE W/ 5/8"ø x 12" ANCHOR BOLTS, MIN. 7" EMBED INTO CONCRETE. SEE DETAIL 2 FOR MORE INFORMATION.
C. 4" CONCRETE SLAB ON GRADE W/ #4 BAR @ 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB.
D. CONTINUOUS REBAR U.N.O., MIN. (2) #4 ON TOP & BOTTOM.
E. PLYWOOD SHEAR PANEL WHERE OCCURS.
F. SHEAR WALL EDGE NAILING.
G. 10 MIL VAPOR BARRIER.
H. MIN. 2" LAYER OF CLEAN SAND.
I. 4" OF CLEAN GRAVEL BELOW VAPOR BARRIER.
J. TOP OF NATURAL GRADE OR COMPACT FILL.
K. CONTINUOUS CONCRETE FOUNDATION POUR MONOLITHICALLY WITH SLAB ON GRADE.
L. OPTIONAL 4" MAX CURB WHERE OCCURS PER ARCH.



CONTINUOUS FOUNDATION DETAIL | 3



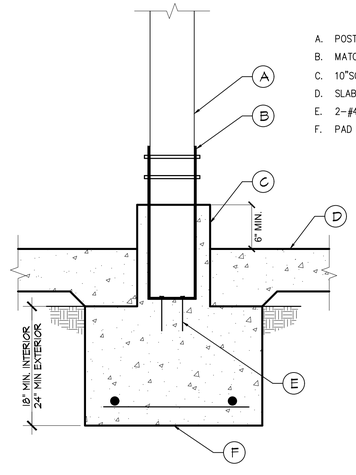
NON-BEARING WALL | 4



A. 2X WALL STUD @ 16" O.C.
B. 2X PTDF SILL PLATE W/ 5/8"ø X 12" ANCHOR BOLTS, MIN. 7" EMBED INTO CONCRETE. SEE DETAIL 2 FOR MORE INFORMATION.
C. 4" CONCRETE SLAB ON GRADE W/ #3 BAR @ 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB. SEPARATE FROM CONTINUOUS FOOTING OR STEM WALL W/ EXPANSIVE MATERIAL.
D. CONTINUOUS REBAR U.N.O., MIN. (1) #4 ON TOP & BOTTOM.
E. PLYWOOD SHEAR PANEL WHERE OCCURS.
F. EAR WALL EDGE NAILING.
G. CONTINUOUS GARAGE FOOTING, MINIMUM DIMENSION AS SHOWN.
H. EXPANSIVE MATERIAL TO SEPARATE DRIVEWAY SLAB.

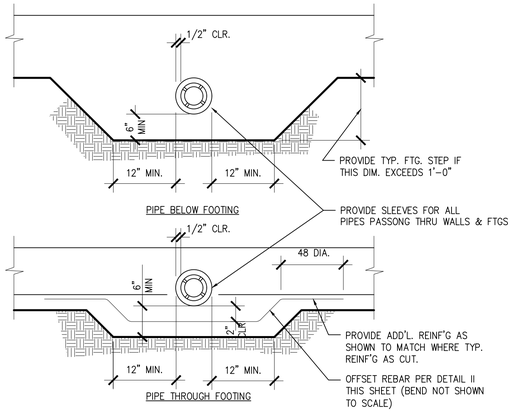
NOTE:
SEE 3/SD1 FOR MORE DETAIL.

GARAGE FOUNDATION DETAIL | 12



A. POST PER PLAN.
B. MATCHING CB BASE.
C. 10"SQ PIER.
D. SLAB PER PLAN.
E. 2–#4 PINS.
F. PAD PER PLAN.

PAD FOOTING | 10



TYP. PIPE PERPENDICULAR TO FOOTING | 8

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:
REGISTERED PROFESSIONAL ENGINEER
ALLEN CHUN-YING NU
No. C69385
Exp.06-30-2026
CIVIL
STATE OF CALIFORNIA

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel 949-267-9095

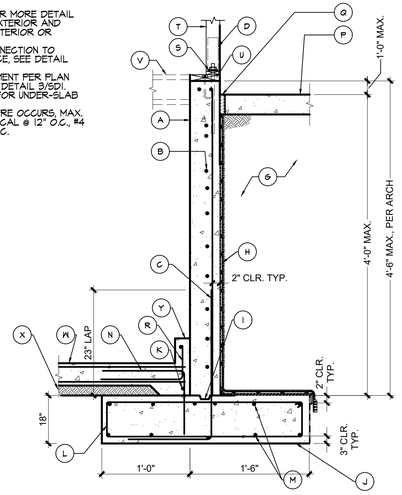
PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
STRUCTURAL FOUNDATION DETAILS

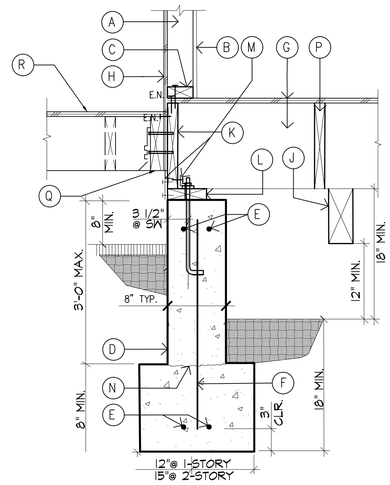
DRAWN	GMEP
CHECKED	GMEP
DATE	01/31/25
SCALE	AS NOTED
JOB NO.	24-731
SHEET	SD-1

A. 8" CONC. WALL. f'c = 3000 PSI MIN.
B. #5 HORIZONTAL @ 21" O.C.
C. #5 VERTICAL @ 12" O.C. DOWEL "I" INTO FOOTING AS SHOWN W/ STD HOOK. DEVELOPMENT LENGTH 16".
D. HOLDOWN PER PLAN.
E. TOP OF NATURAL GRADE OR COMPACT FILL WHERE OCCURS
F.
G. BACKFILL W/ BEDROCK OR GRAVEL PER SOILS REPORT, MIN. 3' WIDE AND WITHIN 60° PLANE.
H. HYDRODUCT WATERPROOFING & DRAINAGE SYSTEM PER ARCH AND MANUFACTURER.
I. 2X6 CONT. SHEAR KEY.
J. CONC. FOOTING.
K. ADD #5
L. #3 TIES @ 24" O.C.
M. #5 @ 9" O.C. @ TOP & BOTT.
N. DOWEL REBAR, MATCH SOG R/F SIZE & SPACING. MIN. 18" ENDS.
O.
P. CONC. FLATWORK PER PLAN WHERE OCCURS.
Q. EXPANSIVE MATERIAL WHERE REQ'D
R. #4 DOWELS @ 32" O.C.
S. SILL PLATE WHERE OCCURS.
T. 2X STUD @16" O.C. TYP. WHERE OCCURS.
U. REFER TO 4/SD1.1 FOR MORE DETAIL OF CONNECTION @ EXTERIOR AND DETAIL II/SD1 FOR INTERIOR OR CRIPPLE WALL.
V. FOR ANCHORED CONNECTION TO RETAINING WALL FACE, SEE DETAIL 2/SD1.1
W. S.O.G. & REINFORCEMENT PER PLAN WHERE OCCURS, SEE DETAIL 3/SD1. SEE SOILS REPORT FOR UNDER-SLAB CONFIGURATION.
X. CURB PER ARCH WHERE OCCURS, MAX. 12" HIGH, W/ #4 VERTICAL @ 12" O.C., #4 HORIZONTAL @ 12" O.C.

*NOTE:
- SPECIAL INSPECTION IS REQUIRED.
- WATERPROOFING, EXTENT OF BACKFILL, BACKFILL MATERIAL & DRAINAGE SYSTEM TO BE REVIEWED & APPROVED BY GEOTECHNICAL ENGINEER.
- EDGE DISTANCE TO REBAR INDICATED IS CLEAR DIMENSION.
- WOOD FRAMING SHALL BE ADDED AFTER BACKFILLING
- RETAINING WALL FOUNDATIONS SHALL BE EMBEDDED 24" MINIMUM INTO THE RECOMMENDED BEARING MATERIAL PER SOILS REPORT.



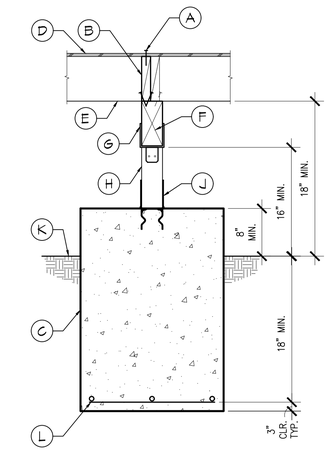
4'-6" RETAINING WALL DETAIL | 9



A. 2X STUD @ 16" O.C.
B. INTERIOR FINISH.
C. 2X SILL PLATE. IF SILL PLATE NAILING SPACING IS LESS THAN 6" O.C., STAGGER NAILING, AND PROVIDE 2X NAILER TO RECEIVE NAILS & CONNECT TO RIM W/ 16d SINKER W/ SAME SPACING AS SILL PLATE NAILING OF SHEAR WALL ABOVE. IF CONTINUOUS SILL PLATE IS USED, IT IS ACCEPTABLE TO INCREASE NAILING SPACING TO 6" WITH SAME AMOUNT OF NAILS REQUIRED.
D. CONC. STEM (U.N.O.).
E. CONT. (2) #4 REBAR TOP & BOTTOM (U.N.O.).
F. #5 VERT. REBAR CENTERED @ STEM @18"O.C. W/ STD HOOK @ (2) POUR COND. & WHEN STEM HT. EXCEEDS 24"(U.N.O.).
G. FLOOR SHT'G. & FLOOR SYSTEM PER PLAN.
H. SHEAR PANEL WHERE OCCURS.
J. GIRDER BM. WHERE OCCURS.
K. 2X RIM JOIST U.N.O.
L. 2X (USE 3X MIN. FOR C'SUNK A.B., C'SUNK DEPTH SHALL BE 1" MAX.) P.T.D.F. SILL PLATE W/ 5/8"ØX12" LONG A.B. SEE DETAIL 2/SD1 FOR MORE INFO; AT NON-SW USE 2X4 (3X4 MIN. FOR COUNTERSUNK ANCHOR BOLT.); USE FULL WIDTH SILL PLATE AT GIRDER HANGER LOCATIONS.
M. A35 OR LTP4 @ 48" O.C. (U.N.O.).
N. COLD JOINT WHERE OCCURS.
P. PARALLEL JOIST CONDITION WHERE OCCURS.
Q. WHERE DECK OCCURS, 2X PT LEDGER, SAME DEPTH AS DECK FRAMING, W/ (2) ROWS SDS 1/4" x 3 1/2" SCREWS @ 12" OC STAGGERED U.N.O. PROVIDE SHTG FILL BETWEEN LEDGER & RIM WHERE SHEAR WALL OCCURS. SEE NOTE 13 ON THE FOUNDATION NOTES FOR THE TYPICAL HANGER U.N.O.
R. DECK FRAMING PER PLAN WHERE OCCURS. SLOPE PER ARCHITECT.

SEE GENERAL NOTES UNDER "REINFORCED CONCRETE" FOR ADD'L. REQUIRMENTS

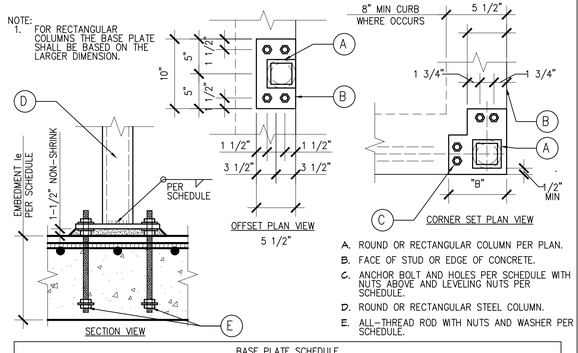
EXTERIOR FOUNDATION DETAIL | 4



A. 10d @ 6" O.C.
B. 2X BLOCKING AT JOIST BEARING LOCATION; USE 2-2X BLOCKING AT POST ABOVE. USE MIN. (2)8d TOE-NAIL AT EACH CONNECTION.
C. PAD FOOTING, SEE PLAN FOR DIMENSION & REINFORCEMENT.
D. FLOOR SHEATHING.
E. FLOOR JOIST PER PLAN.
F. GIRDER PER PLAN.
G. SIMPSON POST CAP PER PLAN.
H. P.T.D.F POST PER PLAN.
J. SIMPSON PB PER PLAN.
K. FINISH GRADE.

NOTE:
-SEE DETAIL 1/SD-1 FOR LEGEND & INFORMATION NOT SHOWN.

PAD FOOTING DETAIL | 1



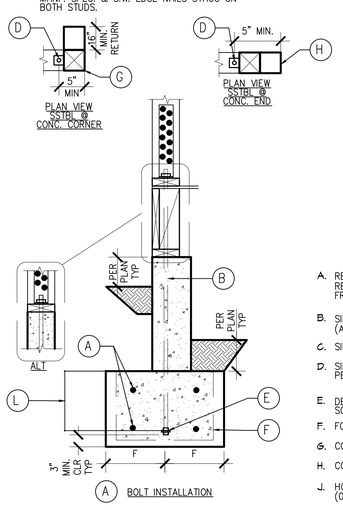
A. ROUND OR RECTANGULAR COLUMN PER PLAN.
B. FACE OF STUD OR EDGE OF CONCRETE.
C. ANCHOR BOLT AND HOLES PER SCHEDULE WITH NUTS ABOVE AND LEVELING NUTS PER SCHEDULE.
D. ROUND OR RECTANGULAR STEEL COLUMN.
E. ALL-THREAD ROD WITH NUTS AND WASHER PER SCHEDULE.

BASE PLATE SCHEDULE

ROUND COL SIZE DIAMETER	RECTANGULAR COL SIZE DIAMETER	MINIMUM DIMENSION "A"	MINIMUM DIMENSION "B"	PLATE THICKNESS	WELD	BOLT DIA	le Embed	BOLT HOLE DIAMETER	MINIMUM SQUARE PLATE WASHER
3"	3x	10"	8"	1/2"	1/4	3/4"	10"	15/16"	2" x 3/8"
3-1/2"	3-1/2x	10"	8"	1/2"	1/4	3/4"	10"	15/16"	2" x 3/8"
4"	4x	10"	8"	3/4"	1/4	3/4"	10"	15/16"	2" x 3/8"
5"	5x	12"	10"	1"	5/16	3/4"	10"	15/16"	2" x 3/8"
6"	6x	12"	10"	1"	5/16	3/4"	10"	15/16"	2" x 3/8"
7"	7x	14"	12"	1-1/4"	5/16	1"	10"	1-1/4"	2-1/2" x 3/8"
8"	8x	14"	12"	1-1/4"	5/16	1"	10"	1-1/4"	2-1/2" x 3/8"

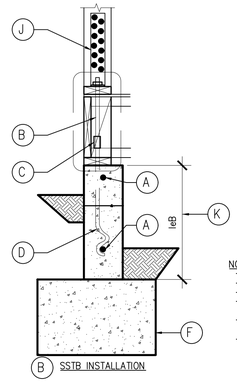
COLUMN IN 2x6 WALL | 10

NOTES:
- 4x4 POSTS CAN BE REPLACED WITH 2-2x4 AS LONG AS NAILS ARE MAINTAINED WITH MIN. EDGE DISTANCE AS REQUIRED BY THE MANF. SPEC. & S.W. EDGE NAILS STAGG ON BOTH STUDS.



A. REBAR PER TABLE, CENTERED @ "HD" (BEND REBAR @ CORNER) LOCATE TOP BAR" TO 5" FROM TOP OF CONCRETE.
B. SIMPSON PAB BOLTS/ALL THREAD RODS (A307/A36) PER SCHED).
C. SIMPSON CNW COUPLER.
D. SIMPSON SSTBL PER SCHEDULE. INSTALLATION PER MANUFACTURER SPECIFICATION.
E. DBL. HEX NUTS W/PLATE WASHERS PER SCHEDULE.
F. FOOTING PER PLAN.
G. CONCRETE CORNER.
H. CONCRETE END.
J. HOLDOWN PER PLAN. USE 16d SINKER NAILS (0.148"X3 1/4") FOR HTT5.
K. 20 5/8" MIN. FOR SSTB24, 24 7/8" MIN. FOR SSTB28.
L. 7"-PAB5
11"-PAB7
12"-PAB8

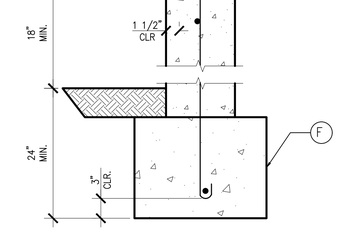
A BOLT INSTALLATION



NOTES:
- SEE PLANS FOR HOLDOWN TYPES.
- SEE DETAIL 1/SD-1 FOR LEGEND & INFO. NOT SHOWN.
- FOR COND. A-EXTEND FOOTING F AS SHOWN ALL SIDES.
- REFER TO MANUFACTURER SPECS. FOR INSTALLATION INFORMATION NOT SHOWN.
- WHEN 3-2X MEMBER IS USED FOR HDQ8 AND HDU 1/4"ØX4 1/2" SDS SCREWS SHOULD BE USED.
- HEAVY HEX ANCHOR NUT IS REQUIRED ON LOAD TRANSFER PLATE FOR HDU14 HOLDOWN.

SIMPSON HOLDOWN	COND. A SIZES	COND. A PLATE WASHER	COND. A F(MIN)	COND. B SSTBL BOLTS	#4 BAR x 8'-0" CENTERED @ HD*	IN LIEU OF #4 USE #5 BAR x 8'-0" CENTERED @ HD*
HDU4, 5	PAB5	3/8"x1 1/2" SQ.	10 1/2"	SSTBL24	(2) TOP & (2) BOT.	-
HDU8	PAB7	3/8"x2 1/4" SQ.	16 1/2"	SSTBL28	(2) TOP & (2) BOT.	(1) TOP & (1) BOT.
HDQ8	PAB7			SSTBL28	(3) TOP & (3) BOT.	
HDU11	PAB8	3/8"x2 1/2" SQ.	18"	SSTBL BOLTS NOT APPLICABLE	(4) TOP & (4) BOT.	(2) TOP & (2) BOT.
HDU14	PAB8			N.A.		

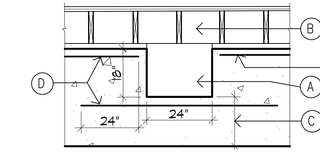
TYP. HOLDOWN INSTALLATION | 5



NOTE:
A1 SW USE 2X6 (3X6 MIN FOR C'SUNK A.B., C'SUNK DEPTH SHALL BE 1" MAX.) P.T.D.F. SILL PLATE WØ 5/8" X12" LONG A.B. OR MASA/MASAP.

A. 2X SILL PLATE. IF SILL PLATE NAILING SPACING IS LESS THAN 6" O.C. STAGGER NAILING, AND PROVIDE 2X NAILER TO RECIVEVE NAILS & CONNECT TO RIM W/ 16d SINKER W/ SAME SPACING AS SILL PLATE NAILING OF SHEAR WALL ABOVE. IF CONTINOUS SILL PLATE IS USED, IT IS ACCEPTABLE TO INCREASE NAILING SPACING TO 6" WITH SAME AMOUNT OF NAILS REQUIRED.
B. FLOOR SHT'G. & FLOOR SYSTEM PER PLAN.
C. SIMPSON 1/4Ø x4 1/2" SDS SCREW, SPAC'G. PER PLAN.
D. 3X P.T. SILL W/ 5/8"Ø A.B. COUNTERSINK.
E. 4x FULL HEIGHT P.T. LEDGER W/ (2) 5/8" X8" ANCHOR BOLTS W/ WASHERS @ 24" O.C.
F. SEE DETAIL 4/SD-1.1 FOR MORE INFO

FOUNDATION DETAIL | 2



A. CRAWL SPACE OPENING.
B. 2x JOIST DEPTH FLUSH BM. TO BE SUPPORTED BY SILL PLATE.
C. 18" MIN. TO BOTTOM OF CONC.
D. #5 REBAR W. MIN. 24" LAP EACH SIDE OF OPENING.

TYPICAL OPENING AT CRAWL SPACE | 3

REVISIONS

NO.	DATE	DESCRIPTION

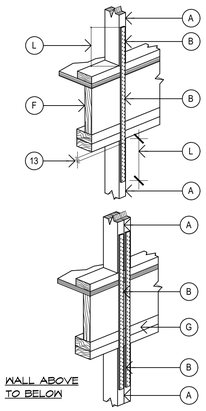
SEAL:
REGISTERED PROFESSIONAL ENGINEER
ALLEN CHUN-YING NU
No. C69385
Exp.06-30-2026
CIVIL
STATE OF CALIFORNIA

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

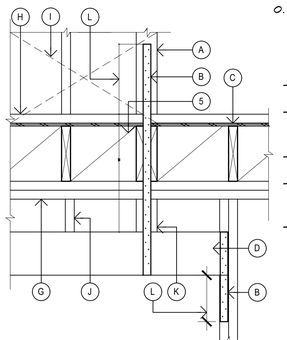
SHEET TITLE
STRUCTURAL FOUNDATION DETAILS

DRAWN: GMEP
CHECKED: GMEP
DATE: 01/31/25
SCALE: AS NOTED
JOB NO.: 24-731
SHEET: SD-1.1

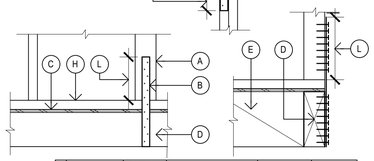


WALL ABOVE TO BELOW

A. STUD, POST OR TRIMMER PER TABLE BELOW. DBL. STUDS & STRAPS @ CONDITION "B" & "C" PROVIDE EDGE NAILING OF SHEAR PANEL ALONG ALL STUDS.
B. REFER TO PLANS & TABLE BELOW FOR STRAP, # OF NAILS & END LENGTH AT EA. END. (2) ROWS OF NAILS EA. STRAP.
C. FLOOR SHTG. SEE PLAN.
D. MIN. 11 1/4" DEEP BM. OR HEADER. SEE PLAN.
E. LINE OF BLKG. UNDER SHEAR WALL.
F. SOLID RIM OR BLKG. SAME WIDTH AS POST ABV. & BLK. @ LOCATION OF STRAP. WHEN W/FLOOR TRUSS, PROVIDE WEB FILLERS AS NEEDED FOR NAILING FROM STRAP.
G. DOUBLE TOP PLATE.
H. 2x SILL PLATE.
I. SEE PLAN FOR SHEAR WALL.
J. CRIPPLE WALL ABOVE HDR.
K. SOLID BLKG. UNDER POST OR STUDS ABOVE.
L. END LENGTH.
M. PROVIDE MIN. END DISTANCE OF 1 5/8" FOR 16d NAILS.
N. FLOOR JOIST PER PLAN.
O. RIM JOIST, MIN. 1 3/4" WIDE W/ (4) NAILS.



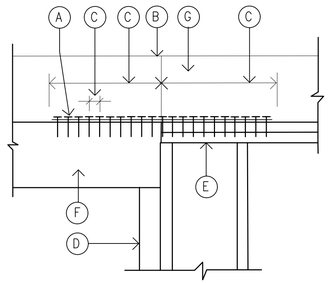
NOTES:
- ALL STRAPS ARE SIMPSON STRONG TIES.
- TOTAL LENGTH OF STRAP TO BE DETERMINED @ THE SITE BASED ON END LENGTH REQUIRED & CLEAR SPAN.
- ALL NAILS ARE SINKER OR BOX NAILS.
- SLIT CUT FLOOR SHEATHING TO RUN STRAP THROUGH @ INTERIOR CONDITION NO OVERCUT.
- LOCATE STRAP OVER PLWD. SHEAR PANEL & PROVIDE SHIM AS NEED TO AVOID STRAP BENDING



STRAP	STUD/ POST	# OF NAILS @ EA. END	LENGTH	CAPACITY	END LENGTH
A	(1) CS16	2X4	(11) 16d	1700#	15"
B	(2) CS16 **	(2) 2X4	(11) 16d P/STRAP	3400#	15"
C	(2) CS14 **	(2) 2X4	(15) 16d P/STRAP	4980#	18"
C	(3) CS14	4X6	(15) 16d P/STRAP	7470#	18"
D	CMST14	4X4	(40) 16d	6690#	38"
E	CMST12	4X6	(52) 16d	9200#	48"
F	(2) CMST14	4X8	(40) 16d P/STRAP	12380#	38"
G	(2) CMST12	6X8	(52) 16d P/STRAP	18400#	48"
H	(4) CS14	4X8	(15) 16d P/STRAP	9960#	18"

* CMST14 & CMST12 ARE ONLY APPLICABLE AT POST TO POST CONNECTION.
** AS AN ALT. TO B & C, USE D FOR POST TO POST CONDITION ONLY.

HOLDOWN DETAIL 11

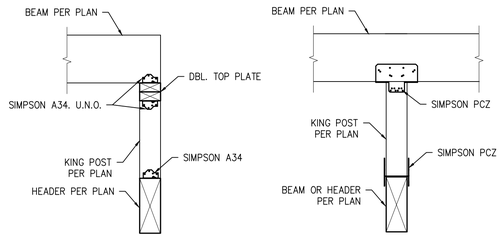


A. SIMPSON STRAP PER TABLE (2) ROWS OF NAILS FOR EA. STRAP.
B. SIMILAR CONDITION (FLUSH BEAM/ JOIST (S).
C. SPACING AND END LENGTH SEE TABLE.
D. POST OR MULTI STUD, SEE PLAN.
E. DBL. TOP PLATE.
F. BEAM OR JOIST (S), W/ LINE OF EDGE NAILING SEE PLAN.
G. CONT. JOIST OR BLOCKING, SEE FRAMING PLAN.

NOTES:
- MIN. 3 1/2" WIDE MEMBER FOR CONDITION C4D.
* MIN 1/2" SPACING BETWEEN ROWS OF NAILS.

	STRAP	END LENGTH	NAIL SIZE AND SPACING	CAPACITY
A	CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	1700#
B*	(2) CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	3400#
C	CMSTC16	6'-0"	10d BOX AT 4 1/2"	4585#
D	CMST14	6'-3"	10d BOX AT 3 1/2"	6490#

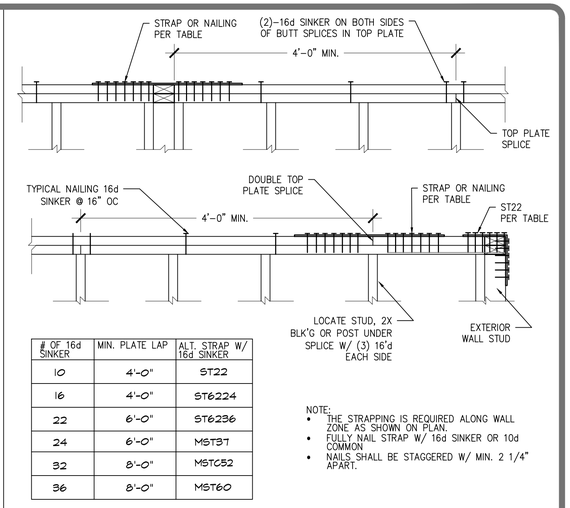
DRAG DETAIL 7



KING POST TO HEADER

KING POST TO HEADER

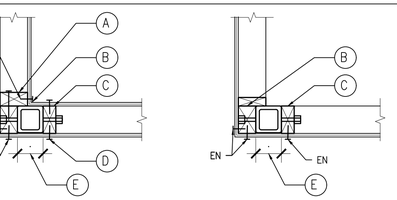
TYP. KING POST CONNECTION 4



# OF 16d SINKER	MIN. PLATE LAP	ALT. STRAP W/ 16d SINKER
10	4'-0"	ST22
16	4'-0"	ST6224
22	6'-0"	ST6236
24	6'-0"	MST37
32	8'-0"	MST52
36	8'-0"	MST60

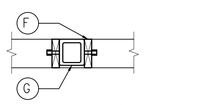
NOTE:
- THE STRAPPING IS REQUIRED ALONG WALL ZONE AS SHOWN ON PLAN.
- FULLY NAIL STRAP W/ 16d SINKER OR 10d COMMON
- NAILS SHALL BE STAGGERED W/ MIN. 2 1/4" APART.

TOP PLATE SPLICE DETAIL 1

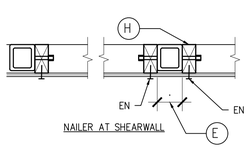


NAILER AT SHEARWALL
CORNER CONDITION W/ SHEATHING TWO SIDES

NAILER AT SHEARWALL
CORNER CONDITION W/ SHEATHING ONE SIDES



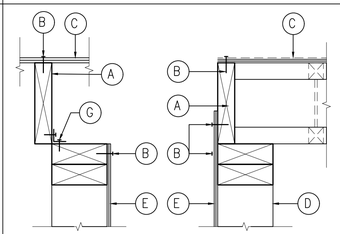
NAILER AT NON-SHEARWALL



A. 3x STUD W/ 1/4" x 5" SDS SCREW. SPACE: 8" OC FOR WALL MARCKS A-C 6" OC FOR WALL MARCKS D,E 3" OC FOR WALL MARCKS F,G
B. 4x W/ 5/8"ø THREADED STUD BOLTS AT 16" OC. 1" MAX COUNTERSINK.
C. 3x MIN W/ 5/8"ø THREADED STUD BOLTS AT 16" OC.
D. EN EACH SIDE.
E. SHEATHING PANEL JOINT NOT ALLOWED HERE.
F. 2x ES W/ 5/8"ø THREADED STUD BOLTS AT 32" OC.
G. TUBE OR PIPE COL TYP, SEE PLAN.
H. 3x MIN ES W. 5/8"ø THREADED STUD BOLTS AT 16" OC.

NOTE: LOCATE STUD BOLTS 6" MIN 9" MAX FROM ENDS OF WOOD NAILERS.

NAILER ON STEEL COLUMN 12



A. HIGHER TOP PLATES PER PLAN.
B. LOWER TOP PLATES OR BEAM PER PLAN.
C. 2X OR 4X BLOCKING W/ EDGE NAILING ALONG DRAG. MIN. (4) BAYS.
D. SIMPSON CS16 STRAP W/ 10d SINKER NAILS AT 2 1/16" O.C., MIN. 3'-0" LONG EACH END.
E. 2X STUD TYPICAL.
F. TYPE 1 SHEAR PANEL U.N.O.

NOTE: LOCATE FIRST NAIL 1 5/8" FROM MEMBER EDGE.

STRAP	CAPACITY	STRAP LENGTH AT EA. END
A (1) CS16	1700#	3'-0"
B (2) CS16	3400#	6'-0"

DRAG DETAIL 8



A. ROOF SHEATHING EXTENDED & EDGE NAILED TO BLOCKING.
B. FULL HEIGHT BLOCKING
C. A35, @ 48" O.C. AT NON-SHEAR WALL LOCATIONS, SPACING AT TOP OF SHEAR WALL PER SHEAR WALL SCHEDULE.
D. SHEAR PANEL PER PLAN.
E. ROOF RAFTERS PER PLAN
F. 2x T&G STARTER BOARD PER ARCH. WHERE OCCURS.
G. DOUBLE TOP PLATE
H. SIMPSON H1 RAFTER TO TOP PLATES @ 48" O.C. MAX.
I. TAIL AT NOTCHED RAFTER. SEE ARCH'T DWG FOR MORE INFO.
J. BEAM PER PLAN.

SHEAR TRANSFER TO BEAM 5



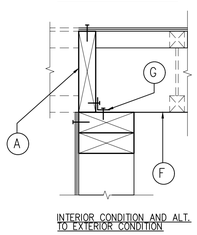
A. RIDGE PER PLAN
B. TYPICAL ROOF RAFTER PER PLAN
C. ST22 AT 48" O.C.
D. USE SLOPE HANGERS WHEN SPAN OF RAFTERS EXCEED 10'-0" OTHERWISE USE MIN. (5) 16d TOE NAILS @ EACH RAFTER TO RIDGE
E. EDGE NAILING
F. PLYWOOD SHEATHING

CONNECTION DETAIL 2

ALT. INTERIOR CONDITION ONLY

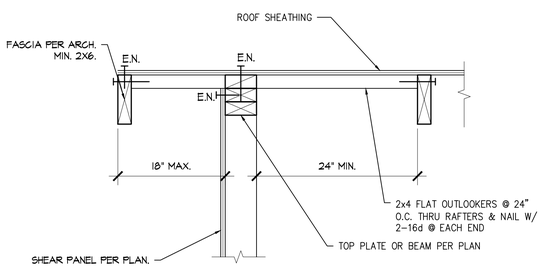
EXTERIOR CONDITION AND AT EDGE OF ROOF DIAPHRAGM

A. 2x MEMBER , 1 1/4"TIMBER STRAND; OR L.V.L CONT. RIM OR BLOCKING PER PLAN
B. BOUNDARY NAILING
C. ROOF SHEATHING
D. STUD WALL WHERE OCCURS
E. SHEAR PANEL PER PLAN
F. ROOF SYSTEM PER PLAN(CAN BE 2X CONV.,I-JOIST OR OPEN WEB TRUSS)
G. SIMPSON A35 PER SHEAR WALL SCHEDULE MAX. @ 48"O.C.@EXTERIOR & 24" O.C. @ INTERIOR WALLS. AS AN ALT. TO A35, USE L850'S W/THE SAME SPACING. A35'S ARE NOT REQUIRED. WHEN PLYWD. EXTENDS TO SIDE OF RIM.

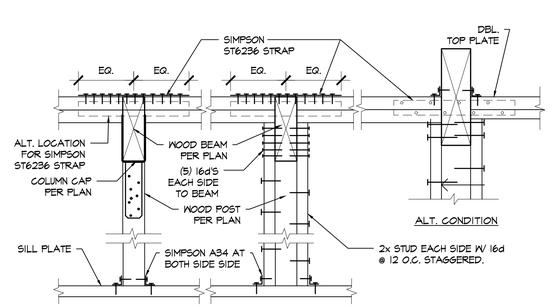


INTERIOR CONDITION AND ALT. TO EXTERIOR CONDITION

SHEAR TRANSFER @ ROOF 9



SHEAR TRANSFER DETAIL 6



ALT. CONDITION

TYP. BEAM IN STUD WALL 3

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:



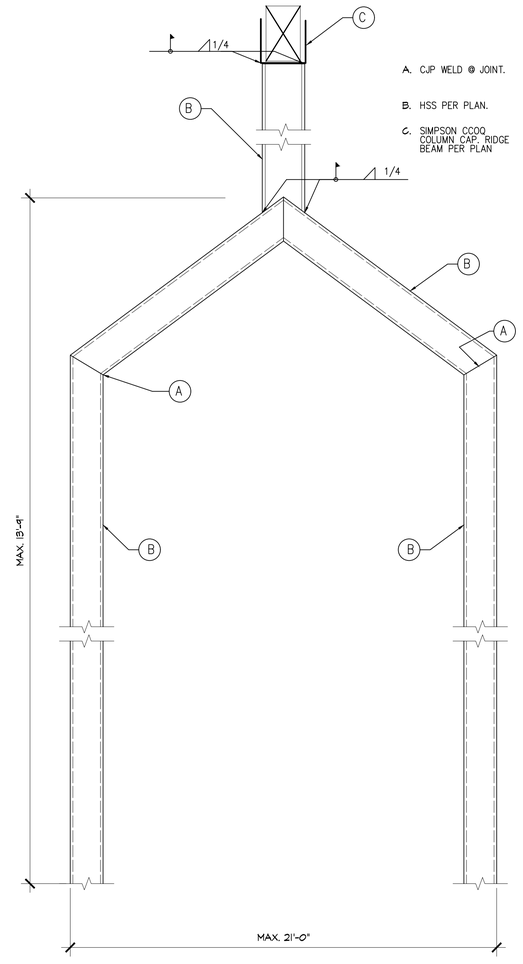
GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
STRUCTURAL DETAILS

DRAWN	GMEP
CHECKED	GMEP
DATE	01/31/25
SCALE	AS NOTED
JOB NO.	24-731
SHEET	SD-2

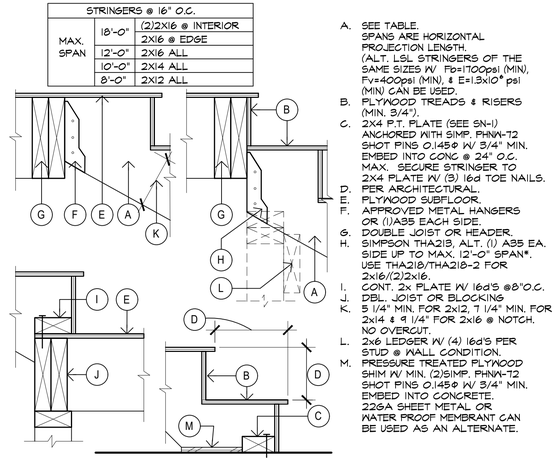
10	7	4	
11	8	5	HSS STEEL FRAME 2
12	9		STAIR DETAILS \ 1 & 2 FAMILY @ NON-COMMON AREA 3



A. CJP WELD @ JOINT.

B. HSS PER PLAN.

C. SIMPSON CCQQ COLUMN CAP, RIDGE BEAM PER PLAN



A. SEE TABLE. SPANS ARE HORIZONTAL PROJECTION LENGTH. (ALT. LSL STRINGERS OF THE SAME SIZES W/ Fb=1700psi (MIN), Fv=400psi (MIN), & E=1.3x10⁶ psi (MIN) CAN BE USED.
B. PLYWOOD TREADS & RISERS (MIN. 3/4").
C. 2X4 P.T. PLATE (SEE SN-1) ANCHORED WITH SIMP. PHNA-72 SHOT PINS 0.145ø W/ 3/4" MIN. EMBED INTO CONC @ 24" O.C. MAX. SECURE STRINGER TO 2X4 PLATE W/ (3) 16d TOE NAILS. PER ARCHITECTURAL.
D, E, F. PLYWOOD SUBFLOOR. APPROVED METAL HANGERS OR (1)A35 EACH SIDE.
G. DOUBLE JOIST OR HEADER.
H. SIMPSON THA218, ALT. (1) A35 EA. SIDE UP TO MAX. 12'-0" SPAN*. USE THA218/THA218-2 FOR 2x16/(2)2x16.
I. CONT. 2x PLATE W/ 16d'S @8"O.C.
J, K. DBL. JOIST OR BLOCKING 5 1/4" MIN. FOR 2x12, 7 1/4" MIN. FOR 2x14 & 9 1/4" FOR 2x16 @ NOTCH. NO OVERCUT.
L. 2x6 LEDGER W/ (4) 16d'S PER STUD @ WALL CONDITION.
M. PRESSURE TREATED PLYWOOD SHIM W/ MIN. (2)SIMP. PHNA-72 SHOT PINS 0.145ø W/ 3/4" MIN. EMBED INTO CONCRETE. 22GA SHEET METAL OR WATER PROOF MEMBRANT CAN BE USED AS AN ALTERNATE.

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:



GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
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SHEET TITLE
STRUCTURAL DETAILS

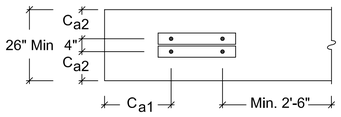
DRAWN	GMEP
CHECKED	GMEP
DATE	01/31/25
SCALE	AS NOTED
JOB NO.	24-731
SHEET	SD-3

BACK TO BACK REINFORCED ANCHORAGE (BB-RA)

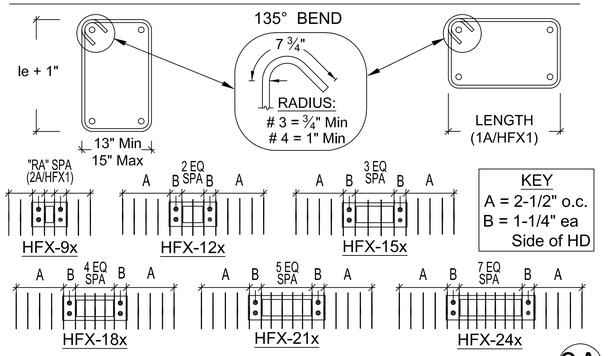
Model	Panel Width (in)	Anchorage[1]	Rod Dia (in)	Rod Grade[2,3]	BB-RA le[4] (in)	BB-RA C_{a1}[5] (in)	BB-RA C_{a2}[6] (in)	Stirrups[9] (in)	Shear Ties[7]
HFX-9x	9	1-1/8-STD-BB-RA	1-1/8	STD	15	19-3/4	11	8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-BB-RA		STD	23			13 - # 4	# 3 (min) @ 4" OC
		1-1/8-HS-BB-RA		HS		20-5/8			
HFX-15x	15	1-1/8-STD-BB-RA		STD				14 - # 4	# 4 (min) @ 4" OC
		1-1/8-HS-BB-RA		HS					
HFX-18x	18	1-1/8-STD-BB-RA		STD				15 - # 4	
		1-1/8-HS-BB-RA		HS					
HFX-21x	21	1-1/8-STD-BB-RA		STD				16 - # 4	
		1-1/8-HS-BB-RA		HS					
HFX-24x	24	1-1/8-STD-BB-RA		STD				18 - # 4	
		1-1/8-HS-BB-RA		HS					

BACK TO BACK REINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - BB - RA
- REINFORCED ANCHORAGE
- "BACK TO BACK" INSTALLATION
- ROD GRADE
- ROD DIAMETER

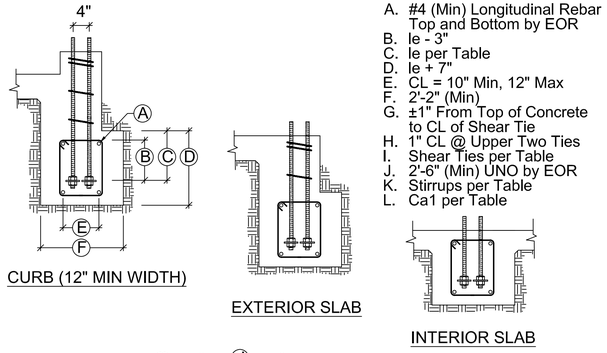


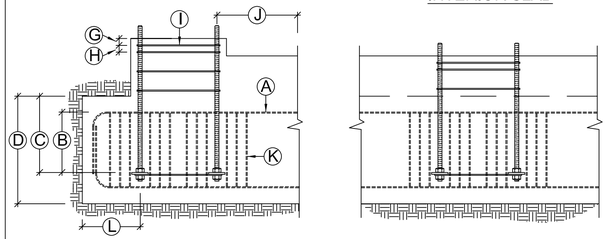
3



BB-RA SHEAR TIES & STIRRUPS

3A





BB-RA SECTIONS & ELEVATIONS

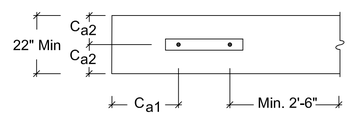
3B

REINFORCED ANCHORAGE (RA)

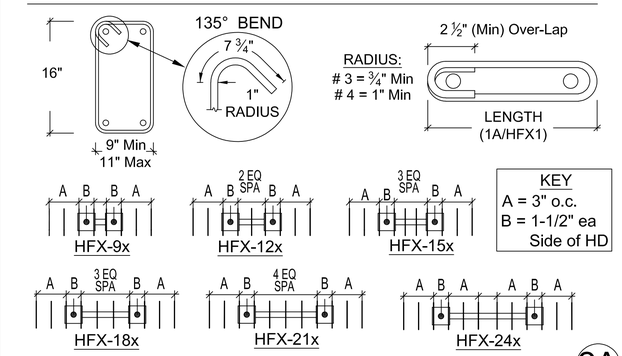
Model	Panel Width (in)	Anchorage[1]	Rod Dia (in)	Rod Grade[2,3]	RA le[4] (in)	RA C_{a1}[5] (in)	RA C_{a2}[6] (in)	Stirrups[9] (in)	Shear Ties[7]
HFX-9x	9	1-1/8-STD-RA	1-1/8	STD	15	19-3/4	11	8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-RA		STD				9 - # 4	# 3 (min) @ 4" OC
		1-1/8-HS-RA		HS		20-5/8			
HFX-15x	15	1-1/8-STD-RA		STD				10 - # 4	
		1-1/8-HS-RA		HS					
HFX-18x	18	1-1/8-STD-RA		STD					
		1-1/8-HS-RA		HS					
HFX-21x	21	1-1/8-STD-RA		STD				11 - # 4	
		1-1/8-HS-RA		HS					
HFX-24x	24	1-1/8-STD-RA		STD				12 - # 4	# 4 (min) @ 4" OC
		1-1/8-HS-RA		HS					

REINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - RA
- REINFORCED ANCHORAGE
- ROD GRADE
- ROD DIAMETER

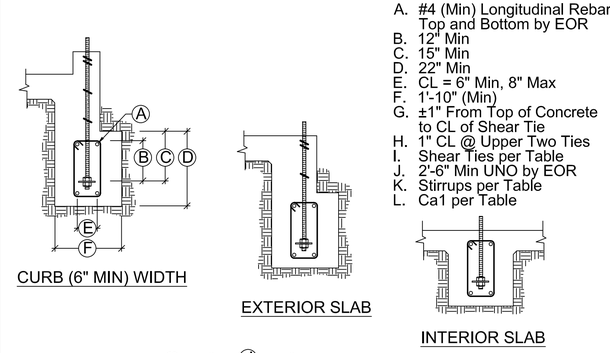


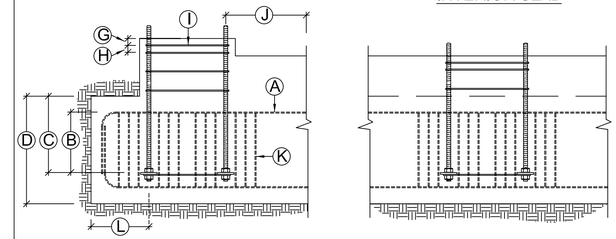
2



RA SHEAR TIES & STIRRUPS

2A





RA SECTIONS & ELEVATIONS

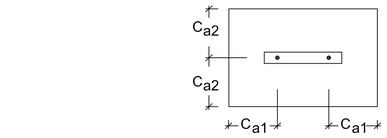
2B

UNREINFORCED ANCHORAGE (UA)

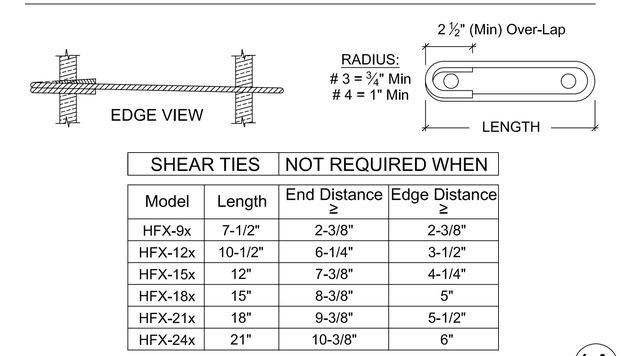
Model	Panel Height	Anchorage[1]	Rod Dia (in)	Rod Grade[2,3]	UA le[4] (in)	UA C_{a1}[5] & C_{a2}[6] (in)	Shear Ties[7,8]
HFX-9x	79.5" - 8'	1-1/8-STD-13-19	1-1/8	STD	13	19	1 - # 3
HFX-12x	78" - 10'	1-1/8-HS-20-30		HS	20	30	
HFX-15x, 18x	78" - 13'	1-1/8-STD-14-20		STD	14	20	
HFX-15x, 18x Balloon	14' - 20'	1-1/8-HS-20-30		HS	20	30	
HFX-21x, 24x	78" - 13'	1-1/8-STD-14-20		STD	14	20	
		1-1/8-HS-23-34			23	34	2 - # 3
HFX-21x, 24x Balloon	14' - 20'	1-1/8-HS-20-30		HS	20	30	

UNREINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - 14 - 20
- END & EDGE DISTANCE (C_{a1} & C_{a2})
- EMBEDMENT DEPTH (le)
- ROD GRADE
- ROD DIAMETER



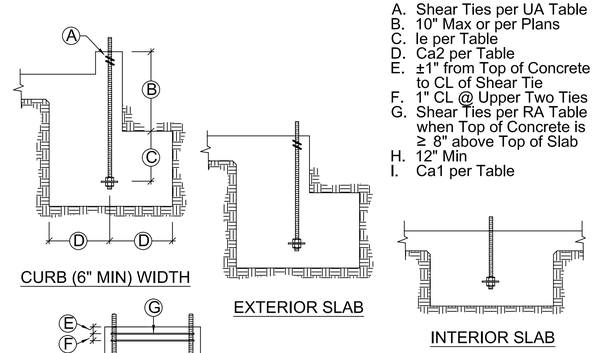
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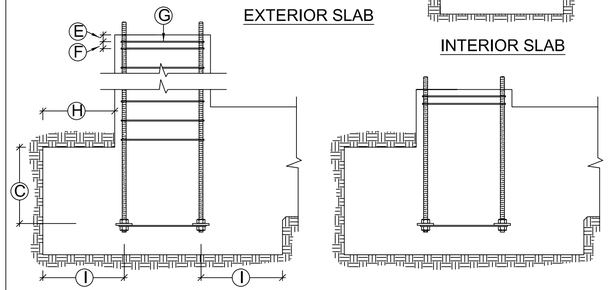


SHEAR TIES	NOT REQUIRED WHEN	
Model	Length	End Distance ≥	Edge Distance ≥
HFX-9x	7-1/2"	2-3/8"	2-3/8"
HFX-12x	10-1/2"	6-1/4"	3-1/2"
HFX-15x	12"	7-3/8"	4-1/4"
HFX-18x	15"	8-3/8"	5"
HFX-21x	18"	9-3/8"	5-1/2"
HFX-24x	21"	10-3/8"	6"

UA SHEAR TIES

1A

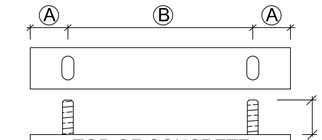




UA SECTIONS & ELEVATIONS

1B

1. DESIGNS ARE TO RESIST LOADING PER ACI 318-19, SEC 17.10.5.3.
2. STD INDICATES ANCHORS COMPLYING WITH ASTM F1554 GRADE 36 WITH A HARDY FRAME BOLT BRACE (HFXBB) INSTALLED WITH STD OR GRADE 8 DOUBLE NUTS ON THE EMBED END.
3. HS INDICATES ANCHORS COMPLYING WITH ASTM A193 GRADE B7 WITH A 1/2"x3"x3"(MIN) HFPW PLATE WASHER INSTALLED WITH DOUBLE NUTS ON THE EMBED END (HFXBB NOT REQUIRED).
4. LE = LENGTH OF EMBEDMENT FROM THE TOP OF FOOTING OR GRADE BEAM TO THE TOP OF THE HFXBB BOLT BRACE (TOP OF THE EMBEDDED HFPW PLATE WASHER @ HS ANCHORS)
5. CA1 = DISTANCE FROM HD CENTERLINE TO THE END OF THE FOOTING OR GRADE BEAM.
6. CA2 = DISTANCE FROM HD CENTERLINE TO BOTH THE FRONT AND THE BACK FACE OF THE FOOTING OR GRADE BEAM.
7. SHEAR TIES ARE GRADE 60 (MIN) REBAR AND REQUIRED FOR NEAR EDGE DISTANCE CONDITIONS PER ACI 318-19, F'C = 2,500 PSI. CURBS AND STEM WALLS MUST BE 6 INCH (MIN) WIDTH FOR UA AND RA, 12 INCH (MIN) WIDTH FOR BB-RA.
8. FOR UA APPLICATIONS, ADDITIONAL TIES MAY BE REQUIRED AT STEM WALLS. SHEAR TIES ARE NOT REQUIRED FOR INSTALLATION AWAY FROM EDGE (SEE DETAIL 1A), INSTALLATION ON WOOD FRAMING, OR FOR IRC BRACED WALL PANEL APPLICATIONS.
9. STIRRUPS ARE GRADE 60 (MIN) REBAR. SEE TABLE FOR SIZE AND SPACING. SEE "STIRRUP LAYOUT" DIAGRAMS AND "KEY" FOR LAYOUT PATTERNS.
10. CONCRETE EDGE DISTANCES MUST COMPLY WITH ACI 318-19, SECTION 17.9.2. COATED REINFORCEMENT MAY BE SPECIFIED BY THE EOR TO LIMIT EXPOSURE AND THEREFORE REDUCE MINIMUM CONCRETE COVER. COATED REINFORCEMENT MUST COMPLY WITH ACI 318-19, SECTION 20.5.2.



Model	Width	Ⓐ	Ⓑ
HFX-9x	9"	1-3/4"	5-1/2"
HFX-12x	12"		8-1/2"
HFX-15x	15"	2-5/8"	9-3/4"
HFX-18x	18"		12-3/4"
HFX-21x	21"		15-3/4"
HFX-24x	24"		18-3/4"

HFX ANCHOR CENTERLINES

A

IMPORTANT!

1. ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY, FOUNDATION DESIGN PER EOR.
2. REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.
3. FOR RA AND BB-RA INSTALLATIONS, THE HFXBB BOLT BRACE MAY BE PLACED ON TOP OF THE STIRRUPS WITH DOUBLE-NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. (NOTE: ½" x 3" x 3" MIN. HFPW PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.)
4. HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS. (HF B7)

IMPORTANT NOTES

B

REVISIONS	DATE

ANCHORAGE DETAILS - HFX PANELS

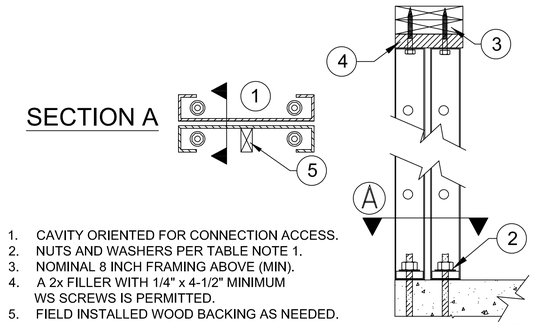
THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH *HARDY FRAME* PRODUCTS

HARDY FRAME SHEAR WALL SYSTEMS
16023 SWINGLEY RIDGE RD
CHESTERFIELD, MO 63017
(800) 325-8075
WWW.HARDYFRAME.COM

MiTek®

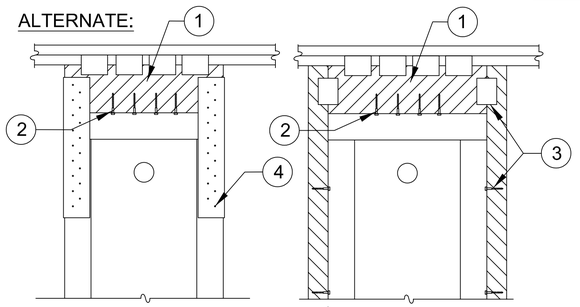
DATE:
1-1-2023

HFX1



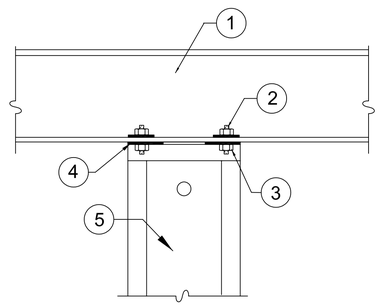
1. CAVITY ORIENTED FOR CONNECTION ACCESS.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. NOMINAL 8 INCH FRAMING ABOVE (MIN).
4. A 2x FILLER WITH 1/4" x 4-1/2" MINIMUM WS SCREWS IS PERMITTED.
5. FIELD INSTALLED WOOD BACKING AS NEEDED.

BACK TO BACK INSTALLATION 3



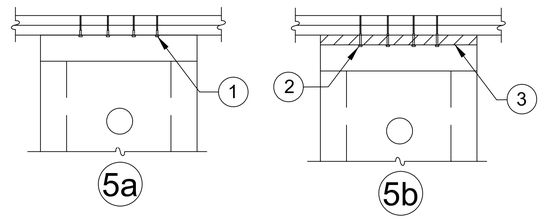
1. WOOD FILLER (13 1/2" MAX DEPTH) WITH USP MP4F CONNECTORS BOTH SIDES, QUANTITY BY BUILDING DESIGN PROFESSIONAL.
2. 1/4" x 3" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS INSTALLED THROUGH PRE-PUNCHED HOLES IN PANEL EDGES REQ'D WHEN INSTALLING A FILLER GREATER THAN 1-1/2" ABOVE TO BRACE OUT-OF-PLANE HINGE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.
4. MiTek HFFB FILLER BRACE WITH 1/4" x 1-1/2" WS SCREWS TO FILLER (FILL ALL HOLES) AND 1/4" SELF-TAPPING SCREWS TO PANEL (5 MIN. EACH FACE) REQ'D WHEN INSTALLING A FILLER GREATER THAN 3-1/4" ABOVE TO BRACE OUT-OF-PLANE HINGE OR WHEN SPECIFIED BY THE BUILDING DESIGN PROFESSIONAL.

FILLER GREATER THAN 1-1/2 IN. 6



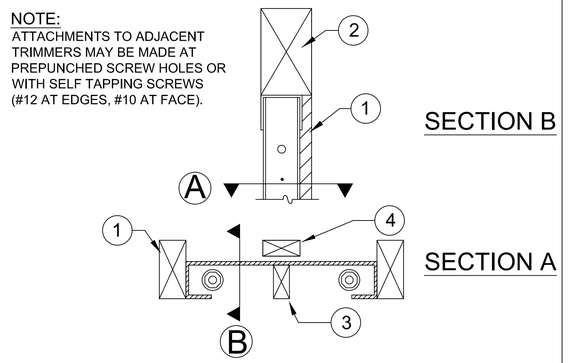
1. STEEL BEAM PER PLANS
2. ALL THREAD RODS THRU-BOLTED TO STEEL BEAM BY BUILDING DESIGN PROFESSIONAL.
3. NUTS AND WASHERS PER TABLE NOTE 1.
4. *HARDY FRAME*® STACKING WASHERS (HFSW) REQUIRED TO BE WELDED INSIDE TOP CHANNEL OF LOWER PANEL.
5. *HARDY FRAME*® "STK" PANEL WITH STACKING WASHERS WELDED INSIDE THE TOP CHANNEL BY MANUFACTURER.

STEEL BEAM ABOVE THRU-BOLT 2



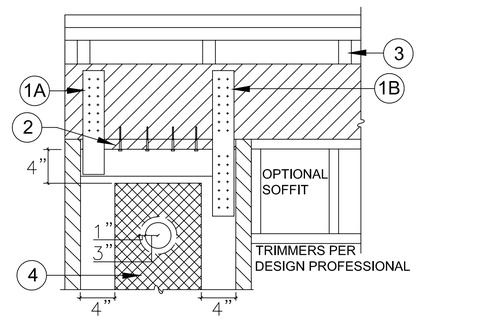
1. 1/4" x 3" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
2. 1/4" x 4-1/2" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
3. 2x WOOD FILLER.

TOP PLATE CONNECTIONS 5



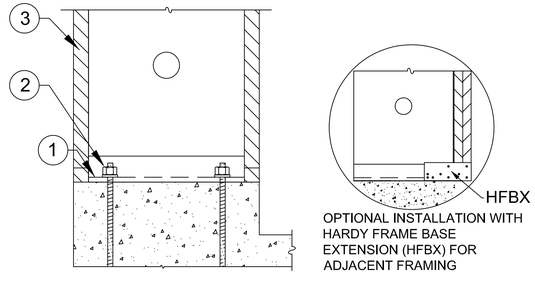
1. TRIMMERS PROVIDE FULL BEARING FOR HEADER ABOVE, DESIGN AND CONNECTIONS BY BUILDING DESIGN PROFESSIONAL.
2. 6x HEADER.
3. WOOD MEMBERS FOR BACKING MAY BE INSERTED VERTICALLY OR HORIZONTALLY IN THE PANEL CAVITY AS NEEDED.
4. WOOD MEMBER FLUSH TO FACE OF WALL FOR BACKING AS NEEDED.

6x HEADER ABOVE-SECTIONS 1



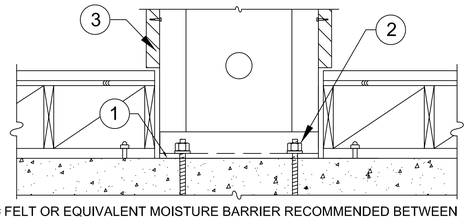
1. (A) PRE-WELDED STRAPS ARE PROVIDED ON 78" AND 79-1/2" PANEL HEIGHTS. THEY ARE AVAILABLE FOR OTHER HEIGHTS UPON REQUEST.
   (B) FIELD INSTALLED STRAPS WITH SELF TAPPING SCREWS ARE PERMITTED. THE DESIGN AND CONNECTION IS BY THE DESIGN PROFESSIONAL.
2. A 2x WOOD FILLER WITH 1/4"x4-1/2" (MIN.) WS SCREWS IS PERMITTED.
3. WHEN CRIPPLE STUDS OCCUR, SHEAR TRANSFER DESIGN TO BE PER THE BUILDING DESIGN PROFESSIONAL.
4. A 1" DIA. HOLE MAY BE ADDED IN THE PANEL FACE WHEN IT IS LOCATED IN THE UPPER HALF OF THE PANEL HEIGHT AND IS 4" MINIMUM FROM ANY EDGE. FOR PANELS MORE THAN 12" WIDE, ADDITIONAL HOLES MUST BE OFFSET 1" MINIMUM FROM THE 3" DIA. PREPUNCHED HOLE. FOR HOLES LARGER THAN 1" DIAMETER OR TO ADD MORE THAN ONE HOLE CONTACT MITEK HARDY FRAME TECHNICAL SUPPORT AT (800) 754-3030.

TOP CONNECTION TO HEADER 4



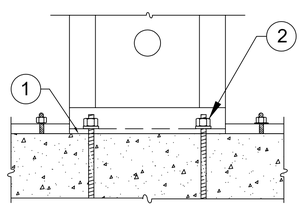
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. ADJACENT FRAMING OPTIONAL U.N.O. BY BUILDING DESIGN PROFESSIONAL.

INSTALLATION ON CURB 9



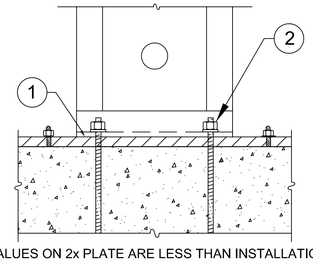
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.

RAISED FLOOR HEAD-OUT 8



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.

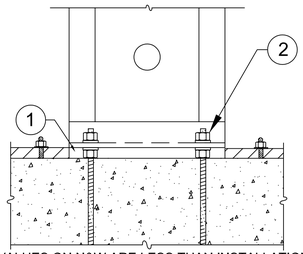
INSTALLATION ON CONCRETE 7



ALLOWABLE VALUES ON 2x PLATE ARE LESS THAN INSTALLATION ON CONCRETE

1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND TREATED PLATE.
2. NUTS AND WASHERS PER TABLE NOTE 1.

INSTALLATION ON 2x PLATE 11



ALLOWABLE VALUES ON N&W ARE LESS THAN INSTALLATION ON CONCRETE

1. PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH 5,000 PSI NON-SHRINK GROUT (MINIMUM).
2. NUT AND WASHER GRADES PER TABLE NOTE 1.

INSTALLATION ON NUTS & WASHERS 10

HFX PANELS 78 IN. THROUGH NOMINAL 13 FEET

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Top Screw Qty[2] (ea)	Screw Qty Available at Edges (ea)[3]
HFX-12,15,18,21 & 24x78	78	3-1/2	1-1/8	9" Width = 5 12" Width = 6 15" Width = 8	4
HFX-9x79.5	79-1/2				
HFX-12,15,18,21 & 24x8	92-1/4				
HFX-9x8	93-3/4				
HFX-12,15,18,21 & 24x9	104-1/4				
HFX-12,15,18,21 & 24x10	116-1/4			18" Width = 10 21" Width = 12	5
HFX-15,18,21 & 24x11	128-1/4				
HFX-15,18,21 & 24x12	140-1/4			24" Width = 14	6
HFX-15,18,21 & 24x13	152-1/4				

BALLOON PANELS 14 FEET THROUGH 20 FEET

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Top Screw Qty[2] (ea)	Screw Qty Available at Edges (ea)[3]
HFX-15,18,21 & 24x14	164-1/4	3-1/2	1-1/8	15" Width = 8 18" Width = 10	6
HFX-15,18,21 & 24x15	176-1/4				
HFX-15,18,21 & 24x16	188-1/4				
HFX-15,18,21 & 24x17	200-1/4			21" Width = 12	7
HFX-15,18,21 & 24x18	212-1/4				
HFX-15,18,21 & 24x19	224-1/4			24" Width = 14	8
HFX-15,18,21 & 24x20	236-1/4				

TABLE NOTES

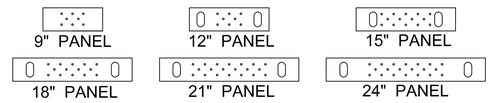
1. FOR STD OR HS GRADE HOLD DOWN ANCHOR BOLTS CONNECT TO THE PANEL BASE WITH HARDENED ROUND WASHERS BELOW GRADE 8 NUTS. ALTERNATE WASHERS ARE (2 EA) ROUND-FLAT OR (2 EA) SAE WASHERS ON EACH BOLT. ALTERNATE NUTS ARE 2H HEAVY HEX.
2. 1/4" DIAMETER MITEK® PRO SERIES™ WS SCREWS. LENGTH IS 3" (MINIMUM) WHEN ATTACHED DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 2x FILLER ABOVE THE PANEL.
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS IS REQUIRED AT THE PANEL EDGES WHEN INSTALLING A FILLER ABOVE THE TOP CHANNEL THAT IS GREATER THAN 1-1/2" OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.

A

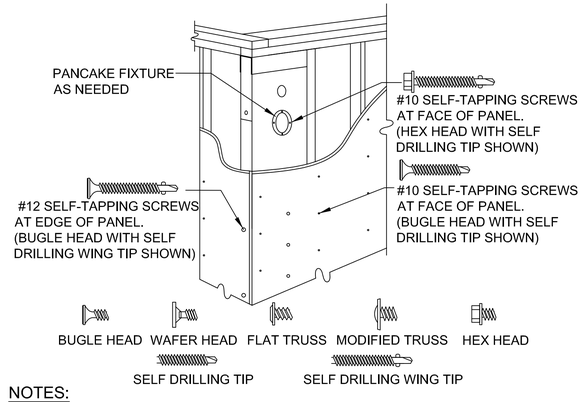
INSTALLATION INSTRUCTIONS

1. WHEN INSTALLING ON CONCRETE CONNECT WITH (1 EA) HARDENED ROUND WASHER BELOW (1 EA) GRADE 8 NUT, SECURE WITH A DEEP SOCKET (RECOMMENDED) UNTIL SNUG TIGHT. ALTERNATE WASHERS AND NUTS ARE PROVIDED IN TABLE NOTE 1.
2. INSTALLATION ON CONCRETE PROVIDES THE HIGHEST ALLOWABLE VALUES. CONFIRM WITH THE DESIGN PROFESSIONAL BEFORE INSTALLING ON OTHER SUPPORTING SURFACES.
3. USE 1/4"X4-1/2" MITEK® PRO SERIES™ WS SCREWS AT TOP CONNECTIONS WITH A 2x FILLER. IF THE TOP OF PANEL IS IN DIRECT CONTACT WITH THE COLLECTOR ABOVE (TOP PLATES, HEADER, BEAM, ETC.) USE1/4 x 3" (MIN)
4. FOR INSTALLATIONS WITH A FILLER GREATER THAN 1-1/2" ABOVE, OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL, ADJACENT KING POSTS TO BRACE THE OUT-OF-PLANE HINGE CAN BE CONNECTED WITH 1/4" DIA. SCREWS THROUGH PRE-PUNCHED HOLES AT THE PANEL EDGES.

B



C



NOTES:

A. SURFACE FINISHES, CONNECTORS AND FIXTURES ARE ATTACHED TO THE PANEL FACE WITH # 10 SELF-TAPPING SCREWS SPACED NO LESS THAN 2-1/4" OC.
B. ATTACHMENTS TO THE PANEL EDGES ARE MADE WITH # 12 SELF-TAPPING SCREWS.
C. STRUCTURAL CONNECTIONS ARE TO BE DESIGNED BY THE DESIGN PROFESSIONAL.
D. STRUCTURAL HARDWARE USED TO TRANSFER LOADS SHOULD NOT EXCEED 12 GAUGE.

D

REVISIONS	DATE

FRAMING DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH MITEK® *HARDY FRAME*® PRODUCTS

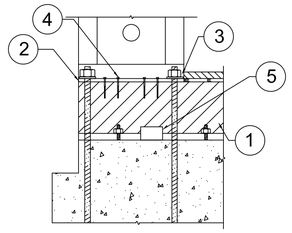
HARDY FRAME SHEAR WALL SYSTEMS
16023 SWINGLEY RIDGE RD
CHESTERFIELD, MO 63017
(800) 325-8075
WWW.HARDYFRAME.COM

MiTek®

DATE: 1-1-2023

HFX2

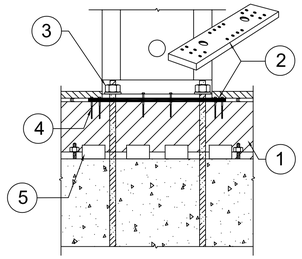
NOTES:
A. INSTALLATION WITHOUT *HARDY FRAME*® BEARING PLATE (HFXBP) MAY INCREASE DEFLECTION AND RESULT IN A DECREASE OF ALLOWABLE SHEAR VALUE, BUILDING DESIGN PROFESSIONAL MUST ANALYZE EFFECTS
B. COUPLERS MAY BE USED WHEN THREADED ROD IS SUBJECT TO TENSION LOADS ONLY.



1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® PANEL DIRECTLY ON RIM.
3. NUTS AND WASHERS PER TABLE NOTE 1.
4. 1/4" x 4-1/2" (MINIMUM) WS SCREWS THROUGH BOTTOM OF PANEL MINIMUM QUANTITY PER TABLE.
5. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

RAISED-OS CORNER 4

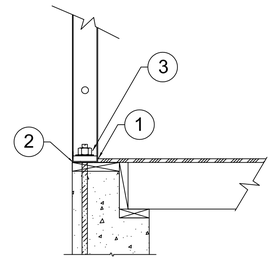
NOTE:
COUPLERS MAY BE USED WHEN THREADED ROD IS SUBJECT TO TENSION LOADS ONLY.



1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. NUTS AND WASHERS PER TABLE NOTE 1.
4. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
5. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

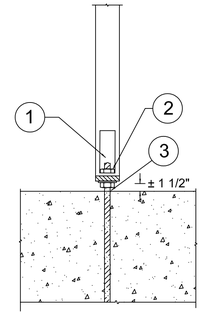
RAISED BEARING PLATE 3

NOTES:
A. CHECK WALL HEIGHT, *HARDY FRAME*® BEARING PLATES BELOW THE PANEL BASE OR CUSTOM HEIGHT PANELS ARE AVAILABLE TO AVOID FILLERS GREATER THAN 1-1/2".
B. FOR MAXIMUM ALLOWABLE VALUES INSTALL PANEL ON CONCRETE



1. FLOOR SHEATHING NOTCHED, INSTALL PANEL ON WOOD PLATE.
2. 15# FELT OR EQUIVALENT RECOMMENDED BETWEEN PANEL BASE AND TREATED MUDSILL.
3. NUTS AND WASHERS PER TABLE NOTE 1.

RAISED STEM WALL 2



1. ACCESS HOLE LOCATED AT EDGE OF POST.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH 5,000 PSI STRENGTH NON-SHRINK GROUT (MIN).

POST ON N&W 1

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Screw Quantity			Screw Qty[4] Available at Edges (ea)
				Panel	Top[2] (ea)	Bott[3] (ea)	
HFX-12,15,18,21 & 24x8	92-1/4	3-1/2	1-1/8	12" Width	6	6	4
HFX-12,15,18,21 & 24x9	104-1/4			15" Width	8	8	
HFX-12,15,18,21 & 24x10	116-1/4			18" Width	10	10	5
HFX-15,18,21 & 24x11	128-1/4			21" Width	12	12	
HFX-15,18,21 & 24x12	140-1/4			24" Width	14	14	6
HFX-15,18,21 & 24x13	152-1/4						

NOTE: *HARDY FRAME*® STACKING WASHERS (HFSW) ARE REQUIRED IN THE TOP OF PANELS WHEN CONNECTING TO TENSION ANCHORS FROM ABOVE. *HARDY FRAME*® "STK PANELS" INCLUDE HFSW WASHERS PRE-WELDED IN THE TOP CHANNEL.

1. HOLD DOWN TENSION ANCHORS SPECIFIED AS STANDARD GRADE (STD) MUST COMPLY WITH ASTM F1554 GRADE 36 (OR EQUAL). HOLD DOWN TENSION ANCHORS SPECIFIED AS HIGH STRENGTH (HS) MUST COMPLY WITH ASTM A 193 GRADE B7 (OR EQUAL). TENSION ANCHORS (BOTH GRADES) CONNECT TO THE UPPER AND LOWER PANELS WITH HARDENED ROUND WASHERS AND GRADE 8 NUTS. A *HARDY FRAME*®'HFSW" STACKING WASHER IS REQUIRED IN THE TOP CHANNEL OF THE LOWER PANEL (AVAILABLE PRE-WELDED IN A *HARDY FRAME*®"STK" PANEL). ALTERNATE WASHERS ARE (2 EA) ROUND-FLAT OR (2 EA) SAE WASHERS AT EACH ANCHOR CONNECTION. ALTERNATE NUTS ARE 2H HEAVY HEX.
2. 1/4" DIAMETER MITEK® PRO SERIES™ WS SCREWS. LENGTH IS 3" (MINIMUM) WHEN ATTACHING DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 2x FILLER ABOVE THE PANEL.
3. 1/4" DIAMETER MITEK® PRO SERIES™ WS SCREWS. LENGTH IS 4-1/2" (MINIMUM) AT CONNECTIONS TO FLOOR SYSTEMS AND BEAMS BELOW.
4. 1/4" DIAMETER SCREWS ARE REQUIRED AT THE EDGES WHEN INSTALLING A FILLER GREATER THAN 1-1/2 INCH ABOVE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.

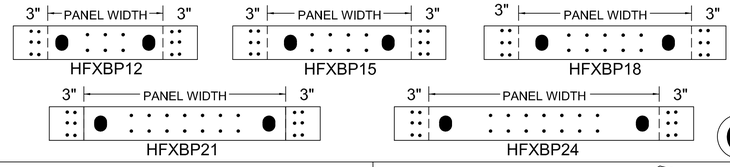
A

INSTALLATION ON FLOOR SYSTEMS WITH *HARDY FRAME*® BEARING PLATE (HFXBP)

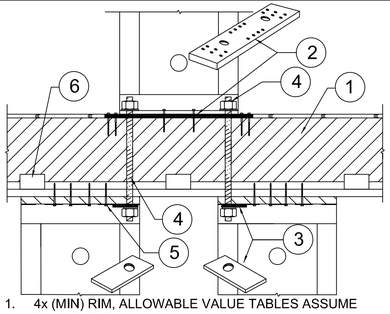
1. WITH HOLES PRE-DRILLED FOR 1-1/8" DIA.TENSION ANCHORS, INSTALL A SOLID 4x (MINIMUM) RIM IN FLOOR SYSTEM AT PANEL LOCATION. ALLOWABLE VALUE TABLES ASSUME THE RIM IS ENGINEERED WOOD PRODUCT (EWP).
2. NOTCH FLOOR SHEATHING THEN INSTALL HFXBP ON RIM WITH 6 EACH 1/4"X4-1/2" (MIN) "WS" SCREWS AT EACH END.
3. PLACE PANEL ON HFXBP.
4. WHEN STACKING PANELS, INSTALL "HFSW" STACKING WASHERS IN THE TOP CHANNEL OF THE LOWER PANEL. CONNECT LOWER TO UPPER PANELS WITH TENSION ANCHORS (GRADE PER PLANS) AND SECURE AT BOTH ENDS WITH HARDENED ROUND WASHERS AND GRADE 8 NUTS TO BE SNUG TIGHT. *HARDY FRAME* "STK" PANELS THAT INCLUDE "HFSW" STACKING WASHERS PRE-WELDED IN THE TOP CHANNEL ARE AVAILABLE,
5. WHEN MORE THAN 12 SCREWS ARE REQUIRED FOR THE BOTTOM CONNECTION OR JOINTS IN FRAMING MEMBERS OCCUR AT SCREW LOCATIONS, INSTALL ADDITIONAL 1/4"x4-1/2" WS SCREWS THROUGH THE BASE OF PANEL WHERE THEY ALIGN WITH HOLES IN THE HFXBP.
6. FOR STANDARD WALL HEIGHTS, INSTALL A 2x FILLER ABOVE PANEL (DTL 5/HFX2). FOR FILLERS GREATER THAN 1-1/2 IN. SEE DETAIL 6/HFX2.

NOTE: INSTALLATIONS MAY VARY WITH JOB SPECIFIC CONDITIONS AND/OR SPECIFICATIONS BY THE BUILDING DESIGN PROFESSIONAL.

B



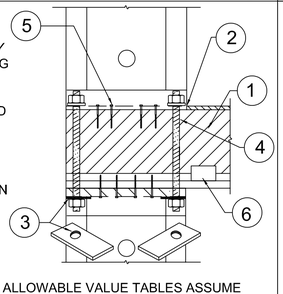
C



1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. *HARDY FRAME*® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
4. 1-1/8 IN. DIA HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN *HARDY FRAME*® HFTC KIT.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
6. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

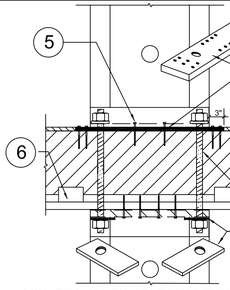
PYRAMID STACK 8

NOTE:
INSTALLATION WITHOUT *HARDY FRAME*® BEARING PLATE (HFXBP) MAY INCREASE DEFLECTION AND RESULT IN A DECREASE OF ALLOWABLE SHEAR VALUE, BUILDING DESIGN PROFESSIONAL MUST ANALYZE EFFECTS.



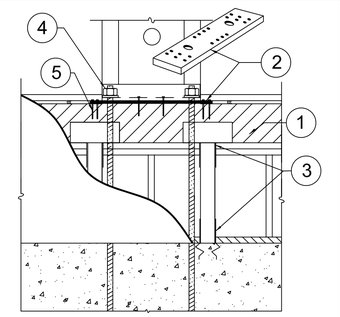
1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® PANEL DIRECTLY ON RIM.
3. *HARDY FRAME*® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
4. 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN *HARDY FRAME*® HFTC KIT.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
6. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STACK @ OS CORNER 7



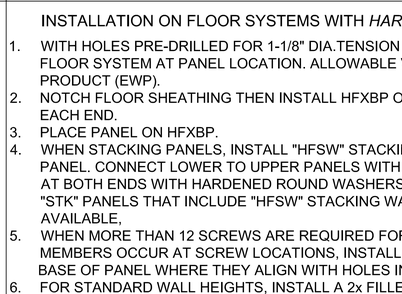
1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. *HARDY FRAME*® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
4. 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN *HARDY FRAME*® HFTC KIT.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
6. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STRAIGHT STACK 6



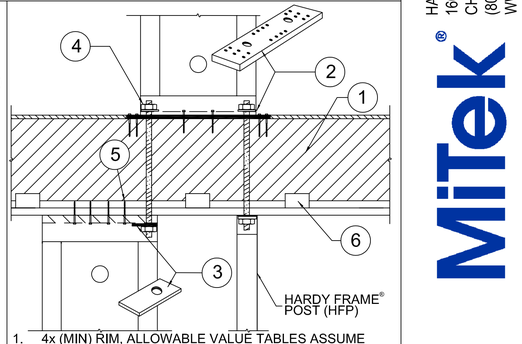
1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. USP POST CAP AND POST BASE BY THE BUILDING DESIGN PROFESSIONAL.
4. NUTS AND WASHERS PER TABLE NOTE 1.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.

CRIPPLE WALL 5



1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. *HARDY FRAME*® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
4. 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN *HARDY FRAME*® HFTC KIT.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
6. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STAGGERED THRU-BOLT 10



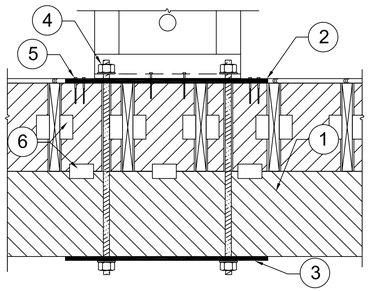
1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. *HARDY FRAME*® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
4. 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN *HARDY FRAME*® HFTC KIT.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
6. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STAGGERED-HFP POST 9



1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. *HARDY FRAME*® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
4. 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN *HARDY FRAME*® HFTC KIT.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
6. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

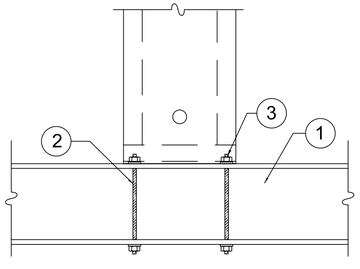
LOAD PATH FROM BEAM TO FOUNDATION AND CHECK THAT PANEL DRIFT IS WITHIN CODE LIMIT BY BUILDING DESIGN PROFESSIONAL.



1. DROP BEAM WITH FLOOR JOIST ABOVE PER PLAN.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. *HARDY FRAME*® BEARING PLATE (HFXBP) OR BEARING PLATE WASHER AT UNDERSIDE OF BEAM SIZED PER BUILDING DESIGN PROFESSIONAL TO LIMIT CRUSHING FROM TENSION ANCHOR FORCES.
4. NUTS AND WASHERS PER TABLE NOTE 1.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
6. USP CONNECTORS BY DESIGN PROFESSIONAL

DROP BM - FL SYSTEM 14

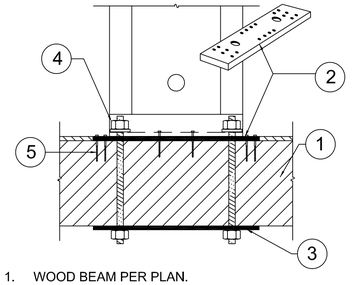
LOAD PATH FROM BEAM TO FOUNDATION AND CHECK THAT PANEL DRIFT IS WITHIN CODE LIMIT BY BUILDING DESIGN PROFESSIONAL.



1. STEEL BEAM PER PLANS
2. HOLD DOWN ALL THREAD RODS THRU-BOLTED TO BOTTOM FLANGE OF STEEL BEAM BY BUILDING DESIGN PROFESSIONAL.
3. NUTS AND WASHERS AT PANEL BASE PER TABLE NOTE 1

STEEL BM THRU-BOLT 13

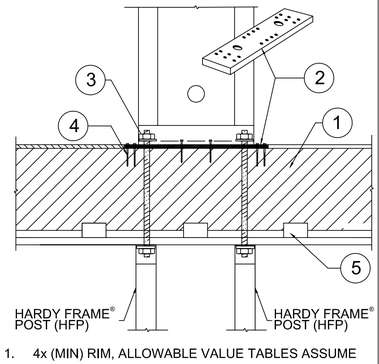
LOAD PATH FROM BEAM TO FOUNDATION AND CHECK THAT PANEL DRIFT IS WITHIN CODE LIMIT BY BUILDING DESIGN PROFESSIONAL.



1. WOOD BEAM PER PLAN.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. *HARDY FRAME*® BEARING PLATE (HFXBP) OR BEARING PLATE WASHER AT UNDERSIDE OF BEAM SIZED PER BUILDING DESIGN PROFESSIONAL TO LIMIT CRUSHING FROM TENSION ANCHOR FORCES.
4. 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN *HARDY FRAME*® HFTC KIT.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.

WOOD BM THRU-BOLT 12

LOAD PATH FROM BEAM TO FOUNDATION AND CHECK THAT PANEL DRIFT IS WITHIN CODE LIMIT BY BUILDING DESIGN PROFESSIONAL.



1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN *HARDY FRAME*® HFTC KIT.
4. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
5. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

HFP POSTS BELOW 11

REVISIONS	DATE

FLOOR SYSTEM DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH MITEK® *HARDY FRAME*® PRODUCTS

HARDY FRAME SHEAR WALL SYSTEMS
16023 SWINGLEY RIDGE RD
CHESTERFIELD, MO 63017
(800) 325-8075
WWW.HARDYFRAME.COM

MiTek®

DATE:
1-1-2023

HFX3

ABBREVIATIONS

ADA	AMERICAN DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
AFCI	ARC FAULT CIRCUIT INTERRUPTER
A/C	AMPERES INTERRUPTING CAPACITY
(SYMMETRICAL)	
AS/AF	AMP SWITCH, AMP FUSE
AMP, A	AMPERE
ARCH	ARCHITECTURAL
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
BKR	BREAKER
CLG	CEILING
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
Δ	DELTA CONNECTED
DIST	DISTRIBUTION
DEG	DEGREE
DWG	DRAWING
D/W	DISH WASHER
EF	EXHAUST FAN
EG	EQUIPMENT GROUND
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUIPMENT
EP	EXPLOSION PROOF
FACP	FIRE ALARM CONTROL PANEL
FDR	FEEDER
FLA	FULL LOAD AMPS
FLUOR	FLUORESCENT
G/GRD	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HP	HORSE POWER
HPS	HIGH PRESSURE SODIUM
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
INCAND	INCANDESCENT
JB/JBOX	JUNCTION BOX
KVA	KILOVOLT AMPERES
KW	KILOWATTS
KWH	KILOWATTS PER HOUR
KCMIL	THOUSAND CIRCULAR MILS
LCP	LIGHTING CONTROL PANEL
LPS	LOW PRESSURE SODIUM
LTG/LTS	LIGHTING
M	METER
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MECH	MECHANICAL
MH	METAL HALIDE
MLO	MAIN LUGS ONLY
MIN	MINIMUM
MW	MICROWAVE
(N)	NEW
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO	NORMALLY OPEN
P	POLE
PB	PULLBOX
PC	PHOTOCELL
PH OR ϕ	PHASE
PWR	POWER
RECPT, REC	RECEPTACLE
REF	REFRIGERATOR
REQD	REQUIRED
RPM	REVOLUTIONS PER MINUTE
ST	SHUNT TRIP
SP	SUMP PUMP
SPEC	SPECIFICATION
SYS	SYSTEMS
SYM	SYMMETRICAL
TELCOM	TELECOMMUNICATIONS
TV	TELEVISION
TYP	TYPICAL
U/G	UNDERGROUND
UTIL	UTILITY
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
VA	VOLT AMPERE
VD	VOLTAGE DROP
V/ϕ/HZ	VOLTS/PHASE/HERTZ
W	WIRE
WP	WEATHERPROOF
XFMR	TRANSFORMER
XFR	TRANSFER
Y	WYE CONNECTED

ELECTRICAL SYMBOLS

NOTE: 'NL' DENOTES 90 MINUTE BATTERY BACKUP

SYMBOL	MEANING
$	SWITCH
$3	3-WAY SWITCH
HD	DIMMER SWITCH
	HIGH EFFICACY FIXTURE (CEILING)
	HIGH EFFICACY FIXTURE (WALL)
	HIGH EFFICACY FIXTURE (RECESS)
	PENDANT LIGHT FIXTURE (CEILING)
NL	1'X4' LED STRIP LIGHT
	2'X4' LED STRIP LIGHT
NL	
	EXHAUST FAN
CO	UL 2034/2075 CARBON MONOXIDE ALARM
S	UL 2034/2075 SMOKE DETECTOR
	ELECTRICAL PANEL
	DUPLEX RECEPTACLE
	240V RECEPTACLE
	FLOOR RECEPTACLE RECEPTACLE
	JUNCTION BOX
NL	RECESSED DOWNLIGHT
HPC-2,4,6	HOMERUN: HPC=PANEL DESTINATION, 2,4,6=CIRCUITS
	CIRCUIT BREAKER
	FUSE
	EXHAUST FAN/LED LIGHT COMBO (RECESSED)
	DOOR BELL
	MANUAL MOTOR RATED SWITCH
	VACANCY SENSOR
	3 POLE DISCONNECT SWITCH
	GROUND

ELECTRICAL GENERAL NOTES

1. The entire installation shall comply with 2020 NEC, 2022 California Energy Code, 2022 California Electrical Code, and all applicable local codes and regulation.

2. All electrical prefabricated equipment shall be designed and constructed in such a manner that all portions, elements, sub-assemblies and/or parts of said equipment, and the equipment as a whole including its attachments, will resist a load which exceeds the force level used to restraint and anchor the equipment to the supporting structure.

3. All electrical materials and equipment shall be new and shall be listed by Underwriter's Laboratories (UL) and bear their label or listed or certified by a nationally recognized testing authority where UL does not have a listing. Custom made equipment shall have complete test data submitted by the manufacturer attesting to its safety. In addition, the materials, equipment, and installation shall comply with the requirements of the following:

American Society of Testing Materials (ASTM)
Insulated Power Cable Engineers Association (IPCEA)
American Standard Association (ASA)
National Fire Protection Association (NFPA)
American National Standard Institute (ANSI)
NEC National Electrical Code (NEC)
Institute of Electrical and Electronic Enginners(IEEE)
All local codes having jurisdiction

Where the codes have different levels of requirements, the most stringent rule shall apply.

4. The contractor shall visit the site including all areas indicated on the drawings. He shall thoroughly familiarize himself with the existing conditions and by submitting a bid, accepts the conditions under which he shall be required to perform his work.

5. It shall be contractor's responsibility to obtain a complete set of contract documents, addenda, drawings and specifications. He shall check the drawings of the other trades and shall carefully read the entire specifications and determine his responsibilities. Failure to do so shall not release the contractor from doing the work in complete accordance with the drawings and specifications.

6. The contractor shall coordinate his work with other trades at the site. Any costs to install work to accomplish said coordination which differs from the work as shown on the drawings shall be incurred by the contractor. Any discrepancies, ambiguities or conflicts shall be brought to the attention of the engineer during bid time for clarification. Any such conflicts not clarified prior to bid shall be subject to the interpretation of the engineer at no additional cost to the owner.

7. The contractor shall provide and keep up-to-date a complete record set of drawings. These prints shall be corrected accordingly and show every change from the original drawings. This set of drawing shall be kept on the job site and shall be used only as a record set. This shall not be construed as authorization for the contractor to make changes in the layout without definite instruction in each case. Upon completion of the work, a set of reproducible contract drawings shall be obtained from the engineer, and all changes as noted on the record set of drawings shall be incorporated on reproducible bond with black ink in a neat, legible, understandable and professional manner per Client's request.

8. In some instance, it may be necessary to defer work in certain areas and locations until such time as existing facilities can be temporarily or permanently rearranged by the owner. Therefore, whenever it becomes necessary for the contractor to perform work under this contract in existing areas in which the owner's work is being performed, the contractor shall advise the owner relative to this requirement and shall follow closely the directive issued by the engineer insofar as time and procedure are concerned.

9. All interruption of electrical power shall be kept to a minimum. However, when an interruption is necessary, the shutdown must be coordinated with the owner 7 days prior to the outage. Any overtime pay and work required to be accomplished on weekends shall be included in the contractor's bid. Work in existing switchboards or panelboards shall be coordinated with the owner prior to removing access panels or doors.

10. It shall be responsibility of the contractor to review and to coordinate with the mechanical, fire protection and plumbing drawings for duct lines and equipment.

11. All equipment mounted on roof for connection of HVAC equipment shall be mounted on unistrut stands utilizing approved pitch pockets, flashing, etc..

12. After all requirements of the specifications and/or the drawings have been fully completed, representatives of the owner will inspect the work. The contractor shall provide competent personnel to demonstrate the operation of any item or system to the full satisfactory of each representative. Final acceptance of the work will be made by the owner after receipt of approval and recommendation of acceptance from each representative.

13. The contractor shall furnish a one year written guarantee of materials and workmanship from the date of substantial completion.

14. Coordinate with other trades as to the exact location and configuration of their respective equipment, supply power and make connection to motors and equipment requiring electrical connections as indicated on the single line diagram, electrical drawings and drawings of other trade. Review the drawings of other trades for control diagram, size and locations of equipment. Disconnect switches, starters, wiring, controls and conduit for mechanical and plumbing operations shall be provided. The contractor shall be responsible for obtaining manufacturer's shop drawings prior to roughing in all conduit to this equipment.

15. Exact method and location of conduit penetration and openings in concrete or masonry walls, gradebeams, floors or structural steel members shall be as directed by the structural engineer. Perform coring, sawcutting, patching, and refinished of walls and surfaces wherever it is necessary to penetrate openings shall be sealed in an approved method to meet the fire rating of the particular wall, floor or ceiling. Exact method and locations of conduit penetrations and openings in concrete walls or floors shall be for UL approved systems.

16. Connections to vibrating equipment, mechanical and plumbing equipment and seismic separations:

Liquid-tight conduit in all locations
Maximum length of flexible conduit runs shall be 6'-0" u.O.N.

17. Equipment outlets, lighting fixtures, conduit, wire and connection methods in HVAC air-plenums shall be approved for use in plenums and shall conform to 2022 CEC.

18. Conduit shall not be installed in any floor slab. Conduit shall be installed concealed in the ceiling space, concealed in walls, or below slab on grade. Unless otherwise noted.

19. Whenever a discrepancy in quantity or size of conduit, wire, equipment devices, circuit breakers, ground fault protection system, etc., (all materials), arises on the drawings or specifications, the contractor shall be responsible for providing and installing all materials and services required by the strictest conditions noted on the drawings or in the specifications to ensure complete and operable systems as required by the owner and engineer.

20. It shall be contractor's responsibility to verify type of ceiling systems and to furnish approved lighting fixtures of the type required for mounting in subject ceiling. Where fixtures are recessed in plaster or drywall ceilings, they shall be complete with necessary mounting hardware and plaster frames.

21. All recessed lighting fixtures, speakers, receptacles, switches, etc., mounted in the fire rated ceilings or walls shall be enclosed with an approved enclosure carrying the same fire rating as the ceiling or wall by this contractor.

22. Utility penetrations of any kind in fire and smoke partitions and ceiling assemblies, shall be firestopped and sealed with an approved material securely installed.

Utility and electrical outlets or boxes shall be securely fastened to the stud of framing of the wall, partition or ceiling assembly. The opening in the gypsum board facing shall be cut so that the clearance between the box and the gypsum board does not exceed 1/8 inch. In smoke walls or partitions, the 1/8 inch clearance shall be filled with an approved fire-rated sealant.

23. Architectural reflected ceiling plans indicating the location of lighting fixtures shall take precedence over the locations of same shown on the electrical drawings. Install the lighting fixtures in any given area to agree with the reflected ceiling plans. Discrepancies shall be brought to the attention of the architect.

24. The exact locations and mounting heights of lighting fixtures located in mechanical equipment spaces and storage shall be coordinated in the field before installation to avoid interferences with ducts, piping and other mechanical equipment and all mounting hardware shall be included in base bid. When locations and mounting heights are determined, obtain approval from the engineer prior to installation.

25. Maximum number of conductors in outlet or junction boxes shall conform to 2022 CEC.

26. The exact locations of all electrical devices and equipment shall be coordinated with the architectural elevations, details or sections prior to installation. All electrical devices and equipment shall be recessed in walls, unless otherwise noted. Outlets not indicated on architectural elevations shall be coordinated with the architect prior to rough-in, unless otherwise noted.

27. Review architectural elevations of casework. Outlets mounted above or below, or adjacent to casework shall be coordinated with the architectural drawings, prior to final rough-in. Electrical drawings shall govern number and type of outlets. However, locations shall be as indicated on architectural elevations. Provide conduit, wires and outlets for work required in casework installations. Reference architectural details for method of routing conduit within casework construction. Provide box extensions through all casework. Finish flush with face of splash, cabinets, etc. Mounting heights of all devices and equipment are from finished floor to center of devices and equipment, unless otherwise noted. Boxes installed in locations not approved by the architect shall be relocated as directed by the architect at no additional cost to the owner.

28. Drawings are diagrammatic only and do not show special conduit routing or lengths required for a complete installation. Routing of raceways shall be at the option of the contractor but shall be in strict compliance with structural requirements and specifications, unless otherwise noted and shall be coordinated with other trades. Do not scale the electrical drawings for locations of any electrical architectural, structural, civil, or mechanical items or features. Refer to architectural and structural dimensional drawings.

29. The equipment grounding conductor runs shall be installed and run continuous from panel to last outlets. This wire shall be pigtailed in each outlet for connection to box and device so that if device is removed, ground will not be interrupted. All equipment grounding conductors shall be insulated green or bare conductors. Alternate methods of identification shall be used.

30. For small ac motors not having built-in thermal overload protection, provide manual motor starters with overload heater elements sized to the nameplate current rating of the motor. Small ac motors with built-in thermal overload protection, provide a horse power rated toggle type disconnect switch.

31. Boxes shall be sized for the number and sizes of conductors and conduit entering the box and equipped with plaster extension rings where required.

32. Lamps: all fixtures shall be high efficacy per CEnC 2022 Table 150.0-A.

33. Where lighting fixtures require the use of acrylic plastic lenses, they shall be 100 percent virgin acrylic thermoplastic, not less than 0.125" thick with an unpenetrated depth of not less than 0.045" equal to ksh-k12, unless otherwise noted.

34. Provide sound insulation at all conduit penetrations at sound barrier rated walls. Typical unless otherwise noted.

35. Where outlets occur at tackable wall panels or other wall finishes, provide extension rings as required so that no space will exist between device plate and backbox, per NEC 370.20, typical. See architectural elevations for wall finishes and locations.

36. All conductors for branch circuits shall be THHN/THWN copper AWG or KCML per NEC table 310.16. Grounding shall be "Green wire" or bare copper wire sizes per NEC table 250.122.

37. Grounding System:
The grounding system shall be derived per NEC 250.50:
A) 10' of meter underground water pipe
B) Meter frame of building or structure where effectively grounded
C) An electrode encased by at least 2" of concrete located within or near the bottom of a concrete foundation that is in direct contact with the earth. 20' zinc galvanized or other electrically conductive steel reinforcing bar or rod of not less than 1/2" in diameter or bare copper conductor not smaller than #4AWG.

38. Listed or labeled equipment shall be installed and used in accordance with any instructions included in the listing or labeling. Section 110.3(b)

39. Contractor must verify locations of all equipment and points of connection and coordinate with construction manager, architect, civil engineer, landscape architect, and utility consultants prior to start of construction. No compensation will be made for relocation of equipment and associated cost.

40. This document is not for bid or construction until the plan has been reviewed and approved by all authorities having jurisdiction and the permit is obtained. No compensation will be made for additional work due to the violation of this requirement.

ELECTRICAL SHEET INDEX

NO.	SHEET	DESCRIPTION
1	E-1.0	ELECTRICAL GENERAL NOTES, SYMBOLS, & SHEET INDEX
2	E-1.1	ELECTRICAL SINGLE LINE DIAGRAM & LOAD CALCULATIONS
3	E-1.2	ELECTRICAL PANEL SCHEDULE
4	E-2.0	ELECTRICAL HOUSE LIGHTING PLAN
5	E-2.1	ELECTRICAL HOUSE POWER PLAN
6	E-2.2	ELECTRICAL ADU & BARN LIGHTING PLAN
7	E-2.3	ELECTRICAL ADU & BARN POWER PLAN
8	E-3.0	ELECTRICAL SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

REGISTERED PROFESSIONAL ENGINEER
GANGYI ZHOU
No. 018959
Exp.12-31-2025
ELECTRICAL
STATE OF CALIFORNIA

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
ELECTRICAL GENERAL NOTES, SYMBOLS, & SHEET INDEX

DRAWN: GMEP
CHECKED: GMEP
DATE: 01/17/25
SCALE: AS NOTED
JOB NO.: 24-731
SHEET: E-1.0

SERVICE LOAD CALCULATION-COMBINED

Dwelling Information:	
Floor Area:	4804SFT
Heater Type:	Electricity
Dryer:	Electricity
Oven:	Electricity
Cooktop:	NA
General Load:	
General Lighting (Floor Area X 3VA/SFT):	14412VA
Small Appliance (2-20ACK By CEC 210.11):	6000VA
Laundry(1-20ACKT By CEC210.11):	1500VA
Bathroom(1-20ACKT By CEC210.11):	0VA
Dishwasher:	2400VA
Microwave Oven:	3000VA
Garbage Disposal:	2400VA
Bathroom Fans:	1200VA
Garage Door Opener:	2400VA
Dryer:	5000VA
Oven:	16000VA
Refrigerator:	2000VA
Cooktop:	0VA
Water Heater:	10000VA
Total General Load:	66312VA
First 10 KVA at 100%:	10000VA
Remainder at 40% (56312VA X 0.4):	22525VA
Subtotal General Load:	32525VA
Air Conditioning KVA Calculation:	
Outdoor Condensing Unit:	13892VA
Indoor Fan Coil Unit:	3912VA
Total AC Load:	15724VA
Car Charger:	7680VA

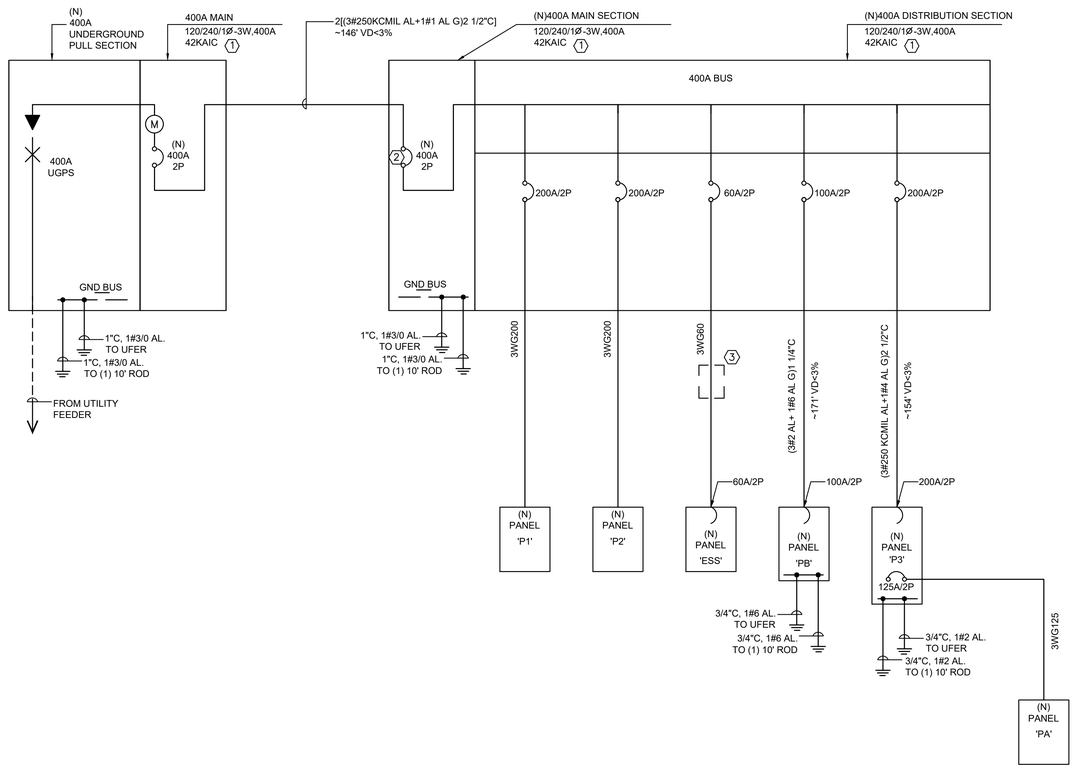
Calculated Load For Service:
(32525VA+17804VA+7680VA)/240V=242A(Service Rating)

Provided Service Rating: 400A

SERVICE LOAD CALCULATION-MAIN HOUSE

Dwelling Information:	
Floor Area:	4067SFT
Heater Type:	Electricity
Dryer:	Electricity
Oven:	Electricity
Cooktop:	NA
General Load:	
General Lighting (Floor Area X 3VA/SFT):	12201VA
Small Appliance (2-20ACK By CEC 210.11):	3000VA
Laundry(1-20ACKT By CEC210.11):	1500VA
Bathroom(1-20ACKT By CEC210.11):	0VA
Dishwasher:	1200VA
Microwave Oven:	1500VA
Garbage Disposal:	1200VA
Bathroom Fans:	1000VA
Garage Door Opener:	2400VA
Dryer:	5000VA
Oven:	8000VA
Refrigerator:	1000VA
Cooktop:	0VA
Water Heater:	5000VA
Total General Load:	43001VA
First 10 KVA at 100%:	10000VA
Remainder at 40% (33001VA X 0.4):	13201VA
Subtotal General Load:	23201VA
Air Conditioning KVA Calculation:	
Outdoor Condensing Unit:	7968VA
Indoor Fan Coil Unit:	1824VA
Total AC Load:	9792VA
Car Charger:	7680VA

Calculated Load For Service:
(23201VA+9792VA+7680VA)/240V=170A(Service Rating)



SINGLE LINE DIAGRAM -

SCALE: NONE

SERVICE LOAD CALCULATION-ADU

Dwelling Information:	
Floor Area:	737SFT
Heater Type:	Electricity
Dryer:	Electricity
Oven:	Electricity
Cooktop:	NA
General Load:	
General Lighting (Floor Area X 3VA/SFT):	2211VA
Small Appliance (2-20ACK By CEC 210.11):	3000VA
Laundry(1-20ACKT By CEC210.11):	0VA
Bathroom(1-20ACKT By CEC210.11):	0VA
Dishwasher:	1200VA
Microwave Oven:	1500VA
Garbage Disposal:	1200VA
Bathroom Fans:	200VA
Garage Door Opener:	0VA
Dryer:	0VA
Oven:	8000VA
Refrigerator:	1000VA
Cooktop:	0VA
Water Heater:	5000VA
Total General Load:	23311VA
First 10 KVA at 100%:	10000VA
Remainder at 40% (13311VA X 0.4):	5325VA
Subtotal General Load:	15325VA
Air Conditioning KVA Calculation:	
Outdoor Condensing Unit:	3216VA
Indoor Fan Coil Unit:	624VA
Total AC Load:	3840VA

Calculated Load For Service:
(15325VA+3840VA+0VA)/240V=80A(Service Rating)

Provided Service Rating: 100A

ELECTRICAL FEEDER SCHEDULE-AL

OVERCURRENT DEVICE SETTINGS	THREE WIRE + GROUND: FEEDER IDENTIFIER	THREE WIRE + GROUND: ALUMINUM INSULATION PER SPECIFICATIONS
20	3WG20	(3#10 + 1#10G) 3/4"C.
30	3WG30	(3#8 + 1#8G) 3/4"C.
40	3WG40	(3#6 + 1#8G) 3/4"C.
50	3WG50	(3#4 + 1#8G) 1"C.
60	3WG65	(3#3 + 1#8G) 1-1/4"C.
75	3WG75	(3#2 + 1#6G) 1-1/4"C.
90	3WG90	(3#2 + 1#6G) 1-1/4"C.
100	3WG100	(3#1/0 + 1#6G) 1-1/2"C.
120	3WG120	(3#1/0 + 1#4G) 1-1/2"C.
125	3WG125	(3#2/0 + 1#4G) 2"C.
150	3WG150	(3#3/0 + 1#4G) 2"C.
175	3WG175	(3#4/0 + 1#4G) 2"C.
200	3WG200	(3#250KCMIL + 1#2G) 2-1/2"C.
250	3WG250	(3#350KCMIL + 1#2G) 3"C.
300	3WG300	(3#500KCMIL + 1#1G) 3"C.
350	3WG350	2[(3#4/0 + 1#1G) 2"C.]
400	3WG400	2[(3#250KCMIL + 1#1/0G) 2-1/2"C.]

IMPORTANT SERVICE UTILITY NOTE

ELECTRICAL CONTRACTOR SHALL OBTAIN APPROVED CONSTRUCTION DRAWINGS FROM THE RESPECTIVE UTILITY COMPANY AND INCLUDE ALL MATERIALS AND WORK AS INDICATED THEREIN IN THE BID PRICE.

IF UTILITY DOCUMENTS ARE NOT READILY AVAILABLE DURING THE BIDDING PROCESS, THEN SO INDICATE TO BE AS NON-PART OF THE BID. OTHERWISE INCLUDE AN ESTIMATED AMOUNT WITH THE ALLOWANCE TO COVER CHANGES UPON AVAILABILITY OF ACTUAL UTILITY DOCUMENTS.

ENERGY STORAGE SYSTEM (ESS) READY NOTES

ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:

   A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR

   B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKEDUP LOAD CIRCUITS."

2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET. (CEC 150.0(S)(2))

3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.

4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

SINGLE-LINE DIAGRAM KEY NOTES

1. VERIFY WITH SERVICE PLANNER FOR AIC RATING AND ELECTRICAL INFORMATION BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF ANY MAJOR DISCREPANCIES OCCUR.
2. PROVIDE SURGE PROTECTIVE DEVICE.
3. THE FUTURE ESS SYSTEM IS COMPOSED OF AN 3KW INVERTER AND BATTERY, WHICH MUST SUPPORT 90 MINUTES AT MINIMUM.

SINGLE-LINE DIAGRAM GENERAL NOTES

a) NOT USED.

b) ALL NEW CIRCUIT BREAKERS, FUSIBLE SWITCHES IN MAINSWITCHBOARD OR PANEL BOARDS SHALL BE SERIES RATED TO MATCH EXISTING AIC RATING OR APPROVED EQUAL OR 65KAIC, UNLESS NOTED OTHERWISE.

c) MOTOR CIRCUIT PROTECTORS SHALL NOT BE A PART OF A SERIES COMBINATION INTERRUPTING RATING.

d) SERIES COMBINATION AIC RATING SHALL NOT BE USED WHEN THE SECONDARY EQUIPMENT IN THE SERIES IS SUBJECTED TO A TOTAL CONNECTED FULL LOAD MOTOR CURRENT OF MORE THAN 1% OF ITS AIC RATING.

e) EQUIPMENT ENCLOSURES SHALL BE CLEARLY MARKED "CAUTION-SERIES RATED SYSTEM - __KAMPS AVAILABLE, IDENTIFIED REPLACEMENT COMPONENTS REQUIRED", IN COMPLIANCE WITH 2022 CEC (2020 NEC) SECTION 110-22. END USE EQUIPMENT SHALL ALSO BE MARKED WITH THE HIGHER SERIES COMBINATION INTERRUPTING RATING AS PER 2022 CEC SECTION 240-83(C). NO EXCEPTION.

f) FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.

g) ELECTRICAL EQUIPMENT SHALL BE LISTED BY THE CITY, WHERE THE PROJECT IS LOCATED, RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.

h) NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

REGISTERED PROFESSIONAL ENGINEER GANGYI ZHOU No. 018959 Exp.12-31-2025 ELECTRICAL STATE OF CALIFORNIA

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
ELECTRICAL SINGLE LINE DIAGRAM & LOAD CALCULATIONS

DRAWN	GMEP
CHECKED	GMEP
DATE	01/17/25
SCALE	AS NOTED
JOB NO.	24-731
SHEET	E-1.1

PANEL 'PA'

LOCATION: ADU | MAIN (AMP): M.L.O. | BUS RATING: 125 AMPS | 120/240V 1 Ø 3 W | MOUNTING: REC

DESCRIPTION	VOLTAMPS ØA	VOLTAMPS ØB	LTG	REC	MIS	CKT NO	BKR	BUS ØA	BUS ØB	BKR	CKT NO	MIS	REC	LTG	VOLTAMPS ØA	VOLTAMPS ØB	DESCRIPTION
GENERAL LTG 1	1000					1	20-1			50	2				4000		OVEN 1
GENERAL LTG 2		1000				3	20-1				4					4000	----
GENERAL LTG 3	1000					5	20-1			30	6				2500		WATER HEATER 2
BATHROOM REC 1		0				7	20-1			2	8					2500	----
EXT LTG 1	100					9	15-1			15	10				312		FC-18
EXT REC 1		100				11	15-1			2	12					312	----
LIVING REC 1	535					13	20-1			30	14				1608		HP-18
LIVING REC 2		535				15	20-1			2	16					1608	----
IGNITERS	0					17	20-1				18						SPACE
SMALL APPS 1		1500				19	20-1				20						SPACE
SMALL APPS 2	1500					21	20-1			20-1	22				1200		D.W. 1
CO & SMOKE 1		100				23	15-1			20-1	24					1200	G.D. 1
SPACE						25				20-1	26				1500		MICROWAVE 1
SPACE						27				20-1	28					1000	REFRIGERATOR 1
SPACE						29					30						SPACE
SPACE						31					32						SPACE
SUB-TOTAL	ØA= 15255 VA															ØB= 13855 VA	

TOTAL CONNECTED VA	(2) = 20125
LCL @ 125 %	= 0
TOTAL OTHER LOAD	= 0
PANEL LOAD	(2) = 20.2KVA
FEEDER AMPS	(2) = 84A

NOTES:
(1) REFER TO MECHANICAL DRAWINGS FOR DETAILED EQUIPMENT INFORMATION BEFORE BID AND ROUGH IN.
(2) REFER TO SERVICE LOAD CALCULATION ADU ON THIS SHEET
(3) REFER TO SINGLE LINE FOR AIC RATING.
(4) 240V READY

PANEL 'PB'

LOCATION: EXTERIOR (NEMA-3R) | MAIN (AMP): 100A | BUS RATING: 100 AMPS | 120/240V 1 Ø 3 W | MOUNTING: SURFACE

DESCRIPTION	VOLTAMPS ØA	VOLTAMPS ØB	LTG	REC	MIS	CKT NO	BKR	BUS ØA	BUS ØB	BKR	CKT NO	MIS	REC	LTG	VOLTAMPS ØA	VOLTAMPS ØB	DESCRIPTION
GENERAL LTG 4	1000					1	20-1			15-1	2				100		EXT LTG
GENERAL LTG 5		1000				3	20-1			15-1	4					100	EXT REC
SPACE						5					6						SPACE
SPACE						7					8						SPACE
SPACE						9					10						SPACE
SPACE						11					12						SPACE
SUB-TOTAL	ØA= 1100 VA															ØB= 1100 VA	

TOTAL CONNECTED VA	= 2200
LCL @ 125 %	= 0
TOTAL OTHER LOAD	= 0
PANEL LOAD	= 2.2KVA
FEEDER AMPS	= 10A

NOTES:
(1) REFER TO SINGLE LINE FOR AIC RATING.

PANEL 'P1'

LOCATION: LAUNDRY | MAIN (AMP): M.L.O. | BUS RATING: 200 AMPS | 120/240V 1 Ø 3 W | MOUNTING: REC

DESCRIPTION	VOLTAMPS ØA	VOLTAMPS ØB	LTG	REC	MIS	CKT NO	BKR	BUS ØA	BUS ØB	BKR	CKT NO	MIS	REC	LTG	VOLTAMPS ØA	VOLTAMPS ØB	DESCRIPTION
GENERAL LTG 8	1000					1	20-1			50	2				4000		OVEN 2
GENERAL LTG 9		1000				3	20-1				4					4000	----
GENERAL LTG 10	1000					5	20-1				6						SPACE
GENERAL LTG 11		1000				7	20-1				8						SPACE
GENERAL LTG 12	1000					9	20-1				10						SPACE
GENERAL LTG 13		1000				11	20-1				12						SPACE
SPACE						13					14						SPACE
SPACE						15					16						SPACE
BATHROOM REC 2	0					17	20-1			50	18				3984		HP-60
EXT LTG 3		100				19	15-1			2	20					3984	----
EXT LTG 4	100					21	15-1			15	22				912		FC-60
EXT REC 3		100				23	15-1			2	24					912	----
EXT REC 4	100					25	15-1				26						SPACE
LIVING REC 3		535				27	20-1				28						SPACE
LIVING REC 4	535					29	20-1				30						SPACE
IGNITERS 2		0				31	20-1				32						SPACE

TOTAL CONNECTED VA	= 25262
LCL @ 125 %	= 0
TOTAL OTHER LOAD	= 0
PANEL LOAD	= 25.3KVA
FEEDER AMPS	= 106A

NOTES:
(1) REFER TO MECHANICAL DRAWINGS FOR DETAILED EQUIPMENT INFORMATION BEFORE BID AND ROUGH IN.
(2) REFER TO SINGLE LINE FOR AIC RATING.
(3) 240V READY

PANEL 'P2'

LOCATION: LAUNDRY | MAIN (AMP): M.L.O. | BUS RATING: 200 AMPS | 120/240V 1 Ø 3 W | MOUNTING: REC

DESCRIPTION	VOLTAMPS ØA	VOLTAMPS ØB	LTG	REC	MIS	CKT NO	BKR	BUS ØA	BUS ØB	BKR	CKT NO	MIS	REC	LTG	VOLTAMPS ØA	VOLTAMPS ØB	DESCRIPTION
DRYER 1	2500					1	30			20-1	2				1200		D.W. 2
----		2500				3	2			20-1	4					1200	G.D. 2
LAUNDRY 1	1500					5	20-1			20-1	6				1500		MICROWAVE 2
SPACE						7				15-1	8					100	CO & SMOKE 2
SMALL APPS 3	1500					9	20-1				10						SPACE
SMALL APPS 4		1500				11	20-1				12						SPACE
SPACE						13					14						SPACE
SPACE						15					16						SPACE
SPACE						17					18						SPACE
SPACE						19					20						SPACE
SPACE						21					22						SPACE
SPACE						23					24						SPACE
SUB-TOTAL	ØA=8200 VA															ØB=5300 VA	

TOTAL CONNECTED VA	= 13500
LCL @ 125 %	= 0
TOTAL OTHER LOAD	= 0
PANEL LOAD	= 13.5KVA
FEEDER AMPS	= 69A

NOTES:
(1) REFER TO SINGLE LINE FOR AIC RATING.
(2) 240V READY

PANEL 'P3'

LOCATION: EXTERIOR (NEMA-3R) | MAIN (AMP): 200A | BUS RATING: 200 AMPS | 120/240V 1 Ø 3 W | MOUNTING: SURFACE

DESCRIPTION	VOLTAMPS ØA	VOLTAMPS ØB	LTG	REC	MIS	CKT NO	BKR	BUS ØA	BUS ØB	BKR	CKT NO	MIS	REC	LTG	VOLTAMPS ØA	VOLTAMPS ØB	DESCRIPTION
CAR CHARGER 1	3840					1	40			30	2				2500		WATER HEATER 2
----		3840				3	2			2	4					2500	----
GARAGE REC & LTG	1000					5	20-1			125	6				15340		SUBPANEL 'PA'
GARAGE DOOR 1		1200				7	20-1			2	8					13292	----
GARAGE DOOR 2	1200					9	20-1				10						SPACE
IGNITER		0				11	20-1				12						SPACE
SPACE						13					14						SPACE
SPACE						15					16						SPACE
SPACE						17					18						SPACE
SPACE						19					20						SPACE
SPACE						21					22						SPACE
SPACE						23					24						SPACE
SUB-TOTAL	ØA=23880 VA															ØB=20832 VA	

TOTAL CONNECTED VA	= 44712
LCL @ 125 %	= 0
TOTAL OTHER LOAD	= 44.8
PANEL LOAD	= 0KVA
FEEDER AMPS	= 199A

NOTES:
(1) REFER TO SINGLE LINE FOR AIC RATING.
(2) 240V READY

PANEL 'ESS'

LOCATION: LAUNDRY | MAIN (AMP): 60A | BUS RATING: 100 AMPS | 120/240V 1 Ø 3 W | MOUNTING: REC

DESCRIPTION	VOLTAMPS ØA	VOLTAMPS ØB	LTG	REC	MIS	CKT NO	BKR	BUS ØA	BUS ØB	BKR	CKT NO	MIS	REC	LTG	VOLTAMPS ØA	VOLTAMPS ØB	DESCRIPTION
GENERAL LTG 6	1000					1	20-1			20-1	2				1000		REFRIGERATOR 2
GENERAL LTG 7		1000				3	20-1				4						SPACE
SPACE						5					6						SPACE
SPACE						7					8						SPACE
SPACE						9					10						SPACE
SPACE						11					12						SPACE
SUB-TOTAL	ØA= 2000 VA															ØB= 1000 VA	

TOTAL CONNECTED VA	= 3000
LCL @ 125 %	= 0
TOTAL OTHER LOAD	= 0
PANEL LOAD	= 3KVA
FEEDER AMPS	= 17A

NOTES:
(1) REFER TO SINGLE LINE FOR AIC RATING.

REVISIONS

NO.	DATE	DESCRIPTION

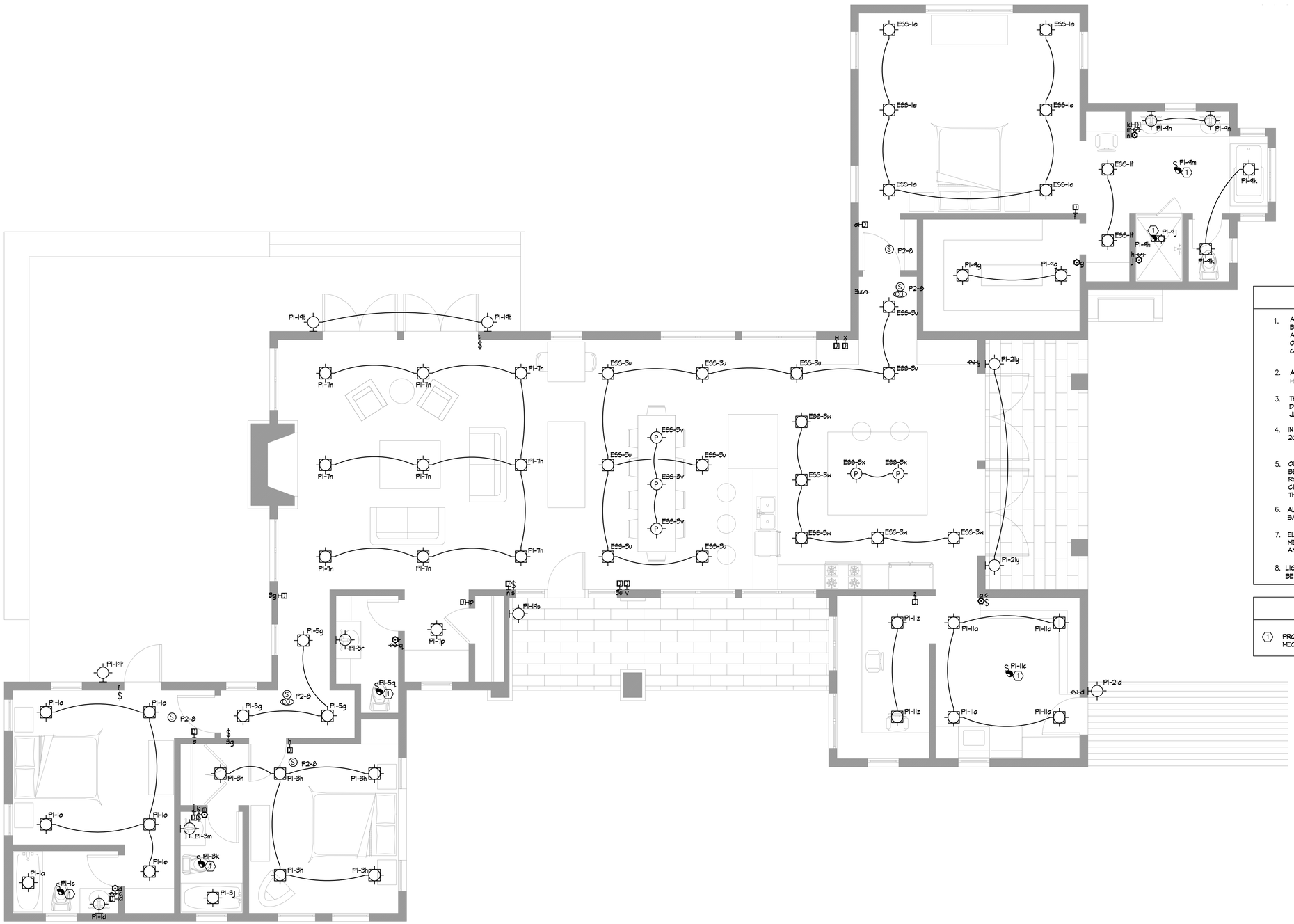
SEAL:
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26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
ELECTRICAL PANEL SCHEDULE

DRAWN: GMEP
CHECKED: GMEP
DATE: 01/17/25
SCALE: AS NOTED
JOB NO.: 24-731
SHEET: E-1.2



ELECTRICAL - HOUSE LIGHTING PLAN

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

ELECTRICAL GENERAL NOTES

1. ALL FIXTURES TO BE HIGH EFFICACY PER TABLE 150.0-A. ALL OUTDOOR FIXTURES TO BE CONTROLLED BY TIME CLOCK/PHOTOCELL, MOTION SENSOR/PHOTOCELL OR ASTRONOMICAL TIME CLOCK IN ADDITION TO MANUAL ON/OFF SWITCH. MANUAL ON/OFF SWITCH SHALL NOT OVERRIDE AUTOMATIC TIME CLOCK/PHOTOCELL, TIME CLOCK/MOTION SENSOR OR ASTRONOMICAL TIME CLOCK CONTROL.
2. ALL INDOOR LIGHT FIXTURES TO BE CONTROLLED BY DIMMER SWITCH. (EXCEPTIONS: HALLWAYS AND CLOSETS LESS THAN 70SF).
3. THIS DRAWING IS FOR REFERENCE ONLY. WIRE CKT 20 ON THE PLAN TO ALL DETECTORS FOR A COMPLETE AND OPERATIONAL SYSTEM. VERIFY W/LOCAL JURISDICTION FOR ALARM DETECTOR REQUIREMENT BEFORE ROUGH-IN.
4. IN DWELLING AREA SPECIFIED IN CEC 2022 SECTION 210.52, ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
5. OUTLETS INSTALLED IN FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS WILL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
6. ALL NEW SMOKE ALARMS & CARBON MONOXIDE ALARM ARE 120V HARD-WIRED WITH BATTERY BACKUP AND ARE AUDIBLE IN ALL SLEEPING ROOMS.
7. ELECTRICAL CONTRACTOR MUST VERIFY MECHANICAL EQUIPMENT INFORMATION FOR MECHANICAL DRAWING BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCY OCCUR.
8. LIGHT FIXTURES ABOVE THE BATH TUB AND ON THE EXTERIOR OF THE BUILDING SHALL BE WET OR DAMP LOCATION RATED PER 410.10(A) AND (D) OF THE CEC.

ELECTRICAL KEY NOTES

(1) PROVIDE 15A/1P MOTOR RATED SWITCH FOR CONNECT TO THE EXHAUST FAN. REFER TO MECHANICAL PLAN FOR DETAIL.

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

REGISTERED PROFESSIONAL ENGINEER
GANGYI ZHOU
No. 018959
Exp.12-31-2025
ELECTRICAL
STATE OF CALIFORNIA

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:

LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE

ELECTRICAL
HOUSE LIGHTING PLAN

DRAWN	GMEP
CHECKED	GMEP
DATE	01/17/25
SCALE	AS NOTED
JOB NO.	24-731
SHEET	E-2.0

ELECTRICAL KEY NOTES

1. PROVIDE 50A/2P FUSED DISCONNECT FOR CONNECTION TO THE HP. VERIFY EXACT LOCATION AND ADDITIONAL INFORMATION WITH MECHANICAL DRAWINGS.
2. PROVIDE 15A/1P MOTOR RATED SWITCH FOR CONNECTION TO THE FC. VERIFY EXACT LOCATION AND ADDITIONAL INFORMATION WITH MECHANICAL DRAWINGS.
3. PROVIDE OUTLET ()RG61()CAT5. RUN CABLE TO THE CATV BOX AND RUN CAT5 CABLE TO THE APPROPRIATE DESTINATION. VERIFY WITH TV SERVICE PROVIDER AND IT CONSULTANT BEFORE ROUGH-IN.

ELECTRICAL GENERAL NOTES

1. ALL FIXTURES TO BE HIGH EFFICACY PER TABLE 150.0-A. ALL OUTDOOR FIXTURES TO BE CONTROLLED BY TIME CLOCK/PHOTOCELL, MOTION SENSOR/PHOTOCELL OR ASTRONOMICAL TIME CLOCK IN ADDITION TO MANUAL ON/OFF SWITCH. MANUAL ON/OFF SWITCH SHALL NOT OVERRIDE AUTOMATIC TIME CLOCK/PHOTOCELL, TIME CLOCK/MOTION SENSOR OR ASTRONOMICAL TIME CLOCK CONTROL.
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6. ALL NEW SMOKE ALARMS & CARBON MONOXIDE ALARM ARE 120V HARD-WIRED WITH BATTERY BACKUP AND ARE AUDIBLE IN ALL SLEEPING ROOMS.
7. ELECTRICAL CONTRACTOR MUST VERIFY MECHANICAL EQUIPMENT INFORMATION FOR MECHANICAL DRAWING BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCY OCCUR.
8. LIGHT FIXTURES ABOVE THE BATH TUB AND ON THE EXTERIOR OF THE BUILDING SHALL BE WET OR DAMP LOCATION RATED PER 410.10(A) AND (D) OF THE CEC.

ELECTRICAL - HOUSE POWER PLAN

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

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

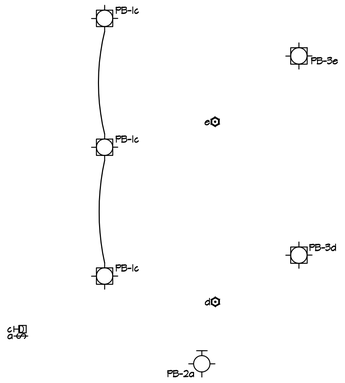
REGISTERED PROFESSIONAL ENGINEER
GANGYI ZHOU
No. 018959
Exp.12-31-2025
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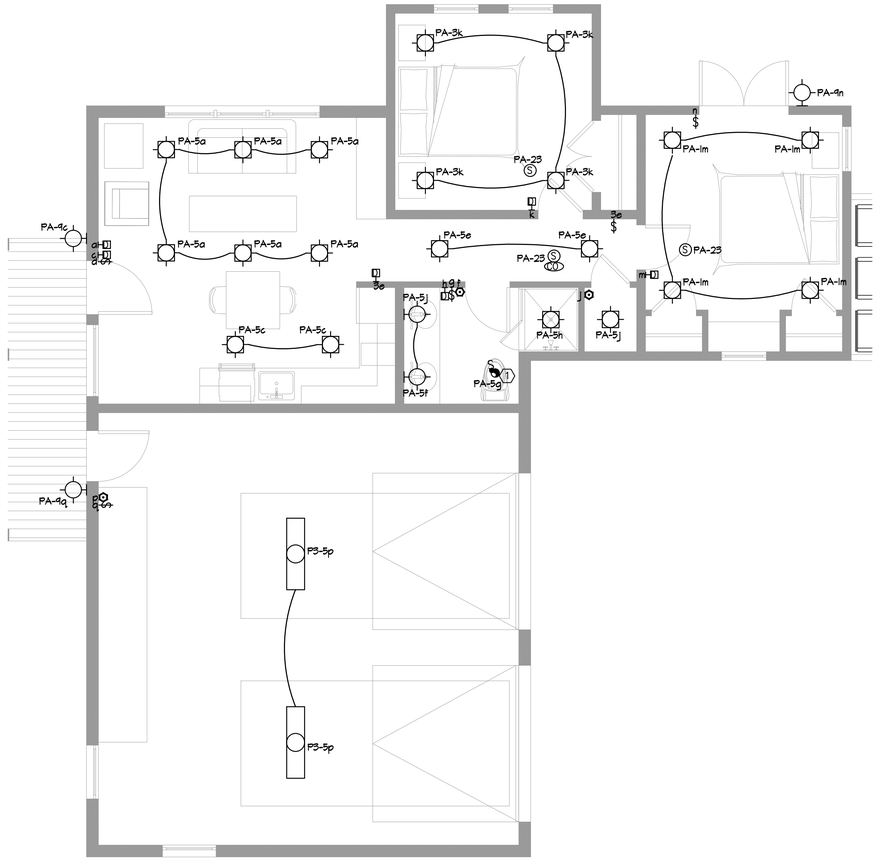
SHEET TITLE
ELECTRICAL HOUSE POWER PLAN

DRAWN	GMEP
CHECKED	GMEP
DATE	01/17/25
SCALE	AS NOTED
JOB NO.	24-731
SHEET	E-2.1



ELECTRICAL - BARN LIGHTING PLAN

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



ELECTRICAL - ADU AND GARAGE LIGHTING PLAN

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

ELECTRICAL GENERAL NOTES

1. ALL FIXTURES TO BE HIGH EFFICACY PER TABLE 150.0-A. ALL OUTDOOR FIXTURES TO BE CONTROLLED BY TIME CLOCK/PHOTOCELL, MOTION SENSOR/PHOTOCELL OR ASTRONOMICAL TIME CLOCK IN ADDITION TO MANUAL ON/OFF SWITCH. MANUAL ON/OFF SWITCH SHALL NOT OVERRIDE AUTOMATIC TIME CLOCK/PHOTOCELL, TIME CLOCK/MOTION SENSOR OR ASTRONOMICAL TIME CLOCK CONTROL.
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6. ALL NEW SMOKE ALARMS & CARBON MONOXIDE ALARM ARE 120V HARD-WIRED WITH BATTERY BACKUP AND ARE AUDIBLE IN ALL SLEEPING ROOMS.
7. ELECTRICAL CONTRACTOR MUST VERIFY MECHANICAL EQUIPMENT INFORMATION FOR MECHANICAL DRAWING BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCY OCCUR.
8. LIGHT FIXTURES ABOVE THE BATH TUB AND ON THE EXTERIOR OF THE BUILDING SHALL BE WET OR DAMP LOCATION RATED PER 410.10(A) AND (D) OF THE CEC.

ELECTRICAL KEY NOTES

(1) PROVIDE 15A/1P MOTOR RATED SWITCH FOR CONNECT TO THE EXHAUST FAN. REFER TO MECHANICAL PLAN FOR DETAIL.

REVISIONS

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SEAL:

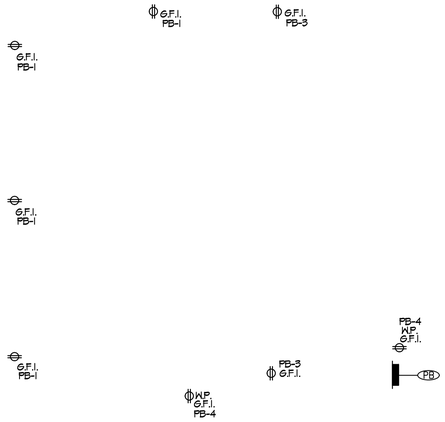
REGISTERED PROFESSIONAL ENGINEER
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LOT 207 SANTA LUCIA PRESERVE
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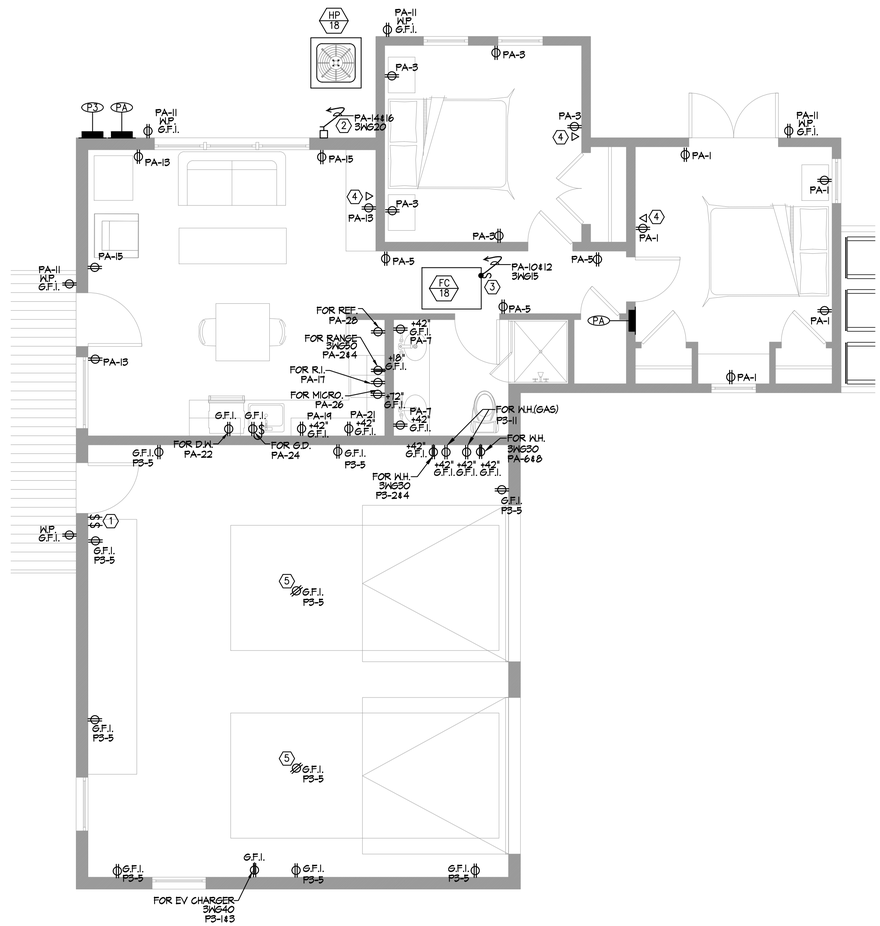
SHEET TITLE
ELECTRICAL
ADU & BARN LIGHTING PLAN

DRAWN	GMEP
CHECKED	GMEP
DATE	01/17/25
SCALE	AS NOTED
JOB NO.	24-731
SHEET	E-2.2



ELECTRICAL - BARN POWER PLAN

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



ELECTRICAL - ADU AND GARAGE POWER PLAN

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

ELECTRICAL GENERAL NOTES

1. ALL FIXTURES TO BE HIGH EFFICACY PER TABLE 150.0-A. ALL OUTDOOR FIXTURES TO BE CONTROLLED BY TIME CLOCK/PHOTOCELL, MOTION SENSOR/PHOTOCELL OR ASTRONOMICAL TIME CLOCK IN ADDITION TO MANUAL ON/OFF SWITCH. MANUAL ON/OFF SWITCH SHALL NOT OVERRIDE AUTOMATIC TIME CLOCK/PHOTOCELL, TIME CLOCK/MOTION SENSOR OR ASTRONOMICAL TIME CLOCK CONTROL.
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7. ELECTRICAL CONTRACTOR MUST VERIFY MECHANICAL EQUIPMENT INFORMATION FOR MECHANICAL DRAWING BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCY OCCUR.
8. LIGHT FIXTURES ABOVE THE BATH TUB AND ON THE EXTERIOR OF THE BUILDING SHALL BE WET OR DAMP LOCATION RATED PER 410.10(A) AND (D) OF THE CEC.

ELECTRICAL KEY NOTES

1. DENOTES GARAGE DOOR OPENER SWITCH.
2. PROVIDE 30A/2P FUSED DISCONNECT FOR CONNECTION TO THE HP. VERIFY EXACT LOCATION AND ADDITIONAL INFORMATION WITH MECHANICAL DRAWINGS.
3. PROVIDE 15A/1P MOTOR RATED SWITCH FOR CONNECTION TO THE FC. VERIFY EXACT LOCATION AND ADDITIONAL INFORMATION WITH MECHANICAL DRAWINGS.
4. PROVIDE OUTLET (1)R66(1)CAT5, RUN CABLE TO THE CATV BOX AND RUN CAT5 CABLE TO THE APPROPRIATE DESTINATION. VERIFY WITH TV SERVICE PROVIDER AND IT CONSULTANT BEFORE ROUGH-IN.
5. DENOTES CEILING MOUNTED RECEPTACLES FOR GARAGE DOOR OPENER ON THE SWITCH LEG AS SHOWN. BACKUP BATTERY IS REQUIRED ON NEW GARAGE DOOR OPENERS PER CALIFORNIA SENATE BILL 969. (MODEL INCLUDED CHAMBERLAIN C2212T OR EQUAL TO THE MODEL.)

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

REGISTERED PROFESSIONAL ENGINEER
GANGYI ZHOU
No. 018959
Exp.12-31-2025
ELECTRICAL
STATE OF CALIFORNIA

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PROJECT NAME:

LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE

ELECTRICAL
ADU & BARN POWER PLAN

DRAWN	GMEP
CHECKED	GMEP
DATE	01/17/25
SCALE	AS NOTED
JOB NO.	24-731
SHEET	E-2.3



ELECTRICAL - SITE PLAN

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

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

REGISTERED PROFESSIONAL ENGINEER
GANGYI ZHOU
No. 018959
Exp.12-31-2025
ELECTRICAL
STATE OF CALIFORNIA

GMEP ENGINEERS
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Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:

LOT 207 SANTA LUCIA PRESERVE

23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE

ELECTRICAL SITE PLAN

DRAWN	GMEP
CHECKED	GMEP
DATE	01/17/25
SCALE	AS NOTED
JOB NO.	24-731
SHEET	E-3.0

NOTES:

ALL MATERIALS, EQUIPMENT, INSTALLATION AND WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- 2022 CBC
- 2022 CRC
- 2022 CEC
- 2022 CMC
- 2022 CPC
- 2022 CFC
- 2022 CENC
- 2022 CGC
- 2022 MCC

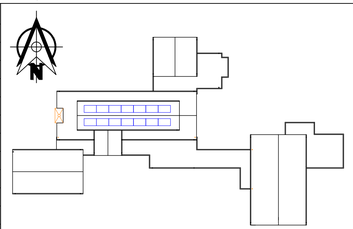
1. ALL WORK TO COMPLY WITH CEC ARTICLE 690.
2. UTILITY SHALL BE NOTIFIED BEFORE ACTIVATION OF PV SYSTEM.
3. REMOVAL OF A UTILITY-INTERACTIVE INVERTER OR OTHER EQUIPMENT SHALL NOT DISCONNECT THE BUILDING CONNECTION BETWEEN THE GROUNDING ELECTRODE CONDUCTOR AND THE PV SOURCE AND/OR OUTPUT CIRCUIT GROUNDED CONDUCTOR.
4. ALL PV SYSTEM COMPONENTS SHALL BE LISTED BY A RECOGNIZED TESTING AGENCY.
5. WIRING MATERIALS SHALL COMPLY WITH MAXIMUM CONTINUOUS CURRENT OUTPUT AT 25°C; WIRE SHALL BE WET RATED AT 90°C.
6. EXPOSED PHOTOVOLTAIC SYSTEM CONDUCTORS ON THE ROOF WILL BE USE-2 OR PV TYPE WIRE.
7. ALL EXTERIOR CONDUIT, FITTINGS, AND BOXES SHALL BE RAIN-TIGHT AND APPROVED FOR USE IN WET LOCATIONS (CEC 314.15).
8. ALL METALLIC RACEWAYS AND EQUIPMENT SHALL BE BONDED AND ELECTRICALLY CONTINUOUS (CEC 250.90, 250.96).
9. FOR UNGROUNDED SYSTEMS, THE PHOTOVOLTAIC SOURCE AND OUTPUT CIRCUITS SHALL BE PROVIDED WITH A GROUND-FAULT PROTECTION DEVICE OR SYSTEM THAT DETECTS A GROUND FAULT, INDICATES THAT FAULT HAS OCCURRED, AND AUTOMATICALLY DISCONNECTS ALL CONDUCTORS OR CAUSES THE INVERTER TO AUTOMATICALLY CEASE SUPPLYING POWER TO OUTPUT CIRCUITS.
10. ANY REQUIRED GROUNDING ELECTRODE CONDUCTOR WILL BE CONTINUOUS, EXCEPT FOR SPLICES OR JOINTS AT BUSBARS WITHIN LISTED EQUIPMENT (CEC 250.64C).
11. ALL PV MODULES AND ASSOCIATED EQUIPMENT SHALL BE PROTECTED FROM ANY PHYSICAL DAMAGE.
12. ALL FIELD-INSTALLED JUNCTION, PULL, AND OUTLET BOXES LOCATED BEHIND MODULES SHALL BE ACCESSIBLE DIRECTLY OR BY DISPLACEMENT OF A MODULE SECURED BY REMOVABLE FASTENERS.
13. FOR GROUNDED SYSTEMS, THE INVERTER IS EQUIPPED WITH GROUND FAULT PROTECTION AND A GFI FUSE PORT FOR GROUND FAULT INDICATION
14. WHEN BACKFED BREAKER IS THE METHOD OF UTILITY INTERCONNECTION, THE BREAKERS SHALL NOT READ "LINE AND LOAD"
15. THE INSTALLED SOLAR SYSTEM HAS A DISTRIBUTED WEIGHT OF LESS THAN 4 PSF
16. THE CONCENTRATED LOAD FOR EACH VERTICAL SUPPORT IS LESS THAN 45 LBS
17. AC DISCONNECT IS A "KNIFE BLADE" TYPE DISCONNECT.
18. THE WORKING CLEARANCES AROUND THE EXISTING ELECTRICAL EQUIPMENT AS WELL AS THE NEW ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH CEC 110.26
19. THE PHOTOVOLTAIC INVERTER WILL BE LISTED AS UL 1741 COMPLIANT
20. SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE RETROFITTED ONTO THE EXISTING DWELLING AS PER THE 2022 CRC. THESE SMOKE ALARMS ARE REQUIRED TO BE IN ALL BEDROOMS, OUTSIDE EACH BEDROOM, AND AT LEAST ONE ON EACH FLOOR OF THE HOUSE. CARBON MONOXIDE ALARMS ARE REQUIRED TO BE RETROFITTED OUTSIDE EACH BEDROOM AND AT LEAST ONE ON EACH FLOOR OF THE HOUSE. THESE ALARMS MAY BE SOLELY BATTERY OPERATED IF THE PHOTOVOLTAIC PROJECT DOES NOT INVOLVE THE REMOVAL OF INTERIOR WALL AND CEILING FINISHES INSIDE THE HOME; OTHERWISE, THE ALARMS MUST BE HARD WIRED AND INTERCONNECTED. (CRC R314, R315).
21. SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED PER CRC SECTIONS R314 AND 315 TO BE VERIFIED AND INSPECTED BY THE INSPECTOR IN THE FIELD.
22. WHEN APPLYING THE 120% RULE OF CEC 705.12(B) , THE SOLAR BREAKER TO BE POSITIONED AT THE OPPOSITE END OF THE BUS FROM THE MAIN BREAKER PER 705.12(B)
23. PLUMBING AND MECHANICAL VENTS THROUGH THE ROOF SHALL NOT BE COVERED BY SOLAR MODULES - NO BUILDING, PLUMBING, OR MECHANICAL VENTS TO BE COVERED OR OBSTRUCTED.

INDEX SEHEET

PV-1.0	SITE LAYOUT
PV-2.0	ATTACHMENT AND EQUIPMENT LAYOUT
PV-3.0	ELECTRICAL DETAILS
PV-4.0	SPECIFICATION SHEET

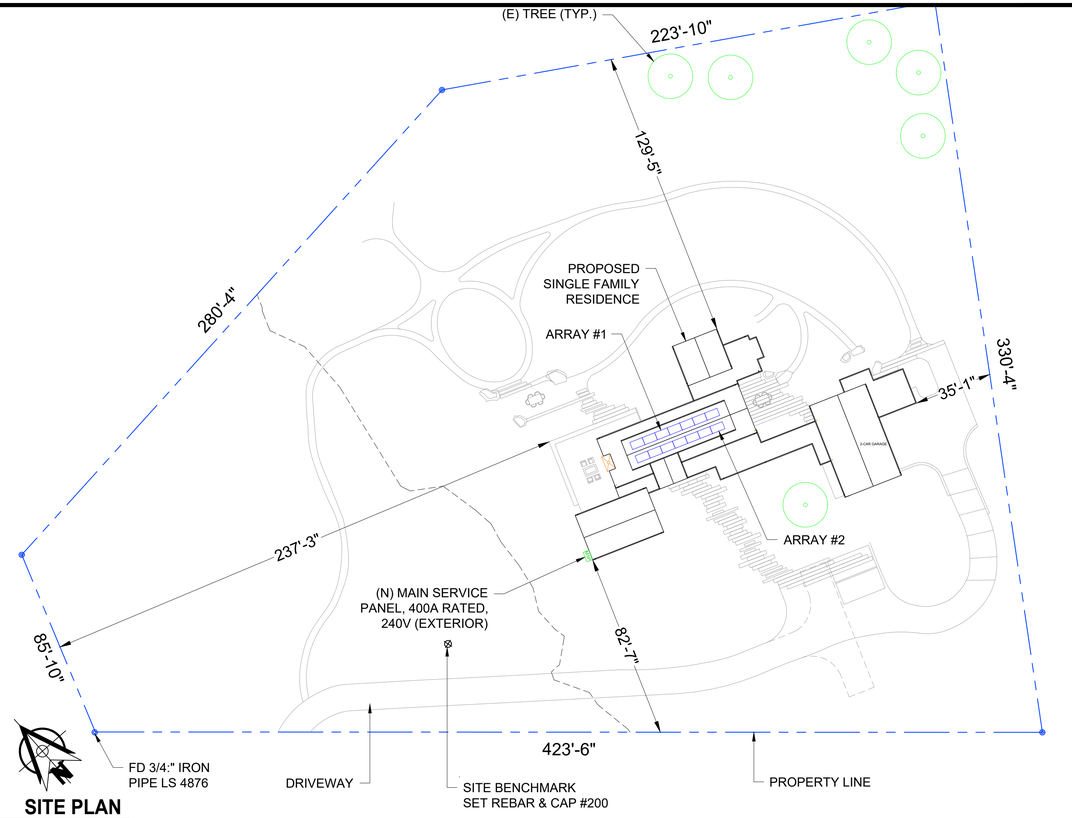
AHJ:- MONTEREY COUNTY

1 **ROOF OUTLINE**
SCALE: NTS



2 **VICINITY MAP**
SCALE: NTS





3 **SITE PLAN**
SCALE: 1/32" = 1'-0"

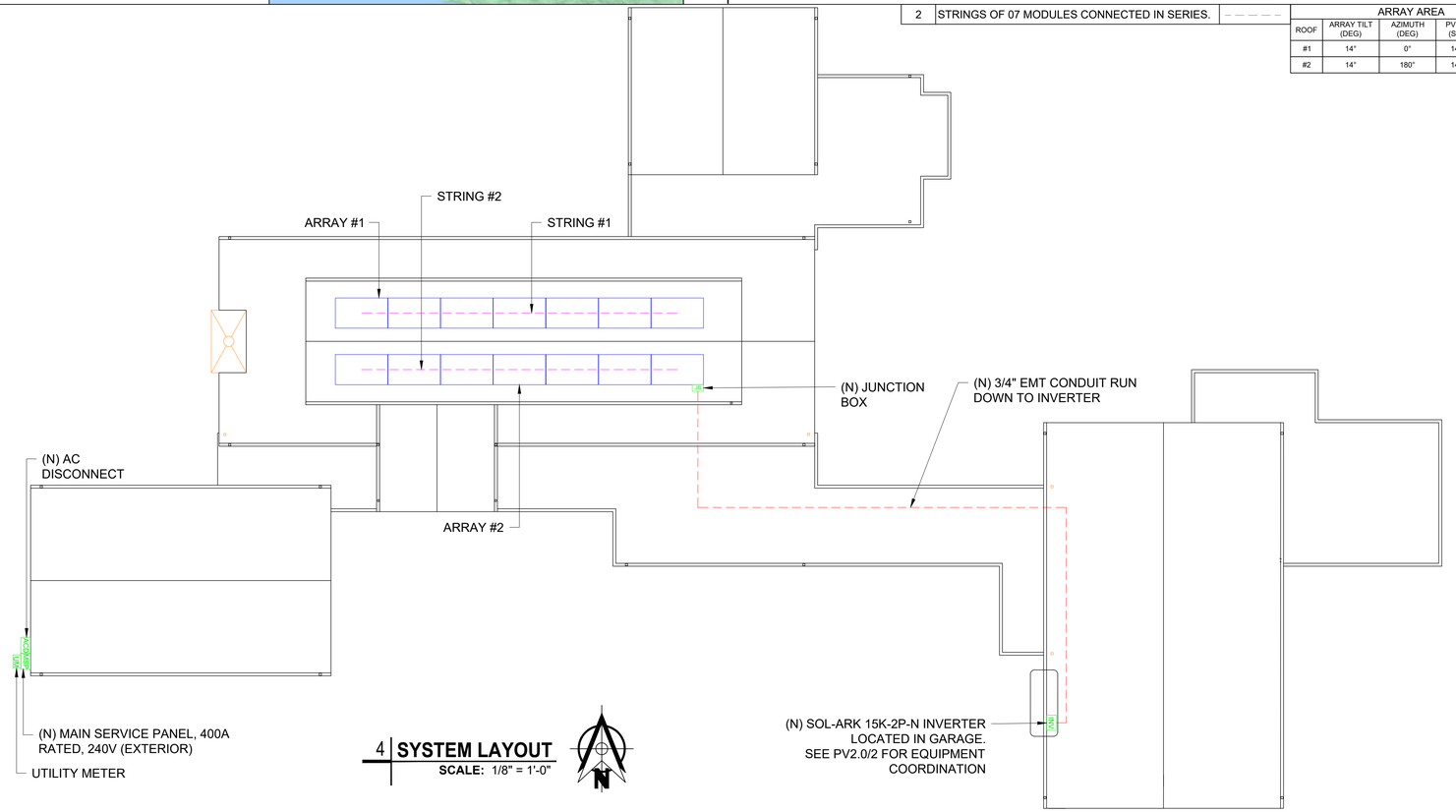
SCOPE OF WORK

INSTALLATION OF GRID-TIED SOLAR PHOTOVOLTAIC SYSTEM

14	MAXEON SOLAR SPR-MAX3-430-R 430W MODULES		
1	SOL-ARK 15K-2P-N INVERTER		
1	400A MAIN BREAKER WITH 400A BUS BAR		
4	STORZ BATTERY,5.12KWH. IN (2) BATTERY CABINET 20 KWH'S TOTAL		
	SYSTEM NAME PLATE POWER	6.02	KW DC
	SYSTEM AC POWER	15.00	KW AC
	PROJECTED OUTPUT	7,959	KWH'S PER YEAR
	OCCUPANCY TYPE	N/A	
	TYPE OF CONSTRUCTION	N/A	
	ZONING	R-1	
	BUILDING HEIGHT	1-STORY	
	LOT SIZE	34.2 ACRES	

NOTES:

1. CONDUCTORS NORMALLY USED TO CARRY CURRENT SHALL BE OF COPPER. FOR ALUMINUM AND COPPER-CLAD ALUMINUM #6 AWG AND LARGER, SEE SEC. 310.15 CEC. EXCEPTION: ALUMINUM CONDUCTORS SMALLER THAN #6 AWG MAY BE USED PROVIDED THE METHOD OF CONNECTION IS APPROVED IN ADVANCE BY THE BUILDING OFFICIAL AND THE INSTALLATION IS MADE UNDER CONTINUOUS SPECIAL INSPECTION.
2. 250.53(A)(2). SUPPLEMENTAL ELECTRODE REQUIRED. A SINGLE ROD, PIPE, OR PLATE ELECTRODE SHALL BE SUPPLEMENTED BY AN ADDITIONAL ELECTRODE OF A TYPE SPECIFIED IN 250.52(A)(2) THROUGH (A)(8). THE SUPPLEMENTAL ELECTRODE SHALL BE PERMITTED TO BE BONDED TO ONE OF THE FOLLOWING:
   A. ROD, PIPE, OR PLATE ELECTRODE
   B. GROUNDING ELECTRODE CONDUCTOR
   C. GROUNDED SERVICE-ENTRANCE CONDUCTOR
   D. NONFLEXIBLE GROUNDED SERVICE RACEWAY
   E. ANY GROUNDED SERVICE ENCLOSURE
   EXCEPTION: IF A SINGLE ROD, PIPE, OR PLATE GROUNDING ELECTRODE HAS A RESISTANCE TO EARTH OF 25 OHM OR LESS THE SUPPLEMENTAL ELECTRODE SHALL NOT BE REQUIRED.
   F. SUPPLEMENTAL ELECTRODE, IF MULTIPLE ROD, PIPE, OR PLATE ELECTRODES ARE INSTALLED TO MEET THE REQUIREMENTS OF THIS SECTION THEY SHALL NOT BE LESS THAN 1.8 M (6 FT) APART.
3. A SMOKE DETECTOR, APPROVED AND LISTED BY THE STATE FIRE MARSHAL, SHALL BE INSTALLED IN EACH DWELLING WHEN A PERMIT FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDS $1,000.00. A BATTERY POWERED SMOKE DETECTOR SATISFIES THE REQUIREMENTS FOR A SMOKE DETECTOR. (R314.6.2 CRC)
4. PROVIDE SMOKE ALARMS AT THE FOLLOWING LOCATIONS AND NOTE ON THE PLANS; (R314.3 CRC)
   A. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
   B. IN EACH ROOM USED FOR SLEEPING PURPOSES.
   C. IN EACH STORY, INCLUDING BASEMENTS. IN SPLIT LEVEL UNITS WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT
   D. ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM SHALL ACTIVATE ALL ALARMS.
   E. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACKUP.
   F. APPROVED COMBINED SMOKE ALARMS AND CARBON DIOXIDE ALARMS SHALL BE ACCEPTABLE. LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL
5. A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN THE SPECIFIC EXISTING DWELLING UNIT THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES FOR WHICH A PERMIT IS ISSUED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING $1,000.00. LISTED SINGLE- OR MULTI-STATION CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. COMBINED SMOKE/CARBON MONOXIDE ALARMS MAY BE USED. THE ALARM SHALL RECEIVE ITS PRIMARY POWER FROM THE BUILDING WIRING EXCEPT IT IS PERMITTED TO BE SOLELY BATTERY OPERATED WHERE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF AN ATTIC. SHOW ON THE PLANS. (R315 CRC)
6. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE.
7. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS, A SUCCESSFUL INSPECTION IS NOT OBTAINED WITHIN 180 DAYS, OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A RENEWAL FEE OF 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO ONE (1) YEAR. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE RENEWAL FEE SHALL BE 100% OF THE ORIGINAL PERMIT FEE.
8. THE CONTRACTOR SHALL PROVIDE A WRITTEN LETTER TO THE BUILDING INSPECTOR STATING THAT ALL INACCESSIBLE STRUCTURAL CONNECTIONS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROVED PLANS.



4 **SYSTEM LAYOUT**
SCALE: 1/8" = 1'-0"

ARRAY AREA				
ROOF	ARRAY TILT (DEG)	AZIMUTH (DEG)	PV AREA (Sq. Ft.)	# OF MODULES
#1	14°	0°	142.80	7
#2	14°	180°	142.80	7

MODULE	(14) MAXEON SOLAR SPR-MAX3-430-R 430W MODULES
MODULE DIMENSIONS	71.34"x 41.18"x1.57"
MODULE WEIGHT	46.7 LBS (21.2 KG)
TOTAL ARRAY AREA SQ.FT.	285.60
ROOF TYPE	STANDING SEAM METAL
NO. OF STORY	1

REVISIONS:	BY:

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Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
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831-359-4173 FAX cad@meg4.com

MESSIAH LOT: 207 RESIDENCE
23 SAN CLEMENTE TRAIL,
CARMEL, CA 93923
APN:- 239-131-007

SOLAR PHOTOVOLTAIC
SITE LAYOUT

DATE:
11/5/2024

SHEET SIZE
ARCH_D
24" X 36"

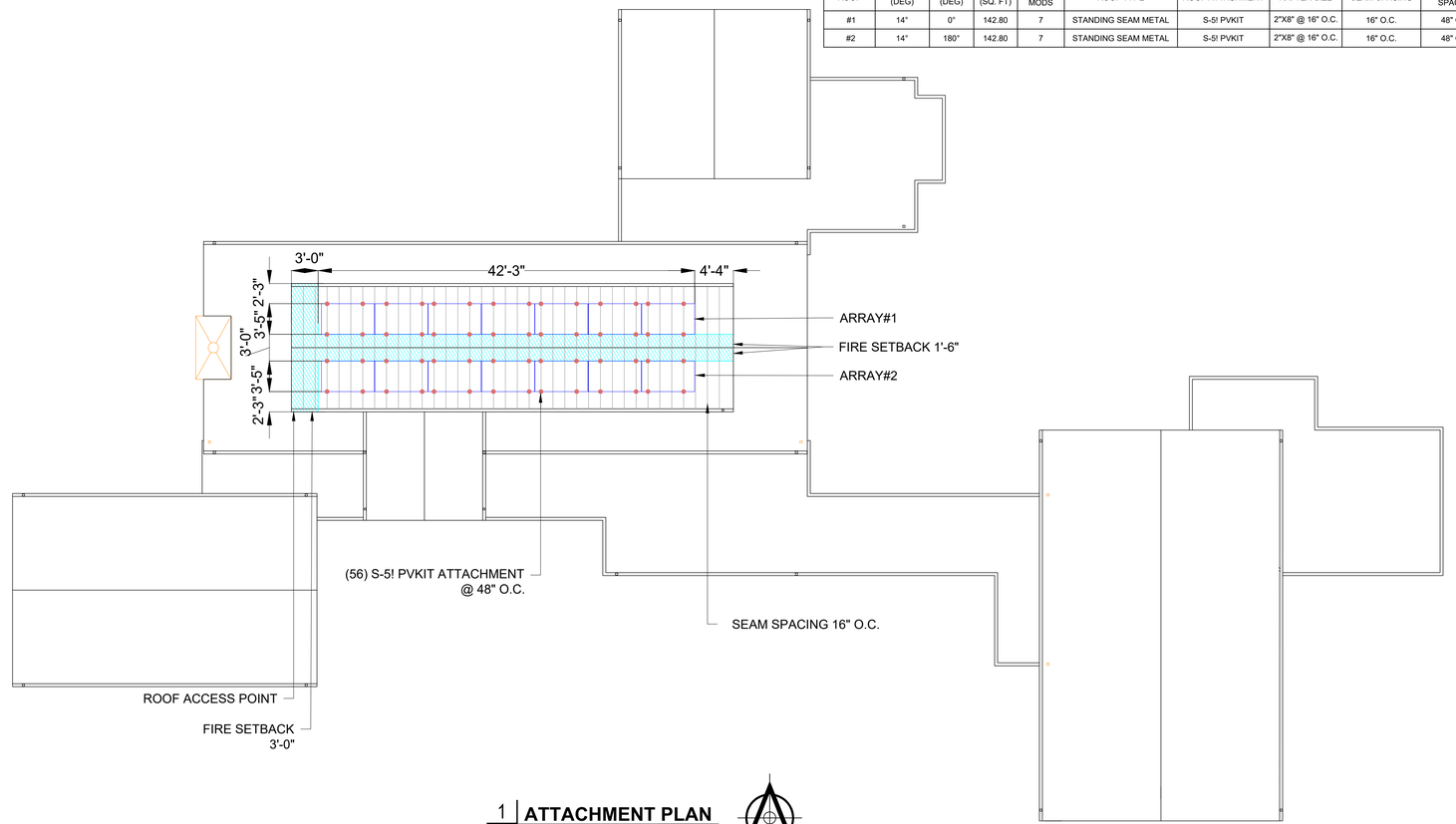
SHEET NUMBER
PV-1.0

ROOF	ARRAY TILT (DEG)	AZIMUTH (DEG)	PV AREA (SQ. FT)	NO. OF MODS	ROOF TYPE	ROOF ATTACHMENT	RAFTER SIZE	SEAM SPACING	ATTACHMENT SPACING
#1	14°	0°	142.80	7	STANDING SEAM METAL	S-5! PVKIT	2"X8" @ 16" O.C.	16" O.C.	48" O.C.
#2	14°	180°	142.80	7	STANDING SEAM METAL	S-5! PVKIT	2"X8" @ 16" O.C.	16" O.C.	48" O.C.

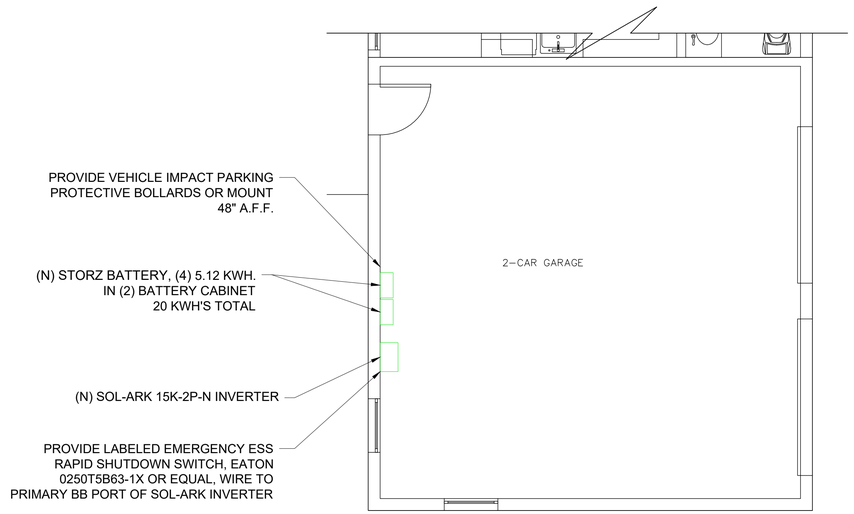
BILL OF MATERIALS

EQUIPMENT	QTY.	DESCRIPTION
SOLAR PV MODULE	14	MAXEON SOLAR SPR-MAX3-430-R 430W MODULES
INVERTER	1	SOL-ARK 15K-2P-N INVERTER
JUNCTION BOX	1	4"X4"X4" JUNCTION BOX PVC JCT BOX W/CVR
AC DISCONNECT	1	200A FUSED AC DISCONNECT WITH 200A FUSES NEMA 3R, 120/240V, 1Ø
BATTERY	4	STORZ 5.12 kWh BATTERIES IN (2) BATTERY CABINETS (19.375"x12.75"x37.75")
ATTACHMENT	56	S-5! PVKIT ATTACHMENTS
GROUNDING LUG	2	WEEB LUG

MODULE	MAXEON SOLAR SPR-MAX3-430-R 430W MODULES
MODULE DIMENSIONS	71.34"x 41.18"x1.57"
MODULE WEIGHT	46.7 LBS (21.2 KG)
TOTAL ARRAY AREA SQ.FT.	285.60
TOTAL ROOF AREA SQ.FT	5647.97
ROOF TYPE	STANDING SEAM METAL
MAX DISTRIBUTED LOAD	0 PSF
RISK CATEGORY	II
ROOF COVERAGE %	5.06
WIND SPEED (ASCE 7-16)	91 MPH, 3 SEC GUST
WIND EXPOSURE	C



1 **ATTACHMENT PLAN**
SCALE: 1/8" = 1'-0"



2 **EQUIPMENT PLAN**
SCALE: 1/4" = 1'-0"

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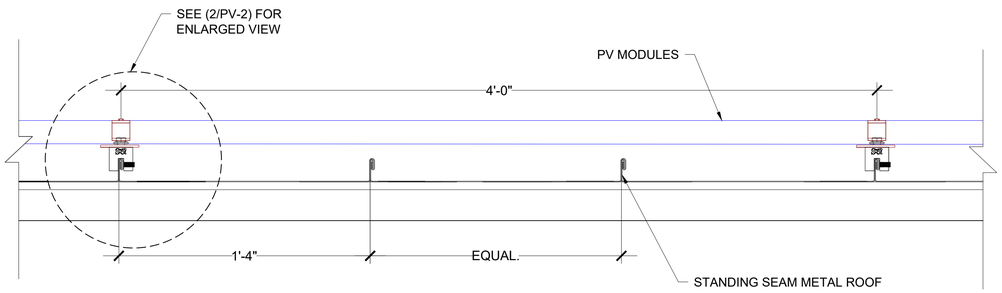
MESSIAH LOT: 207 RESIDENCE
23 SAN CLEMENTE TRAIL,
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SOLAR PHOTOVOLTAIC
ATTACHMENT AND
EQUIPMENT PLAN

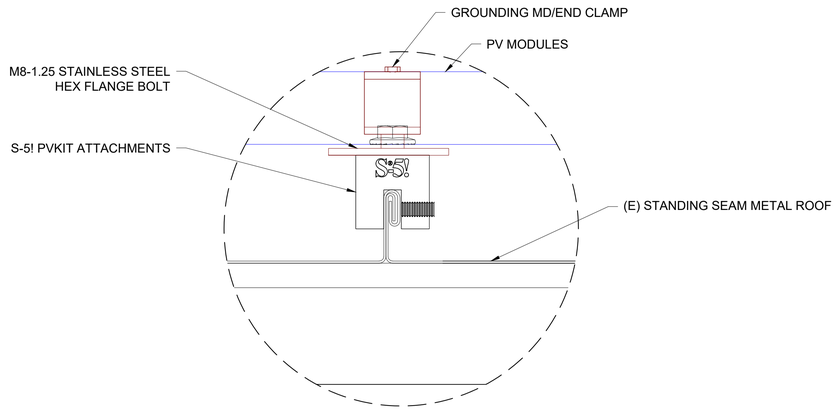
DATE:
11/5/2024

SHEET SIZE
ARCH_D
24" X 36"

SHEET NUMBER
PV-2.0

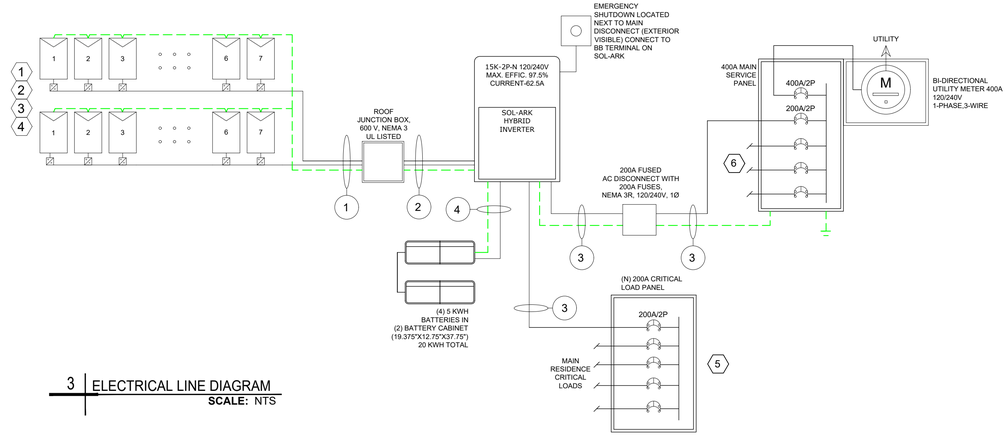


1 ATTACHMENT DETAIL
SCALE: NTS



2 ENLARGED VIEW
SCALE: NTS

SYSTEM SIZE:- 6.02 KW DC, 15.00 KW AC & 20.00kWh	
14	MAXEON SOLAR SPR-MAX3-430-R 430W MODULES
1	SOL-ARK 15K-2P-N INVERTER
4	STORZ BATTERIES, 5.12 KWH. IN (2) BATTERY CABINET 20.00KWH TOTAL
2	STRINGS OF 07 MODULES CONNECTED IN SERIES.



3 ELECTRICAL LINE DIAGRAM
SCALE: NTS

TAG	CONDUCTOR	CONDUCTOR SIZE	NUMBER OF CONDUCTORS	CONDUIT/CABLE TYPE	CONDUIT SIZE
1	USE-2	10 AWG	4	EMT	3/4"
	EGC/GEC: BARE COPPER	6 AWG	1		
2	LINE: THHN/THWN2	10 AWG	4	EMT	3/4"
	EGC/GEC: THHN/THWN-2	8 AWG	1		
3	LINE: THHN/THWN2	3/0 AWG	2	EMT	2"
	NEUTRAL: THHN/THWN-2	3/0 AWG	1		
	EGC/GEC: THHN/THWN-2	6 AWG	1		
4	LINE: THHN/THWN2	3 AWG	2	EMT	1-1/4"
	EGC/GEC: THHN/THWN-2	6 AWG	1		

TAG	NOTES
1	PV SYSTEM IS UNGROUNDED.
2	MODULES ARE BONDED TO RAIL USING EVEREST INTEGRATED GROUNDING.
3	RAILS ARE BONDED USING UL 2703 RATED LAY-IN LUGS.
4	BARE COPPER TO TRANSITION TO THHN/THWN-2 VIA IRREVERSIBLE CRIMP; GEC TO BE CONTINUOUS PER CEC 250.64(C).
5	OPTIONAL SPAN 200 AMP SMART PANEL FOR REMOTE LOAD MANAGEMENT & MONITORING. BREAKERS PER ELECTRICAL DIAGRAM.
6	NON-ESSENTIAL LOADS CIRCUITS. (MAIN PANEL BY OTHERS)

1 DC CONDUCTOR AMPACITY CALCULATIONS: ARRAY TO JUNCTION BOX

EXPECTED WIRE TEMP (In Celsius)	40°+22° = 62°
TEMP. CORRECTION PER TABLE (310.16)	0.65
NO. OF CURRENT CARRYING CONDUCTORS	2 PER BRANCH
CONDUIT FILL CORRECTION PER NEC 310.15(B)(2)(a)	1.00
CIRCUIT CONDUCTOR SIZE	10AWG
CIRCUIT CONDUCTOR AMPACITY PER NEC TABLE 310.15(B)(16)	40A
REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(A&B)	16.44A
1.25 X ISC OF MODULE	
DERATED AMPACITY OF CIRCUIT CONDUCTOR	26.00A
TEMP. CORRECTION PER TABLE 310.15 (B)(2)(a) X CONDUIT FILL CORRECTION PER NEC 310.15(B)(3)(a) X CIRCUIT CONDUCTOR AMPACITY 310.15 (B)(16)	
Result should be greater than (16.44A) otherwise less the entry for circuit conductor size and ampacity	

2 DC CONDUCTOR AMPACITY CALCULATIONS: JUNCTION TO INVERTER

EXPECTED WIRE TEMP (In Celsius)	40°+22° = 62°
TEMP. CORRECTION PER TABLE (310.16)	0.65
NO. OF CURRENT CARRYING CONDUCTORS	2 PER BRANCH
CONDUIT FILL CORRECTION PER NEC 310.15(B)(2)(a)	1.00
CIRCUIT CONDUCTOR SIZE	10AWG
CIRCUIT CONDUCTOR AMPACITY PER NEC TABLE 310.15(B)(16)	40A
REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(A&B)	16.44A
1.25 X ISC OF MODULE	
DERATED AMPACITY OF CIRCUIT CONDUCTOR	26.00A
TEMP. CORRECTION PER TABLE 310.15 (B)(2)(a) X CONDUIT FILL CORRECTION PER NEC 310.15(B)(3)(a) X CIRCUIT CONDUCTOR AMPACITY 310.15 (B)(16)	
Result should be greater than (16.44A) otherwise less the entry for circuit conductor size and ampacity	

3 AC CONDUCTOR AMPACITY CALCULATIONS INVERTER TO MSP

No. OF INVERTER	1
EXPECTED WIRE TEMP (In Celsius)	40°
TEMP. CORRECTION PER TABLE (310.16)	0.91
NO. OF CURRENT CARRYING CONDUCTORS	3
CONDUIT FILL CORRECTION PER NEC 310.15(B)(2)(a)	1.00
CIRCUIT CONDUCTOR SIZE	3/0 AWG
CIRCUIT CONDUCTOR AMPACITY	225
REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(B)	178.13A
1.25 X MAX INVERTER OUTPUT CURRENT (BACKUP POWER)	
DERATED AMPACITY OF CIRCUIT CONDUCTOR PER NEC TABLE 310.16	204.75A
TEMP. CORRECTION PER TABLE (310.16) X CONDUIT FILL CORRECTION PER NEC 310.15(B)(2)(a) X CIRCUIT CONDUCTOR AMPACITY	
Result should be greater than (178.13) otherwise less the entry for circuit conductor size and ampacity	

NOTE: 3/0 STANDARD SIZE FOR 200A PASS THROUGH CURRENT TO 200A SUBPANEL. COORDINATE WITH ELECTRICAL.

ELECTRICAL NOTES

1	ALL EQUIPMENT TO BE LISTED BY UL OR OTHER NRTL, AND LABELED FOR ITS APPLICATION.
2	ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 V AND 90 DEGREE C WET ENVIRONMENT.
3	WIRING, CONDUIT, AND RACEWAYS MOUNTED ON ROOFTOPS SHALL BE ROUTED DIRECTLY TO, AND LOCATED AS CLOSE AS POSSIBLE TO THE NEAREST RIDGE, HIP, OR VALLEY.
4	WORKING CLEARANCES AROUND ALL NEW AND EXISTING ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC 110.26.
5	DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS. CONTRACTOR SHALL FURNISH ALL NECESSARY OUTLETS, SUPPORTS, FITTINGS AND ACCESSORIES TO FULFILL APPLICABLE CODES AND STANDARDS.
6	WHERE SIZES OF JUNCTION BOX, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, THE CONTRACTOR SHALL SIZE THEM ACCORDINGLY.
7	ALL WIRE TERMINATIONS SHALL BE APPROPRIATELY LABELED AND READILY VISIBLE.
8	MODULE GROUNDING CLIPS TO BE INSTALLED BETWEEN MODULE FRAME AND MODULE SUPPORT RAIL, PER THE GROUNDING CLIP MANUFACTURER'S INSTRUCTION.
9	MODULE SUPPORT RAIL TO BE BONDED TO CONTINUOUS COPPER G.E.C.VIA WEEB LUG OR ILSCO GBL-4DBT LAY-IN LUG.
10	THE POLARITY OF THE GROUNDED CONDUCTORS IS NEGATIVE .

PERCENT OF VALUES	NUMBER OF CURRENT CARRYING CONDUCTORS IN EMT
0.80	4-6
0.70	7-9
0.50	10-20

INVERTER SPECIFICATIONS

MANUFACTURER	SOL-ARK
MODEL #	15K-2P-N
NOMINAL AC POWER	15.0KW
NOMINAL OUTPUT VOLTAGE	240V
NOMINAL OUTPUT CURRENT	62.5A

MODULE CHARACTERISTICS - MAXEON SOLAR SPR-MAX3-430-R 430W

MAX POWER (PMAX) @ STC	430	W
OPEN CIRCUIT VOLTAGE (VOC)	40.7	V
SHORT CIRCUIT VOLATAGE (ISC)	13.15	A
MAX POWER VOLTAGE (VMP)	35.1	V
MAX POWER CURRENT (IMP)	12.25	A
SERIES FUSE RATING	25	A

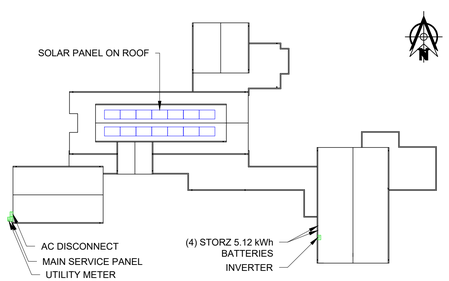
ADDITIONAL NOTE:

SIGNAGE REQUIREMENTS:
- RED BACKGROUND
- WHITE LETTERING
- MINIMUM 3/8" LETTER HEIGHT
- ALL CAPITAL LETTERS
- AERIAL OR SIMILAR FONT, NON-BOLD
- REFLECTIVE WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT (DURABLE ADHESIVE MATERIALS MUST MEET THIS REQUIREMENT)

ADHESIVE FASTENED SIGNS:
- THE LABEL SHALL BE SUITABLE FOR THE ENVIRONMENT WHERE IT IS INSTALLED.
- WHERE REQUIRED ELSEWHERE IN THIS CODE, ALL FIELD APPLIED LABELS, WARNINGS, AND MARKINGS SHOULD COMPLY WITH ANSI Z535.4 [CEC 110.21(B) FIELD MARKING].
- ADHESIVE FASTENED SIGNS MAY BE ACCEPTABLE IF PROPERLY ADHERED. VINYL SIGNS SHALL BE WEATHER RESISTANT

CAUTION !
MULTIPLE SOURCES OF POWER

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS AS SHOWN



23 SAN CLEMENTE TRAIL, CARMEL, CA 93923

LABEL LOCATION:
MAIN SERVICE PANEL

PHOTOVOLTAIC SYSTEM AC DISCONNECT
RATED AC OPERATING CURRENT 62.50 AMPS
AC NOMINAL OPERATING VOLTAGE 240 VOLTS

LABEL LOCATION:
AC DISCONNECT, POINT OF INTERCONNECTION
PER CODE: CEC 2022

WARNING: PHOTOVOLTAIC POWER SOURCE

LABEL LOCATION:
CONDUIT, COMBINER BOX
PER CODE: CEC 2022

PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

LABEL LOCATION:
WEATHER RESISTANT MATERIAL, DURABLE PLAQUE, UL969 AS STANDARD TO WEATHER RATING (UL LISTING OF MARKINGS NOT REQUIRED), MIN 3 8" LETTER HEIGHT ARIAL OR SIMILAR FONT NON-BOLD, PLACED WITHIN THE MAIN SERVICE DISCONNECT, PLACED ON THE OUTSIDE OF THE COVER WHEN DISCONNECT IS OPERABLE WITH SERVICE PANEL CLOSED. (PER CODE: CEC690.12, 690.56(C))

WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL LOCATION:
POINT OF INTERCONNECTION
PER CODE: CEC 2022

WARNING
ELECTRIC SHOCK HAZARD
DO NOT TOUCH TERMINALS
TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION:
AC DISCONNECT, POINT OF INTERCONNECTION
PER CODE: CEC 2022

WARNING
INVERTER OUTPUT CONNECTION DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL LOCATION:
POINT OF INTERCONNECTION
PER CODE: CEC 2022
[Not required if panelboard is rated not less than sum of ampere ratings of all overcurrent devices supplying it]

INVERTER #1

PHOTOVOLTAIC DC DISCONNECT

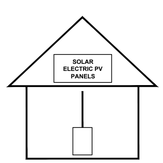
RATED MAXIMUM POWER-POINT CURRENT:	24.50	ADC
RATED MAXIMUM POWER-POINT VOLTAGE:	245.70	VDC
MAXIMUM SYSTEM VOLTAGE:	284.90	VDC
MAXIMUM SHORT CIRCUIT CURRENT:	26.30	ADC

LABEL LOCATION:
COMBINER BOX
PER CODE: CEC 2022

6"
3.5"

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUTDOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



LABEL LOCATION:
SERVICE DISCONNECTING MEANS
PER CODE: CEC 2022

REVISIONS:	BY:

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SOLAR PHOTOVOLTAIC
ELECTRICAL DETAILS

DATE:
11/5/2024

SHEET SIZE
ARCH_D
24" X 36"

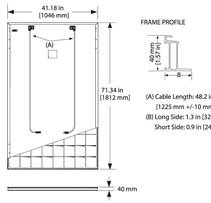
SHEET NUMBER
PV-3.0

MAXEON 3 POWER: 415–430 W | EFFICIENCY: Up to 22.7%

Electrical Data	SPR-MAX3-430-R	SPR-MAX3-425-R	SPR-MAX3-415-R
Nominal Power (Pnom)[2]	430 W	425 W	415 W
Power Tolerance	+5/0%	+5/0%	+5/0%
Panel Efficiency	22.7%	22.4%	21.9%
Rated Voltage (Vmpp)	35.1 V	34.9 V	34.5 V
Rated Current (Impp)	12.25 A	12.18 A	12.03 A
Open-Circuit Voltage (Voc)	40.7 V	40.7 V	40.6 V
Short-Circuit Current (Isc)	13.15 A	13.13 A	13.10 A
Max. System Voltage	1000 V UL & 1000 V IEC		
Maximum Series Fuse	25 A		
Power Temp Coef.	-0.27% / °C		
Voltage Temp Coef.	-0.236% / °C		
Current Temp Coef.	0.058% / °C		

Operating Condition And Mechanical Data	
Temperature	-40°F to +185°F (-40°C to +85°C)
Impact Resistance	1 inch (25 mm) diameter hail at 52 mph (23 m/s)
Solar Cells	112 Monocrystalline Maxeon Gen 3
Tempered Glass	High-transmission tempered anti-reflective
Junction Box	IP-68, Stäubli (MC4), 2 bypass diodes
Weight	46.7 lbs (21.2 kg)
Max. Load[6]	Wind: 50 psf, 2400 Pa back Snow: 112 psf, 5400 Pa front HVHZ:[7] 112 psf, 5400 Pa front and back
Frame	Class 1 black anodized (highest AAMA rating)

Certifications and Compliance	
Standard Tests[3]	UL 61730, IEC 61215, IEC 61730
Quality Management Certs	ISO 9001:2015, ISO 14001:2015
Ammonia Test	IEC 62716
Desert Test	IEC 60068-2-68, MIL-STD-810G
Salt Spray Test	IEC 61701 (maximum severity)
PID Test	1000 V: IEC 62804
Available Listings	UL, TUV
IFLI Declare Label	First solar panel labeled for ingredient transparency and LBC-compliance.[4]
Cradle to Cradle Certified™ Silver	First solar panel line certified for material health, water stewardship, material reutilization, renewable energy & carbon management, and social fairness.[5]
Green Building Certification Contribution	Panels can contribute additional points toward LEED and BREEAM certifications.
EHS Compliance	RoHS, ISO 45001:2018, Recycle Scheme, REACH SVHC-163



Please read the safety and installation instructions.
Visit www.maxeon.com/us/InstallGuideUL.
Paper version can be requested through
techsupport.ROW@maxeon.com.

1 40-year warranty is not available in all countries or all installations and requires registration, otherwise our 25-year warranty applies. Service availability varies by country and installation provider. When PV Modules are used in a system over 500 kW or on a ground-mount application, such as a tracker or carport, the Product and Power Warranty Terms shall each be limited to 25 years unless written approval is provided by Maxeon and the PV Modules are digitally registered.
2 Standard Test Conditions (1000 W/m² irradiance, AM 1.5, 25° C). NREL calibration Standard: SOMS current, LACCS FF and Voltage.
3 Type 2 fire rating per UL 61730, Class C fire rating per IEC 61730.
4 Maxeon DC panels first received the International Living Future Institute Declare Label in 2016.
5 Maxeon DC panels are Cradle to Cradle Certified™ Silver - www.c2ccertified.org/products/scorecard/maxeon_solar_panels_-_maxeon_corporation. Cradle to Cradle Certified™ is a certification mark licensed by the Cradle to Cradle Products Innovation Institute.
6 As per IEC 61215-2016 tested and certified.
7 Florida High Velocity Hurricane Zone (HVHZ) or equivalent US building codes. Please refer to the Safety and Installation guide for additional details.

Made in Philippines (Cells)
Assembled in Mexico (Module)
Specifications included in this datasheet are subject to change without notice.
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View warranty, patent and trademark information at maxeon.com/legal.

maxeon

545907 REV C / LTR_US
Publication Date: May 2023

STORZ POWER

STORZ POWER BATTERY SPECIFICATIONS

25 YEAR LIMITED WARRANTY



Model#: SP5.12-LFPv4

Sku#: 10247



- Lithium-Iron Phosphate (LFP)
- 5 kWh Battery
- 100% Depth of Discharge



Energy Capacity
5 kWh
100% depth of discharge
(at 1C Rate at 77°F)
98% round trip efficiency
100 Ah

Size & Weight:
17" x 17" x 8.75"
98 lbs.

Cycle Life
8,000 cycles
Storage temp <86°F
State of charge 20%-60%

Battery Chemistry
Lithium-Iron Phosphate (LFP)
Charge Temp Range: 32°F to 131°F
Discharge Temp Range: 14°F to 131°F
(best between 77°F to 87°F)
Included
BMU/BMS/Modbus/Terminals
Metal casing

Battery Installation
Wall mounted battery cabinet*
*4" ground clearance min. required

Stacking
Up to 14 units in parallel

Voltage
51.2 V nominal voltage
44-56 V voltage range

Current
Continuous charge 100 A
Continuous discharge 100 A
Peak 120 A, ≤ 0.3s

Communication Type
Double RS485

Terminal Lugs
Parallel connection required

Cooling
Natural convection - no fan

Protection Function
- Over-charge, over-discharge, over-current, short circuit, temperature
- 125 A main DC breaker 10kAIC

Compatibility
Most 48V PV inverter manufacturers & grid-tied PV systems

Certifications
UL 1642, UN 38.3, ANSI/CAN/UL-1973, UL 9540, UL 9540A, CA-SGIP, CEC, OGPe, ETL/Intertek tested & listed

Warranty:
25 year limited warranty
or 8,000 cycles

Battery Enclosure Rating:
IP65

Combined Weight:
2 Battery Modules & Cabinet: 300 lb.

North America: 15K-2P-N

Sol-Ark

Datasheet	Limitless 15K-LV
Input Data (PV)	
Max. Allowed PV Power (STC)	19,500W
Nominal Voltage Range	175 - 425V
Startup Voltage	125V
Max. Input Voltage	500V
Max. Input Current per MPPT	26A (self-limiting)
No. of MPP Trackers	3
No. of PV Strings per MPPT	2
Max. AC Coupled Input	19,200 W
Output Data (AC)	
Nominal AC Voltage (L-L)	120/240V, 120/208V, 220V
Grid Frequency	50 / 60Hz
Real Power, max continuous	15,000W
Max. Output Current	62.5A
Real Power, max continuous (batteries only, no PV)	12,000W (50A @ 240V)
Peak Apparent Power (10s, off-grid)	24,000VA @ 240V
Peak Apparent Power (100ms, off-grid)	30,000VA @ 240V
Max Output Fault Current (5s)	94A with PV, 75A (batteries only, no PV)
Max Output Fault Current (100ms)	120A
Max. Grid Passthrough Current	200A
Power Factor Output Range	+/- 0.9 adjustable
Backup Transfer Time	5ms
CEC Efficiency	96.5%
Max Efficiency	97.5%
Design (DC to AC)	Transformerless DC
Stackable	Up to 12 in parallel
Battery Input Data (DC)	
Battery Technologies	Lithium / Lead Acid
Nominal DC Voltage	48V
Operating Voltage Range	43 - 63V
Capacity	50 – 9900Ah
Max. Battery Charge / Discharge Current	275A
Charging Controller	3-Stage with Equalization
Grid to Battery Charging Efficiency	96.0%
External Temperature Sensor	Included
Current Shunt for Accurate % SOC	Integrated
Automatic Generator Start	Integrated
Communication to Lithium	CANBus & RS485
General Data	
Dimensions (H x W x D)	807 x 494 x 306 mm / 31.8 x 19.4 x 12 in
Weight	61.2 Kg / 135 lb.
Enclosure	IP65 / NEMA 3R
Ambient Temperature	-25~55°C, > 45°C Derating
Noise	< 30 dB
Idle consumption - No Load	60W
Wi-Fi & LAN Communication	Included
Standard Warranty	10 Years
Protection and Certifications	
Electronics Certified Safety by SGS Labs to NEC & UL Specs - NEC 690.4B & NEC 705.4/6	Yes
Grid Sell Back – UL1741-2010/2018, IEEE1547a 2003/2014, FCC 15 Class B, UL17415B, CA Rule 21, HECO Rule 14H	Yes
PV DC Disconnect Switch – NEC 240.15	Integrated
Ground Fault Detection – NEC 690.5	Integrated
PV Rapid Shutdown Control – NEC 690.12	Integrated
PV Arc Fault Detection – NEC 690.11	Integrated
PV Input Lightning Protection	Integrated
PV String Input Reverse Polarity Protection	Integrated
AC Output Breaker - 200A	Integrated
200A x 2 Battery Breaker / Disconnect	Integrated
Surge Protection	DC Type II / AC Type II

Junction Boxes
Type 3R Screw Cover - Painted & Galvanized
Data and Illustration Sheet



Application
- Used as wiring boxes, junction and pull boxes
- Protects against falling rain, sleet and external ice formation

Standards
- UL 50 listed, Type 3R
- CSA C22.2 No. 40 certified, Type 3R
- Conforms to NEMA standard for Type 3R

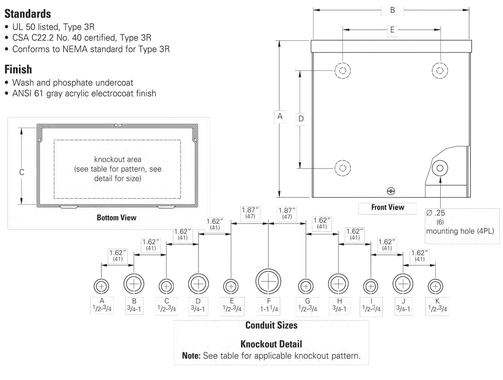
Finish
- Wash and phosphate undercoat
- ANSI 61 gray acrylic electrocoat finish

Accessories
- Touch-up paint
- See Accessories section

Construction
- Enclosure and cover are fabricated from code gauge galvaneal steel for painted or galvanized steel, (see table, page 57)
- Enclosure body has embossed mounting holes on the back
- Available with or without knockouts on the bottom end of enclosures less than 30 inches wide
- Cover is held secure by sliding it under the top end flange and fastening it with plated screws on the bottom end flange, (larger sizes use two studs and wing nuts)

Discount Schedule: A2

Subclass: AS0 & Z60



Conduit Sizes

Knockout Detail
Note: See table for applicable knockout pattern.

Notes: We can provide special sizes, finishes and other modifications. Consult the factory for your special requirements.
Dimensions are in inches. Millimeters shown are for reference only. Data subject to change without notice.

Junction Boxes - Type 3R Screw Cover - Painted & Galvanized
Catalog Number

Enclosure Catalog Number Painted KO	Painted No KO	Galvanized KO	Galvanized No KO	Enclosure Size Height x Width x Dept A x B x C in.	mm	D in.	D mm	E in.	E mm	Gauge	Knockout Pattern Bottom
644 RTSC	644 RTSC NK	644 RTSCGV	--	4.00 x 4.00 x 4.00	102 x 102 x 102	1.50	38	1.81	46	16	C D
644 RTSC	644 RTSC NK	--	--	6.00 x 4.00 x 4.00	152 x 102 x 102	3.50	89	1.81	46	16	C D
664 RTSC	664 RTSC NK	664 RTSCGV	664 RTSCGV NK	6.00 x 6.00 x 4.00	152 x 152 x 102	3.50	89	3.81	97	16	C D E
864 RTSC	864 RTSC NK	--	--	8.00 x 6.00 x 4.00	203 x 152 x 102	5.50	140	3.81	97	16	C D E
884 RTSC	884 RTSC NK	884 RTSCGV	884 RTSCGV NK	8.00 x 8.00 x 4.00	203 x 203 x 102	5.50	140	5.81	148	16	G H I J
1084 RTSC	1084 RTSC NK	--	--	10.00 x 8.00 x 4.00	254 x 203 x 102	7.50	191	5.81	148	16	G H I J
10104 RTSC	10104 RTSC NK	10104 RTSCGV	10104 RTSCGV NK	10.00 x 10.00 x 4.00	254 x 254 x 102	7.50	191	7.81	198	16	D E F G H
1284 RTSC	1284 RTSC NK	--	--	12.00 x 8.00 x 4.00	305 x 203 x 102	9.50	241	5.81	148	16	G H I J
12104 RTSC	12104 RTSC NK	--	--	12.00 x 10.00 x 4.00	305 x 254 x 102	9.50	241	7.81	198	16	D E F G H
12124 RTSC	12124 RTSC NK	12124 RTSCGV	12124 RTSCGV NK	12.00 x 12.00 x 4.00	305 x 305 x 102	9.50	241	9.81	249	16	D E F G H
15124 RTSC	--	--	--	15.00 x 12.00 x 4.00	381 x 305 x 102	12.50	318	9.81	249	16	D E F G H
16124 RTSC	16124 RTSC NK	--	--	16.00 x 12.00 x 4.00	406 x 305 x 102	13.50	343	9.81	249	16	D E F G H
16164 RTSC	16164 RTSC NK	--	--	16.00 x 16.00 x 4.00	406 x 406 x 102	13.50	343	13.81	351	16	C D E F G H I
18124 RTSC	--	--	--	18.00 x 12.00 x 4.00	457 x 305 x 102	15.50	394	9.81	249	16	D E F G H
18184 RTSC	18184 RTSC NK	--	--	18.00 x 18.00 x 4.00	457 x 457 x 102	15.50	394	15.81	402	16	B C D E F G H I J
24244 RTSC	24244 RTSC NK	--	--	24.00 x 24.00 x 4.00	610 x 610 x 102	21.50	546	21.56	548	14	B C D E F G H I J
666 RTSC	666 RTSC NK	666 RTSCGV	666 RTSCGV NK	6.00 x 6.00 x 6.00	152 x 152 x 152	3.50	89	3.81	97	16	C D E
866 RTSC	866 RTSC NK	--	--	8.00 x 6.00 x 6.00	203 x 152 x 152	5.50	140	3.81	97	16	C D E
886 RTSC	886 RTSC NK	886 RTSCGV	886 RTSCGV NK	8.00 x 8.00 x 6.00	203 x 203 x 152	5.50	140	5.81	148	16	G H I J
1086 RTSC	1086 RTSC NK	--	--	10.00 x 8.00 x 6.00	254 x 203 x 152	7.50	191	5.81	148	16	G H I J
10106 RTSC	10106 RTSC NK	10106 RTSCGV	10106 RTSCGV NK	10.00 x 10.00 x 6.00	254 x 254 x 152	7.50	191	7.81	198	16	D E F G H
1286 RTSC	--	--	--	12.00 x 8.00 x 6.00	305 x 203 x 152	9.50	241	5.81	148	16	G H I J
12106 RTSC	12106 RTSC NK	--	--	12.00 x 10.00 x 6.00	305 x 254 x 152	9.50	241	7.81	198	16	D E F G H
12126 RTSC	12126 RTSC NK	12126 RTSCGV	12126 RTSCGV NK	12.00 x 12.00 x 6.00	305 x 305 x 152	9.50	241	9.81	249	16	D E F G H
16126 RTSC	16126 RTSC NK	--	--	16.00 x 12.00 x 6.00	406 x 305 x 152	13.50	343	9.81	249	16	D E F G H
16166 RTSC	16166 RTSC NK	--	--	16.00 x 16.00 x 6.00	406 x 406 x 152	13.50	343	13.81	351	16	C D E F G H I
18126 RTSC	18126 RTSC NK	--	18126 RTSCGV NK	18.00 x 12.00 x 6.00	457 x 305 x 152	15.50	394	9.81	249	16	D E F G H
18186 RTSC	18186 RTSC NK	18186 RTSCGV	18186 RTSCGV NK	18.00 x 18.00 x 6.00	457 x 457 x 152	15.50	394	15.81	402	16	B C D E F G H I J
24126 RTSC	24126 RTSC NK	--	--	24.00 x 12.00 x 6.00	610 x 305 x 152	21.50	546	9.81	249	16	D E F G H
24186 RTSC	24186 RTSC NK	--	--	24.00 x 18.00 x 6.00	610 x 457 x 152	21.50	546	15.81	402	16	B C D E F G H I J
24246 RTSC	24246 RTSC NK	--	24246 RTSCGV NK	24.00 x 24.00 x 6.00	610 x 610 x 152	21.50	546	21.56	548	14	B C D E F G H I J
--	36366 RTSC NK	--	--	36.00 x 36.00 x 6.00	914 x 914 x 152	33.50	851	33.56	852	12	--
10108 RTSC	10108 RTSC NK	--	10108 RTSCGV NK	10.00 x 10.00 x 8.00	254 x 254 x 203	7.50	191	7.81	198	16	D E F G H
12128 RTSC	12128 RTSC NK	--	12128 RTSCGV NK	12.00 x 12.00 x 8.00	305 x 305 x 203	9.50	241	9.81	249	16	D E F G H
18128 RTSC	18128 RTSC NK	--	--	18.00 x 12.00 x 8.00	457 x 305 x 203	15.50	394	9.81	249	16	D E F G H
18188 RTSC	18188 RTSC NK	--	18188 RTSCGV NK	18.00 x 18.00 x 8.00	457 x 457 x 203	15.50	394	15.81	402	16	B C D E F G H I J
24168 RTSC	24168 RTSC NK	--	--	24.00 x 16.00 x 8.00	610 x 406 x 203	21.50	546	13.81	351	16	C D E F G H I
24188 RTSC	24188 RTSC NK	--	--	24.00 x 18.00 x 8.00	610 x 457 x 203	21.50	546	15.81	402	16	B C D E F G H I J
24248 RTSC	24248 RTSC NK	--	24248 RTSCGV NK	24.00 x 24.00 x 8.00	610 x 610 x 203	21.50	546	21.56	548	14	B C D E F G H I J
--	36368 RTSC NK	--	--	36.00 x 36.00 x 8.00	914 x 914 x 203	35.50	851	33.56	852	12	--
121210 RTSC	121210 RTSC NK	--	--	12.00 x 12.00 x 10.00	305 x 305 x 254	9.50	241	9.81	249	16	D E F G H
181210 RTSC	--	--	--	18.00 x 12.00 x 10.00	457 x 305 x 254	15.50	394	9.81	249	16	D E F G H
181810 RTSC	181810 RTSC NK	--	--	18.00 x 18.00 x 10.00	457 x 457 x 254	15.50	394	15.81	402	16	B C D E F G H I J
241810 RTSC	241810 RTSC NK	--	--	24.00 x 18.00 x 10.00	610 x 457 x 254	21.50	546	15.81	402	16	B C D E F G H I J
242410 RTSC	242410 RTSC NK	--	242410 RTSCGV NK	24.00 x 24.00 x 10.00	610 x 610 x 254	21.50	546	21.56	548	14	B C D E F G H I J
302410 RTSC	302410 RTSC NK	--	--	30.00 x 24.00 x 10.00	762 x 610 x 254	27.50	699	21.56	548	14	B C D E F G H I J
--	303010 RTSC NK	--	--	30.00 x 30.00 x 10.00	762 x 762 x 254	27.50	699	27.56	700	12	--
242412 RTSC	242412 RTSC NK	--	242412 RTSCGV NK	24.00 x 24.00 x 12.00	610 x 610 x 305	21.50	546	21.56	548	14	B C D E F G H I J
302412 RTSC	302412 RTSC NK	--	--	30.00 x 24.00 x 12.00	762 x 610 x 305	27.50	699	21.56	546	14	B C D E F G H I J
--	303012 RTSC NK	--	--	30.00x x 30.00 x 12.00	762 x 762 x 305	27.50	699	27.56	700	14	--
362412 RTSC	362412 RTSC NK	--	--	36.00 x 24.00 x 12.00	914 x 610 x 305	33.50	851	21.56	548	14	B C D E F G H I J
--	363012 RTSC NK	--	--	36.00 x 30.00 x 12.00	914 x 762 x 305	33.50	851	27.56	700	12	--
--	363612 RTSC NK	--	363612 RTSCGV NK	36.00 x 36.00 x 12.00	914 x 914 x 305	33.50	851	33.56	852	12	--

Notes: Dimensions are in inches. Millimeters shown are for reference only. Data subject to change without notice.

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SOLAR PHOTOVOLTAIC
SPECIFICATION SHEET

DATE:
11/5/2024

SHEET SIZE
ARCH_D
24" X 36"

SHEET NUMBER
PV-4.0

ABBREVIATIONS

AC	AIR CONDITIONING UNIT
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
ARCH	ARCHITECTURAL
BDD	BACK DRAFT DAMPER
BFF	BELOW FINISHED FLOOR
BLDG	BUILDING
BTUH	BRITISH THERMAL UNITS PER HOUR
CD	CONDENSATE DRAIN
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CP	CONDENSATE PUMP
CU	CONDENSING UNIT
DB	DRY BULB
DS	DUCT SILENCER
ELEC	ELECTRICAL
EF	EXHAUST FAN
(E)	EXISTING
ER	EXHAUST REGISTER
F	DEGREES FAHRENHEIT
FA	FREE AREA
FC	FAN COIL
FD	FIRE DAMPER
FLR	FLOOR
FP	FIRE PUMP
FPM	FEET PER MINUTE
FX	FLEXIBLE CONNECTION
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HP	HEAT PUMP
HV	HEATING AND VENTILATING UNIT
HX	HEAT EXCHANGER
HZ	HERTZ
ID	INSIDE DIAMETER
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
LD	LINEAR DIFFUSER
LF	LINEAR FEET
MBH	BTU PER HOUR (X1000)
MC	MECHANICAL CONTRACTOR
MECH	MECHANICAL
MIN	MINIMUM
MUA	MAKE-UP AIR UNIT
(N)	NEW
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NO.	NUMBER
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAI	OUTSIDE AIR INTAKE
OD	OUTSIDE DIAMETER
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
RA	RETURN AIR
RAG	RETURN AIR GRILLE
RCP	REFLECTED CEILING PLAN
RHC	REHEAT COIL
RF	RETURN FAN
REQ'D	REQUIRED
RFRG	REFRIGERATOR
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
SCG	SMOKE CONTROL GRILLE
SCH	SCHEDULE
SD	SMOKE DAMPER
SEF	SMOKE EXHAUST FAN
SF	SUPPLY FAN
SP	STATIC PRESSURE
SQ FT	SQUARE FEET
TEMP	TEMPERATURE
TG	TRANSFER GRILLE
THK	THICK
TYP	TYPICAL
U/G	UNDERGROUND
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
VAV	VARIABLE AIR VOLUME UNIT
V/ø/HZ	VOLTS/PHASE/HERTZ
VD	VOLUME DAMPER
VEL	VELOCITY
VFD	VARIABLE FREQUENCY DRIVE
W	WITH
W/O	WITHOUT
WB	WET BULB
WH	WATER HEATER

MECHANICAL SYMBOLS

SYMBOL	DESCRIPTION
	SUPPLY CEILING DIFFUSER
	SIDE WALL SUPPLY DIFFUSER
	RETURN CEILING DIFFUSER
	SIDEWALL RETURN DIFFUSER
	EXHAUST GRILL OR FAN
	EXHAUST FAN DUCT UP THRU ROOF W/ CAP
	ROUND EXHAUST DUCT UP
T	THERMOSTAT
	FLEXIBLE DUCTWORK
	POINT OF CONNECTION
	HATCH DENOTES DROPPED CEILING
FSD/FD	FIRE SMOKE DAMPER OR FIRE DAMPER (FSD OR FD)

SYMBOL	DESCRIPTION
REGISTER TYPE / AIR QUANTITY (CFM)	SUPPLY CEILING DIFFUSER
	ATTIC ACCESS PANEL
FAN	AIR HANDLER UNIT
OU HP	OUTDOOR AIR COMPRESSOR
SD	SMOKE DETECTOR
	SUPPLY DUCT UP
	RETURN DUCT UP
	SUPPLY AND RETURN DUCT DOWN
	EXHAUST WALL CAP
	OUTSIDE AIR WALL CAP
M	MOTORIZED ZONING DAMPER
	KEYED NOTES

GENERAL MECHANICAL NOTES

1. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND STANDARDS, INCLUDING 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24 CALIFORNIA CODE OF REGULATIONS, AND VENTILATION REQUIREMENTS PER ASHRAE STD. 62.2-2022.
2. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL SURVEY THE ENTIRE PROJECT SITE AND BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS. THE INTENT OF WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH A STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT SITE. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED VALID, DUE TO CONTRACTOR FAILURE TO ALLOW IN COST ESTIMATE FOR CONDITIONS WHICH MAY EXIST.
3. CONTRACTOR BID SHALL NOT BE LIMITED TO THE WORK SHOWN ON THE PLANS AND SPECIFICATIONS. ALL PREMIUM OVERTIME COSTS, UTILITY CHARGES, COST FOR TEMPORARY UTILITY SERVICES, ALL ALTERATION, ALL DEMOLITION AND EXTENSION WORKS, PERMITS, INSPECTION FEES, MISCELLANEOUS CONTINGENCY COST, ETC., SHALL BE INCLUDED IN BID.
4. CONTRACTOR MUST VERIFY LOCATIONS OF ALL EQUIPMENT AND POINTS OF CONNECTIONS AND COORDINATE WITH CONSTRUCTION MANAGER, ARCHITECT, CIVIL ENGINEER, LANDSCAPE ARCHITECT AND UTILITY CONSULTANTS PRIOR TO START OF CONSTRUCTION. NO COMPENSATION WILL BE MADE FOR RELOCATION OF EQUIPMENT AND ASSOCIATED COST.
5. CONTRACT DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR MUST FIELD VERIFY THE DRAWINGS PRIOR TO FABRICATION AND CONSTRUCTION. ALL DIMENSIONS SHOWN ON THESE PLANS ARE APPROXIMATE, AND MUST BE CONFIRMED ON SITE.
6. CONTRACTOR SHALL VERIFY ACTUAL EXISTING CONDITIONS AT SITE PRIOR TO SUBMITTING BID.
7. ANY WORK TO BE PERFORMED MUST BE PLANNED IN ADVANCE. SCHEDULING SHALL BE DONE IN COOPERATION WITH CONSTRUCTION MANAGER. INCLUDE ALL PREMIUM TIME CHARGES IN BID TO COVER AFTER-HOURS AND WEEKEND WORK.
8. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES. COORDINATE THE LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES WITH THE ARCHITECTURAL CEILING PLAN, ELECTRICAL LIGHTING LAYOUT, STRUCTURAL FRAMING LAYOUT, AND ARCHITECTURAL ROOM ELEVATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH BEST CONSTRUCTION PRACTICES.
9. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, TOOLS, LABOR, ETC. TO INSTALL A COMPLETE AND FUNCTIONING SYSTEM AS INDICATED ON DRAWINGS.
10. THE CONTRACTOR SHALL REPORT TO THE CONSTRUCTION MANAGER IMMEDIATELY ANY INTERFERENCE BETWEEN TRADES OR WITH BUILDING OBSTRUCTIONS.
11. PROVIDE SHOP DRAWINGS FOR ALL EQUIPMENT, DUCTWORK, PIPING, DAMPERS, ETC. AND SUBMIT IT TO THE CONSTRUCTION MANAGER FOR APPROVAL.
12. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND SEALED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS AND PROCEDURES DETAILED IN ASHRAE HANDBOOK OF FUNDAMENTALS OR THE APPLICABLE STANDARDS ADOPTED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION AND THE UNIFORM MECHANICAL CODE.
13. FACTORY-MADE AIR DUCTS SHALL NOT BE USED FOR VERTICAL RISERS IN AIR-DUCT SYSTEMS SERVING MORE THAN TWO STORIES (UNLESS ALLOWED BY CHIEF BUILDING INSPECTOR AND THE FIELD INSPECTOR). SUCH DUCTS SHALL NOT PENETRATE CONSTRUCTION WHERE FIRE DAMPERS ARE REQUIRED (CMC SECTION 603.4.).
14. ALL DUCT SIZES ARE CLEAR INSIDE SIZES. OBTAIN APPROVAL FROM CONSTRUCTION MANAGER FOR SIZING OF ANY DUCTWORK, WHERE SIZES ARE NOT SHOWN ON DRAWINGS.
15. MANUAL VOLUME DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL BOXES, DIFFUSERS, GRILLES AND REGISTERS AND SHALL BE LOCKED IN THE FINAL POSITION AFTER COMPLETION OF AIR BALANCE.
16. ALL DUCT SHALL BE INSTALLED WITH ACCORDANCE TO MANUFACTURERS GUIDELINES AND CHAPTER 6 OF CMC 2019.
17. TRANSVERSE AND LONGITUDINAL JOINTS FOR ALL SUPPLY AIR DUCTS SHALL BE SEALED WITH APPROVED MASTIC PER SMACNA.
18. COVER ALL WALLS, FLOOR, CEILING AND ROOF OPENINGS LEFT AS THE RESULT OF THE WORK. PROVISIONS SHALL BE MADE TO PROJECT PEOPLE FROM INJURY AND TO PROTECT EQUIPMENT FROM WEATHER.
19. CUTTING OR PENETRATION OF STRUCTURAL MEMBERS MUST BE APPROVED BY THE STRUCTURAL ENGINEER ON RECORD.
20. SEAL ALL PENETRATIONS THROUGH WALLS, CEILINGS, FLOOR, ETC. TO MAINTAIN THE FIRE RATING, AND BUILDING PRESSURIZATION.
21. PROVIDE ANCHORAGE FOR ALL PIPING, DUCTWORK AND EQUIPMENT IN ACCORDANCE WITH THE LATEST EDITION OF GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS PER SMACNA.
22. INSTALL ALL DUCT WORK AND PIPING HIGH AS POSSIBLE UNLESS NOTED ON THE PLANS.
23. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL NECESSARY ACCESSORIES FOR COMPLETE INSTALLATION.
24. CURBS, PLATFORMS, AND FLASHING FOR MECHANICAL EQUIPMENT SHALL BE AS INDICATED ON THE ARCHITECTURAL PLANS AND STRUCTURAL PLANS. COORDINATE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORTS FOR FURNISHED EQUIPMENT.
25. ALL DUCT WORK MUST BE INSULATED OR LINED PER SPECIFICATIONS OR NOTED IN THE DRAWINGS. THE FLEXIBLE DUCT MUST BE INSTALLED PER MANUFACTURER GUIDELINES AND SHALL ELIMINATE RESTRICTION TO AIR FLOW.
26. PRE-INSULATED FLEXIBLE DUCT WORK SHALL BE SUPPORTED AND JOINED TO SHEET METAL PER SMACNA DUCT CONSTRUCTION STANDARDS AND SHALL BE USED WITH A 2" SHEET METAL SADDLE AT EACH SUPPORT HANGER.
27. WHEN FLEXIBLE DUCTWORK IS INSTALLED AS A BRANCH DUCTWORK TO A POINT OF TERMINATION, THE CONTRACTOR MUST UTILIZE ADJUSTABLE SHEET METAL ELBOWS WITH AN ALUMINIZED INSULATION MATCHING THE PRE-INSULATED FLEXIBLE DUCTWORK INSULATING VALUE.
28. METAL DUCTS SHALL COMPLY WITH CMC SECTION 602.6. THE METALS DUCTS SHALL BE SUPPORTED PER THE REQUIREMENTS PER CMC 603.3.
29. ALL HVAC EQUIPMENT SHALL BE U.L. LISTED AND BEAR A U.L. LABELS.
30. MECHANICAL EQUIPMENT, AIR DISTRIBUTION DEVICES, AIR DIFFUSERS, FANS, AND OTHER EQUIPMENT THAT MAY PROJECT SOUND SHALL BE INSTALLED PER MINIMUM REQUIREMENT, CONFORM TO INSTALLATION DETAILS AND RECOMMENDATION IN CHAPTER 52 OF ASHRAE HANDBOOK, "HVAC SYSTEMS AND APPLICATIONS."
31. GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS ROOF HATCH OPENINGS OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30" ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21" IN DIAMETER. THE GUARD SHALL EXTEND NOT LESS THAN 30" BEYOND EACH END OF SUCH APPLIANCE, EQUIPMENT, FAN OR COMPONENT.
32. COORDINATE THE THERMOSTATS/SENSORS LOCATIONS WITH THE ARCHITECT. ALL THE THERMOSTATS/SENSORS SHALL BE MOUNTED AT 48" ABOVE FINISHED FLOOR TO MEET ADA REQUIREMENTS.
33. THE CONTRACTOR SHALL VERIFY THE INPUT VOLTAGE AND AMPERAGE (HORSEPOWER) RATING OF ALL EQUIPMENT PRIOR TO INSTALLATION.
34. CONTRACTOR SHALL PROVIDE ALL SAFETY MATERIALS AND EQUIPMENT NOT LIMITED TO BARRIERS, SIGNS, LIGHTS, ETC.
35. CONTRACTOR SHALL PROVIDE BARRICADE, SAFETY SIGNS AND OTHER DEVICES TO ISOLATE WORK AREA DURING CONSTRUCTION, UPON CONSTRUCTION MANAGER APPROVAL.
36. CONTRACTOR SHALL REPAIR/PATCH AND WEATHER PROOF ANY OPENING CAUSED BY EQUIPMENT/PIPING INSTALLATION, AND SHALL PAINT WHERE NECESSARY.
37. THE CONTRACTOR SHALL THOROUGHLY CLEAN THE UNITS, REMOVE ALL PACKING LABELS, STICKERS AND ANY CRATING DEBRIS, AND LEAVE ALL INSTALLATION FINISHED AND READY FOR OPERATION.
38. AFTER COMPLETION, THE COMPLETE SYSTEM SHALL BE TESTED AND BALANCED. ANY ADDITIONAL BALANCING DEVICES REQUIRED FOR PROPER BALANCING SHALL BE INSTALLED. PRIOR TO BALANCING ALL FILTERS SHALL BE REPLACED WITH NEW CLEAN FILTERS PLACED IN THE RETURN GRILLES.
39. UPON COMPLETION OF PROJECT AND PRIOR TO ACCEPTANCE OF THE WORK BY THE CONSTRUCTION MANAGER, CONTRACTOR SHALL FURNISH TO HIM FOUR (4) COPIES OF OPERATION AND MAINTENANCE MANUAL OF EQUIPMENT BOUND IN BOOK FORM AND INDEXED. MANUAL SHALL CONTAIN PARTS LIST, RECOMMENDED PERIODS OF INSPECTION, ETC., AND NAME, ADDRESS AND PHONE NUMBER OF ALL SUPPLIERS.
40. THE CONTRACTOR SHALL PREPARE ONE (1) SET OF "RECORD DRAWINGS" PLANS AND KEEP AT JOB SITE FOR REVIEW BY THE CONSTRUCTION MANAGER. ANY CHANGES FROM THE DESIGN DRAWINGS SHALL BE NOTED WITH RED INK. UPON COMPLETION OF PROJECT THE CONTRACTOR SHALL SUBMIT THE PLANS TO THE CONSTRUCTION MANAGER.
41. COMPLETE INSTALLATION SHALL BE GUARANTEED, AND CONTRACTOR SHALL PROVIDE 1 YEAR SERVICE, INCLUDING PARTS AND LABOR.
42. THE CONTRACTOR SHALL FURNISH A TRAINED AND COMPETENT SERVICE ENGINEER TO INSTRUCT THE OPERATORS IN THE OPERATION AND MAINTENANCE OF THE SYSTEM.
43. EACH SINGLE SYSTEM HEATING OR COOLING AIR IN EXCESS OF 2,000 CUBIC FEET PER MINUTE SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF ACTIVATED BY SMOKE DETECTORS PER 2019 CMC SECTION 608.
44. ALL DUCT SMOKE DETECTORS SHALL BE FURNISHED AND WIRED BY DIV. 16, INSTALLED BY DIV. 15. DETECTOR SAMPLING TUBES TO HAVE AN ACCESS DOOR MAKING SAMPLING TUBES READILY ACCESSIBLE.
45. PROVIDE CEILING ACCESS PANELS IN ALL NON-ACCESSIBLE CEILINGS FOR VALVES, CLEANOUTS, AND DAMPERS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
46. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM
47. FIRE PLACES MUST BE DIRECT-VENT SEALED-COMBUSTION CHAMBER TYPE PER CGBSC 4.503. NO WOOD BURNING FIREPLACE IS PERMITTED PER AQMD REGULATIONS.
48. ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGC.
49. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR INTAKE AND DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED.
50. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
    - 50.1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
    - 50.2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
      - 50.2.1. HUMIDITY CONTROLS SHALL BE CAPABLE OF MANUAL OR AUTOMATIC ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80%.
      - 50.2.2. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL OR BUILT-IN
51. BUILDING CONTAINS A WHOLE HOUSE EXHAUST FAN. ITS COVERS OR LOUVERS SHALL HAVE A MINIMUM OF R-4.2 INSULATION.
52. AIR CONDITIONING AND HEATING FILTER SHALL BE RATED AT MERV 13 MINIMUM. THE DUCT SYSTEM MUST BE DESIGN ACCOUNTING FOR THE PRESSURE DROP ACROSS THE FILTER.
53. THE INSTALLING CONTRACTOR MUST PROVIDE SEISMIC BRACING OF ALL MECHANICAL EQUIPMENT, PIPING AND DUCT WORK IN ACCORDANCE WITH REQUIREMENTS OF THE 2019 CBC FOR " SEISMIC DESIGN CATEGORY."
54. WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE PLANS, THE FIELD CONTRACTOR MUST VERIFY AND GET APPROVAL FOR THE INSTALLATION FROM THE MECHANICAL ENGINEER AND THE STRUCTURAL ENGINEER.

AIR SYSTEM DESIGN CRITERIA

CITY	CARMEL
COUNTY	MONTEREY
CLIMATE ZONE	03
SUMMER OUTDOOR DESIGN TEMP. (DRY-BULB)	78 DEG F
SUMMER COINCIDENT WET-BULB TEMP.	62 DEG F
SUMMER DAILY RANGE	20 DEG F
WINTER OUTDOOR DESIGN TEMP. (DRY BULB)	30 DEG F
SUMMER INDOOR DESIGN TEMP. (DRY BULB)	75 DEG F
WINTER INDOOR DESIGN TEMP. (DRY BULB)	68 DEG F

MECHANICAL SHEET INDEX

NO.	SHEET	DESCRIPTION
1	M-1.0	HVAC NOTES, SYMBOLS & SHEET INDEX
2	M-1.1	HVAC EQUIPMENT SCHEDULES
3	M-1.2.0	HVAC DETAILS
4	M-1.2.1	HVAC DETAILS
5	M-2.0	HVAC PLAN - MAIN RESIDENCE - CRAWLSPACE
6	M-2.1	HVAC PLAN - MAIN RESIDENCE - FIRST FLOOR
7	M-2.2	HVAC PLAN - ADU

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

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No. M34279
Exp.12-31-2026
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STATE OF CALIFORNIA

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
MECHANICAL
HVAC NOTES, SYMBOLS & SHEET INDEX

DRAWN	GMEP
CHECKED	GMEP
DATE	01/17/25
SCALE	AS NOTED
JOB NO.	24-731
SHEET	M-1.0

RECTANGULAR DUCT SIZE ESTIMATE

DESIGN CFM	DUCT HEIGHT - NET INSIDE DIMENSION IN INCHES 4"	CFM	6"	CFM	8"	CFM	10"	CFM	12"
60	6X4	60	4X6	90	4X8	120	4X10	150	4X12
90	8X4	110	6X6	160	6X8	215	6X10	270	6X12
120	10X4	160	8X6	230	8X8	310	8X10	400	8X12
150	12X4	215	10X6	310	10X8	430	10X10	550	10X12
180	14X4	270	12X6	400	12X8	550	12X10	680	12X12
210	16X4	320	14X6	490	14X8	670	14X10	800	14X12
240	18X4	375	16X6	580	16X8	800	16X10	950	16X12
270	20X4	430	18X6	670	18X8	930	18X10	1100	18X12
300	22X4	490	20X6	750	20X8	1060	20X10	1250	20X12
330	24X4	540	22X6	840	22X8	1200	22X10	1400	22X12
		600	24X6	930	24X8	1320	24X10	1600	24X12
		650	26X6	1020	26X8	1430	26X10	1750	26X12
		710	28X6	1100	28X8	1550	28X10	1950	28X12
		775	30X6	1200	30X8	1670	30X10	2150	30X12
40	21/2X10			1300	32X8	1800	32X10	2300	32X12
70	21/2X14			1400	34X8	1930	34X10	2450	34X12
150	21/2X30			1500	36X8	2060	36X10	2600	36X12
		100	31/2X14			2200	38X10	2750	38X12
		220	31/2X30			2350	40X10	2900	40X12
								3050	42X12

RECTANGULAR SHEET METAL DUCT = .07" ON MOST METAL DUCT CALCULATORS

FLEXIBLE DUCT

DUCT SIZE	DESIGN SUPPLY AIRFLOW (CFM)	DESIGN RETURN AIRFLOW (CFM)
5"	60	54
6"	100	90
7"	150	135
8"	240	216
9"	300	270
10"	400	360
12"	650	585
14"	1000	900
16"	1400	1270
18"	2000	1800
20"	2500	2250

FLEX DUCT =.1" ON MOST METAL DUCT CALCULATOR

ROUND METAL PIPE

DUCT SIZE	DESIGN AIRFLOW (CFM)
5"	60
6"	100
7"	150
8"	240
9"	300
10"	400
12"	650
14"	1000
16"	1400
18"	2000
20"	2500

ROUND METAL PIPE =.1" ON METAL DUCT CALCULATORS

AIR DISTRIBUTION DEVICE SCHEDULE

TAG ON PLANS	MANUFACTURER & MODEL #	APPLICATION & TYPE	BLOWPATTERN	NECK SIZE	REMARKS
CS-2	SHOEMAKER 850 OR EQUAL	SEE DWGS	2-WAY	SEE PLANS	CEILING OR SIDE WALL STAMPED DIFFUSER W/ LEVER OPERATED OPPOSED BLADE DAMPER
CS-3	SHOWMAKER 845 OR EQUAL	SEE DWGS	3-WAY	SEE PLANS	CEILING OR SIDE WALL STAMPED DIFFUSER W/ LEVER OPERATED OPPOSED BLADE DAMPER
CS-4	SHOEMAKER 150 OR EQUAL	SEE DWGS	4-WAY	SEE PLANS	CEILING STAMPED DIFFUSER W/ LEVER OPERATED OPPOSED BLADE DAMPER
CRG	SHOEMAKER FG OR EQUAL	SEE DWGS	------	SEE PLANS	CEILING STAMPED FACE FILTER GRILL MINIMUM MERV 13 FILTER

NOTES:
1. CRG SHALL HAVE MAXIMUM FACE VELOCITY OF 450 FPM WITH A 1" FILTER NOT LESS THAN MERV 13 W/ MAX. PRESSURE DROP OF 0.2" W.C. FOR FILTER AND GRILL.
B. CONTRACTOR TO USE OR EQUAL REGISTERS. THE THROW PATTERNS SHALL BE MATCHED PER THE PLANS. BASE THE ALTERNATE SELECTION BASE ON MAXIMUM PRESSURE DROP OF 0.04" W.C. THE VELOCITY AT THE FACE SHALL NOT EXCEED 700 FPM.

FAN SCHEDULE (EF)

EQUIPMENT NO.	SERVICE	LOCATION	CFM	STATIC PRESS. (IN W.G.)	MOTOR WATTS	MOTOR HP	MOTOR RPM	MOTOR VOLT.-PH.-CY.	MANUFACTURER & MODEL	SONES	OPTIONS-ACCESSORIES
EF R	RESTROOM	CEILING	63	0.25	27.6	--	--	120-1-60	AIRKING AK80 OR EQUAL	1.5	BACK DRAFT DAMPER CONTROLLED BY SWITCH OPER. WT. = 10.0 LBS
EF B	BATHROOM	CEILING	84	0.25	37.0	--	--	120-1-60	AIRKING EI80SH W/ BOOST OR EQUAL	0.7	BACK DRAFT DAMPER CONTROLLED BY BUILT IN HUMIDITY SENSOR OPER. WT. = 17.0 LBS
EF MB	MASTER BATHROOM	CEILING	113	0.25	37.0	--	--	120-1-60	AIRKING EI80SH W/ BOOST OR EQUAL	0.7	BACK DRAFT DAMPER CONTROLLED BY BUILT IN HUMIDITY SENSOR OPER. WT. = 17.0 LBS
EF L	LAUNDRY/ WHOLEHOUSE	CEILING	183	0.25	57.0	--	--	120-1-60	AIRKING AK200LS OR EQUAL	1.0	BACK DRAFT DAMPER CONTROLLED BY SWITCH (CONTINUOUS OPERATION WHILE HOUSE IS OCCUPIED) OPER. WT. = 11.5 LBS
EF BW	LAUNDRY/ WHOLEHOUSE	CEILING	50/90	0.25	7.3	--	--	120-1-60	AIRKING D4DH OR EQUAL	0.5	BACK DRAFT DAMPER LON SPEED CONTROLLED BY SWITCH (CONTINUOUS OPERATION WHILE HOUSE IS OCCUPIED) HIGH SPEED CONTROLLED BY BUILT IN HUMIDITY SENSOR OPER. WT. = 17.0 LBS

NOTES:
VERIFY WITH ARCHITECT/OWNER FOR EXACT MODEL NUMBER BEFORE ROUGH-IN.
ALL EXHAUST FANS TO BE ENERGY STAR CERTIFIED.

SPLIT SYSTEM AIR HANDLER FAN COIL UNITS SCHEDULE (FC)

EQUIPMENT NO.	MANUFACTURER & MODEL NO.	SERVICE	SUPPLY AIR (CFM)	OUTSIDE AIR (CFM)	E.S.P. (IN W.G.)	ELECTRICAL V.-PH.-CY.	ELECTRICAL MCA	OPERATING WEIGHTS (LBS)	REMARKS
FC 18	CARRIER FMC4218**AL* OR EQUAL	SEE PLAN	600	--	0.15	208/230-1-60	2.6	109.0	1. 2. 3. 4. 5.
FC 60	CARRIER FJ4DNXD60L00 OR EQUAL	SEE PLAN	2000	--	0.39	208/230-1-60	7.6	210.0	1. 2. 3. 4. 5.

NOTES:
1. PROVIDE REQUIRED ACCESS TO INDOOR UNIT PER CMC.
2. PROVIDE PROGRAMMABLE ROOM THERMOSTAT FOR EACH FAU/FC UNIT.
3. PROVIDE CONTROL WIRING, CONDUIT, ETC. FOR A COMPLETE AND OPERABLE SYSTEM.
4. PROVIDE SECONDARY CONDENSATE DRAIN PAN FOR ALL DX COILS.
5. PROVIDE MERV 13 FILTER AT RETURN AIR PLENUM CONNECTION TO UNIT.

SPLIT SYSTEM OUTDOOR HEAT PUMP CONDENSING UNIT (HP)

EQUIPMENT NO.	MANUFACTURER & MODEL NO.	SERVICE	HEATING CAPACITY (BTU/HR)	HSPF2 OR COP	COOLING CAPACITY (B.T.U/HR)	SEER2 /EER2	ELECTRICAL V.-PH.-CY.	ELECTRICAL MCA	ELECTRICAL MOCP	OPERATING WEIGHTS (LBS)	REFRIGERANT TUBE LIQUID	REFRIGERANT TUBE VAPOR	REMARKS
HP 18	CARRIER GH5SAN418000A OR EQUAL	SEE PLAN	17,100	7.5 HSPF2	17,100	15.2/12.0	208/230-1-60	13.4	20	135.0	3/8"	5/8"	1.
HP 60	CARRIER GH5SAN460000A OR EQUAL	SEE PLAN	57,000	7.5 HSPF2	57,000	14.3/12.0	208/230-1-60	33.2	50	253.0	3/8"	7/8"	1.

NOTES:
1. PROVIDE ALL REQUIRED MATERIALS & INSULATED REFRIGERANT LINES FOR COMPLETE INSTALLATION, SIZE RS/RL PIPING PER MANUFACTURERS GUIDELINES.

REVISIONS

NO.	DATE	DESCRIPTION

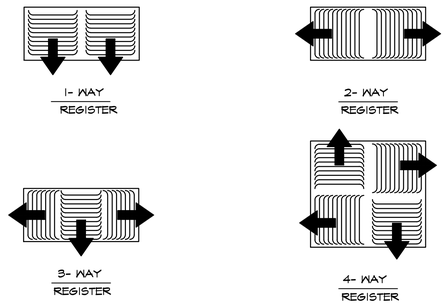
SEAL:
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GANGYI ZHOU
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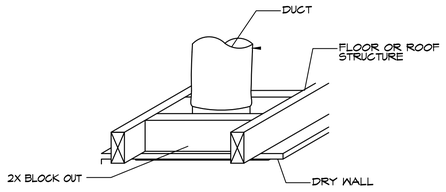
SHEET TITLE
MECHANICAL
HVAC EQUIPMENT SCHEDULS

DRAWN: GMEP
CHECKED: GMEP
DATE: 01/17/25
SCALE: AS NOTED
JOB NO.: 24-731
SHEET: M-1.1



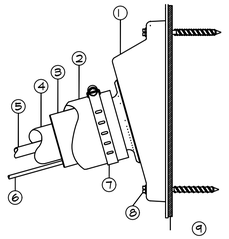
COMMOM TYPES OF DIRECTIONAL REGISTERS 8

SCALE: NONE



TYPICAL REGISTER BLOCK OUT 7

SCALE: NONE



1. EXTERIOR WALL OR PARAPET WALL SEAL PENETRATION OUTLET WITH ELASTOMERIC LINE-SET COMPRESSION SLEEVE TYPE "TITANGS30" BY AIREX MANUFACTURING INC.
2. INSULATION PROTECTIVE PVC COVER TYPE "E-FLEX GUARD" BY AIREX MANUFACTURING INC.
3. ELASTOMERIC LINE-SET COMPRESSION & ANTI-VIBRATION SLEEVE (COMPONENT OF REFERENCE 1 "TITAN GS30")
4. #/#" INSULATION FOR REFRIGERATION SUCTION LINE TYPE "_____"
5. #/#" REFRIGERATION SUCTION LINE TYPE "_____" COPPER
6. #/#" REFRIGERATION LIQUID LINE TYPE "_____" COPPER
7. MECHANICAL CONNECTION SECURED WITH STAINLESS STEEL CLAMP (COMPONENT OF REFERENCE 1 "TITAN GS30")
8. WALL FASTENERS SELF-TAPPING 3/8" HEX HEAD 1/4" DIAMETER ALL MATERIAL ANCHORS SCREWS WITH ELASTOMERIC WASHERS (COMPONENT OF REFERENCE 1 "TITAN GS30")
9. WALL SURFACE SEAL ELASTOMERIC GASKET (COMPONENT OF REFERENCE 1 "TITAN GS30")

PIPE PENETRATION DETAIL 6

SCALE: NONE

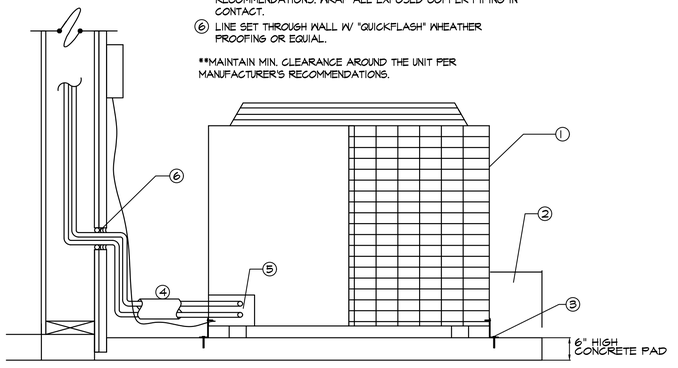
1. GRILL FINISH AT THE DROP CEILING
2. NON-RATED DROP CEILING
3. EXHAUST FAN
4. LAG SCREW TO FASTEN TO STRUCTURE
5. FLOOR JOIST
6. 26 GAGE EXHAUST DUCT
7. WALL CAP
8. EXTERIOR WALL
9. BACK DRAFT DAMPER
10. FLOOR ABOVE

CEILING FAN INSTALLATION 5

SCALE: NONE

1. CONDENSING UNIT
2. EXTEND PAD A MIN. OF 4" FROM UNIT ON ALL SIDES. COORDINATE SIZE WITH CONDENSING UNIT USED.
3. STRAP A/C TO CONC SALB WITH ANCHOR BOLD/SCREW-PER A/C MANUFACTURER RECOMMENDATION AT ALL SIDES.
4. REFER TO "PIPE PENETRATION DETAIL"
5. LIQUID LINE AND INSULATED SUCTION LINE. SIZE PER RECOMMENDATIONS. WRAP ALL EXPOSED COPPER PIPING IN CONTACT.
6. LINE SET THROUGH WALL W/ "QUICKFLASH" WHEATHER PROOFING OR EQUAL.

**MAINTAIN MIN. CLEARANCE AROUND THE UNIT PER MANUFACTURER'S RECOMMENDATIONS.



CONDENSING UNIT INSTALLATION ON GRADE 4

SCALE: NONE

DRYER VENT SIZING

DRYER VENT SIZE	LT	REMARK
4"	14'-0"	1
5"	34'-0"	2

CLOTHES DRYER VENT SHALL NOT EXCEED A TOTAL COMBINED HORIZ. AND VERT. LENGTH OF 14' FOR 4" AND 34' FOR 5", INCLUDING TWO 90- DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90- DEGREE ELBOW IN EXCESS OF TWO. SECTION 504.4.2.1 OF THE CMC., FLEX DUCT PORTION CANNOT BE CONCEALED WITHIN BUILDING CONSTRUCTION AS PROPOSED

NOTES:

1. FOR A 4" GALVANIZED DRYER VENT DUCT
   IF: L1= 8'
   THEN: L2 = 14' - 8' = 6'
2. FOR AN EQUIVALENT 5" GALVANIZED DRYER VENT DUCT
   IF: L1= 8'
   THEN: L2 = 34' - 8' = 26'

CFM = VELOCITY X AREA
CFM 4" = CFM 5"

V4" X A4" = V5" X A5"
V4" X (3.14 X D4")/4 = V5" X (3.14 X D5")/4
V4" = 5"/4" X V5" = 1.5625 V5"

FRICTION 4" = FRICTION 5" =
= (f X L4" X V4")/2g = (f X L5" X V5")/2g =
= (f X L4" X (1.5625 V5")")/2G= (f X L5" X V5")/2g

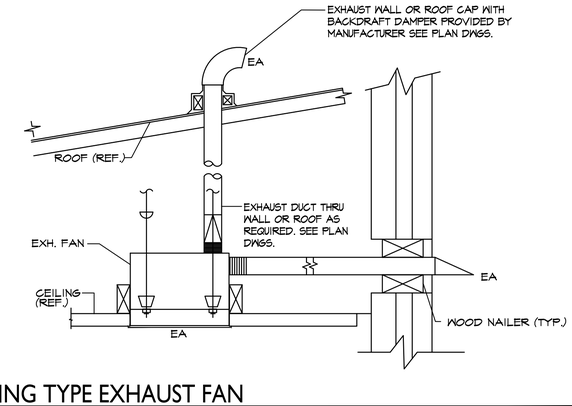
L5" = (1.5625)" X L4" = 2.44 X L4"
L4" = 14 ft
L5" = 2.44 X 14' = 34 ft

34 FEET OF 5" DUCTWORK IS EQUAL TO 14 FEET OF 4" DUCTWORK (WITH THE SAME AIRFLOW AND PRESSURE DROP).

SEE DRYER VENT SIZING TABLE BELOW

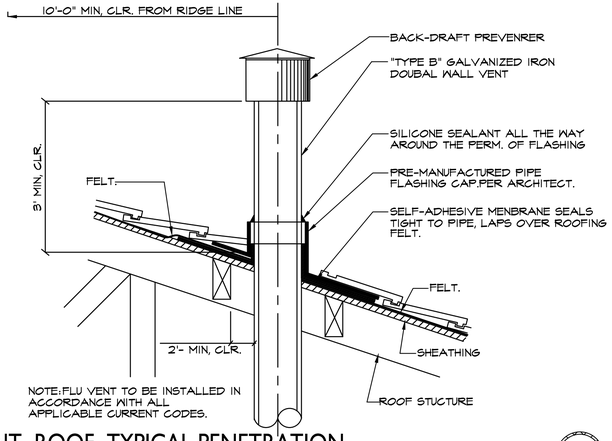
LEGEND

1. EYEBROW W / BACKDRAFT DAMPER MAINTAIN MIN. 3' AWAY FROM OPENINGS INTO BUILDINGS. (CMC CHAPTER 5)
2. DRYER VENT TO ROOF WHERE SHOWN OR NOTED ON MECH. DWGS.
3. JOIST, SEE STRUCT. DWGS. (TYPICAL)
4. FLOOR - CEILING ASSEMBLY
5. APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN 6FT. IN LENGTH MAY BE USED (FLEXIBLE DUCT CONNECTORS SHALL NOT BE CONCEALED WITHIN BUILDING CONSTRUCTION)
6. DRYER DUCT SHALL NOT BE CONNECTED W / SHEET METAL SCREWS PR OTHER FASTENERS WHICH WILL OBSTRUCT THE AIR FLOW. (TYPICAL)
7. DRYER DUCT SHALL BE OF MIN. 26 GAUGE SHEET METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES (TYPICAL)
8. FIRE CAULK AT PLATE PENETRATION (TYPICAL)



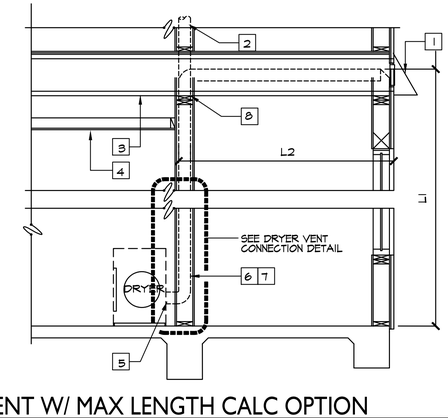
CEILING TYPE EXHAUST FAN 3

SCALE: NONE



FLUE VENT ROOF TYPICAL PENETRATION 2

SCALE: NONE



DRYER VENT W/ MAX LENGTH CALC OPTION 1

SCALE: NONE

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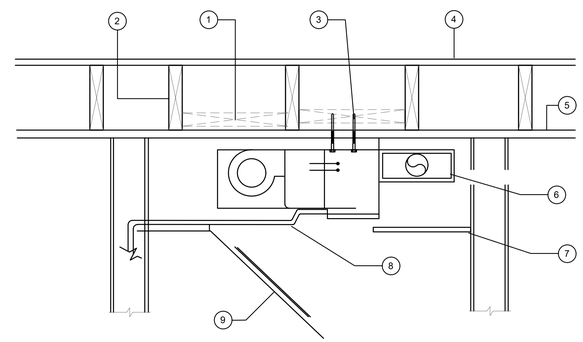
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MECHANICAL
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SHEET	M-1.2.0

1. 2X6 BLOCKING
2. STRUCTURAL JOIST
3. 1/4" LAG SCREW W/ 2 1/2" PENETRATION
4. FLOOR ABOVE
5. FLOOR STRUCTURE WHERE OCCURS.
6. SEALED SUPPLY AIR PLENUM
7. NON- RATED SOFFIT
8. 3/4" CONDENSATE DRAIN W/ TRAP.
9. FACTORY SUPPLIED LOUVERED ACCESS PANEL (BUILT IN GRILL PER THE UNIT PLANS, PROVIDE MERV 13 FILTER AT THE GRILL



CEILING FAN COIL UNIT INSTALLATION

SCALE: NONE

9

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

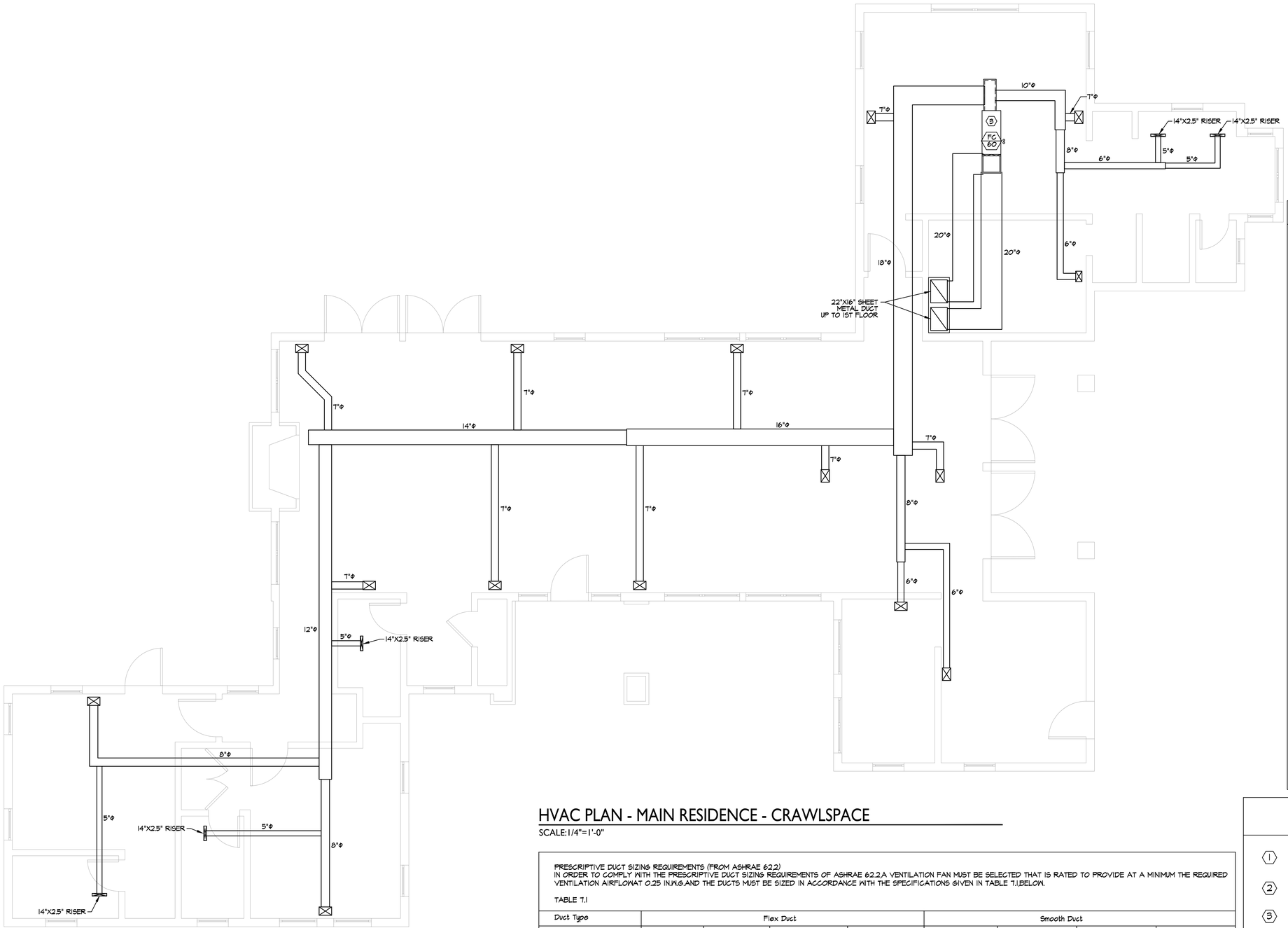
REGISTERED PROFESSIONAL ENGINEER
GANGYI ZHOU
No. M34279
Exp.12-31-2026
MECHANICAL
STATE OF CALIFORNIA

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
MECHANICAL
HVAC DETAILS

DRAWN	GMEP
CHECKED	GMEP
DATE	01/17/25
SCALE	AS NOTED
JOB NO.	24-731
SHEET	M-1.2.1



HVAC PLAN - MAIN RESIDENCE - CRAWLSPACE

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

PRESCRIPTIVE DUCT SIZING REQUIREMENTS (FROM ASHRAE 62.2)
IN ORDER TO COMPLY WITH THE PRESCRIPTIVE DUCT SIZING REQUIREMENTS OF ASHRAE 62.2,A VENTILATION FAN MUST BE SELECTED THAT IS RATED TO PROVIDE AT A MINIMUM THE REQUIRED VENTILATION AIRFLOWAT 0.25 IN.W.G.AND THE DUCTS MUST BE SIZED IN ACCORDANCE WITH THE SPECIFICATIONS GIVEN IN TABLE 7.1,BELOW.

TABLE 7.1

Duct Type	Flex Duct				Smooth Duct			
Fan Rating (cfm @ 0.25in.c.)	50	80	100	125	50	80	100	125
	Maximum Allowable Duct Length (ft)							
Diameter,(in)	Flex Duct				Smooth Duct			
3	X	X	X	X	5	X	X	X
4	70	3	X	X	105	35	5	X
5	NL	70	35	20	NL	135	85	55
6	NL	NL	125	95	NL	NL	NL	145
7 and above	NL	NL	NL	NL	NL	NL	NL	NL

This table assumes no elbow. Deduct 15 ft of allowable duct length for each turn, elbow, or fitting. Interpolation and extrapolation in Table 7.1 is not allowed. For fan ratings not listed, use the next higher value. This table is not applicable for fan ratings > 125cfm.
NL = no limit on duct length of this size.
X = not allowed, any length of duct of this size with assumed turns and fittings will exceed the rated pressured drop (0.25 in w.g.)
Note: water gauge(w.g). is the same as water column(w.c.)

HVAC GENERAL NOTES

1. REFER TO SHEET M-1.0 FOR LEGENDS AND GENERAL NOTES.
2. REFER TO SHEET M-1.1 FOR EQUIPMENT SCHEDULES.
3. REFER TO DRAWING M-1.2 FOR TYPICAL MECHANICAL DETAILS.
4. THE DUCT ROUTING SHOWN ON PLANS ARE SCHEMATIC ONLY. VERIFY WITH STRUCTURAL AND ALL OTHER PARTIES REGARDING ANY DISCREPANCY AND REPORT TO THE MECHANICAL ENGINEER FOR APPROVAL.
5. REFER TO THE ARCHITECTURAL DRAWINGS FOR FINALIZED CEILING HEIGHTS.
6. FIRE SEAL ALL THE PENETRATIONS AS REQUIRED PER CMC AND CBC CODE REQUIREMENTS.
7. PROVIDE A MINIMUM OF 100 SQ. IN FREE AREA OPENING(S) INTO LAUNDRY ROOM FOR MAKE-UP AIR AS REQUIRED BY CODE (CMC 504.4.1).
8. ALL TERMINATION OF ENVIRONMENTAL AIR DUCTS MUST BE LOCATED 3 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING.
9. OUTSIDE FRESH AIR INTAKES MUST BE 10 FEET FROM ANY PLUMBING VENTS AND EXHAUST VENTS.
10. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT.
11. CONDENSATE PIPING FOR ALL INDOOR AIR HANDLERS SHALL FALL UNDER THE CONTRACTOR WORK SCOPE. COORDINATE WITH THE HVAC SUB ACCORDINGLY.
12. THE DEDICATED WHOLE HOUSE VENTILATION FAN MUST BE OPERATING 24/7 WHILE THE HOUSE IS OCCUPIED. THE FAN MUST BE INSTALLED PER MANUFACTURER GUIDELINES WITH ON-OFF SWITCH. PROVIDE A LABEL NEXT TO THE SWITCH WITH CLEARLY WRITTEN TEXT NO SMALLER THAN 12 POINT ARIAL TYPE, "THE FAN MUST BE ON 24/7 WHILE THE HOUSE IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION."
13. KITCHEN HOOD SHALL BE PROVIDED WITH MINIMUM 100 CFM OF EXHAUST AIR RATING AT 0.25" W.C.
14. "REGISTERED' COPY OF THE CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
15. INSTALLING CONTRACTOR SHALL FILL OUT CF-3R FORMS AND SHALL HAVE IT READILY AVAILABLE TO THE INSPECTOR.
16. ALL INSTALLED FIRE PLACES MUST BE SEALED COMBUSTION TYPE AND MUST BE VENTED TO THE EXTERIOR.

HVAC KEYED NOTES

1. CAP SHOULD BE LISTED FOR CLOTH DRYER VENTING (DRYER JACK). DRYER DUCT TO VENT TO EXTERIOR WITH BACKDRAFT DAMPER. CONTRACTOR TO INSTALL DRYER EXHAUST DUCT PER MANUFACTURER INSTALLATION GUIDELINES.
2. PROVIDE RS/RL PIPING SIZE PER MANUFACTURER'S GUIDELINES. ROUTE FROM REMOTE CONDENSATE UNIT TO THE INDOOR AIR HANDLER. VERIFY CONDENSER LOCATIONS WITH ALL RELEVANT DESIGN PARTIES BEFORE INSTALLATION.
3. THE 3/4" PRIMARY CONDENSATE LINE TO THE LAVATORY TAILPIECE. SECONDARY CONDENSATE TO DRAIN TO THE EXTERIOR ABOVE A WINDOW OR PROVIDE A SENSOR TO SHUT-OFF UNIT UPON DETECTION OF WATER. COORDINATE WITH THE PLUMBER.
4. FURNACE FLUE DUCT RUN UP THRU ROOF WITH CAP. FURNACE VENT TO BE INSTALLED PER MANUFACTURER GUIDELINES. ROUTING AND TERMINATION OF FLUE FOR HEATING UNIT SHALL COMPLY WITH CH. 8, CMC 2022.
5. THIS FAN DENOTES THE WHOLE HOUSE VENTILATION FAN. THE FAN TO RUN CONTINUOUSLY WHILE THE HOUSE IS OCCUPIED. CLEARLY LABEL NEXT TO THE SWITCH.
6. CONNECT KITCHEN HOOD (MIN. 100 CFM) TO 7"Φ KITCHEN HOOD EXHAUST AIR DUCT (MIN. 6"Φ). THE HOOD MUST VENT TO THE EXTERIOR W/ BACKDRAFT DAMPER. VERIFY W/ ARCH OR OWNER BEFORE ROUGH IN.
7. EXHAUST OUTLET TERMINATES 3' AWAY FROM OPENINGS INTO THE BUILDING AND 3' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS AND ARCHITECTURAL DRAWINGS FOR PROPERTY LINE DETAILS.
8. PROVIDE CONCENTRIC KIT. CONNECT THE TWO 4" PVC PIPE FROM WATER HEATER. REFER TO INSTALLATION MANUAL FOR DETAILS.
9. PROVIDE 10"X18" TOP GRILL AND 10"X18" LOUVER OPENING ON THE DOOR 12" A.F.F. FOR COMBUSTION AIR FOR THE LAUNDRY ROOM.
10. PROVIDE 1/2" DOOR UNDER CUT, TOP GRILL OR JUMPER DUCT

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

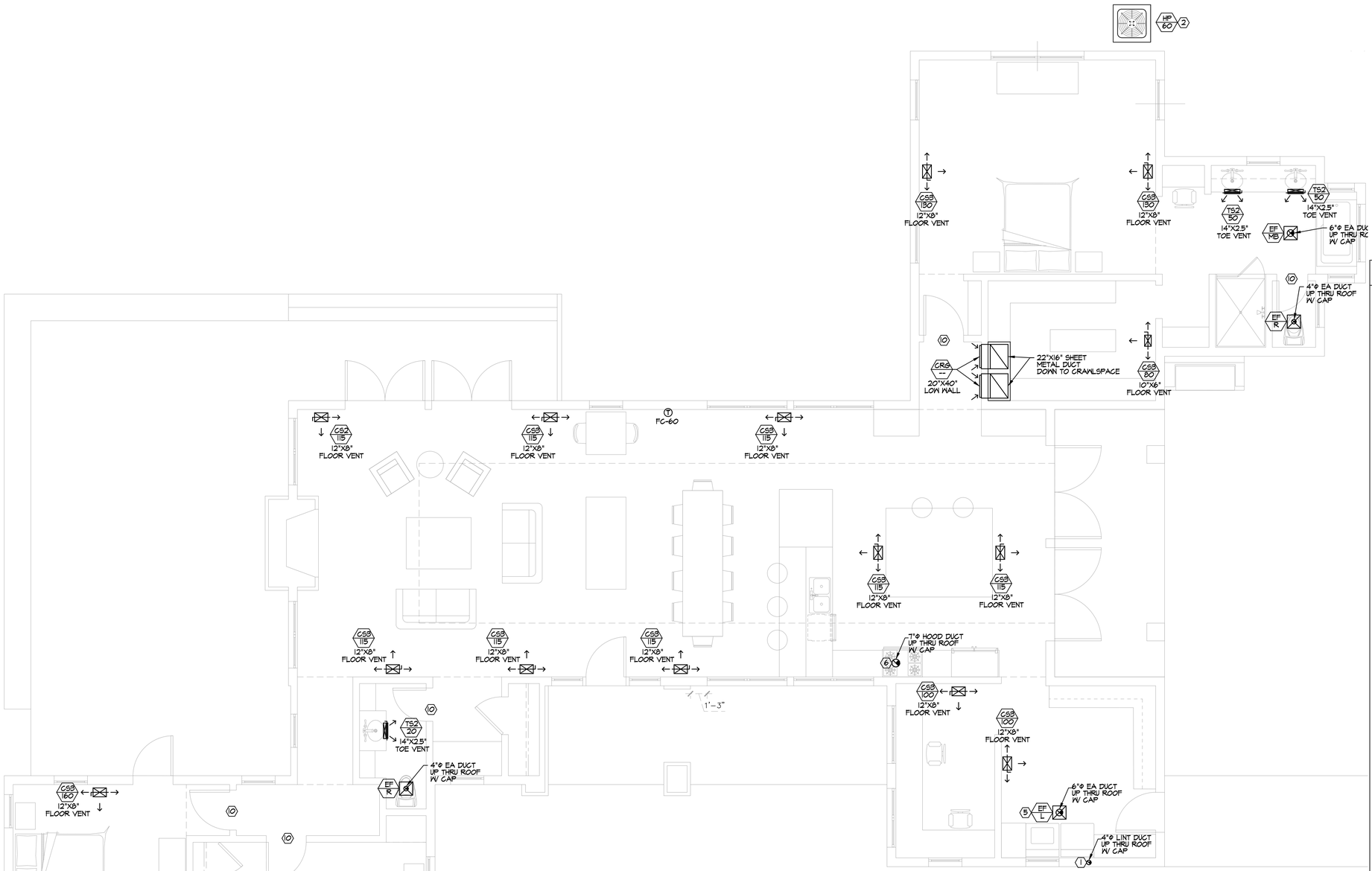
REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

GMEP ENGINEERS
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Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
MECHANICAL
HVAC PLAN - MAIN RESIDENCE
CRAWLSPACE

DRAWN: GMEP
CHECKED: GMEP
DATE: 01/17/25
SCALE: AS NOTED
JOB NO.: 24-731
SHEET: M-2.0



HVAC PLAN - MAIN RESIDENCE - FIRST FLOOR

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

HVAC GENERAL NOTES

1. REFER TO SHEET M-1.0 FOR LEGENDS AND GENERAL NOTES.
2. REFER TO SHEET M-1.1 FOR EQUIPMENT SCHEDULES.
3. REFER TO DRAWING M-1.2 FOR TYPICAL MECHANICAL DETAILS.
4. THE DUCT ROUTING SHOWN ON PLANS ARE SCHEMATIC ONLY. VERIFY WITH STRUCTURAL AND ALL OTHER PARTIES REGARDING ANY DISCREPANCY AND REPORT TO THE MECHANICAL ENGINEER FOR APPROVAL.
5. REFER TO THE ARCHITECTURAL DRAWINGS FOR FINALIZED CEILING HEIGHTS.
6. FIRE SEAL ALL THE PENETRATIONS AS REQUIRED PER CMC AND CBC CODE REQUIREMENTS.
7. PROVIDE A MINIMUM OF 100 SQ. IN FREE AREA OPENING(S) INTO LAUNDRY ROOM FOR MAKE-UP AIR AS REQUIRED BY CODE (CMC 504.4.1).
8. ALL TERMINATION OF ENVIRONMENTAL AIR DUCTS MUST BE LOCATED 3 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING.
9. OUTSIDE FRESH AIR INTAKES MUST BE 10 FEET FROM ANY PLUMBING VENTS AND EXHAUST VENTS.
10. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT.
11. CONDENSATE PIPING FOR ALL INDOOR AIR HANDLERS SHALL FALL UNDER THE CONTRACTOR WORK SCOPE. COORDINATE WITH THE HVAC SUB ACCORDINGLY.
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13. KITCHEN HOOD SHALL BE PROVIDED WITH MINIMUM 100 CFM OF EXHAUST AIR RATING AT 0.25" W.C.
14. "REGISTERED' COPY OF THE CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
15. INSTALLING CONTRACTOR SHALL FILL OUT CF-3R FORMS AND SHALL HAVE IT READILY AVAILABLE TO THE INSPECTOR.
16. ALL INSTALLED FIRE PLACES MUST BE SEALED COMBUSTION TYPE AND MUST BE VENTED TO THE EXTERIOR.

WHOLE UNIT VENTILATION CALCULATION (ASHRAE 62.2) CONTINUOUSLY

LOCATION	MAIN RESIDENCE
FLOOR AREA (SQFT)	2997
NO. OF BEDROOMS	3
VENTILATION RATE (CFM) = 0.01(SQFT)+7.5(BEDROOMS+1)	119.9
DESIGNED VENTILATION (CFM)	183

PRESCRIPTIVE DUCT SIZING REQUIREMENTS (FROM ASHRAE 62.2)
IN ORDER TO COMPLY WITH THE PRESCRIPTIVE DUCT SIZING REQUIREMENTS OF ASHRAE 62.2,A VENTILATION FAN MUST BE SELECTED THAT IS RATED TO PROVIDE AT A MINIMUM THE REQUIRED VENTILATION AIRFLOWAT 0.25 IN.W.G.AND THE DUCTS MUST BE SIZED IN ACCORDANCE WITH THE SPECIFICATIONS GIVEN IN TABLE 7.1,BELOW.

TABLE 7.1

Duct Type	Flex Duct				Smooth Duct			
Fan Rating (cfm @ 0.25w.c.)	50	80	100	125	50	80	100	125
	Maximum Allowable Duct Length (ft)							
Diameter,(in)	Flex Duct				Smooth Duct			
3	X	X	X	X	5	X	X	X
4	70	3	X	X	105	35	5	X
5	NL	70	35	20	NL	135	85	55
6	NL	NL	125	95	NL	NL	NL	145
7 and above	NL	NL	NL	NL	NL	NL	NL	NL

This table assumes no elbow. Deduct 15 ft of allowable duct length for each turn, elbow, or fitting. Interpolation and extrapolation in Table 7.1 is not allowed. For fan ratings not listed, use the next higher value. This table is not applicable for fan ratings > 125cfm.
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Note: water gauge(w.g). is the same as water column(w.c.)

HVAC KEYED NOTES

1. CAP SHOULD BE LISTED FOR CLOTH DRYER VENTING (DRYER JACK). DRYER DUCT TO VENT TO EXTERIOR WITH BACKDRAFT DAMPER. CONTRACTOR TO INSTALL DRYER EXHAUST DUCT PER MANUFACTURER INSTALLATION GUIDELINES.
2. PROVIDE RS/RL PIPING SIZE PER MANUFACTURER'S GUIDELINES. ROUTE FROM REMOTE CONDENSATE UNIT TO THE INDOOR AIR HANDLER. VERIFY CONDENSER LOCATIONS WITH ALL RELEVANT DESIGN PARTIES BEFORE INSTALLATION.
3. THE 3/4" PRIMARY CONDENSATE LINE TO THE LAVATORY TAILPIECE. SECONDARY CONDENSATE TO DRAIN TO THE EXTERIOR ABOVE A WINDOW OR PROVIDE A SENSOR TO SHUT-OFF UNIT UPON DETECTION OF WATER. COORDINATE WITH THE PLUMBER.
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6. CONNECT KITCHEN HOOD (MIN. 100 CFM) TO 7"ø KITCHEN HOOD EXHAUST AIR DUCT (MIN. 6"ø). THE HOOD MUST VENT TO THE EXTERIOR W/ BACKDRAFT DAMPER. VERIFY W/ ARCH OR OWNER BEFORE ROUGH IN.
7. EXHAUST OUTLET TERMINATES 3' AWAY FROM OPENINGS INTO THE BUILDING AND 3' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS AND ARCHITECTURAL DRAWINGS FOR PROPERTY LINE DETAILS.
8. PROVIDE CONCENTRIC KIT. CONNECT THE TWO 4" PVC PIPE FROM WATER HEATER. REFER TO INSTALLATION MANUAL FOR DETAILS.
9. PROVIDE 10"X18" TOP GRILL AND 10"X18" LOUVER OPENING ON THE DOOR 12" A.F.F. FOR COMBUSTION AIR FOR THE LAUNDRY ROOM.
10. PROVIDE 1/2" DOOR UNDER CUT, TOP GRILL OR JUMPER DUCT

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

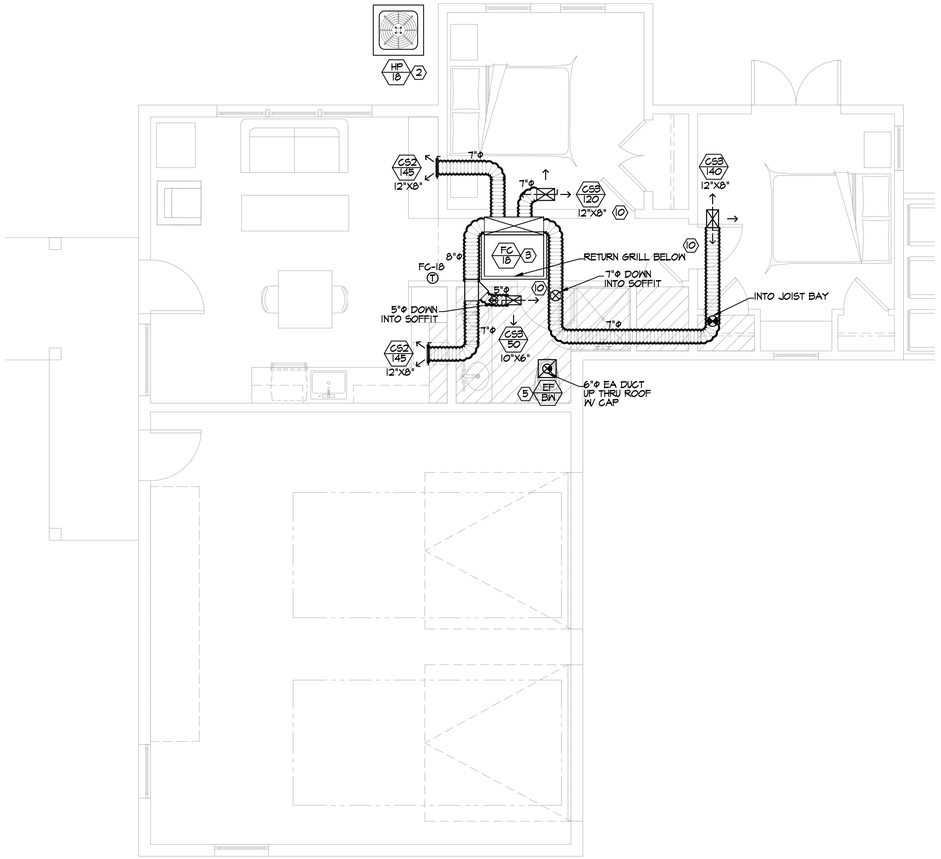
REGISTERED PROFESSIONAL ENGINEER
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No. M34279
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26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
MECHANICAL
HVAC PLAN - MAIN RESIDENCE
FIRST FLOOR

DRAWN: GMEP
CHECKED: GMEP
DATE: 01/17/25
SCALE: AS NOTED
JOB NO.: 24-731
SHEET: M-2.1



HVAC PLAN - ADU

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

HVAC GENERAL NOTES

1. REFER TO SHEET M-1.0 FOR LEGENDS AND GENERAL NOTES.
2. REFER TO SHEET M-1.1 FOR EQUIPMENT SCHEDULES.
3. REFER TO DRAWING M-1.2 FOR TYPICAL MECHANICAL DETAILS.
4. THE DUCT ROUTING SHOWN ON PLANS ARE SCHEMATIC ONLY. VERIFY WITH STRUCTURAL AND ALL OTHER PARTIES REGARDING ANY DISCREPANCY AND REPORT TO THE MECHANICAL ENGINEER FOR APPROVAL.
5. REFER TO THE ARCHITECTURAL DRAWINGS FOR FINALIZED CEILING HEIGHTS.
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16. ALL INSTALLED FIRE PLACES MUST BE SEALED COMBUSTION TYPE AND MUST BE VENTED TO THE EXTERIOR.

WHOLE UNIT VENTILATION CALCULATION (ASHRAE 62.2) CONTINUOUSLY

LOCATION	MAIN RESIDENCE
FLOOR AREA (SQFT)	731
NO. OF BEDROOMS	2
VENTILATION RATE (CFM) = 0.01(SQFT)+7.5(BEDROOMS+1)	44.6
DESIGNED VENTILATION (CFM)	50

PRESCRIPTIVE DUCT SIZING REQUIREMENTS (FROM ASHRAE 62.2)
IN ORDER TO COMPLY WITH THE PRESCRIPTIVE DUCT SIZING REQUIREMENTS OF ASHRAE 62.2,A VENTILATION FAN MUST BE SELECTED THAT IS RATED TO PROVIDE AT A MINIMUM THE REQUIRED VENTILATION AIRFLOWAT 0.25 IN.W.G.AND THE DUCTS MUST BE SIZED IN ACCORDANCE WITH THE SPECIFICATIONS GIVEN IN TABLE 7.1,BELOW.

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Maximum Allowable Duct Length (ft)								
Diameter(in)	Flex Duct				Smooth Duct			
3	X	X	X	X	5	X	X	X
4	70	3	X	X	105	35	5	X
5	NL	70	35	20	NL	135	85	55
6	NL	NL	125	95	NL	NL	NL	145
7 and above	NL	NL	NL	NL	NL	NL	NL	NL

This table assumes no elbow. Deduct 15 ft of allowable duct length for each turn, elbow, or fitting. Interpolation and extrapolation in Table 7.1 is not allowed. For fan ratings not listed, use the next higher value. This table is not applicable for fan ratings > 125cfm.
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Note: water gauge(w.g). is the same as water column(w.c.)

HVAC KEYED NOTES

1. CAP SHOULD BE LISTED FOR CLOTH DRYER VENTING (DRYER JACK). DRYER DUCT TO VENT TO EXTERIOR WITH BACKDRAFT DAMPER. CONTRACTOR TO INSTALL DRYER EXHAUST DUCT PER MANUFACTURER INSTALLATION GUIDELINES.
2. PROVIDE R5/R1 PIPING SIZE PER MANUFACTURER'S GUIDELINES. ROUTE FROM REMOTE CONDENSATE UNIT TO THE INDOOR AIR HANDLER. VERIFY CONDENSER LOCATIONS WITH ALL RELEVANT DESIGN PARTIES BEFORE INSTALLATION.
3. THE 3/4" PRIMARY CONDENSATE LINE TO THE LAVATORY TAILPIECE. SECONDARY CONDENSATE TO DRAIN TO THE EXTERIOR ABOVE A WINDOW OR PROVIDE A SENSOR TO SHUT-OFF UNIT UPON DETECTION OF WATER. COORDINATE WITH THE PLUMBER.
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8. PROVIDE CONCENTRIC KIT. CONNECT THE TWO 4" PVC PIPE FROM WATER HEATER. REFER TO INSTALLATION MANUAL FOR DETAILS.
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10. PROVIDE 1/2" DOOR UNDER CUT, TOP GRILL OR JUMPER DUCT

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:



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SHEET TITLE
MECHANICAL
HVAC PLAN - ADU

DRAWN: GMEP
CHECKED: GMEP
DATE: 01/17/25
SCALE: AS NOTED
JOB NO.: 24-731
SHEET: M-2.2

ABBREVIATIONS

ABV	ABOVE
ADA	AMERICAN DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
ARCH	ARCHITECTURAL
BG	BELOW GRADE
BFF	BELOW FINISHED FLOOR
BLDG	BUILDING
BTUH	BRITISH THERMAL UNITS PER HOUR
CD	CONDENSATE DRAIN
CFH	CUBIC FEET PER HOUR
CLG	CEILING
CO	CLEANOUT
CONT	CONTINUATION
COTG	CLEAN OUT TO GROUND
CW	DOMESTIC COLD WATER
DD	DECK DRAIN
DF	DRINKING FOUNTAIN
DFU	DRAINAGE FIXTURE UNIT
DN	DOWN
ELEC	ELECTRICAL
EQ	EQUIPMENT
EXIST, (E)	EXISTING
ET	EXPANSION TANK
F	DEGREES FAHRENHEIT
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FL	FLOOR
FM	FORCED MAIN
FS	FLOOR SINK
GCO	GROUND CLEAN OUT
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GW	GREASE WASTE
GRW	GREY WATER WASTE
HBB	HOSE BIBB
HD	HUB DRAIN
HW	DOMESTIC HOT WATER
IE	INVERT ELEVATION
IN	INCH
KS	KITCHEN SINK
KW	KILOWATTS
KWH	KILOWATTS PER HOUR
LAV	LAVATORY
LBS	POUNDS
LGTH	LENGTH
MAX	MAXIMUM
MBH	BTU PER HOUR (X1000)
MECH	MECHANICAL
MIN	MINIMUM
MPG	MEDIUM PRESSURE GAS
MS	MOP SINK
(N)	NEW
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NO.	NUMBER
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER / OVERFLOW DRAIN
OF	OVERFLOW
ORD	OVERFLOW ROOF DRAIN
OSD	OVERFLOW STORM DRAIN
PD	PLANTER DRAIN
POC	POINT OF CONNECTION
PRESS	PRESSURE
PRV	PRESSURE REDUCING VALVE
PS	PIPE SUPPORT
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
RD	ROOF DRAIN
REQD	REQUIRED
RFRG	REFRIGERATOR
RPBP	REDUCING PRESSURE BACKFLOW PREVENTER
RPM	REVOLUTIONS PER MINUTE
S	SINK
SCH	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SHWR	SHOWER
SOV	SHUT-OFF VALVE
SP	SUMP PUMP
SPEC	SPECIFICATION
SPRK	SPRINKLER
SQ FT	SQUARE FOOT / SQUARE FEET
SS	SERVICE SINK
SSD	SUB-SURFACE (FOUNDATION) DRAIN
STL	STEEL
STR	STRUCTURAL
TEMP	TEMPERATURE
THK	THICK
TP	TRAP PRIMER
TYP	TYPICAL
TWSCO	TWO WAY GROUND CLEAN OUT
U/G	UNDERGROUND
UD	UNDERDRAIN / SUBGRADE DRAIN
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
V	VENT
V/ø/HZ	VOLTS/PHASE/HERTZ
VA	VALVE
VAC	VACCUM
VEL	VELOCITY
VFD	VARIABLE FREQUENCY DRIVE
VTR	VENT THROUGH ROOF
W	SANITARY WASTE
W/	WITH
W/O	WITHOUT
WSH	WASHER
WC	WATER CLOSET
WCL.	WATER COLUMN
WCO	WALL CLEANOUT
WH	WATER HEATER / WALL HYDRANT
WHA	WATER HAMMER ARRESTOR
WSFU	WATER SERVICE FIXTURE UNITS
WTR	WATER

PIPING SYMBOLS

SYMBOL	MEANING
—— – —— – ——	DOMESTIC COLD WATER
———— – – ————	DOMESTIC HOT WATER
———— – – – ————	DOMESTIC H.W. CIRCULATING
——— – – – – ———	RECYCLED WATER
— — — — — — —	SANITARY SEWER
– – – – – – – – – –	VENT PIPING
— — — — — — —	STORM DRAIN PIPING
—— ——— ——— ——	GREASE WASTE
G	GAS
CD	CONDENSATE DRAIN
— — — GRW —— — —	GRAY WATER WASTE
WV / --	WASTE & VENT RISER
CH / --	COLD & HOT WATER RISER
G / --	GAS RISER
FAU 60	AC UNIT
	CHECK VALVE
	FLOOR SINK
	FLOOR CLEANOUT
	WALL CLEANOUT
	FLOOR DRAIN
	GAS COCK
TUB-1	PLUMBING FIXTURE
	CONNECT TO EXISTING
	SHUT-OFF VALVE
	RECIRCULATION PUMP
	PIPE CAP
	PIPE ELBOW DOWN
	PIPE ELBOW UP

GENERAL PLUMBING NOTES

1. THE ENTIRE PLUMBING SYSTEM SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA PLUMBING CODE AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES.
2. PIPING INDICATED ON THESE PLANS ARE DIAGRAMMATIC, ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES PRIOR TO INSTALLATION.
3. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO REVIEW THESE PLANS AND SPECIFICATIONS, AS WELL AS THE RELATED HVAC, FIRE PROTECTION, ELECTRICAL, STRUCTURAL, ARCHITECTURAL, INTERIOR DECOR AND SITE ENGINEERING DRAWINGS TO BECOME FAMILIAR WITH THE FULL PROJECT SCOPE. IN ADDITION, THIS CONTRACTOR MUST COORDINATE WITH AN OWNER REPRESENTATIVE TO FULLY UNDERSTAND ALL REQUIREMENTS WHICH MAY NOT BE SPECIFIED HEREIN AND WHICH THE OWNER MAY CONSIDER PART OF THIS CONTRACT. DURING THE COURSE OF CONSTRUCTION COORDINATION AND ACTUAL CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO WORK CLOSELY WITH ALL ACCOMPANYING CONTRACTORS AND TRADESMEN IN ORDER TO ENSURE A SMOOTH RUNNING AND CAREFULLY COORDINATED INSTALLATION.
4. PIPING SHOWN ON DRAWINGS WITHOUT DIMENSIONAL LOCATION SHALL BE FIELD ROUTED BY CONTRACTOR. CONTRACTOR SHALL VERIFY PROPOSED PIPE ROUTINGS PRIOR TO INSTALLATION, INCLUDING INTERFERENCE WITH BUILDING STRUCTURES, EQUIPMENT AND WORK OF OTHER TRADES WHETHER NEW OR EXISTING. PROPOSED ROUTINGS SHALL BE REVIEWED WITH THE CONSTRUCTION MANAGER.
5. PIPE SLEEVES FOR PLUMBING LINES SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR. COORDINATE WITH SLAB AND WALL CONTRACTORS FOR PROPER LOCATION AND SIZE.
6. CONTRACTOR SHALL SEAL PENETRATIONS THROUGH FIRE WALLS AND FLOORS WITH APPROVED FIRE SEALANT. REFER TO SPECIFICATION. INSTALL PER MANUFACTURERS INSTRUCTIONS FOR APPLICABLE PIPE MATERIAL AND SIZE.
7. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND COMPLY WITH ASSE 1016/ASME A112.1016/CSA B125.16 OR ASME A112.18.1/CSA B125.1.
8. THE MAXIMUM WATER TEMPERATURE DISCHARGING FROM AN INDIVIDUAL SHOWERHEAD SHALL BE LIMITED TO 120ºF (49ºC) BY ONE OF THE FOLLOWING METHODS:
   - 8.1. A SHOWER OR TUB/SHOWER COMBINATION VALVE CONFORMING TO ASSE 1016/ASME A112.1016/CSA B125.16 WHERE EITHER:
     - THE VALVE IS FIELD-ADJUSTED TO THE REQUIRED MAXIMUM TEMPERATURE, OR THE HANDLE POSITION, STOP, OR TEMPERATURE LIMITING CONTROL IS SET IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO THE REQUIRED MAXIMUM TEMPERATURE
   - 8.2. A LIMITING DEVICE CONFORMING TO EITHER ASSE 1070/ASME A112.1070/CSA B125.70 OR CSA B125.3
9. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT FIXTURE LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES.
10. WASTE AND VENT PIPING SHALL BE SLOPED AT 2% UNLESS NOTED OTHERWISE.
11. WATER PIPE AND FITTING WITH A LEAD CONTENT WHICH EXCEEDS 0.25% SHALL BE PROHIBITED IN SYSTEMS CONVEYING POTABLE WATER.
12. CONTRACTOR SHALL VERIFY WATER PRESSURE CONDITIONS AT THE PROJECT SITE. CONTRACTOR SHALL PROVIDE INSTALL A PRESSURE REGULATOR WHERE THE SUPPLY PRESSURE EXCEEDS 80 PSI.
13. ALL PIPING SHALL BE SUPPORTED AT INTERVAL NOT TO EXCEED THOSE SHOWN IN CPC TABLE 313.3
14. ALL POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, SUCH AS HOSE BIBS, AND MOP SINKS ARE TO BE PROVIDED WITH A BACKFLOW/ANTI-SIPHON DEVICE.
15. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION. THE METHOD TO BE FOLLOWED SHALL BE THAT PRESCRIBED BY THE HEALTH AUTHORITY OR, IN CASE NO METHOD IS PRESCRIBE BY IT, THE METHOD PRESCRIBED IN SEC. 609.9 (CPC 2022) SHALL BE USED.
16. PLUMBING VENT THROUGH ROOF SHALL TERMINATE VERTICALLY NOT LESS THAN ONE FOOT FROM ANY VERTICAL SURFACE. EACH VENT SHALL TERMINATE NOT LESS THAN 10 FEET HORIZONTALLY OR AT LEAST 3 FEET ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR SHAFT. EACH VENT PIPE SHALL EXTEND THROUGH ITS FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN 6 INCHES ABOVE THE ROOF. VENTS WITHIN 10 FEET OF A PART OF THE ROOF THAT IS USED FOR SUCH OTHER PURPOSES SHALL EXTEND NOT LESS THAN 7 FEET ABOVE SUCH ROOF AND SHALL BE SECURELY STAYED.
17. FIXTURES INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE. FIXTURES ON SUCH FLOOR LEVEL THAT ARE NOT BELOW THE NEXT UPSTREAM MANHOLE COVER SHALL NOT BE REQUIRED TO BE PROTECTED BY A BACKWATER VALVE. FIXTURES ON FLOOR LEVELS ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
18. ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER SEC. 707.0 & 719.0 OF THE CALIFORNIA PLUMBING CODE.
19. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.

PEX PIPING NOTES

1. ALL INSTALLATIONS OF PEX PIPE WHERE IT IS THE INITIAL PLUMBING PIPING INSTALLED IN NEW CONSTRUCTION SHALL BE FLUSHED TWICE OVER A PERIOD OF AT LEAST ONE WEEK. THE PIPE SYSTEM SHALL BE FIRST FLUSHED FOR AT LEAST 10 MINUTES AND THEN FILLED AND ALLOWED TO STAND FOR NO LESS THAN 1 WEEK, AFTER WHICH ALL THE BRANCHES OF THE PIPE SYSTEM MUST BE FLUSHED LONG ENOUGH TO FULLY EMPTY THE CONTAINED VOLUME. THIS PROVISION SHALL NOT APPLY TO THE INSTALLATION OF PEX PIPE WHERE IT REPLACES AN EXISTING PIPE SYSTEM OF ANY MATERIAL.
2. AT THE TIME OF FILL, EACH FIXTURE SHALL HAVE A REMOVABLE TAG APPLIED STATING:
   (A) "THIS NEW PLUMBING SYSTEM WAS FIRST FILLED AND FLUSHED ON _____ (DATE) BY _____ (NAME). THE STATE OF CALIFORNIA REQUIRES THAT THE SYSTEM BE FLUSHED AFTER STANDING AT LEAST ONE WEEK AFTER THE FILL DATE SPECIFIED ABOVE. IF THIS SYSTEM IS USED EARLIER THAN ONE WEEK AFTER THE FILL DATE, THE WATER MUST BE ALLOWED TO RUN FOR AT LEAST TWO MINUTES PRIOR TO USE FOR HUMAN CONSUMPTION. THIS TAG MAY NOT BE REMOVED PRIOR TO THE COMPLETION OF THE REQUIRED SECOND FLUSHING, EXCEPT BY THE BUILDING OWNER OR OCCUPANT.
3. WHEN PEX TUBING IS PLACED IN SOIL AND IS USED IN POTABLE WATER SYSTEMS INTENDED TO SUPPLY DRINKING WATER TO FIXTURES OR APPLIANCES, THE TUBING OR PIPING SHALL BE SLEEVED WITH A MATERIAL APPROVED FOR POTABLE WATER USE IN SOIL OR OTHER MATERIAL THAT IS IMPERMEABLE TO SOLVENTS OR PETROLEUM PRODUCTS.

PIPE INSULATION NOTES

1. THE FOLLOWING PIPES ARE INSULATED, TO THE THICKNESSES REQUIRED BY CEC 150.0(J) AND CPC 609.12.
   - THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.
   - ALL HOT WATER PIPING
   - ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER, EXCEPT WHEN COLD WATER RETURN IS USED IN A DEMAND SYSTEM.

THE FOLLOWING SECTIONS OF PIPE DO NOT HAVE TO BE INSULATED:

- PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. METAL PIPING THAT PENETRATES METAL FRAMING SHALL USE GROMMETS, PLUGS, WRAPPING OR OTHER INSULATING MATERIAL TO ASSURE THAT NO CONTACT IS MADE WITH THE METAL FRAMING. INSULATION SHALL BUTT SECURELY AGAINST ALL FRAMING MEMBERS.
- HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE.
- PIPING INSTALLED IN INTERIOR OR EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION IF ALL THE REQUIREMENTS ARE MET FOR COMPLIANCE WITH QUALITY INSULATION INSTALLATION (QII) AS SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.5.
- PIPING SURROUNDED WITH A MINIMUM OF 1" OF WALL INSULATION, 2" OF CRAWL SPACE INSULATION OR 4 INCHES OF ATTIC INSULATION SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION.

NOMINAL PIPE DIAMETER	INSULATION THICKNESS
1/2" TO 3/4"	1"
1" TO 1-1/2"	1-1/2"
2" & GREATER	2"

TITLE 24 ENERGY NOTES

1. IF A CIRCULATING HOT WATER SYSTEM IS INSTALLED, IT SHALL HAVE A CONTROL CAPABLE OF AUTOMATICALLY TURNING OFF THE CIRCULATING PUMP(S) WHEN HOT WATER IS NOT BEING USED.
2. WATER HEATING SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING COMPONENTS:
   - A. A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS.
   - B. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED
   - C. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE
   - D. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.

CAL GREEN NOTES

1. PLUMBING FIXTURES AND FITTING SHALL COMPLY WITH ALL THE REQUIREMENTS IN SECTION 4.303 IN THE CALIFORNIA GREEN BUILDING CODE.
2. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI. OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
3. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI.
4. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GPM AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GPM AT 60 PSI..
5. THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
6. 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.

FIXTURE FLOW RATES

FIXTURE TYPE	MAX FLOW RATE
SHOWERHEADS	1.8 GPM @80 PSI
LAVATORY FAUCETS, RESIDENTIAL	1.2 GPM @60 PSI
LAVATORY FAUCETS IN COMMON AND PUBLIC AREAS	0.5 GPM @60 PSI
KITCHEN FAUCETS	1.8 GPM @60 PSI
WATER CLOSETS	1.28 GALLONS/FLUSH
URINALS (WALL MOUNTED)	0.125 GALLON/FLUSH
URINALS (FLOOR MOUNTED)	0.5 GALLON/FLUSH
METERING FAUCETS	.25 GALLON/CYCLE

FLOW RATES ARE BASED ON SEC 4.303 OF THE GREEN BUILDING CODE

PIPING MATERIAL SCHEDULE

DOMESTIC COLD/HOT WATER	UPONOR AQUA PEX TUBING WITH PROPEX FITTINGS. INSTALLED IN COMPLIANCE WITH MANUFACTURES INSTRUCTIONS
SEWER, WASTE AND VENT PIPING - INSIDE BUILDING - ABOVE GRADE	SCHEDULE 40 ABS (OR PVC)
SEWER, WASTE AND VENT PIPING - INSIDE BUILDING - BELOW GRADE	SCHEDULE 40 ABS (OR PVC)
INDIRECT WASTE AND CONDENSATE PIPING	PVC/CPVC

NOTES:
1. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE

2. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.

PLUMBING SHEET INDEX

NO.	SHEET	DESCRIPTION
1	P-1.0	PLUMBING GENERAL NOTES, SYMBOLS & SHEET INDEX
2	P-1.1	PLUMBING SCHEDULES & CALCULATION
3	P-1.2	PLUMBING DETAILS
4	P-2.0	PLUMBING PLAN - MAIN HOUSE - COLD/HOT WATER
5	P-2.1	PLUMBING PLAN - ADU - COLD/HOT WATER
6	P-3.0	PLUMBING PLAN - MAIN HOUSE - WASTE & VENT
7	P-3.1	PLUMBING PLAN - ADU - WASTE & VENT

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

PROGRESS SET NOT FOR BID OR CONSTRUCTION

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
PLUMBING GENERAL NOTES, SYMBOLS & SHEET INDEX

DRAWN: GMEP
CHECKED: GMEP
DATE: 11/08/24
SCALE: AS NOTED
JOB NO.: 24-731
SHEET: P-1.0

FIXTURE UNIT CALCULATIONS FOR UNIT PLAN

FIXTURE TYPE	QTY	DOMESTIC WATER							DRAINAGE	
		COLD WATER FIXTURE UNITS (CWFU)	HOT WATER FIXTURE UNITS (HWFU)	75% COLD WATER FIXTURE DEMAND	75% HOT WATER FIXTURE DEMAND	TOTAL COLD WATER DEMAND (CWFU)	75% TOTAL COLD WATER DEMAND (CWFU)	75% TOTAL HOT WATER DEMAND (HWFU)	DRAINAGE FIXTURE UNITS (DFU)	TOTAL (DFU)
WATER CLOSET, TANK TYPE	5	2.5	0.0	-	0.0	12.5	12.5	0.0	3	15
BATHTUB	3	4.0	4.0	3.0	3.0	12.0	9.0	9.0	2	6
LAVATORY	7	1.0	1.0	0.75	0.75	7.0	5.3	5.3	1	7
SHOWER	2	2.0	2.0	1.50	1.50	4.0	3.0	3.0	2	4
DISHWASHER	2	1.5	1.5	0	1.5	3.0	2.25	3.0	0	0
CLOTHES WASHER	1	4.0	4.0	3.0	3.0	4.0	3.0	3.0	3	3
KITCHEN SINK	2	1.5	1.5	1.125	1.125	3.0	2.3	2.25	2	4
HOSE BIBB	1	2.5	0.0	-	0.0	2.5	2.500	0.00	0	0
TOTAL FIXTURE UNITS						48.0	34.75	25.5		34
EQUIVALENT WATER DEMAND IN GPM						28	24	18		
REQUIRED MINIMUM PIPE SIZE						1-1/2"	1-1/2"	1-1/4"		4"

TYPICAL WATER CALCULATIONS

STREET PRESSURE*: 65 MIN. / 75 MAX.

METER SIZE: 3/4" FOR 28 GPM

PRESSURE CALCULATION		UNIT	VALUE
1.	3/4" METER LOSS	PSI	8.0
2.	10 FT STATIC LOSS	PSI	4.3
3.	MIN. PRESSURE REQUIRED	PSI	20.0
4.	TOTAL LOSSES (ITEMS 1-3)	PSI	32.3
5.	MIN. STREET PRESSURE	PSI	65
6.	PRESSURE AVAILABLE FOR FRICTION	PSI	32.7
7.	ACTUAL LENGTH OF SYSTEM	FT	450
8.	DEVELOPED LENGTH (130% OF ITEM 7)	FT	585.0
9.	AVERAGE PRESSURE DROP	PSI/100FT	5.6

PEX PIPE SIZING CHART

FOR VELOCITY OF 10FPS (CW) AND 8FPS(HW); PRESSURE LOSS PER 100FT IN PSI=5.5

PIPE SIZE	COLD WATER		HOT WATER	
	TANK FU	GPM	FU	GPM
1/2"	1	1.7	1	1.9
3/4"	5	4.5	6	5.0
1"	11	8.9	12	9.8
1-1/4"	22	15.5	23	16.8
1-1/2"	34	24.2	44	26.5
2"	127	50.0	134	51.9

BASED ON UPONOR AQUAPEX PRESSURE LOSS TABLES IN CH 4 OF THE PLUMBING DESIGN ASSISTANCE MANUAL

PIPE SIZING CHART, CPVC SDR 11

FOR VELOCITY OF 8FPS (CW) AND 5FPS(HW); PRESSURE LOSS PER 100FT IN PSI=5.5

PIPE SIZE		COLD WATER		HOT WATER	
NOMINAL DIAMETER	INNER DIAMETER	TANK FU	GPM	FU	GPM
1/2"	0.496"	1	2.2	1	2.2
3/4"	0.695"	6	5.3	6	5.3
1"	0.901"	13	10.5	13	9.9
1-1/4"	1.105"	26	17.9	21	14.9
1-1/2"	1.309"	49	28.0	32	21.0
2"	1.716"	160	57.0	69	36.0

BASED ON THE HAZEN-WILLIAMS EAUATIONS

FIXTURE SCHEDULE

ITEM	DESCRIPTION	MAKE/MODEL	TRAP	WASTE	VENT	COLD WATER	HOT WATER	REMARKS
WC-1	WATER CLOSET, TANK TYPE	TBD	-	3"	2"	1/2"	-	1.28 GPF. VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE
L-1	LAVATORY	TBD	1-1/2"	2"	1-1/2"	1/2"	1/2"	1.2 GPM FAUCET. VERIFY SELECTION W/ ARCH & OWNER.
S-1	KITCHEN SINK	TBD	1-1/2"	2"	1-1/2"	1/2"	1/2"	1.8 GPM FAUCET. SELECTION TBD BY OWNER.
TUB-1	BATHTUB	TBD	1-1/2"	2"	1-1/2"	1/2"	1/2"	VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE
SH-1	SHOWER	TBD	2"	2"	1-1/2"	1/2"	1/2"	1.8 GPM SHOWER HEAD. PROVIDE A THERMOSTATIC OR PRESSURE BALANCE TYPE MIXING VALVE FOR THERMAL SHOCK AND SCALD PROTECTION.
CP-1	CIRCULATION PUMP	ARMSTRONG COMPASS OR EQUAL	-	-	-	3/4"	-	INSTALL PER MANUFACTURES RECOMMENDATIONS
W/D-1	WASHER/DRYER	TBD	2"	2"	1-1/2"	1/2"	1/2"	SELECTION TBD BY OWNER.
DW-1	DISHWASHER	TBD	-	-	-	-	1/2"	SELECTION TBD BY OWNER.
IMB-1	ICE MAKE BOX	TBD	-	-	-	1/2"	-	SELECTION TBD BY OWNER.
GD-1	GARBAGE DISPOSAL	TBD	-	-	-	-	-	SELECTION TBD BY OWNER.
HBB-1	HOSE BIBB	TBD	-	-	-	3/4"	-	SELECTION TBD BY OWNER. PROVIDE ANTI-SIPHON DEVICE.
HD-1	HUB DRAIN	TBD	2"	2"	1-1/2"	-	-	DRAIN FOR WATER HEATER CONDENSATE.

*PLUMBING FIXTURES MUST COMPLY WITH GREEN BUILDING STANDARDS

HYBRID WATER HEATER SCHEDULE

ITEM NO.	MANUFACTURER	MAKE/MODEL	CAPACITY	ENERGY FACTOR (EFFICIENCY)	ELEC DATA	UEF 1ST HOUR RATING (GPH)	SET POINT TEMPERATURE	DIMENSIONS	REMARKS
WH-1	RHEEM OR EQUAL	PRO H50 T2 RH50BM	45 GALLONS	3.5	208/240V 1PHASE 30AMP	67	120° F	61.75"H (78.6"H W/DUCT) X 22.25"Ø	REFER TO WATER HEATER DETAIL.

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

PROGRESS SET
NOT FOR BID
OR
CONSTRUCTION

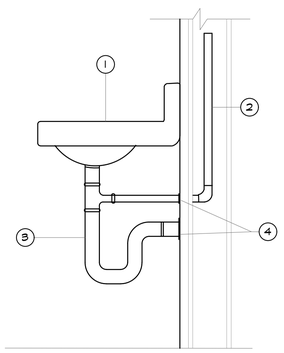
GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
PLUMBING SCHEDULES & CALCULATIONS

DRAWN: GMEP
CHECKED: GMEP
DATE: 11/08/24
SCALE: AS NOTED
JOB NO.: 24-731
SHEET: P-1.1

PRIMARY CONDENSATE TERMINATION DETAIL



KEYED NOTES:

1. LAVATORY OR SINK
2. 3/4" CONDENSATE PIPE
3. P-TRAP
4. ESCUTCHEON PLATE

NOTE
SEE ARCHITECT'S DRAWING FOR HANDICAP REQUIREMENTS

SCALE:NONE

1

TYPICAL CONDENSATE PIPE DETAIL

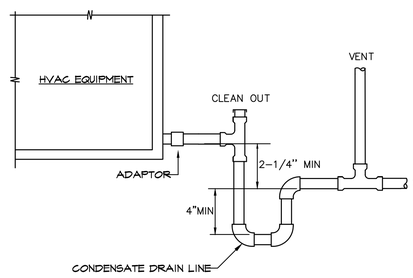


TABLE 814.3 (CPC 2022)
MINIMUM CONDENSATE PIPE SIZE

EQUIPMENT CAPACITY IN TONS	MINIMUM PIPE DIAMETER
UP TO 20	3/4"
21-40	1"
41-90	1-1/4"
91-125	1-1/2"
126-250	2"

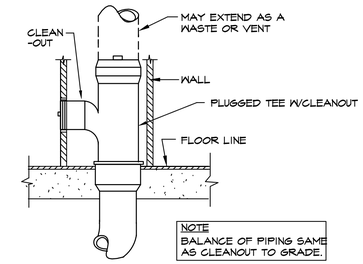
NOTES:

1. ALL INTERIOR CONDENSATE DRAIN PIPING SHALL BE INSULATED
2. SLOPE ALL CONDENSATE DRAIN LINES AT 1%.
3. ROUTE CONDENSATE DRAIN TO TAILPIECE OF NEAREST LAVATORY OR OTHER APPROVED LOCATION
4. ROUTE SECONDARY CONDENSATE DRAIN TO EXTERIOR OR PROVIDE A SHUT-OFF FLOAT SWITCH

SCALE:NONE

2

TYPICAL WALL CLEANOUT

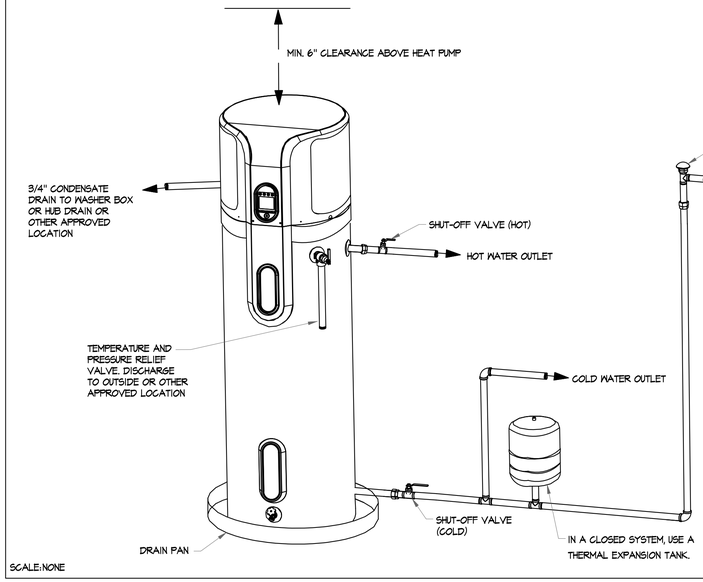


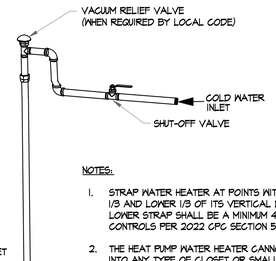
NOTE
BALANCE OF PIPING SAME AS CLEANOUT TO GRADE.

SCALE:NONE

3

HEAT PUMP WATER HEATER DETAIL





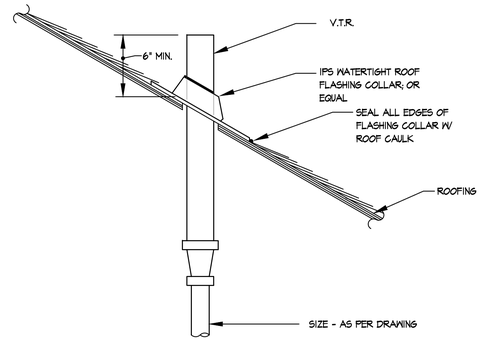
NOTES:

1. STRAP WATER HEATER AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STRAP SHALL BE A MINIMUM 4" ABOVE CONTROLS PER 2022 CPC SECTION 507.2.
2. THE HEAT PUMP WATER HEATER CANNOT BE PLACED INTO ANY TYPE OF CLOSET OR SMALL ENCLOSURE, UNLESS ADEQUATE PROVISIONS ARE MADE FOR AIR EXCHANGE (VENTED OR LOUVERED DOORS, ETC.)

SCALE:NONE

5

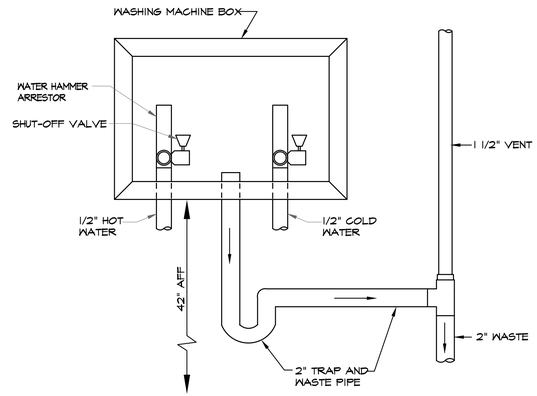
PLUMBING VENT THROUGH ROOF



SCALE:NONE

6

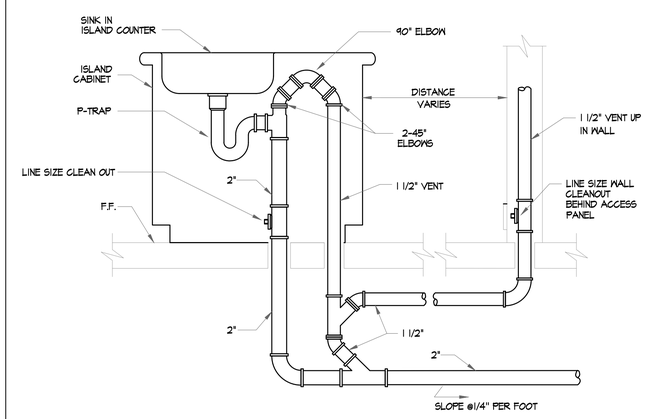
TYPICAL WASHING MACHINE BOX



SCALE:NONE

7

ISLAND SINK VENT DETAIL



SCALE:NONE

8

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

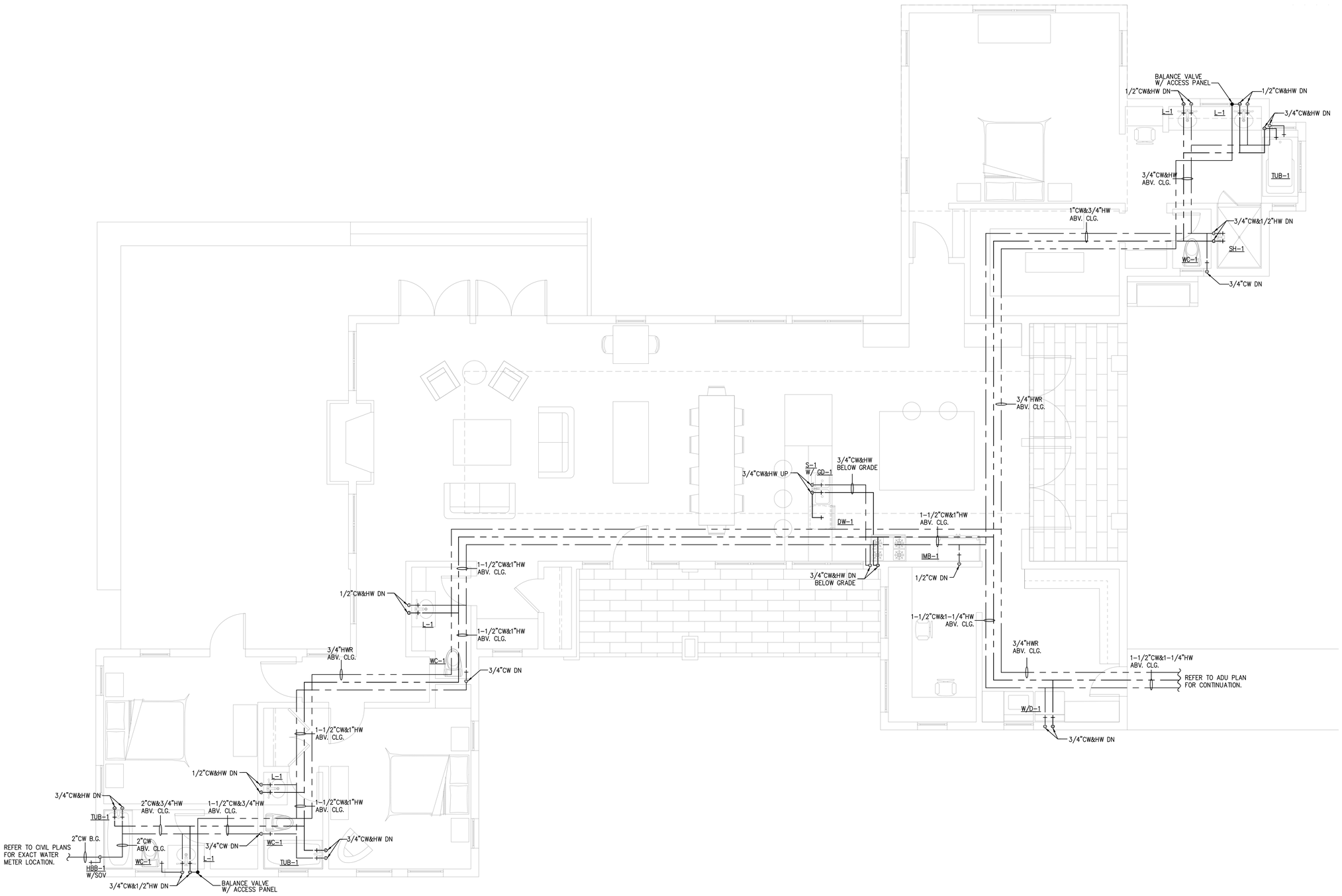
PROGRESS SET
NOT FOR BID
OR
CONSTRUCTION

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
PLUMBING DETAILS

DRAWN	GMEP
CHECKED	GMEP
DATE	11/08/24
SCALE	AS NOTED
JOB NO.	24-731
SHEET	P-1.2



PLUMBING PLAN - MAIN HOUSE - COLD/HOT WATER

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

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

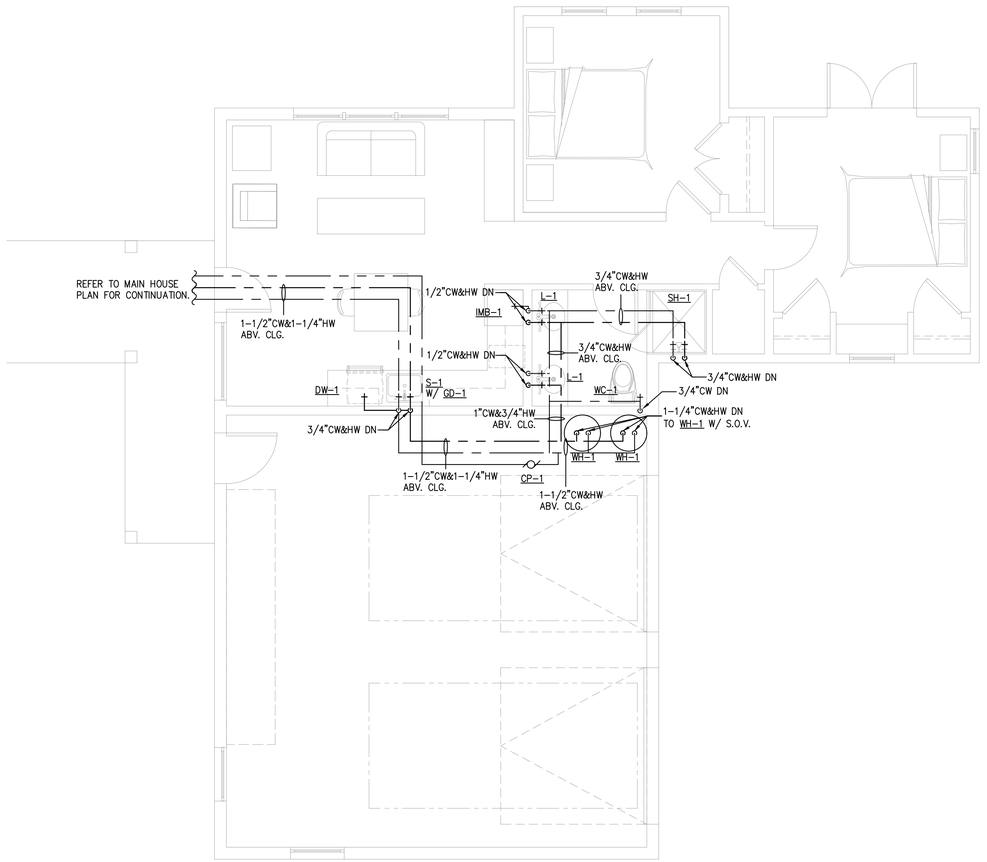
PROGRESS SET
NOT FOR BID
OR
CONSTRUCTION

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
PLUMBING PLAN
MAIN HOUSE
COLD/HOT WATER

DRAWN	GMEP
CHECKED	GMEP
DATE	11/08/24
SCALE	AS NOTED
JOB NO.	24-731
SHEET	P-2.0



PLUMBING PLAN - ADU - COLD/HOT WATER

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

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

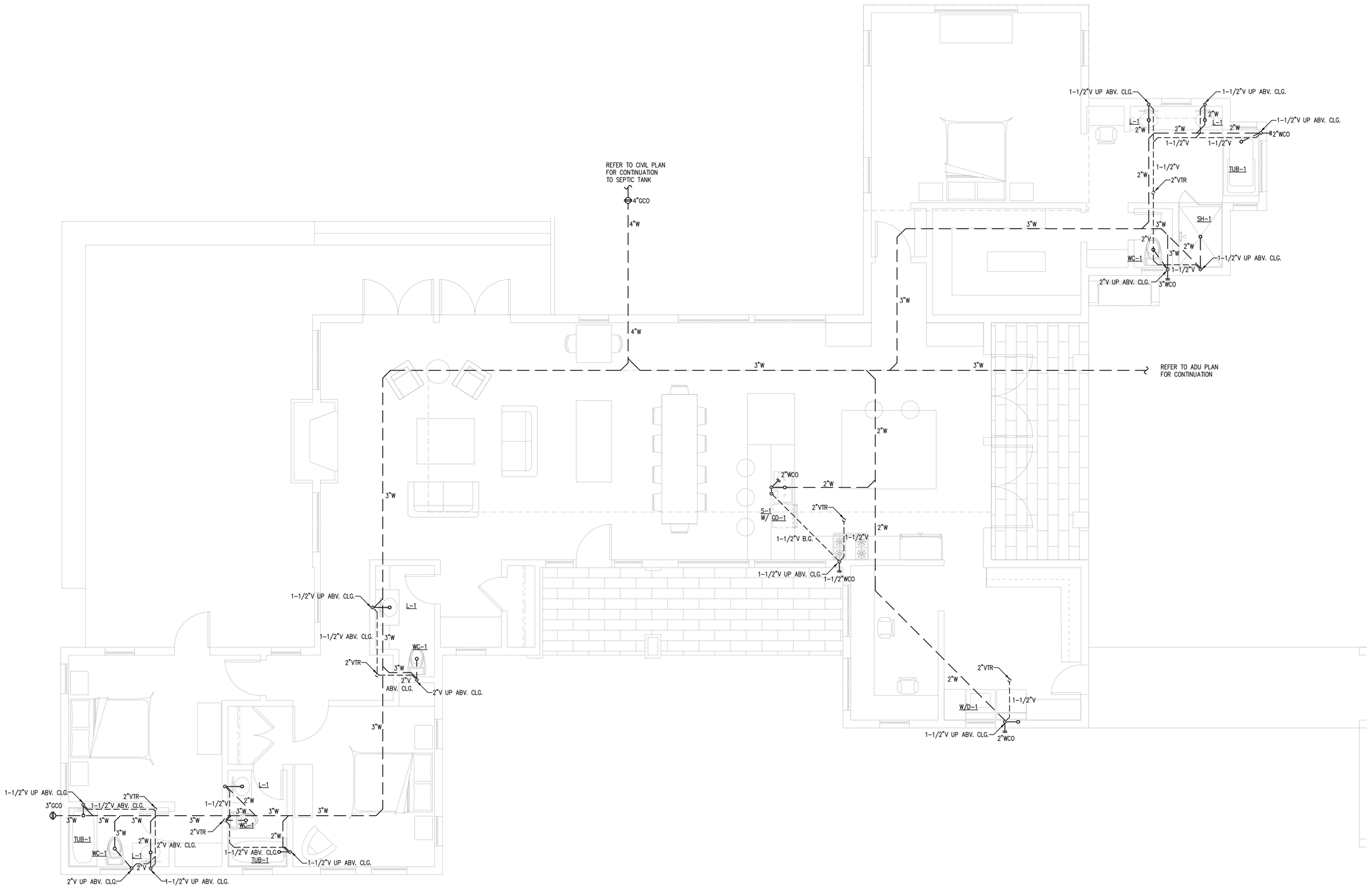
PROGRESS SET
NOT FOR BID
OR
CONSTRUCTION

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
PLUMBING PLAN
ADU
COLD/HOT WATER

DRAWN	GMEP
CHECKED	GMEP
DATE	11/08/24
SCALE	AS NOTED
JOB NO.	24-731
SHEET	P-2.1



PLUMBING PLAN - MAIN HOUSE - WASTE & VENT

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

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

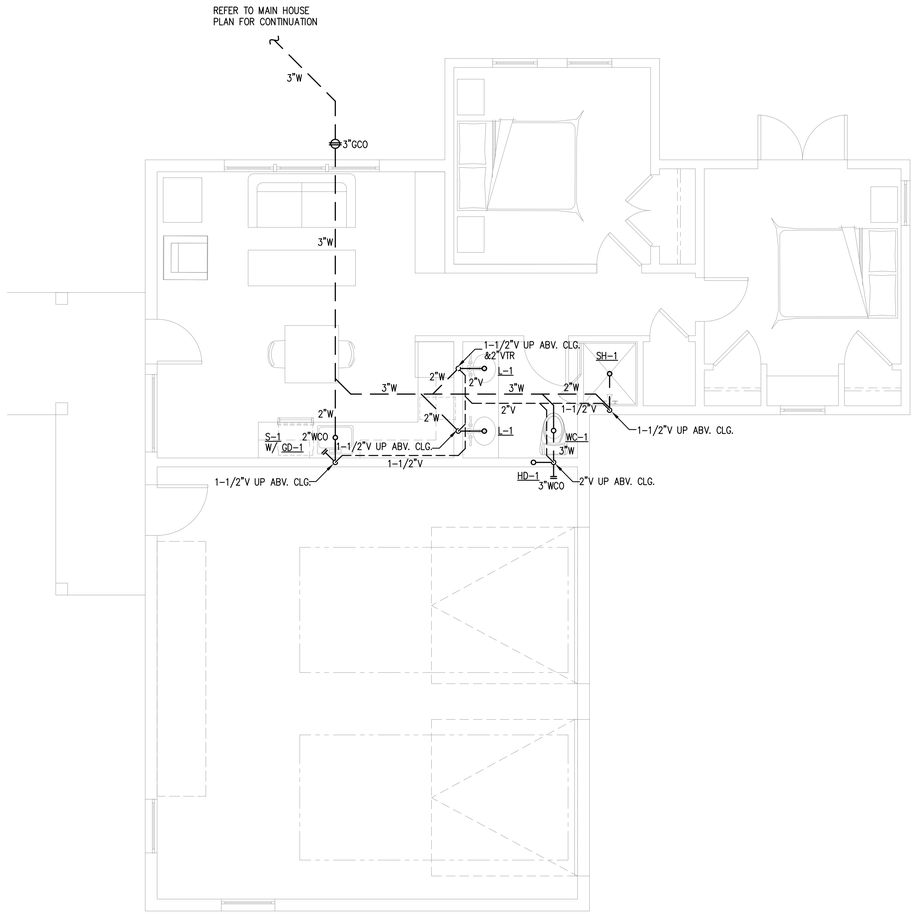
PROGRESS SET
NOT FOR BID
OR
CONSTRUCTION

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
PLUMBING PLAN
MAIN HOUSE
WASTE & VENT

DRAWN	GMEP
CHECKED	GMEP
DATE	11/08/24
SCALE	AS NOTED
JOB NO.	24-731
SHEET	P-3.0



PLUMBING PLAN - ADU - WASTE & VENT

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

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

PROGRESS SET
NOT FOR BID
OR
CONSTRUCTION

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:

LOT 207 SANTA LUCIA PRESERVE

23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE

PLUMBING PLAN
ADU
WASTE & VENT

DRAWN	GMEP
CHECKED	GMEP
DATE	11/08/24
SCALE	AS NOTED
JOB NO.	24-731
SHEET	P-3.1

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.(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.(k)1i:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.
§ 150.(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.(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.(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.(l)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.(k)2E:	**Automatic Shutoff Controls.** In bathrooms; garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.(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.(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.(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.(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.(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate, a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service, and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.*
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents air airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.(b)1Gv, and rated for sound per §150.(o)1Gvi. *
§ 150.(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.(b)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperatures requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.(b)1i2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials: Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.6) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and mesh or fabric.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.(0m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

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 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped. *
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102 Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor; meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

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

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

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

*Exceptions may apply.

5/6/22

TITLE 24 SHEET INDEX		
NO.	SHEET	DESCRIPTION
1	EN-0	TITLE 24 FORMS - MANDATORY MEASURES SUMMARY & SHEET INDEX
2	EN-1	TITLE 24 FORMS - CFIR
3	EN-2	TITLE 24 FORMS - CFIR

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

REGISTERED PROFESSIONAL ENGINEER
GANGYI ZHOU
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Exp.12-31-2026
MECHANICAL
STATE OF CALIFORNIA

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PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
TITLE 24 FORMS - MANDATORY MEASURES SUMMARY & SHEET INDEX

DRAWN	GMEP
CHECKED	GMEP
DATE	01/31/25
SCALE	AS NOTED
JOB NO.	24-731
SHEET	EN-0

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

Project Name: 24-731 Lot 207 Sant Lucia Preserve **Calculation Date/Time:** 2025-02-05T08:12:57-08:00 **(Page 1 of 17)**

Calculation Description: Title 24 Analysis **Input File Name:** 24-731 Lot 207 Sant Lucia Preserve.ribd22x

GENERAL INFORMATION					
01	Project Name	24-731 Lot 207 Sant Lucia Preserve			
02	Run Title	Title 24 Analysis			
03	Project Location	23 San Clemente Trl.			
04	City	Carmel	05	Standards Version	2022
06	Zip code	93923	07	Software Version	EnergyPro 9.3
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	180
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	5
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	3734	19	Glazing Percentage (%)	34.09%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Propane	23	No Dwelling Units	No

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

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

Project Name: 24-731 Lot 207 Sant Lucia Preserve **Calculation Date/Time:** 2025-02-05T08:12:57-08:00 **(Page 2 of 17)**

Calculation Description: Title 24 Analysis **Input File Name:** 24-731 Lot 207 Sant Lucia Preserve.ribd22x

ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	39.8	42.8	35.7			
Proposed Design	27.8	28.5	26.5	12	14.3	9.2
RESULT[3]: PASS						

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

- Standard Design PV Capacity: 3.71 kWdc
- PV System resized to 3.71 kWdc (a factor of 3.707) to achieve 'Standard Design PV' PV scaling

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

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Calculation Description: Title 24 Analysis **Input File Name:** 24-731 Lot 207 Sant Lucia Preserve.ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	6.9	46.54	3.37	24.85	3.53	21.69
Space Cooling	0.05	4.86	0.08	7.28	-0.03	-2.42
IAQ Ventilation	0.31	3.29	0.31	3.29	0	0
Water Heating	1.13	13.09	0.87	9.68	0.26	3.41
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	**8.39**	**67.78**	**4.63**	**45.1**	**3.76**	**22.68**
Photovoltaics	-0.85	-26.61	-0.85	-26.69		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.67	6.9	0.67	6.9		
Appl. & Cooking	2.11	17.14	2.11	17.14		
Plug Loads	1.95	20.77	1.95	20.77		
Outdoor Lighting	0.18	1.73	0.18	1.73		
TOTAL COMPLIANCE	**12.45**	**87.71**	**8.69**	**64.95**		

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Calculation Description: Title 24 Analysis **Input File Name:** 24-731 Lot 207 Sant Lucia Preserve.ribd22x

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	14.83	10.6	4.23	28.52
Net EUI[2]	9.6	5.37	4.23	44.06

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 (%)
3.71	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

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

- Ducts in crawl space
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

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

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Calculation Description: Title 24 Analysis **Input File Name:** 24-731 Lot 207 Sant Lucia Preserve.ribd22x

HERS FEATURE SUMMARY

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

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified EER/EER2
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing
- Low-leakage Air Handling Unit

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
24-731 Lot 207 Sant Lucia Preserve	3734	1	5	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
Main Residence Zone	Conditioned	Split System1	2997	11.2	DHW Sys 1	New
ADU Zone	Conditioned	ADU Split System2	737	11.2	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)
Exterior Wall N	Main Residence Zone	R-21 Wall	0	Back	1103	379.74	90
Exterior Wall E	Main Residence Zone	R-21 Wall	90	Right	871	237.72	90

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

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Calculation Description: Title 24 Analysis **Input File Name:** 24-731 Lot 207 Sant Lucia Preserve.ribd22x

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)
Exterior Wall S	Main Residence Zone	R-21 Wall	180	Front	1103	280.9	90
Exterior Wall W	Main Residence Zone	R-21 Wall	270	Left	873	199.99	90
Exterior Wall N 2	ADU Zone	R-21 Wall	0	Back	428	114.74	90
Exterior Wall E 2	ADU Zone	R-21 Wall	90	Right	230	10.42	90
Exterior Wall S 2	ADU Zone	R-21 Wall	180	Front	180	10.42	90
Exterior Wall W 2	ADU Zone	R-21 Wall	270	Left	230	39	90
Interior Wall	ADU Zone>>__Garage__	R-21 Wall Interior	n/a	n/a	235	0	n/a
Roof 6	ADU Zone	R-30 Roof Attic.	n/a	n/a	400	n/a	n/a
Raised Floor	Main Residence Zone	R-19 Floor Crawlspace	n/a	n/a	2997	n/a	n/a
Exterior Wall E 3	__Garage__	R-21 Wall	90	Right	248	140	90
Exterior Wall S 3	__Garage__	R-21 Wall	180	Front	248	13.75	90
Exterior Wall W 3	__Garage__	R-21 Wall	270	Left	248	37.75	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	Main Residence Zone	R-30 Roof Cathedral.	180	Front	609	0	0	0.1	0.85	No
Roof 2	Main Residence Zone	R-30 Roof Cathedral	180	Front	2388	0	3	0.1	0.85	No
Roof 3	ADU Zone	R-30 Roof Cathedral.	180	Front	181	0	0	0.1	0.85	No
Roof 4	ADU Zone	R-30 Roof Cathedral	180	Front	100	0	0	0.1	0.85	No
Roof 5	__Garage__	R-0 Roof Cathedral	180	Front	629	0	0	0.1	0.85	No

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Project Name: 24-731 Lot 207 Sant Lucia Preserve **Calculation Date/Time:** 2025-02-05T08:12:57-08:00 **(Page 7 of 17)**

Calculation Description: Title 24 Analysis **Input File Name:** 24-731 Lot 207 Sant Lucia Preserve.ribd22x

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic ADU Zone	Attic RoofADU Zone	Ventilated	3	0.1	0.85	Yes	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window	Window	Exterior Wall N	Back	0			1	15.83	0.3	NFRC	0.35	NFRC	Bug Screen
Door	Window	Exterior Wall N	Back	0			1	26	0.3	NFRC	0.35	NFRC	Bug Screen
Window 2	Window	Exterior Wall N	Back	0			1	15.83	0.3	NFRC	0.35	NFRC	Bug Screen
Door 2	Window	Exterior Wall N	Back	0			1	52	0.3	NFRC	0.35	NFRC	Bug Screen
Door 3	Window	Exterior Wall N	Back	0			1	52	0.3	NFRC	0.35	NFRC	Bug Screen
Window 3	Window	Exterior Wall N	Back	0			1	14.58	0.3	NFRC	0.35	NFRC	Bug Screen
Window 4	Window	Exterior Wall N	Back	0			1	35	0.3	NFRC	0.35	NFRC	Bug Screen
Window 5	Window	Exterior Wall N	Back	0			1	35	0.3	NFRC	0.35	NFRC	Bug Screen
Window 6	Window	Exterior Wall N	Back	0			1	56	0.3	NFRC	0.35	NFRC	Bug Screen
Window 7	Window	Exterior Wall N	Back	0			1	11.67	0.3	NFRC	0.35	NFRC	Bug Screen
Window 8	Window	Exterior Wall N	Back	0			1	8.33	0.3	NFRC	0.35	NFRC	Bug Screen
Window 9	Window	Exterior Wall N	Back	0			1	15	0.3	NFRC	0.35	NFRC	Bug Screen
Window 10	Window	Exterior Wall N	Back	0			1	15	0.3	NFRC	0.35	NFRC	Bug Screen
Window 11	Window	Exterior Wall N	Back	0			1	15	0.3	NFRC	0.35	NFRC	Bug Screen

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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
Window 26	Window	Exterior Wall S	Front	180			1	18.67	0.3	NFRC	0.35	NFRC	Bug Screen
Window 27	Window	Exterior Wall S	Front	180			1	6.61	0.3	NFRC	0.35	NFRC	Bug Screen
Window 28	Window	Exterior Wall S	Front	180			1	8.5	0.3	NFRC	0.35	NFRC	Bug Screen
Window 29	Window	Exterior Wall S	Front	180			1	6.61	0.3	NFRC	0.35	NFRC	Bug Screen
Window 30	Window	Exterior Wall S	Front	180			1	10.42	0.3	NFRC	0.35	NFRC	Bug Screen
Window 31	Window	Exterior Wall S	Front	180			1	18	0.3	NFRC	0.35	NFRC	Bug Screen
Window 32	Window	Exterior Wall S	Front	180			1	18	0.3	NFRC	0.35	NFRC	Bug Screen
Window 33	Window	Exterior Wall S	Front	180			1	8.75	0.3	NFRC	0.35	NFRC	Bug Screen
Window 34	Window	Exterior Wall S	Front	180			1	8.75	0.3	NFRC	0.35	NFRC	Bug Screen
Window 35	Window	Exterior Wall S	Front	180			1	6.25	0.3	NFRC	0.35	NFRC	Bug Screen
Window 36	Window	Exterior Wall S	Front	180			1	15	0.3	NFRC	0.35	NFRC	Bug Screen
Window 37	Window	Exterior Wall S	Front	180			1	15	0.3	NFRC	0.35	NFRC	Bug Screen
Window 38	Window	Exterior Wall S	Front	180			1	12.5	0.3	NFRC	0.35	NFRC	Bug Screen
Window 39	Window	Exterior Wall W	Left	270			1	15.83	0.3	NFRC	0.35	NFRC	Bug Screen
Window 40	Window	Exterior Wall W	Left	270			1	15.83	0.3	NFRC	0.35	NFRC	Bug Screen
Window 41	Window	Exterior Wall W	Left	270			1	13.33	0.3	NFRC	0.35	NFRC	Bug Screen
Window 42	Window	Exterior Wall W	Left	270			1	40	0.3	NFRC	0.35	NFRC	Bug Screen
Window 43	Window	Exterior Wall W	Left	270			1	40	0.3	NFRC	0.35	NFRC	Bug Screen

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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
Window 12	Window	Exterior Wall N	Back	0			1	12.5	0.3	NFRC	0.35	NFRC	Bug Screen
Window 13	Window	Exterior Wall E	Right	90			1	17.5	0.3	NFRC	0.35	NFRC	Bug Screen
Window 14	Window	Exterior Wall E	Right	90			1	20.22	0.3	NFRC	0.35	NFRC	Bug Screen
Door 4	Window	Exterior Wall E	Right	90			1	56	0.3	NFRC	0.35	NFRC	Bug Screen
Window 15	Window	Exterior Wall E	Right	90			1	14	0.3	NFRC	0.35	NFRC	Bug Screen
Door 5	Window	Exterior Wall E	Right	90			1	56	0.3	NFRC	0.35	NFRC	Bug Screen
Window 16	Window	Exterior Wall E	Right	90			1	14	0.3	NFRC	0.35	NFRC	Bug Screen
Door 6	Window	Exterior Wall E	Right	90			1	20	0.3	NFRC	0.35	NFRC	Bug Screen
Window 17	Window	Exterior Wall E	Right	90			1	20	0.3	NFRC	0.35	NFRC	Bug Screen
Window 18	Window	Exterior Wall E	Right	90			1	20	0.3	NFRC	0.35	NFRC	Bug Screen
Window 19	Window	Exterior Wall S	Front	180			1	8	0.3	NFRC	0.35	NFRC	Bug Screen
Window 20	Window	Exterior Wall S	Front	180			1	6.33	0.3	NFRC	0.35	NFRC	Bug Screen
Window 21	Window	Exterior Wall S	Front	180			1	10.42	0.3	NFRC	0.35	NFRC	Bug Screen
Window 22	Window	Exterior Wall S	Front	180			1	10.42	0.3	NFRC	0.35	NFRC	Bug Screen
Window 23	Window	Exterior Wall S	Front	180			1	25	0.3	NFRC	0.35	NFRC	Bug Screen
Window 24	Window	Exterior Wall S	Front	180			1	25	0.3	NFRC	0.35	NFRC	Bug Screen
Window 25	Window	Exterior Wall S	Front	180			1	18.67	0.3	NFRC	0.35	NFRC	Bug Screen
Door 7	Window	Exterior Wall S	Front	180			1	24	0.3	NFRC	0.35	NFRC	Bug Screen

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

REGISTERED PROFESSIONAL ENGINEER
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Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
TITLE 24 FORMS - CFIR

DRAWN: GMEP
CHECKED: GMEP
DATE: 01/31/25
SCALE: AS NOTED
JOB NO.: 24-731
SHEET: EN-1

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

Project Name: 24-731 Lot 207 Sant Lucia Preserve — **Calculation Date/Time:** 2025-02-05T08:12:57-08:00 — **(Page 12 of 17)**

Calculation Description: Title 24 Analysis — **Input File Name:** 24-731 Lot 207 Sant Lucia Preserve.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-0 Roof Cathedral	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.029	Roofing: Light Roof (Metal Tile) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
R-30 Roof Cathedral.	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.037	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board
R-30 Roof Cathedral	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Metal Tile) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board
R-21 Wall Interior	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
Attic RoofADU Zone	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.05	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6

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

Project Name: 24-731 Lot 207 Sant Lucia Preserve — **Calculation Date/Time:** 2025-02-05T08:12:57-08:00 — **(Page 11 of 17)**

Calculation Description: Title 24 Analysis — **Input File Name:** 24-731 Lot 207 Sant Lucia Preserve.ribd22x

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft^2)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading
Window 55	Window	Exterior Wall W 3	Left	270			1	13.75	0.3	NFRC	0.35	NFRC	Bug Screen

OPAQUE DOORS

01 Name	02 Side of Building	03 Area (ft^2)	04 U-factor
Garage Door	Exterior Wall E 3	70	1
Garage Door 2	Exterior Wall E 3	70	1
Door 10	Exterior Wall W 3	24	0.5

SLAB FLOORS

01 Name	02 Zone	03 Area (ft^2)	04 Perimeter (ft)	05 Edge Insul. R-value and Depth	06 Edge Insul. R-value and Depth	07 Carpeted Fraction	08 Heated
Slab-on-Grade	ADU Zone	737	106.8	none	0	80%	No
Slab-on-Grade 2	__Garage__	629	74.4	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco

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

Project Name: 24-731 Lot 207 Sant Lucia Preserve — **Calculation Date/Time:** 2025-02-05T08:12:57-08:00 — **(Page 10 of 17)**

Calculation Description: Title 24 Analysis — **Input File Name:** 24-731 Lot 207 Sant Lucia Preserve.ribd22x

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft^2)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading
Window 44	Window	Exterior Wall W	Left	270			1	18	0.3	NFRC	0.35	NFRC	Bug Screen
Window 45	Window	Exterior Wall W	Left	270			1	18	0.3	NFRC	0.35	NFRC	Bug Screen
Window 46	Window	Exterior Wall W	Left	270			1	19.5	0.3	NFRC	0.35	NFRC	Bug Screen
Window 47	Window	Exterior Wall W	Left	270			1	19.5	0.3	NFRC	0.35	NFRC	Bug Screen
Window 48	Window	Exterior Wall N 2	Back	0			1	51.53	0.3	NFRC	0.35	NFRC	Bug Screen
Window 49	Window	Exterior Wall N 2	Back	0			1	12.44	0.3	NFRC	0.35	NFRC	Bug Screen
Window 50	Window	Exterior Wall N 2	Back	0			1	12.44	0.3	NFRC	0.35	NFRC	Bug Screen
Door 8	Window	Exterior Wall N 2	Back	0			1	38.33	0.3	NFRC	0.35	NFRC	Bug Screen
Window 51	Window	Exterior Wall E 2	Right	90			1	10.42	0.3	NFRC	0.35	NFRC	Bug Screen
Window 52	Window	Exterior Wall S 2	Front	180			1	10.42	0.3	NFRC	0.35	NFRC	Bug Screen
Window 53	Window	Exterior Wall W 2	Left	270			1	19	0.3	NFRC	0.35	NFRC	Bug Screen
Door 9	Window	Exterior Wall W 2	Left	270			1	20	0.3	NFRC	0.35	NFRC	Bug Screen
Window 54	Window	Exterior Wall S 3	Front	180			1	13.75	0.3	NFRC	0.35	NFRC	Bug Screen

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

Project Name: 24-731 Lot 207 Sant Lucia Preserve — **Calculation Date/Time:** 2025-02-05T08:12:57-08:00 — **(Page 15 of 17)**

Calculation Description: Title 24 Analysis — **Input File Name:** 24-731 Lot 207 Sant Lucia Preserve.ribd22x

HVAC HEAT PUMPS - HERS VERIFICATION

01 Name	02 Verified Airflow	03 Airflow Target	04 Verified EER/EER2	05 Verified SEER/SEER2	06 Verified Refrigerant Charge	07 Verified HSPF/HSPF2	08 Verified Heating Cap 47	09 Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350	Required	Not Required	Yes	No	Yes	Yes
Heat Pump System 2-hers-htpump	Required	350	Required	Required	Yes	No	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01 Name	02 Type	03 Design Type	04 Duct Ins. R-value Supply	05 Duct Ins. R-value Return	06 Duct Location Supply	07 Duct Location Return	08 Surface Area Supply	09 Surface Area Return	10 Bypass Duct	11 Duct Leakage	12 HERS Verification
Air Distribution System 1	Unconditioned crawl space	Non-Verified	R-6	R-6	Crawl Space	Crawl Space	n/a	n/a	No Bypass Duct		Air Distribution System 1-hers-dist
Air Distribution System 2	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct		Air Distribution System 2-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01 Name	02 Duct Leakage Verification	03 Duct Leakage Target (%)	04 Verified Duct Location	05 Verified Duct Design	06 Buried Ducts	07 Deeply Buried Ducts	08 Low-leakage Air Handler	09 Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Required	No
Air Distribution System 2-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Required	No

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

Project Name: 24-731 Lot 207 Sant Lucia Preserve — **Calculation Date/Time:** 2025-02-05T08:12:57-08:00 — **(Page 14 of 17)**

Calculation Description: Title 24 Analysis — **Input File Name:** 24-731 Lot 207 Sant Lucia Preserve.ribd22x

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01 Name	02 System Type	03 Heating Unit Name	04 Heating Equipment Count	05 Cooling Unit Name	06 Cooling Equipment Count	07 Fan Name	08 Distribution Name	09 Required Thermostat Type
Split System1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Setback
ADU Split System2	Heat pump heating cooling	Heat Pump System 2	1	Heat Pump System 2	1	HVAC Fan 2	Air Distribution System 2	Setback

HVAC - HEAT PUMPS

01 Name	02 System Type	03 Number of Units	04 Heating Efficiency Type	05 Heating HSPF/HSPF2/COP	06 Heating Cap 47	07 Heating Cap 17	08 Cooling Efficiency Type	09 Cooling SEER/SEER2	10 Cooling EER/EER2/CEER	11 Zonally Controlled	12 Compressor Type	13 HERS Verification
Heat Pump System 1	Central split HP	1	HSPF2	7.5	57000	34200	EER2SEER2	14.3	12	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump
Heat Pump System 2	Central split HP	1	HSPF2	7.5	17100	10260	EER2SEER2	15.2	12	Not Zonal	Single Speed	Heat Pump System 2-hers-htpump

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

Project Name: 24-731 Lot 207 Sant Lucia Preserve — **Calculation Date/Time:** 2025-02-05T08:12:57-08:00 — **(Page 13 of 17)**

Calculation Description: Title 24 Analysis — **Input File Name:** 24-731 Lot 207 Sant Lucia Preserve.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-30 Roof Attic.	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

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

WATER HEATERS - NEEA HEAT PUMP

01 Name	02 # of Units	03 Tank Vol. (gal)	04 NEEA Heat Pump Brand	05 NEEA Heat Pump Model	06 Tank Location	07 Duct Inlet Air Source	08 Duct Outlet Air Source
DHW Heater 1	2	50	Rheem	PROH50 T2 RH310BM (50 gal, JA13)	Outside	__Garage__	__Garage__

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

Project Name: 24-731 Lot 207 Sant Lucia Preserve — **Calculation Date/Time:** 2025-02-05T08:12:57-08:00 — **(Page 17 of 17)**

Calculation Description: Title 24 Analysis — **Input File Name:** 24-731 Lot 207 Sant Lucia Preserve.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Gary Zhou	Documentation Author Signature: Gary Zhou
Company: GMEP Engineers	Signature Date: 02/05/2025
Address: 26439 Rancho Parkway S., Suite 120	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Lake Forest, CA 92630	Phone: (949) 267-9095

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Craig Holdren	Responsible Designer Signature: Craig Holdren
Company: holdren-lietzke architecture	Date Signed: 02/11/2025
Address: 225 cannery row	License:
City/State/Zip: monterey, CA 93940	Phone: 8316496001

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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

Project Name: 24-731 Lot 207 Sant Lucia Preserve — **Calculation Date/Time:** 2025-02-05T08:12:57-08:00 — **(Page 16 of 17)**

Calculation Description: Title 24 Analysis — **Input File Name:** 24-731 Lot 207 Sant Lucia Preserve.ribd22x

HVAC - FAN SYSTEMS

01 Name	02 Type	03 Fan Power (Watts/CFM)	04 Name
HVAC Fan 1	HVAC Fan	0.5	HVAC Fan 1-hers-fan
HVAC Fan 2	HVAC Fan	0.5	HVAC Fan 2-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01 Name	02 Verified Fan Watt Draw	03 Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.5
HVAC Fan 2-hers-fan	Required	0.5

INDOOR AIR QUALITY (IAQ) FANS

01 Dwelling Unit	02 Airflow (CFM)	03 Fan Efficacy (W/CFM)	04 IAQ Fan Type	05 Includes Heat/Energy Recovery?	06 IAQ Recovery Effectiveness - SRE/ASRE	07 Includes Fault Indicator Display?	08 HERS Verification	09 Status
SFam IAQVentRpt	148	0.35	Exhaust	No	n/a / n/a	No	Yes	

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

REGISTERED PROFESSIONAL ENGINEER — GANGYI ZHOU — No. M34279 — Exp.12-31-2026 — MECHANICAL — STATE OF CALIFORNIA

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
LOT 207 SANTA LUCIA PRESERVE
23 SAN CLEMENTE TRL.
CARMEL, CA 93923

SHEET TITLE
TITLE 24 FORMS - CF1R

DRAWN: GMEP
CHECKED: GMEP
DATE: 01/31/25
SCALE: AS NOTED
JOB NO.: 24-731
SHEET: EN-2

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

SANTA LUCIA PRESERVE, LOT 207

23 SAN CLEMENTE TRAIL
CARMEL, CA 93923
APN #239-131-007

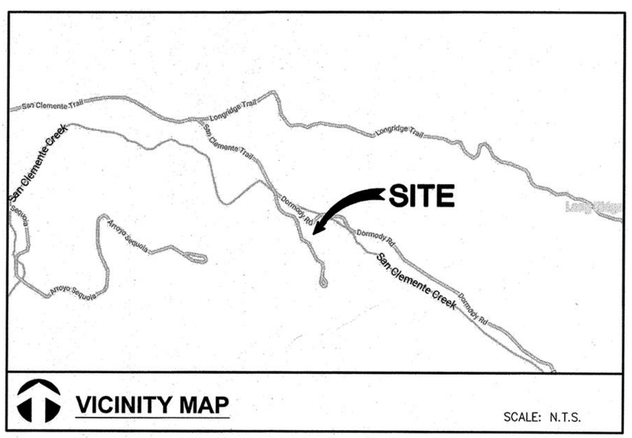
PERSPECTIVE RENDERING



ABBREVIATIONS

@	AT
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
BS	BOTTOM OF SURFACE
BW	BOTTOM OF WALL
CBC	CALIFORNIA BUILDING CODE
CL	CENTER LINE
CLR	CLEAR
CONC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
EJ	EXPANSION JOINT
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
ML	MAINLINE
OC	ON CENTER
POB	POINT OF BEGINNING
QCV	QUICK COUPLER VALVE
RC	RELATIVE COMPACTION
RIM	RIM ELEVATION
SD	STORM DRAIN
TS	TOP OF SURFACE
TPZ	TREE PROTECTION ZONE
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
W/	WITH

VICINITY MAP



PROJECT SITE



PROJECT DESCRIPTION

THE LANDSCAPE FOR THE PROPOSED NEW RESIDENCE WILL CELBRATE THE BEAUTFIUL OAK WOODLAND THAT IS ALREADY PRESENT ON THE SITE. BY ADDING LAYERS OF NATIVE OAK WOODLAND PLANTS IN THEIR NATURAL PATTERNS OF GROWTH, THE HOUSE WILL BE GROUNDED TO THE SITE. IT WILL PROVIDE BEAUTY TO BOTH THE NEW OWNERS AND THE NEIGHBORHOOD ALIKE. ALL PAVING AND HARDSCAPE MATERIALS HAVE BEEN SELECTED TO MAINTAIN THIS NATURAL AESTHETIC.

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
L0.00	COVER SHEET
L0.01	SITE ANALYSIS
L0.02	FUEL MANAGEMENT PLAN
L0.03	TREE PROTECTION
L1.00	LANDSCAPE SITE PLAN
L1.01	RENDERINGS
L1.02	GRADING AND LAYOUT PLAN
L2.00	PLANTING PLAN
L2.01	TREE MITIGATION PLAN
L2.02	PLANTING LEGEND AND NOTES
L3.00	IRRIGATION PLAN
L3.01	IRRIGATION LEGEND
L3.02	IRRIGATION DETAILS
L3.03	IRRIGATION DETAILS
L4.00	LANDSCAPE LIGHTING PLAN
L5.00	CONSTRUCTION DETAILS

NOT FOR CONSTRUCTION

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE OR IN ANY WAY LIABLE FOR ANY CHANGES MADE TO THE ELECTRONIC OR HARD COPY THAT IS NOT SIGNED BY WILD LAND WORKSHOP. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR STOP THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES, OR SITE CONDITIONS. FAILURE TO NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES, OR SITE CONDITIONS SHALL CONSTITUTE AN ACCEPTANCE BY THE CONTRACTOR THAT THE DRAWINGS ARE ACCURATE AND THAT THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY AND ALL CORRECTIONS.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE



seal

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831.649.6001

CIVIL ENGINEER
CMPROS
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SUITE 1028
SAN FRANCISCO, CA 94103

SURVEYOR
WHITSON ENGINEERS
6 HARRIS CT
MONTEREY, CA 93940
831.649.5225

team

SAMIR MESSIAH
26425 VIA PETRA
CARMEL, CA
93923

owner

SANTA LUCIA
PRESERVE
LOT 207
23 SAN CLEMENTE TRAIL
CARMEL, CA
93923

project

no.	description	
2	FINAL DESIGN REVIEW	11.07.2024
1	PRELIMINARY DESIGN REVIEW	08.15.2024

date: 11.07.2024

COVER SHEET

sheet title

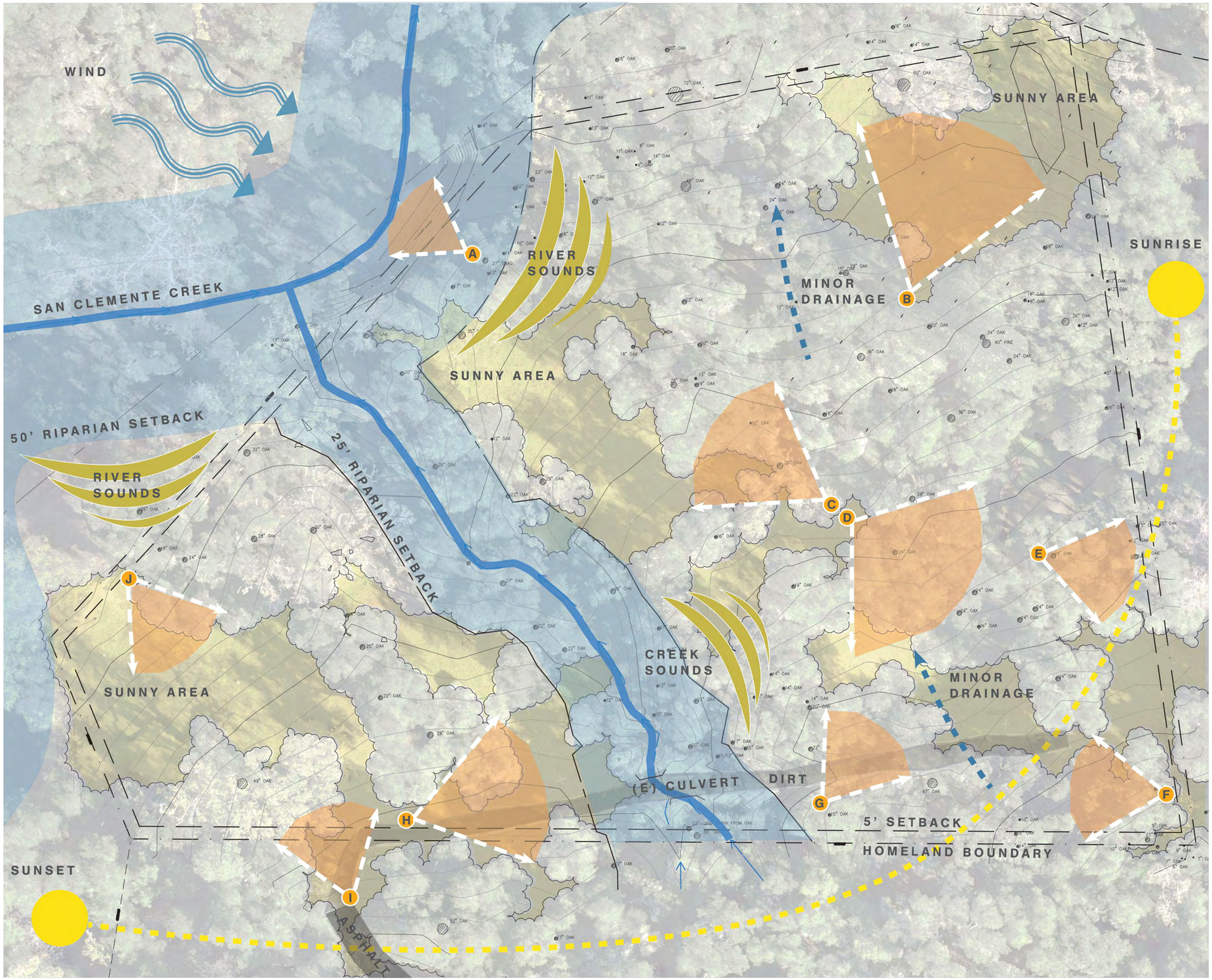
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sheet no.

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11/7/2024 2:50 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."




A RIVER VIEW


B MEADOW AND DORMANDY ROAD


C FILTERED VIEW OF HILLS ABOVE HOMESITE


D SPECIMEN OAK AND WOODLAND VIEWS


E BACKLIT VIEWS OF WOODLAND AND BRACKEN


E BACKLIT VIEWS OF WOODLAND AND BRACKEN


E BACKLIT VIEWS OF WOODLAND AND BRACKEN


H EXISTING DIRT ROAD AND CULVERT


I SPECIMEN VALLEY OAK AT ENTRY DRIVE


J LAYERED VIEWS FROM CREEK TO ENTRY DRIVE

20' 0 20 40'

1" = 20'

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING ELECTRONICALLY OR OTHERWISE. BHS, IT SHALL BE SIGNED BY WILD LAND WORKSHOP.

NOT FOR CONSTRUCTION

IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND SITE CONDITIONS. THE CONTRACTOR SHALL PROCEED AND ASSUME THE RISK OF ANY ERRORS OR DISCREPANCIES IN THE DRAWINGS AND SITE CONDITIONS IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
08/01/2024
date
STATE OF CALIFORNIA

seal

ARCHITECT
HOLDREN + LIETZKE
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CIVIL ENGINEER
CMPROS
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SUITE 1028
SAN FRANCISCO, CA 94103

SURVEYOR
WHITSON ENGINEERS
6 HARRIS CT
MONTEREY, CA 93940
831.649.5225

team

owner

SANTA LUCIA PRESERVE
LOT 207
23 SAN CLEMENTE TRAIL
CARMEL, CA
93923

project

no.	description	date:
2	FINAL DESIGN REVIEW	11.07.2024
1	PRELIMINARY DESIGN REVIEW	08.15.2024

date: 11.07.2024

SITE ANALYSIS

sheet title

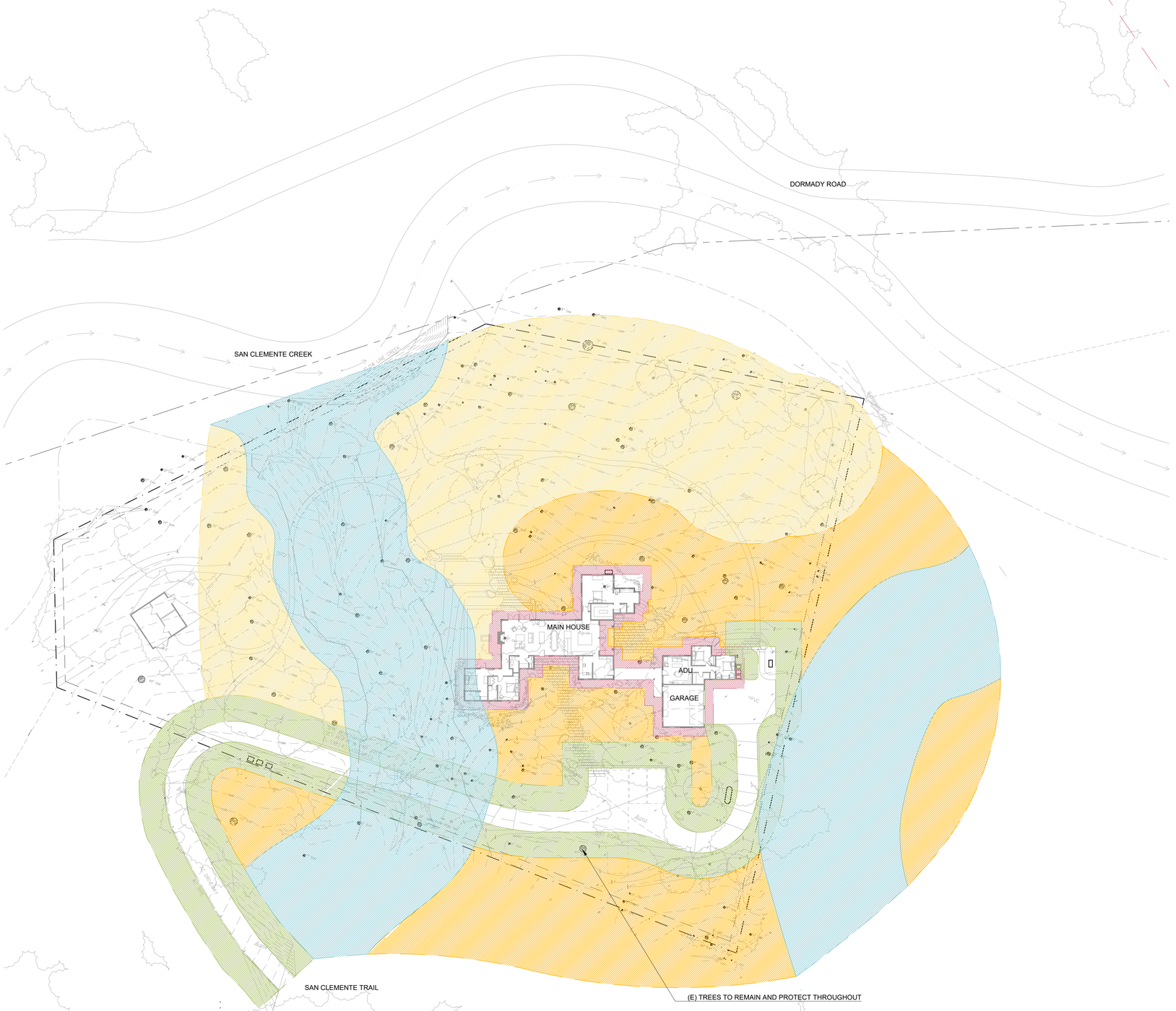
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sheet no.

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11/7/2024 2:51 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



LEGEND

- NON-COMBUSTIBLE ZONE - WITHIN 5' OF STRUCTURES
- DRIVEWAY ZONE - WITHIN 15' OF PAVEMENT
- OAK WOODLAND ZONE - WITHIN 150' OF STRUCTURES
- OAK SAVANNA ZONE - WITHIN 150' OF STRUCTURES
- RIPARIAN ZONE - WITHIN 50' OF RIPARIAN AREAS

FUEL MANAGEMENT ZONE NOTES

1. NESTING SEASON - IF CLEARING IS TO BE DONE BETWEEN NOVEMBER 1ST AND AUGUST 1ST, A QUALIFIED ECOLOGIST/ORNITHOLOGIST SHALL CONDUCT A SITE WIDE SURVEY FOR NESTING BIRDS. IF ANY ARE FOUND A PROTECTION PLAN SHALL BE DEVELOPED AND FOLLOWED PRIOR TO PROCEEDING.
2. SEE ARBORIST REPORT BY THOMPSON WILDLAND MANAGEMENT DATED APRIL 2024.
3. SEE FUEL MANAGEMENT PLAN BY BENJAMIN R. EICHORN OF CENTRAL COAST LAND MANAGEMENT DATED APRIL 2024.
4. SEE BIOLOGICAL REPORT BY JEFFREY D. FROKE, PHD, DATED JUNE 2024.
5. THE FOLLOWING FUEL MANAGEMENT ZONES (FMZ) SHALL BE ESTABLISHED AS SHOWN ON PLAN AND AS VERIFIED IN THE FIELD WITH LANDSCAPE ARCHITECT.
6. **NON-COMBUSTIBLE ZONE** - TO A DISTANCE OF 5 FEET. A NON-COMBUSTIBLE BUFFER OF 5 FEET AROUND STRUCTURES INCLUDING WOOD DECKS, CONSISTING OF HARDSCAPE SURFACES (SUCH AS PATIOS AND GRAVEL) OR BARE SOIL. WOOD CHIP MULCH AND IRRIGATED LAWNS ARE NOT CONSIDERED NON-COMBUSTIBLE.
7. **LANDSCAPING ZONE** - PER LANDSCAPING PLANS. ALL LANDSCAPING OCCURS WITHIN THE HOMELAND AREA. THE PLANTING OF FLAMMABLE SHRUBS AND ORNAMENTAL GRASSES IS DISCOURAGED IN THIS AREA. THE SPACING BETWEEN LANDSCAPING PLANTS AND VOLUME OF LANDSCAPING BIOMASS SHOULD MIMIC THE OAK WOODLAND ZONE. AVOID AND REGULARLY REMOVE THICK LAYERS OF MULCH AND LEAF LITTER. PRUNE SHRUBS REGULARLY TO MAINTAIN SPACE BETWEEN PLANTINGS.
8. **DRIVEWAY ZONE** - FOR A WIDTH OF 15 FEET FROM THE EDGE OF PAVEMENT. THIS AREA SHOULD BE TREATED TO REDUCE THE INTENSITY OF FIRE NEAR PAVEMENT TO ALLOW SAFE PASSAGE. ALL TREE BRANCHES EXTENDING OVER DRIVEWAY SURFACES MUST BE PRUNED TO ENSURE 15 FEET OF VERTICAL CLEARANCE, WHILE LEAVING HEALTHY BRANCHES HIGHER THAN 15 FEET TO PROVIDE SHADE. ALL GRASSLAND WITHIN 15 FEET OF THE PAVEMENT SHOULD BE MOWED ACCORDING TO THE GRASSLAND ZONE RECOMMENDATIONS. A MINIMUM OF 3 FEET RADIUS SHALL BE MOWED AROUND EACH FIRE HYDRANT. REMOVE UNDERSTORY BRUSH THAT CAN BECOME LADDER FUELS AND REMOVE ACCUMULATIONS OF LEAF LITTER FROM THE ROAD.
9. **OAK SAVANNAH ZONE** - FOR A WIDTH OF 150 FEET FROM THE STRUCTURE. REMOVE LOW HANGING TREE BRANCHES SMALLER THAN 3 INCHES IN DIAMETER UP TO A MINIMUM OF 8 FEET. ALL GRASSLAND WITHIN 150 FEET OF STRUCTURES SHALL BE MOWED ANNUALLY AND TREATED ACCORDING TO RECOMMENDATIONS FOR THE GRASSLAND ZONE.
10. **OAK WOODLAND ZONE** - FOR A WIDTH OF 150 FEET FROM THE STRUCTURE. AN INITIAL TREATMENT SHALL REQUIRE PRUNING OF SMALLER BRANCHES LESS THAN 3 INCHES IN DIAMETER TO KEEP THE TREE CANOPY 8 FEET ABOVE THE GROUND, AND A DENSITY REDUCTION OF UNDERSTORY SHRUBS. TREATMENT OF UNDERSTORY SHRUBS IS TO BE MAINTAINED ANNUALLY TO A MAXIMUM HEIGHT OF 2.5 FEET. WHEN THINNING, DO NOT CLEAR CUT BUT SELECTIVELY REMOVE MORE FLAMMABLE SPECIES (SUCH AS COYOTE BUSH) AND PRUNE MORE DESIRABLE SPECIES (SUCH AS CURRANT AND WILD ROSE). LEAF LITTER SHOULD BE KEPT TO A MAXIMUM DEPTH OF NO MORE THAN FOUR INCHES. HERBACEOUS GROUND COVER LAYER AND GRASSLAND SHOULD BE MOWED AND MAINTAINED ANNUALLY IN EARLY SUMMER TO A MINIMUM OF FOUR INCHES WITHIN 150 FEET OF STRUCTURES.
11. **RIPARIAN ZONE** - WITHIN 50 FEET OF RIPARIAN AREAS. NO PRUNING, MOWING, OR FUEL MANAGEMENT TO BE CONDUCTED IN RIPARIAN AREAS EXCEPT FOR REMOVAL OF EXOTICS. REMOVE ENTIRELY ALL EXOTIC, NON-NATIVE VEGETATION BY HAND. DO NOT MODIFY OR PRUNE TREE CANOPIES OVER RIPARIAN AREAS, EXCEPT TO REMOVE SMALL LOW HANGING BRANCHES BY HAND IF NECESSARY, IN ORDER TO MAINTAIN SHADE ESSENTIAL FOR ECOLOGICAL HEALTH OF WATER SYSTEMS. REMOVE POISON OAK VINES AROUND TREE TRUNKS. ANY WORK IN RIPARIAN AREAS MUST BE DONE BY HAND.
12. **GRASSLAND ZONE** - APPLIES TO ALL GRASSLAND WITHIN 150 FEET FROM STRUCTURES, THROUGHOUT ALL FUEL MANAGEMENT ZONES. ANNUAL GRASSLAND AREAS MUST BE MOWED AT LEAST ONCE ANNUALLY IN LATE SPRING OR EARLY SUMMER TO A MINIMUM HEIGHT OF 4 INCHES, IDEALLY AFTER NATIVE SPECIES HAVE SET SEED, AND NOT MORE FREQUENTLY THAN EVERY 60 DAYS. WOODY WEED SPECIES SUCH AS FRENCH BROOM, POISON HEMLOCK, AND THISTLES SHOULD BE COMPLETELY REMOVED ANNUALLY. THROUGHOUT ALL FUEL MANAGEMENT ZONES, REMOVE ALL DEAD BRANCHES ON THE GROUND SMALLER THAN 6 INCHES OF DIAMETER. RETAIN WOODY MATERIAL LARGER THAN 8 INCHES OF DIAMATER FOR WILDFLIFE HABITAT IF NOT UNDER TREE CANOPY AND NOT WITHIN 100 FEET OF STRUCTURES.
13. **PRESCRIPTIONS FOR TREE PRUNING** - MAINTAIN VERTICAL CLEARANCE UNDER TREE CANOPY OF 8' FROM THE GROUND OR $\frac{1}{3}$ THE HEIGHT OF THE TREE. WITHIN THIS VERTICAL CLEARANCE, REMOVE ALL DEAD BRANCHES AND LIMBS AND REMOVE ALL BRANCHES DEAD OR LIVING UNDER 3 INCHES IN DIAMETER. IN LANDSCAPED AREAS REMOVE ALL SPLIT AND DISEASED BRANCHES LARGER THAN 8 INCHES IN DIAMETER. OAKS WITH LIVE LIMBS RESTING ON THE GROUND NEED NOT BE REMOVED, BUT ALL GROUND DEBRIS BENEATH AND AROUND THE LIMBS SHOULD BE REMOVED. DO NOT THIN OR PRUNE THE TREE CANOPY ABOVE THE VERTICAL CLEARANCE ZONE OF 8' FROM GROUND OR $\frac{1}{3}$ HEIGHT OF THE TREE, AS THIS WILL INCREASE UNDERSTORY GROWTH AND FIRE RISK. AFTER INITIAL PRUNING, TREE PRUNING SHOULD BE NEEDED INFREQUENTLY, EVERY 3-5 YEARS. IF NECESSARY TO REMOVE YOUNG TREES, THE REMOVAL OF ALL SEEDLINGS AND SAPLINGS OF BLACK OAK, VALLEY OAK, OR BLUE OAK IN THE OPENLANDS REQUIRES PRIOR APPROVAL FROM THE SANTA LUCIA CONSERVANCY.

30' 0 30' 60'

1" = 30'

NOT FOR CONSTRUCTION

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IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS. THE CONTRACTOR SHALL COMMENCE WORK ONLY AFTER RECEIVING WRITTEN INSTRUCTIONS FROM THE LANDSCAPE ARCHITECT. IF SUCH NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY CONFLICTS, ERRORS OR OMISSIONS IN THE WORK.

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LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
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FUEL MANAGEMENT PLAN

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L0.02

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-- of

11/7/2024 2:51 PM

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LEGEND

- EXISTING TREES TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION ZONE
- TREE PROTECTION ZONE FENCING
- SILT FENCING TO LIMIT CONSTRUCTION TRAFFIC IN SENSITIVE HABITAT
- MITIGATION TREES, SEE PLANTING PLAN

NOTES:

1. NESTING SEASON - IF CLEARING IS TO BE DONE BETWEEN NOVEMBER 1ST AND AUGUST 1ST, A QUALIFIED ECOLOGIST/ORNITHOLOGIST SHALL CONDUCT A SITE WIDE SURVEY FOR NESTING BIRDS. IF ANY ARE FOUND A PROTECTION PLAN SHALL BE DEVELOPED AND FOLLOWED PRIOR TO PROCEEDING.
2. REFER TO ARBORIST REPORT BY THOMPSON WILDLAND MANAGEMENT DATED APRIL 2024.
4. SEE BIOLOGICAL REPORT BY JEFFREY D. FROKE, PHD, DATED JUNE 2024.
5. A TREE PRESERVATION ZONE (TPZ) SHALL BE ESTABLISHED AS SHOWN ON PLAN AND AS VERIFIED IN THE FIELD WITH ARBORIST OR LANDSCAPE ARCHITECT.
6. PROTECTIVE FENCING - FENCE HEIGHT TO BE 6 FEET AND AS DESCRIBED IN ARBORIST REPORT WITH STRAW BALE BARRICADES. FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ONCE IN PLACE, FENCING SHALL NOT BE REMOVED WITHOUT THE CONSENT OF THE ARBORIST OR LANDSCAPE ARCHITECT.
7. NO STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, DEBRIS OR EXCESS SOIL WILL BE ALLOWED WITHIN THE TPZ. SOLVENTS, LIQUIDS, CONCRETE WASH-OFF, OR ANY TYPE OF DEBRIS SHOULD BE DISPOSED OF PROPERLY, NEVER WITHIN THIS PROTECTED AREA.
8. ALL TRENCHING NEAR EXISTING TREES TO REMAIN. TREES SHALL BE HAND DUG AS REVIEWED WITH THE ARBORIST. WHEN LIVE ROOTS, 1 1/2-INCH DIAMETER OR LARGER ARE FOUND, THE WORK SHALL STOP, ROOTS SHALL BE COVERED WITH BURLAP OR MULCH, AND THE ARBORIST CONTACTED TO PROVIDE RECOMMENDATIONS ON ROOT CUTTING AND TREATMENT OF IMPACTED ROOTS PRIOR TO CONTINUING WORK.
9. NO SOIL COMPACTION SHALL OCCUR WITHIN THE TPZ. SOIL SURFACE WITHIN THE TPZ SHALL BE MULCHED WITH A 6-INCH LAYER OF AGED WOOD CHIPS. WOOD CHIPS FROM SITE TREE REMOVAL ARE ACCEPTABLE IF PROPERLY COMPOSTED. IMPORTED WOOD CHIP MULCH SHALL BE APPROVED BY ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO ORDERING. THEN SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. EXISTING PLANTS TO REMAIN.
10. NATURAL GRADE AROUND TPZ SHALL BE MAINTAINED. NO ADDITIONAL FILL OR EXCAVATION WILL BE PERMITTED WITHIN AREAS OF TREE ROOT DEVELOPMENT.
11. UNAUTHORIZED PRUNING OF ANY TREE SHALL NOT BE ALLOWED. IF ANY TREE CANOPY ENCROACHES ON THE PROJECT AREA, THE REQUIRED PRUNING WILL BE DONE WITH AUTHORITY OF THE ARBORIST AND TO INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES (ISA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
12. CONTRACTOR TO SUBMIT SCHEDULE OF TREE PROTECTION FENCE INSTALLATION AND REMOVAL FOR REVIEW AND APPROVAL BY ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO FENCE INSTALLATION OR REMOVAL.
13. TREE PROTECTION FENCING TO BE REMOVED BY CONTRACTOR AFTER COMPLETION OF CONSTRUCTION AND AS DIRECTED BY THE ARBORIST OR LANDSCAPE ARCHITECT.

20' 0 20 40'

1" = 20'

NOT FOR CONSTRUCTION

THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES AND OTHER CONDITIONS AFFECTING WORK AND BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING THE PROGRESS OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, OMISSIONS, CONFLICTS OR DISCREPANCIES ON THE DRAWINGS. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, OMISSIONS, CONFLICTS OR DISCREPANCIES. THE CONTRACTOR SHALL NOTIFY AND HOLD THE LANDSCAPE ARCHITECT AND THE OWNER HARMLESS FROM ANY AND ALL LIABILITY AND REAL AND PUNITIVE DAMAGES WHICH MAY ARISE FROM THE CONTRACTOR'S PERFORMING WORK AFTER HE KNOWS OF SUCH DISCREPANCIES AND FAILS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER.

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TREE PROTECTION PLAN

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LANDSCAPE LEGEND

- PROPOSED TREES, SEE PLANTING PLAN
- LANDSCAPE BOULDERS FROM VINEYARD ROCK QUARRY. PLACE IN FIELD WITH LANDSCAPE ARCHITECT — 1 L5.00
- ROCK-LINED SWALE — 7 L5.00
- EXISTING CONTOURS
- PROPOSED CONTOURS, SEE GRADING AND LAYOUT PLAN AND CIVIL
- HOMELAND BOUNDARY
- HOMELAND SETBACK
- SWALE, SEE CIVIL — 7 L5.00
- RIPARIAN SETBACK: PRESERVE AND PROTECT RIPARIAN AREAS THROUGHOUT CONSTRUCTION
- PROPOSED WALL — 3 L5.00
- 24" OAK — EXISTING TREES: PRESERVE AND PROTECT. SEE TREE PROTECTION PLAN AND ARBORIST REPORT
- EXISTING OAK TO BE REMOVED. SEE TREE PROTECTION PLAN AND PLANTING PLAN FOR MITIGATION TREE LOCATIONS AND SPECIES
- PERMEABLE PAVING: GRANITECRETE, NATURAL GOLD COLOR — 5 L5.00
- GRAVEL PAVING: ¾" CAL GOLD AVAILABLE FROM TRICOUNTY LANDSCAPE SUPPLY — 2 L5.00
- WOOD DECK: SEE ARCHITECTS DRAWINGS
- GRASSPAVE2: AVAILABLE FROM INVISIBLESTRUCTURES.COM OR APPROVED EQUAL — 4 L5.00
- STEPS: 14"X5' MONOLITHIC 'MULTIBLEND STONE' AVAILABLE FROM SBI — 6 L5.00
- STONE PAVERS: 18"X36" 'MULTIBLEND STONE' AVAILABLE FROM SBI — 6 L5.00
- NATIVE TURF GRASS, SEE PLANTING PLAN
- PLANTING AND SEEDING, SEE PLANTING PLAN

LANDSCAPE SCOPE

THE PROPOSED LANDSCAPE DESIGN IS INTENDED TO ENHANCE AND RESTORE THE WOODLAND HABITAT OF THE SITE. THE PROJECT INCLUDES REMOVING 2 EXISTING OAKS, WHILE PROTECTING THE MULTITUDE OF OTHER EXISTING TREES. LANDSCAPE FEATURES INCLUDE A NEW BRIDGE OVER THE EXISTING EPHEMERAL STREAM, DRIVEWAY, AUTOCOURT, DECK WITH FIRE PIT, OUTDOOR DINING AREA, SUNNY MEADOW, AND NATURAL STONE AND MULCH PATHWAYS.

NUMBERED NOTES

1. IMPROVED STORM DRAIN CROSSING OVER EPHEMERAL STREAM, SEE CIVIL DRAWINGS
2. FIRE TRUCK TURNAROUND
3. GUEST PARKING
4. ENTRY PATH
5. DRIVEWAY
6. DINING TERRACE
7. DECK WITH FIRE PIT
8. LOWER PATIO
9. MULCH PATH - REUSE CHIPS FROM FUEL CLEARING ON SITE
10. NATIVE LAWN SURROUNDED BY MEADOW
11. ROCK-LINED SWALE

20' 0 20 40'

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ENTRY VIEW



KITCHEN VIEW



PATIO VIEW

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RENDERINGS

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L1.01

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-- of

11/7/2024 2:51 PM

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LEGEND

- TS 1290.0 + SPOT GRADE
- EXISTING CONTOUR LINES
- PROPOSED CONTOUR LINES
- 4.0% PROPOSED SLOPE
- PROPOSED SWALE

LAYOUT NOTES

1. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO CONTINUANCE OF WORK
2. DO NOT SCALE OFF OF PLANS
3. FIELD VERIFY LOCATIONS OF UNDERGROUND UTILITIES, CALL USA ALTER (800) 642-2444 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL EXISTING FACILITIES SHOWN TO REMAIN, INCLUDING ROADS AND OTHER STREET IMPROVEMENTS
5. SEE DETAIL SHEETS AND SPECIFICATIONS FOR MORE INFORMATION
6. PLAN DIMENSIONS ARE ROUNDED TO THE NEAREST ½"
7. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
8. LANDSCAPE ARCHITECT WILL MAKE CAD FILES AVAILABLE FOR USE BY FIELD ENGINEER
9. LAYOUT OF FENCING TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO BUILDING.
10. CONCRETE FORMS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO POURING.
11. TREE LOCATIONS TO BE FIELD ADJUSTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

GRADING NOTES

1. CONTRACTOR SHALL FINISH GRADE ALL PLANTING AREAS UNLESS OTHERWISE NOTED.
2. ALL EROSION DAMAGE DURING THE CONSTRUCTION PERIOD SHALL BE REPAIRED BY THE CONTRACTOR.
3. UNLESS OTHERWISE NOTED, ALL SOIL FINISH GRADES SHALL BE MIN 3" BELOW FINISH GRADES OF WALKS, PAVEMENTS AND CURBS.

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GRADING AND LAYOUT PLAN

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NOTE: SEE SHEET L2.01 FOR LEGEND AND NOTES

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PLANTING PLAN

sheet title

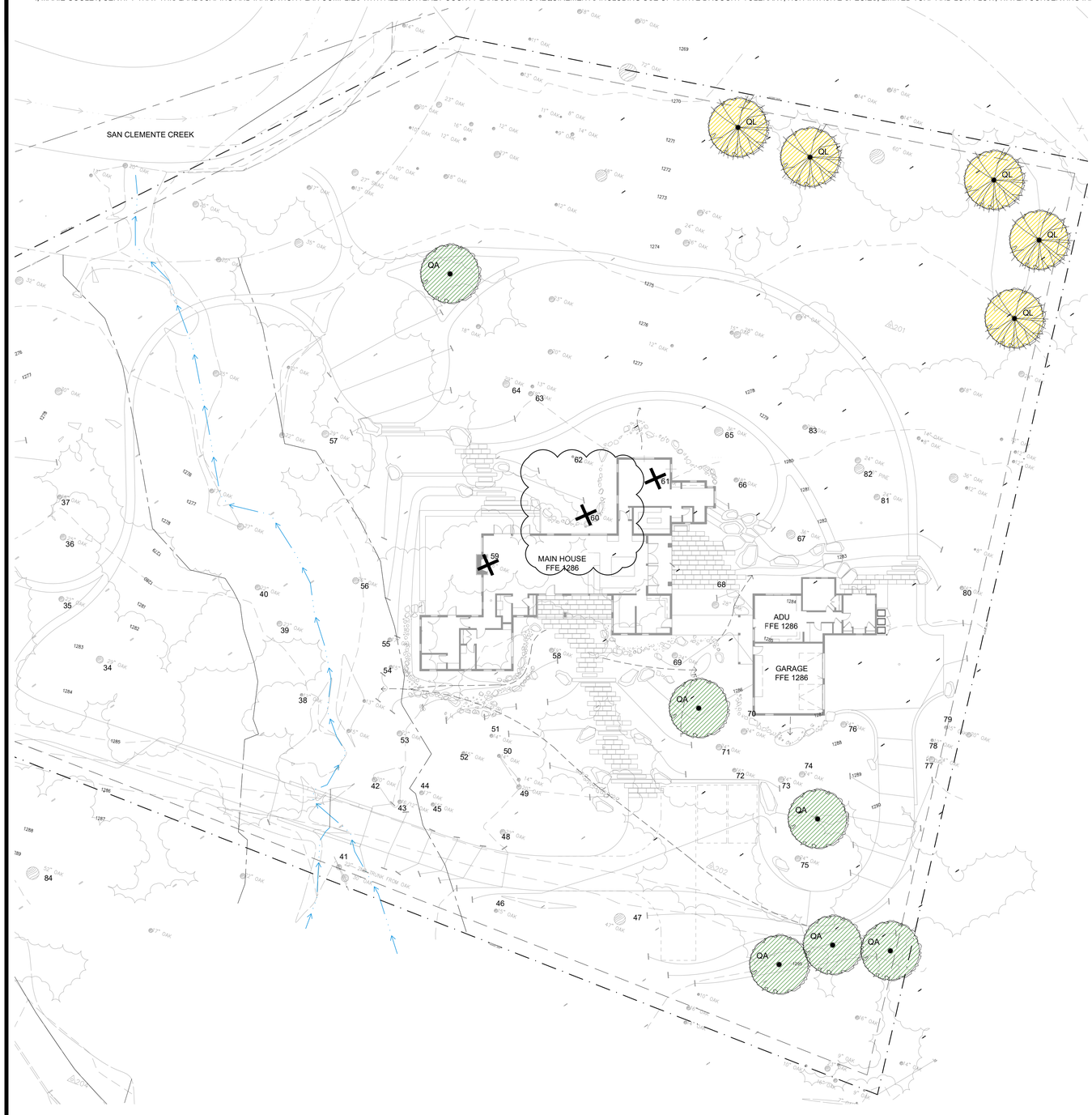
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"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



LEGEND

- ✕ TREE TO BE REMOVED
- QA — MITIGATION TREE: QUERCUS AGRIFOLIA (COAST LIVE OAK)
- QL — MITIGATION TREE: QUERCUS LOBATA (VALLEY OAK) *SEE NOTE 1 THIS SHEET

MITIGATION TREE NOTES:

1. TREE REPLACEMENT REQUIREMENTS ARE 3:1 FOR TREES UNDER 24" DBH AND 5:1 FOR TREES LARGER THAN 24" DBH. FOR FINAL TREE REPLACEMENT RECOMMENDATION, REFER TO ARBORIST REPORT BY ROB THOMPSON DATED APRIL 2024.
2. MITIGATION TREES TO BE INDEPENDENTLY MONITORED FOR HEALTH BY AN ARBORIST ANNUALLY FOR A 5-YEAR PERIOD. ARBORIST TO SUBMIT A REPORT TO THE SANTA LUCIA CONSERVACY EACH YEAR FOLLOWING MONITORING.
3. IRRIGATION: MITIGATION TREES TO BE ON THEIR OWN TEMPORARY AUTOMATIC IRRIGATION VALVE, SEE IRRIGATION PLAN.
4. DEER FENCING TO BE INSTALLED AROUND EACH TREE UNTIL IT IS DEEMED UNNECESSARY BY THE ARBORIST

TREES TO BE REMOVED AND REPLACED

TREE TO BE REMOVED TAG #	SPECIES REMOVED	DBH	SPECIES OF REPLACEMENT TREE	QUANTITY OF REPLACEMENT TREES	PROPOSED LOCATION
59	QUERCUS AGRIFOLIA	19	QUERCUS AGRIFOLIA	3	HOMELAND
61	QUERCUS AGRIFOLIA	19	QUERCUS AGRIFOLIA	3	HOMELAND
60	QUERCUS LOBATA	29	QUERCUS LOBATA	5	HOMELAND

20' 0 20 40'

1" = 20'

IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND OMISSIONS.

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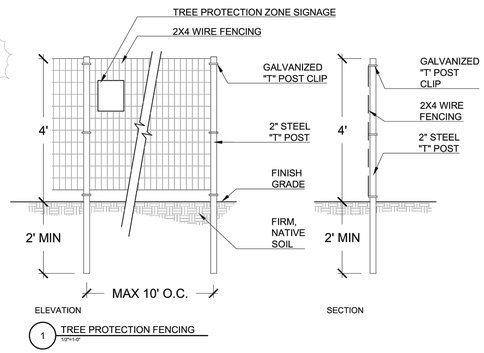


LEGEND

- EXISTING TREES TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION ZONE
- TREE PROTECTION ZONE FENCING
- SILT FENCING TO LIMIT CONSTRUCTION TRAFFIC IN SENSITIVE HABITAT
- MITIGATION TREES, SEE TREE MITIGATION PLAN

NOTES:

1. THE GENERAL CONTRACTOR SHALL COORDINATE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE PROJECT ARBORIST AND LANDSCAPE ARCHITECT PRIOR TO FINALIZING TREE PROTECTION FENCING LOCATIONS TO ENSURE THAT TREE AND RESOURCE PROTECTION MEASURES ARE PROPERLY LOCATED, POSITIONED AND INSTALLED.
3. REFER TO ARBORIST REPORT BY THOMPSON WILDLAND MANAGEMENT DATED APRIL 2024.
4. NESTING SEASON - IF CLEARING IS TO BE DONE BETWEEN NOVEMBER 1ST AND AUGUST 1ST, A QUALIFIED ECOLOGIST/ORNITHOLOGIST SHALL CONDUCT A SITE WIDE SURVEY FOR NESTING BIRDS. IF ANY ARE FOUND A PROTECTION PLAN SHALL BE DEVELOPED AND FOLLOWED PRIOR TO PROCEEDING.
5. SEE BIOLOGICAL REPORT BY JEFFREY D. FROKE, PHD, DATED JUNE 2024.
6. A TREE PRESERVATION ZONE (TPZ) SHALL BE ESTABLISHED AS SHOWN ON PLAN AND AS VERIFIED IN THE FIELD WITH ARBORIST OR LANDSCAPE ARCHITECT.
7. PROTECTIVE FENCING - FENCE HEIGHT TO BE 6 FEET AND AS DESCRIBED IN ARBORIST REPORT WITH STRAW BALE BARRICADES. FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ONCE IN PLACE, FENCING SHALL NOT BE REMOVED WITHOUT THE CONSENT OF THE ARBORIST OR LANDSCAPE ARCHITECT.
8. NO STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, DEBRIS OR EXCESS SOIL WILL BE ALLOWED WITHIN THE TPZ. SOLVENTS, LIQUIDS, CONCRETE WASH-OFF, OR ANY TYPE OF DEBRIS SHOULD BE DISPOSED OF PROPERLY, NEVER WITHIN THIS PROTECTED AREA.
9. ALL TRENCHING NEAR EXISTING TREES TO REMAIN. TREES SHALL BE HAND DUG AS REVIEWED WITH THE ARBORIST. WHEN LIVE ROOTS, 1 1/2-INCH DIAMETER OR LARGER ARE FOUND, THE WORK SHALL STOP, ROOTS SHALL BE COVERED WITH BURLAP OR MULCH, AND THE ARBORIST CONTACTED TO PROVIDE RECOMMENDATIONS ON ROOT CUTTING AND TREATMENT OF IMPACTED ROOTS PRIOR TO CONTINUING WORK.
10. NO SOIL COMPACTION SHALL OCCUR WITHIN THE TPZ. SOIL SURFACE WITHIN THE TPZ SHALL BE MULCHED WITH A 6-INCH LAYER OF AGED WOOD CHIPS. WOOD CHIPS FROM SITE TREE REMOVAL ARE ACCEPTABLE IF PROPERLY COMPOSTED. IMPORTED WOOD CHIP MULCH SHALL BE APPROVED BY ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO ORDERING. THEN SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. EXISTING PLANTS TO REMAIN.
11. NATURAL GRADE AROUND TPZ SHALL BE MAINTAINED. NO ADDITIONAL FILL OR EXCAVATION WILL BE PERMITTED WITHIN AREAS OF TREE ROOT DEVELOPMENT.
12. UNAUTHORIZED PRUNING OF ANY TREE SHALL NOT BE ALLOWED. IF ANY TREE CANOPY ENCROACHES ON THE PROJECT AREA, THE REQUIRED PRUNING WILL BE DONE WITH AUTHORITY OF THE ARBORIST AND TO INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES (ISA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
13. CONTRACTOR TO SUBMIT SCHEDULE OF TREE PROTECTION FENCE INSTALLATION AND REMOVAL FOR REVIEW AND APPROVAL BY ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO FENCE INSTALLATION OR REMOVAL.
14. TREE PROTECTION FENCING TO BE REMOVED BY CONTRACTOR AFTER COMPLETION OF CONSTRUCTION AND AS DIRECTED BY THE ARBORIST OR LANDSCAPE ARCHITECT.



1 TREE PROTECTION FENCING
1/2"=1'-0"

20' 0 20 40'
1" = 20'

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING. ELECTRONIC OR OTHERWISE, THAT IS NOT EXACT BY WILD LAND WORKSHOP.
IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT DISCREPANCIES AND OMISSIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, WORKMANSHIP AND WILL BE RESPONSIBLE FOR ANY RESULTING DEFECTS AND OMISSIONS. FAILURE TO DO SO SHALL BE AT THE CONTRACTOR'S EXPENSE.

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
08/01/2024
date
STATE OF CALIFORNIA

seal

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93923

owner

SANTA LUCIA PRESERVE
LOT 207
23 SAN CLEMENTE TRAIL
CARMEL, CA
93923

project

no.	description	
3	BUILDING PERMIT REV 1	01.29.2026
2	FINAL DESIGN REVIEW	11.07.2024
1	PRELIMINARY DESIGN REVIEW	08.15.2024

date: 11.07.2024

TREE PROTECTION PLAN

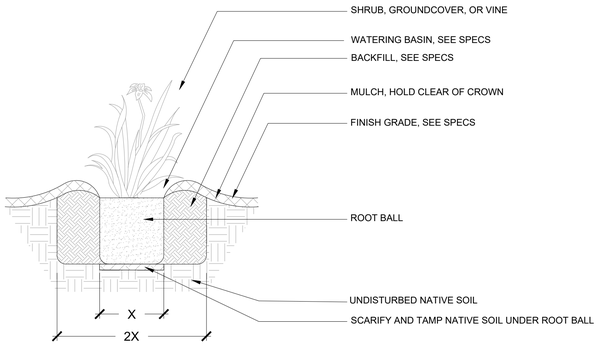
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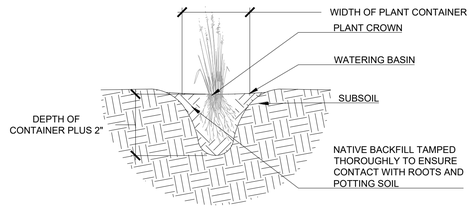
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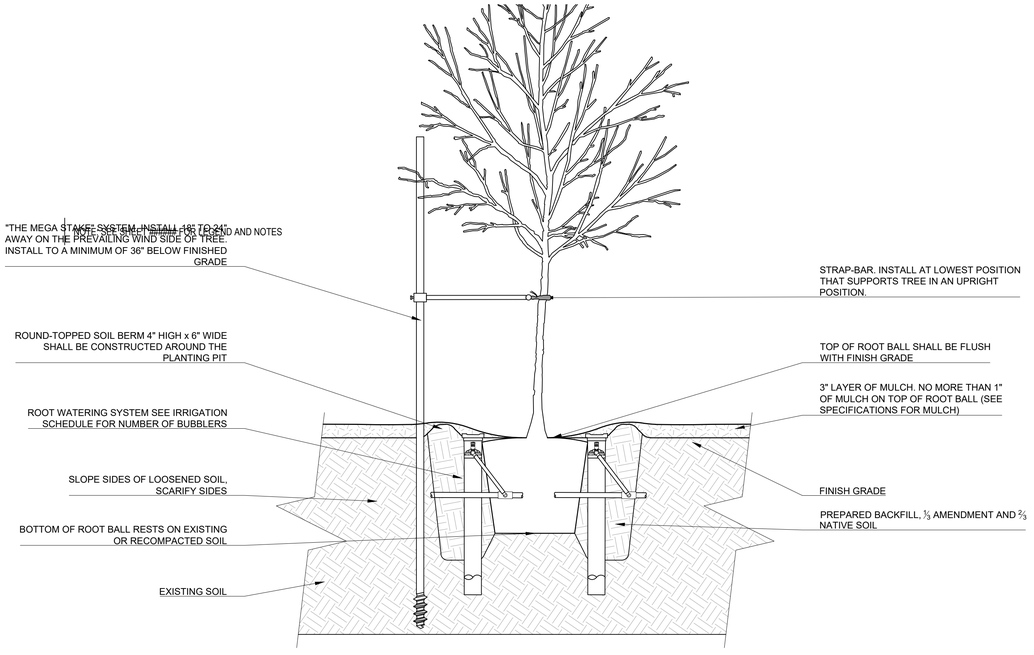
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1 SHRUB AND PERENNIAL PLANTING
SCALE: 1/2" = 1'



2 PLUG PLANTING
SCALE: 1-1/2" = 1'



3 TREE PLANTING WITH BUBBLER
SCALE: 3/4" = 1'

PLANT LEGEND

KEY

TREES: (SEE TREE MITIGATION PLAN FOR MITIGATION TREES)

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER_USE_(WUCOLS_1
PV	13	PRUNUS VIRGINIANA VAR. DEMISSA	WESTERN CHOKECHERRY	15 GAL	AS SHOWN	L
QA	6	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	AS SHOWN	VL
QL	5	QUERCUS LOBATA	VALLEY OAK	24" BOX	AS SHOWN	L

PLANTS:

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	WUCOLS
AO	23	ACHILLEA MILLEFOLIUM 'SONOMA COAST'	SONOMA WHITE YARROW	2' OC	4" POT	L
AI	36	ACHILLEA MILLEFOLIUM 'ISLAND PINK'	COMMON YARROW 'ISLAND PINK'	2' OC	4" POT	L
AD	46	ARTEMISIA DOUGLASIANA	MUGWORT	4' OC	1 GAL	L
AZ	29	ASTER CHILENSIS 'PURPLE HAZE'	CALIFORNIA ASTER	2' OC	1 GAL	M
AF	64	ATHYRIUM FILIX-FEMINA	LADY FERN	2' OC	1 GAL	M
B	61	CAREX BARBARAE	SANTA BARBARA SEDGE	2' OC	LINER	L
C	148	CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	2' OC	LINER	M
T	301	CAREX TUMULICOLA	FOOTHILL SEDGE	1'-6" OC	LINER	L
Y	91	CLINOPODIUM DOUGLASII	YERBA BUENA	1'-6"	4" POT	L
CS	8	CORNUS SERICEA	REDTWIG DOGWOOD	4' OC	1 GAL	H
FC	276	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	2' OC	1 GAL	L
F	45	FRAGARIA VESCA	ALPINE STRAWBERRY	1'-6" OC	4" POT	M
FM	91	FRANGULA CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5' OC	1 GAL	L
H	57	HEUCHERA 'SANTA ANA CARDINAL'	CORAL BELLS	2' OC	1 GAL	M
I	309	IRIS DOUGLASIANA	DOUGLAS IRIS	1'-6" OC	1 GAL	L
EC	111	EPILOBIUM CANUM	CA FUSCHIA	2' OC	STUBBIES	L
MR	88	MUHLENBERGIA RIGENS	DEER GRASS	3' OC	1 GAL	L
PH	15	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	FOOTHILL PENSTEMON	2' OC	1 GAL	M
PC	5	PHYSOCARPUS CAPITATUS	NINEBARK	6' OC	5 GAL	L
PM	30	POLYSTICHUM MUNITUM	SWORD FERN	3' OC	1 GAL	M
P	207	PRUNELLA VULGARIS	COMMON SELFHEAL	1' OC	1 GAL	L
RG	9	RIBES SANGUINEUM VAR. GLUTINOSUM	PINK WINTER CURRANT	6' OC	5 GAL	L
SS	46	SALVIA SPATHACEA	HUMMINGBIRD SAGE	2' OC	1 GAL	L
SV	18	SOLIDAGO VELUTINA SSP CALIFORNICA	CALIFORNIA GOLDENROD	1'-6" OC	1 GAL	L
WF	10	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	4' OC	5 GAL	M

TURF GRASS AND GRASSPAVE:
65% FESTUCA RUBRA
20% ACHILLEA MILLEFOLIUM
15% CAREX TUMULICOLA

WOODLAND MIX: *SHADE-LOVING HERBS AND SEDGES PROVIDE A TEXTURAL CARPET WITH SEASONAL HIGHLIGHTS TO THE OAK WOODLAND UNDERSTORY.*

BOTANICAL NAME	COMMON NAME	SPACING	SIZE	% OF MIX	QUANTITY
ACHILLEA MILLEFOLIUM	COMMON YARROW	2'-0"	LINER	10%	156
CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	2'-0"	LINER	64%	996
CLINOPODIUM DOUGLASII	YERBA BUENA	2'-0"	LINER	10%	156
EPILOBIUM CANUM	CALIFORNIA FUSCHIA	2'-0"	1 GAL	5%	78
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	2'-0"	LINER	10%	156
IRIS DOUGLASIANA	DOUGLAS IRIS	2'-0"	LINER	5%	78
LONICERA HISPIDULA	PINK HONEYSUCKLE	2'-0"	1 GAL	2%	31
PTERIDIUM AQUILINUM	BRACKEN FERN	2'-0"	1 GAL	2%	31
STACHYS BULLATA	HEDGE NETTLE	2'-0"	1 GAL	1%	16
SYMPHOROCARPUS MOLLIS	SNOW BERRY	2'-0"	1 GAL	1%	16

HYDROSEED MIX: 16,700 SF. APPLY AT 45 LBS/ACRE WHERE SITE DISTURBED. CONFIRM FINAL QUANTITY AFTER CONSTRUCTION.

BOTANICAL NAME	COMMON NAME
ACHILLEA MILLEFOLIUM	YARROW
AGROSTIS PALLENS	BENTGRASS
COLLINSIA HETEROPHYLLA	PURPLE CHINESE HOUSES
ELYMUS GLAUCUS	BLUE WILD RYE
FESTUCA CALIFORNICA	CALIFORNIA FESCUE
FESTUCA RUBRA	RED FESCUE
TRIFOLIUM WILLDENOVII	TOMCAT CLOVER

PLANTING NOTES:

PLANTING DESIGN AND FUEL MANAGEMENT DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO BLEND THE ARCHITECTURE INTO THE NATIVE PLANT COMMUNITIES WITH SITE SPECIFIC OAK WOODLAND, RIPARIAN, AND GRASSLAND SPECIES APPROPRIATE FOR THE AREA. THE DESIGN IS INTENDED TO GIVE THE FEELING OF IMMERSION IN THE FOREST WHILE SOFTENING THE ARCHITECTURE. THE PLANTING AREAS ADJACENT TO THE BUILDINGS ARE INTENDED TO BE MOWED IN EARLY SUMMER FOR FUEL MANAGEMENT AND WEED MANAGEMENT. PLANTS WERE SELECTED FOR THEIR DROUGHT-TOLERANCE AND FLAME RESISTANCE, AS WELL AS FOR AESTHETICS.

SOIL AMENDMENT
1. ALL SHRUB PLANTING AREAS TO RECEIVE 2" DEEP MULCH, VERIFY SPEC WITH LANDSCAPE ARCHITECT.
2. AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS, CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING AND PROVIDE RESULTS TO OWNER AND LANDSCAPE ARCHITECT.

IRRIGATION - SEE IRRIGATION PLAN
1. THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER CONSERVATION, USING AN ET BASED AUTOMATIC CONTROLLER AND A MASTER VALVE/FLOW SENSOR THAT DETECTS LEAKS
2. THE IRRIGATION DESIGN SHALL COMPLY WITH CURRENT STATE AND LOCAL REGULATIONS

GENERAL
1. BRACKEN FERN (PTERIDIUM AQUILINUM) DISTURBED ON SITE TO BE SAVED FOR TRANSPLANTING
2. SEE ARBORIST REPORT, FUEL MANAGEMENT REPORT, AND BIOLOGICAL REPORT
3. SEE FUEL MANAGEMENT PLAN
4. SEE TREE PROTECTION PLAN

NOTE: SEE SHEET L2.00 FOR PLANTING PLAN

NOT FOR CONSTRUCTION

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
RENEWAL DATE
08/01/2024
DATE
STATE OF CALIFORNIA

seal

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CARMEL, CA
93923

project
SANTA LUCIA PRESERVE
LOT 207
23 SAN CLEMENTE TRAIL
CARMEL, CA
93923

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2	FINAL DESIGN REVIEW	11.07.2024
1	PRELIMINARY DESIGN REVIEW	08.15.2024

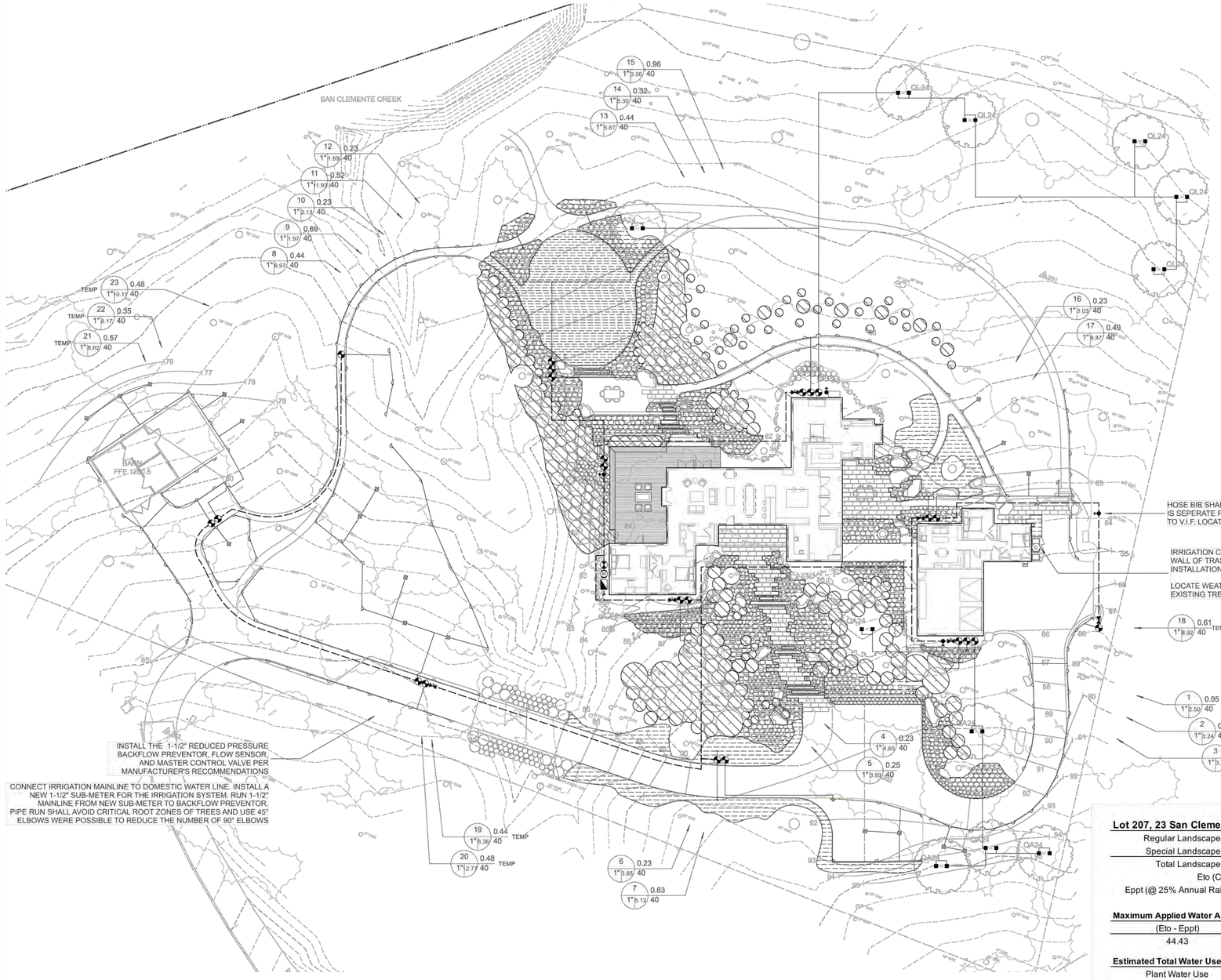
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PLANTING LEGEND AND NOTES

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"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



Lot 207, 23 San Clemente Trail, Carmel CA 93923

HYDROZONE TABLE COMPLETE FOR ALL VALVES						
Valve Number	Irrigation Method	Plant type (High, Med, Low)	GPM	Precipitation Rate (in/hr)	Area (sq.ft.)	% of Landscape
1	Bubblers	Low	2.50	0.95	252	1.4%
2	Sub-surface Drip	Low	3.24	0.23	1102	6.0%
3	Emitters	Low	3.20	0.31	992	5.4%
4	Sub-surface Drip	Low	4.65	0.23	1589	8.6%
5	Emitters	Low	3.93	0.25	1486	8.1%
6	Sub-surface Drip	Low	3.85	0.23	1319	7.2%
7	MP Rotators	Low	5.12	0.63	787	4.3%
8	Emitters	Low	6.97	0.44	1521	8.3%
9	Sub-surface Drip	Low	1.97	0.69	656	3.6%
10	Sub-surface Drip	Low	2.13	0.23	736	4.0%
11	Sub-surface Drip	Low	11.93	0.52	1785	9.7%
12	Sub-surface Drip	Low	1.69	0.23	571	3.1%
13	Emitters	Low	5.87	0.44	1291	7.0%
14	MP Rotators	Low	5.30	0.32	1611	8.7%
15	Bubblers	Low	3.00	0.96	302	1.6%
16	Sub-surface Drip	Low	3.03	0.23	1082	5.9%
17	MP Rotators	Low	6.87	0.49	1340	7.3%
TEMP.						
18	MP Rotators	Low	8.92	0.61	1418	12.2%
19	MP Rotators	Low	8.36	0.44	1839	15.9%
20	MP Rotators	Low	12.77	0.48	2570	22.2%
21	MP Rotators	Low	8.62	0.57	1450	12.5%
22	MP Rotators	Low	8.17	0.35	2276	19.7%
23	MP Rotators	Low	10.11	0.48	2028	17.5%
				TOTAL SF (PERM)	**18422**	100%
				TOTAL SF (TEMP)	**11581**	100%

Lot 207, 23 San Clemente Trail, Carmel CA 93923

Regular Landscape Area	18,422	SF
Special Landscape Area	0	SF
Total Landscape Area	18422	SF
Eto (CIMIS)	49.7	
Eppt (@ 25% Annual Rainfall)	5.275	

Maximum Applied Water Allowance

(Eto - Eppt)	X	Gal./SF	X	[(0.55 x LA)	+	(0.45 x SLA)]	MAWA	ACRE-FT.
44.43		0.62		10,132		0	**279,073**	**0.86**

Estimated Total Water Use (Post Establishment)

Plant Water Use	(ETo)(0.62)	X	(PF x HA) / IE		ETWU	ACRE-FT.
Low	30.8		4,549		140,162	
Med.	30.8		0		0	
High	30.8		0		0	
				ETWU	**140,162**	**0.43**

ETWU complies with MAWA

Estimated Total Water Use (Establishment Period @ 11,581 SF Grassland Restoration Areas)

Plant Water Use	(ETo)(0.62)	X	(PF x HA) / IE		ETWU	ACRE-FT.
Low	30.8		3,088		95,162	
Med.	30.8		0		0	
High	30.8		0		0	
				ETWU	**95,162**	**0.29**
				Total Establishment ETWU	**235,324**	**0.72**

PROJECT IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR WILL FOLLOW INDUSTRY STANDARDS FOR THE INSTALLATION OF THE IRRIGATION SYSTEM. ANY PROPOSED CHANGES TO THE IRRIGATION SYSTEM WILL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE CHANGES BEING MADE. CONTRACTOR TO VERIFY IN FIELD THE CONDITIONS OF THE LANDSCAPE AREAS PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM .

2. MAINLINE PIPE SHALL BE NO LESS THAN CLASS 315 FOR PIPE SIZED 3" AND GREATER, AND SCHEDULE 40 FOR PIPE SIZED 2-1/2" AND SMALLER. MAINLINE PIPING SHALL BE INSTALLED AT A MINIMUM DEPTH TO ENSURE 18" OF COVER AND SHALL BE INSTALLED IN SUCH A MANNER AS TO NOT INTERFER WITH THE STORMWATER AND OTHER UTILITIES' SYSTEMS.

3. LATERAL PIPING SHALL BE CLASS 200 PIPE AND INSTALLED TO A MINIMUM DEPTH TO ENSURE 12" OF COVER.

4. 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 SPRINKLER SYSTEM, PLANTING, TREE ROOT ZONES AND ARCHITECTURAL FEATURES.

5. SYSTEM SHALL RECEIVE AN INTERIOR MOUNTED IRRIGATION CONTROLLER. CONTRACTOR TO VERIFY IN FIELD LOCATION PRIOR TO INSTALLATION. ELECTRICAL CONNECTION BY OTHERS.

6. LANDSCAPE IRRIGATION SYSTEMS SHALL BE INSTALLED TO PREVENT OVER-SPRAY ON STRUCTURES.

7. IRRIGATION DEMAND: 20 GPM AT 80 PSI. FIELD VERIFY EXACT PRESSURE PRIOR TO START OF WORK. IF PRESSURE VARIES FROM REQUIRED PRESSURE, NOTIFY LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

8. ALL SPRAY VALVES AND SPRINKLER OUTLETS SHOWN ARE FOR THE ESTABLISHMENT PERIOD AND SHALL BE RARELY USED POST ESTABLISHMENT.

9. REFER TO PLANTING PLAN FOR FULL EXTENT OF SEEDED AREAS. CONTRACTOR TO ADD ALTERNATE ALLOWANCE FOR OVER-HEAD SPRAYS AT ALL DISTURBED AREAS THAT SHALL RECEIVE SEED MIX. SPRAYS SHALL BE MATCH PRECIPITATION ROTATOR NOZZLES AND THE PVC LATERAL LINES SHALL BE PLACED ON THE SURFACE WITH NO TRENCHING REQUIRED.

10. ALL IRRIGATION OUTLETS AND PIPING FOR TEMPORARY ZONES SHALL BE INSTALLED ABOVE GROUND AND REMOVED AFTER THE ESTABLISHMENT PERIOD OF NO MORE THAN THREE (3) YEARS FROM DATE OF PLANTING.

NOT FOR CONSTRUCTION

THE DRAWINGS, SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF WILD LAND WORKSHOP AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR DRAWINGS MAY BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER, EXCEPT BY WRITTEN AGREEMENT WITH WILD LAND WORKSHOP. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY ANY PERSON OR ENTITY IN ANY MANNER, THE PERSON OR ENTITY SHALL INDEMNIFY AND HOLD HARMLESS WILD LAND WORKSHOP AND ITS OFFICERS, EMPLOYEES AND CONSULTANTS FROM ANY AND ALL CLAIMS, DEMANDS, DAMAGES, COSTS, EXPENSES, LOSSES AND LIABILITIES ARISING OUT OF OR CONNECTED WITH THE UNAUTHORIZED REUSE. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES OR CONDITIONS. IF NOT NOTIFIED BY THAT TIME, THE CONTRACTOR SHALL ASSUME THAT THE DRAWINGS ARE CORRECT AND THAT ALL CONDITIONS ARE AS INDICATED. ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING ELECTRONICALLY OR OTHERWISE. IF ELECTRONIC DRAWINGS ARE PROVIDED, THEY SHALL BE USED ONLY AS A CONVENIENCE TO THE CONTRACTOR AND SHALL NOT BE RELIED UPON FOR ACCURACY OR COMPLETENESS. IN THE EVENT OF ANY DISCREPANCY BETWEEN ELECTRONIC DRAWINGS AND HARD COPY DRAWINGS, THE HARD COPY DRAWINGS SHALL GOVERN.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

FRANCISCO LANDSCAPE ARCHITECT MARIE S. GOULET 6335 06/30/2026 08/01/2024 STATE OF CALIFORNIA

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project

no.	description	date
2	FINAL DESIGN REVIEW	11.07.2024
1	PRELIMINARY DESIGN REVIEW	08.15.2024

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IRRIGATION PLAN

sheet title

L3.00

sheet no.

of

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"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

GENERAL IRRIGATION NOTES

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.

2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.

3. THIS DESIGN IS DIAGRAMMATIC. ALL 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 SPRINKLER SYSTEM, PLANTING, TREE ROOT ZONES AND ARCHITECTURAL FEATURES.

4. 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.

5. CONTRACTOR SHALL RESTORE SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF EXCAVATIONS, TO ORIGINAL CONDITIONS IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.

6. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.

8. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

9. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION 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.

10. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.

11. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.

12. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 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.

13. WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.

14. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.

16. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

17. THOROUGHLY FLUSH MAIN LINE BEFORE INSTALLING VALVES.

18. 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.

19. 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.

20. 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.

21. 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 BACKFULL 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.

22. 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.

23. 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.

24. 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.

25. THE SPRINKLER 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.

26. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

27. 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.

DRIPLINE NOTES

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.

2. INSTALL DRIPLINE A MAXIMUM OF 24" APART 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.

3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 1125' OF TOTAL DRIPLINE PER ZONE.

4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES.

5. 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.

6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.

7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
- 0-6 GPM – 3/4"
- 6.1-15 GPM – 1"

8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.

9. STAPLE DRIPLINE TO GROUND EVERY 2 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.

10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.

11. 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.

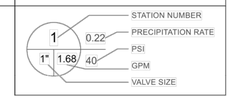
ADDITIONAL DRIPLINE NOTES

1. ALL SUBSURFACE DRIP AREAS ARE DESIGNED TO BE 18" ROW SPACING WITH 18" EMITTER SPACING EXCEPT AS FOLLOWS:

VALVE 11 - 12" X 12" SPACING, 0.40 GPH

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT	MODEL NUMBER	NOTES
M	POINT OF CONNECTION	ASSURED AUTOMATION	1-1/2" SUB-METER	WM150	PER MANUFACTURER'S RECOMMENDATIONS
C	CONTROLLER	HUNTER	8-STATION BASE HYDRAWISE COMPATIBLE CONTROLLER	HCC-800-M	ADD ICM-400 & ICM-800 MODULES AS NEEDED
WS	WEATHER SENSOR	HUNTER	SOLAR-SYNC ETO-RAIN-FREEZE SENSOR	WSS-SEN	WIRELESS SENSOR, LOCATE NO MORE THAN 800' FROM CONTROLLER
	BACKFLOW PREVENTOR	FEBCO	1-1/2" BACKFLOW PREVENTOR W/ PRESSURE REGULATOR, IN ENCLOSURE	825Y	PER MANUFACTURER'S RECOMMENDATIONS
M	MASTER VALVE	HUNTER	1-1/2" REMOTE CONTROL VALVE WITH FILTER SCREEN, NORMALLY OPEN	ICV-151G-FS	PER MANUFACTURER'S RECOMMENDATIONS
F	FLOW SENSOR	HUNTER	1-1/2" FLOW-SYNC SENSOR	HC-150-FLOW	PER MANUFACTURER'S RECOMMENDATIONS
	BRASS SHUT-OFF VALVE	NIBCO	LINE-SIZE BRASS GATE VALVE	TI-8	PER MANUFACTURER'S RECOMMENDATIONS
	HOSE SPIGOT	LASCO	3/4" INVERTED GARDEN VALVE	MODEL 06-1342	PER MANUFACTURER'S RECOMMENDATIONS
	MAIN LINE	-	PVC SCH 40 W/ SOLVENT WELD FITTINGS	-	SIZE: 1-1/2"
	LATERAL LINE	-	PVC CLASS 200 W/SOLVENT WELD FITTINGS	-	SIZE: 0 - 6 GPM = 3/4", 7 - 18 GPM = 1"
	REMOTE CONTROL VALVE	HUNTER	DRIP ZONE CONTROL KITS AND GLOBE VALVES	PCZ-101-LF-40 ICV-101G	USE DRIP ZONE KITS AT ALL SUBSURFACE DRIP, BUBBLERS, AND EMITTERS. ICV TO BE USED AT POP-UP SPRAYS
	SUBSURFACE DRIP ZONE	HUNTER	0.4 GPH DRIP LINE W/ CHECK VALVES	HDL-04-18-CV	12" ROW AND 12" EMITTER SPACING UNLESS OTHERWISE NOTED
	SHRUB EMITTERS ZONE	HUNTER	1/4" BARB, 2.0 GPH POINT SOURCE EMITTERS ON 1/2" DISTRIBUTION TUBING	HEB-20-CV	PLACE ONE (1) PER 1 & 2 GAL, TWO (2) PER 5 GAL, THREE (3) PER 15 GAL AND LARGER SHRUBS
	TREE BUBBLERS	HUNTER	18" ROOT ZONE WATERING SYSTEM	RZWS-18-25-CV	0.25 GPM BUBBLER
	FULL CIRCLE ROTATOR	HUNTER	MP ROTATOR NOZZLE ON 12" POP-UP	MP1000-360 OR MP2000-360	PER MANUFACTURER'S RECOMMENDATIONS
	ADJUSTABLE ROTATOR	HUNTER	MP ROTATOR NOZZLE ON 12" PO-UP	MP1000-90 OR MP2000-90	V.I.F., USE MP-800 SERIES WHERE NECESSARY



Lot 207, 23 San Clemente Trail, Carmel CA 93923

HYDROZONE TABLE COMPLETE FOR ALL VALVES

Valve Number	Irrigation Method	Plant type (High, Med, Low)	GPM	Precipitation Rate (in/hr)	Area (sq.ft.)	% of Landscape
1	Bubblers	Low	2.50	0.95	252	1.4%
2	Sub-surface Drip	Low	3.24	0.23	1102	6.0%
3	Emitters	Low	3.20	0.31	992	5.4%
4	Sub-surface Drip	Low	4.65	0.23	1589	8.6%
5	Emitters	Low	3.93	0.25	1486	8.1%
6	Sub-surface Drip	Low	3.85	0.23	1319	7.2%
7	MP Rotators	Low	5.12	0.63	787	4.3%
8	Emitters	Low	6.97	0.44	1521	8.3%
9	Sub-surface Drip	Low	1.97	0.69	656	3.6%
10	Sub-surface Drip	Low	2.13	0.23	736	4.0%
11	Sub-surface Drip	Low	11.93	0.52	1785	9.7%
12	Sub-surface Drip	Low	1.69	0.23	571	3.1%
13	Emitters	Low	5.87	0.44	1291	7.0%
14	MP Rotators	Low	5.30	0.32	1611	8.7%
15	Bubblers	Low	3.00	0.96	302	1.6%
16	Sub-surface Drip	Low	3.03	0.23	1082	5.9%
17	MP Rotators	Low	6.87	0.49	1340	7.3%
TEMP.						
18	MP Rotators	Low	8.92	0.61	1418	12.2%
19	MP Rotators	Low	8.36	0.44	1839	15.9%
20	MP Rotators	Low	12.77	0.48	2570	22.2%
21	MP Rotators	Low	8.62	0.57	1450	12.5%
22	MP Rotators	Low	8.17	0.35	2276	19.7%
23	MP Rotators	Low	10.11	0.48	2028	17.5%
				TOTAL SF (PERM)	**18422**	100%
				TOTAL SF (TEMP)	**11581**	100%

NOT FOR CONSTRUCTION

ANY CONSTRUCTION OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH CONDITIONS. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH MODIFY THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND MODIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK IN AREAS OF CONFLICT UNTIL ALL CONFLICTS ARE RESOLVED. ANY WORK PERFORMED BY THE CONTRACTOR AFTER DISCOVERY OF SUCH CONFLICTS SHALL BE DONE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS RESULTING FROM CORRECTING SUCH WORK.

THESE PLANS AND SPECIFICATIONS, AND COPIES THEREOF, AS PREPARED BY WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT ELECTRONIC FORMS DO NOT, AND SHALL NOT BE CONSTRUED TO BE, PUBLICATIONS OF WILD LAND WORKSHOP. ALL SUCH PLANS AND SPECIFICATIONS, AND COPIES THEREOF, AS PREPARED BY WILD LAND WORKSHOP, ARE AND SHALL REMAIN THE PROPERTY OF WILD LAND WORKSHOP. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND DEVELOPED, AND SHALL NOT BE LOANED, COPIED OR REPRODUCED, IN WHOLE OR IN PART, FOR ANY PURPOSE OR PROJECT WITHOUT THE WRITTEN CONSENT OF WILD LAND WORKSHOP. ANY UNAUTHORIZED USE, REPRODUCTION OR DISTRIBUTION OF THESE PLANS AND SPECIFICATIONS, AND COPIES THEREOF, AS PREPARED BY WILD LAND WORKSHOP, WILL BE CONSIDERED AN INFRINGEMENT OF COPYRIGHT. ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING ELECTRONICALLY OR OTHERWISE, THAT ARE NOT DIRECTLY MADE BY WILD LAND WORKSHOP.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
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06/30/2026
RENEWAL DATE
08/01/2024
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IRRIGATION LEGEND

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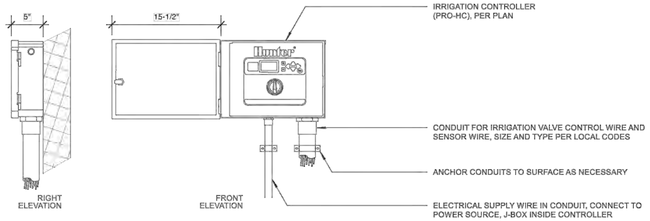
"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

CONTROLLER AND SENSOR NOTES:

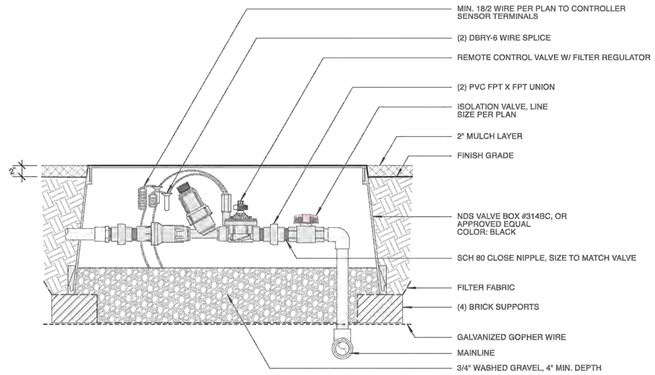
1. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE. PRIOR TO INSTALLATION, CONFIRM LOCATION OF CONTROLLER WITH OWNER

2. ALL SENSORS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS

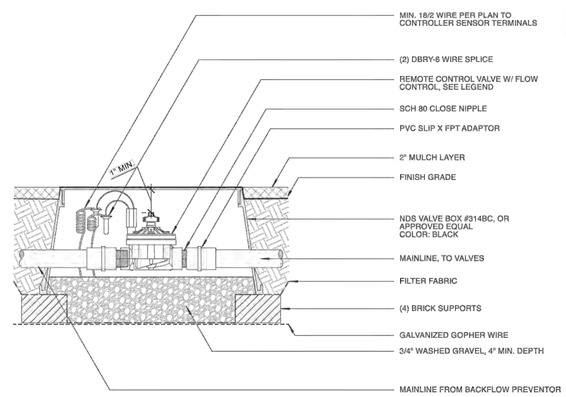
3. ALL ELECTRICAL WORK TO CONFORM WITH LOCAL CODES



9 CONTROLLER W/ FLOW & SOLAR SENSOR - INTERIOR
N.T.S.



6 DRIP CONTROL ZONE KIT W/ UNIONS AND SHUT-OFF
N.T.S.



3 MASTER VALVE: IN-LINE
N.T.S.

8 MAINLINE AND LATERAL PIPE TRENCHING AND COVER
N.T.S.

5 GATE VALVE IN 10" ROUND BOX
N.T.S.

NOTES:

1. DISTANCE 'A' TO BE 10 X DIA. OF STRAIGHT PIPE FREE OF FITTINGS OR ELBOWS (EXAMPLE: 1-1/2" PIPE DIA X 10 = 15")

2. DISTANCE 'B' TO BE 5 X DIA. OF STRAIGHT PIPE FREE OF FITTINGS OR ELBOWS (EXAMPLE: 1-1/2" PIPE DIA X 5 = 7-1/2")

2 FLOW SENSOR
N.T.S.

7 REMOTE CONTROL VALVE W/ UNIONS AND SHUT-OFF
N.T.S.

4 BRASS HOSE BIB MOUNTED ON POST
N.T.S.

BACKFLOW PREVENTOR NOTES:

1. CONTRACTOR TO VERIFY PRESSURE AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE BACKFLOW PREVENTER AND PRESSURE REGULATOR

2. GALV. FITTINGS AND PIPE THAT ARE IN CONTACT WITH CONC. OR SOIL SHALL BE WRAPPED IN 3M™ SCOTCHRAP™ ALL-WEATHER CORROSION PROTECTION TAPE (1/2" OVERLAP MIN.)

3. DIELECTRIC FITTINGS SHALL BE USED WHERE DISSIMILAR METALS COME INTO CONTACT.

4.. CONTRACTOR SHALL INSTALL ALL BACKFLOW, PREVENTOR, ENCLOSURE, AND ALL COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

1 BACK FLOW PREVENTOR W/ ENCLOSURE
N.T.S.

NOT FOR CONSTRUCTION

IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS. IN THE ABSENCE OF SUCH NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTIONS AND ALL RELATED WORK.

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

CALIFORNIA LANDSCAPE ARCHITECT MARIE S. GOULET 6335 06/30/2026 RENEWAL DATE 08/01/2024 STATE OF CALIFORNIA

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93923

owner

SANTA LUCIA PRESERVE
LOT 207
23 SAN CLEMENTE TRAIL
CARMEL, CA
93923

project

no.	description	
2	FINAL DESIGN REVIEW	11.07.2024
1	PRELIMINARY DESIGN REVIEW	08.15.2024

date: 11.07.2024

IRRIGATION DETAILS

sheet title

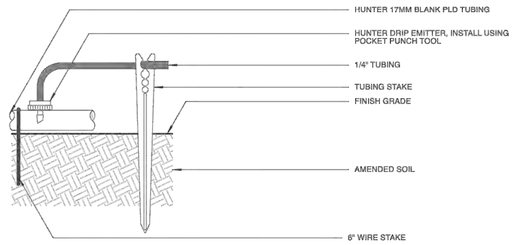
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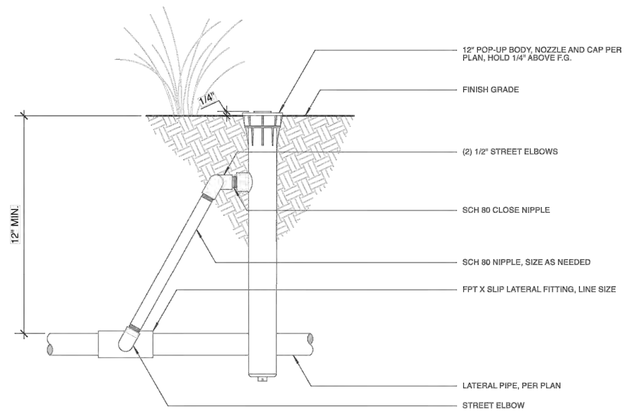
of

11/7/2024 2:54 PM

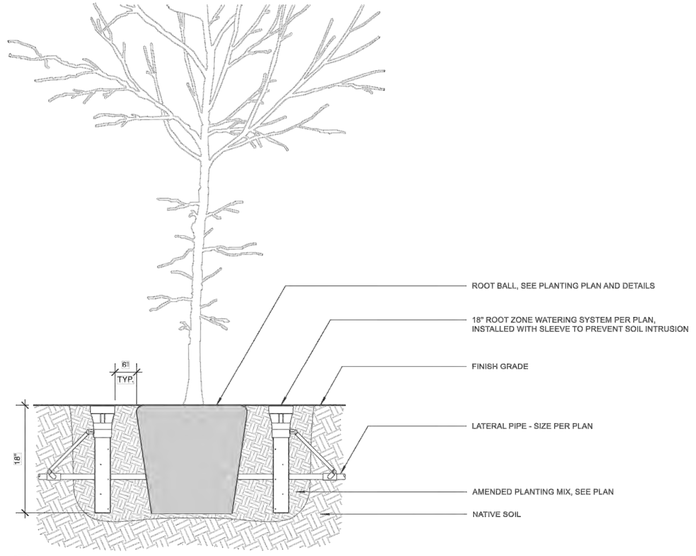
"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



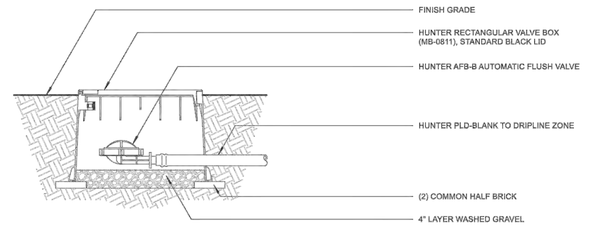
7 EMITTER W/ 1/4" TUBING AND STAKE
N.T.S.



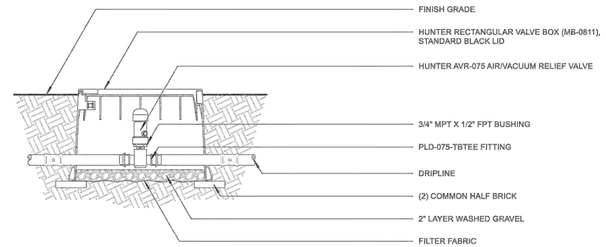
6 12" POP-UP BODY W/ FIELD BUILT SWING ARM
N.T.S.



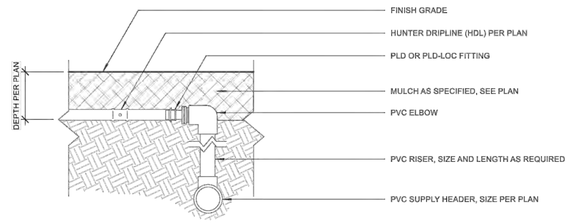
5 ROOT ZONE WATERING SYSTEM - 18"
N.T.S.



4 AUTOMATIC FLUSH VALVE
N.T.S.



3 AIR RELIEF VALVE - DRIPLINE
N.T.S.



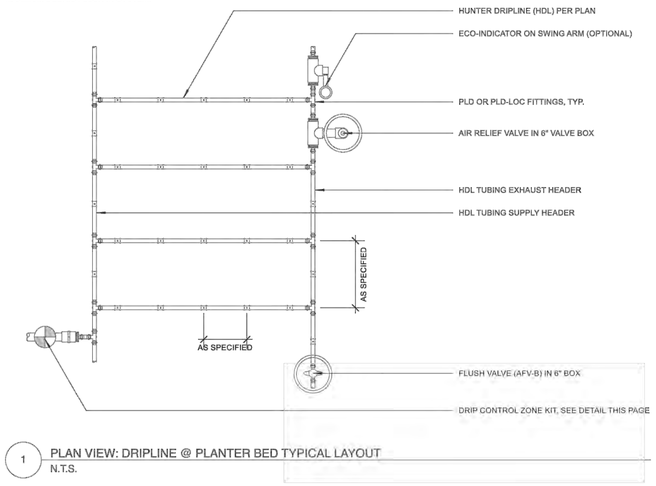
2 DRIPLINE CONNECTION W/ PVC RISER AND ELBOW
N.T.S.

DRIPLINE NOTES:

1. AIR RELIEF/VACUUM VALVE INSTALLED IN BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMODATE DIFFERENCES IN GRADE.

2. OPTIONAL ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN ACTIVATED.

3. FLUSH VALVE TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.



1 PLAN VIEW: DRIPLINE @ PLANTER BED TYPICAL LAYOUT
N.T.S.

NOT FOR CONSTRUCTION

© THE CONTENTS ENCOUNTER ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH AFFECT OR VARY FROM THE DESIGN SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED WORK. IF THE CONTRACTOR SHALL PROCEED WITH THE AFFECTED WORK AS directed, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL RESULTING DEFECTS AND ANY NECESSARY CORRECTIVE WORK. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.

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IRRIGATION DETAILS (2)

sheet title

L3.03

sheet no.

11/7/2024 2:54 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



LIGHTING LEGEND

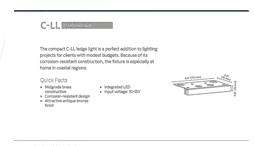
SYMBOL	APPLICATION	WATTAGE
L1	PATH LIGHT: CUSTOM STEEL LED PATH LIGHT, AVAILABLE FROM ALLEN BUBAR, ALLENKEYELECTRIC@ICLOUD.COM, (831) 484-5600	1.5W
L2	DECK AND WALL LIGHT: FX C-LL DIMMABLE LEDGE LIGHT	4 W
L3	BBQ LIGHT: FX-BQ	
	GFCI OUTLET	2 W
T	TRANSFORMER: LED DRIVER 12V 60W WATERPROOF IP67 AVAILABLE FROM LLTOP ON AMAZON. OR APPROVED EQUAL. CONFIRM LOCATIONS IN FIELD	
$	SWITCH	
$3	3 WAY SWITCH	
EXT X	EXTERIOR CIRQUIT LABEL	

LIGHTING GENERAL NOTES:

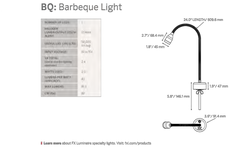
1) SEE ELECTRICAL DRAWINGS
2) CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, SWITCHES, AND TRANSFORMERS NECESSARY TO INSTALL LIGHTS IN A MANNER CONSISTENT WITH THE MANUFACTURERS SPECIFICATIONS AND ALL LOCAL AND STATE CODES AND ORDINANCES. CONTRACTOR IS RESPONSIBLE FOR ROUTING AND WIRING CIRCUITS AS NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE, AND DETERMINING LOADS FOR TRANSFORMERS
3) ELECTRICAL CONTRACTOR TO INSTALL IRRIGATION CLOCK AND TO COORDINATE WIRING FOR IRRIGATION CONTRACTOR
4) ACCENT AND AREA LIGHTS TO BE INSTALLED WITH 3' OF EXTRA WIRE FOR ADJUSTMENT IN FIELD.
5) POSITION LIGHTS IN FIELD. ADJUST TO MINIMIZE LIGHT SPILLAGE AND GLARE AND TO ACHIEVE DESIGN INTENT. FINAL LAYOUT AND LOCATIONS OF LIGHTS AND TRANSFORMER



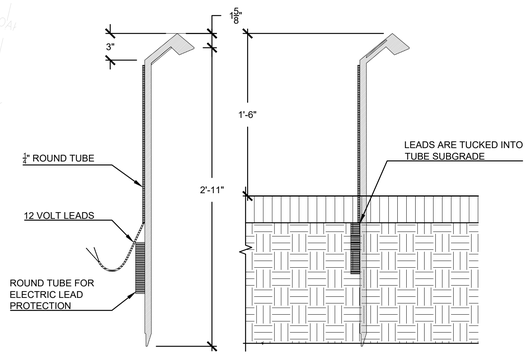




L2 DECK AND WALL LIGHT



L2 BBQ LIGHT



STEEL PATH LIGHT LOCALLY MADE BY ALLEN BUBAR

1 PATH LIGHT DETAIL
SCALE: 1 - 1/2" = 1' 0"

10' 0 10' 20'
1" = 10'

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
RENEWAL DATE
08/01/2024
DATE
STATE OF CALIFORNIA

seal

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project

no.	description	date
2	FINAL DESIGN REVIEW	11.07.2024
1	PRELIMINARY DESIGN REVIEW	08.15.2024

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LIGHTING PLAN

sheet title

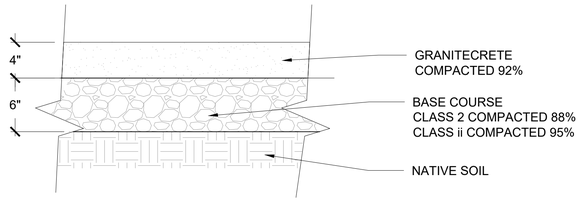
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sheet no.

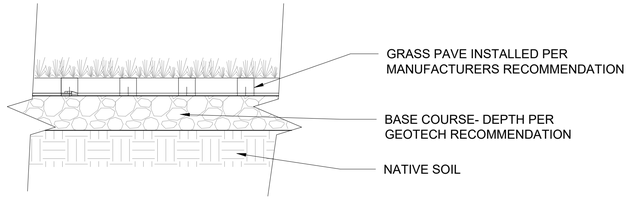
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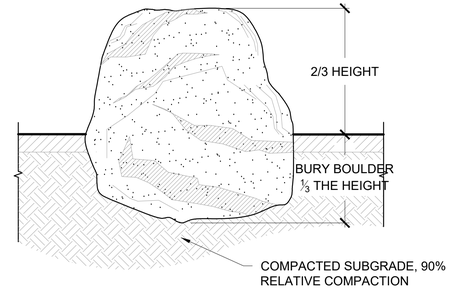
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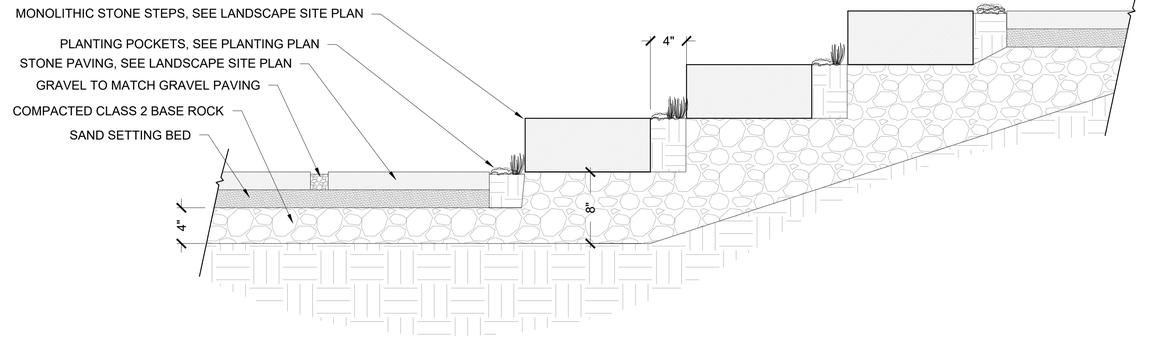
5 GRANITECRETE PAVING
SCALE: 1-1/2" = 1'-0"



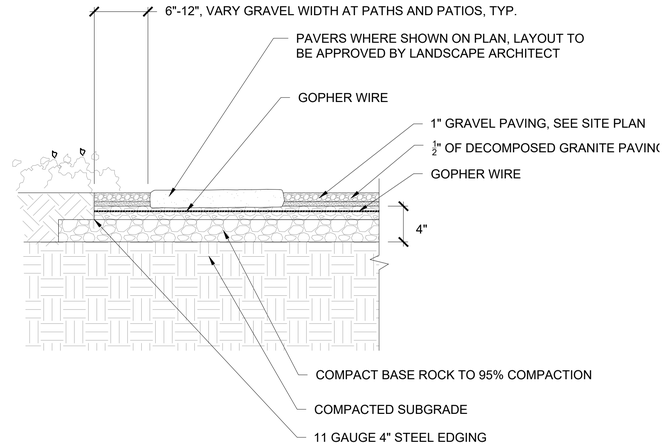
4 GRASSPAVE
SCALE: 1-1/2" = 1'-0"



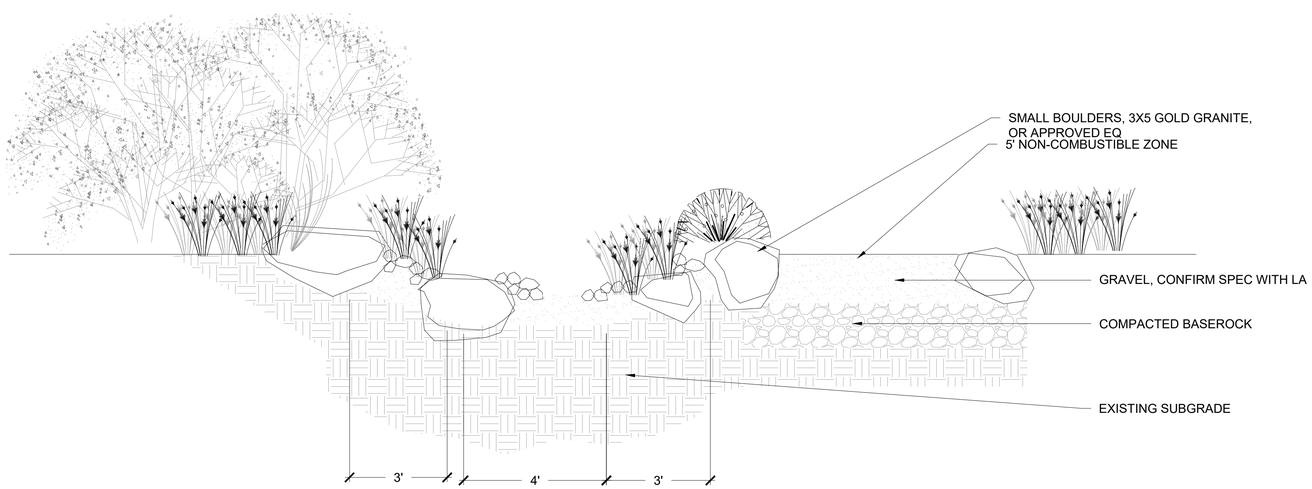
1 BOULDER
SCALE: 1" = 1'-0"



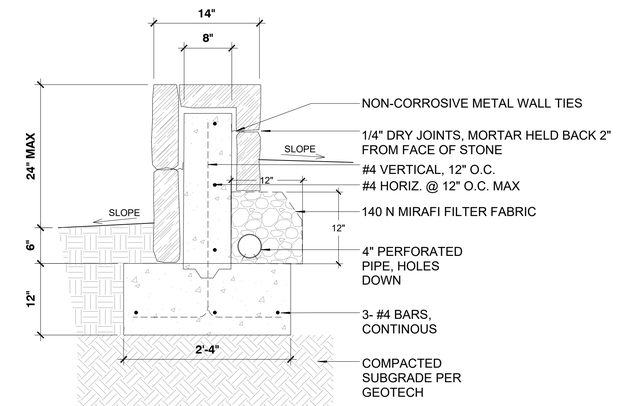
6 STEPS AND PAVER SECTION
SCALE: 1 1/2" = 1'-0"



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



7 ROCK LINED SWALE
SCALE: 1/2" = 1'-0"



3 LOW WALL
SCALE: 1" = 1'-0"

20' 0 20 40'

1" = 20'

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no.	description	date
2	~~PRICING SET~~ PLANNING REVIEW	~~09/19/2024~~ 11/07/2024
1	~~PRELIMINARY RESUBMITTAL~~ REVIEW	~~05/15/2024~~

date: 11.07.2024

CONSTRUCTION DETAILS

sheet title

L5.00

sheet no.

of

11/7/2024 2:54 PM

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LIGHTING LEGEND

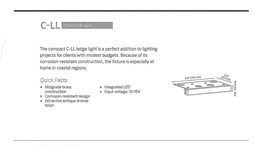
SYMBOL	APPLICATION	WATTAGE
L1	PATH LIGHT: CUSTOM STEEL LED PATH LIGHT, AVAILABLE FROM ALLEN BUBAR, ALLENKEYELECTRIC@ICLOUD.COM, (831) 484-5600	1.5W
L2	DECK AND WALL LIGHT: FX C-LL DIMMABLE LEDGE LIGHT	4 W
L3	BBQ LIGHT: FX-BQ	
	GFCI OUTLET	2 W
T	TRANSFORMER: LED DRIVER 12V 60W WATERPROOF IP67 AVAILABLE FROM LLTOP ON AMAZON. OR APPROVED EQUAL. CONFIRM LOCATIONS IN FIELD	
$	SWITCH	
$3	3 WAY SWITCH	
EXT X	EXTERIOR CIRQUIT LABEL	

LIGHTING GENERAL NOTES:

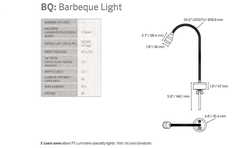
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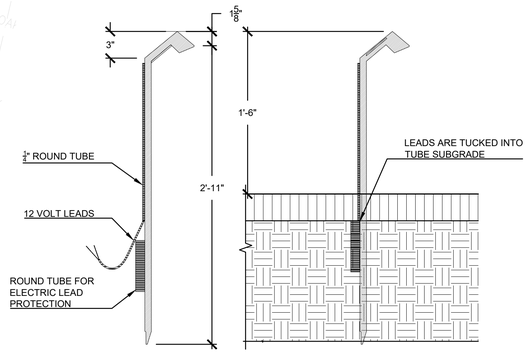




L2 DECK AND WALL LIGHT



L2 BBQ LIGHT



STEEL PATH LIGHT LOCALLY MADE BY ALLEN BUBAR

1 PATH LIGHT DETAIL
SCALE: 1 - 1/2" = 1' 0"

10' 0 10' 20'
1" = 10'

11/7/2024 2:54 PM

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NOT FOR CONSTRUCTION

122

WILD LAND
WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
RENEWAL DATE
08/01/2024
DATE
STATE OF CALIFORNIA

seal

ARCHITECT
HOLDREN + LIETZKE
225 CANNERY ROW SUITE A
MONTEREY, CA 93940
831.649.6001

CIVIL ENGINEER
CMPROS
1067 MARKET STREET
SUITE 1028
SAN FRANCISCO, CA 94103

SURVEYOR
WHITSON ENGINEERS
6 HARRIS CT
MONTEREY, CA 93940
831.649.5225

team

SAMIR MESSIAH
26425 VIA PETRA
CARMEL, CA
93923

owner

SANTA LUCIA
PRESERVE
LOT 207
23 SAN CLEMENTE TRAIL
CARMEL, CA
93923

project

no.	description	date:
2	FINAL DESIGN REVIEW	11.07.2024
1	PRELIMINARY DESIGN REVIEW	08.15.2024

date: 11.07.2024

LIGHTING PLAN

sheet title

L4.00

sheet no.

-- of

Introduced: 5/26/2026 **Current Status:** Agenda Ready

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

PLN260073 - LAWRENCE GARY M & KATHERINE L

Administrative Permit and Design Approval to allow the construction of a one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box, a 989 square foot accessory dwelling unit, and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey).

Project Location: 33 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-053-000 Greater Monterey Peninsula Area Plan.

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

RECOMMENDATION:

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

a) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2: and

b) Approve Administrative Permit and Design to allow the construction of a one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box, a 989 square foot accessory dwelling unit, and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION:

Agent: Andrew Matt-agent

Property Owner: Lawrence Gary M & Katherine L

APN: 239-091-053-000

Parcel Size: 15.3 acres

Zoning: "RC/40-D-S" Resource Conservation/ 40 acres per unit-Design Control-Site Plan Review

District
Plan Area: Greater Monterey Peninsula
Flagged and Staked: Yes

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

On June 3, 2026 an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project or its finding, based on a substantive issue, is 5:00 P.M. on June 2, 2026. The permit will be administratively approved the following day, if we do not receive any written comments by deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

THIS ADMINISTRATIVE PERMIT IS COMBINED WITH A CONSTRUCTION PERMIT AS A COMBO PERMIT: A PREVIOUSLY CERTIFIED EIR FOR THE SUBDIVISION ANALYZED RESOURCES AND ESTABLISHED BUILDING ENVELOPES ON EACH LOT. THERE IS NO TREE REMOVAL THAT IS DISCRETIONARY, NO ADDITIONAL IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT OR DEVELOPMENT ON SLOPES IN EXCESS OF 25% ASSOCIATED WITH THIS PERMIT.

Prepared by: Selene Reveles Permit Technician II
Reviewed and approved by: Elizabeth Gonzales, Permit Center Manager

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

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

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

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Selene Reveles, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Property Owner; Lawrence Gary M & Katherine L Andrew Matt, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN260073

County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 26-051

June 03, 2026

Introduced: 5/26/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN260073 - LAWRENCE GARY M & KATHERINE L

Administrative Permit and Design Approval to allow the construction of a one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box, a 989 square foot accessory dwelling unit, and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey).

Project Location: 33 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-053-000 Greater Monterey Peninsula Area Plan.

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

RECOMMENDATION:

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

a) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2: and

b) Approve Administrative Permit and Design to allow the construction of a one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box, a 989 square foot accessory dwelling unit, and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION:

Agent: Andrew Matt-agent
Property Owner: Lawrence Gary M & Katherine L
APN: 239-091-053-000
Parcel Size: 15.3 acres
Zoning: "RC/40-D-S" Resource Conservation/ 40 acres per unit-Design Control-Site Plan Review

District
Plan Area: Greater Monterey Peninsula
Flagged and Staked: Yes

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

On June 3, 2026 an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project or its finding, based on a substantive issue, is 5:00 P.M. on June 2, 2026. The permit will be administratively approved the following day, if we do not receive any written comments by deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

THIS ADMINISTRATIVE PERMIT IS COMBINED WITH A CONSTRUCTION PERMIT AS A COMBO PERMIT: A PREVIOUSLY CERTIFIED EIR FOR THE SUBDIVISION ANALYZED RESOURCES AND ESTABLISHED BUILDING ENVELOPES ON EACH LOT. THERE IS NO TREE REMOVAL THAT IS DISCRETIONARY, NO ADDITIONAL IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT OR DEVELOPMENT ON SLOPES IN EXCESS OF 25% ASSOCIATED WITH THIS PERMIT.

Prepared by: Selene Reveles Permit Technician II
Reviewed and approved by: Elizabeth Gonzales, Permit Center Manager

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

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

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

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Selene Reveles, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Property Owner; Lawrence Gary M & Katherine L Andrew Matt, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN260073

EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
LAWRENCE GARY M & KATHERINE L (PLN260073)
RESOLUTION NO. 26-051
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 one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box; and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey).
3) [Santa Lucia Preserve Phase B VOL 20 C & T Page 33 Tract N0 1333, Lot 128, 33 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-053-000), Greater Monterey Peninsula Area Plan

The Lawrence application (PLN260073) came on for an administrative decision hearing before the County of Monterey Chief of Planning on June 3, 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 County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of 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 one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box; and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey). The property is located at 33 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-053-000), Carmel Valley Master Plan.

The site plans included in this project illustrate a 989 square foot Accessory Dwelling Unit with 64 covered deck (ADU). Pursuant to Title 21 section 21.64.030 and Government Code section 65852.2, construction of an ADU shall be processed ministerially. Although a planning entitlement is not required and approval for the construction of ADU is not a part of this application, the ADU is dependent and accessory to a single-family dwelling. Therefore, the ADU remains in the plans.

c) Allowed Use. The property is located AT 33 Pronghorn Run, Carmel, (Assessor's Parcel Number 239-091-053-000), 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 Preserv subdivision. Therefore, the project is allowed land use for this site.

d) Lot Legality. The parcel is located in the Santa Lucia Preserve Phase B VOL 20 C&T Page 33 TRACT No 1333 LOT 128. Therefore, the County recognizes the subject property as a legal lot of record.

e) Design/Neighborhood and Community Character. The zoning of the subject property includes a Design Control overlay ("D) which is intended to regulate the location, size, configuration, materials, and colors of structures to ensure the protection of public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. Colors and materials consist of Coppered Oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey). 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 be further reviewed as part of the Construction Permit.

f) 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 15.3 acres, 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.

g) Tree Removal permit (TRM260092) was approved to remove three protected trees for the development, which allows up to three trees in a one year period. A condition of approval under the tree removal permit

requires replacement trees shall be located within the same general location as the trees being removed. If there are trees located close to construction site(s) they shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater). Tree protection measures will be a standard condition of approval (Condition #3).

h) This project is a Combination of a planning and building permit. An Environmental Impact Report was prepared and adopted for this subdivision in Santa Lucia Preserve and addressed all affected resources, creating building envelopes for future development. Therefore, the project is consistent with the General Plan and Greater Monterey Peninsula Area Plan.

i) This Administrative Permit is combined with a construction permit as a combo permit. A previously certified EIR for the subdivision analyzed resources and established building envelopes on each lot. There is no tree removal that is discretionary, no additional impacts to environmentally sensitive habitat or development on slopes in excess of 30% associated with this permit.

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

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN260073.

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 PLN260073.

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 people 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 PLN260073.

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 PLN260073.

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.

As detailed in Finding 1, evidence "b", the applicants additionally propose an ADU. However, under Title 21 section 21.64.030 and Government Code section 65852.2, the ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project – those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources

Code section 21004). Accordingly, while the Planning Commission's discretionary authority is limited to consideration of the proposed residence, the proposed residence and the ADU are subject to CEQA. The project involves the construction of the first single-family dwelling, with an attached garage and a detached accessory dwelling unit on a residentially zoned property.

c) None of the exceptions under CEQA Guidelines Section 15303.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulatively significant impact.

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

e) See supporting Findings Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260073.

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 one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box; and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey), 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 3rd day of June 2026.

_____

Melanie Beretti, AICP
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

PLN260073

0. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval to allow the construction of a one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box, a 969 square foot accessory dwelling unit with 64 square foot covered deck; and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors to consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey). The property is located at 33 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-053-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

0. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 239-091-053-000 on June 3, 2026. The permit was granted subject to 3 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.

0. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

NOTES

GENERAL

1. All project work shall comply with the 2022 California Building Code (CBC), Title 24, 2022 California Residential Code (CRC), 2022 California Plumbing Code (CPC), 2022 California Mechanical Code (CMC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEnC), 2022 California Green Building Standards Code (CGBSC), and current editions of Monterey County Code & adopting ordinances.
2. This project is subject to Very High Fire Hazard Area provisions of (CRC R337). New buildings, building materials, systems, assemblies and methods of construction located within any Very High Fire Hazard Severity Zones or Wildland-Urban Interface Fire Areas shall be pursuant per (CRC R337) for exterior wildfire exposure requirements.
3. At the time of final inspection a copy of the operation & maintenance manual, compact disc or web based reference, shall be placed in the building and/or provided to building occupant per California Green Building Standards (CBGC 4.410).
4. All utility electrical, cable, television and phone lines shall be placed underground.
5. Prior to building permit issuance, the property shall be certified to be in compliance with the vegetation management requirements prescribed in California Fire Code Section 4906. Refer to landscape plans for additional specifications.
6. All construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7-9 am and 4-6 pm).
7. Storage Battery System by 'Enphase Energy', Enphase IQ Battery 10, model # Encharge-10-1P-NA 3.8KW. Such systems shall comply with NFPA 70 and shall be protected from vehicle impact. (CRC R328.8)
8. The building shall have address numbers placed in a position that is plainly legible & visible from the street or road fronting the property. Numbers shall contrast with background, be Arabic or alphabetical letters & be a min. of 4" high with a min. stroke of $\frac{1}{2}$" inch. (R319.1 CRC; 502.1 CBC)

NOTIFICATIONS

Notify the **Soils Engineer** 48 hours before the following times:

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

Notify the **Structural Engineer** 48 hours before the following times:

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

Contact **County Fire Department** for inspection requirements.

TREE PROTECTION AND REPLACEMENT

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

SPECIAL INSPECTIONS

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

SEPARATE PERMITS & DEFERRED SUBMITTALS

All separate permits & deferred submittals per contractor

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

SHEET INDEX

ARCHITECTURAL

A0.0	Title Sheet, Project Data, Notes, Sheet Index
A0.1-A0.4	Notes & Specifications
V001	Survey
A1.0	Architectural Site Plan
A1.1	Enlarged Architectural Site Plan
A2.1	Residence Floor Plan - 1/8"
A2.2-A2.3	Residence Partial Floor Plans
A2.4	Garage / Floor Plan
A2.5	Cabana / Floor Plan
A2.6	ADU Floor Plan
A3.1	Residence Roof Plan - 1/8"
A3.2	Cabana Roof Plan
A3.3	Cabana Roof Plan
A3.4	ADU Roof Plan
A4.1	Residence RCP - 1/8"
A4.2-A4.3	Residence Partial Reflected Ceiling Plans
A4.4	Garage RCP
A4.5	Cabana RCP
A4.6	ADU RCP
A5.1-5.2	Building Sections
A5.3	ADU Sections
A6.1	Residence Exterior Elevations 1/8" - North, East, South, & West
A6.2	Residence Exterior Elevations: Partial North
A6.3	Residence Exterior Elevations: Partial East
A6.4	Residence Exterior Elevations: Partial South
A6.5	Residence Exterior Elevations: Partial West
A6.6	Garage Exterior Elevations
A6.7	Cabana Exterior Elevations
A6.8	ADU Exterior Elevations
A8.1	Finish Schedule
A8.2	Material Board
A8.3-A8.4	Residence Door & Window Schedules
A8.5	ADU Door & Window Schedules
A9.1-A9.8	Architectural Details
G1.0-G2.0	Green Building Standards

LANDSCAPE

L-0.1	Fuel Management Plan
L-0.2	Tree Protection Plan
L-1.0	Homeland Site Plan
L-1.1	Materials & Finishes
L-1.2	Construction Plan
L-2.0	Landscape Details
L-2.1	Outdoor Kitchen
L-3.0	Reference Planting Plan
L-3.1	Planting Plan - ADU
L-3.2	Planting Plan - Main House
L-3.3	Planting Legend + Notes
L-3.4	Planting Details
L-4.0	Irrigation Plan
L-4.1	Irrigation Notes + Legend
L-4.2 - L4.4	Irrigation Details
L4.5	Water Use Calculations
L-5.0	Lighting Plan
L-5.1	Lighting Specifications

CIVIL

C1	Title Sheet
C2	Grading Plan A
C3	Grading Plan B
C4	Driveway Plan A
C5	Driveway Plan B
C6	Utility Plan
C7	Erosion Control Plan

STRUCTURAL

S1-1A	General Notes / Abbreviations
S1-1B	General Notes
S1-1C	General Notes / Special Inspections
S1-2	Typical Details
S1-3	Typical Details
S1-4	Typical Details
S1-5	Typical Details
S1-6	Steel Strong Wall Typical Details
S1-7	Typical Details
S2.0	Schedule / Legend
S2.1	Overall Foundation Plan
S2.2	Foundation Plan South
S2.3	Foundation Plan North
S2.4	Overall Roof Framing Plan
S2.5	Roof Framing Plan South
S2.6	Roof Framing Plan North
S2.7	Garage Foundation & Framing Plan
S2.8	Cabana Foundation & Framing Plan
S2.9	ADU Foundation & Framing Plan
S3.1	Foundation Details
S4.1	Framing Details
S4.2	Framing Details

ELECTRICAL

E0.0	General Notes, Symbols, Single Line Diagram
E0.1	Panel Schedules
E0.2	Residential Title 24 Forms
E1.0	Electrical Site Plan
E2.1	Residence Power Plan
E2.2	Partial Residence Power Plan
E2.3	Partial Residence Power Plan
E2.4	Garage Power Plan
E2.5	Cabana Electrical Plan
E2.6	ADU Electrical Plan
E4.2	Partial Residence Lighting Plan
E4.3	Partial Residence Lighting Plan

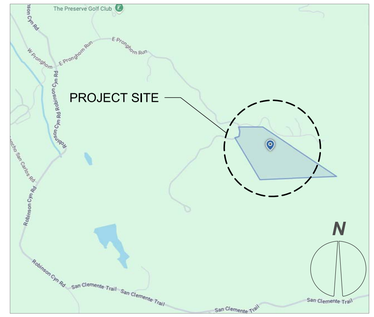
MECHANICAL / PLUMBING - Cabana

M0.1	Notes
M0.2	Equipment Schedule
M2.1	Partial First Floor HVAC Plan
P0.1	Legends / Schedules/ Notes & Details
P2.1	Plumbing Plan
P2.2	Gas Site Plan
P2.3	Gas Line Schemtic

MECHANICAL / PLUMBING - Residence

M0.1	Notes
M0.2	Equipment Schedule
M2.1	Partial First Floor HVAC Plan
M2.2	Partial First Floor HVAC Plan
M2.3	Partial First Floor HVAC Plan
P0.1	Legends / Schedules/ Notes & Details
P2.1	Partial Waste & Vent Plan
P2.2	Partial Waste & Vent Plan
P2.3	Partial Domestic Water & Gas Plan
P2.4	Partial Domestic Water & Gas Plan
P2.5	Gas Site Plan
P2.6	Gas Line Schematic

VICINITY MAP



PROJECT DATA

OWNER	Gary & Kathy Lawrence 33 Pronghorn Run Santa Lucia Preserve Carmel, CA 93940
EXISTING STRUCTURES	Single Family Dwelling
SCOPE OF WORK	Construction of (N) one story SFD w/ detached 3 car Garage, Gym, & ADU, scope includes site grading & drainage. *refer to separate permit & deferred submittals notes*

PLANNING DATA

APN	239-091-053 / Lot 128
ZONE	RC/40-D-S
LOT SIZE - ***GROSS/NET***	15.3 AC / 2.4 AC
REQUIRED SETBACK	
COASTAL ZONE	No
HILLSIDE DESIGN DISTRICT	
HILLSIDE / RIDGELINE	
FLOOD ZONE	No
HIGH FIRE HAZARD SEVERITY ZONE	Yes
ALLOWABLE BUILDING HEIGHT	
PARKING	3 Covered, 2 Uncovered
GRADING	*refer to civil plans*refer to separate permit notes
FIRE / SANITARY / SCHOOL DISTRICTS	Monterey
WATER	Santa Lucia Community Services

BUILDING DATA

OCCUPANCY GROUP	R-1
TYPE OF CONSTRUCTION	VB
SPRINKLERS PROPOSED	Yes
PROPOSED FLOOR AREA - **PRIMARY RESIDENCE**	***Gross / Net***
RESIDENCE	6,663 SF / 6,246 SF
MECHANICAL	95 SF / 79 SF
COVERED LIVING AREA	417 SF / 000 SF
PROPOSED FLOOR AREA - **GARAGE**	
DETACHED THREE CAR GARAGE	***Gross /Net***
STORAGE	828 SF / 756 SF
TRASH	92 SF / 77 SF
	67 SF / 55 SF
PROPOSED FLOOR AREA - **CABANA**	***Gross / Net***
GYM	597 SF / 435 SF
COLD PLUNGE	65 SF / 000 SF
POOL EQUIPMENT	103 SF / 80 SF
PROPOSED FLOOR AREA - **ADU**	***Gross / Net***
ADU	989 SF / 890 SF
COVERED DECK	64 SF / 000 SF
IMPERVIOUS SURFACES	15,206 SF 2.2%
LOT COVERAGE	9,997.02 SF 1.5%

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

T M TOM MEANEY ARCHITECT
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805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

LAWRENCE RESIDENCE
33 PRONGHORN RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

TITLE SHEET

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

Date	FEBRUARY 24 2026
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DIVISION 1 - GENERAL REQUIREMENTS

1.1 THE WORK TO BE DONE BY EACH CONTRACTOR INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS,SERVICES, AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THIS PROJECT, INCLUDING SITEWORK. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL COMPLY WITH THE FOLLOWING:

1.1.1 THESE NOTES AND DRAWINGS.
1.1.2 ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND REGULATIONS LISTED IN THESE DOCUMENTS.
1.1.3 WORKMANSHIP SHALL MEET NORMAL PROFESSIONAL STANDARDS OF THE TRADE AND SHALL MEET THE ARCHITECT'S AND OWNER'S SATISFACTION WITHIN THE STANDARDS NORMALLY PROVIDED BY VARIOUS TRADES.
1.1.4 INSTALLATION OF EQUIPMENT AND MATERIAL SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR APPLICABLE ASSOCIATION STANDARDS.
1.1.5 ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED, AND SHALL BE EQUAL TO OR SUPERIOR TO THOSE ITEMS SPECIFIED IF A SUBSTITUTION IS APPROVED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL.

1.2 SITE VERIFICATION - EACH CONTRACTOR AND SUB-CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE COMPLETED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, THE CONFORMATION AND CONDITION OF THE EXISTING GROUND SURFACE AND THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING PROSECUTION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL UNUSUAL CONDITIONS ENCOUNTERED ON THE SITE DURING THE COURSE OF CONSTRUCTION EXCEPT THOSE BELOW EXISTING SLABS OR GRADE OF WHICH THE CONTRACTOR MAY NOT HAVE KNOWLEDGE. ALL SUCH EXISTING CONDITIONS SHALL BE INCORPORATED INTO THE CONTRACTOR'S BID PROPOSAL, WHETHER SHOWN ON THE DRAWINGS OR NOT. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS AND THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK PERFORMED.

1.3 CONSTRUCTION DOCUMENTS

1.3.1 THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY FOR CONSTRUCTION. DEVIATIONS FROM THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.
1.3.2 THE CONTRACTOR IS FULLY RESPONSIBLE FOR OBSERVATION OF CONSTRUCTION AND PROPER EXECUTION OF WORK SHOWN ON THE DRAWINGS, AS WELL AS FOR PERFORMANCE OF WORK ON THIS PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR METHODS USED, SAFETY ON, IN, OR ABOUT THE JOB SITE, OR FOR TIMELINESS OF PERFORMANCE OF CONSTRUCTION WORK.
1.3.3 THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL MATERIAL TAKE-OFFS FROM THESE DOCUMENTS. HE MUST VERIFY DIMENSIONS OF ALL EXISTING OR BUILT-IN ITEMS.
1.3.4 THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DEVIATION FROM OR INTERPRETATION OF CONSTRUCTION DOCUMENTS MADE BY THE CONTRACTOR WITHOUT OBTAINING WRITTEN DIRECTION FROM THE ARCHITECT FIRST.
1.3.5 THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNTIL THEY ARE REVIEWED BY A QUALIFIED PLAN CHECK EXAMINER AND STAMPED "APPROVED" BY THE BUILDING DEPARTMENT AND A BUILDING PERMIT IS ISSUED.

1.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR LOCATION AND CONSTRUCTION OF THE WORK AND SHALL CALL THE ARCHITECT'S ATTENTION TO ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

1.5 EACH TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES.

1.6 NEW AND REPAIR WORK IN THIS PROJECT WHICH ENCOMPASSES SIMILAR ITEMS IN EXISTING WORK SUCH AS STUCCO, DRYWALL, EAVES AND FASCIA, TRIM, GUTTERS AND DOWNSPOUTS, ELECTRICAL SWITCHING AND RECEPTACLE PLATES, AND OTHER ITEMS, SHALL MATCH EXISTING MATERIAL, INSTALLATION, FINISH, AND COLOR UNLESS OTHERWISE NOTED.

1.7 EACH TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. AT THE COMPLETION OF THE WORK THEY SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIAL AND LEAVE THE JOB IN A BROOM CLEAN CONDITION. CONTRACTOR SHALL PERFORM FINAL CLEAN UP.

1.8 THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE APPROVAL OF THE OWNER AND WITH MINIMUM DISRUPTION. THE OWNER SHALL BE CONSULTED BEFORE ANY BUILDING SERVICES ARE TEMPORARILY CUT OFF. TEMPORARILY RE-ROUTE ANY UTILITIES REQUIRED BY THE OWNER FOR CONTINUOUS SERVICE.

1.9 THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONS, EXISTING CONSTRUCTION, AND ADJACENT PROPERTY, AND TO ENSURE THE SAFETY OF THE STRUCTURE THROUGHOUT THE CONSTRUCTION PERIOD, INCLUDING ANY SHORING DESIGN DRAWINGS WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL PROVIDE, AT HIS OWN EXPENSE, ERECTION BRACING AND DRAWINGS REQUIRED BY LAW, OSHA, OR FOR GENERAL SAFE CONSTRUCTION PRACTICES.

1.10 THE ARCHITECT RESERVES THE RIGHT TO HAVE ANY WORK NOT DONE CORRECTLY AS PER DRAWINGS, SPECIFICATIONS, CONTRACT, OR ANY OTHER MEANS OF COMMUNICATION CORRECTED AT NO ADDITIONAL COST TO OWNER.

1.11 THE CONTRACTOR SHALL CARRY IN FORCE ALL NEEDED INSURANCE, LICENSES, FEES, PERMITS, TAXES AS REQUIRED BY LAW FOR THE DURATION OF THE PROJECT.

DIVISION 2 - SITEWORK

2.1 AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, THE CONTRACTOR SHALL RECOGNIZE THAT ALL EXISTING UTILITY INSTALLATIONS AND OTHER UNDERGROUND STRUCTURES AND FACILITIES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THAT THEIR LOCATION WHERE SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES, STRUCTURES, AND OTHER FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY PROVIDER FOR EXACT LOCATIONS OF UTILITIES.

2.2 DEMOLITION

2.2.1 REMOVE ALL PORTIONS OF BUILDING, EQUIPMENT, PAVING, FOUNDATIONS, ETC. AS SHOWN OR AS REQUIRED TO COMPLETE THE WORK.
2.2.2 DISCONNECT ALL UTILITY LINES FROM ALL EQUIPMENT, FIXTURES, AND APPLIANCES TO BE REMOVED.
2.2.3 REMOVE ALL ABANDONED ABOVE OR BELOW GROUND UTILITY LINES, PIPE, CABLE, WIRE, CONDUIT, DUCTS, ETC. TO AS CLOSE TO THE SOURCE AS POSSIBLE. ALL ABANDONED ELECTRICAL CABLE AND WIRES SHALL BE REMOVED FROM CONDUITS IF CONDUITS MUST REMAIN IN PLACE.
2.2.4 REMOVE ALL ELECTRICAL OUTLETS AND SWITCHES AS REQUIRED TO COMPLETE THE WORK.
2.2.5 REMOVE ALL DEBRIS FROM THE SITE AND LEGALLY DISPOSE UNLESS OTHERWISE NOTED.
2.2.6 PROTECT ADJACENT PROPERTY AND STRUCTURES FROM DAMAGE DURING THE PROGRESS OF THE WORK.
2.2.7 PROVIDE CONTROL OF DUST AS REQUIRED.
2.2.8 PROVIDE PROTECTION FOR THE PORTION OF THE STRUCTURE EXPOSED DURING CONSTRUCTION FROM DAMAGE FROM THE ELEMENTS.
2.2.9 COORDINATE WITH OWNER ANY ITEMS THEY MAY WISH TO RETAIN.

2.3 DIRECT SURFACE DRAINAGE AWAY FROM THE STRUCTURE (1% MINIMUM).

2.4 IN THE EVENT UNSUITABLE SOIL IS ENCOUNTERED AT THE REQUIRED DEPTH, THE ARCHITECT AND GEOLOGIST SHALL BE NOTIFIED SO THAT THEY MAY DETERMINE HOW TO PROVIDE PROPER BEARING FOR THE STRUCTURE.

2.5 ALL STUMPS AND ROOTS ARE TO BE REMOVED FROM THE SOIL TO A DEPTH OF AT LEAST 12" BELOW THE SURFACE OF THE GROUND IN THE AREA TO BE OCCUPIED BY THE BUILDING OR PROPOSED STRUCTURE.

2.6 REFER TO SOILS REPORT FOR ALL BEARING CAPACITIES AND SPECIFIC REQUIREMENTS. IN THE ABSENCE OF A SOILS REPORT VERIFY WITH THE ARCHITECT AND ENGINEER AND/OR LOCAL BUILDING AUTHORITY/INSPECTORS REGARDING SPECIFIC EARTHWORK CONSTRAINTS AND REQUIREMENTS.

2.7 EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO THE WIDTH, LENGTH, AND DEPTH REQUIRED. FINISH WITH LEVEL BOTTOMS. ALL FOUNDATIONS TO EXTEND TO UNDISTURBED SOIL. EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER. ALL CRAWL SPACES TO BE MINIMUM 18" CLEAR.

2.8 IN THE BUILDING AREA, SOFT SPONGY OR POROUS MATERIALS SHALL BE REMOVED TO A DEPTH OF THREE FEET BELOW THE BOTTOM OF THE FOOTING AND RECOMPACTED. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CARRIED TO A DEPTH OF AT LEAST 18" BELOW THE TOP OF THE LOWEST EXISTING ADJACENT GRADE (24" IN AREAS WITH EXPANSIVE SOIL).

2.9 PROTECT ALL TREES AND LANDSCAPING NOT TO BE REMOVED.

2.10 FILL MATERIALS SHALL BE FREE FROM DEBRIS, VEGETABLE MATTER, AND OTHER FOREIGN SUBSTANCES.

2.11 BACKFILLING FOR TRENCHES SHALL BE COMPACTED TO 90 PERCENT DENSITY. BACKFILL FOR PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN SIX INCH LAYERS.

2.12 PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.

A. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.

B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED BY ENFORCING AGENCY.

C. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

DIVISION 3 - CONCRETE

3.1 FOR STRUCTURAL CONCRETE DESIGN AND CONSTRUCTION REQUIREMENTS SEE STRUCTURAL PLANS.
3.2 CONCRETE FLATWORK SHALL BE TRUE TO WITHIN 1/8 INCH IN TEN FEET IN ALL DIRECTIONS, OR SLOPED TO DRAIN AS INDICATED ON THE DRAWINGS ALLOWING NO PUDDLING TO OCCUR IN THE DIRECTION OF FLOW.
3.3 LOCATION OF CONSTRUCTION JOINTS SHALL BE REVIEWED BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO POURING IF NOT SPECIFICALLY SHOWN ON THE DRAWINGS.
3.4 INTERIOR AND GARAGE SLABS: STEEL TROWEL FINISH; SLOPE TO DRAIN WHERE INDICATED ON DRAWINGS.
3.5 INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (CGBC 4.505.2)

DIVISION 4 - MASONRY

4.1 FOR STRUCTURAL DESIGN AND CONSTRUCTION REQUIREMENTS FOR CONCRETE MASONRY UNITS SEE STRUCTURAL PLANS.
4.2 WHEN INCORPORATED INTO THE DESIGN OF THE PROJECT, FURNISH AND INSTALL ALL MASONRY WORK COMPLETE, INCLUDING MASONRY VENEER AND MASONRY REINFORCING AND WATERPROOFING.
4.3 MASONRY VENEER SHALL COMPLY WITH U.B.C. 2019. FIREPLACES SHALL CONFORM TO U.B.C. 2019.
4.4 FILL ALL CONCRETE MASONRY UNITS WITH SOLID GROUT.

DIVISION 5 - METALS

5.1 FOR STRUCTURAL DESIGN, FABRICATION, AND CONSTRUCTION REQUIREMENTS FOR STRUCTURAL STEEL SEE STRUCTURAL PLANS.
5.2 ALL STRUCTURAL STEEL DELIVERED ON SITE SHALL BE PRIMED WITH TWO COATS OF THE APPROPRIATE PRIMER. IF EXPOSED, PAINT AS DIRECTED.
5.3 ALL WELDS SHALL COMPLY WITH THE SPECIFICATIONS OF THE "AMERICAN WELDING SOCIETY". ALL WELDS SHALL BE GROUND SMOOTH AND ALL WELDING SPLATTER SHALL BE REMOVED. ALL EXPOSED WELDS ARE TO BE CONTINUOUS WELDS.
5.4 FURNISH ALL METAL SUPPORTS, ANGLES, PLATES, ATTACHMENTS, BOLTS, GATES, RAILINGS, WELDING, SHOP PRIMING AND INCLUDE INSTALLATION AS REQUIRED TO COMPLETE THE WORK.

DIVISION 6 - WOOD AND PLASTIC

6.1 FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED MECHANICS IN ACCORDANCE WITH APPLICABLE BUILDING CODES.
6.2 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
6.3 VERIFY ALL BUILT-IN EQUIPMENT DIMENSIONS PRIOR TO FABRICATION.
6.4 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY AND WITHIN 18" OF GRADE TO BE PRESSURE TREATED WEST COAST DOUGLAS FIR OR FOUNDATION GRADE REDWOOD.
6.5 PROVIDE DOUBLE TRIMMERS EACH SIDE OF OPENINGS 6'-0" WIDE OR GREATER AT BEARING WALLS.
6.6 PROVIDE FIRE STOPPING IN STUD SPACES AT ALL FLOOR AND CEILING LEVELS AND STUD SPACES OVER TEN FEET.
6.7 ALL BEAM, JOISTS, AND RAFTERS SHALL BE INSTALLED WITH THE CROWN SIDE UP.
6.8 CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE TEMPORARY ERECTION BRACING ON ALL BEAMS, WALLS, ETC. TO PROVIDE FULL STRUCTURAL STABILITY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENT SUPPORTED IS CAPABLE OF SUPPORTING ITS DESIGN LOADING.
6.9 BLOCK ALL EDGES OF PLYWOOD FLOOR SHEATHING.
6.10 ROUGH CARPENTRY

6.10.1 FOR STRUCTURAL DESIGN REQUIREMENTS OF ROUGH CARPENTRY, SEE STRUCTURAL PLANS.
6.10.2 ALL FRAMING LUMBER SHALL BE GRADE MARKED AND CONFIRM WITH THE STANDARD GRADING AND DRESSING RULES (NO.16) OF THE WEST COAST LUMBER INSPECTION BUREAU, DOUGLAS FIR/LARCH. GRADE FRAMING MEMBER AS FOLLOWS UNLESS OTHERWISE NOTED:
VERTICAL MEMBERS: NO.2
POSTS: NO.1
HORIZONTAL FRAMING 2x JOISTS: NO.2
4x BEAMS OR LARGER: NO. 1
6.10.3 PLYWOOD SHALL BE STRUCTURAL II AS COVERED IN USDC PS-1; CDX; EXTERIOR GLUE, OR EQUAL, UNLESS OTHERWISE NOTED. FACE GRAIN TO RUN PERPENDICULAR TO SUPPORTS WITH EDGES STAGGERED. PROVIDE ONE PLY CLIP BETWEEN EACH SET OF RAFTERS AT UNBLOCKED EDGES UNLESS TONGUE AND GROOVE IS USED.
6.10.4 FRAMING CONTRACTOR TO PROVIDE BACKING FOR WALL AND CEILING MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO POLES AND SHELVES, TOILET PAPER HOLDERS, TOWEL BARS, MEDICINE CABINET, AND DRAPERY RODS.
6.10.5 PROVIDE WOOD BLOCKING AT ALL HOT MOPPED CURBS, CANT STRIPS, FIXTURES, LIGHTS, BUILT-IN CABINETS, SHELVES, ETC.
6.10.6 WHERE WOOD IS EXPOSED VERTICAL GRAIN APPEARANCE GRADE OR BETTER IS TO BE USED.
6.10.7 WHERE A PARTITION CONTAINING HEATING OR OTHER SYSTEMS RUNS PARALLEL TO FLOOR JOISTS PROVIDE DOUBLE JOISTS SPACED AND BRIDGED TO PERMIT PASSAGE OF SUCH SYSTEMS.
6.10.8 FIREBLOCK ALL SPACES GREATER THAN TEN FEET AND AT DRYWALL JOINTS. DRAFT STOP ALL FLOOR CONSTRUCTION WHERE HEAT OR EXHAUST DUCTS PASS THROUGH AS PER APPLICABLE CODE.
6.10.9 ALL BOLTS AND LAG SCREWS SHALL HAVE WASHERS UNDER HEADS AND NUTS. ALL NUTS AND SCREWS SHALL BE TIGHTENED WHEN INSTALLED AND RETIGHTENED BEFORE COVERING.
6.10.10 NO STRUCTURAL MEMBER SHALL BE CUT OR DRILLED THROUGH WITHOUT PRIOR REVIEW BY THE STRUCTURAL ENGINEER.
6.10.11 FIRE BLOCK STUD WALLS (@ 10' INTERVALS/HORIZ. & VERT), ENCLOSED AND CONCEALED SPACES, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, ATTIC AND CHIMNEY CHASE, STAIR STRINGERS, AND SIMILAR PLACES AT CEILING AND FLOOR LEVELS PER (CBC 717.2)

6.11 FINISH CARPENTRY

6.11.1 ADJUST FRAMING FURR-OUTS AND SHEAR WALLS AS REQUIRED TO MAINTAIN A FLAT AND FLUSH SURFACE FOR INTERIOR OR EXTERIOR FINISHES.
6.11.2 FURNISH AND INSTALL ALL FINISH CARPENTRY COMPLETE INCLUDING TRIM, DOOR FRAMES, PANELING, WEATHER-STRIPPING
6.11.3 ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY METERED, BUFFED, OR COPED WITH NAILS SET AND SURFACES FREE OF TOOL MARKS.
6.11.4 ALL WORK SHALL BE MACHINED OR HAND SANDED, SHARP EDGES AND SPLINTERS REMOVED. FULL LENGTH BOARDS SHALL BE USED WHENEVER APPLICABLE OR NOTED.
6.11.5 ALIGN ALL PIECES AND GRAIN WHEN INSTALLING FINISH LUMBER, UNLESS OTHERWISE SHOWN.

6.12 CABINETS

6.12.1 ALL CABINETS SHALL MEET THE REQUIREMENTS OF THE ARCHITECTURAL WOODWORKING INSTITUTE.
6.12.2 ALL JOINTS TO BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE BUTTED, COPED, OR METERED, NAILS AND SCREWS SET AND SURFACES FREE OF TOOL MARKS.
6.12.3 USE CONCEALED FASTENERS, UNLESS OTHERWISE SHOWN.
6.12.4 SHELVES TO BE 1x, UNLESS OTHERWISE NOTED. SHELVES WIDER THAN 12" SHALL BE 3/4" PLYWOOD WITH MATCHING VENEER AND EDGE BAND LET INTO CASE ENDS.
6.12.5 PROVIDE VENTS AND HOLES FOR WIRING CONNECTIONS FOR ALL SHOE, ENTERTAINMENT CENTERS, FREEZER, REFRIGERATOR, AND OTHER EQUIPMENT IN BUILT-IN CABINETS. COORDINATE SIZE, LOCATION, AND OPERATION OF ALL APPLIANCES IN ADVANCE OF FABRICATION. PROVIDE ACCESS FOR APPLIANCE SERVICE AND REPLACEMENT WITHOUT DAMAGING CABINETS.
6.12.6 ALL CABINET DOORS UP TO FIVE FEET IN HEIGHT TO BE 3/4" HARDWOOD, 1 1/8" THICK IF TALLER. MAXIMUM HINGING DISTANCE TO BE 36". ADJUST DOOR FACES TO BE FLUSH. DOORS ARE TO CLOSE STRAIGHT AND FLUSH. PROVIDE STIFFENERS AS REQUIRED FOR OVERSIZED DOORS.
6.12.7 DRAWERS ARE TO BE 18" DEEP UNLESS OTHERWISE NOTED. FRONTS TO BE 3/4" HARDWOOD. USE FULL EXTENSION DRAWER ROLLERS. DRAWER HANDLES AS SELECTED BY ARCHITECT.
6.12.8 FURNISH AND INSTALL MAGNETIC CATCHES.
6.12.9 NOTIFY ARCHITECT OF ANY CHANGES REQUIRED DUE TO OPERATION OF BUILT-IN APPLIANCE, DIMENSION DISCREPANCY, OWNER ALTERATIONS, ETC.
6.12.10 SUBMIT SHOP DRAWINGS FOR ALL CABINET WORK TO BE DONE TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

6.13 FOR CERAMIC TILE INSTALLATIONS ON COUNTERTOPS, INSTALL ALL CERAMIC TILE ON ONE INCH MORTAR BED ON SOLID PARTICLE BOARD OR PINE FACED PLYWOOD WITH EXTERIOR WATERPROOF GLUE. PROVIDE WATERPROOF MEMBRANE BETWEEN PARTICLE BOARD AND MORTAR BED. ADJUST MORTAR TO BE LEVEL AND TRUE UNLESS SLOPING IS NECESSARY FOR DRAINING PURPOSES.

6.14 PROVIDE DRAFT STOP WITHIN ATTICS, MANSARD, OVERHANGS AND SIMILAR CONCEALED SPACES IN EXCESS OF 1000 SF OR 60' IN LENGTH FORMED OF COMBUSTIBLE MATERIAL PER CBC § 708.3.1.1.1.
6.15 PROVIDE SPECIAL INSPECTION OF MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING WITH MOISTURE METER BEFORE ENCLOSING (CGBC 4.505.3).

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7.1 FLASHING

7.1.1 SHEET METAL - SHEET METAL WORK SHALL CONFORM TO PUBLISHED STANDARDS OF SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC.;
7.1.2 INSTALL ROOFING AND WALL FLASHING PER MANUFACTURER'S RECOMMENDATIONS CAREFULLY ESTABLISHING A CONTINUOUS SEAL WITH SCUPPERS, JACKS, DRAINS, ETC.
7.1.3 FLASHING AND COUNTER FLASHING IS REQUIRED AT ROOF/WALL JUNCTIONS, AND AT ALL EXTERIOR OPENINGS.
7.1.4 FLASH ALL ROOF PENETRATIONS TO PROVIDE WATERPROOF CONDITIONS.
7.1.5 ALL WORK TO BE ACCURATELY FABRICATED TO DETAIL AND FITTED TO JOB CONDITIONS FOLDED AND BREAK FORWARD PIECES SHALL BE FINISHED TRUE AND STRAIGHT, WITH WARP LINES AND ANGLES.
7.1.6 LOCK SEAMS FLAT AND TRUE, 1/2" WIDE SWEATED FULL WITH SOLDER.
7.1.7 PROVIDE CONTINUOUS 6" HIGH FLASHING AND COUNTERFLASHING AT ALL ROOF TO WALL JOINTS.
7.1.8 IN FLASHING AND WATERPROOFING PROVIDE FOR DIFFERENTIAL MOVEMENT OF MATERIALS DUE TO WIND, SEISMIC, LOADING, TEMPERATURE, AND SHRINKAGE.
7.1.9 FLASHING SHALL BE 26 GAUGE G.I. MINIMUM UNLESS OTHERWISE NOTED.
7.1.10 VALLEY FLASHINGS SUBJECT TO CRC SECTION R337 ARE NOT TO BE LESS THAN 26 GALVANIZED SHEET GAUGE CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING. [CRC R337.5.3]
7.1.11 ALL EXPOSED GALVANIZED METAL TO BE PRIMED AND PAINTED.
7.1.12 A MINIMUM OF ONE LAYER OF NO.15 ASPHALT FELT, FREE FROM HOLES AND BREAKS , COMPLYING WITH ASTM D226 FOR TYPE 'I' FELT SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR STUDS. (CRC R703.2.). SPECIFY THAT TWO LAYERS OF GRADE 'D' OR 60 MINUTES GRADE 'D' PAPER SHALL BE APPLIED OVER ALL WOOD-BASED SHEATHING (CRC R703.2.)
7.1.13 SPECIFY A MINIMUM 0.019" (GALVANIZED SHEET GAUGE) CORROSION RESISTANT OR PLASTIC WEEP SCREED LOCATED BELOW FOUNDATION SILL PLATE LINE AND 4 INCHES ABOVE GRADE ON ALL EXTERIOR STUD WALLS OR 2 INCHES ABOVE PAVED AREAS. (CRC R703.7.2.1.)
7.1.14 PROVIDE FLASHING DETAILS FOR WINDOWS, DOORS, & ROOF. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS (CRC R703.4.).

7.2 INSULATION

7.2.1 INSULATION SHALL COMPLY WITH THE REQUIREMENTS FOR ENERGY INSULATION STANDARDS OF APPLICABLE CODES.
7.2.2 A CERTIFICATE OF COMPLIANCE FOR INSULATION REQUIREMENTS, WHEN REQUIRED BY CODE, SHALL BE SIGNED BY INSULATION CONTRACTOR AND GENERAL CONTRACTOR AND PROMINENTLY POSTED AT SITE AS REQUIRED.
7.2.3 PROVIDE A 4 MIL. CONTINUOUS VAPOR BARRIER ON WARM SIDE OF ALL HEATED INSULATED SPACES.
7.2.4 ALL CAVITIES, ATTICS, AND SPACES MADE ACCESSIBLE DURING REMODEL WORK SHALL BE INSULATED TO MEET CODE ENERGY REQUIREMENTS.
7.2.5 SOUND INSULATION AT ALL INTERIOR WALLS AND FLOORS.
7.2.6 ICYNENE SPRAY FOAM INSULATION FOR ALL EXTERIOR WALLS, ROOF RAFTER BAYS, AND INTERIOR PLUMBING WALL BAYS - U.N.O.

7.3 PROVIDE DOUBLE BEAD CAULKING AT SOLE PLATES, JOINTS AROUND WINDOW AND DOOR FRAMES, AND PLUMBING AND ELECTRICAL PENETRATIONS IN EXTERIOR WALLS.

7.4 APPLY ROOFING IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES. DO NOT NAIL THROUGH WATERPROOF MEMBRANE FOR FURRING STRIPS, DO NOT PUNCTURE WATERPROOF MEMBRANE IN ANY WAY.

DIVISION 8 - DOORS AND WINDOWS

8.1 GLAZING SHALL CONFORM TO STANDARDS OF GLAZING MANUAL OF FLAT GLASS JOBBERS ASSOCIATION, AND AS RECOMMENDED BY MANUFACTURER.
8.2 PROVIDE SAFETY GLAZING AS REQUIRED. SAFETY GLASS MUST BE LABELED. DO NOT CUT SAFETY GLASS.
8.3 WEATHERSTRIP ALL WINDOWS AND AND EXTERIOR DOORS. FLASH AND CAULK PERIMETER OF ALL EXTERIOR OPENINGS.
8.4 EXTERIOR DOORS: PER SCHEDULE. PROVIDE THREE HINGES FOR ALL SOLID CORE DOORS AND DOORS CARRYING MIRRORS.
8.5 INTERIOR DOORS: PER SCHEDULE. PROVIDE TWO HINGE SLAB DOORS. PAINTED DOORS TO HAVE HARDBOARD FACES.
8.6 PROVIDE 1/2" CLEAR TO FLOOR FOR RETURN AIR UNLESS A RETURN AIR DUCT OR BYPASS DUCT IS PROVIDED IN A ROOM OR IF DOORS ARE ACOUSTIC DOORS.
8.7 PROVIDE DOOR VENT SIZED AS REQUIRED FOR FAU AND WATER HEATER CLOSETS. LOCATE VENTS 12" FROM FLOOR AND 12" FROM HEAD.
8.8 ALL DOORS TO HAVE WATERPROOF GLUE.
8.9 VERIFY ALL DOOR SELECTIONS, HARDWARE, COLORS, AND FINISHES WITH THE ARCHITECT PRIOR TO PURCHASING OR HANGING. VERIFY HARDWARE COMPATIBILITY WITH DOORS SELECTED PRIOR TO PURCHASE.
8.10 CONTRACTOR IS TO PRIME ALL EXTERIOR DOORS WITHIN 24 HOURS OF INSTALLATION EVEN IF CONTRACTOR IS NOT HANDLING THE CONTRACT FOR PAINTING.
8.11 SECURITY

8.11.1 DOOR STOPS OF ALL IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
8.11.2 ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS.
8.11.3 THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH.
8.11.4 STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".
8.11.5 WINDOW AND DOOR LIGHTS WITHIN 18" OF THE GROUND ARE TO BE FULLY TEMPERED.

8.12 ALUMINUM THRESHOLDS AT EXTERIOR CONDITIONS TO HAVE INTEGRAL WEATHERSTRIPPING.
8.13 PROVIDE ALUMINUM THRESHOLD AND SELF-CLOSING DEVICE AT ALL DOORS LEADING FROM GARAGE TO A LIVING SPACE.
8.14 AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
8.15 BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 SF WHEN ABOVE THE GRADE-FLOOR AND 5 SF ON THE GRADE-FLOOR, A MINIMUM NET HEIGHT OF 24", A MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT MOT MORE THAN 44" ABOVE FINISH FLOOR. (CRC R310. CBC 1030.)
8.16 GLAZING IN WALLS, ENCLO

DIVISION 10 - SPECIALTIES

10.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 11 - EQUIPMENT

11.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 12 - FURNISHINGS

12.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 13 - SPECIAL CONSTRUCTION

13.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 14 - CONVEYING SYSTEMS

14.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 15 - MECHANICAL

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

15.2 HEATING AND AIR CONDITIONING

15.2.1 FURNISH AND INSTALL HEATING AND AIR CONDITIONING SYSTEM COMPLETE AND OPERABLE, NOT INCLUDING STRUCTURE, ELECTRIC POWER, AND PLUMBING.

15.2.2 ALL HVAC SHALL BE INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF THE UNIFORM MECHANICAL CODE AND ANY OTHER GOVERNING MECHANICAL CODES.

15.2.3 UNLESS PROVIDED BY THE ARCHITECT OR ENGINEER, CONTRACTOR SHALL PROVIDE LOAD CALCULATIONS FOR APPROVAL BY ARCHITECT AND BUILDING DEPARTMENT PRIOR TO COMMENCING WORK.

15.2.4 DUCTS SHALL COMPLY WITH THE STANDARDS OF THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION (SMACNA).

15.2.5 ALL EQUIPMENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CLEARANCE REQUIREMENTS.

15.2.6 ALL GAS FIRED EQUIPMENT TO HAVE ELECTRICAL IGNITION AND FLUE BACKDRAFT PREVENTER.

15.2.7 INTERIOR DUCTS ABOVE GRADE SHALL BE MINIMUM 24 GAUGE GALVANIZED SHEET METAL. ALL JOINTS TO BE DOUBLE SEALED WITH PRESSURE SENSITIVE TAPE OR GLUED WITH MASTIC TO PREVENT LEAKAGE. ALL DUCTS STRAPPED OR BLOCKED TO PREVENT MOVEMENT DURING OPERATION OR EARTHQUAKE. ALL RETURN DUCTS TO BE OF NON-COMBUSTIBLE MATERIALS. USE GALVANIZED METAL RETURN DUCTS WITH INSULATION FOR RECTANGULAR DUCTS AND TRANSITIONS WHICH RETURN AIR WHEN THE F.A.U. IS WITHIN SIX FEET OF THE RETURN AIR REGISTER.

15.2.8 EXCEPT AS OTHERWISE NOTED ON DRAWINGS, ALL CONCEALED SUPPLY AND RETURN DUCTWORK SHALL BE INSULATED WITH 1 1/2 INCH FIBERGLASS BLANKET INSULATION WITH FOIL SKRIM KRAFT JACKET. INSULATION CONDUCTIVITY (K) SHALL BE 0.29 BTU-IN/HR. SF F RATED AT A MEAN TEMPERATURE OF 75F. INSULATION SHALL BE U.L. LISTED AND HAVE A FIRE HAZARD CLASSIFICATION FLAME/FUEL/SMOKE MAXIMUM 25/50/50. INSULATION SHALL BE FIRMLY WRAPPED AROUND DUCT WITH ALL JOINTS LAPPED A MINIMUM OF 2 INCHES. SECURELY FASTEN INSULATION IN PLACE WITH 16 GAUGE SOFT ANNEALED GALVANIZED WIRE OR STAPLES SPACED NOT MORE THAN 12 INCHES ON CENTERS FOR STRAIGHT RUNS AND 3 INCHES ON CENTERS FOR ELBOWS AND FITTINGS. INSULATION JOINTS SHALL BE TAPED WITH FOIL REINFORCED KRAFT TAPE.

15.2.9 DUCTS EXPOSED TO THE ELEMENTS TO BE 23 GAUGE ALUMINUM OR 24 GAUGE GALVANIZED SHEET METAL (PRIMED AND PAINTED) WITH INSULATED 1" R-5 LINING INSIDE.

15.2.10 MECH. GRILLES, REGISTERS, DAMPERS, AND DUCTS TO BE SIZED TO PROVIDE BALANCED, ADJUSTABLE, NOISE FREE, DRAFT FREE CONDITIONS THROUGHOUT THE BUILDING. SYSTEM IS TO BE ZONED FOR BALANCE, DRAFT FREE, NOISE FREE PERFORMANCE. ALL BATHROOM AND LAUNDRY ROOM REGISTERS TO BE WALL OR CEILING MOUNTED. BY PACIFIC REGISTER (805.376.2971), CAST ALUMINUM, COLOR PER ARCHITECT, U.N.O.

15.2.11 REGISTER LOCATIONS ARE APPROXIMATE, FINAL LOCATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO DUCTING. PROVIDE TRANSITIONS FROM DUCT TO REGISTER AND PLENUMS AS REQUIRED TO CONNECT SIZED DUCTS TO F.A.U., EACH OTHER, AND TO REGISTERS.

15.2.12 TEST, BALANCE, AND ADJUST SYSTEM PRIOR TO FINAL ACCEPTANCE.

15.2.13 IN ADDITION TO EQUIPMENT WARRANTIES, FURNISH ONE YEAR GUARANTEE FOR ALL MATERIALS, WORKMANSHIP, EQUIPMENT, AND OPERATION.

15.2.14 STRAP F.A.U. OR BOLT HVAC UNITS TO DECK WITH STRAPS AND BOLTS CAPABLE OF RESISTING A 1G LOAD BASED ON EQUIPMENT WEIGHT.

15.2.15 F.A.U. CLOSET OR ALCOVE MUST BE A MINIMUM OF 12" WIDER THAN THE FURNACE OR FURNACES BEING INSTALLED.

15.2.16 PROVIDE AN APPROVED SPARK ARRESTER FOR CHIMNEYS OF FIREPLACE, STOVE, OR BARBEQUE DEVICES WHICH USE FUEL BURNING MATERIALS.

15.2.17 PROVIDE COMBUSTION AIR TO FAU COMPARTMENT: 200 SQ. IN. MIN. OR 2 SQ. IN. PER 1000 BTU, WHICHEVER IS GREATER. AIR SOURCE SHALL BE DIVIDED TOP AND BOTTOM. COMBUSTION AIR TO BE DRAWN FROM OUTSIDE SOURCE. COMBUSTION AIR OPENING(S) SHALL BE COVERED WITH CORROSION RESISTANT SCREEN OF 1/4" MESH.

15.2.18 VENT ALL FAU'S THROUGH ROOF.

15.2.19 HANGER SUPPORTS FOR DUCTS TO BE SPACED 6 FT. O.C. MAX.

15.2.20 FOR AN FAU LOCATED IN ATTIC, PROVIDE 2 FT. WIDE WALKWAY ACCESS TO FAU. FAU SHALL BE LOCATED WITHIN 20 FT. OF ATTIC ACCESS PANEL. PROVIDE 30"X30" WORK SPACE IN FRONT OF FAU.

15.2.21 PROVIDE 30"X30" ATTIC OR FLOOR ACCESS PANELS FOR FAUS, WHERE APPLICABLE.

15.2.22 PROVIDE WEATHERSTRIP OR SEAL FOR ALL ATTIC ACCESS PANELS TO PREVENT DRAFTS.

15.2.23 PROVIDE AC UNIT WITH SEISMIC STRAPPING ON MIN. 4" CONCRETE PAD 3" MIN. ABOVE GRADE

15.2.24 INSTALL DRYER VENT TO CRAWL SPACE UNDER PORCH.

15.2.25 EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH OPENINGS OF 1/4"-1/2" IN ANY DIMENSION.

15.2.26 COVER ALL DUCT OPENINGS DURING CONSTRUCTION AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEETMETAL TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

15.3 PLUMBING

15.3.1 ALL FIXTURES, OUTLETS, EQUIPMENT, OR DEVICES OPERATING WITH GAS OR WATER OR REQUIRING SEWER CONNECTION SHALL BE SIZED, FURNISHED, AND INSTALLED COMPLETE AND OPERABLE INCLUDING TRENCHING AND BACK FILLING WHICH ARE TO BE COORDINATED WITH FOUNDATION, GRADING, AND UTILITY TRADES.

15.3.2 ALL WORK SHALL CONFORM TO CURRENT UNIFORM PLUMBING CODE AND ANY APPLICABLE GOVERNING CODES.

15.3.3 ROUGH IN TO BE COMPLETED, TESTED, AND APPROVED, BEFORE CLOSING IN WITH OTHER WORK.

15.3.4 KEEP ALL PIPES, DRAINS, AND FITTINGS COVERED DURING CONSTRUCTION.

15.3.5 CONTRACTOR TO PROVIDE CONTINUOUS SOLID BACKING FOR SECURING FIXTURES.

15.3.6 SUPPORT ALL PIPES AT THESE MINIMUM SPACINGS: 1" DIA. AND LESS - 6 FT.; 2" DIA. - 10 FT.; 3" DIA. - 12 FT.; 4" DIA. - 14FT.; 5" DIA. - 16 FT. ALSO SUPPORT PIPES AT ALL DIRECTION CHANGES AND POINT LOADS.

15.3.7 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND CLEARANCES.

15.3.8 PROVIDE CLEANOUTS SIZED TO FIT AT EACH LINE END AND WHERE REQUIRED BY CODE.

15.3.9 GRADE SEWERS 1/4" PER FOOT, 1/8" PER FOOT IF 4" DIA. OR OVER; GAS LINES 1" IN 15 FEET; AREA DRAINS 1/4" PER FOOT WHERE POSSIBLE, 1/16" PER FOOT MINIMUM.

15.3.10 WATER HEATERS TO HAVE EXTERNAL R-12 INSULATION BLANKET. WATER HEATERS IN UNHEATED SPACES TO HAVE THE FIRST FIVE FEET OF PIPING COVERED WITH R-3 INSULATION. STRAP WATER HEATER VERTICALLY AND HORIZONTALLY TO RESIST A LOAD OF 10 LB PER GALLON OF WATER HEATER CAPACITY. PROVIDE TEMPERATURE AND PRESSURE RELIEF AND DRAIN INTO GALVANIZED BASE PAN WITH 1/2" DIA. DRAIN FROM PAN TO NON-HAZARDOUS EXTERIOR LOCATION.

15.3.11 CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF BUILDING AND SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER. DUCTS SHALL BE NO LESS THAN 4 INCHES IN DIAMETER, SMOOTH, AND NOT BE CONNECTED WITH/ SHEET METAL SCREWS OR FASTENERS THAT WILL OBSTRUCT AIR FLOW. DUCT LENGTH SHALL NOT EXCEED 14 FT WITH 2 90° ELBOWS. THIS SHALL BE REDUCED 2' FOR EVERY ADDITIONAL ELBOW. DUCTS SHALL NOT BE CONNECTED TO A GAS VENT, CONNECTOR, OR CHIMNEY.

15.3.12 IN ADDITION TO EQUIPMENT WARRANTIES, PROVIDE ONE YEAR GUARANTEE FOR ALL MATERIAL, WORKMANSHIP, AND OPERATION.

15.3.13 CONTRACTOR TO CLEAN OFF ANY EXCESS FLUX AFTER SOLDERING.

15.3.14 AN EARTHQUAKE GAS SHUT-OFF VALVE SHALL BE INSTALLED ON ANY BUILDING CONTAINING FUEL GAS PIPING.

15.3.15 FOR COOLING EQUIPMENT LOCATED IN ATTIC OR FURRED SPACE, AN ADDITIONAL WATER-TIGHT PAN OF CORROSION-RESISTANT MATERIAL SHALL BE INSTALLED BENEATH THE COOLING COIL TO CATCH THE OVERFLOW CONDENSATE DUE TO CLOGGED PRIMARY CONDENSATE DRAIN. THE ADDITIONAL PAN SHALL BE PROVIDED WITH A DRAIN PIPE, 3/4-INCH NOMINAL PIPE SIZE, DISCHARGING AT A POINT WHICH CAN BE READILY OBSERVED.

15.3.16 ALL PLUMBING FITTINGS TO BE SELECTED BY ARCHITECT.

15.3.17 ALL ROOF VENTS 2" DIA. AND SMALLER SHALL BE STANDARD WEIGHT GALVANIZED STEEL CONFORMING TO ASTM A120. ROOF VENTS LARGER THAN 2" DIA. SHALL BE STANDARD WEIGHT CAST IRON. ALL VENT FLASHING SIZED TO FIT VENTS TO BE 26 GAUGE GI. COMBINE VENTS AND EXIT THROUGH THE LEAST VISIBLE LOCATION. AVOID ALL ROOF VALLEYS AND SCUPPER TROUGHS. NO EXPOSED ABS OR PVC VENTS ON ROOF. VERIFY VENT ROUTING OPTIONS WITH ARCHITECT PRIOR TO INSTALLATION.

15.3.18 PLUMBING FIXTURES AND PLUMBING FITTINGS WITH THE FOLLOWING MAXIMUM WATER USAGES SHALL BE INSTALLED AND SHALL MEET THE STANDARDS REFERENCED PER (CGBSC 4.303/T4.303.1-3), WHERE APPLICABLE IN BATHS, WASHROOMS, KITCHEN, LAUNDRY, ETC.;

A) TANK-TYPE TOILETS SHALL HAVE DUAL FLUSH OR EQUAL TO OR LESS THAN 1.28 GALLON PER FLUSH.

B) WATER-SAVING SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF 2.0 GALLONS PER MIN. @ 60 PSI, WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MIN. @ 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME, A HAND-HELD SHOWER IS TO BE CONSIDERED A SHOWER HEAD FOR PURPOSES OF THIS PROVISION.

C) WATER-SAVING SINK AND LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.5 GALLONS PER MIN. @ 60 PSI.

D) WATER-SAVING KITCHEN SINK FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 60 PSI. FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MIN. @ 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MIN. @ 60 PSI.

E) INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE SHALL BE PROVIDED.

FIXTURE CONNECTION

DESCRIPTION	MIN. BRANCH SIZE W	V	CW	HW	TRAP	NOTES
WATER CLOSET	3"	2"	1/2"	1/2"	3"	A
KITCHEN/LNDRY. SINK	1 1/2"	1 1/2"	1/2"	1/2"	1 1/2"	D
TUB/SHOWER COMBO	2"	1 1/2"	3/4"	3/4"	1 1/2"	B / E
BATH TUB ONLY	2"	1 1/2"	3/4"	3/4"	1 1/2"	
LAVATORY	1 1/2"	1 1/2"	1/2"	1/2"	1 1/2"	C
CLOTHES WASHER	2"	1 1/2"	3/4"	3/4"	2"	
SHOWER	2"	1 1/2"	3/4"	3/4"	2"	E

15.3.19 COPPER WATER LINES SHALL BE TYPE "L", MINIMUM. DO NOT RUN UNDER SLAB.

15.3.20 SHOWERS AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. ALSO DELIVER MAXIMUM OF 120F TEMPERATURE.

15.3.21 PROVIDE WATER HEATER EXPANSION TANK IF A PRESSURE REGULATOR OR ANY DEVICE THAT PREVENTS PRESSURE RELIEF THROUGH THE BUILDING SUPPLY LINE IS INSTALLED.

15.3.22 PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER.

15.3.23 PROVIDE SEISMIC STRAPPING FOR WATER HEATER AT TOP AND BOTTOM 1/3 OF TANK. IF LOCATED IN GARAGE INSTALL ON 18 INCH PLATFORM. PROVIDE MIN. 100 SQ. IN. COMBUSTION AIR FOR WATER HEATER COMPARTMENT: 50% WITHIN 12" OF CEILING, 50% WITHIN 6" OF FLOOR.

15.3.24 SPRINKLER UNDER SEPARATE PERMIT, IF REQUIRED.

15.3.25 HOSE BIBS SHALL HAVE NON-REMOVABLE ANTI-SIPHON / BACK-FLOW PREVENTION DEVICES.

15.3.26 WATER PRESSURE EXCEEDING 80 PSI REQUIRES PRESSTURE REGULATOR.

15.3.27 PROVIDE ACCESS PANEL (12"X12") OR UTILITY SPACE FOR ALL TUBS WITH CONCEALED SLIP-JOINT FITTINGS.

15.3.28 GAS PIPING SHALL NOT BE INSTALLED UNDER SLAB.

15.3.29 ALL VENTS TO REAR SIDE OF RIDGE.

15.3.30 QUIET WRAP PIPE INSULATION SOUND PROOFING AT ALL WATER AND WASTE LINES.

15.4 THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATION SYSTEMS SHALL BE THERMALLY INSULATED WITH A 1" MIN. THICK FOR HOT AND 3/4" MIN. THICK FOR COLD WATER PIPES WITH A DIA. GREATER THAN 2".

15.5 PROVED REMOVABLE PANEL ACCESS FOR ALL WHIRLPOOL BATHTUB PUMPS. PANELS SHALL BE LARGE ENOUGH TO ACCESS AND REMOVE THE PUMP.

DIVISION 16 - ELECTRICAL

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

16.2 FURNISH AND INSTALL ELECTRICAL WORK COMPLETE AND OPERABLE. CONNECT AND COORDINATE FUNCTIONING WITH EXISTING ELECTRICAL SYSTEM IN RENOVATION AND REMODEL WORK WHERE APPLICABLE.

16.3 ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE AND ANY GOVERNING CODES.

16.4 ALL MATERIALS AND EQUIPMENT TO BE U.L. APPROVED.

16.5 PROVIDE SEPARATE CIRCUITS FOR ALL EQUIPMENT, GARAGE DOOR OPENERS, PUMPS, DISHWASHER, GARBAGE DISPOSAL, ETC.

16.6 ELECTRICIAN TO CONNECT ALL HARD-WIRED EQUIPMENT AND FIXTURES.

16.7 LAMP ALL FIXTURES.

16.8 SWITCH PLATES ARE TO BE LOCATED 48" ABOVE FLOOR.

16.9 POWER, TV, AND PHONE OUTLETS ARE TO BE 12" ABOVE FLOOR, TYPICALLY. ALL COUNTER JACKS, OUTLETS, AND SWITCHES ARE TO BE A MINIMUM OF 8" ABOVE COUNTER, UNLESS OTHERWISE NOTED. VERIFY ALL HEIGHTS OF COUNTERS, CABINETS, ETC. FOR CLEARANCE PRIOR TO INSTALLATION.

16.10 ALL SWITCHES IN BATHROOMS, KITCHENS, SAUNAS, HOT TUBS, AND LAUNDRY ROOMS TO HAVE GROUND FAULT INTERRUPTION CIRCUITS. LOCATE GFI RESET BUTTON IN ACCESSIBLE LOCATION.

16.11 PROVIDE ELECTRICAL IGNITION FOR ALL GAS POWERED EQUIPMENT.

16.12 WHERE SHOWN ON PLANS, PROVIDE BATH, SHOWER, AND LAUNDRY EXHAUST FANS SIZED TO PROVIDE FIVE AIR CHANGES PER HOUR. WHERE CODE PERMITS, SWITCH FANS SEPARATELY FROM LIGHTS.

16.13 120 V. HARD-WIRED, INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACKUP SHALL BE MOUNTED ON THE CEILING OR WALL OF EACH ROOM USED FOR SLEEPING PURPOSES AND AT A POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF CORRIDORS, STAIRWAYS, OR AREAS GIVING ACCESS TO THESE ROOMS.

16.14 BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM.

16.15 BATHROOM EXHAUST FANS TO BE CONTROLLED BY HUMIDISTAT PER (CGBC 4.506.1).

16.16 ALL ELECTRICAL/COMMUNICATION EQUIPMENT AND OUTLETS INSTALLED OUTDOORS, EXPOSED TO WEATHER, OR IN DAMP LOCATIONS SHALL BE GROUND FAULT INTERRUPTER TYPE.

16.17 TELEPHONE WIRING BY PHONE COMPANY WITH CONTRACTOR'S COORDINATION. ALL PHONE WIRING TO BE CONCEALED. PROVIDE PHONE PANEL IN A PROTECTED ACCESSIBLE LOCATION.

16.18 PRIOR TO INSTALLATION, CONTRACTOR AND SUBCONTRACTORS ARE TO COORDINATE WITH EACH OTHER AND UTILITY COMPANIES TO PROVIDE CONDUIT, JUNCTION BOXES, OUTLET BOXES, AND COMMUNICATION AND CABLE JACKS WHERE OUTLETS OCCUR IN MASONRY WALLS.

16.19 ALL ELECTRICAL RECEPTACLES WITHIN 6 FEET OF WATER USE AREAS SHALL BE GFCI PROTECTED.

16.20 RECEPTACLES AT KITCHEN COUNTERS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES (48"O.C.) MEASURED HORIZONTALLY FROM A RECEPTACLE WITHIN THAT SPACE. PROVIDE ADDITIONAL RECEPTACLES AS NEEDED.

16.21 RECEPTACLES IN GARAGE TO BE GFCI PROTECTED IF UNDEDICATED CIRCUITS.

16.22 GENERAL LIGHTING SOURCE IN KITCHENS, BATHROOMS, AND WATER CLOSETS SHALL BE 40 LUMENS/WATT OR GREATER.

16.23 LIGHTING FIXTURES IN SHOWER AND WITHIN 3 FEET OF BATHTUB AND LESS THAN 8 FEET ABOVE RIM OF TUB SHALL BE RECESSED, WATERPROOF, GFCI PROTECTED, AND HAVE NON-METALLIC TRIM.

16.24 RECESSED CEILING FIXTURES SHALL BE IC (INSULATION COVER) APPROVED IF APPLICABLE.

16.25 VERIFY ELECTRICAL LOCATIONS IN FIELD W/ OWNER DURING FRAMING.

16.26 VERIFY DIMMER SWITCHES W/ OWNER.

16.27 SPEAKER LOCATIONS PER OWNER.

16.28 VERIFY OUTLET AND SWITCH TYPES W/ OWNER.

16.29 LOW VOLTAGE WIRING EXPOSED TO THE WEATHER SHALL BE INSTALLED IN A MANNER TO PREVENT PHYSICAL DAMAGE.

16.30 PROVIDE PERMANENT RECEPTACLE AND LIGHT FIXTURE AT FURNACE LOCATIONS. LIGHT SWITCH SHALL BE LOCATED NEAR ATTIC ACCESS PANEL.

16.31 ALL BATHROOM RECEPTACLES MUST BE ON A 20-AMP DEDICATED CIRCUIT.

16.32 ALL KITCHEN RECEPTACLES TO BE GFCI PROTECTED.

16.33 GENERAL LIGHTING IN BATHROOMS TO BE FLUORESCENT OR APPROVED EQUIV., OR EXTERIOR LIGHTING SHALL BE ON PHOTOCELL PER TITLE 24.

16.34 PROVIDE ARC-FAULT INTERRUPTER FOR ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS.

16.35 PROVIDE A BUFFER GROUND WITHIN THE FOUNDATION.

16.36 PROVIDE GFI/WP OUTLET WITHIN 20' OF AC UNIT WITH DISCONNECT SWITCH AT UNIT.

16.37 LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE EITHER SURFACE-MOUNTED OR A RECESSED FIXTURE W/ COMPLETELY ENCLOSED INCANDESCENT LAMP OR A FLUORESCENT LAMP. 12" MIN. CLEARANCE REQUIRED HORIZONTALLY & VERTICALLY FROM COMBUSTIBLE MATERIALS FOR THE INCANDESCENT FIXTURE & 6" MIN. REQUIRED FOR THE FLUORESCENT FIXTURE.

16.38 INSTALL OWNER PROVIDED FIXTURES PER PLAN.

16.39 THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL. [CALIFORNIA ENERGY CODE SECTION 150 (K) 1 (B)]

16.40 LUMINARIES & LAMPS THAT ARE ENERGY COMMISSIONED CERTIFIED MUST BE MARKED WITH JA8-2019 OR JA-2019-E.

16.41 ALL LED LUMINARIES ARE REQUIRED TO BE CONTROLLED BY A NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) SSL-7A-COMPLIANT DIMMER UNLESS THEY ARE CONTROLLED BY A VACANCY SENSOR OR AN OCCUPANCY SENSOR.

GRADING NOTES

1. ALL GRADING SHALL CONFORM WITH SANTA BARBARA COUNTY CODE, STANDARDS, AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.

2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.

3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.

4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.

5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.

6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, AND THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.

7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.

8. AREAS WITH EXISTING SLOPES THAT ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.

9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D 1557 - 91 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.

10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 2 UNITS HORIZONTAL TO 1 UNIT VERTICAL (50% SLOPE). FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 UNITS HORIZONTAL TO 1 UNIT VERTICAL (50% SLOPE). SLOPES OVER 3 FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.

11. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. (CBC SECTION 1804.3)

12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING OPERATION.

13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY THE LOCAL GOVERNING AGENCY. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

2. THE CONTRACTOR'S WORK SHALL CONFORM TO THE FOLLOWING SPECIFIC CODES FOR NEW CONSTRUCTION:

A. TITLE 24, C.C.R., PART 2, 2019 C.B.C. (U.B.C. W/ CALIFORNIA AMENDMENTS)
B. TITLE 24, C.C.R., PART 3, 2019 C.E.C. (N.E.C. W/ CALIFORNIA AMENDMENTS)
C. TITLE 24, C.C.R., PART 4, 2019 C.M.C. (U.M.C. W/ CALIFORNIA AMENDMENTS)
D. TITLE 24, C.C.R., PART 5, 2019 C.P.C. (U.P.C. W/ CALIFORNIA AMENDMENTS)
E. TITLE 19, C.C.R., PUBLIC SAFETY, DIVISION 1, STATE FIRE MARSHAL REGULATIONS

3. ALL GENERAL NOTES ARE THE MINIMUM STANDARDS. IF MORE COMPLETE INFORMATION IS ENCOUNTERED IN OTHER PARTS OF THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE MOST STRINGENT REQUIREMENT.

4. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY DESIGNER OF ANY VARIATIONS CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

5. CONTRACTOR SHALL PERFORM DEMOLITION AS REQUIRED BY (N) CONSTRUCTION & BY THE VARIOUS UTILITY COMPANIES. OBTAIN ANY REQUIRED DEMOLITION PERMITS. SHORE & PROTECT, OR REMOVE & REBUILD.

6. ALL EXCAVATION, GRADING FILLING, BACK FILLING, DRAINAGE, ETC SHALL CONFORM TO THE SPECIF

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AGING-IN-PLACE DESIGN & FALL PROTECTION

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

1. SPECIFY THE REINFORCEMENT TO BE SOLID LUMBER & NOT LESS THAN 2X8.
2. DIMENSION OF THE REINFORCEMENT SHALL BE LOCATED BETWEEN 32" & 39 ½" ABOVE FINISH FLOOR.
3. SPECIFY THE WATER CLOSET REINFORCEMENT TO BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL & THE BACK WALL.
4. WHERE THE WATER CLOSET IS NOT LOCATED ADJACENT TO THE SIDE WALL, GRAB BAR REINFORCEMENT FOR A GROUND MOUNTED INSTALLATION IS ACCEPTABLE.
5. SPECIFY THE SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
6. BATHTUB & COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB & THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE THE BATHTUB RIM.

B. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, & CONTROLS INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

FIRE DEPARTMENT SPECIFICATIONS

1. ACCESS

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

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

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

A MINIMUM OF 13'-6" OF VERTICAL CLEARANCES SHALL BE PROVIDED AND MAINTAINED FOR THE LIFE OF THE PROJECT FOR EMERGENCY APPARATUS ACCESS.

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

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

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

2. HIGH FIRE ZONE

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

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

3. STORED WATER

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

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

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

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

4. SPRINKLER SYSTEM

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

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

5. FIRE DEPARTMENT ADDRESS REQUIREMENTS

THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT. IF THE DRIVEWAY IS OVER 150 FEET IN LENGTH OR THE BUILDING IS OBSTRUCTED FROM VIEW AT THE ACCESS ROAD, NUMBER SHALL BE POSTED AT ANY DRIVEWAY AND ROAD INTERSECTION AS NECESSARY. THE ADDRESS NUMBER SHALL BE ELEVATED AT LEAST THREE (3) FEET FROM THE GROUND FOR CLEAR VISIBILITY AND EASY DIRECTIONAL IDENTIFICATION. THE ADDRESS NUMBERS SHALL BE OF MIN. 4" IN HEIGHT AND CONTRAST WITH THE BACKGROUND COLOR OF THE SIGN.

6. FIRE DEPARTMENT EGRESS REQUIREMENTS

EGRESS WINDOWS REQUIRED IN EACH SLEEPING ROOM:

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

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

8. FIRE BLOCKING AND DRAFT STOPPING

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

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

A. MANUFACTURER, MODEL AND ICO/UL NUMBER.
B. INSTALLATION AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING.
C. NON-VENTED FIREPLACES OR GAS FIRED APPLIANCES ARE NOT PERMITTED.
D. FACTORY-BUILT CHIMNEY MAXIMUM OFFSET IS30 DEGREES VERTICALLY AND SHALL NOT HAVE MORE THAN 4 ELBOWS.(CRC R1005.7)

10. NEW FIREPLACE

A. MASONRY OR FACTORY BUILT FIREPLACES SHALL HAVE:

1. CLOSABLE METAL GLASS COVERING OVER THE ENTIRE OPENING OF THE FIRE BOX.
2. COMBUSTION AIR INTAKE FROM OUTSIDE OF THE BUILDING DIRECTLY INTO FIREBOX OF AT LEAST 6SQ.INCHES & HAS AN ACCESSIBLE, OPERABLE & TIGHT FITTING DAMPER OR COMBUSTION AIR CONTROLLED DEVISE. EXCEPTION: OUTSIDE COMBUSTION-AIR INTAKE NOT REQUIRED IF INSTALLED ON A SLAB ON GRADE & NOT ON AN EXTERIOR WALL
3. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL. EXCEPTION: WHEN GAS LOG, LOG LIGHTER OR DECORATIVE GAS APPLIANCE IS INSTALLED IN A FIREPLACE, THE FLUE DAMPER SHALL BE BLOCKED OPEN IF REQUIRED BY CALIFORNIA MECHANICAL CODE (CMC) OR THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

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

11. CARBON MONOXIDE ALARM REQUIREMENTS

A. SHOW LOCATIONS OF APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR EXISTING BUILDINGS AND NEW CONSTRUCTION WHEN THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE, FIREPLACE, AND / OR AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING. (CRC 315.2.1, CBC 915.1.1, CBC 915.1.5)
B. CO ALARMS SHALL BE 'HARD WIRED' AND SHALL BE EQUIPPED WITH BATTERY BACKUP. (CRC R315.5, CBC 915.4.1)
C. CO ALARMS SHALL BE LISTED FOR COMPLIANCE WITH UL 2034, UL 217, UL 2075, AND MAINTAINED OER NFPA 720. (CRC R315.1.1; R315.7.2, CBC 915.4.2, CBC 915.4.4, CBC 915.5.2)
D. CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING A BASEMENT. (CRC R315.3, CBC 915.2)
E. CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. (CRC R315.5, CBC 915.4.5)

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

TOM MEANEY | TM ARCHITECT
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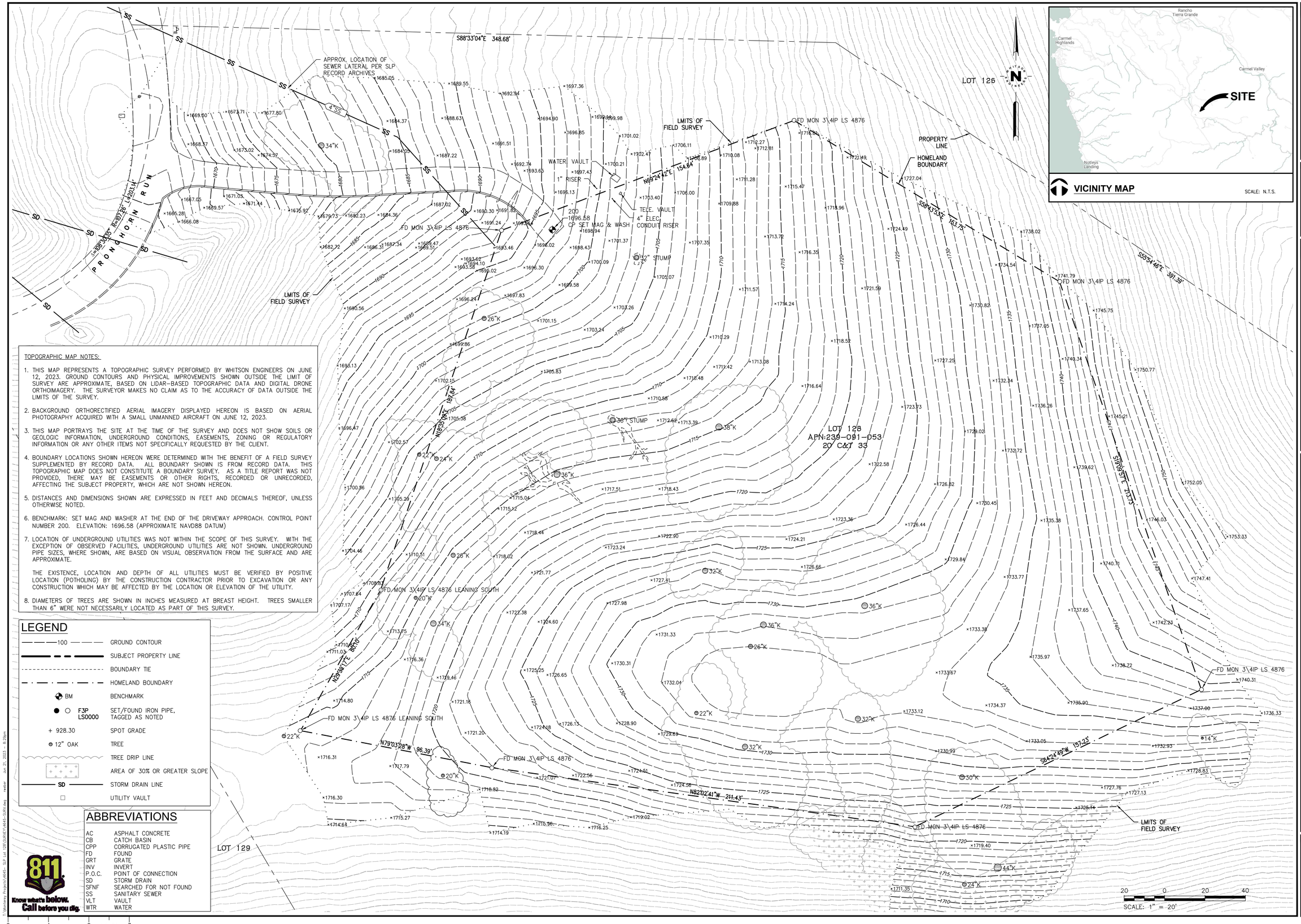
LAWRENCE RESIDENCE
33 PRONGHORN RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

SPECIFICATIONS & NOTES

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date FEBRUARY 16 2026
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

A0.3



VICINITY MAP SCALE: N.T.S.

TOPOGRAPHIC MAP NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON JUNE 12, 2023. GROUND CONTOURS AND PHYSICAL IMPROVEMENTS SHOWN OUTSIDE THE LIMIT OF SURVEY ARE APPROXIMATE, BASED ON LIDAR-BASED TOPOGRAPHIC DATA AND DIGITAL DRONE ORTHOIMAGERY. THE SURVEYOR MAKES NO CLAIM AS TO THE ACCURACY OF DATA OUTSIDE THE LIMITS OF THE SURVEY.
2. BACKGROUND ORTHORECTIFIED AERIAL IMAGERY DISPLAYED HEREON IS BASED ON AERIAL PHOTOGRAPHY ACQUIRED WITH A SMALL UNMANNED AIRCRAFT ON JUNE 12, 2023.
3. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
4. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. AS A TITLE REPORT WAS NOT PROVIDED, THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
5. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
6. BENCHMARK: SET MAG AND WASHER AT THE END OF THE DRIVEWAY APPROACH. CONTROL POINT NUMBER 200. ELEVATION: 1696.58 (APPROXIMATE NAVD88 DATUM)
7. LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. WITH THE EXCEPTION OF OBSERVED FACILITIES, UNDERGROUND UTILITIES ARE NOT SHOWN. UNDERGROUND PIPE SIZES, WHERE SHOWN, ARE BASED ON VISUAL OBSERVATION FROM THE SURFACE AND ARE APPROXIMATE.

   THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
8. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	BOUNDARY TIE
	HOMELAND BOUNDARY
BM	BENCHMARK
F3P LS0000	SET/FOUND IRON PIPE, TAGGED AS NOTED
+ 928.30	SPOT GRADE
12" OAK	TREE
	TREE DRIP LINE
	AREA OF 30% OR GREATER SLOPE
SD	STORM DRAIN LINE
	UTILITY VAULT

ABBREVIATIONS

AC	ASPHALT CONCRETE
CB	CATCH BASIN
CPP	CORRUGATED PLASTIC PIPE
FD	FOUND
GRT	GRATE
INV	INVERT
P.O.C.	POINT OF CONNECTION
SD	STORM DRAIN
SFNF	SEARCHED FOR NOT FOUND
SS	SANITARY SEWER
VLT	VAULT
WTR	WATER

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

0 1 2 INCHES 3

T:\Monterey Projects\4645- SLP Lot 128\SURVEY\4645-SURV.dwg rwebber Jun 21, 2023 - 8:29pm

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831-649-5225
whitsonengineers.com

Whitson ENGINEERS

LICENSED LAND SURVEYOR RICHARD P. WEBER No. 8002 STATE OF CALIFORNIA

SUBMITTAL / REVISION

SANTA LUCIA PRESERVE
LOT 128

33 Pronghorn Run
Carmel, California
APN 239-091-053

TOPOGRAPHIC SURVEY

SCALE:	1"=20'
DRAWN:	RPW
JOB No.:	4645.00
SHEET	V001
	OF 1

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REVISION SCHEDULE

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LAWRENCE RESIDENCE
33 PRONGHORN RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

SITE PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 24 2026
Scale	1/16" = 1'-0"
Drawn	TALLON
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A1.0

LIMITS OF FIELD SURVEY
LOT 126
PROPERTY LINE
HOMELAND BOUNDARY
TELE. VAULT
4" ELEC. CONDUIT RISER
N69°24'42"E 154.64'
N18°35'08"E 181.84'
S58°43'35"E 153.75'
S55°54'46"E 391.39'
S19°09'57"E 213.73'
N29°39'17"E 80.10'
N79°03'28"W 96.39'
N82°02'41"W 211.43'
S64°24'49"W 157.23'
414.9 1/8"
418'-6 1/2"
60'-1 1/4"
58'-2 1/4"
65'-1 3/4"
44'-2 3/4"
24'-11 3/4"
14'-11"
41'-2"
27'-1"
20'-5"
NO VERTICAL ZONE
(N) ADU
F.F 1725.00'
RIDGE (17.58')
(1734)
RIDGE (17.00')
1744.20'
(N) GARAGE
F.S 1730.70'
(1736.70')
(1739.70')
(N) FIRE TURN AROUND
SLOPE
STEP EDGE
(N)1-STORY SFD
F.F 1733.00'
RIDGE (23.25')
1748.50'
RIDGE (20.0')
1747.50'
RIDGE (17.66')
1747.50'
RIDGE (17.0')
1747.50'
RIDGE (17.9')
1750.00'
RIDGE (13'-6")
(N) CABANA
F.F 1734.00'
SOLAR
(1744)
(1746)
(1742)
#474
#475
#476
#477
#478
#479
#480
#481
#482
#483
#484
#485
#486
#487
#488
#489
#490
#491
#492
#493
#495
1690
1695
1700
1705
1710
1715
1720
1725
1730
1735
1740
1745
1750
1755
N
SITE PLAN
SCALE 1/16"= 1'-0"

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1715
#481
1720
1725
1730
#483
#484
#485
1740
1745
1750
391.39'
S19°09'57"E 213.73'

RIDGE (17.66')
1747.50'

RIDGE (17.0')
1747.50'

RIDGE (23.25')
1748.50'

(N)1-STORY SFD
F.F 1733.00'
(1744)

RIDGE (20.0')
1747.50'

(1744)
(1744)

RIDGE (17.5')
1750.00'
NO VERTICAL ZONE
SOLAR
SOLAR
(1746)

RIDGE (13'-6")
(1744)
(N) CABANA
F.F 1734.00'
SOLAR
(1742)

A5.2
A5.1
A5.1
A5.2
A5.1
A5.1
A5.1
A5.1

ENLARGED SITE PLAN
SCALE 1/8"= 1'-0"

N

143

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CARMEL, CA 93940

ENLARGED SITE PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/8" = 1'-0"
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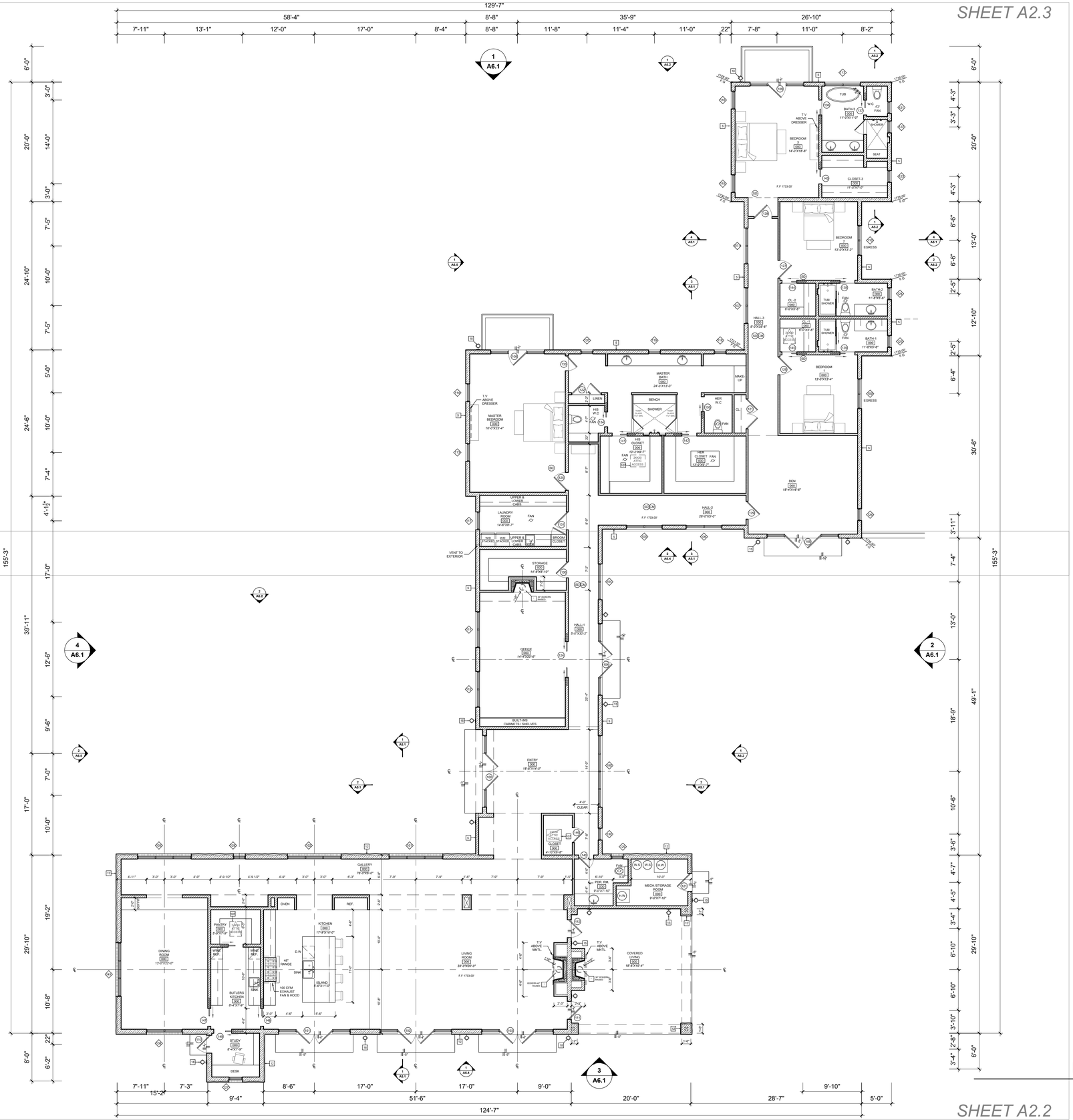
A1.1

NOTES:

1. ALL DIMENSIONS TO FACE OF FRAMING PER PLAN. NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. ALL KEYNOTES PER FINISH SCHEDULE. SEE SHEET A8.1

WALL LEGEND

- 2" X 8"
- 2" X 6"
- 2" X 4"



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RESIDENCE FLOOR PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/8" = 1'-0"
Drawn	TALLON
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RESIDENCE FLOOR PLAN
SCALE 1/8" = 1'-0"

N

A2.1

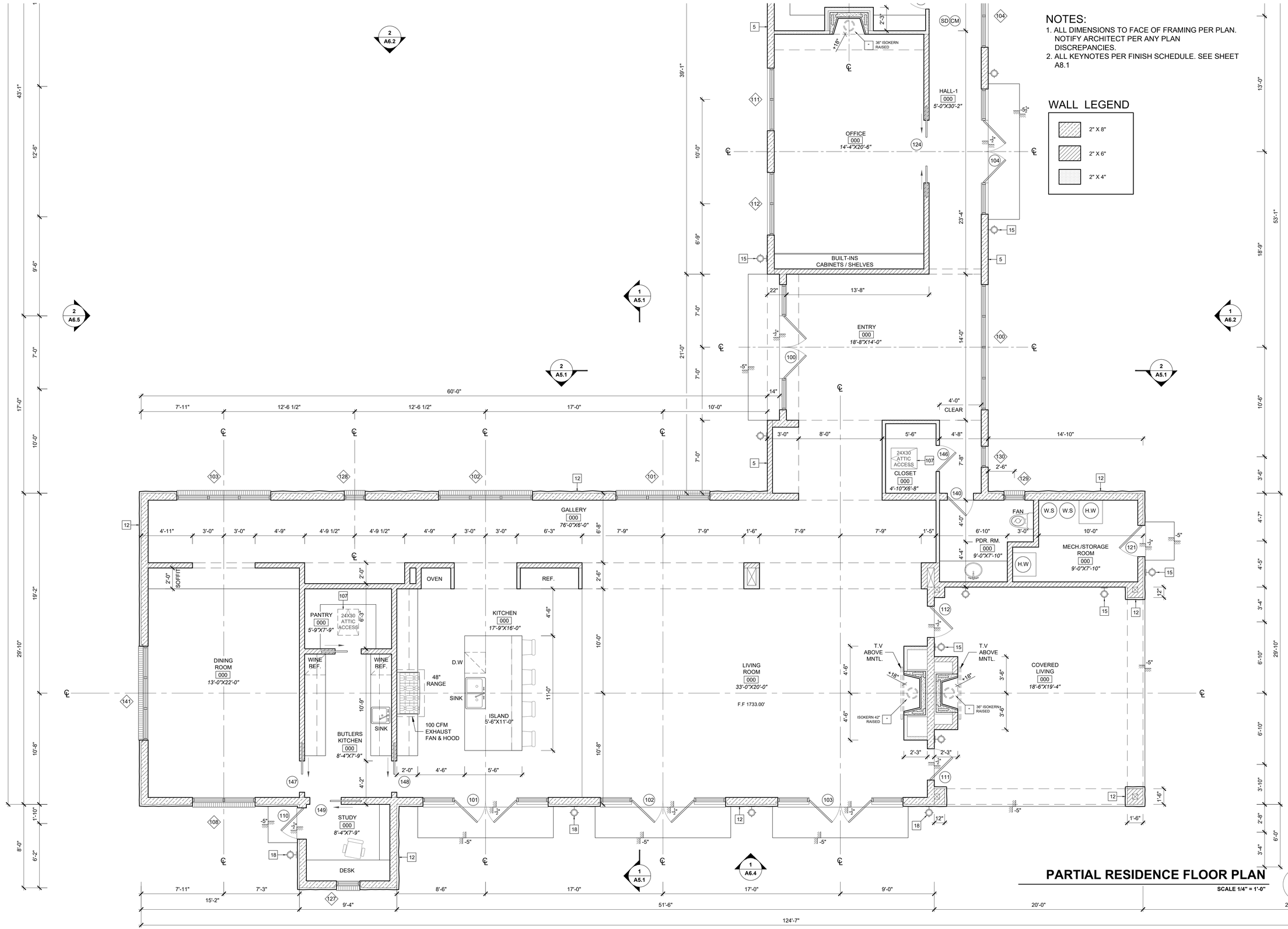
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2. ALL KEYNOTES PER FINISH SCHEDULE. SEE SHEET A8.1

WALL LEGEND
- 2" X 8"
- 2" X 6"
- 2" X 4"



PARTIAL RESIDENCE FLOOR PLAN

SCALE 1/4" = 1'-0"

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PARTIAL RESIDENCE FLOOR PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
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2. ALL KEYNOTES PER FINISH SCHEDULE. SEE SHEET A8.1

WALL LEGEND

- 2" X 8"
- 2" X 6"
- 2" X 4"

REVISION SCHEDULE

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PARTIAL RESIDENCE FLOOR PLAN

LICENSED ARCHITECT — THOMAS MEANEY — No. C14606 Renew 8/31/27 — STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
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A2.3

PARTIAL RESIDENCE FLOOR PLAN

SCALE 1/4" = 1'-0"

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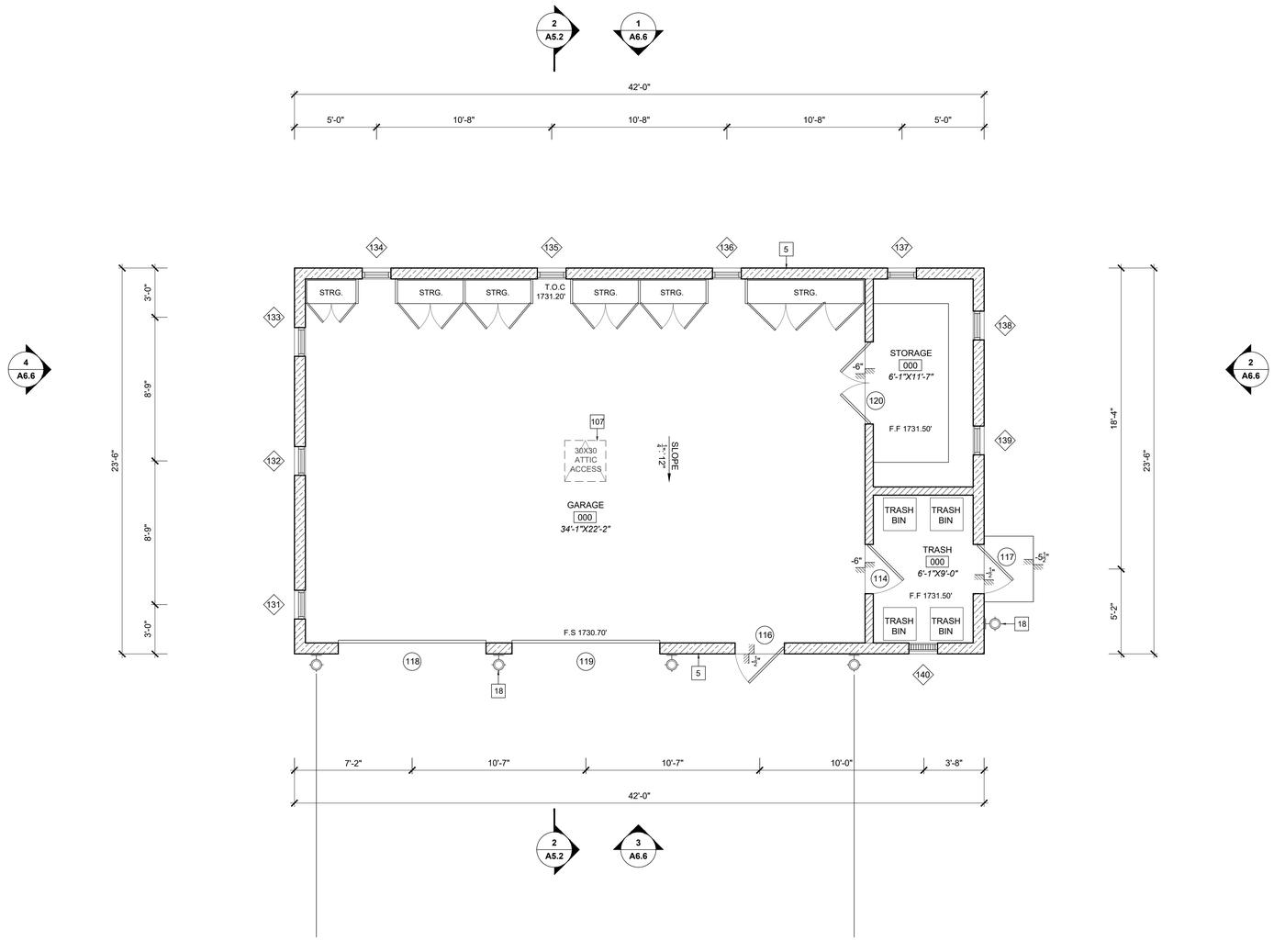
NOTES:

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

WALL LEGEND

2" X 8"

2" X 6"



GARAGE FLOOR PLAN

SCALE 1/4" = 1'-0"

N

147

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GARAGE
FLOOR PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

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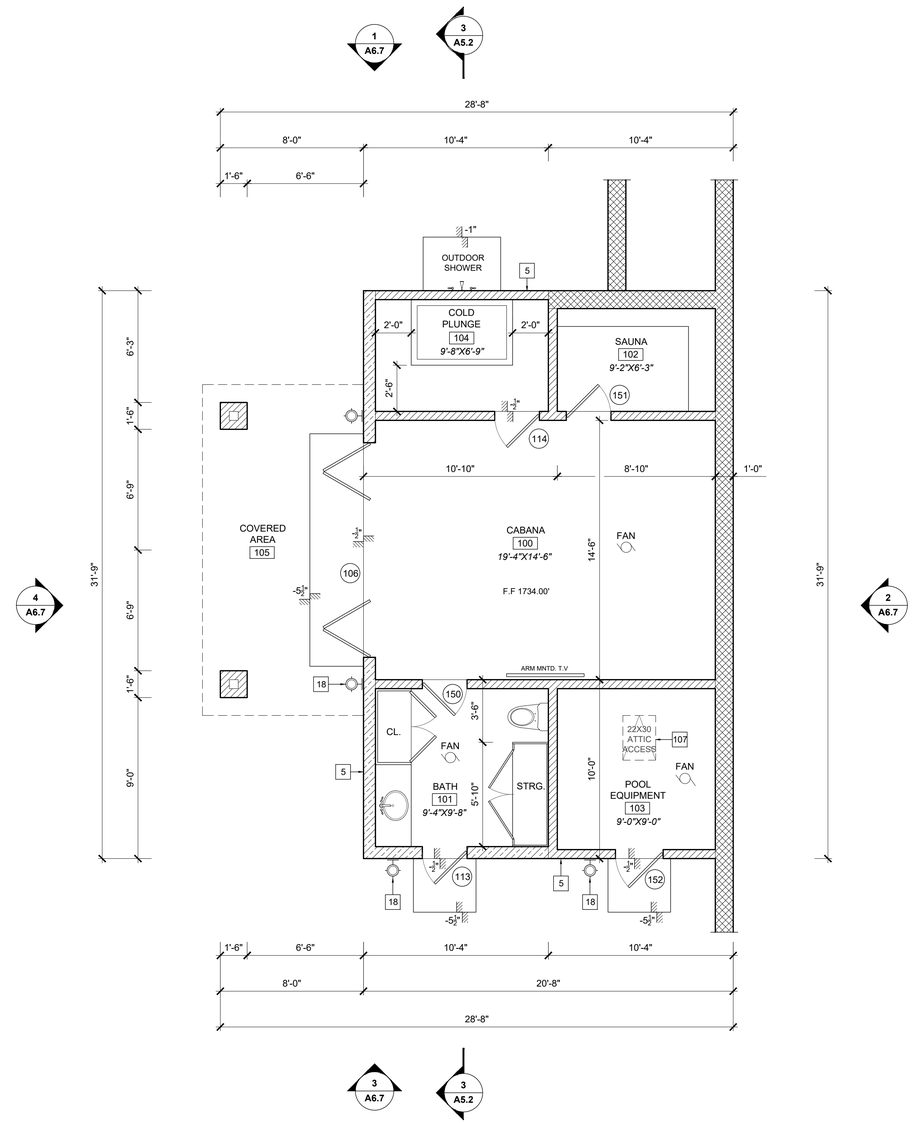
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2. ALL KEYNOTES PER FINISH SCHEDULE. SEE SHEET A8.1

WALL LEGEND

- 12" CMU
- 2" X 8"
- 2" X 6"



CABANA FLOOR PLAN

SCALE 1/4" = 1'-0"

N

148

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CABANA
FLOOR PLAN

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THOMAS MEANEY
No. C14606
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STATE OF CALIFORNIA

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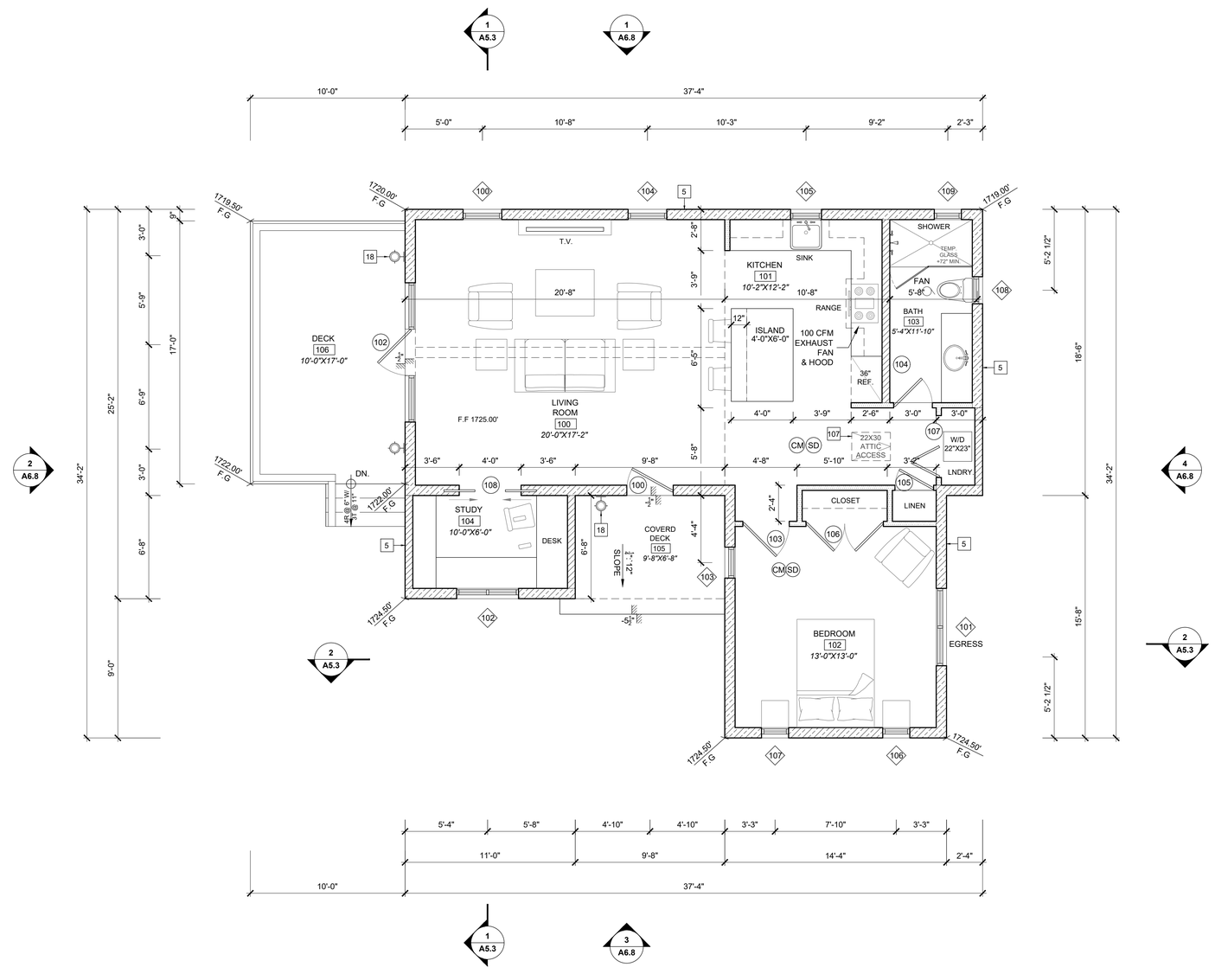
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NOTES:

1. ALL DIMENSIONS TO FACE OF FRAMING PER PLAN. NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. ALL KEYNOTES PER FINISH SCHEDULE. SEE SHEET A8.1

WALL LEGEND

- 2" X 8"
- 2" X 6"
- 2" X 4"



ADU FLOOR PLAN

SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

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ADU
FLOOR PLAN

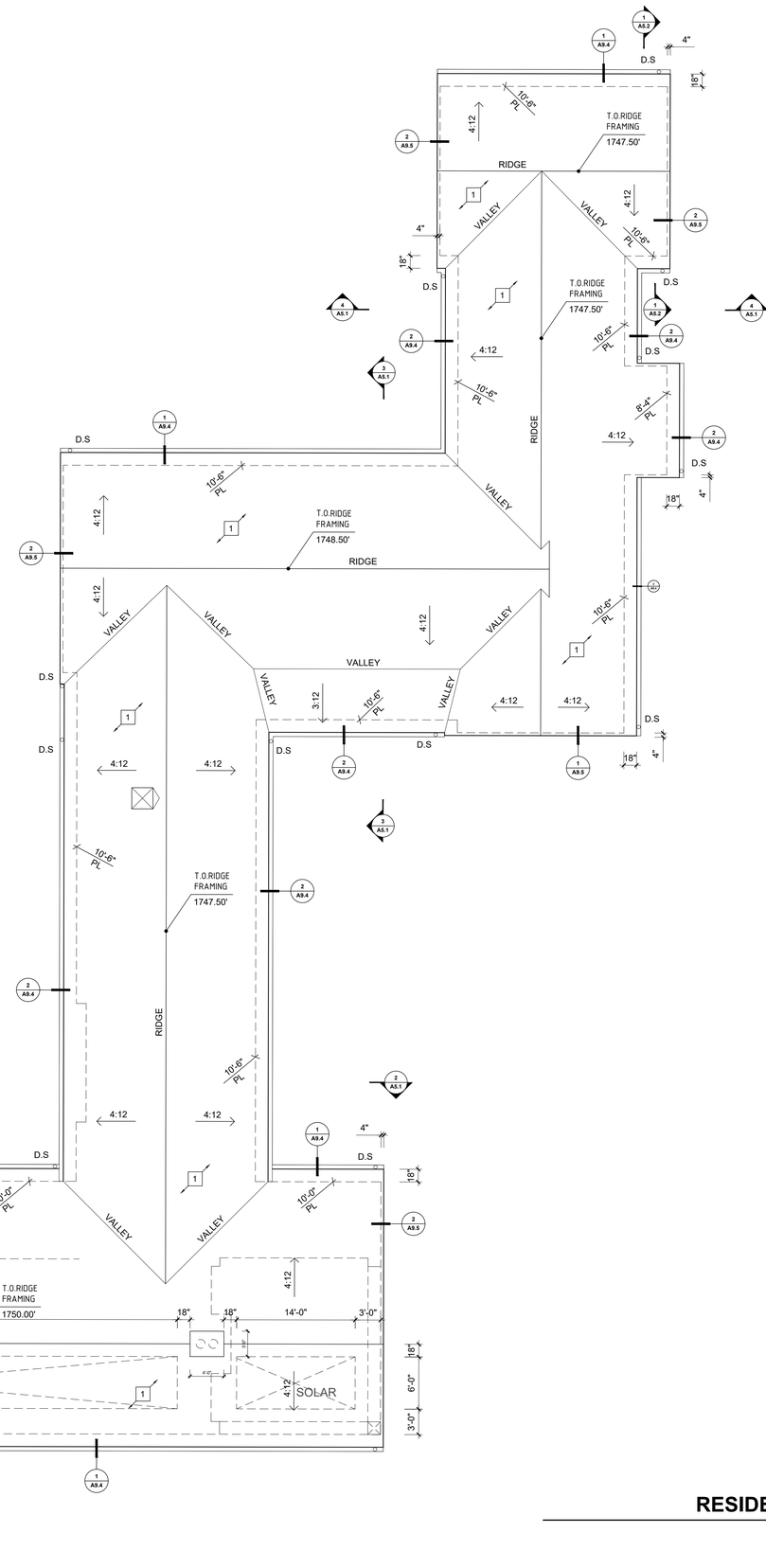
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RESIDENCE ROOF PLAN

SCALE 1/8" = 1'-0"

N

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RESIDENCE ROOF PLAN

LICENSED ARCHITECT
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No. C14606
Renew 8/31/27
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A3.1

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GARAGE ROOF PLAN

SCALE 1/4" = 1'-0"

N

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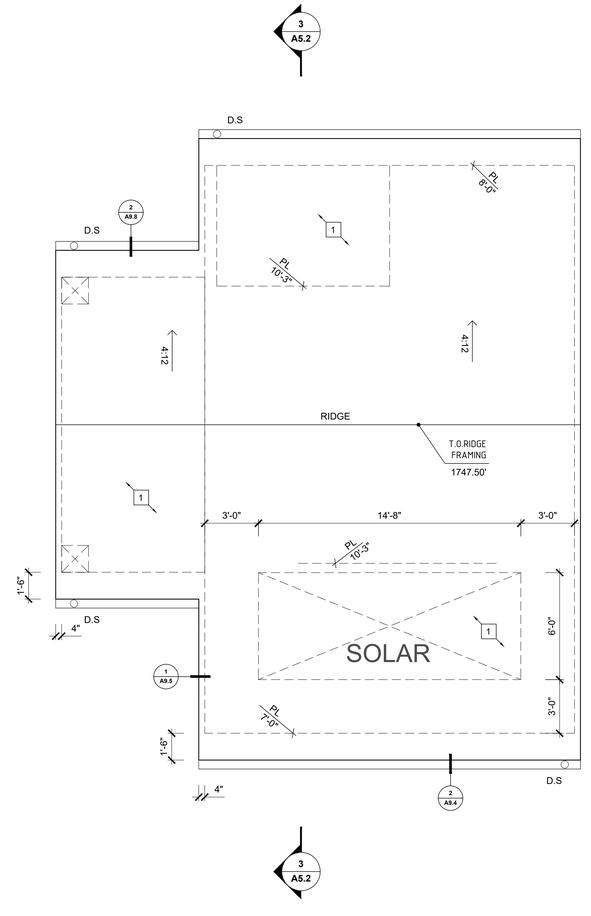
GARAGE
ROOF PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
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A3.2

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CABANA ROOF PLAN

SCALE 1/4" = 1'-0"

N

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ROOF PLAN

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No. C14606
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Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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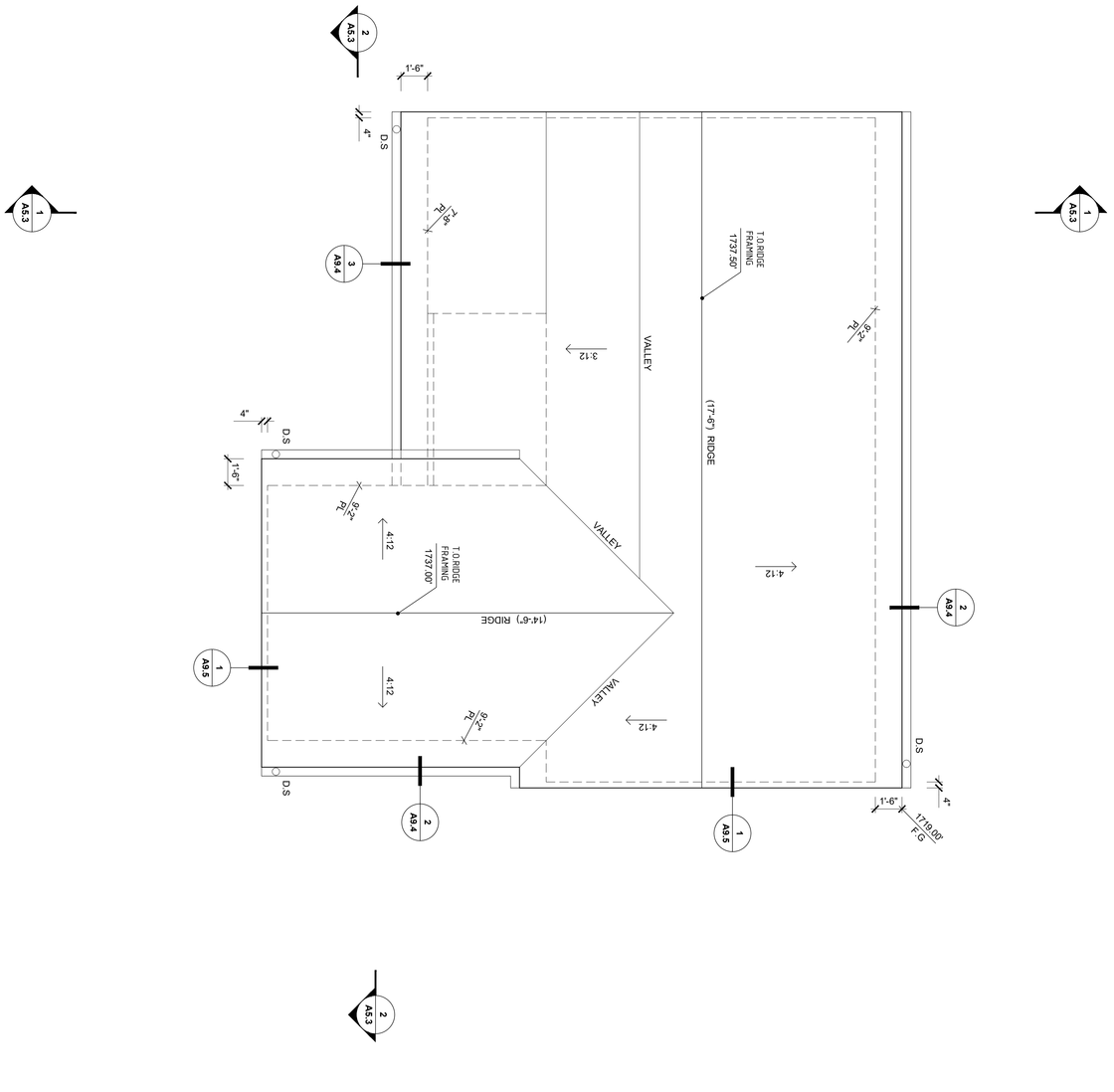
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ADU ROOF PLAN

SCALE 1/4" = 1'-0"

N

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Sheet A3.4

Date FEBRUARY 16 2026
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Job # USE IF ISSUED

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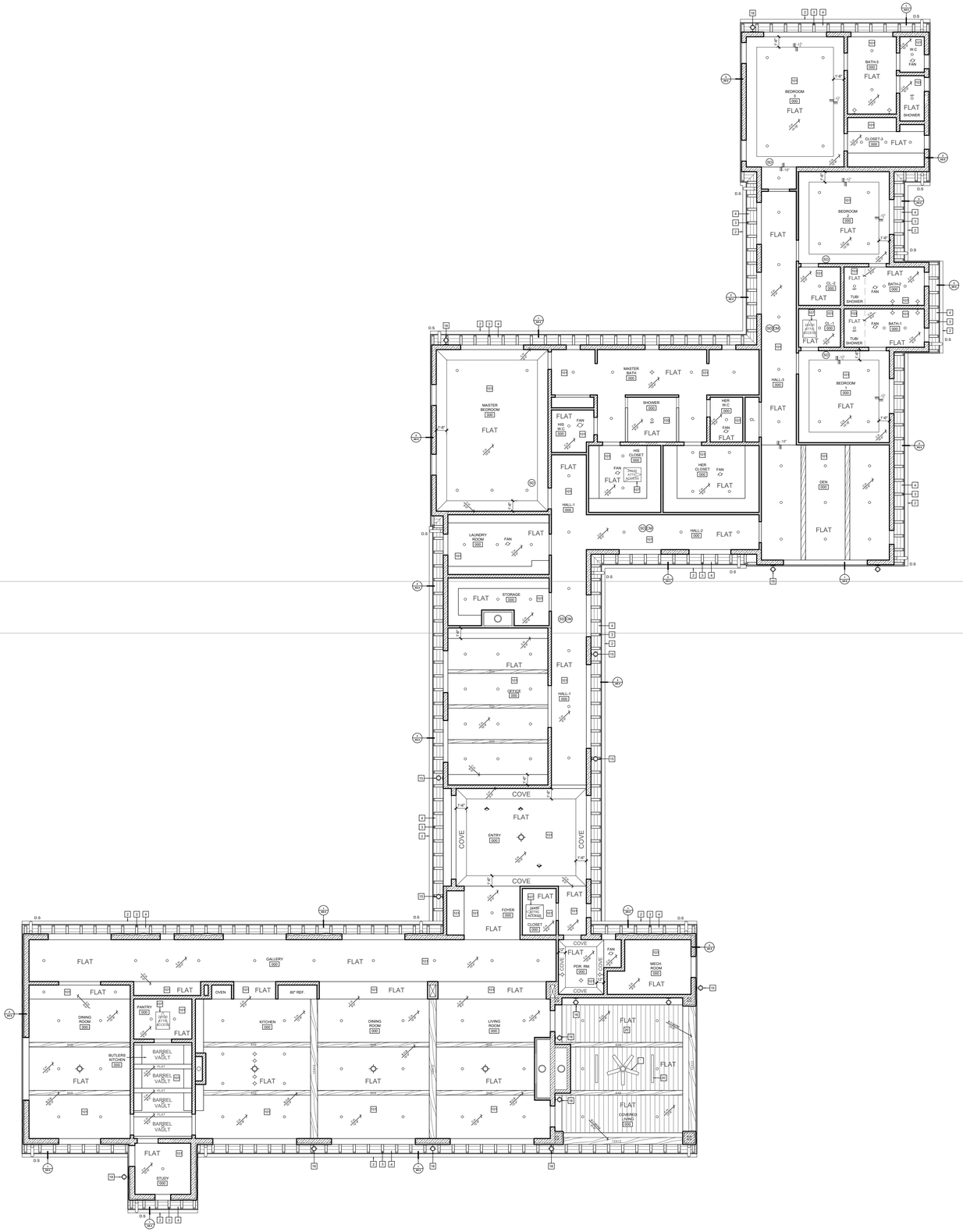
ADU ROOF PLAN

LAWRENCE RESIDENCE
33 PRONGHORNE RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

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RESIDENCE RCP

SCALE 1/4" = 1'-0"

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33 PRONGHORNE RUN
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CARMEL, CA 93940

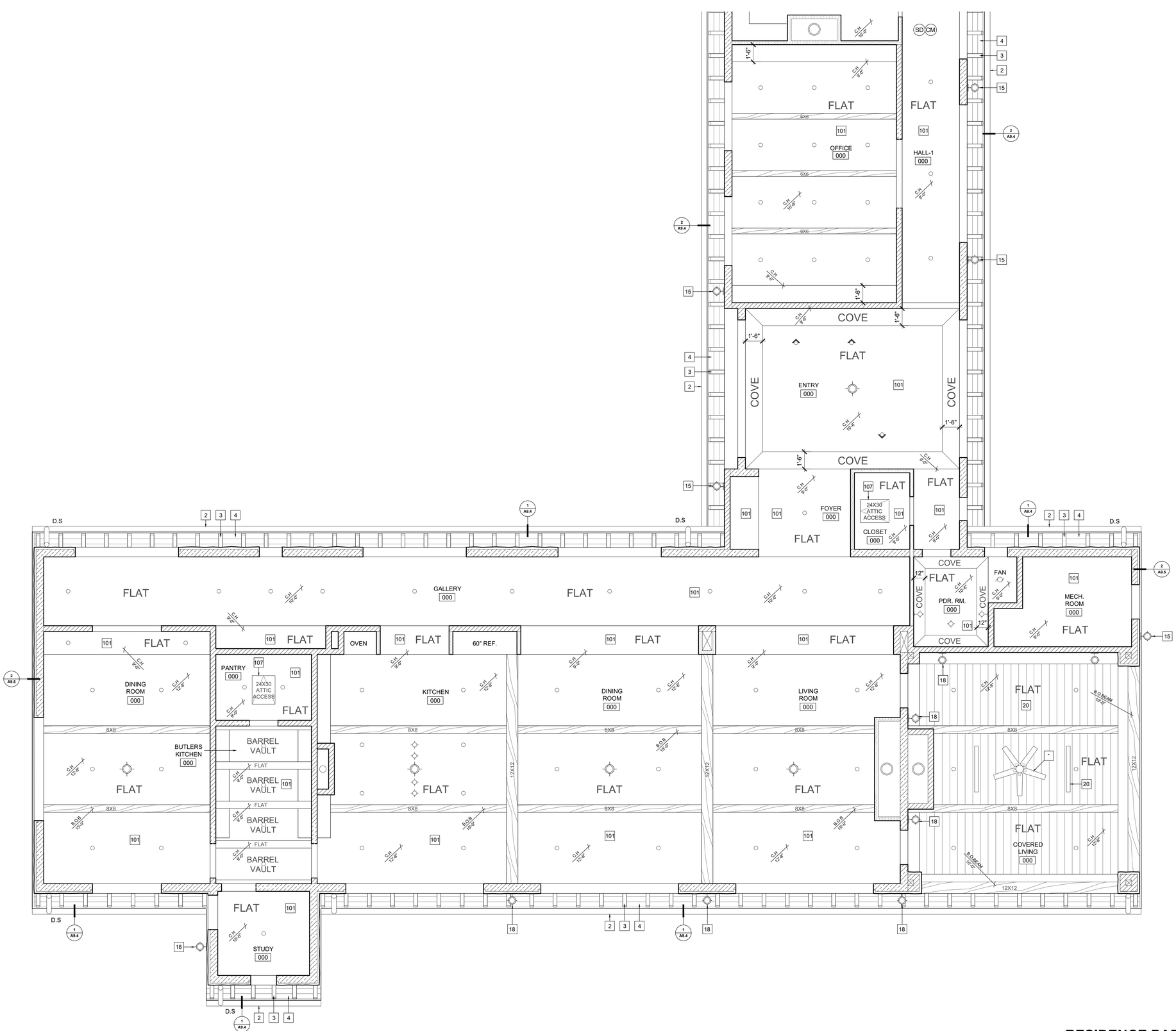
RESIDENCE RCP

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
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A4.1

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RESIDENCE PARTIAL RCP

SCALE 1/4" = 1'-0"

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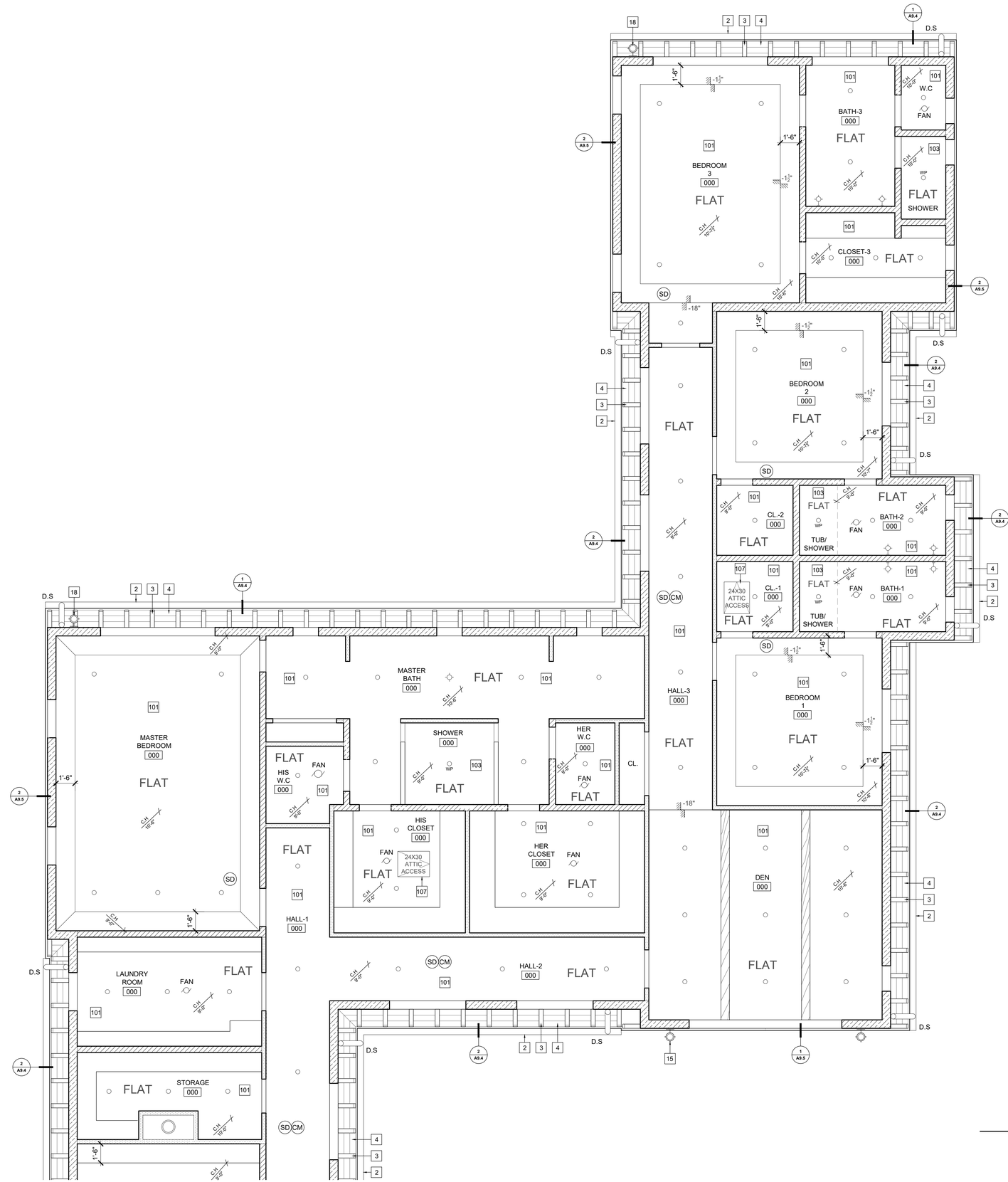
RESIDENCE PARTIAL RCP

LICENSED ARCHITECT
THOMAS MEANEY
No. C14008
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
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RESIDENCE PARTIAL RCP

SCALE 1/4" = 1'-0"

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LAWRENCE RESIDENCE
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SANTA LUCIA PRESERVE
CARMEL, CA 93940

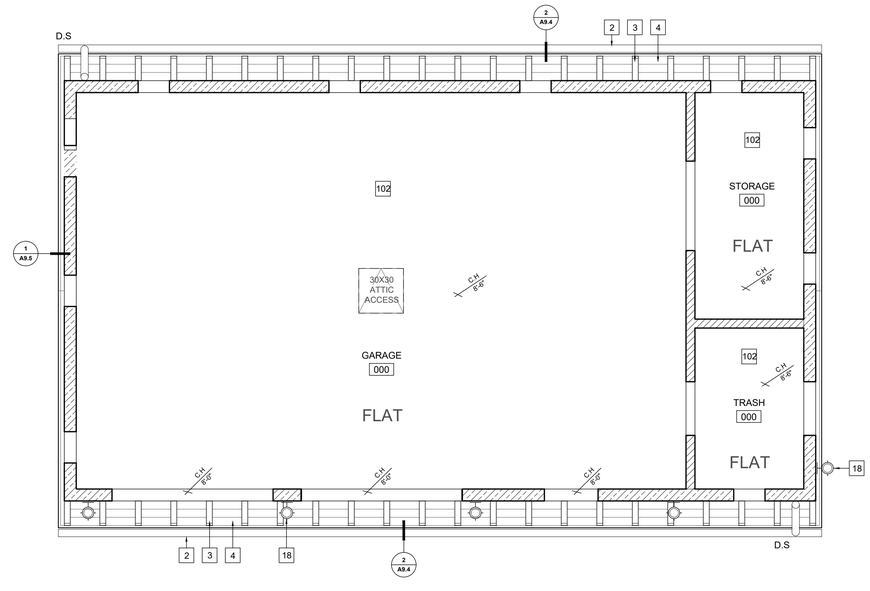
RESIDENCE PARTIAL RCP

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
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A4.3

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GARAGE RCP

SCALE 1/4" = 1'-0"

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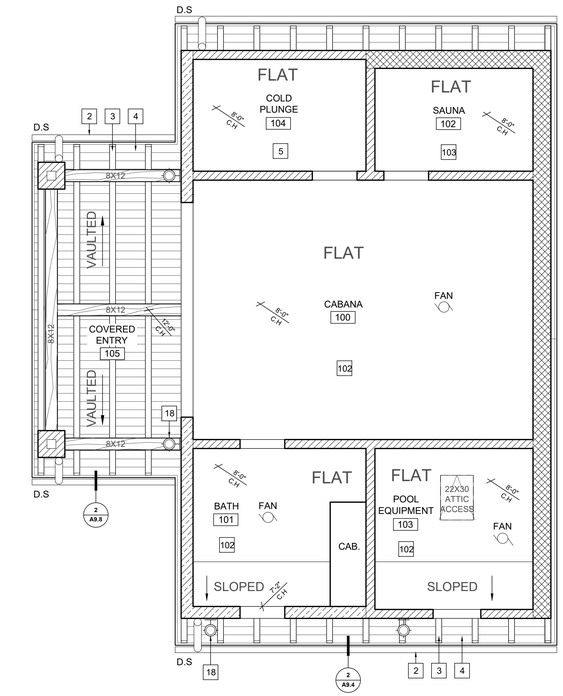
GARAGE
RCP

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
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CABANA RCP

SCALE 1/4" = 1'-0"

N

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CARMEL, CA 93940

CABANA RCP

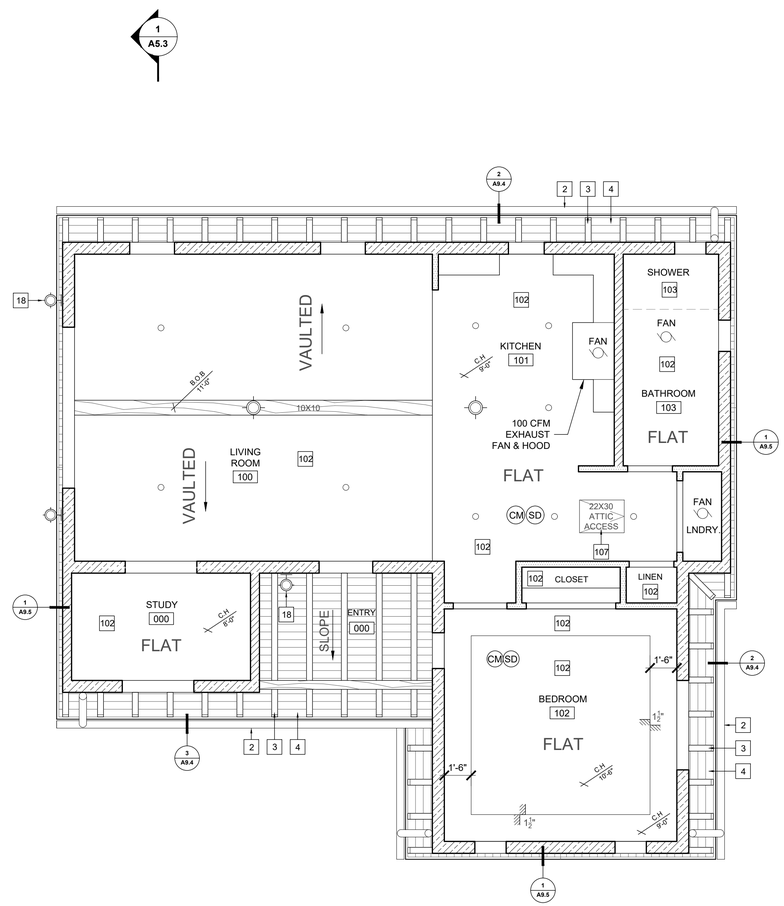
LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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2
A5.3

1
A5.3

ADU RCP

SCALE 1/4" = 1'-0"

N

NOT FOR CONSTRUCTION

REVISION SCHEDULE

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33 PRONGHORN RUN
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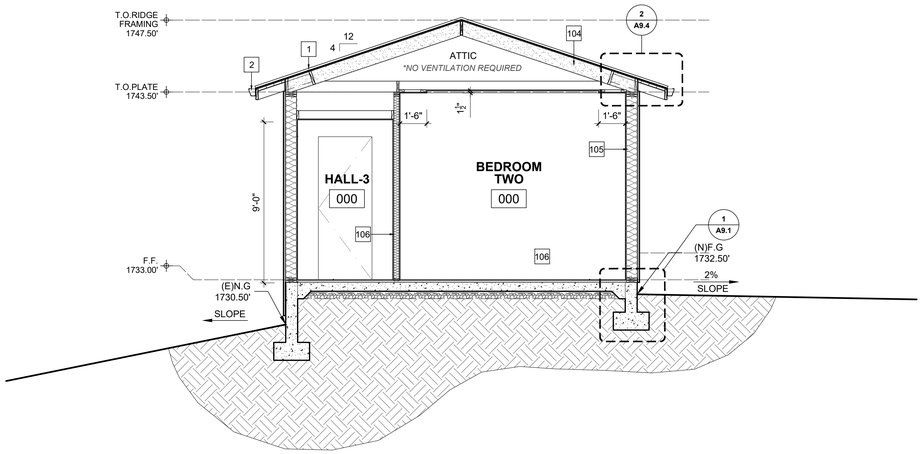
ADU RCP

LICENSED ARCHITECT
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No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
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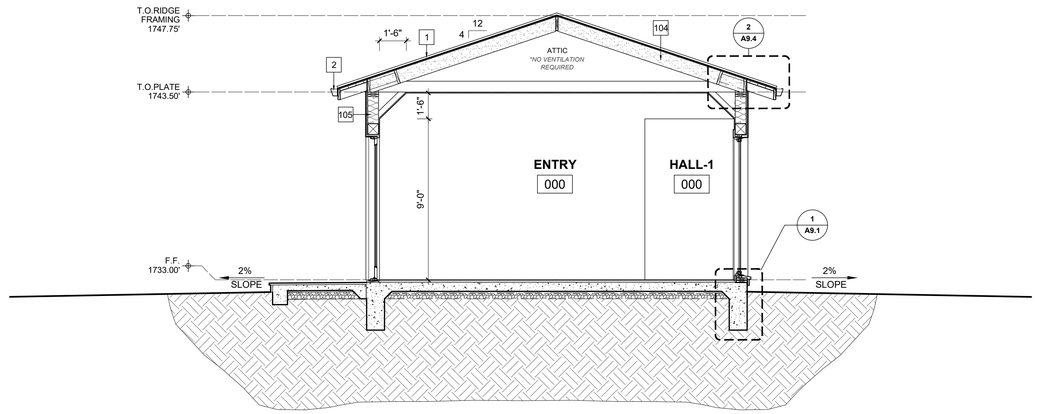
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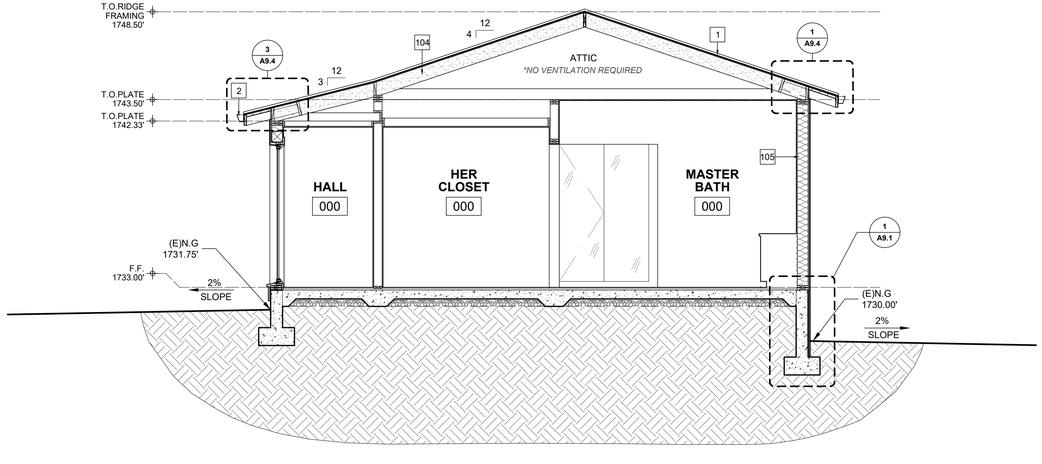
BUILDING SECTION @ ENTRY 04

SCALE 1/4"=1'-0"



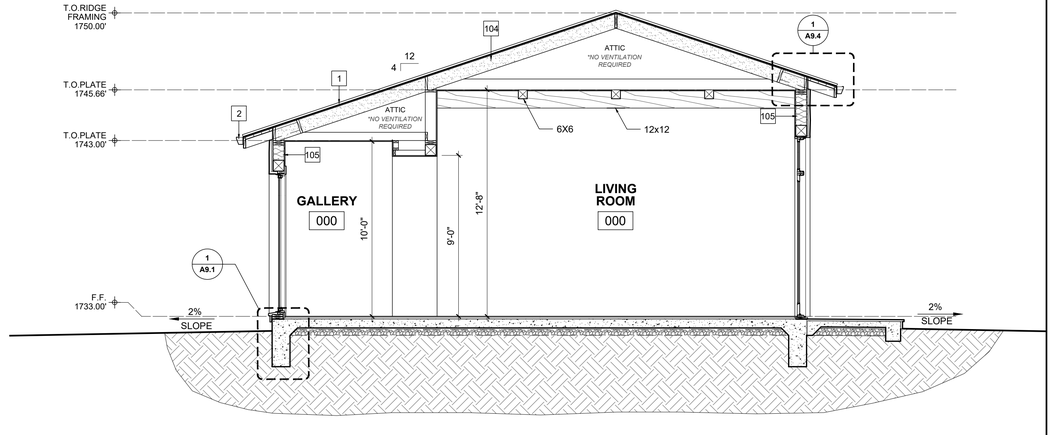
BUILDING SECTION @ ENTRY 02

SCALE 1/4"=1'-0"



BUILDING SECTION @ LIVING ROOM 03

SCALE 1/4"=1'-0"



BUILDING SECTION @ LIVING ROOM 01

SCALE 1/4"=1'-0"

160

REVISION SCHEDULE

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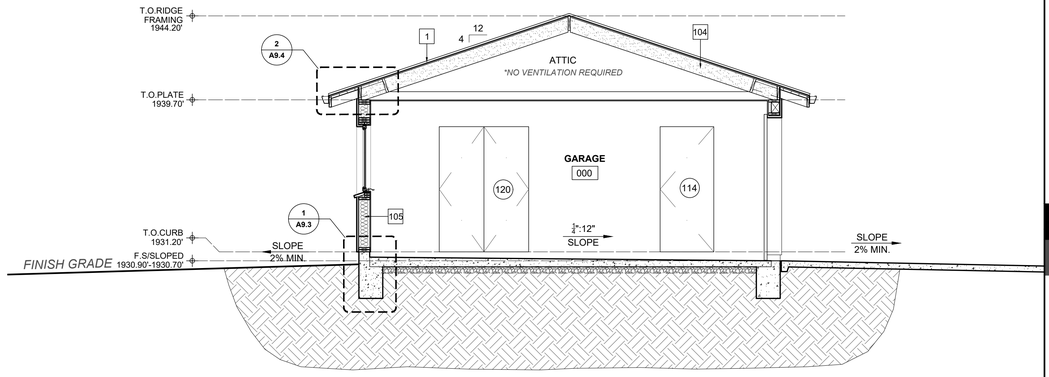
LAWRENCE RESIDENCE
33 PRONGHORN RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

BUILDING SECTIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

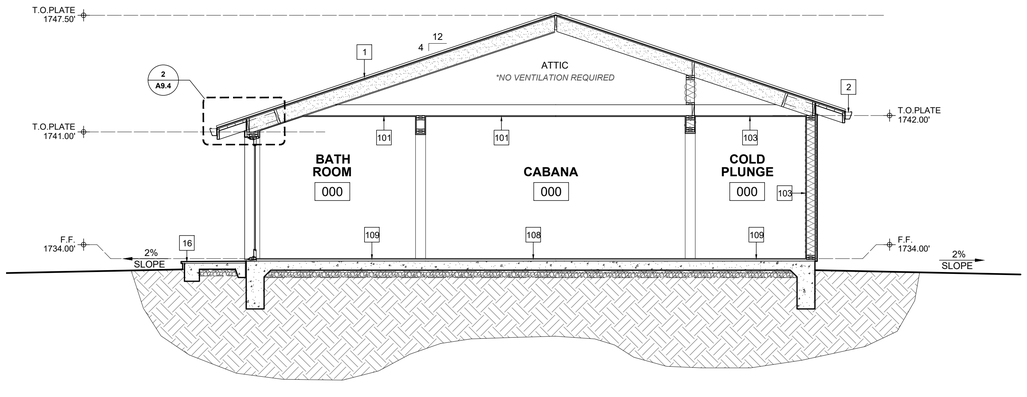
Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	A5.1

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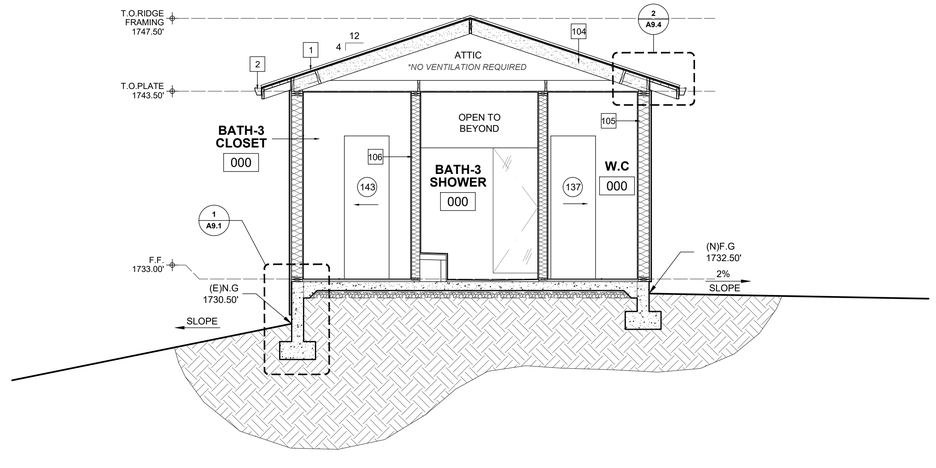
BUILDING SECTION @ GARAGE

SCALE 1/4"=1'-0" **02**



BUILDING SECTION @ CABANA

SCALE 1/4"=1'-0" **03**



BUILDING SECTION @ BATHROOM-3

SCALE 1/4"=1'-0" **01**

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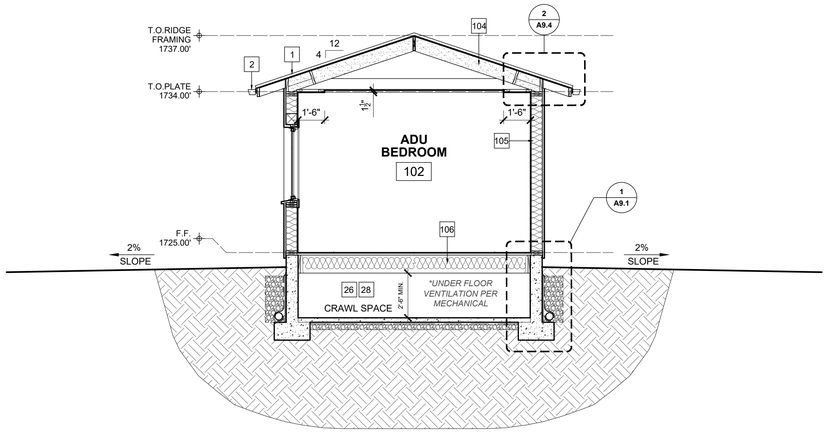
BUILDING SECTIONS

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Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
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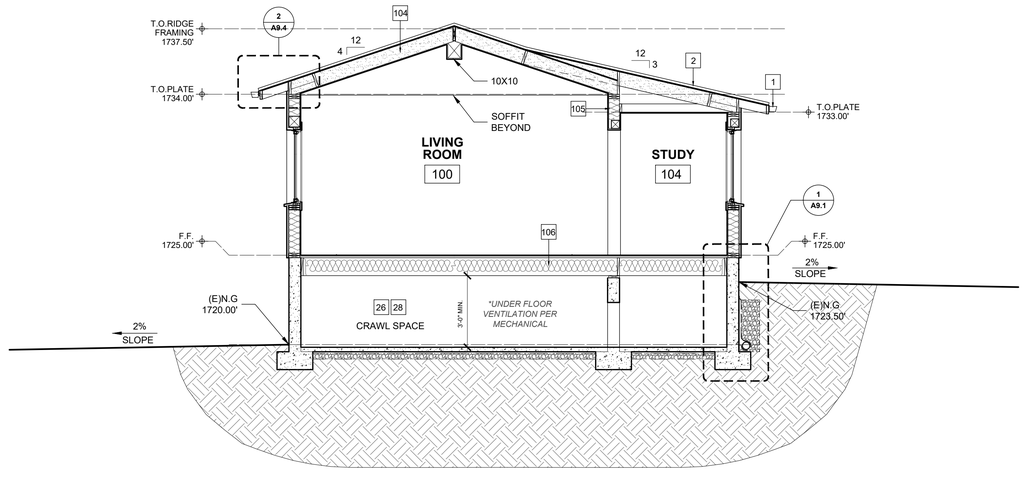
A5.2

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ADU BUILDING SECTION @ BEDROOM 02

SCALE 1/4"=1'-0"



ADU BUILDING SECTION @ LIVING ROOM 01

SCALE 1/4"=1'-0"

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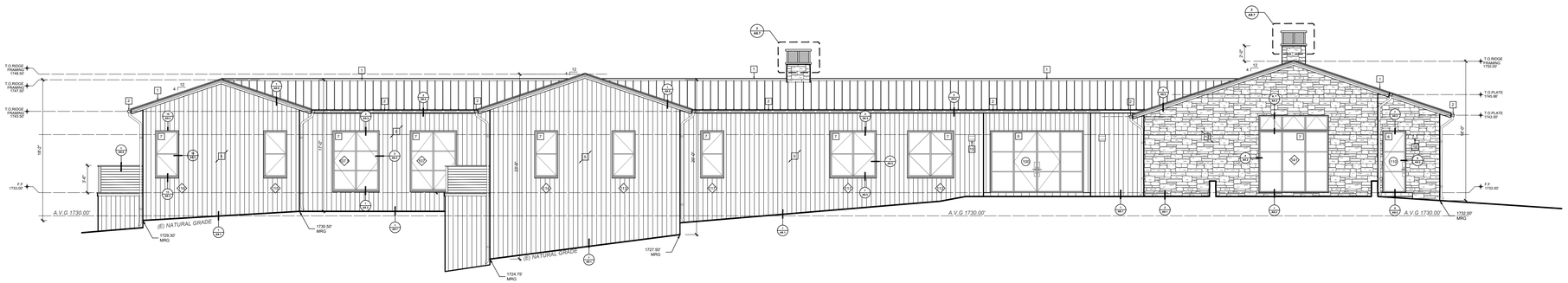
LAWRENCE RESIDENCE
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ADU
BUILDING
SECTIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

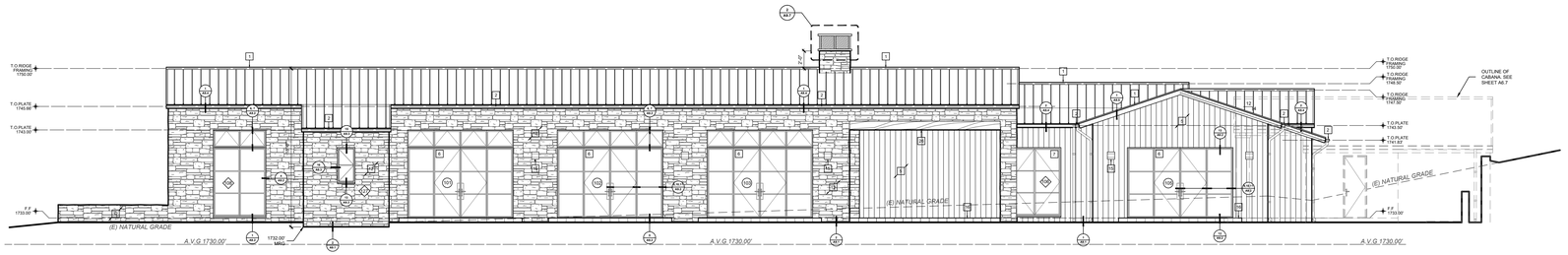
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A5.3



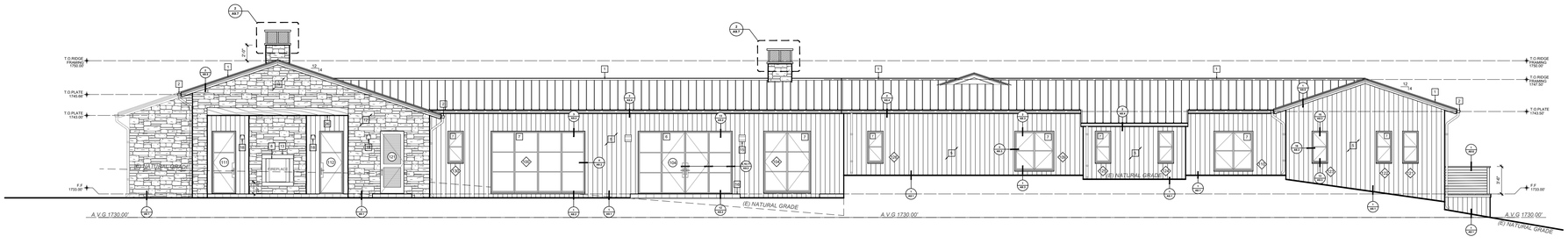
EXTERIOR ELEVATION - WEST 04

SCALE 1/8"=1'-0"



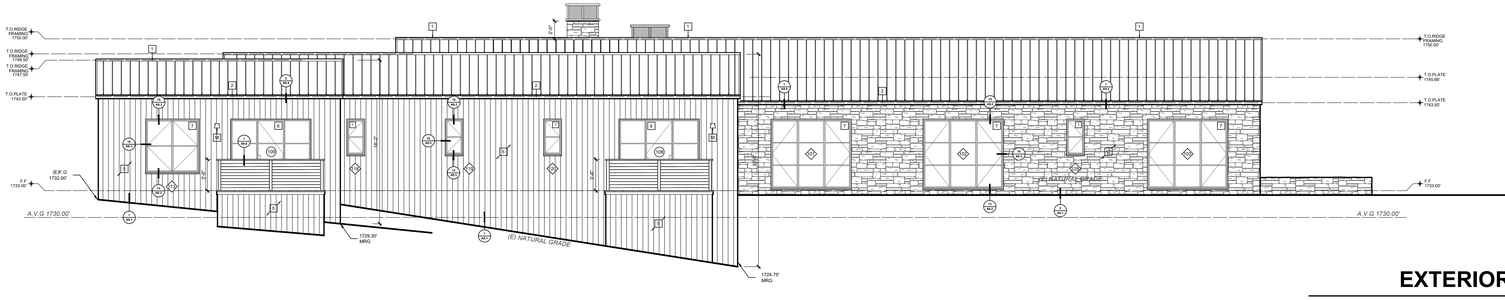
EXTERIOR ELEVATION - SOUTH 03

SCALE 1/8"=1'-0"



EXTERIOR ELEVATION - EAST 02

SCALE 1/8"=1'-0"



EXTERIOR ELEVATION - NORTH 01

SCALE 1/8"=1'-0"

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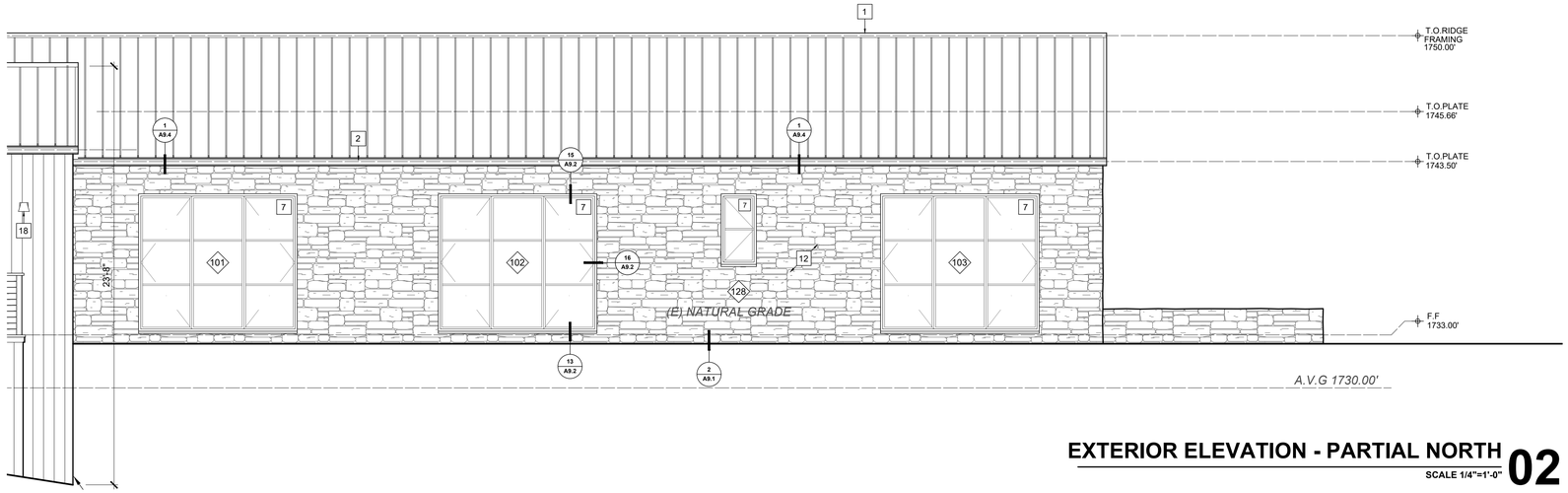
LAWRENCE RESIDENCE
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RESIDENCE ELEVATIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

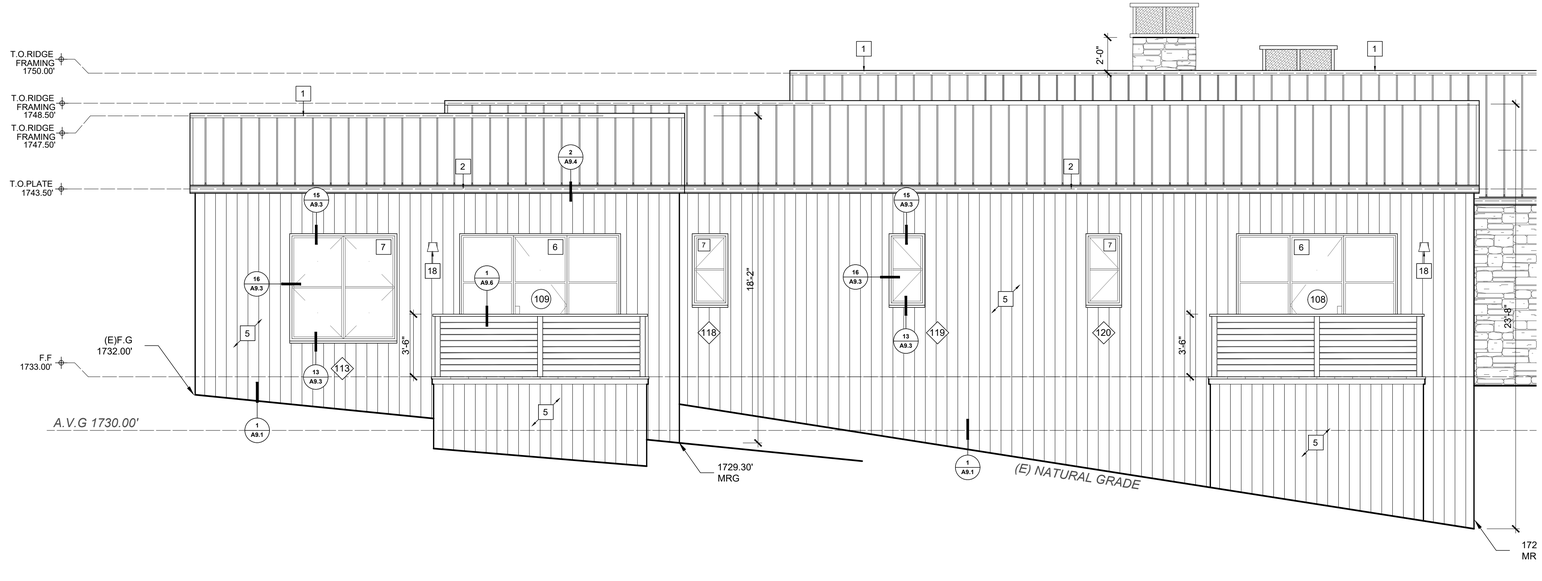
Date	FEBRUARY 16 2026
Scale	1/8" = 1'-0"
Drawn	TALLON
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EXTERIOR ELEVATION - PARTIAL NORTH

SCALE 1/4"=1'-0" **02**



EXTERIOR ELEVATION - PARTIAL NORTH

SCALE 1/4"=1'-0" **01**

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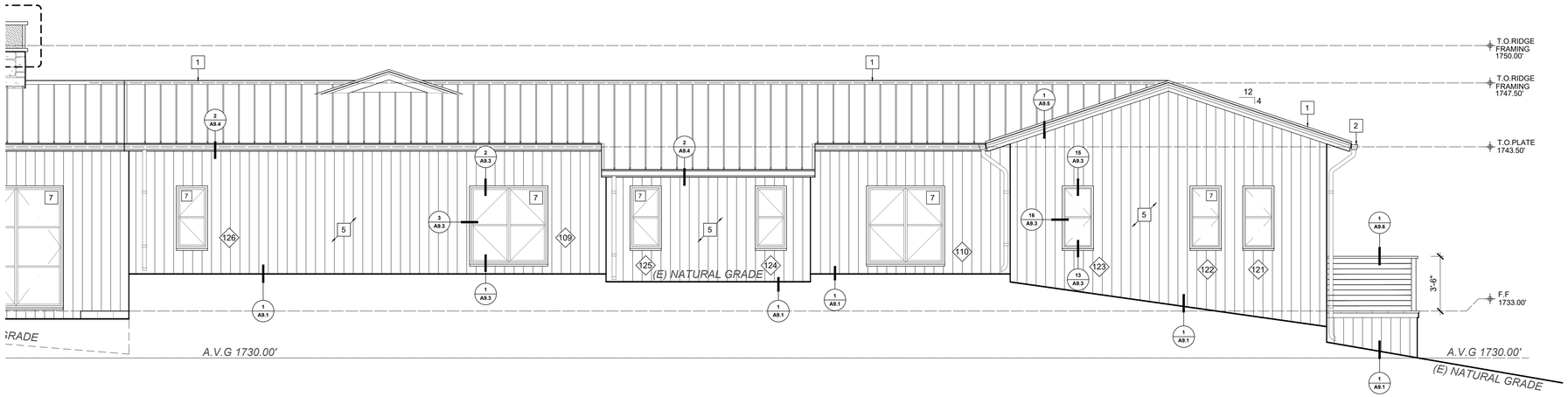
RESIDENCE ELEVATIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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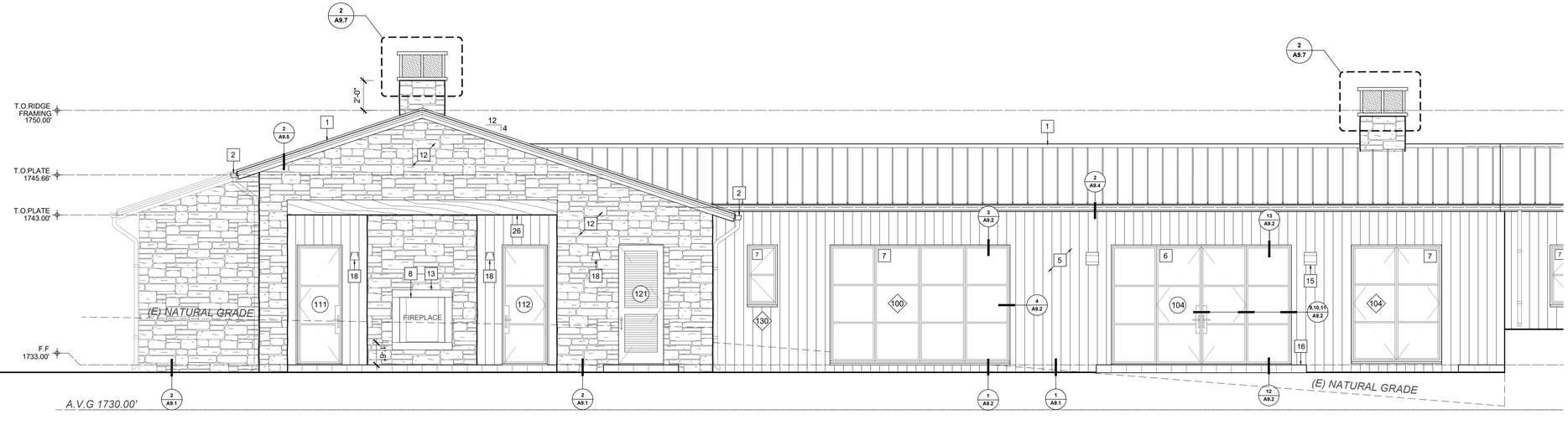
A6.2

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EXTERIOR ELEVATION - PARTIAL EAST 02

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - PARTIAL EAST 01

SCALE 1/4"=1'-0"

165

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LAWRENCE RESIDENCE
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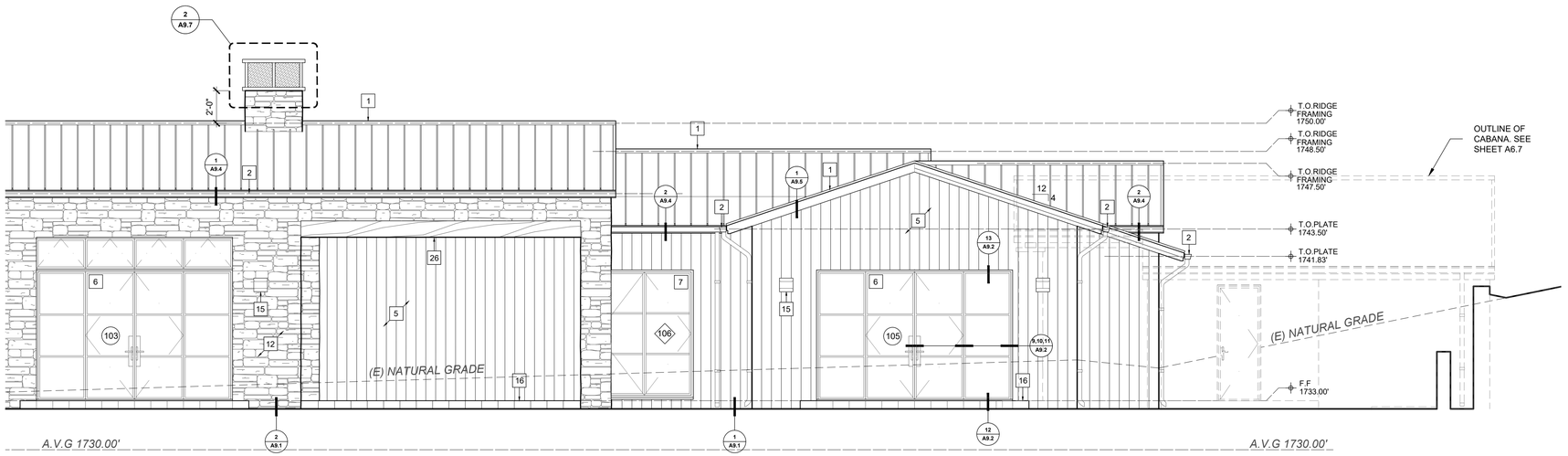
RESIDENCE ELEVATIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
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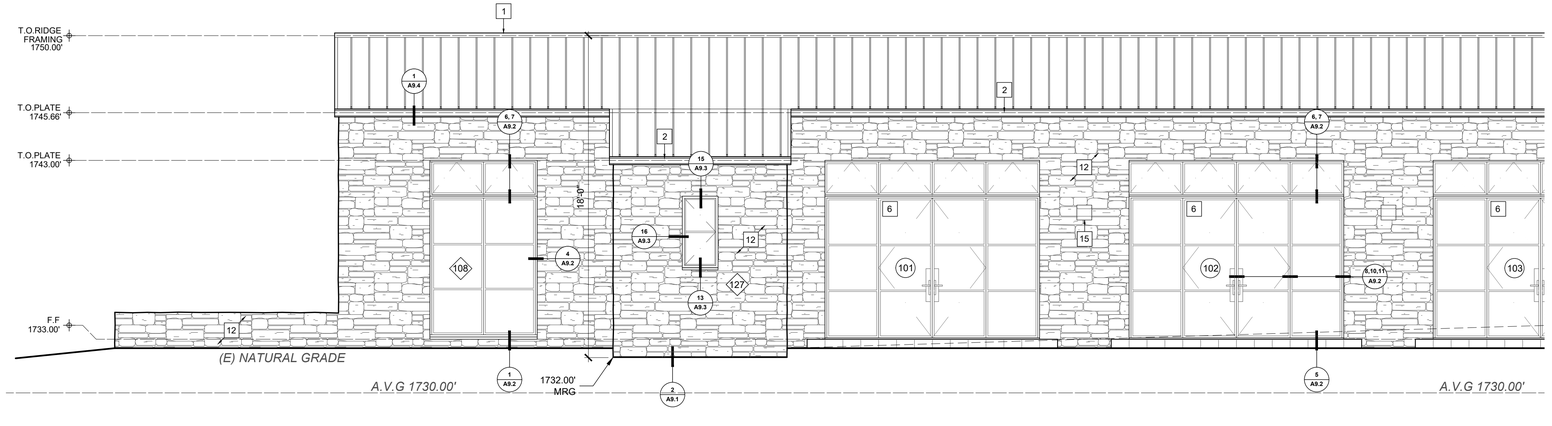
A6.3

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EXTERIOR ELEVATION - PARTIAL SOUTH

SCALE 1/4"=1'-0" **02**



EXTERIOR ELEVATION - PARTIAL SOUTH

SCALE 1/4"=1'-0" **01**

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

LAWRENCE RESIDENCE
33 PRONGHORN RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

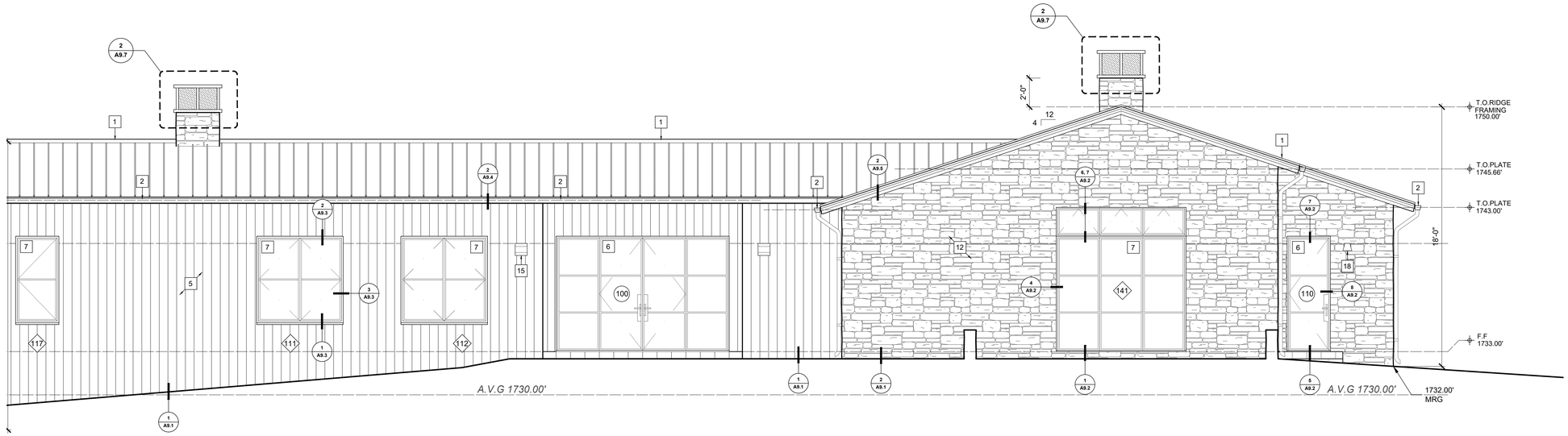
RESIDENCE ELEVATIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

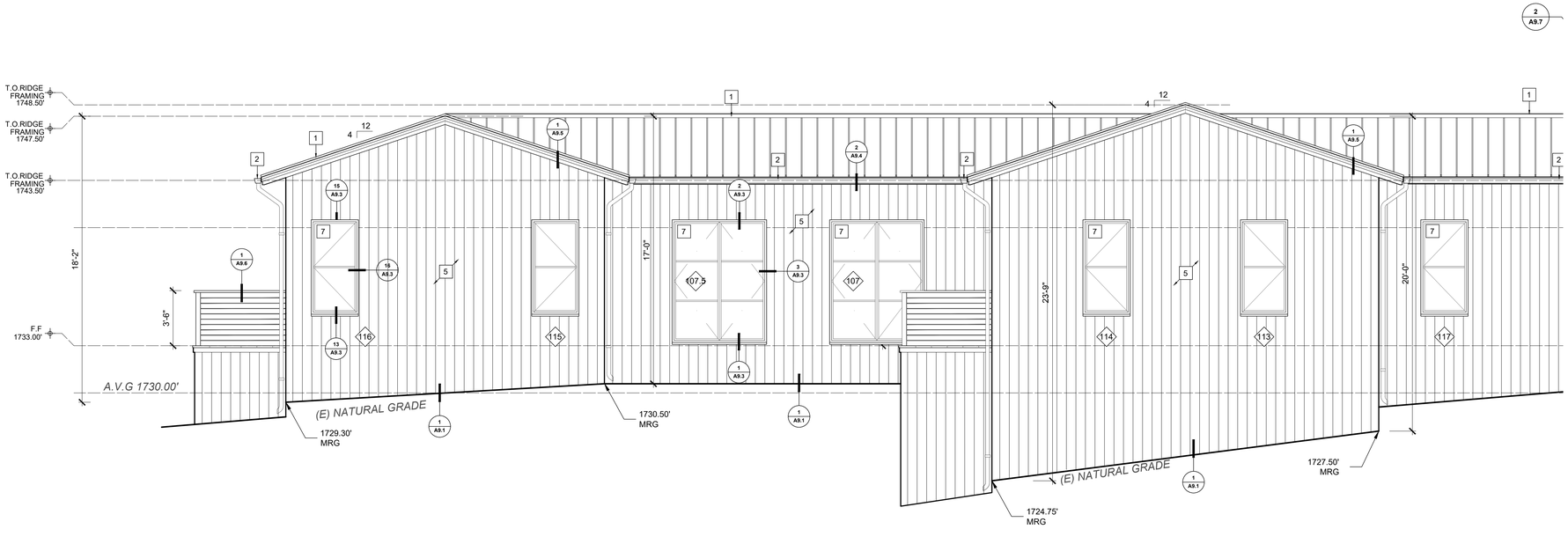
A6.4

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EXTERIOR ELEVATION - PARTIAL WEST

SCALE 1/4"=1'-0" **02**



EXTERIOR ELEVATION - PARTIAL WEST

SCALE 1/4"=1'-0" **01**

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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CARMEL, CA 93940

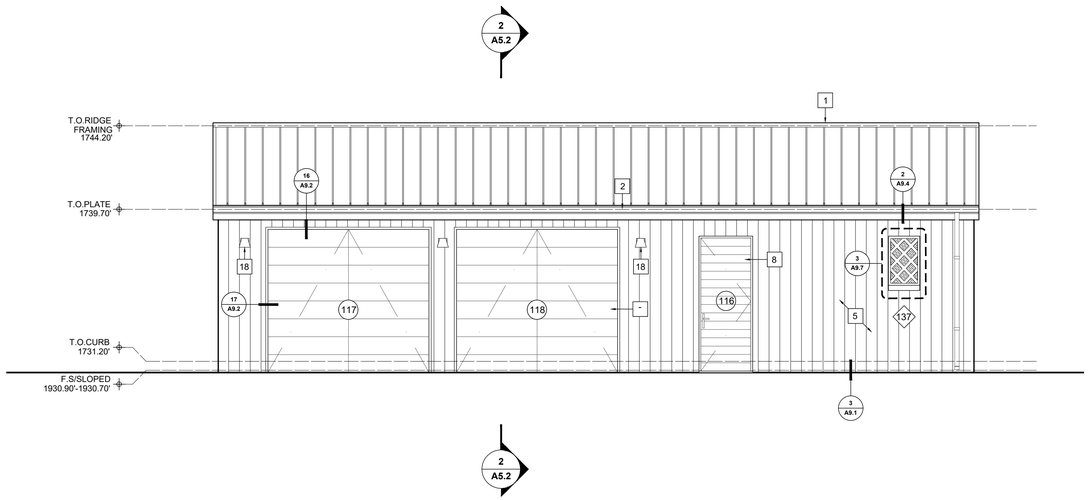
RESIDENCE ELEVATIONS

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Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

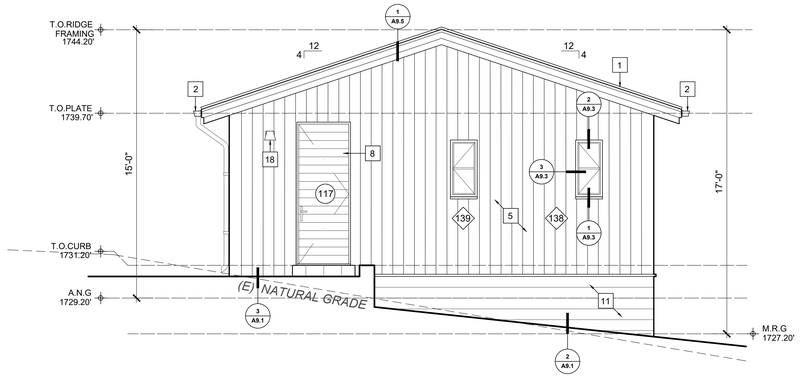
A6.5

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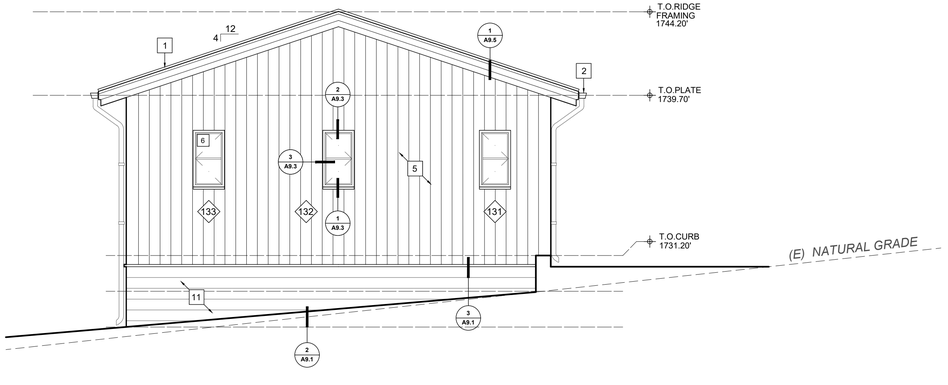
EXTERIOR ELEVATION - SOUTH 03

SCALE 1/4"=1'-0"



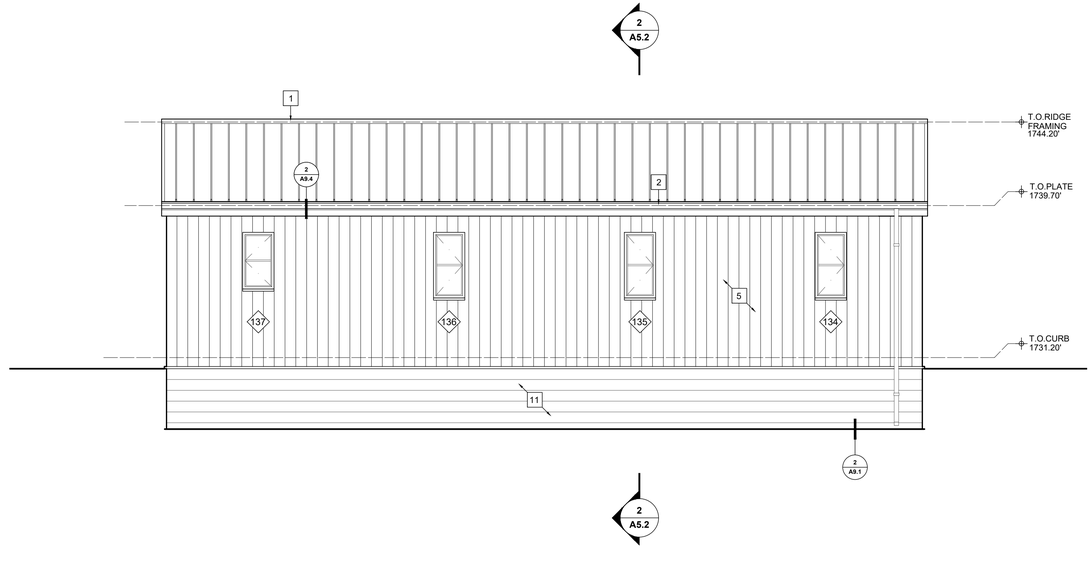
EXTERIOR ELEVATION - EAST 02

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - WEST 04

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - NORTH 01

SCALE 1/4"=1'-0"

168

REVISION SCHEDULE

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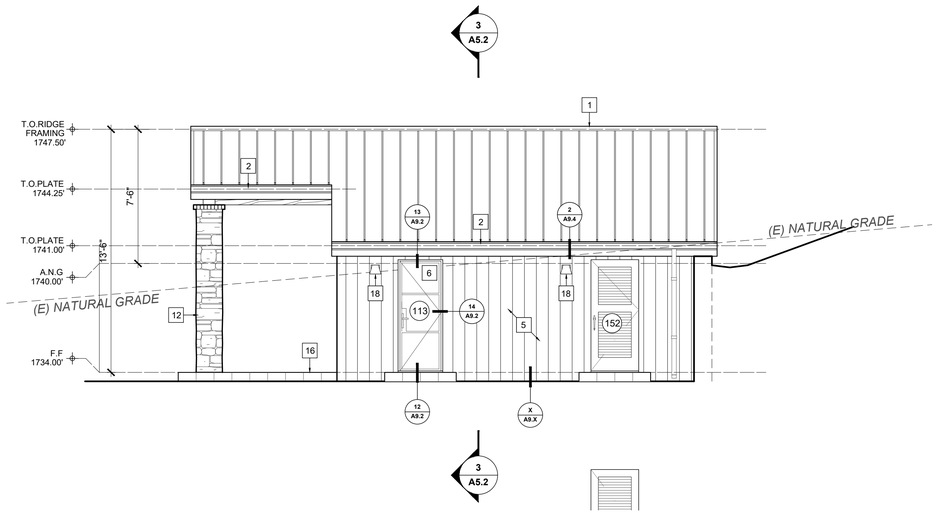
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SANTA LUCIA PRESERVE
CARMEL, CA 93940

GARAGE
ELEVATIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

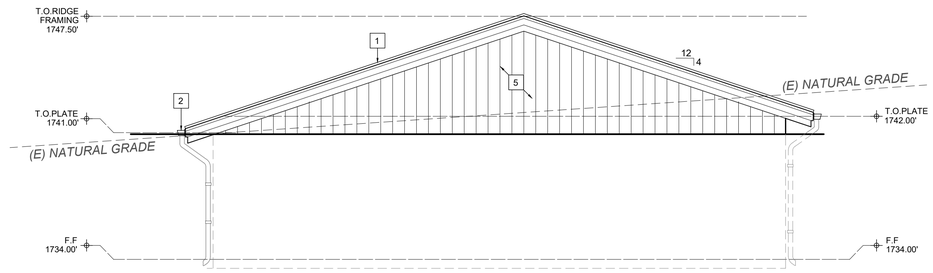
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Drawn	TALLON
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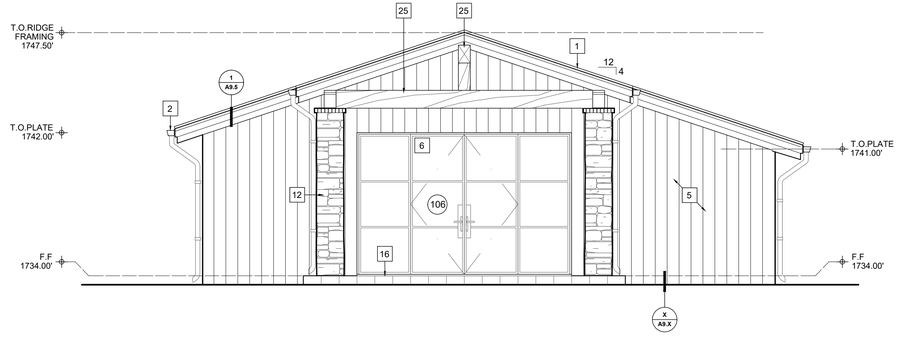
EXTERIOR ELEVATION - SOUTH 03

SCALE 1/4"=1'-0"



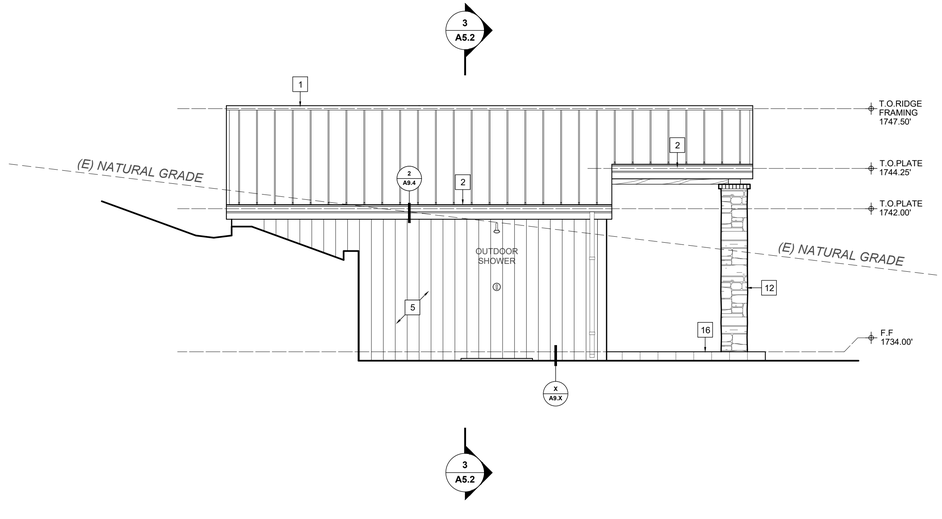
EXTERIOR ELEVATION - EAST 02

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - WEST 04

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - NORTH 01

SCALE 1/4"=1'-0"

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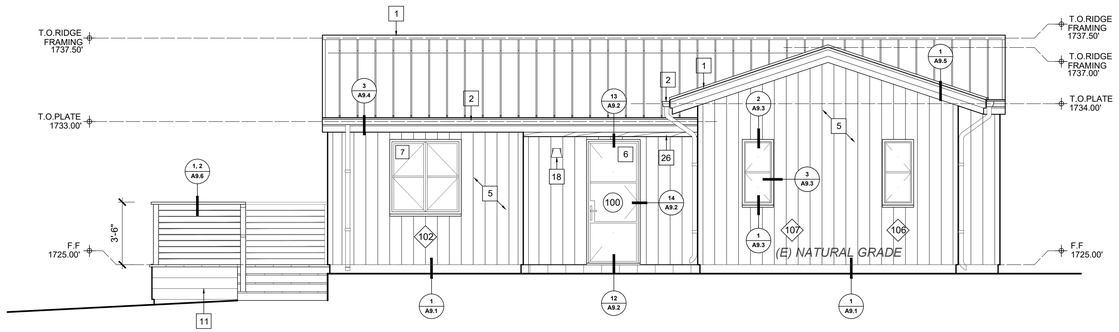
CABANA
ELEVATIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
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Drawn	TALLON
Job #	USE IF ISSUED
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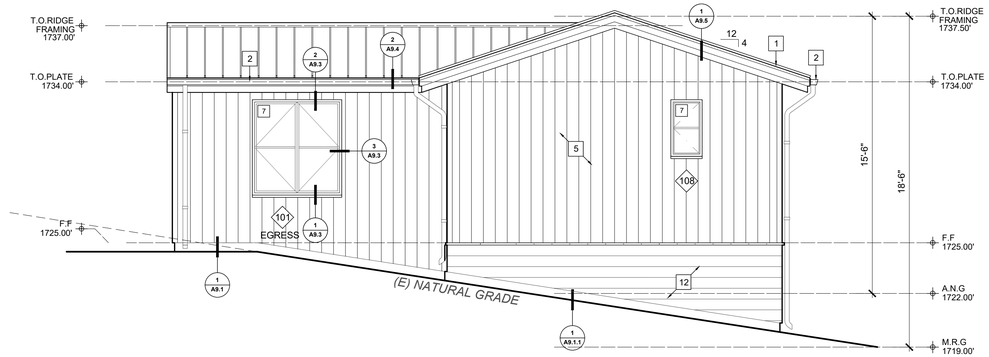
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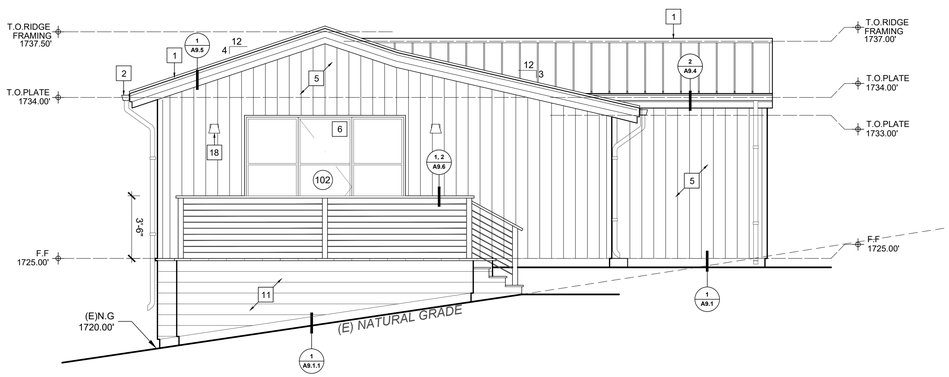
EXTERIOR ELEVATION - SOUTH 03

SCALE 1/4"=1'-0"



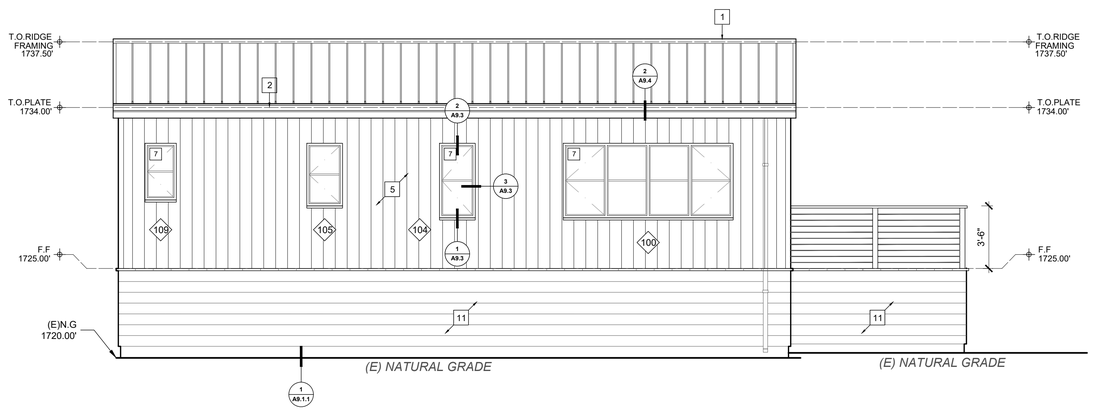
EXTERIOR ELEVATION - EAST 02

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - WEST 04

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - NORTH 01

SCALE 1/4"=1'-0"

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ADU ELEVATIONS

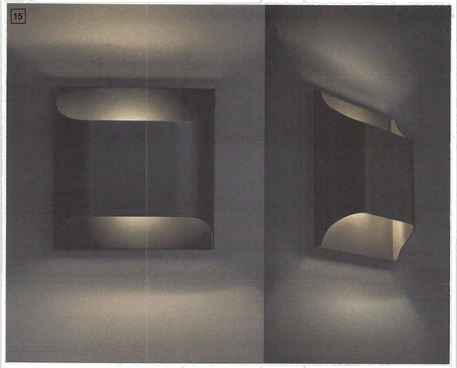
LICENSED ARCHITECT
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No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
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EXTERIOR LIGHTING

15



LECLERC OUTDOOR SCONCE

DESCRIPTION
The Leclerc Outdoor Sconce is machined from solid brass. All parts are hand polished and powdercoated.

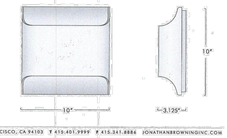
FINISH
Black Bronze. Note: Finish may vary slightly.

SHADE
Brass

MODEL #	DIMENSIONS	NET WT.
1 9 4 1	10W x 3.125D x 10H	10 lbs

BACK PLATE / J-BOX
10" W x 10" H - Top to J-Box center: 5"

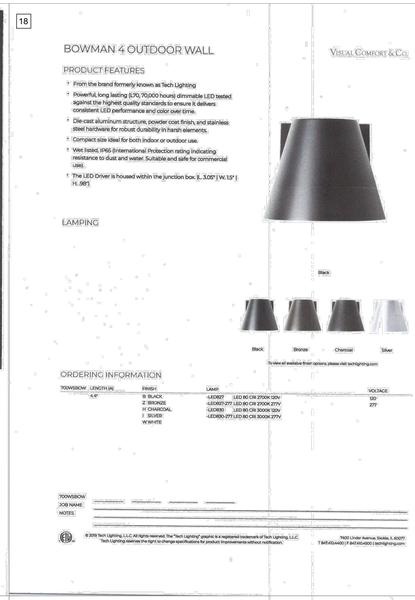
ELECTRICAL
2 x CFl 3.5W - 120W Max - LED Standard



ADA

JONATHAN BROWNING STUDIOS, INC. 30 SHERIDAN ST., SAN FRANCISCO, CA 94103 T 415.401.9999 F 415.241.8884 JONATHANBROWNINGINC.COM

18



BOWMAN 4 OUTDOOR WALL

VISUAL COMFORT & CO.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
- Compact size ideal for both indoor or outdoor use.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- The LED Driver is housed within the junction box. (L: 3.09" | W: 1.5" | H: .98")

LAMPING

Black

Black Bronze Chestnut Silver

To view all available finish options, please visit: techlighting.com

ORDERING INFORMATION

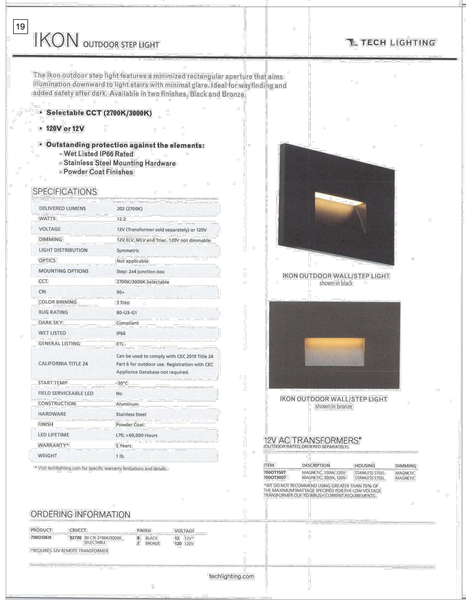
700WSBOW	LENGTH (A)	FINISH	LAMP	VOLTAGE
	4.4"	B: BLACK Z: BRONZE H: CHARCOAL I: SILVER W: WHITE	LED927 LED 80 CRI 2700K 927K LED927-277 LED 80 CRI 2700K 277V LED930 LED 80 CRI 3000K 930K LED830-277 LED 80 CRI 3000K 277V	120 277

700WSBOW:
JOB NAME:
NOTES:

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7600 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

19



IKON OUTDOOR STEP LIGHT

TECH LIGHTING

The Ikon outdoor step light features a minimized rectangular aperture that aims illumination downward to light stairs with minimal glare, ideal for wayfinding and added safety after dark. Available in two finishes, Black and Bronze.

- **Selectable CCT (2700K/3000K)**
- **120V or 12V**
- **Outstanding protection against the elements:**
  - Wet Listed IP66 Rated
  - Stainless Steel Mounting Hardware
  - Powder Coat Finishes

SPECIFICATIONS

DELIVERED LUMENS	202 (2700K)
WATTS	12.2
VOLTAGE	12V (Transformer sold separately) or 120V
DIMMING	12V ELV, MLV and Triac. 120V not dimmable.
LIGHT DISTRIBUTION	Symmetric
OPTICS	Not applicable
MOUNTING OPTIONS	Step: 2x4 junction box
CCT	2700K/3000K 5(4)CsDq4
CRI	90+
COLOR BINNING	3 Step
BUG RATING	B0-U3-G1
DARK SKY	Compliant
WET LISTED	IP66
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70, >60,000 Hours
WARRANTY*	5 Years
WEIGHT	1 lb.

* Visit techlighting.com for specific warranty limitations and details.

IKON OUTDOOR WALL/STEP LIGHT
shown in black

IKON OUTDOOR WALL/STEP LIGHT
shown in bronze

12V AC TRANSFORMERS*
OUTDOOR RATED (SMOKED BRONZE FINISH)

ITEM	DESCRIPTION	HOUSING	DIMMING
700OTI60T	60 WATT, 110VAC/120V, MAGNETIC, 50/60HZ	120VAC/12VOLT, 120WATT/150WATT	NON-DIM/TRIAC MAGNETIC
700OTI300T	300 WATT, 110VAC/120V, MAGNETIC, 50/60HZ	120VAC/12VOLT, 300WATT	NON-DIM/TRIAC MAGNETIC

*WE DO NOT RECOMMEND USING GREATER THAN 70% OF THE MAXIMUM WATTAGE SPECIFIED FOR ANY LOW VOLTAGE TRANSFORMER OUT TO INSURE CURRENT REQUIREMENTS.

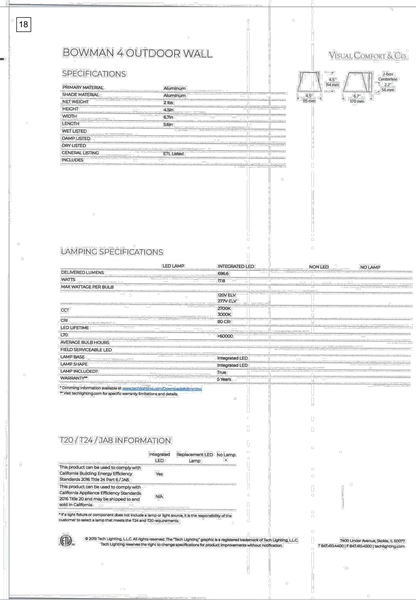
ORDERING INFORMATION

PRODUCT	CIRCCT	FINISH	VOLTAGE
700OSIKN	927 90 CRI 2700K/3000K, 5(4)CsDq4	BL BLACK ZT BRONZE	12 12V* 120 120V

*REQUIRES 12V REMOTE TRANSFORMER

techlighting.com

18



BOWMAN 4 OUTDOOR WALL

VISUAL COMFORT & CO.

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
SHADE MATERIAL	Aluminum
NET WEIGHT	2 lbs
HEIGHT	4.3in
WIDTH	4.7in
LENGTH	3.0in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	

LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS		496LE		
WATTS		11W		
MAX WATTAGE PER BULB				
		120V ELV* 277V ELV*		
CCT		2700K		
CRI		3000K 80 CRI		
LED LIFETIME				
L70		>60000		
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED				
LAMP BASE		Integrated LED		
LAMP SHAPE		Integrated LED		
LAMP INCLUDED?		True		
WARRANTY**		5 Years		

* Dimming information available at: www.techlighting.com/DownloadableMaterial
** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

	Integrated LED	Replacement LED Lamp:	Incl Lamp: Y
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6 / JA8.	Yes		
This product can also be used to comply with California Energy Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.	N/A		

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.

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EXTERIOR FINISHES

1	CLASS 'A' [ICC-ES REPORT ESR-2048], NON-REFLECTIVE METAL STANDING SEAM ROOF W/ 12" O.C. SEAMS, SUPPLY: CUSTOM-BILT METALS / CB-150 *(CUSTOMBILTMETALS.COM)*, ICC-ES REPORT TO BE AVAILABLE TO THE FIELD INSPECTOR ON SITE [CRC R902, MONTECITO FIRE PROTECTION DISTRICT ORDINANCE]. COLOR: DARK BROWN
2	METAL BOX GUTTER W/ 4"SQ. METAL DOWNSPOUT, HINGED GUTTER GUARD, LOCK ON STYLE, COMPATIBLE W/ BOX GUTTER TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS, CONNECT DRAINAGE TO STORM DRAIN SYSTEM
3	4X6 DOUGLAS FIR ROOF RAFTERS, 24" O.C., NON-TREATED, LIGHT SANDBLAST, TEXTURE, EASED EDGES AND SEMI-TRANSPARENT STAIN - PROVIDE SAMPLE TO ARCHITECT- TYPICAL
4	2X6 T&G KILN DRIED DOUGLAS FIR EAVES PER DETAIL, SMOOTH TEXTURE, PAINT TO MATCH SIDING - COLOR: VERIFY W/ ARCHITECT
5	2"TK X 7 1/4"W ENVELLO 'SHADOW LINE' SIDING, OVER TYVEK AND EXTERIOR PLY, SUPPLY: MILLBOARD *(WWW.MILLBOARD.COM)*, TEXTURE: SMOOTH, COLOR: FACTORY PRIMED & PAINT COLOR: ANTIQUE OAK.
6	METAL CLAD EXTERIOR DOOR, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK *(WWW.ARCADIA.COM)*, COLOR: BLACK.
7	METAL CLAD WOOD EXTERIOR WINDOW, DUAL GLAZED / LOW E - PER WINDOW SCHEDULE, MFR: ARCADIA STEEL LOOK *(WWW.ARCADIA.COM)*, COLOR: BLACK
8	2X6 CEDAR PLANK, WIRE BRUSH
9	1X6 HARDIE TRIM BOARD
10	2X6 STONE STOOL
11	BOARD FORMED CONCRETE
12	1 1/2" THICK ADHERED LIMESTONE VENEER, HORIZONTAL LAY RECTANGULAR W/ OVERSIZED CORNERS, OVER SCRATCH COAT, METAL LATHE, GRADE D BUILDING PAPER (TWO LAYERS AT SHEAR WALLS), AND EXTERIOR PLY, GROUT TO MATCH PLASTER COLOR, SUPPLY: MALIBU STONE *(WWW.MALIBUSTONE.COM)* - COLOR: LA TOUR
13	CHIMNEY PER PLAN & DETAIL W/ SANTA BARBARA STONE VENEER, W/ CLASS 'A' INSULATED DOUBLE WALL STAINLESS STEEL FLUE FOR ALL CHIMNEY LENGTHS & ASSOCIATED COMPONENTS PER MFR SPECS, REPORTS & LISTINGS (UL103), MFR: DURAVENT - DURATECH 12" *(WWW.DURAVENT.COM)*, PROVIDE SHROUD AND SPARK ARRESTOR TO COMPLY PER (CRC SECTION R1003.9.1), CHIMNEY TO EXTEND 2' ABOVE ANY PORTION OF THE BUILDING AND ROOF WITHIN 10' OF THE CHIMNEY OUTLET AND 3' ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF, NET FREE AREA UNDER CHIMNEY CAP TO BE 4 TIMES GREATER THAN THE AREA OF THE CHIMNEY FLUE OUTLET
14	EXTERIOR CEILING MOUNTED INDIRECT LIGHT FIXTURE PER PLAN, HIGH EFFICIENCY LED LAMP W/ SHIELDED GLASS, 25 WATT OR EQUIVALENT MAX
15	EXTERIOR WALL MOUNTED INDIRECT LIGHT FIXTURE PER PLAN, HARDWIRED 120V, 25 WATT OR EQUIVALENT MAX JONATHAN BROWNING STUDIO INC., MODEL: LECLERC LIGHT WALL SCONCE: COLOR: BLACK BRONZE, VERIFY W/ ARCHITECT
16	STONE TERRACE & LANDING PAVERS, SLOPE 1/8" PER FT. TO DRAIN AWAY FROM STRUCTURES, STAIR LANDINGS 2% SLOPE MAX., PROVIDE 36" MIN. LANDING AT EACH GRADE LEVEL EXIT IN THE DIRECTION OF EGRESS, SUPPLY/COLOR: VERIFY W/ ARCHITECT
17	WEEP SCREED, PROFILE TO ALLOW SIDING BELOW SCREED PER DETAIL, PROVIDE 26 GAUGE MIN. GALVANIZED WEEP SCREED AT FOUNDATION, 4" MIN. ABOVE GRADE OR 2" MIN. ABOVE CONCRETE/PAVING WHERE OCCURS
18	EXTERIOR WALL MOUNTED INDIRECT LIGHT FIXTURE PER PLAN, HARDWIRED 120V, 25 WATT OR EQUIVALENT MAX TECH LIGHTING., MODEL: BOWMEN LIGHT WALL SCONCE: COLOR: BLACK, VERIFY W/ ARCHITECT
19	EXTERIOR STEP LIGHT FIXTURE PER PLAN, HARDWIRED 120V, 25 WATT OR EQUIVALENT MAX TECH LIGHTING., MODEL: IKON STEP LIGHT: COLOR: BLACK, VERIFY W/ ARCHITECT
20	HARDIE ARTISAN V-GROOVE SIDING BY JAMES HARDIE. PAINT TO MATCH 12X12 BEAMS.
21	
22	
23	
24	6"X12" TERRA COTTA TILE STAIR RISERS W/ PLASTER RISER, GRAY GROUT, SUPPLY: GEORGE DAVIDSON - VERIFY W/ ARCHITECT
25	8"X12" WOOD BEAM, LIGHT SANDBLAST
26	12"X12" WOOD BOX BEAM, LIGHT SANDBLAST
27	
28	FLEXIBLE CEMENTITIOUS ANTI-FRACTURE WATERPROOF COATING. LAP UNDER WEEP SCREED 12" MIN. ABOVE GRADE. LAP OVER SUBTERRANEAN DRAIN BOARD BELOW

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

INTERIOR FINISHES

101	DRYWALL - 5/8", CORNER FORM & TEXTURE PER ARCHITECT, W/ HAND FORMED CORNERS, PROVIDE SAMPLES
102	DRYWALL - 5/8" TYPE X, CORNER FORM & TEXTURE PER ARCHITECT, PROVIDE SAMPLES
103	DRYWALL - 5/8" TYPE WR, CORNER FORM & TEXTURE PER ARCHITECT, PROVIDE SAMPLES
104	AIR IMPERMEABLE SPRAY FOAM INSULATION AT ALL RAFTER BAYS & ATTIC EXTERIOR WALLS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, MFR: ICYNENE - MD-C-200 (WWW.ICYNENE.COM), INSTALLATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING, ADDITIONAL INSTALLATION PER MFR SPECS
105	BATT INSULATION AT ALL EXTERIOR WALLS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, INSTALLATION PER MFR SPECS
106	BATT INSULATION AT ALL INTERIOR WALLS AND FRAMED FLOORS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, INSTALLATION PER MFR SPECS
107	ATTIC ACCESS PER PLAN, PROVIDE 30" MIN. HEADROOM CLEARANCE ABOVE OPENINGS, FOR ACCESS ABOVE GARAGE PROVIDE SOLID WOOD DOOR NO LESS THAN 1 3/8" THICK THAT IS SELF CLOSING, LATCHING, AND TIGHT FITTING
108	WOOD FLOORING - TYP., FLUSH W/ ADJACENT FLOORING, SUPPLY/FINISH: VERIFY W/ ARCHITECT
109	TILE FLOORING AT ALL BATHS & LAUNDRY, FLUSH W/ ADJACENT FLOORING, SUPPLY/FINISH: VERIFY W/ ARCHITECT
110	EPOXY COATING OVER CONCRETE SLAB
111	CAST ALUMINUM REGISTERS - TYP. WHERE OCCURS PER MECHANICAL PLANS, MFR: PACIFIC REGISTER CAST *(WWW.PACIFICREGISTERCO.COM)*
112	FIREPLACE PER PLAN & DETAIL, ALL FIREBOXES SET FLUSH W/ TOP OF HEARTH ON NON-COMBUSTIBLE METAL FRAMING PER MFR. SPEC., 20" MIN. CLEARANCE FROM FIREPLACE OPENING TO COMBUSTIBLE FLOORING, PROVIDE COMBUSTION AIR INTAKE FROM OUTSIDE AIR DIRECTLY INTO FIREBOX MIN. 6 SQUARE INCHES AND EQUIPPED WITH A READILY ACCESSIBLE / OPERABLE / TIGHT- FITTING DAMPER, EXTERIOR AIR INTAKE BELOW FIREBOX AND SCREENED W/ 1/4" CORROSION RESISTANT WIRE MESH, PROVIDE GAS SUPPLY & KEY IN ACCORDANCE TO MFR SPECS. AND WITHIN 6' MAX. FROM THE GAS OUTLET, PROVIDE GLASS DOORS COVERING THE ENTIRE OPENING OF FIREBOX, PROVIDE APPROVED INSTALLATION INSTRUCTIONS AT JOB SITE AT TIME OF INSPECTION A. RESIDENCE OFFICE — ISOKERN 36"WX36"H B. RESIDENCE LIVING ROOM — ISOKERN 36"WX42"H C. COVERED LIVING (EXTERIOR) — ISOKERN 36"WX36"H
113	SECOND LAYER DRYWALL AT CEILING PER PLAN
114	APPLIED CEILING BEAM PER PLAN
115	INTERIOR DOORS PAINTED OFF-WHITE
116	INSIDE SURFACES OF EXTERIOR DOORS & WINDOWS PAINTED BLACK
117	HORIZONTAL SHIP LAP SIDING AT ALL GALLERY WALLS PER ARCHITECT & OWNER
118	SECOND LAYER DRYWALL AT CEILING PER PLAN
119	1X6 T&G AT CEILING PER PLAN
120	1X4 TRIM AT CEILING PER PLAN
121	1X6 DOOR & WINDOW CASING PAINTED PER ARCHITECT & OWNER
122	1X8 BASEBOARD PAINTED PER ARCHITECT & OWNER
123	CONCRETE SLAB OR 3" CONCRETE RAT SLAB PER PLAN, OVER CLASS I VAPOR BARRIER, VERIFY W/ GEOTECHNICAL REPORT
124	1X4 VERTICAL TRIM AT CEILING W/ 1/2" COVE, PAINTED PER ARCHITECT & OWNER
125	1X3 BATTEN TRIM
126	10x12 APPLIED RIDGE BOX BEAM, VERIFY COLOR, TEXTURE AND PROFILE W/ ARCHITECT
127	8X10 APPLIED RIDGE BOX BEAM, VERIFY COLOR, TEXTURE AND PROFILE W/ ARCHITECT
128	48" LONG 'INFRATECH' HEATERS

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

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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LAWRENCE RESIDENCE
33 PRONGHORNE RUN
SANTA LUCIA PRESERVE
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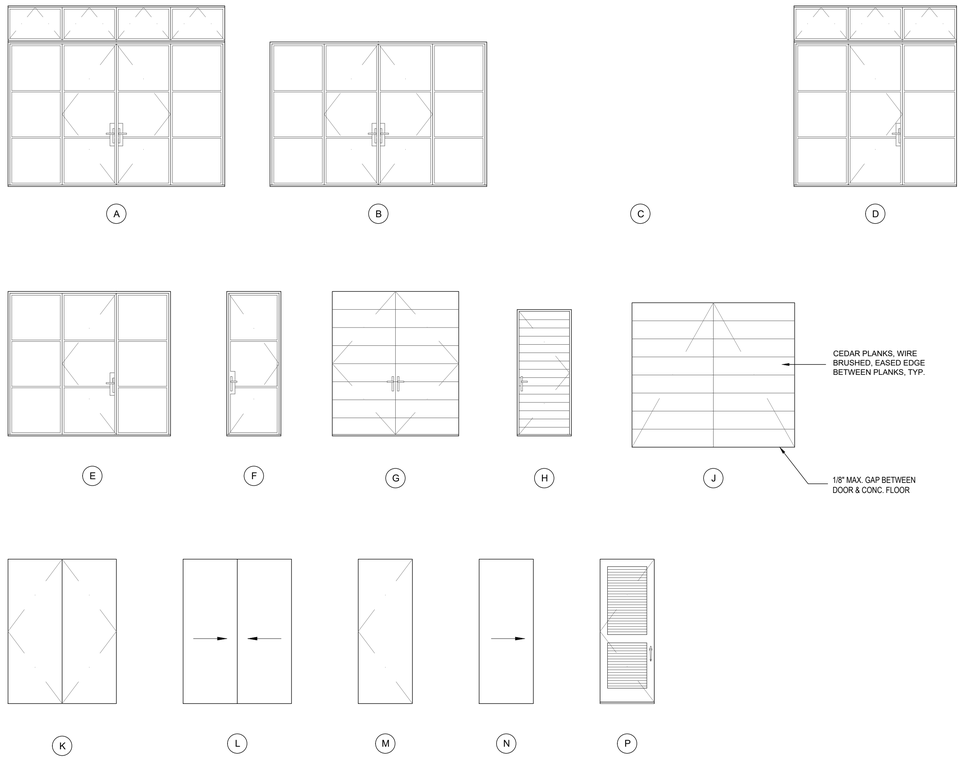
FINISH SCHEDULE

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date FEBRUARY 16 2026
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

A8.1

DOOR ELEVATION TYPES



DOOR SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	DOOR TYPE	DOOR FINISH	FRAME TYPE	REMARKS
	RESIDENCE				METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE			
100	ENTRY	B	12'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	(2)3'-0"X8'-0" DRS., 3-LITES EA.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.
101	KITCHEN	A	12'-0"	10'-0"	STEEL/GLASS	MFR.	SWING OUT	(2)3'-0"X8'-0" DRS., 3-LITES EA.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.; W/ (4)4'-0"X2'-0" TRANSOM WINDOWS
102	LIVING ROOM	A	12'-0"	10'-0"	STEEL/GLASS	MFR.	SWING OUT	(2)3'-0"X8'-0" DRS., 3-LITES EA.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.; W/ (4)4'-0"X2'-0" TRANSOM WINDOWS
103	LIVING ROOM	A	12'-0"	10'-0"	STEEL/GLASS	MFR.	SWING OUT	(2)3'-0"X8'-0" DRS., 3-LITES EA.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.; W/ (4)4'-0"X2'-0" TRANSOM WINDOWS
104	HALL ONE	B	12'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	(2)3'-0"X8'-0" DRS., 3-LITES EA.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.
105	DEN	B	12'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	(2)3'-0"X8'-0" DRS., 3-LITES EA.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.
107								
108	MASTER SUITE	E	9'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	(1)3'-0"X8'-0" DR., 3-LITES.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.
109	BEDROOM 3	E	9'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	(1)3'-0"X8'-0" DR., 3-LITES.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.
110	KITCHEN - STUDY	F	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3-LITES
111	LIVING ROOM	F	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3-LITES
112	LIVING ROOM	F	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3-LITES
121	MECHANICAL ROOM	P	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, VENTED
122	HALL-3	K	5'-0"	8'-0"			SWING	PAIR
123	MASTER BATH	K	5'-0"	8'-0"			SWING	PAIR
124	GARAGE STORAGE	K	5'-0"	8'-0"			SWING	PAIR
125	OFFICE	L	6'-0"	8'-0"			PKT. SLIDER	PAIR
126	MASTER SUITE	M	3'-0"	8'-0"			SWING	SINGLE
127	BEDROOM-1	M	3'-0"	8'-0"			SWING	SINGLE
128	BEDROOM-2	M	3'-0"	8'-0"			SWING	SINGLE
129	BEDROOM-3	M	3'-0"	8'-0"			SWING	SINGLE
130	DEN	M	3'-0"	8'-0"			SWING	SINGLE
131	LAUNDRY ROOM	M	3'-0"	8'-0"			SWING	SINGLE
132	GARAGE TRASH	M	3'-0"	8'-0"			SWING	SINGLE
133	MASTER BATH	M	2'-6"	8'-0"			SWING	SINGLE
134	MASTER BATH HIS W.C	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
135	MASTER BATH HER W.C	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
136	BATH-3	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
137	BATH-3 W.C	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
138	BATH-2	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
139	BATH-1	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
140	POWDER ROOM	M	2'-6"	8'-0"			SWING	SINGLE
141	MASTER BATH HIS CL.	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
142	MASTER BATH HER CL.	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
143	BEDROOM-3 CLOSET	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
144	BEDROOM-2 CLOSET	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
145	BEDROOM-1 CLOSET	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
146	ENTRY CLOSET	M	2'-6"	8'-0"			SWING	SINGLE
147	BUTLERS KITCHEN	N	3'-0"	8'-0"			PKT. SLIDER	SINGLE
148	BUTLERS KITCHEN	N	3'-0"	8'-0"			PKT. SLIDER	SINGLE
149	STUDY	N	3'-0"	8'-0"			PKT. SLIDER	SINGLE
153	PANTRY	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
	GARAGE				METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE			
114	GARAGE TRASH RM.	H	3'-0"	8'-0"	CEDAR	STAIN	SWING IN	SINGLE, CEDAR PLANK - WIRE BRUSHED
116	GARAGE ENTRY	H	3'-0"	8'-0"	CEDAR	STAIN	SWING IN	SINGLE, CEDAR PLANK - WIRE BRUSHED
117	GARAGE TRASH RM.	H	3'-0"	8'-0"	CEDAR	STAIN	SWING OUT	SINGLE, CEDAR PLANK - WIRE BRUSHED
118	GARAGE DOOR	J	9'-0"	8'-0"	CEDAR	STAIN	FOLD UP	SINGLE, CEDAR PLANK - WIRE BRUSHED, SECTIONAL
119	GARAGE DOOR	J	9'-0"	8'-0"	CEDAR	STAIN	FOLD UP	SINGLE, CEDAR PLANK - WIRE BRUSHED, SECTIONAL
120	GARAGE STORAGE	G	5'-0"	8'-0"	CEDAR	STAIN	SWING OUT	PAIR, CEDAR PLANK - WIRE BRUSHED
	CABANA				METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE			
106	CABANA	C	12'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	(2)3'-0"X8'-0", 3-LITE EA.
113	CABANA	F	2'-6"	7'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3-LITES
115	CABANA	H	2'-6"	7'-0"	CEDAR	STAIN	SWING IN	SINGLE, CEDAR PLANK - WIRE BRUSHED
150	BATHROOM	M	2'-6"	7'-0"			SWING	SINGLE
151	SAUNA	M	2'-6"	7'-0"			SWING	SINGLE
152	POOL EQUIPMENT RM.	P	2'-8"	7'-0"			SWING OUT	SINGLE, VENTED

DOOR NOTES

1. ALL EXTERIOR DOORS - BRUSHED CEDAR, SINGLE COLOR, SINGLE PANEL LITE/FRENCH, LOW E U.N.O. PER SCHEDULE.
2. ALL GLASS DOORS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) TEMPERED GLAZING FOR ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING, AND OPERABLE DOORS PER CRC R308.4.
3. ALL EXTERIOR DOOR ASSEMBLIES SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER CRC R327.8.
4. ALL DOORS, VERIFY SWING PER PLAN.
5. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT, SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISH FLOOR, 5.7 SQUARE FEET OF OPENABLE AREA, 24 INCHES CLEAR OPENING HEIGHT, 20 INCHES CLEAR OPENING WIDTH AND SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD OR EXIT COURT. (R310.2.1 AND R310.2.2)
6. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND IN INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. (CRC R308.4.5)
7. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS AT THE BOTTOM, SIDES, & TOP OF DOORS, FROM EXCEEDING 1/8" INCH. GAP BETWEEN DOORS & DOOR OPENINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING METHODS:
   A. WEATHER STRIPING PRODUCTS MADE OF MATERIALS THAT HAVE BEEN TESTED FOR TENSILE STRENGTH IN ACCORDANCE WITH ASTM D638.
   B. DOOR OVERLAPS ONTO JAMBS AND HEADERS.
   C. GARAGE DOOR JAMBS & HEADERS COVERED WITH METAL FLASHING.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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33 PRONGHORNE RUN
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DOOR SCHEDULE

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date FEBRUARY 16 2026
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

A8.3

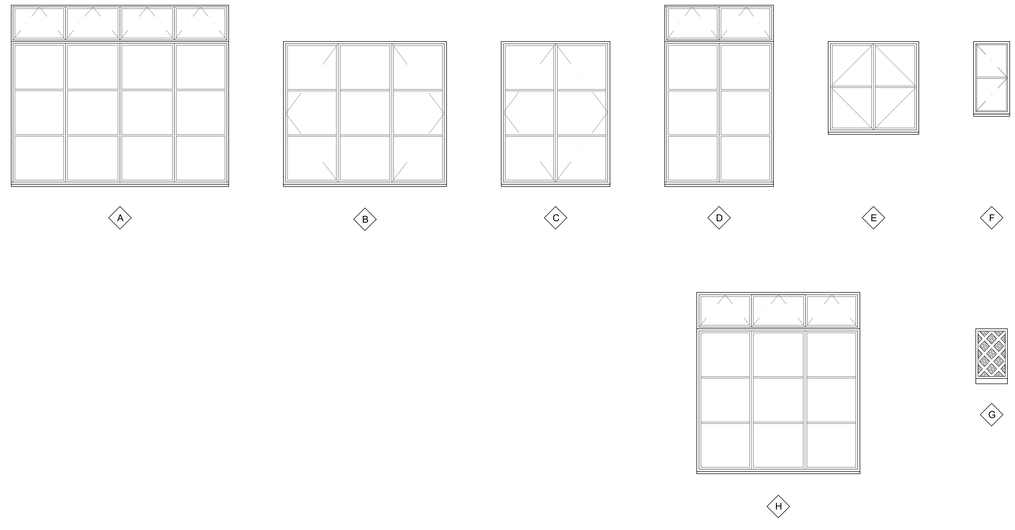
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WINDOW SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	HEAD HT. AT F.F.	WINDOW TYPE	FRAME TYPE	GLASS TYPE	REMARKS
	RESIDENCE					METAL CLAD EXTERIOR WINDOWS, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE			
100	ENTRY	A	12'-0"	8'-0"	10'-0"	STEEL/GLASS	FIXED	DUAL LOW E	(4)3'-0"X8'-0" FIXED, 3-LITE EA.; W/ (4)3'-0"X2'-0" TRANSOM
101	GALLERY	A	9'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	CASEMENT, FIXED, CASEMENT - 3-LITE EA.
102	GALLERY	A	9'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	CASEMENT, FIXED, CASEMENT - 3-LITE EA.
103	GALLERY	A	9'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	CASEMENT, FIXED, CASEMENT - 3-LITE EA.
104	HALL-1	C	6'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-LITES EA. EGRESS WINDOW
105	HALL-2	C	6'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-LITES EA. EGRESS WINDOW
106	HALL-2	C	6'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-LITES EA.
107	HALL-3	C	6'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-LITES EA.
107.5	HALL-3	C	6'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-LITES EA.
108	DINING ROOM	C	6'-0"	10'-0"	10'-0"	STEEL/GLASS	FIXED	DUAL LOW E	PAIR, 3-LITES EA.; (2)3'-0"X2'-0" TRANSOM
109	BEDROOM-1	C	5'-0"	5'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 2-LITES EA.
110	BEDROOM-2	C	5'-0"	5'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 2-LITES EA.
111	OFFICE	C	6'-0"	6'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 2-LITES EA.
112	OFFICE	C	6'-0"	6'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 2-LITES EA.
113	MASTER SUITE	C	3'-0"	6'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
114	MASTER SUITE	C	3'-0"	6'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
115	BEDROOM-3	C	3'-0"	6'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES EGRESS WINDOW
116	BEDROOM-3	C	3'-0"	6'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
117	LAUNDRY ROOM	C	3'-0"	6'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
118	MASTER BATH	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
119	MASTER BATH	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
120	MASTER BATH	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
121	BATHROOM-3 W.C	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
122	BATH-3 SHOWER	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
123	BEDROOM-3 CLOSET	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
124	BATHROOM-2	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
125	BATHROOM-1	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
126	DEN	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
127	STUDY	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
128	GALLERY	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
129	POWDER ROOM	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
130	ENTRY CLOSET	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
141	DINING ROOM	A	9'-0"	10'-0"	8'-0"	STEEL/GLASS	FIXED	DUAL LOW E	(4)3'-0"X8'-0" FIXED, 3-LITE EA.; W/ (4)3'-0"X2'-0" TRANSOM
	GARAGE					METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE			
131	GARAGE	A	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
132	GARAGE	A	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
133	GARAGE	A	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
134	GARAGE	A	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
135	GARAGE	A	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
136	GARAGE	A	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
137	STORAGE	A	1'-9"	3'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
138	STORAGE	A	1'-9"	3'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
139	STORAGE	A	1'-9"	3'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
140	DINING RM.	A	1'-6"	2'-6"	7'-0"				GFRC

WINDOW ELEVATIONS

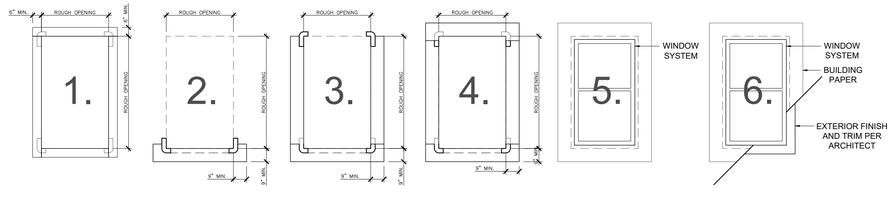


WINDOW NOTES

1. ALL WINDOWS - BRUSHED CEDAR, SINGLE COLOR, DUAL GLAZING, LOW E U.N.O. PER SCHEDULE.
2. ALL WINDOWS INTERIOR FINISH TO MATCH DOORS, U.N.O.
3. ALL WINDOWS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) GLAZING WITH A MINIMUM OF ONE TEMPERED PANE PER CRC R308.4.
4. FLASHING SHALL BE A MIN. OF 9" WIDE, FLASHING SHALL WRAP INTO WINDOW OPENING GREATER THAN THE DEPTH OF THE WINDOW AND OUT ONTO THE WALL 3" MIN., SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS, OVERLAPS TO BE 2" MIN.
5. SILL PAN TO BE COPPER U.N.O.
6. PRIOR TO WINDOW INSTALLATION SURFACES SHALL BE CLEAN AND DRY AND PRIMED WITH CONTACT ADHESIVE.
7. ALL WINDOWS, VERIFY SWING PER PLAN. ALL OPERABLE WINDOWS, TO BE SCREENED.
8. MAXIMUM U-FACTOR = 0.390 / SKYLIGH = 0.44 MAXIMUM SHGC = 0.28 / SKYLIGHT = 0.22

INSTALLATION NOTES:

1. APPLY PLIABLE MEMBRANE TAPE OVER SHEATHING AT CORNERS OF ROUGH OPENING. APPLY PEEL AND STICK MEMBRANE AT FRAME.
2. INSTALL SILL FLASHING, APPLY METAL SILL PAN, AND APPLY FLASHING OVER CORNERS.
3. INSTALL JAMB FLASHING AND APPLY FLASHING OVER CORNERS.
4. INSTALL HEAD FLASHING AND APPLY FLASHING OVER CORNERS.
5. INSTALL WINDOW SHIMS AS NECESSARY INSTALL AND SET WINDOW IN OPENING PER MFR. REQUIREMENTS, MECHANICALLY FASTEN FLANGE TO SUBSTRATE AND APPLY TAPE OVER REMAINING SIDES OF FLANGE.
6. APPLY BUILDING PAPER OVER WINDOW FLANGES, MAINTAIN EXTERIOR OVERLAP, APPLY EXTERIOR FINISH AND TRIM PER DETAIL.



173

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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LAWRENCE RESIDENCE
33 PRONGHORN RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

WINDOW SCHEDULE

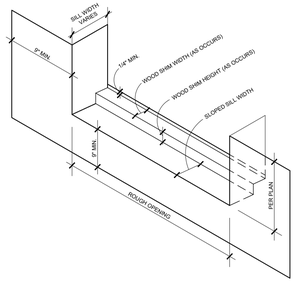
LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date FEBRUARY 16 2026
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

A8.4

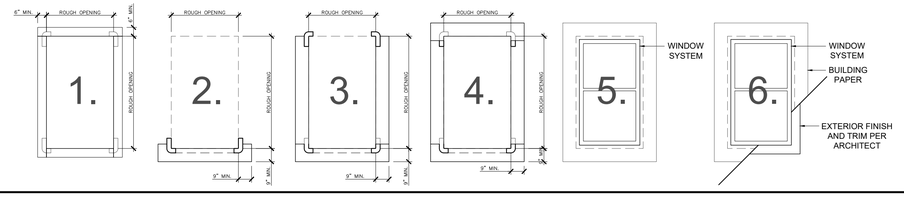
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WINDOW FLASHING & INSTALLATION



INSTALLATION NOTES:

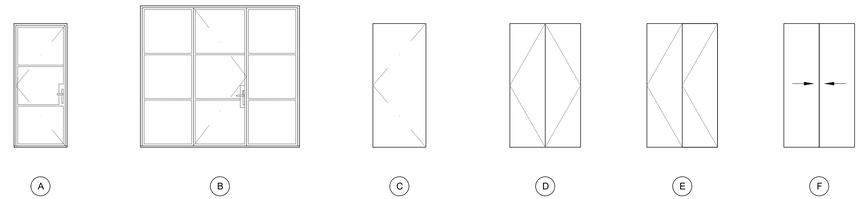
1. APPLY PLIABLE MEMBRANE TAPE OVER SHEATHING AT CORNERS OF ROUGH OPENING. APPLY PEEL AND STICK MEMBRANE AT FRAME.
2. INSTALL SILL FLASHING, APPLY METAL SILL PAN, AND APPLY FLASHING OVER CORNERS.
3. INSTALL JAMB FLASHING AND APPLY FLASHING OVER CORNERS.
4. INSTALL HEAD FLASHING AND APPLY FLASHING OVER CORNERS.
5. INSTALL WINDOW SHIMS AS NECESSARY INSTALL AND SET WINDOW IN OPENING PER MFR. REQUIREMENTS, MECHANICALLY FASTEN FLANGE TO SUBSTRATE AND APPLY TAPE OVER REMAINING SIDES OF FLANGE.
6. APPLY BUILDING PAPER OVER WINDOW FLANGES, MAINTAIN EXTERIOR OVERLAP, APPLY EXTERIOR FINISH AND TRIM PER DETAIL.



DOOR SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	DOOR TYPE	DOOR FINISH	FRAME TYPE	REMARKS
	ADU				METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW E - PER DOOR SCGEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE			
100	ENTRY	A	3'-0"	7'-0"	STEEL/GLASS	MFR.	SWING IN	SINGLE, 3-LITES
101								
102	DECK / LIVING ROOM	B	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3-LITES
103	BEDROOM	C	2'-6"	7'-0"			SWING	SINGLE
104	BATHROOM	C	2'-6"	7'-0"			SWING	SINGLE
105	LINEN	C	2'-6	7'-0"			SWING	SINGLE
106	BEDROOM	D	5'-0"	7'-0"			SWING	PAIR
107	LAUNDRY	E	4'-0"	7'-0"			SWING	PAIR
108	STUDY	F	4'-0"	7'-0"			PKT. SLIDER	PAIR

DOOR ELEVATIONS



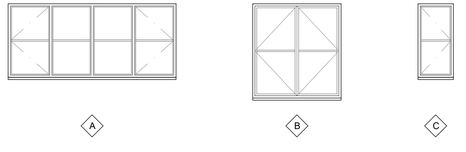
DOOR NOTES

1. ALL EXTERIOR DOORS - BRUSHED CEDAR, SINGLE COLOR, SINGLE PANEL LITE/FRENCH, LOW E U.N.O. PER SCHEDULE.
2. ALL GLASS DOORS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) TEMPERED GLAZING FOR ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING, AND OPERABLE DOORS PER CRC R308.4.
3. ALL EXTERIOR DOOR ASSEMBLIES SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER CRC R327.8.
4. ALL DOORS, VERIFY SWING PER PLAN.
5. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT, SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISH FLOOR, 5.7 SQUARE FEET OF OPENABLE AREA, 24 INCHES CLEAR OPENING HEIGHT, 20 INCHES CLEAR OPENING WIDTH AND SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY; YARD OR EXIT COURT. (R310.2.1 AND R310.2.2)
6. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND IN INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. (CRC R308.4.5)
7. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS AT THE BOTTOM, SIDES, & TOP OF DOORS, FROM EXCEEDING 1/8" INCH. GAP BETWEEN DOORS & DOOR OPENINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING METHODS:
   A. WEATHER STRIPING PRODUCTS MADE OF MATERIALS THAT HAVE BEEN TESTED FOR TENSILE STRENGTH IN ACCORDANCE WITH ASTM D638.
   B. DOOR OVERLAPS ONTO JAMBS AND HEADERS.
   C. GARAGE DOOR JAMBS & HEADERS COVERED WITH METAL FLASHING.

WINDOW SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	HEAD HT. AT F.F.	WINDOW TYPE	FRAME TYPE	GLASS TYPE	REMARKS
	ADU				METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW E - PER DOOR SCGEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE				
100	LIVING ROOM	A	9'-6"	4'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	(2)2'-4"X4'-2" CASEMENT; (2)2'-4"X4'-2" FIXED
101	BEDROOM	B	5'-0"	4'-4"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 2-LITES EA.
102	STUDY	B	4'-0"	4'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 2-LITES EA.
103	BEDROOM	C	2'-0"	4'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
104	LIVING ROOM	C	2'-0"	4'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
105	KITCHEN	C	2'-0"	3'-6"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
106	BEDROOM	C	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
107	BEDROOM	C	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
108	BATHROOM	C	1'-9"	3'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
109	BATHROOM SHOWER	C	1'-9"	3'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES

WINDOW ELEVATIONS



WINDOW NOTES

1. ALL WINDOWS - BRUSHED CEDAR, SINGLE COLOR, DUAL GLAZING, LOW E U.N.O. PER SCHEDULE.
2. ALL WINDOWS INTERIOR FINISH TO MATCH DOORS, U.N.O.
3. ALL WINDOWS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) GLAZING WITH A MINIMUM OF ONE TEMPERED PANE PER CRC R308.4.
4. FLASHING SHALL BE A MIN. OF 9" WIDE, FLASHING SHALL WRAP INTO WINDOW OPENING GREATER THAN THE DEPTH OF THE WINDOW AND OUT ONTO THE WALL 3" MIN., SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS, OVERLAPS TO BE 2" MIN.
5. SILL PAN TO BE COPPER U.N.O.
6. PRIOR TO WINDOW INSTALLATION SURFACES SHALL BE CLEAN AND DRY AND PRIMED WITH CONTACT ADHESIVE.
7. ALL WINDOWS, VERIFY SWING PER PLAN. ALL OPERABLE WINDOWS, TO BE SCREENED.
8. MAXIMUM U-FACTOR = 0.390 / SKYLIGH = 0.44 MAXIMUM SHGC = 0.28 / SKYLIGHT = 0.22

REVISION SCHEDULE

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LAWRENCE RESIDENCE
33 PRONGHORNE RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

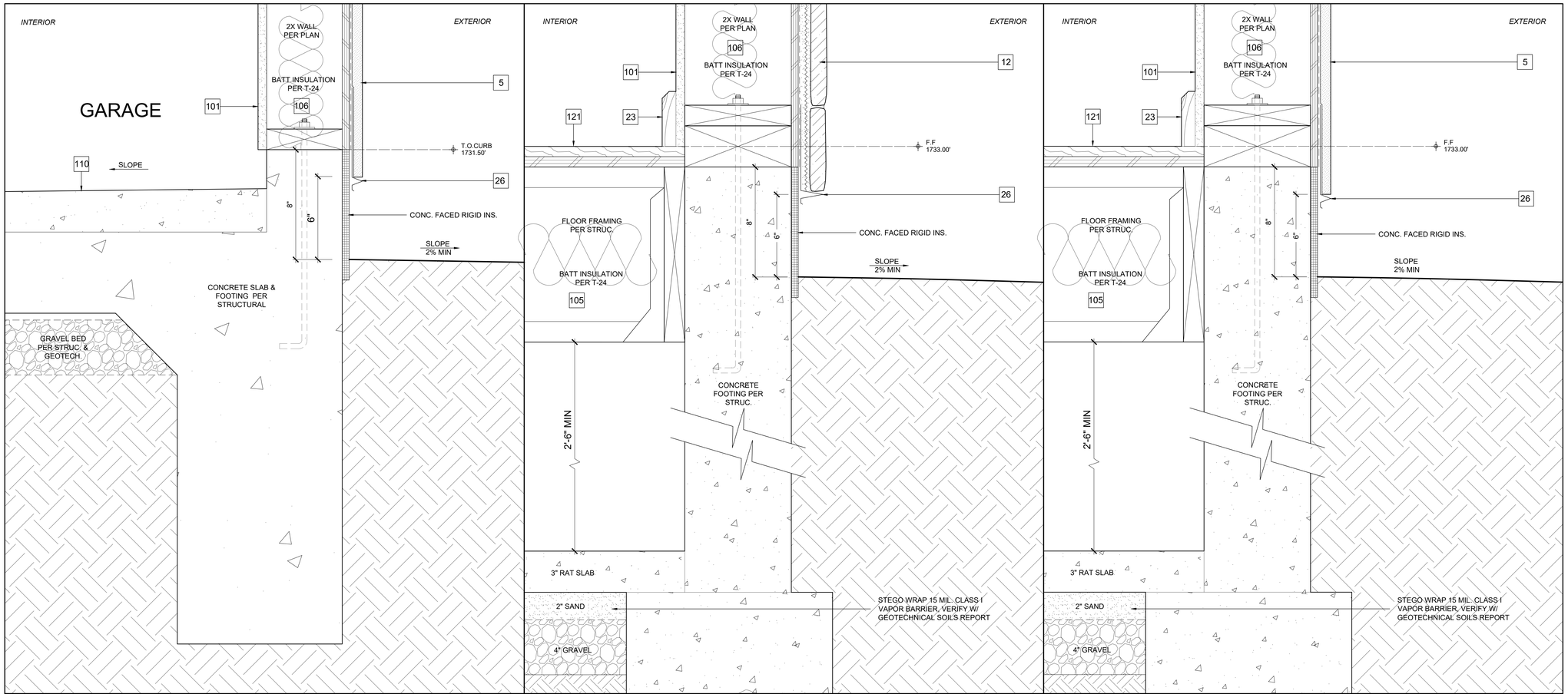
ADU
DOOR & WINDOW SCHEDULE

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date FEBRUARY 16 2026
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3 GARAGE SLAB / HARDY BRD. SIDING SCALE: 3"=1'-0"

2 RAISED FLOOR / STONE VENEER SCALE: 3"=1'-0"

1 RAISED FLOOR / HARDY BRD. SIDING SCALE: 3"=1'-0"

REVISION SCHEDULE

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LAWRENCE RESIDENCE
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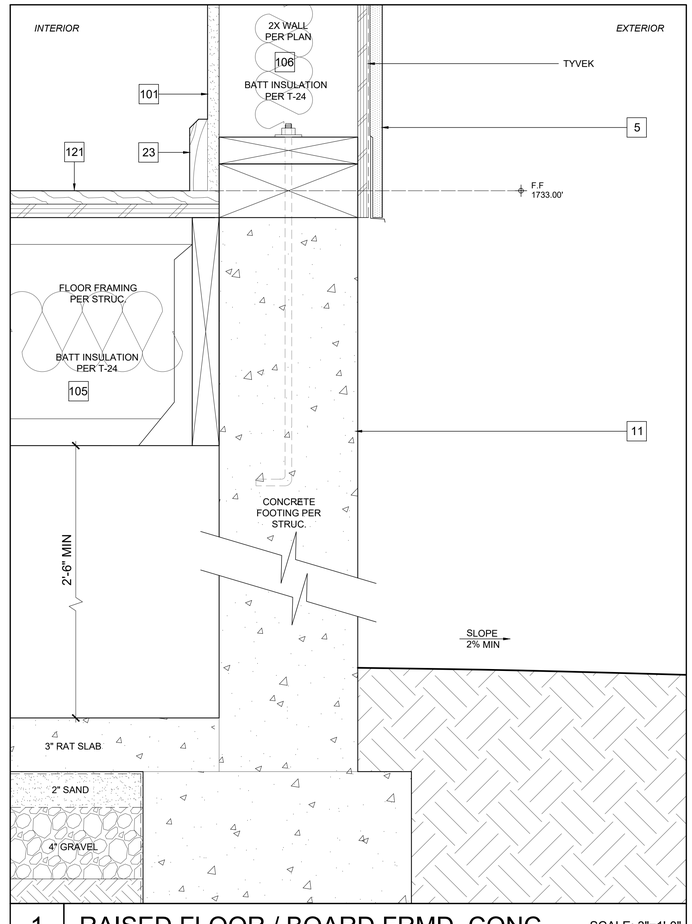
FOOTING DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	3" = 1'-0"
Drawn	TALLON
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1 RAISED FLOOR / BOARD FRMD. CONC. SCALE: 3"=1'-0"

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1		00.00.20

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LAWRENCE RESIDENCE
33 PRONGHORNE RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

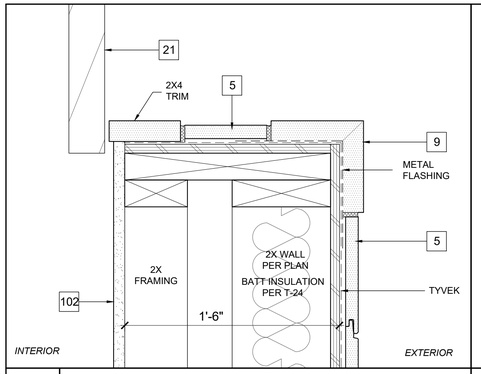
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LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

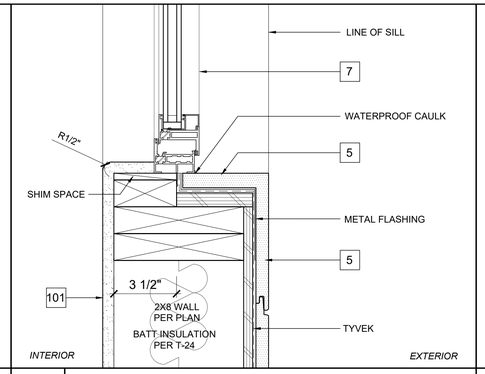
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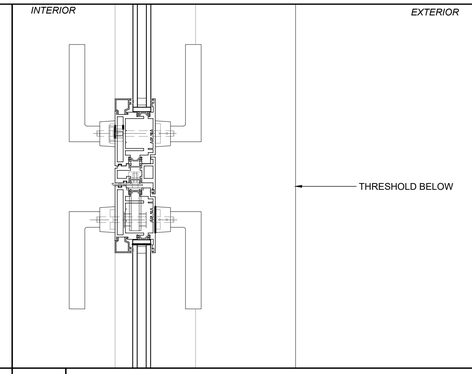
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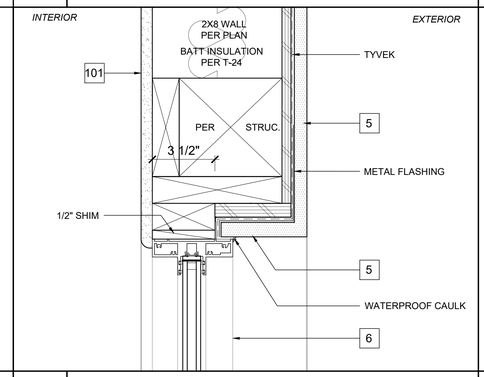
17 DOOR JAMB SCALE: 3"=1'-0"



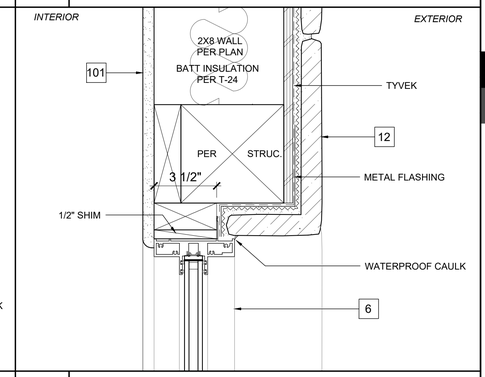
14 DOOR JAMB SCALE: 3"=1'-0"



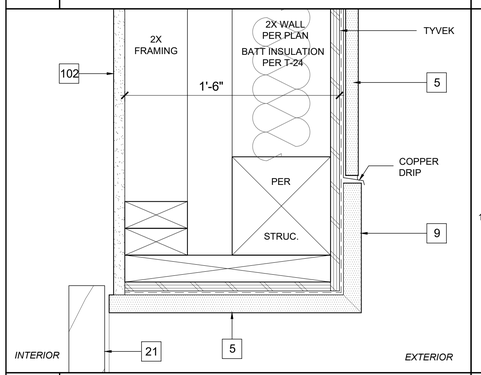
11 DOOR STRIKE SIDE SCALE: 3"=1'-0"



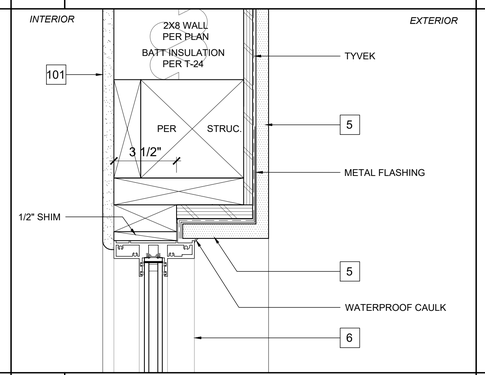
7 DOOR HEAD SCALE: 3"=1'-0"



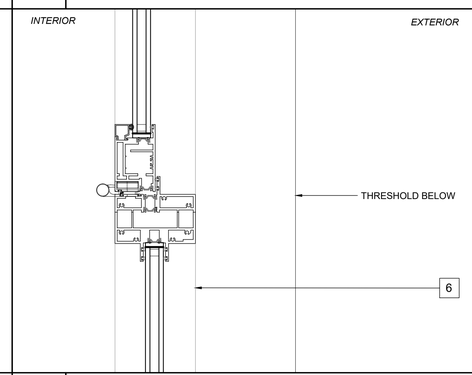
3 DOOR HEAD SCALE: 3"=1'-0"



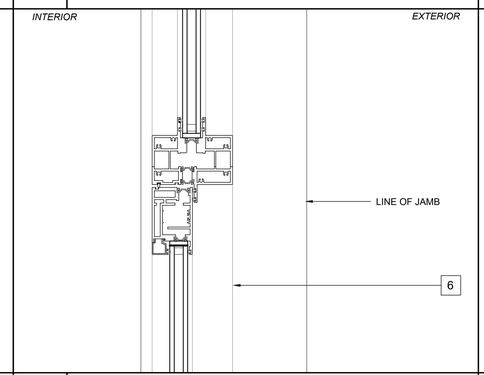
16 DOOR HEAD SCALE: 3"=1'-0"



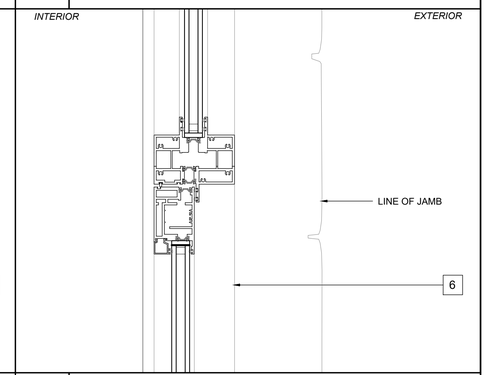
13 DOOR HEAD SCALE: 3"=1'-0"



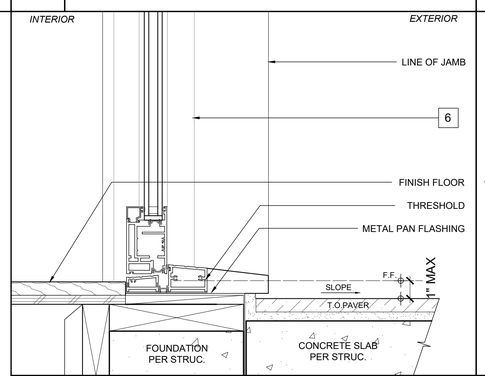
10 DOOR HINGE SIDE SCALE: 3"=1'-0"



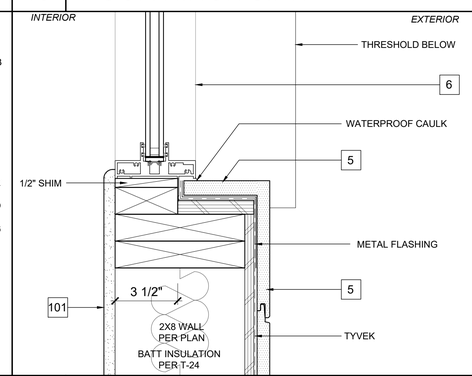
6 DOOR TRANSOM SCALE: 3"=1'-0"



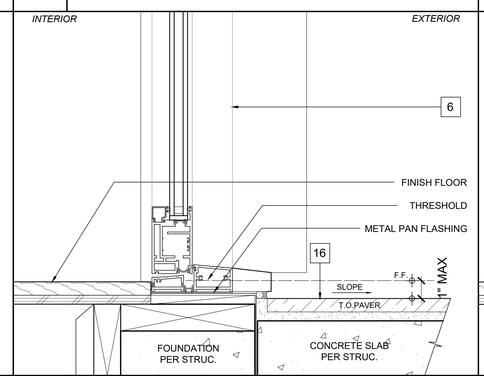
2 DOOR TRANSOM SCALE: 3"=1'-0"



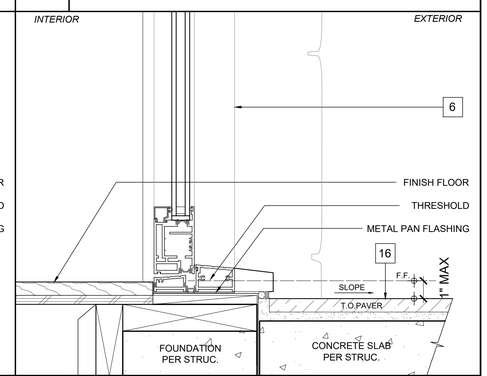
12 DOOR THRESHOLD SCALE: 3"=1'-0"



9 DOOR JAMB SCALE: 3"=1'-0"



5 DOOR THRESHOLD SCALE: 3"=1'-0"



1 DOOR THRESHOLD SCALE: 3"=1'-0"

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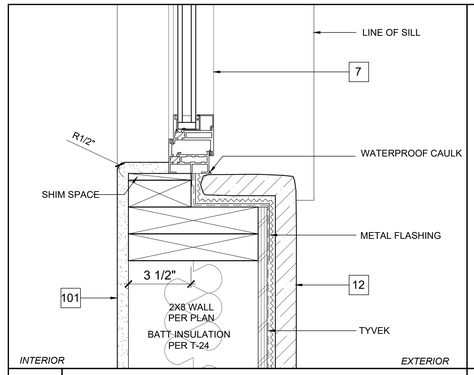
LAWRENCE RESIDENCE
33 PRONGHORN RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

DOOR DETAILS

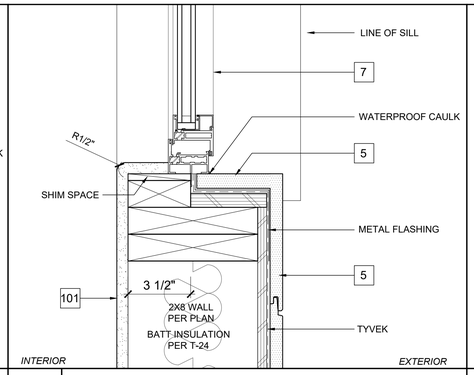
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Scale	3" = 1'-0"
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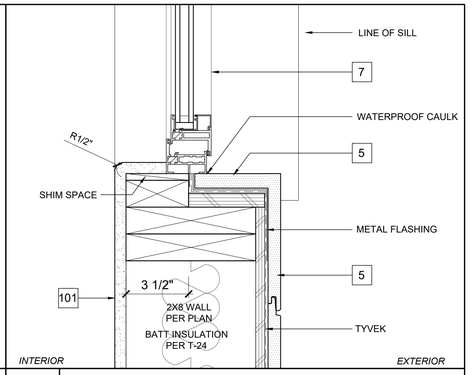
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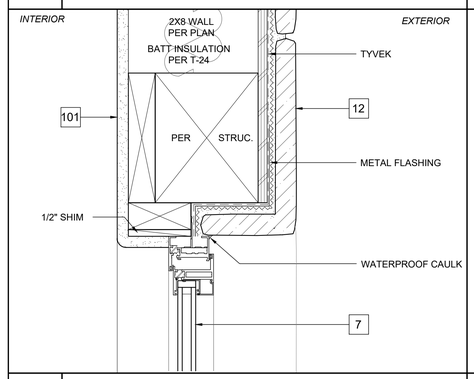
16 WINDOW JAMB SCALE: 3"=1'-0"



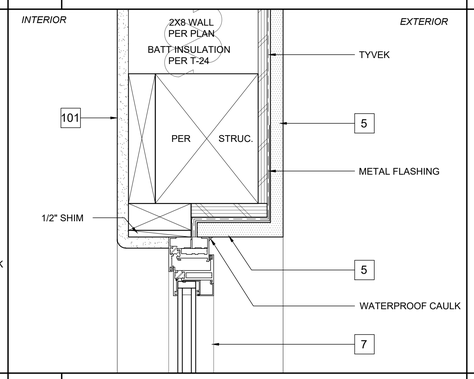
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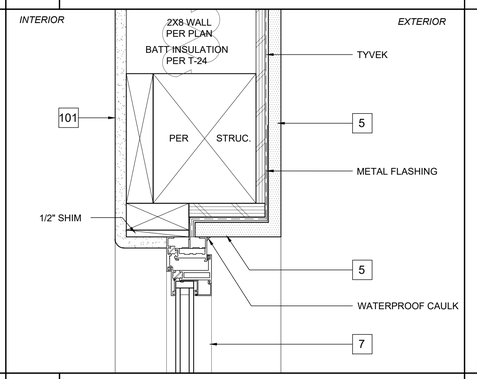
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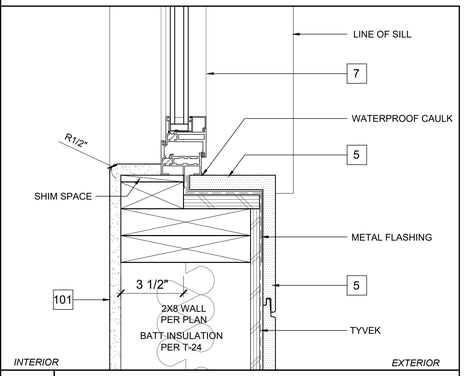
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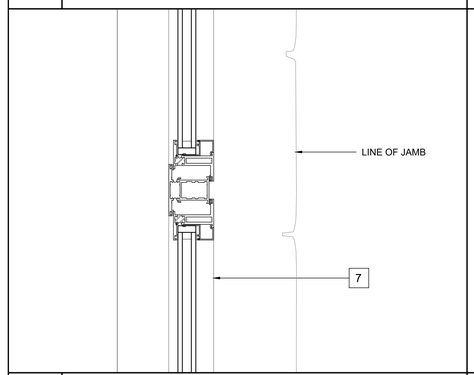
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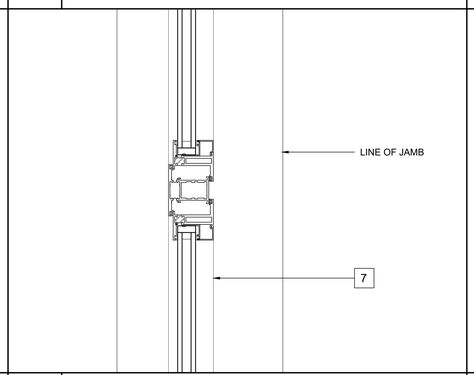
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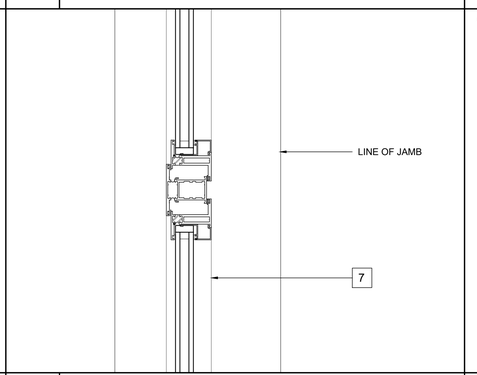
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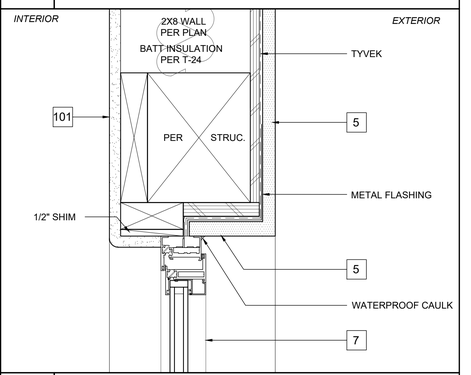
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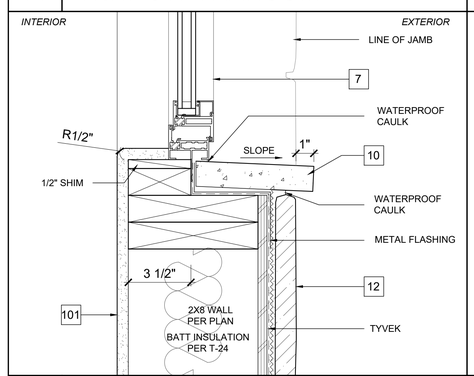
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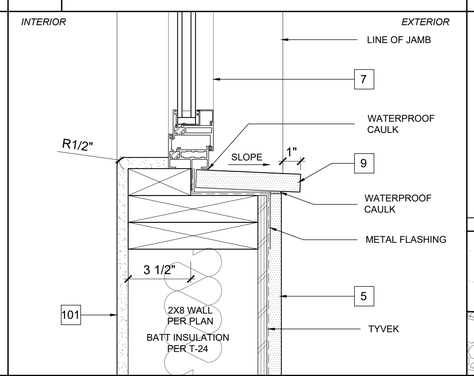
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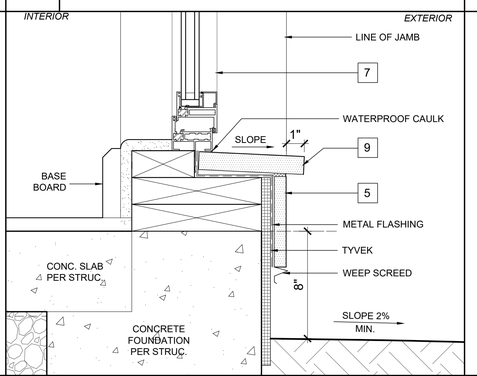
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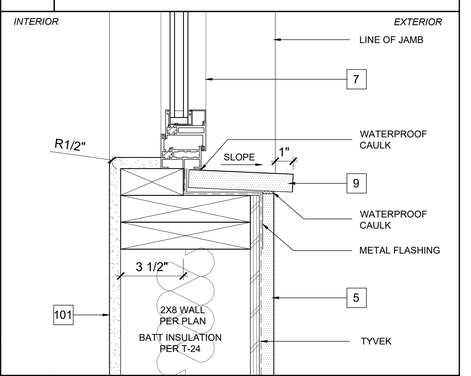
13 WINDOW SILL SCALE: 3"=1'-0"



9 WINDOW SILL SCALE: 3"=1'-0"



5 WINDOW SILL SCALE: 3"=1'-0"



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

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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LAWRENCE RESIDENCE
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SANTA LUCIA PRESERVE
CARMEL, CA 93940

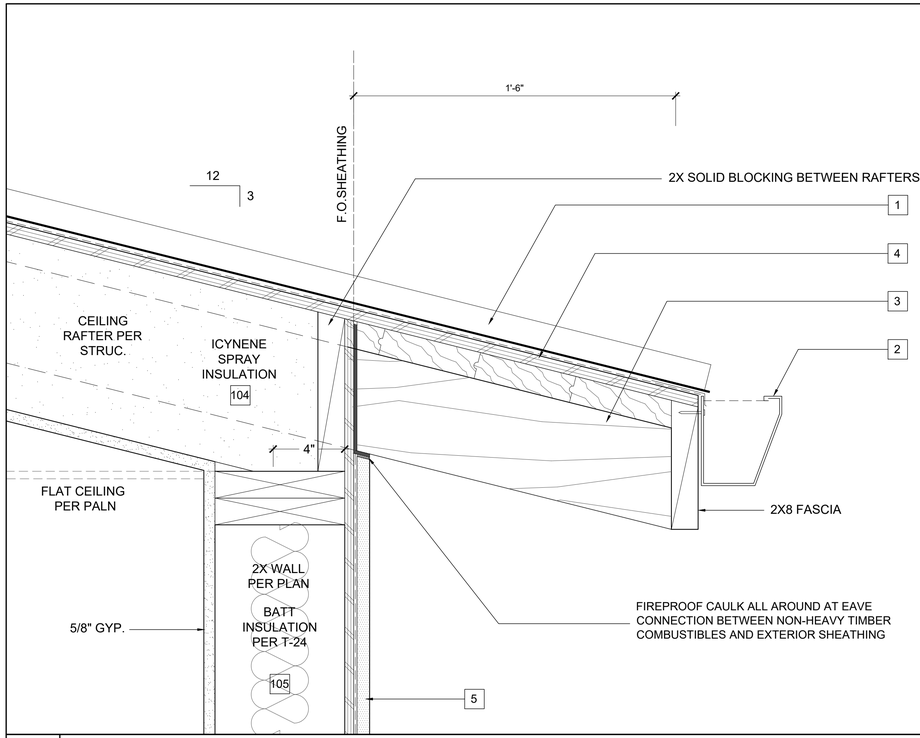
WINDOW DETAILS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

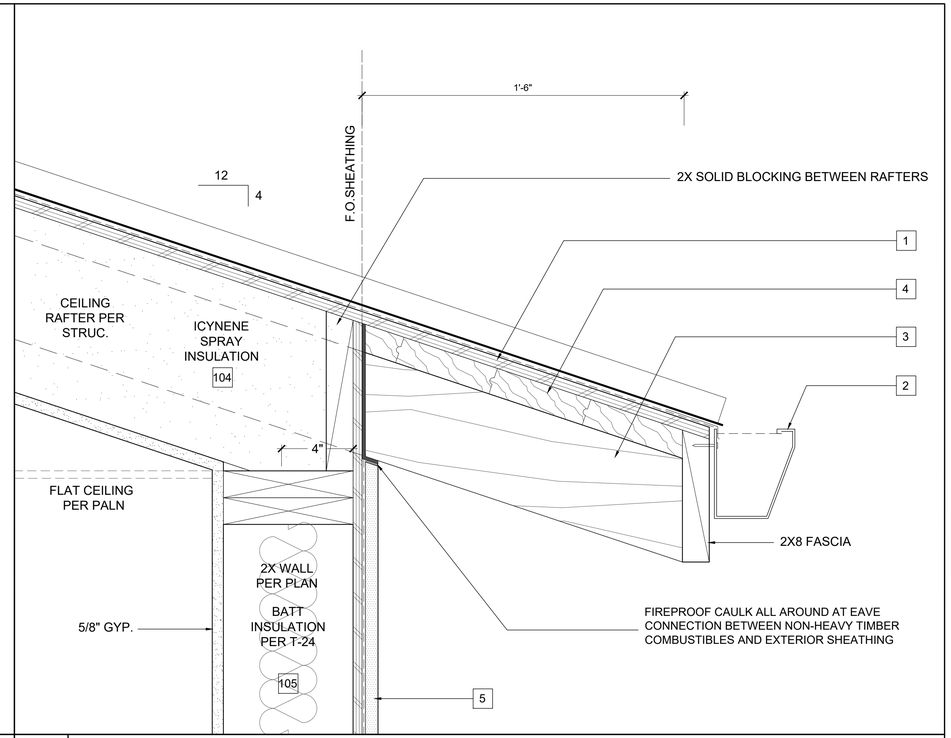
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Drawn	TALLON
Job #	USE IF ISSUED
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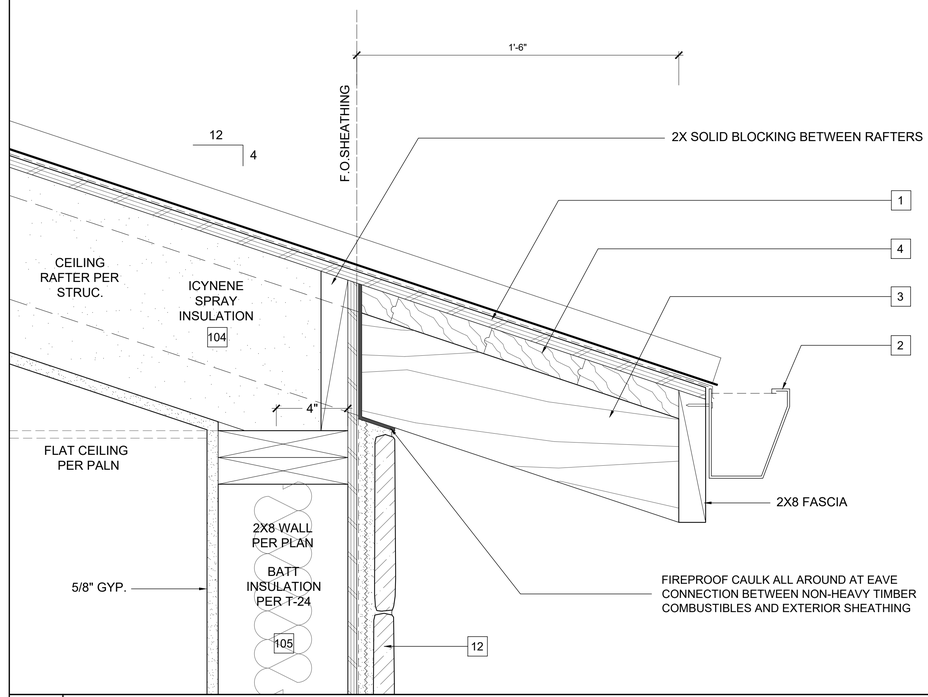
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3 EAVE DETAIL / 3:12 SLOPE / HARDY BRD. SIDING SCALE: 3"=1'-0"



2 EAVE DETAIL / 4:12 SLOPE / HARDY BRD. SIDING SCALE: 3"=1'-0"



1 EAVE DETAIL / 4:12 SLOPE / STONE VENEER SCALE: 3"=1'-0"

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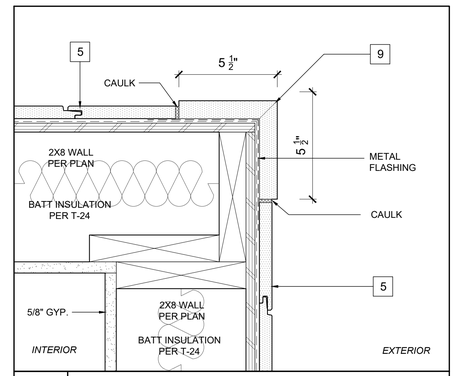
EAVE
DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

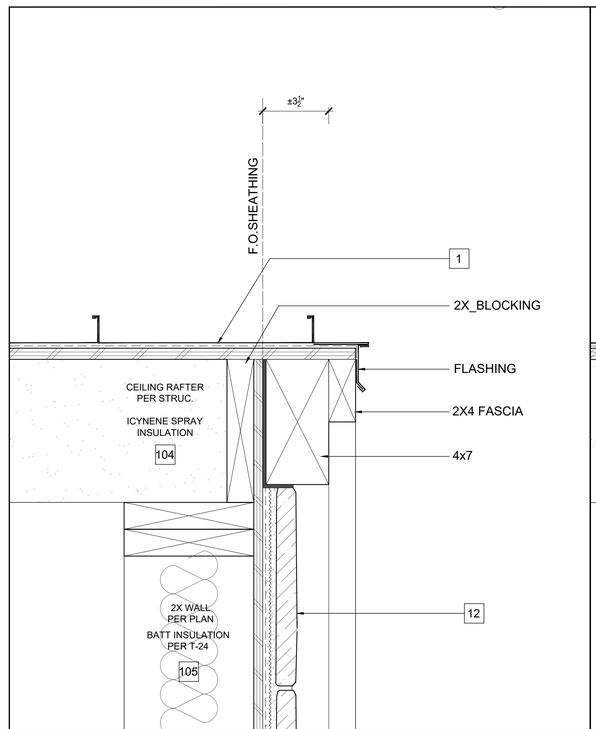
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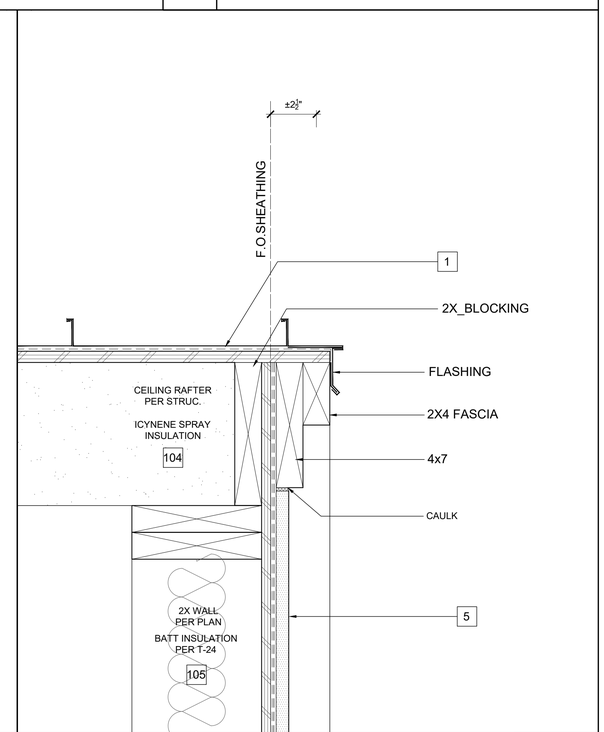
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3 CORNER DETAIL SCALE: 3"=1'-0"



2 RAKE DETAIL / STONE VNR. SCALE: 3"=1'-0"



1 RAKE DETAIL SCALE: 3"=1'-0"

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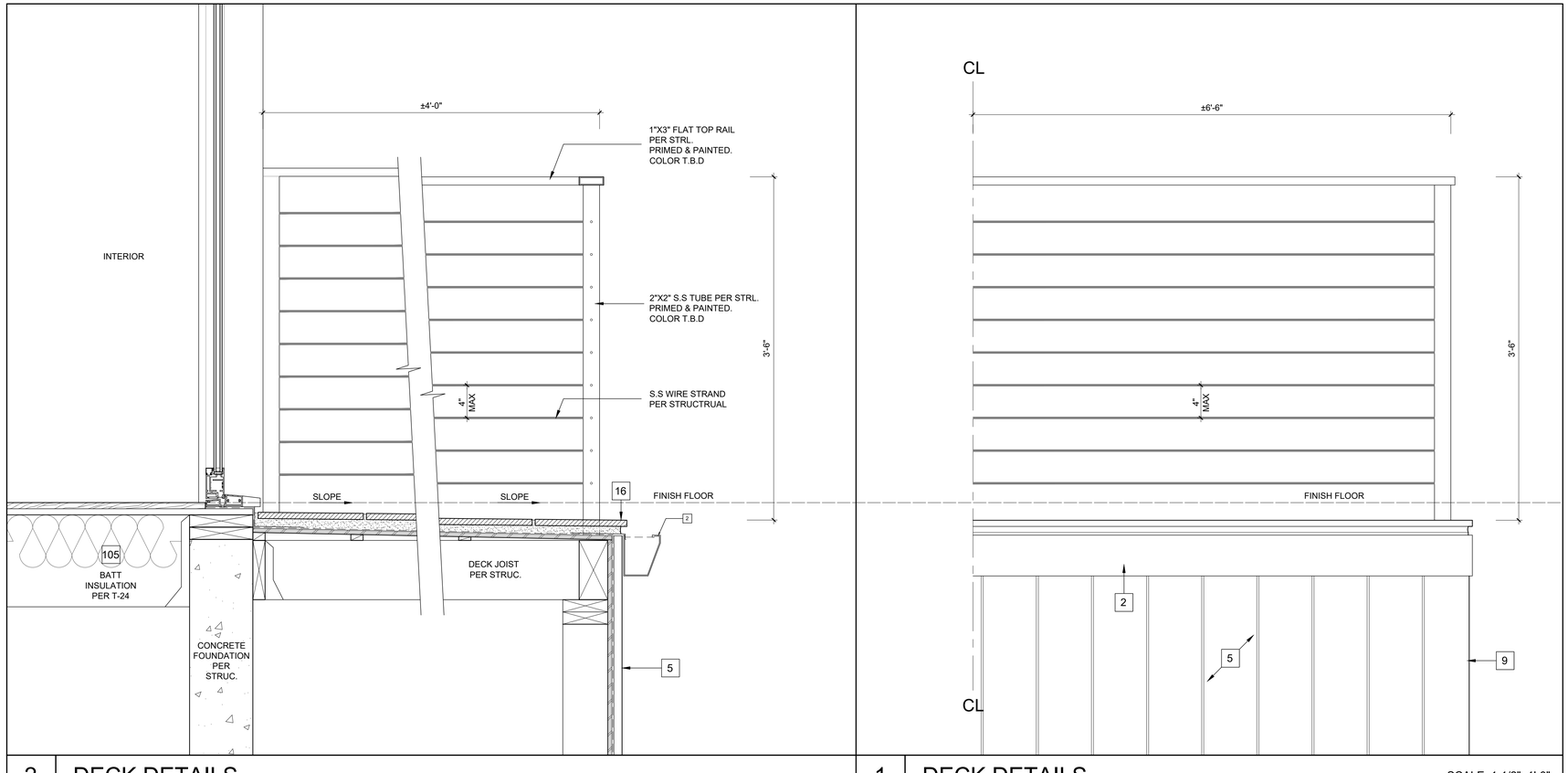
RAKE & CORNER DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	3" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A9.5

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2 DECK DETAILS

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

181

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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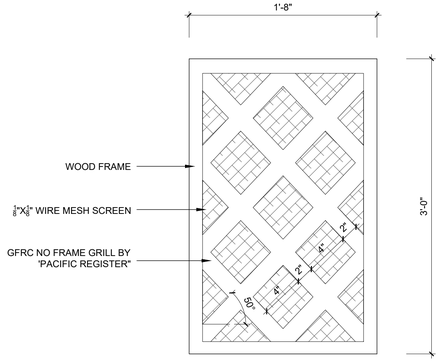
DECK
DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

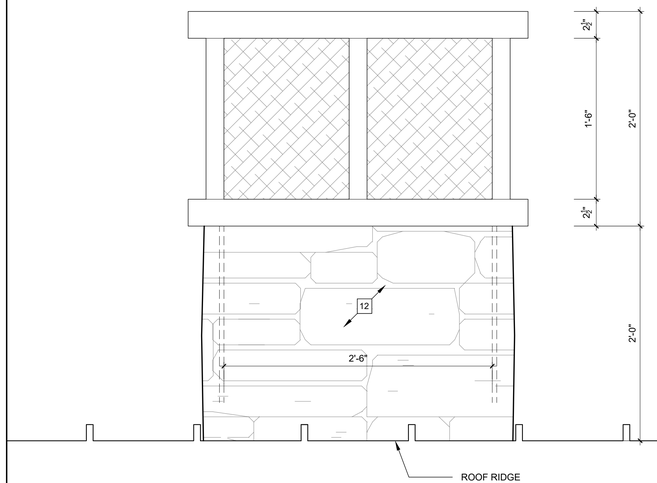
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A9.6

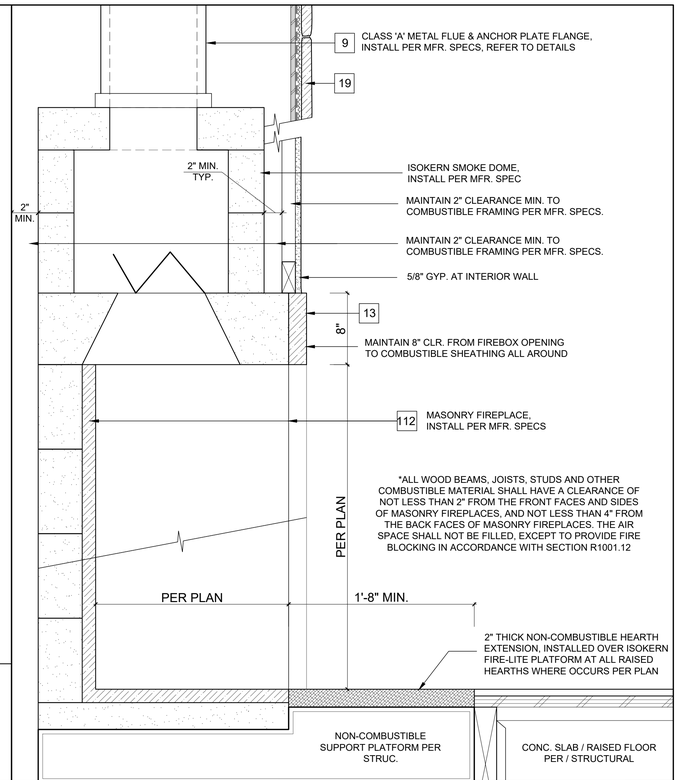
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3 VENTED OPENING SCALE: 1-1/2"=1'-0"



2 CHIMNEY CAP SCALE: 1½"=1'-0"



1 INTERIOR FIRE PLACE SCALE: 1-1/2"=1'-0"

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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FIRE BOX & CHIMNEY CAP DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1-1/2" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A9.7

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2 STONE COLUMN @ CABANA SCALE: 1-1/2"=1'-0"

1 STONE COLUMN @ CABANA SCALE: 1-1/2"=1'-0"

REVISION SCHEDULE

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1		00.00.20

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STONE COLUMN DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1-1/2" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A9.8

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

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

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Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

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

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

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

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

Y | N/A | RESPON. PARTY

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

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

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

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

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

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS 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.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

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

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

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.

Y | N/A | RESPON. PARTY

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

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

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

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

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

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

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

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

TABLE H-2

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

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

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

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

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

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

TABLE - MAXIMUM FIXTURE WATER USE

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

Y | N/A | RESPON. PARTY

4.304 OUTDOOR WATER USE

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

Exceptions:

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

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

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

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

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

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

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

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

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

4.410 BUILDING MAINTENANCE AND OPERATION

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

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

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

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

SECTION 4.502 DEFINITIONS

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

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

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

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

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

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

TOM MEANEY | T M | ARCHITECT
629 STATE STREET • SUITE 240 • SANTA BARBARA • CA • 93101
805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

LAWRENCE RESIDENCE
33 PRONGHORN RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

GREEN BUILDING STANDARDS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

Date FEBRUARY 16 2026
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

G1.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

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

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

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

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

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

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

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

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

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

Notes:

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

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

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

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

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

Notes:

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

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

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

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

All ideas, designs and plans indicated or represented by those drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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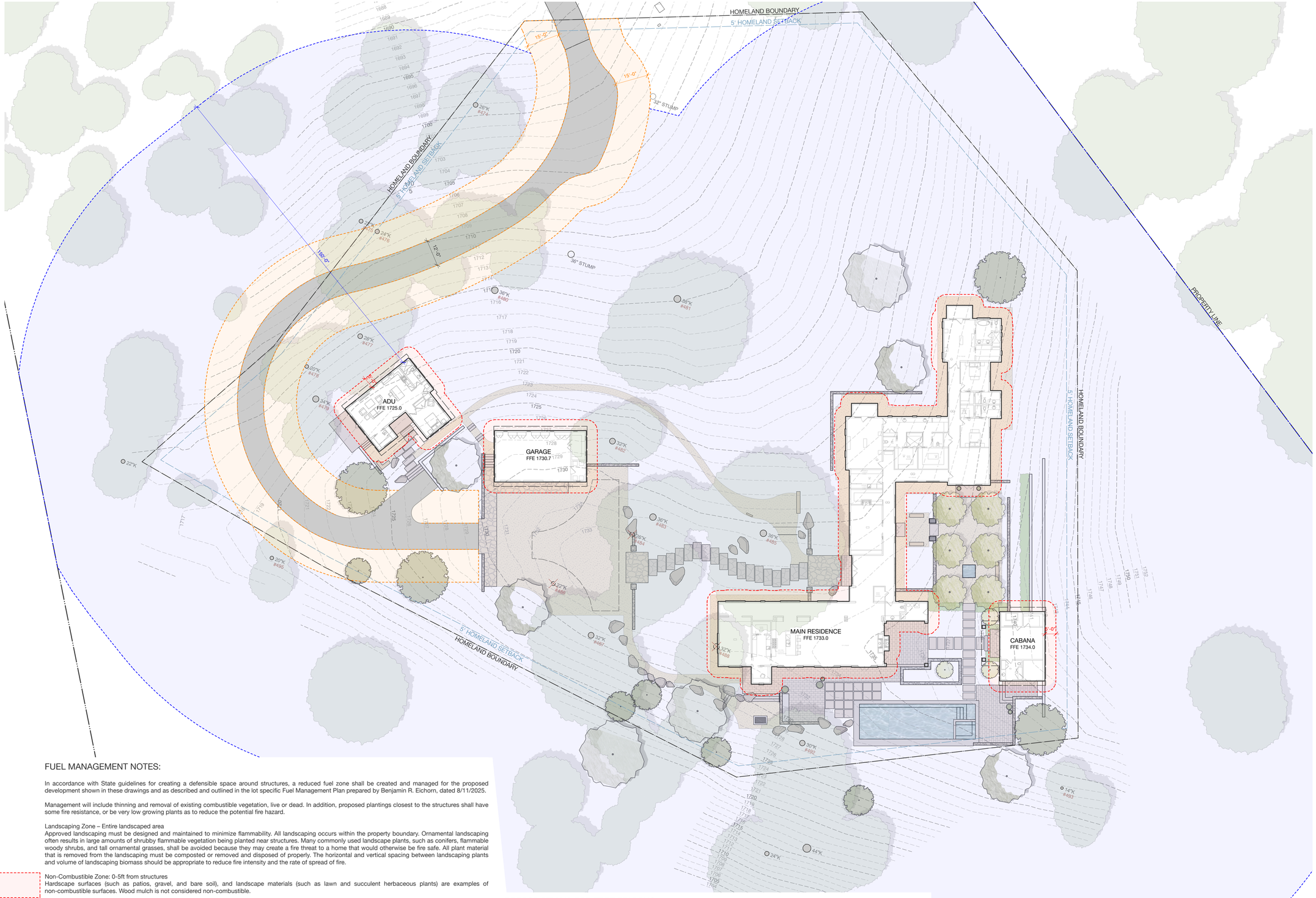
LAWRENCE RESIDENCE
33 PRONGHORNE RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

GREEN BUILDING STANDARDS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

G2.0



FUEL MANAGEMENT NOTES:

In accordance with State guidelines for creating a defensible space around structures, a reduced fuel zone shall be created and managed for the proposed development shown in these drawings and as described and outlined in the lot specific Fuel Management Plan prepared by Benjamin R. Eichorn, dated 8/11/2025.

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

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

Non-Combustible Zone: 0-5ft from structures
Hardscape surfaces (such as patios, gravel, and bare soil), and landscape materials (such as lawn and succulent herbaceous plants) are examples of non-combustible surfaces. Wood mulch is not considered non-combustible.

Oak Savanna Zone: 5-150 ft from structures
Mowing grass under and around trees reduces fire intensity and rate of spread of fire to an acceptable level, and diminishes the possibility fire can climb into tree canopy. Pruning the small lower tree branches, will reduce the possibility fire can spread into the tree crowns. Woody weed species such as French Broom, Poison Hemlock and Thistles must be completely removed annually. All grass growing under trees, out to 6 feet beyond the drip lines of trees, should be mowed in early summer to a height of four inches. Small diameter lower tree branches must be pruned, and removal of leaf litter depth should be kept to no greater than 4 inches.

Driveway Zone: 0-15ft from limits of driveway
A. Grassland, and understory of all Oak Savanna, and Oak Woodland vegetation should be mowed within 15 feet from the pavement edges, according to the recommendations in the Grassland Zone
B. All Chaparral, Coastal Scrub, and Oak/Shrub Woodland Vegetation should be treated to 15 to 30 feet from the pavement edge, according to their respective recommendations.
C. All tree branches extending over driveway surfaces should be pruned to ensure 15 feet of vertical clearance. Whenever possible, healthy overhanging branches higher then 15 feet should be left in place to shade driveway areas and thereby reduce weed and understory growth.
D. Every residential structure shall have a dedicated fire hydrant and a hammerhead or other safe turnaround for fire equipment access as detailed in the Santa Lucia Preserve Design Guidelines

PRESCRIPTIONS FOR TREE PRUNING:

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

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MICHAEL J. BLISS No. 6130
Signature
04/30/27
Expiration
06 FEBRUARY 2026
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY

LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions

No.	Date	Description

Issue
PERMIT SET

Date
06 FEBRUARY 2026

Drawn by
KD

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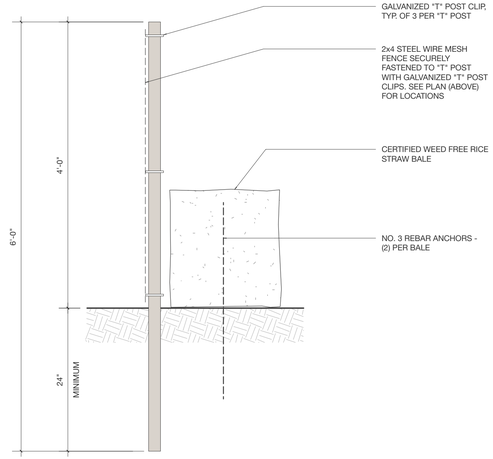
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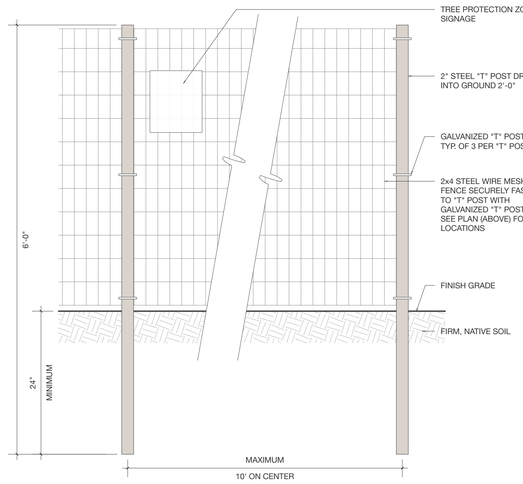
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FUEL MANAGEMENT PLAN

L0.1





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



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

TREE PROTECTION + REMOVAL LEGEND

- Tree to remain / be protected
- 4' Tree Protection Fence, See Details 1-2
- Tree to be removed, typ. of 3
- Minimum Critical Root Zone

TREE REMOVAL NOTES

1. Refer to the 33 Pronghorn Run Tree Impact Assessment Report, dated 12/17/25, as prepared by Thompson Wildland Management, for all notes and information related to tree removal and protection.
2. All existing trees not shown for removal are to remain and be protected throughout construction.
3. Avoid tree removal and pruning practices during the bird nesting season (February - August), refer to the Tree Impact Assesment Report.
4. Per Monterey County HCD tree removal permit conditions, mitigation trees are required to survive a 5-year monitoring period.

TREE REMOVALS

Tree #	Size	Tree Type	Replacement Quantity
484	25"	Valley Oak	5
486	25"	Valley Oak	5
488	33"	Valley Oak	5

15 Total Replacement Trees

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LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
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Revisions
No. Date Description

Issue
PERMIT SET

Date
06 FEBRUARY 2026

Drawn by
KD

Scale: 1"=20.0'
0' 10' 20'

North

Drawing Title
TREE PROTECTION + REMOVAL PLAN

L0.2

(E) DRIVEWAY, TO REMAIN

HOMELAND BOUNDARY

5' HOMELAND SETBACK

LIMIT OF (E) DRIVEWAY, TO REMAIN

ASPHALT DRIVEWAY - S.C.D.

32" STUMP

VEHICULAR TURNOUT

HOMELAND BOUNDARY

5' HOMELAND SETBACK

OPENLAND ENCROACHMENT, REFERENCE SANTA LUCIA CONSERVANCY APPROVAL LETTER DATED, 28 OCTOBER 2025. SEE L3.0 FOR NATIVE GRASSLAND RESTORATION.

ADU
FFE 1725.0

GARAGE
FFE 1730.7

TRASH ENCLOSURE

MAIN RESIDENCE
FFE 1733.0

CABANA
FFE 1734.0

PROPERTY LINE

HOMELAND BOUNDARY

5' HOMELAND SETBACK

(N) NATIVE TREE, TYP.

FIRE TRUCK TURNAROUND

(N) PROPANE TANK, BY OTHERS

5' HOMELAND SETBACK

HOMELAND BOUNDARY

(E) OAK, TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION, TYP.

POOL UNDER SEPARATE PERMIT

LEGEND

1	ASPHALT PAVING	10	LP FIRE PIT
2	CHIP-SEAL PAVING	11	WATER FEATURE
3	GRAVEL PAVING	12	POOL + SPA
4	STONE PAVER	13	OUTDOOR KITCHEN / BBQ
5	FLAGSTONE PAVING	14	HANDRAIL
6	STONE RETAINING WALL	15	BOULDER
7	STONE STEPS	16	POTS
8	STEEL EDGE STEP W/ GRAVEL LANDING	17	OUTDOOR SHOWER
9	TIMBER BENCH	18	SCULPTURE BY OWNER

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LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions

No.	Date	Description

Issue
PERMIT SET

Date
06 FEBRUARY 2026

Drawn by
KD

Scale: 1"=20.0'

0' 10' 20'

North

Drawing Title

HOMELAND SITE PLAN

L1.0

LANDSCAPE MATERIALS + FINISHES

NOTES

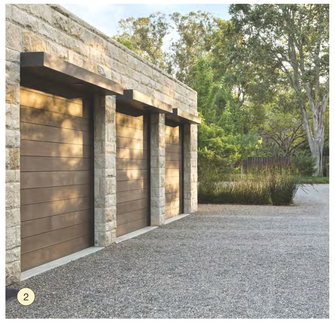
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2 FOR PHOTO REFERENCES, REFER TO THIS SHEET

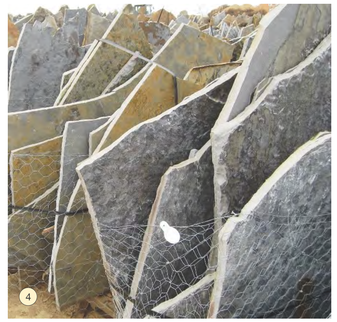
DESIGNER/CONTRACTOR LEGEND

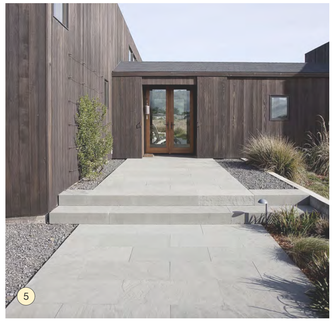
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ARCH	Architect: Tom Meaney Architect	LC	Landscape Contractor: TBD
CE	Civil Engineer: C3 Engineering		

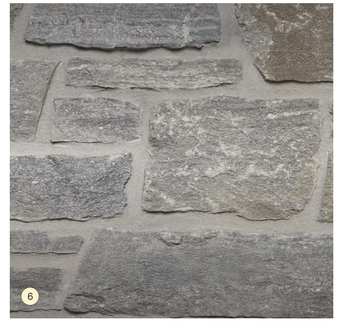
	LANDSCAPE ITEM	SPECIFICATION	DESIGNER RESPONSIBLE	CONTRACTOR RESPONSIBLE
1	ASPHALT DRIVEWAY	S.C.D.	CE	GC
2	CHIP-SEAL PAVING	Chip Seal with 3/8" washed 'Sierra Tan' Gravel Seal Coat: RS-1 Asphalt Emulsion Top Coat: SS-1 Asphalt Binder with one layer deep 3/8" gravel chip Sub-base: Compacted class 2 aggregate base per geotech report Edging: 3/16" x 5" cold rolled, unfinished steel edging	LA / CE	GC
3	GRAVEL PAVING	3/8" washed 'Sierra Tan' Gravel top dressing to 3/4" thk on 2" deep 50%, 3/8" crushed rock +50% granite fines mixed w/ stabilizer @ 12lbs per yard Edging: 3/16" x 5" cold rolled steel edge where all gravel edges meet planted areas	LA	LC / GC
4	STONE PAVER	Monolithic/oversized dimensioned natural stone, thickness varies , with 1" mortar setting bed, set on reinforced concrete base per Geotech. Stone type: 'Blue / Brown Multi-Blend', as supplied by SBI Materials, or approved equivalent. Finish: Tapestry Brush Provide anti-fracture membrane supplied by Schluter 500xp or SIM Gap: Planted or gravel filled joints as per plan	LA	LC / GC
5	FLAGSTONE PAVING	2" thk (Pedestrian) natural stone set on mortar bed. Gravel held 1/2" below top of stone paving Stone Type: Medium to Large format flagstone, natural cleft finish, 'Blue/ Brown Multi-blend', as supplied by SBI Materials, or approved equivalent as provided by Orjin Stone or approved equivalent	LA	GC
6	STONE RETAINING WALL	Wall: CIP Concrete Wall, Foundation, and Footing Per SE. Provide waterproofing and drain mat/ pipe at rear of all retaining walls, per SE Stone Type: 'Barnwood Blue Ashlar' veneer, as supplied by Buechel Stone, set with non shrink masonry mortar. Provide type S non shrink mortar and adjustable non corrosive veneer ties and wire mesh as per SE. Review color of joint mortar with LA prior to installation. Rake mortar back from face of wall as determined with the approved mockup. Veneer face sizes shall be a mix of small(20%), medium(30%), and large(50%).	LA / CE	GC
7	STONE STEPS	6" thk stone steps set on reinforced concrete base. Stone: TBD as supplied by TBD Finish: Sawn all sides, thermal finish. Steel Handrail by others	LA	GC
8	STEEL EDGE STEP W/ GRAVEL LANDING	3/8" washed 'Sierra Tan' gravel top dressing to 3/4" thick on 2" deep 50% 3/8" crushed rock + 50% granite fines mixed together w/ stabilizer @ 12 lbs per yard. Install 3/8" washed 'Sierra Tan' surface gravel in two lifts. First lift shall be compacted into 50/50 base prior to stabilizer setting firm. Second lift applied loose to achieve full and even depth of 3/4 thick. Base: 4 class 2 compacted aggregate base Install 1/4" steel edge risers and steel tiebacks. Set steel anachors into concrete peirs.	LA	GC
9	TIMBER BENCH	Bench 1: Monolithic, salvaged old growth Redwood timber bench w/ steel supports	LA	GC
10	LP FIRE PIT	4'-0"x 6'-0" Concrete firepit by Lumacast Model: BLOC Wide 62 w/ electronic ignition Color: TBD w/ LA Media: Rolled lava as supplied by Lumacast Tabletop: Aluminum, as supplied by Lumacast Burner: Warming Trends, brass 210,000 BTU Cover: All weather as supplid by Lumacast Gas: Propane	LA	GC
11	WATER FEATURE	4' x 4' x 14" monolithic carved stone w/ concave top to all (4) edges. Stone: Blue stone w/ infinity edge on all (4) sides, 1" stone cap at center. Base: Stone feature set on concrete base w/ 1" channels for moisture release. Depth: Concave top surface to edges, max depth 4 1/2" Catch basin: Reinforced concrete basin w/ Xypex additive waterproofing, or approved equal. Grate: Fiberglass grate w/ wire mesh (small openings to hold 3/8" gravel), continuous around base of fountain, 2" gravel cover. Pump enclosure: Underground pump enclosure to include filter, pump w/ adjustable flow, and autofill device. Exact location & specifications of water feature equipment to be provided by pool contractor, approved by Landscape Architect.	LA	GC
12	POOL + SPA	16' x 53' Gunite Pool Coping: 2 1/2" thk natural stone to match paving with eased waterside edges Plaster: PebbleTec - TBD Waterline Tile: Heath or approved equivalent - TBD Step Indicator Tile: Step indicator tile to be 2x2 natural clay with matte glaze, color TBD Cover: Automatic safety rated pool cover by Pool Covers inc. or approved equivalent. Color: Designer color TBD Cover track + hidden leading bar: To be recommended by PC and verified by LA Filtration System: 'Bioshield' as manufactured by Pentair or equivalent	LA / PC	PC
13	OUTDOOR KITCHEN / BBQ	CIP Concrete Wall, Foundation, and Footing Per SE. Provide waterproofing and drain mat at rear of all retaining walls. Stone Type: 'Barnwood Blue Ashlar' veneer, as supplied by Buechel Stone, set with non shrink masonry mortar. S non shrink mortar and adjustable non corrosive veneer ties and wire mesh as needed and per SE. Review color of mortar with LA prior to install. Rake mortar back from face of wall per mockup. Countertop: 1 1/4" thk 'TBD stone' w/ 3" miter edge Grill: TBD, To be confirmed with owner. Cover: TBD	LA	LA / GC
14	HANDRAIL	Top Rail: 1 1/4" powder coated 316 stainless steel, Color: TBD. Rail to be set 34-38" Rail to be mounted to stone retaining wall.		
15	BOULDER	Granite boulders as supplied by TBD Allowance: 25 tons total for all boulders	LA	GC
16	POTS	(2) Atelier Vierkant / U 60 - Grey - 23.6" Diameter, 18.9" Height, provide drip irrigation (1) Atelier Vierkant / U 80 - Grey - 30.7" Diameter, 23.6" Height, provide drip irrigation (3) Atelier Vierkant / U 100 -Black - 3934" Diameter, 28.3" Height, provide drip irrigation	LA	GC
17	OUTDOOR SHOWER (BY OTHERS)	See Arch dwgs		
18	STATUE (BY OWNER)	(2) Statues, provided by owner, set on thickened stone wall	LA	GC


2

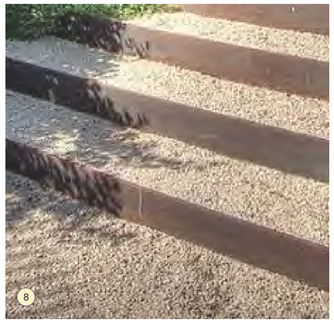

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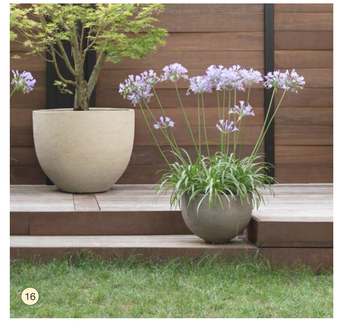

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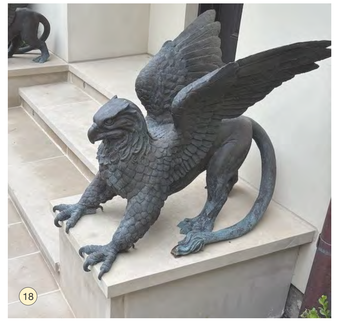

11


12


13


15


16


18

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 6470
Signature
04/30/27
Expiration
06 FEBRUARY 2026
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY

LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

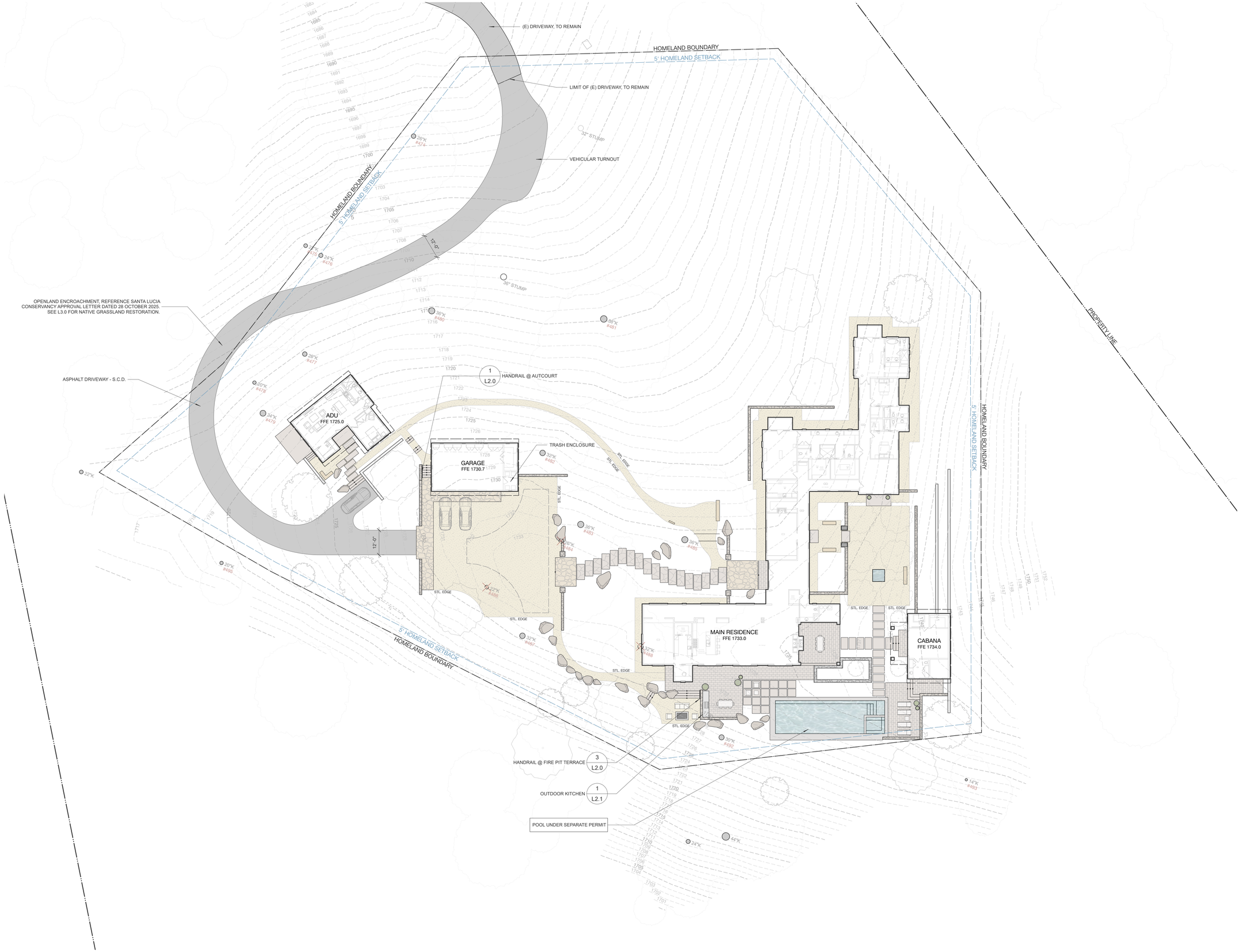
Date
06 FEBRUARY 2026

Drawn by
KD

Scale: N/A

Drawing Title
MATERIALS + FINISHES

L1.1



BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
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LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 6130
Signature
04/30/27
Expiration
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LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions

No.	Date	Description

Issue
PERMIT SET

Date
06 FEBRUARY 2026

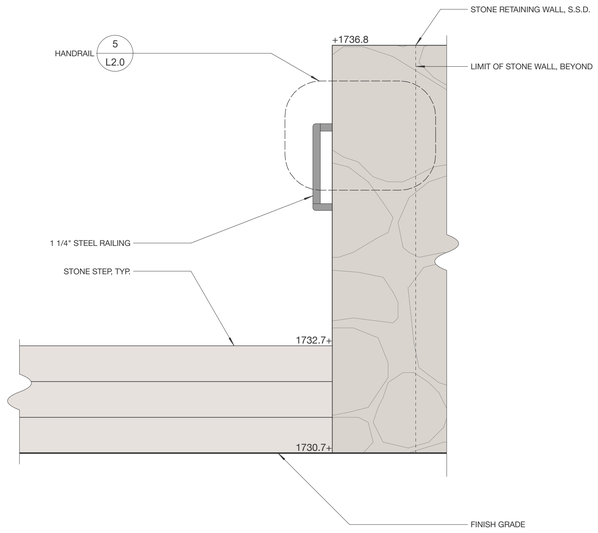
Drawn by
KD

Scale: 1"=20.0'
0' 10' 20'

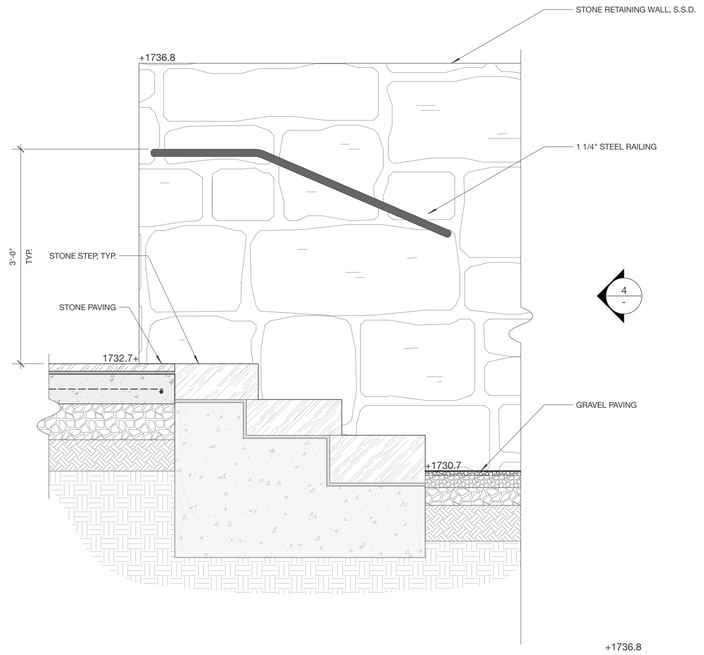
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Drawing Title
CONSTRUCTION PLAN

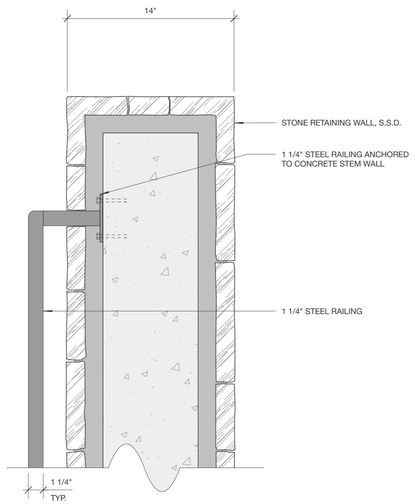
L1.2



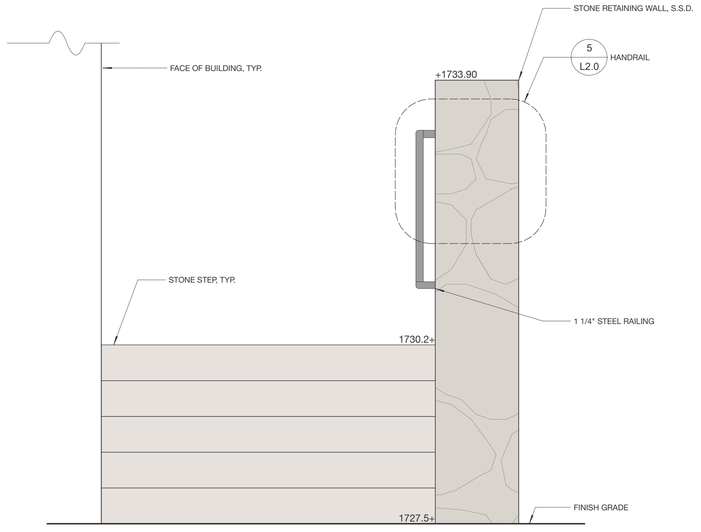
4 ELEVATION: HANDRAIL @ FIRE PIT TERRACE
1" = 1'-0"



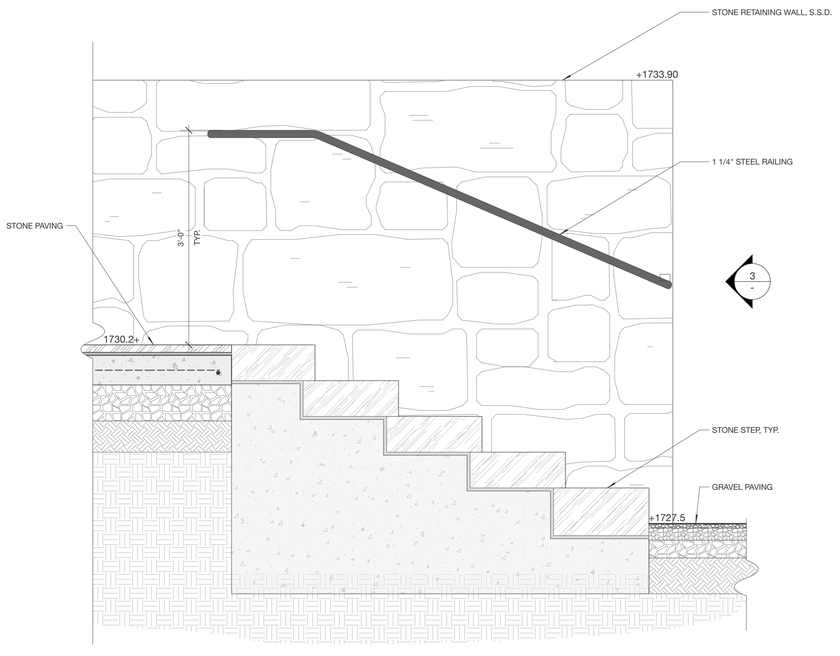
2 ELEVATION: HANDRAIL @ FIRE PIT TERRACE
1" = 1'-0"



5 SECTION: HANDRAIL
2" = 1'-0"



3 ELEVATION: HANDRAIL @ AUTCOURT
1" = 1'-0"



1 ELEVATION: HANDRAIL @ AUTCOURT
1" = 1'-0"

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
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LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 4741
Signature
04/30/27
Expiration
06 FEBRUARY 2026
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY

LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

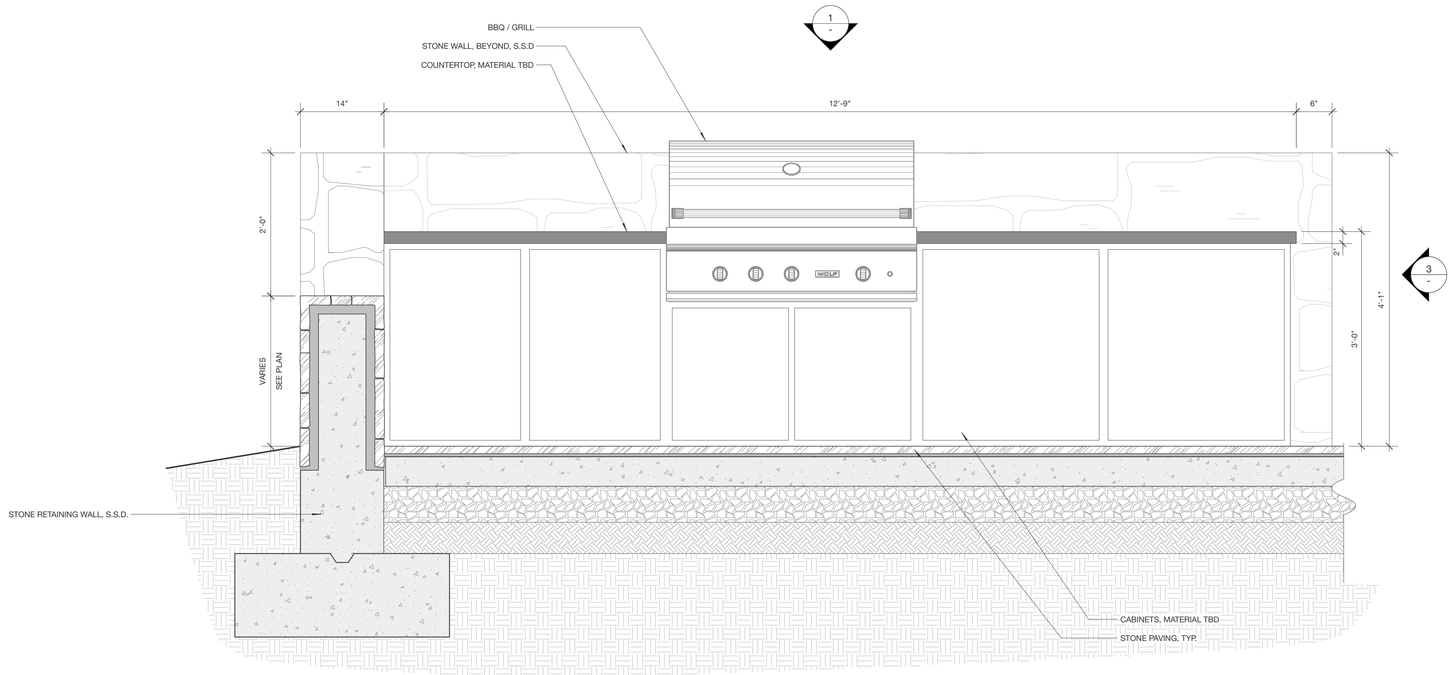
Date
06 FEBRUARY 2026

Drawn by
KD

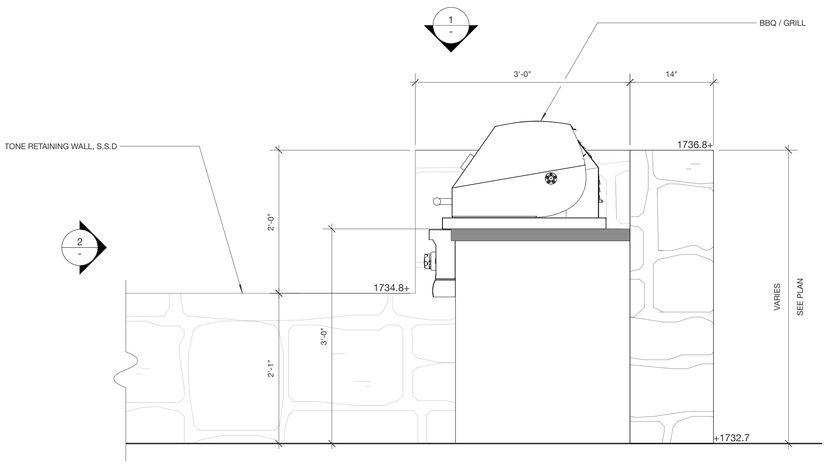
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Drawing Title
LANDSCAPE DETAILS

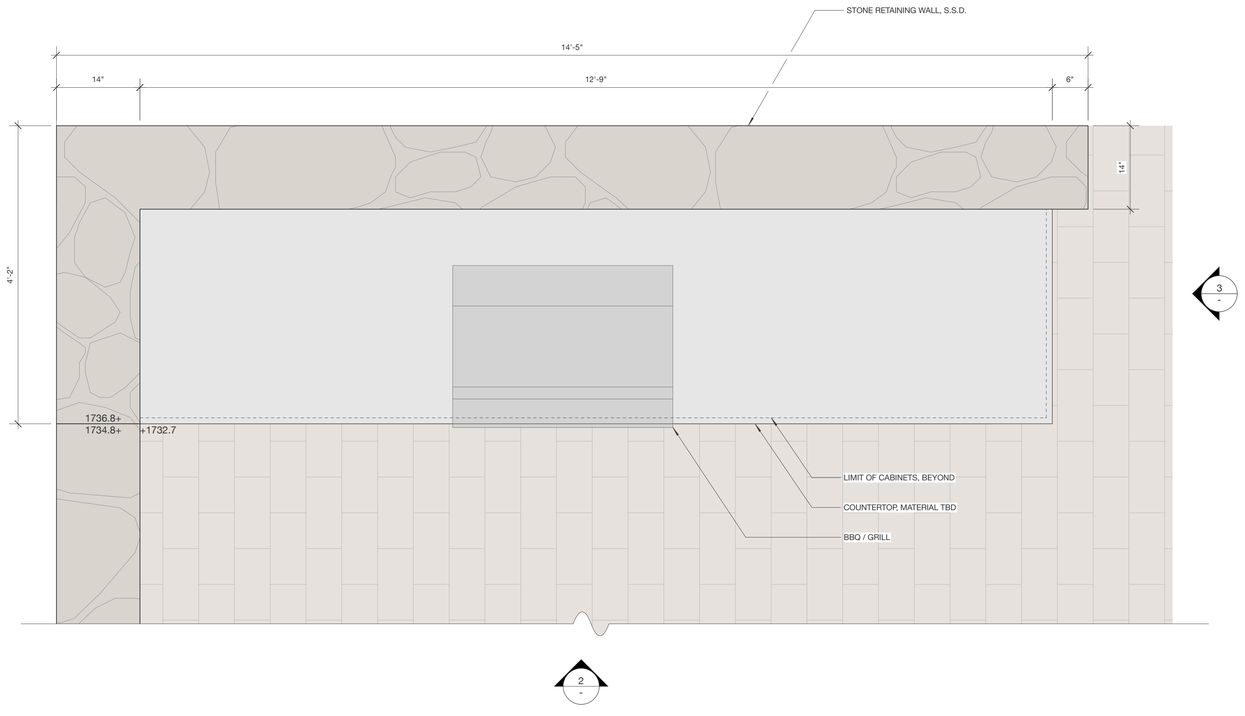
L2.0



3 ELEVATION: OUTDOOR KITCHEN
1" = 1'-0"



1 ELEVATION: OUTDOOR KITCHEN
1" = 1'-0"



1 PLAN: OUTDOOR KITCHEN
1" = 1'-0"

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33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
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Issue
PERMIT SET

Date
06 FEBRUARY 2026

Drawn by
KD

Scale: AS SHOWN

Drawing Title
OUTDOOR KITCHEN

L2.1



LANDSCAPE CERTIFICATION

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

BLISS
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ARCHITECTURE

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MICHAEL J. BLISS No. 6130
Signature
04/30/27
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STATE OF CALIFORNIA

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LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions

No.	Date	Description

Issue
PERMIT SET

Date
06 FEBRUARY 2026

Drawn by
KD

Scale: 1/16" = 1'-0"
0' 8' 16'

North

Drawing Title

REFERENCE PLANTING PLAN

L3.0



LANDSCAPE CERTIFICATION

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LICENSED LANDSCAPE ARCHITECT
JOSHUA J. BLISS No. 6130
Signature
04/30/27
Expiration
06 FEBRUARY 2026
Date
STATE OF CALIFORNIA

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LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

Date
06 FEBRUARY 2026

Drawn by
KD

Scale: 1"=10.0'
0' 5' 10'

North

Drawing Title
PLANTING PLAN - ADU

L3.1



LANDSCAPE CERTIFICATION

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LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 5710
Signature
04/30/27
Expiration
06 FEBRUARY 2026
Date
STATE OF CALIFORNIA

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LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

Date
06 FEBRUARY 2026

Drawn by
KD

Scale: 1"=10.0'
0' 5' 10'

North

Drawing Title
PLANTING PLAN - MAIN HOUSE

L3.2

PLANTING NOTES

1. All areas of the property shall be treated and managed to eliminate, as reasonably possible, any and all invasive plant materials. Review extent, methods, and scope of work with Landscape Architect prior to construction commencing.

2. Contractor shall be responsible for making themselves familiar with all underground utilities, pipes, and structures. Contractor shall take responsibility for any cost incurred due to damage of said utilities.

3. Contractor shall not willfully proceed with construction as designed when it is obvious that known or unknown obstructions and/or grade differences exist in planting areas. Such conditions shall be immediately brought to the attention of the Landscape Architect.

4. Contractor shall be responsible for all coordination with subcontractors as required to successfully accomplish all planting operations on budget and on schedule.

5. Contractor shall submit random soil samples from the site to a qualified soil testing lab for a horticultural suitability test and amendment recommendations. After amending topsoil to a depth of 8" (and in strict accordance with soil test recommendations), grade all areas smooth with no localized depressions or humps exceeding 1". Insufficient or unsuitable existing soil shall be augmented or replaced with topsoil as approved by the Landscape Architect.

6. All plant material shall be approved by Landscape Architect prior to installation.

7. Plant Quantity Discrepancies: If discrepancies between the plant list and the plant quantities shown on the Drawings occurs (including graphic symbols), the plant list quantities are to be used.

8. Contractor to complete all soil amendment, finish grading, and removal of any and all construction debris from the planting areas before laying out the approved plant material for Landscape Architect's review.

9. Contractor shall lay out all plants in their containers as per the drawings for Landscape Architect's on site review and approval prior to installation. Notify Landscape Architect 72 hours prior to requested review.

10. Contractor shall notify Construction Manager + Landscape Architect 72 hours prior to commencement of work to coordinate project inspection schedules.

11. Any plant substitutions or alternates must be approved by the Landscape Architect prior to plant purchase and delivery to the project or plant staging site.

12. All plants shall be healthy, pest and disease free, free of girdling roots, free of weeds, and well established in the container.

13. Mycorrhizal inoculate organic fertilizer shall be applied during planting as per manufacturer's recommendations. Use "Green Diamond Mykos Start Pro" (4-2-2 organic fertilizer) or approved equal.

14. Trees shall be located a minimum of 4 ft. from walls, overheads, walks, headers, and other trees within the project unless shown or directed by Landscape Architect otherwise.

15. No plant shall be planted in overly dry conditions or during extreme high or low temperatures (Above 95 F or below 35 F)

16. Water all plants by handheld hose with watering wand attachment immediately after planting (no water 'jetting'). No plant should be out of its container for more than twenty minutes before being planted and watered. Contractor shall be responsible for irrigating all new plantings, seeding, and lawns until the entire project has been fully completed and accepted by the Owner.

17. Contractor is responsible to apply sufficient but not excess irrigation to all new plantings to ensure healthy plant establishment.

18. Backfill mix shall consist of 1/3 imported organic compost and 2/3 amended site or topsoil, and in strict accordance with soil test recommendations.

19. Immediately after excavation of plant pits, test drainage of pits by filling with water. Give written notification of conditions permitting the retention of water in pits for more that (3) hours. Contractor shall submit to Owner and Landscape Architect, for approval, a written proposal and cost estimate for the correction of poor drainage conditions before proceeding with plant installation.

20. All newly planted container plants and trees shall receive watering basins (soil saucers) 3 times the size of the root ball upon planting, unless otherwise shown on Drawings.

21. Planting areas shall receive a 3" layer of partially decomposed, hardwood mulch, unless noted otherwise. Verify specification of mulch with Landscape Architect. Submit bagged samples as directed/ requested for Landscape Architect's approval.

22. Mulch shall be kept at a maximum depth of 3" deep near the plant crowns and trunks, and not extend higher than 1/8" onto the crown or trunk of any newly planted plant or tree.

23. All plant material shown on the Planting Plan is subject to the adverse effects of nature including, but not limited to, fire, earthquake, flooding, freeze, drought, erosion, and foraging predators. The Landscape Architect cannot, and does not, guarantee or imply warranty that specified plants will survive these acts of nature. All plants specified satisfy the general climatic conditions set forth by the U.S. Department of Agriculture and the Sunset Western Garden Book.

24. Refer to Soils Report Recommendations to confirm if a post planting fertilizer program is required. Follow fertilizer program, in required, in strict accordance with the recommendations.

25. Plant and tree maintenance (new plants): Begin maintenance immediately after planting. Provide complete maintenance and service as required to promote and maintain healthy growth including, but not limited to, watering, fertilizing, weeding, mowing, trimming, rolling, fallen leaf removal, treating for insects and disease, resetting plants to proper grade and upright position, and other operations and maintenance work. Throughout the maintenance period, restore planting saucers and mulch, and keep mulch beds weed free. Tighten and adjust guy wires, stakes, and deadman to keep trees in vertical position. Restore and replace damaged trunk wrappings. Maintenance period shall be a minimum of 90 days from date of final acceptance.

26. Warranty: Provide written warranty agreeing to remove and replace work that exhibits defects in materials or workmanship for the specified periods. "Defects" is defined to include, but is not limited to, death, unsatisfactory growth, disease, insect infestation, abnormal foliage density, abnormal size, abnormal color, failure to thrive, and other unsatisfactory characteristics. Warranty on all plants shall be one year from date of the last day of the required maintenance period, unless approved by the Landscape Architect or the client otherwise.

SUPPLEMENTAL PLANTS

Botanical Name	Common Name	Container Size
Achillea 'Alba'	White Yarrow	1 gal
Chondropetalum 'El Campo'	Dwarf Cape Rush	5 gal
Muhlenbegia emersleyi	Bull Grass	1 gal
Iris douglasiana	Douglas Iris - Pacific Coast	1 gal
Juncus patens 'Elk Blue'	Elk Blue California Grat Rush	1 gal

LANDSCAPE CERTIFICATION

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PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Spacing	Notes
TREES						
	3	*Citrus x meryeri*	Improved Meyer Lemon Tree	24" box		
	6	*Olea europaea 'Swan Hill'*	Swan Hill Fruitless Olive	72" box		
	7	*Quercus agrifolia*	Coastal Live Oak	(4) 48" box (3) 60" box		mitigation
	9	*Quercus lobata*	Valley Oak	(5) 5 gal (2) 15 gal (2) 24" box		mitigation
SHRUBS						
	31	*Achillea 'Alba'*	Common White Yarrow	1 gal	24"	
	5	*Aeonium arboreum*	Tree Aeonium	2 gal		
	12	*Agave 'Blue Flame'*	Blue agave	5 gal		
	18	*Arctostaphylos 'Dr. Hurd'*	Dr. Hurd Manzanita	24" box		
	107	*Arctostaphylos 'Garcia River'*	Garcia River Manzanita	1 gal	3'	
	52	*Arctostaphylos 'Pacific Mist'*	Pacific Mist Manzanita	5 gal		
	27	*Arctostaphylos 'Sunset'*	Sunset Manzanita	5 gal	4'	
	16	*Artemisia californica 'Montara'*	Montara Sagebrush	1 gal	30"	
	29	*Blechnum spicant*	Deer Fern	1 gal	16"	
	7	*Ceanothus 'Frosty Blue'*	Frosty Blue Ceanothus	1 gal	20"	
	74	*Chondropetalum 'El Campo'*	Dwarf Cape Rush	5 gal	3'	
	242	*Festuca mairei*	Atlas fescue	1 gal		
	1	*Ficus pumila*	Climbing Fig	1 gal		
	31	*Frangula 'Leatherleaf'*	California Coffeeberry	5 gal		
	10	*Gaura lindheimeri*	White Gaura	1 gal		
	60	*Muhlenbergia emersleyi*	Bull Grass	1 gal		
	11	*Nepeta 'Kitten Around'*	Catmint	1 gal	2'	
	14	*Olea europaea 'Little Ollie'*	Dwarf Olive	5 gal	3'-2"	
	40	*Polystichum munitum*	Western Sword Fern	1 gal		
	31	*Rosmarinus 'Blue Spires'*	Blue Spires Rosemary	5 gal	30"	
	48	*Salvia 'Dara's Choice'*	Creeping Sage	4" pot	3'	
	3	*Salvia clevelandii 'Winnifred Gilman'*	Winnifred Gilman Cleveland Sage	5 gal	4'	
	35	*Teurcrium chamaedrys*	Wall Germander	1 gal	24"	
	10	*Woodwardia fimbriata*	Giant Chain Fern	5 gal		
GROUNDCOVER						
	700 SF	*Bolero Dwarf Fescue*	Dwarf Fescue Grass	seed		
	719 SF	*Lomandra 'Pom Pom'*	Shorty Mat Rush	1 gal	18" o.c.	
	5,837 SF	*Sesleria autumnalis*	Autumn Moor Grass	1 gal	18" o.c.	
	39 SF	*Thymus 'Elfin'*	Elfin Thyme	flats		
	177 SF	*Viola labradorica*	Labrador Violet	4" pots	12" o.c.	
NATIVE MEADOW RESTORATION						
	16,353 SF	*Achillea millefolium*	White Yarrow	seed		
		Danthonica californica	California Oat Grass	plugs		
		Festuca rubra	Red Fescue	seed		
		Juncus patens	California Rush	1 gal		
		Koeleria macrantha	June Grass	seed		
		Lupinus nanas	Sky Lupine	seed		
		Stipa lepida	Foothill Needle Grass	seed		
		Stipa pulchra	Purple Needle Grass	seed		

BLISS
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ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
RENEWAL 2 BLISS No. 6741
Signature
04/30/27
Expiration
06 FEBRUARY 2026
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY

LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

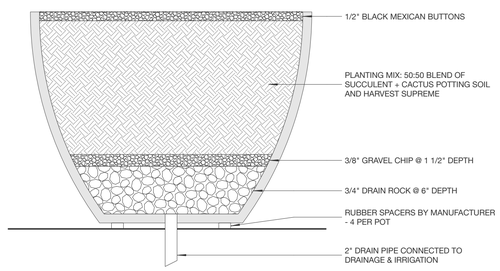
Date
06 FEBRUARY 2026

Drawn by
KD

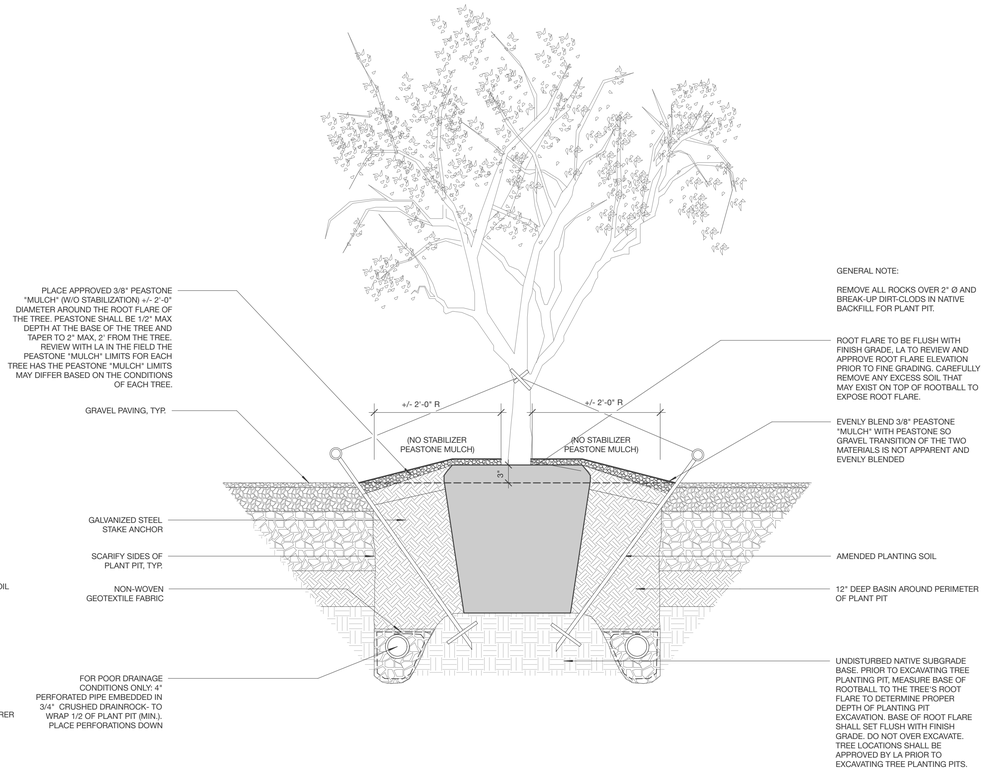
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Drawing Title
PLANTING LEGEND + NOTES

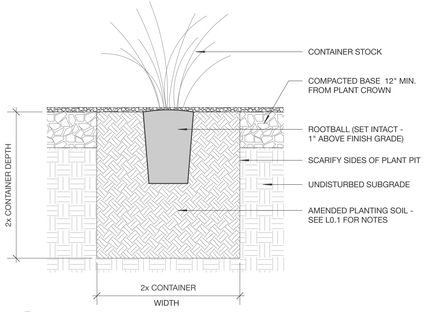
L3.3



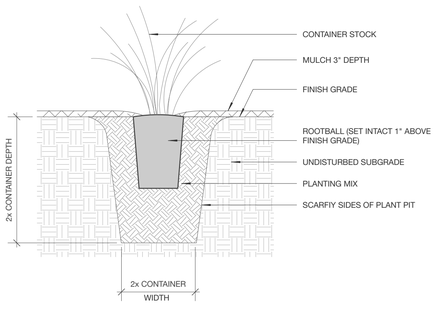
5 SECTION: POT
1" = 1'-0"



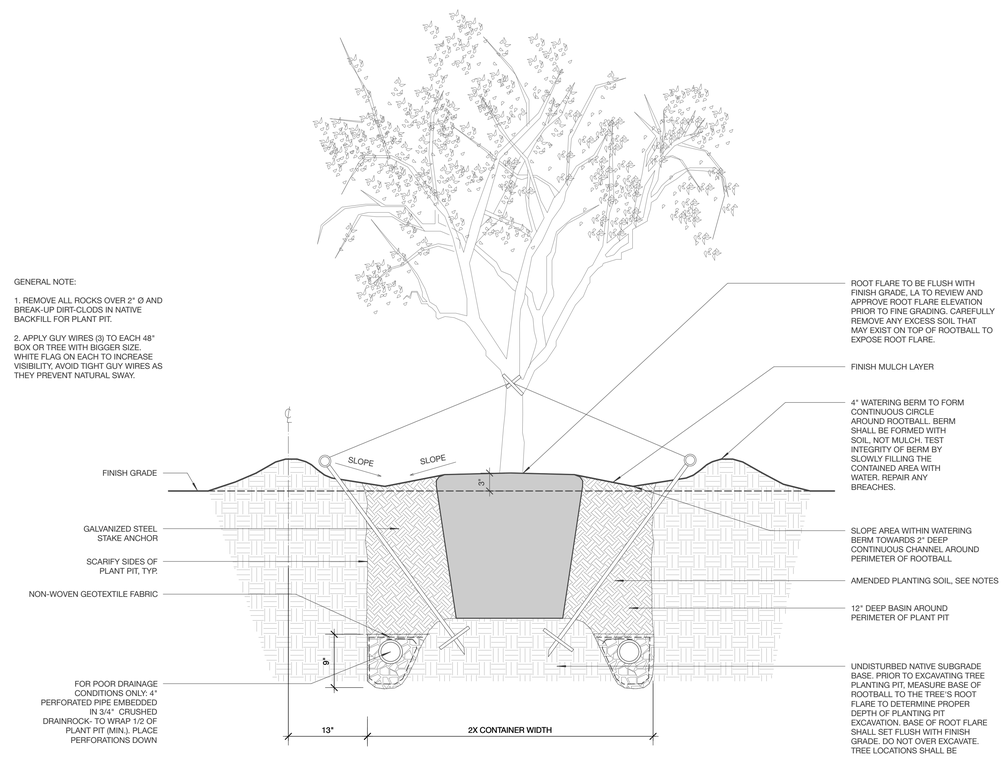
2 ELEVATION: TREE PLANTING IN GRAVEL MULCH
1" = 1'-0"



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



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



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

LANDSCAPE CERTIFICATION

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Date
06 FEBRUARY 2026

Drawn by
KD

Scale: N/A

Drawing Title
PLANTING DETAILS

L3.4

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

HOMELAND BOUNDARY

5' HOMELAND SETBACK

WEATHER 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.

IRRIGATION DEMAND: 12 GPM AT 60 PSI. STREET PRESSURE IS GIVEN AS 60 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 BE A MINIMUM OF EQUAL TO TWICE THE DIAMETER OF THE PIPE AND/OR WIRING BUNDLE. ALL MAINLINE SLEEVING SHALL BE A MINIMUM OF 6" IN DIAMETER.

CONNECT TO DOMESTIC MAINLINE. VERIFY EXACT LOCATION IN FIELD.

ADU
FFE 1725.0

GARAGE
FFE 1730.7

MAIN RESIDENCE
FFE 1733.0

GYM
FFE 1733.0

STL. EDGE

TEMPORARY ONLY. MEADOW RESTORATION

VALVE C-10 TEMPORARY IRRIGATION FOR ESTABLISHMENT ONLY

C-1	0.88	30	1"	11	
C-2	0.43	1"	9	25	
C-3	0.43	1"	1.8	25	
C-4	2.5	1"	1.3	25	
C-5	0.43	1"	8.5	25	
C-6	0.43	1"	7.2	25	
C-7	0.43	1"	9.7	25	
C-8	0.43	1"	8.7	25	
C-9	3.55	1"	1.4	25	
C-10	1.53	25	1"	1	
C-11	3.85	25	1"	1	
C-12	1.49	25	1"	4.4	
C-13	2.7	25	1"	.7	
C-14	1.44	1"	11	25	
C-15	0.43	1"	2.6	25	
C-16	2.3	1"	.9	25	
C-17	4.82	1"	.9	25	
C-18	0.43	1"	1.2	25	
C-19	6.93	1"	5.4	25	
C-20	0.95	1"	1.7	25	
C-21	0.43	1"	6.2	25	

JANET S. LUEHRS
Certified Irrigation Designer
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LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 6130
Signature
04/30/27
Expiration
06 FEBRUARY 2026
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY

LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

Date
06 FEBRUARY 2026

Drawn by
KD

Scale: 1/16"=1'-0"
0' 8' 16'

North

Drawing Title
IRRIGATION PLAN

L4.0

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.

2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.

3. THIS DESIGN IS DIAGRAMMATIC. ALL 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.

4. 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.

5. CONTRACTOR SHALL RESTORE SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF EXCAVATIONS, TO ORIGINAL CONDITIONS IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.

6. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.

8. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

9. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION 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.

10. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.

11. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.

12. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 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.

13. WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.

14. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.

16. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

17. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

18. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.

19. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.

20. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.

21. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT 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.

22. FOR PROPER SOLVENT WELD OF PVC A SUITABLE PRIMER AND SOLVENT CEMENT SHALL BE USED. USE ONLY WELD-ON 795 (OR EQUAL) CEMENT FOR FLEXIBLE PVC TO RIDID PVC CONNECTIONS. APPLICATION PRACTICE AND TECHNIQUE SHALL BE IN ACCORDANCE WITH THE PRIMER/CEMENT MANUFACTURER'S RECOMMENDATIONS. THE JOINING SURFACES MUST BE SOFTENED (WITH PRIMER/CEMENT) AND THE PIPE AND FITTING MUST BE ASSEMBLED WHILE THE SURFACES ARE STILL WET AND FLUID.

23. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

24. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.

25. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.

26. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

27. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCH AND FREE OF ROCKS AND OTHER FOREIGN COURSE MATERIAL. COMPACT BACKFILL TO A MINIMUM OF 90 PERCENT OF ORIGINAL SOIL DENSITY. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.

28. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.

29. ALL CONSTANT PRESSURE PIPES SHALL BE TESTED AT A MINIMUM OF 125 PSI FOR TWO HOURS. CENTER LOAD 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.

30. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

31. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

32. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.

33. CONTRACTOR SHALL VERIFY REMOTE AND WEATHER SENSOR RECEPTION TO THE RECEIVER PRIOR TO INSTALLING THE CONTROLLER. IF SIGNAL IS TOO WEAK, EXTEND THE RECEIVER OUT TO A MAXIMUM OF 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.

34. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.

35. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

36. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

37. AT LEAST 10 DAYS PRIOR TO COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER WITH A MAINTENANCE MANUAL. DATA SHALL BE ON 8 1/2" X 11" SHEETS, IN A 3-RING BINDER AND SHALL INCLUDE:
- ☐ INDEX SHEET WITH CONTRACTOR'S CONTACT INFORMATION AND LIST OF EQUIPMENT WITH LOCAL MANUFACTURER'S REPRESENTATIVES.
- ☐ CATALOG AND PARTS SHEET OF ALL MATERIAL AND EQUIPMENT.
- ☐ COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
- ☐ COMPLETE AND DATED MANUFACTURER'S WARRANTIES.

38. AT COMPLETION OF MAINTENANCE PERIOD, PROVIDE OWNER WITH THREE (3) EACH OF ALL OPERATING AND SERVICING KEYS AND WRENCHES REQUIRED FOR COMPLETE MAINTENANCE AND OPERATION OF ALL HEADS AND VALVES. PROVIDE TWO (2) EACH OF KEYS TO CONTROLLER CABINETS.

39. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

40. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

41. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. THE IRRIGATION CONTRACTOR SHALL ARRANGE AND PAY FOR THE AUDIT. THE AUDIT MUST BE PERFORMED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	MAX. RADIUS	MAX. SPACING	DETAIL #
⊕ ⊖ ◉	PROS-06-PRS30-CV/MP-1000-90,210,360	HUNTER POP-UP LAWN SPRAY W/ MP-1000 NOZZLE	35	.19,.45,.77	13'	12'	L4.3/14
◒	PROS-06-PRS30-CV/MP2000-90	HUNTER POP-UP LAWN SPRAY W/ MP-2000 NOZZLE	35	.4	19'	18'	L4.3/14
▲	HEB-40	HUNTER PRESSURE COMPENSATING DRIP BUBBLER INSTALL ONE BUBBLER PER SHRUB	40	4 GPH (.07 GPM)			L4.3/13
■	HEB-60	HUNTER PRESSURE COMPENSATING DRIP BUBBLER REFER TO BUBBLER DETAIL FOR # BUBBLERS PER TREE	40	6 GPH (.1 GPM)			L4.2/12
●	-	COMPRESSION FITTING STUB-OUT FROM PVC RIGID PIPE TO POLY TUBING					L4.3/20
⧈	EBV-0500-S	NDS BALL VALVE FOR FLUSHING					L4.3/17
NOT SHOWN	PLD-AVR	HUNTER AIR/VACUUM RELIEF VALVE					L4.3/18
△	ECO-ID	HUNTER OPERATION INDICATOR					L4.3/19
◔	ICV-AS-ADJ SERIES/LT-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 (LINE SIZE)					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 PREVENTER					L4.2/1
□	MODEL 70	BADGER 1" IRRIGATION SUB-METER					L4.3/16
[R]	WSS-SEN	HUNTER SOLAR SYNC WIRELESS WEATHER SENSOR					L4.3/15
Ⓒ	I2CF-800-PL + (2) ICM-800 ROAM-KIT	HUNTER ICC-2 MODULAR CONTROLLER (24 STATIONS) - WALL MOUNT HUNTER MAINTENANCE REMOTE					L4.2/2
C-1 / 1"	1.6 / 15 / 30	CONTROLLER AND STATION NUMBER APPLICATION RATE (INCHES) OPERATING PRESSURE (PSI) APPROXIMATE GALLONS PER MINUTE 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 SCHEDULE 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.					L4.2/8
- - - -		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)					L4.4/21-26
- - - -		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)					L4.4/21-26
– – – –		SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.					L4.4/21-26

LATERAL LINE SIZING CHART

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

DRIPLINE NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.

2. 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.

3. 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 700' @ .6GPH OR 400' @ .9GPH OF TOTAL DRIPLINE PER ZONE.

4. 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.

5. 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.

6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.

7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
- ☐ 0-8 GPM 3/4"
- ☐ 8.1-15 GPM 1"
- ☐ 15.1-25 GPM 1 1/4"

8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE. TO PREVENT LEAKING AND FITTING BLOW OUTS, CAREFULLY FOLLOW THE FITTING MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9. 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.

10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.

11. IN TURF OR NO-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.

12. 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.

"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."

JANET S. LUEHRS — Certified Irrigation Designer — CID — 43274

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LICENSED LANDSCAPE ARCHITECT — JAMES J. BLISS No. 4745 — Signature — 04/30/27 Expiration — 06 FEBRUARY 2026 Date — STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY

LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

Date
06 FEBRUARY 2026

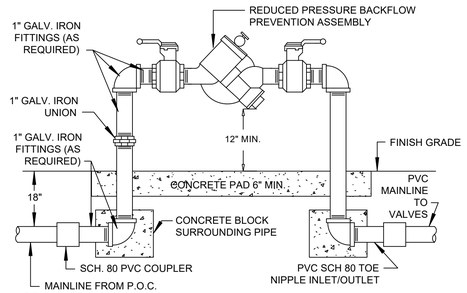
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KD

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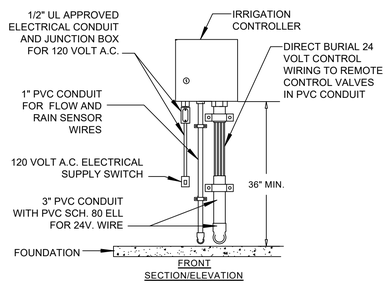
Drawing Title
IRRIGATION NOTES + LEGEND

L4.1

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

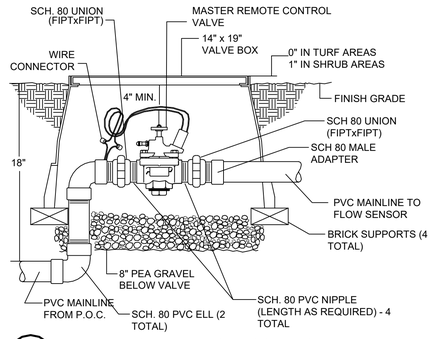


1 REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



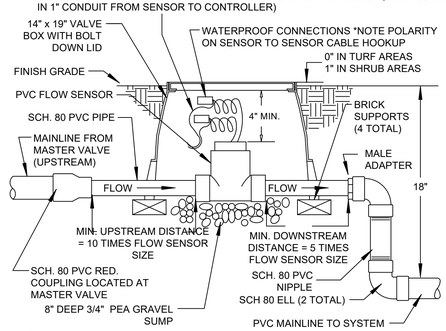
NOTE: CONDUIT FROM CONTROLLER TO LEVEL 1 REMOTE CONTROL VALVES AND TO LEVEL 2 STUB-OUT SHALL BE PROVIDED, ROUTED, AND INSTALLED BY ELECTRICAL CONTRACTOR.

2 INSIDE WALL MOUNT CONTROLLER DETAIL
NOT TO SCALE

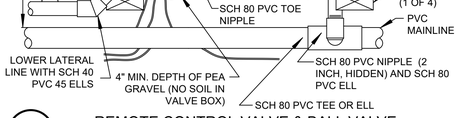


3 MASTER REMOTE CONTROL VALVE
NOT TO SCALE

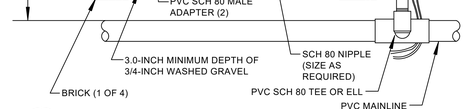
NOTE: FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) VERTICAL AND BODY (TEE) POSITIONED HORIZONTALLY.



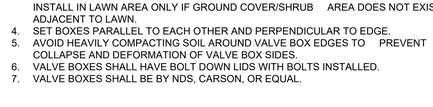
4 PVC FLOW SENSOR INSTALLATION DETAIL
NOT TO SCALE



5 REMOTE CONTROL VALVE & BALL VALVE
NOT TO SCALE

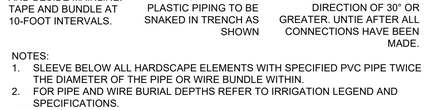


6 HUNTER DRIP ZONE KIT
NOT TO SCALE



NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
7. VALVE BOXES SHALL BE BY NDS, CARSON, OR EQUAL.

7 VALVE BOX INSTALLATION DETAIL
NOT TO SCALE



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.

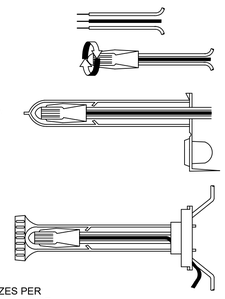
8 PIPE AND WIRE TRENCHING
NOT TO SCALE

STEP 1: STRIP WIRES 1/2" FROM ENDS.

STEP 2: APPLY SCOTCHLOK Y SPRING CONNECTOR IN A CLOCKWISE DIRECTION.

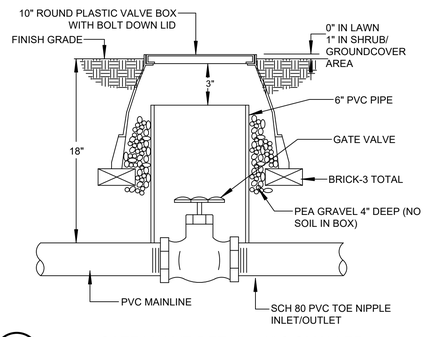
STEP 3: INSERT SPLICE TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT BOTTOM OF TUBE.

STEP 4: POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.

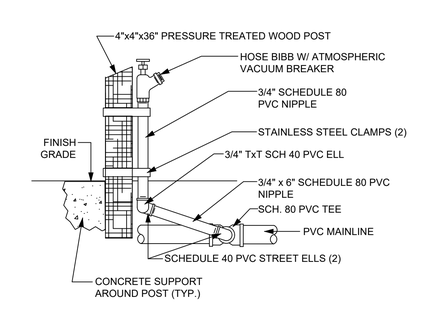


NOTE: MAXIMUM WIRE SIZES PER CONNECTOR ARE THREE # 14'S OR TWO #12'S.

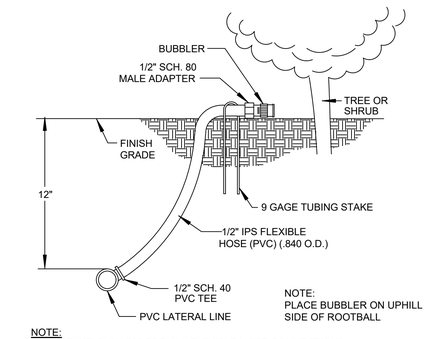
9 WIRE CONNECTION DETAIL
NOT TO SCALE



10 GATE VALVE DETAIL - 2" & SMALLER
NOT TO SCALE



11 HOSE BIBB DETAIL
NOT TO SCALE



NOTE:
1. USE WELD-ON 795 FOR ALL FLEXIBLE HOSE CONNECTIONS.

12 BUBBLER ON FLEX HOSE DETAIL
NOT TO SCALE

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

JANET S. LUEHRS Certified Irrigation Designer CID 43274

BROOKWATER
IRRIGATION CONSULTANTS
1228 QUARRY LANE, SUITE E
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417
E-MAIL OFFICE@BROOKWATER.COM

BLISS
LANDSCAPE ARCHITECTURE
24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT — JONATHAN J. BLISS No. 6130 — Signature — 04/30/27 Expiration — 06 FEBRUARY 2026 Date — STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY

LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

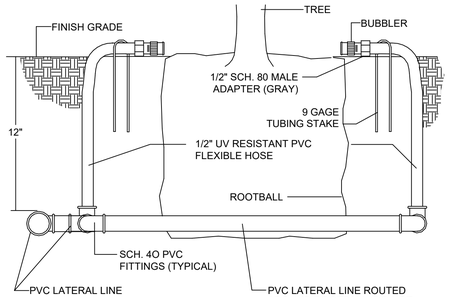
Date
06 FEBRUARY 2026

Drawn by
KD

Scale: N/A

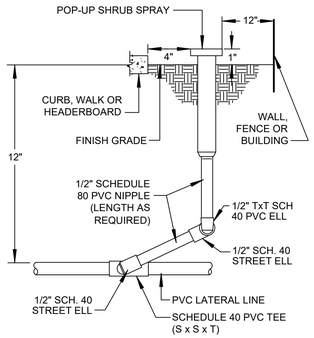
Drawing Title
IRRIGATION DETAILS

L4.2



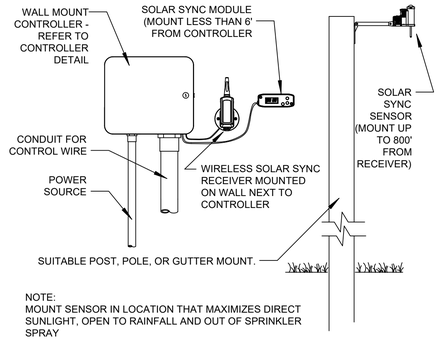
NOTES:
1. INSTALL BUBBLERS BETWEEN THE ROOT BALL AND THE NATIVE SOIL . WATER SHOULD NOT BE HITTING THE TRUNK OF THE TREE.
2. USE WELD-ON 795 FOR ALL FLEXIBLE HOSE CONNECTIONS.
3. NUMBER OF BUBBLERS PER TREE SIZE:
   a. 15G - 24" BOX = 2 BUBBLERS
   b. 36" - 48" BOX = 4 BUBBLERS
   c. 60" - 72" BOX = 6 BUBBLERS

13 TREE BUBBLER DETAIL
NOT TO SCALE



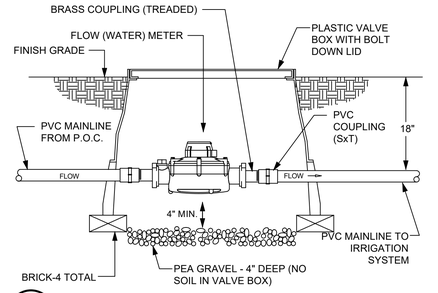
NOTE:
PRE-FABRICATED SWING JOINTS MAY BE USED. SWING JOINTS SHALL BE BY LASCO, RAINBIRD, OR EQUAL

14 SHRUB POP-UP INSTALLATION DETAIL
NOT TO SCALE

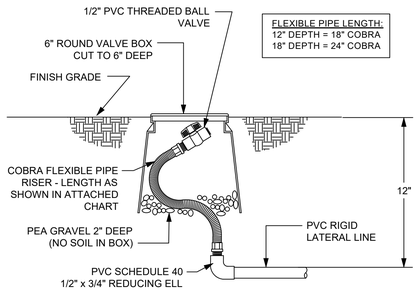


NOTE:
MOUNT SENSOR IN LOCATION THAT MAXIMIZES DIRECT SUNLIGHT, OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY

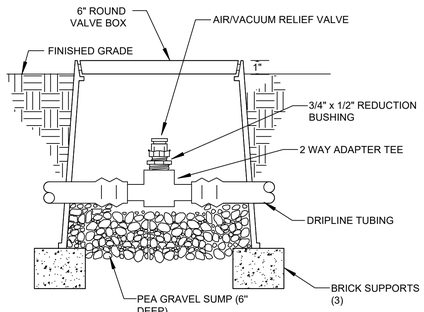
15 HUNTER SOLAR SYNC WEATHER SENSOR
NOT TO SCALE



16 WATER METER (SUB-METER)
NOT TO SCALE

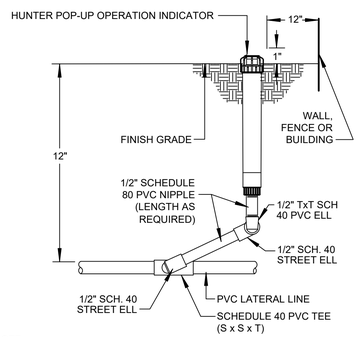


17 MANUAL FLUSH VALVE DETAIL
NOT TO SCALE



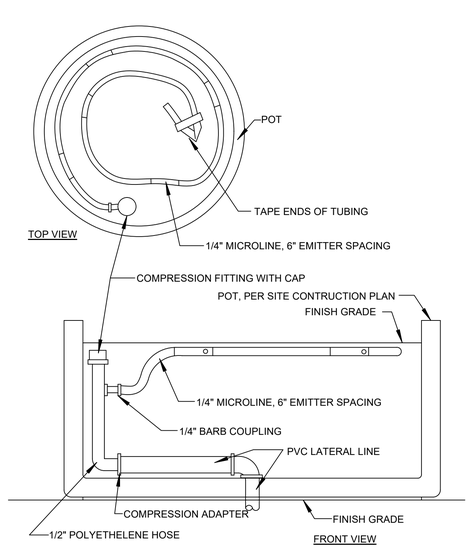
NOTE:
AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.

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



NOTE:
PRE-FABRICATED SWING JOINTS MAY BE USED.

19 HUNTER POP-UP OPERATION INDICATOR
NOT TO SCALE



20 MICROLINE IN POT DETAIL
NOT TO SCALE

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LICENSED LANDSCAPE ARCHITECT
JANUAL J. BLISS No. 5170
Signature
04/30/27
Expiration
06 FEBRUARY 2026
Date
STATE OF CALIFORNIA

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LAWRENCE RESIDENCE

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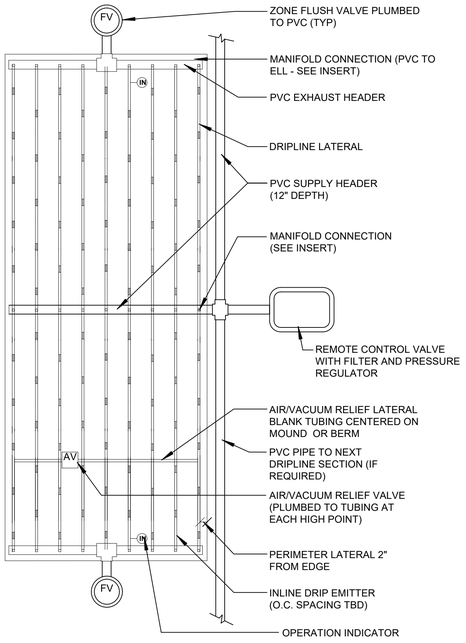
Date
06 FEBRUARY 2026

Drawn by
KD

Scale: N/A

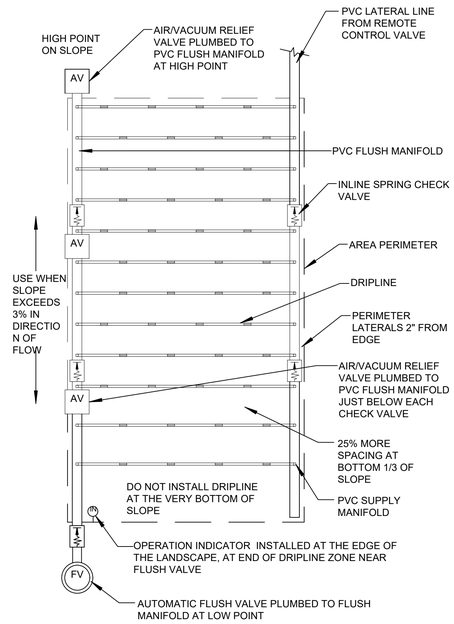
Drawing Title
IRRIGATION DETAILS

L4.3



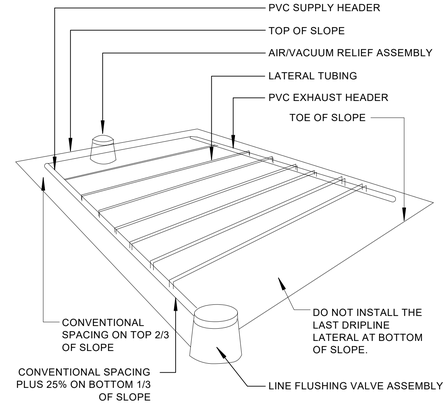
21 CENTER FEED INLINE DRIP LAYOUT

NOT TO SCALE



22 INLINE DRIP LAYOUT FOR SLOPES

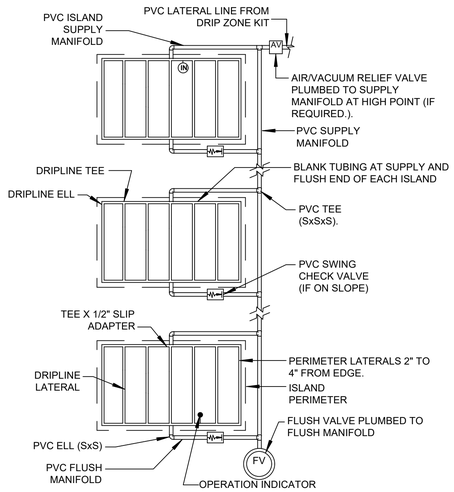
NOT TO SCALE



NOTE
1. ALIGN DRIPLINE LATERALS PARALLEL TO THE CONTOURS OF THE SLOPE

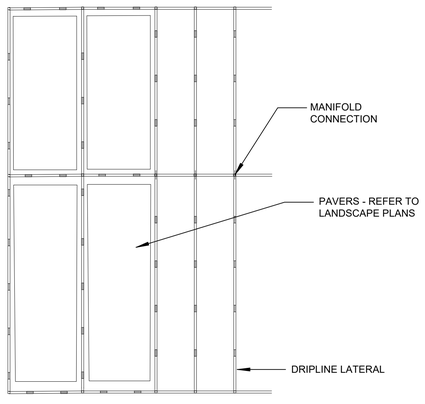
23 INLINE DRIP SPACING LAYOUT ON SLOPE

NOT TO SCALE



24 TYPICAL ISLAND LAYOUT

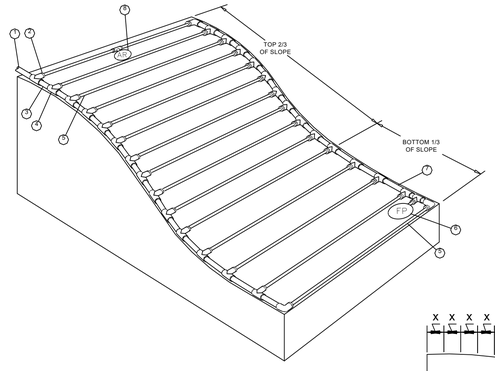
NOT TO SCALE

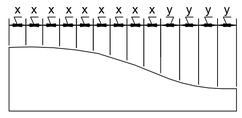


25 INLINE DRIP SYSTEM BETWEEN PAVER LAYOUT

NOT TO SCALE

NOTES:
1. 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.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN ELEVATION CHANGE EXCEEDS 8 FEET IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.
4. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.





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

1. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
3. PVC SUPPLY HEADER
4. PVC SCH 40 TEE OR EL (TYPICAL)
5. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
6. FLUSH POINT: SEE RAIN BIRD XFS DETAILS FOR FLUSH POINT INSTALLATION
7. PVC FLUSH HEADER
8. 1#2" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION

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LICENSED LANDSCAPE ARCHITECT — JOSEPH J. BLISS No. 5130 — Signature 04/30/27 Expiration 06 FEBRUARY 2026 Date — STATE OF CALIFORNIA

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Date
06 FEBRUARY 2026

Drawn by
KD

Scale: N/A

Drawing Title
IRRIGATION DETAILS

L4.4

LANDSCAPE WATER USE STATEMENT

PROJECT NAME: **Lawrence Residence**

PROJECT ADDRESS: 33 PRONGHORN RUN
CITY: CARMEL

OWNER'S INFORMATION: OWNERS NAME
MAILING ADDRESS
EMAIL
PHONE NUMBER

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
1228 QUARRY LANE, SUITE E
PLEASANTON, CA 94566
925-855-0417
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	35.9
	CONVERSION FACTOR	0.62
	ETAF	0.55
	TOTAL IRRIGATED LANDSCAPE AREA (HA)	15,815 SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	**193,606 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.59 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)	0.53
	ETWU FOR REGULAR LANDSCAPE AREAS	**186,343 GALLONS PER YEAR**
	SITE WIDE ETAF	0.53
	ETWU FOR ALL LANDSCAPE AREAS	**186,343 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.57 ACRE FEET

Lawrence Residence
WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) **35.9**

ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
C-1	TEMPORARY	LW	0.30	MR	0.75	0.40	1,210	484	10,773	7.7%
C-2	SHRUB	LW	0.30	DL	0.81	0.37	2,022	749	16,669	12.8%
C-3	SHRUB	LW	0.30	DL	0.81	0.37	397	147	3,273	2.5%
C-4	TREE	LW	0.30	B	0.81	0.37	50	19	412	0.3%
C-5	SHRUB	MW	0.50	DL	0.81	0.62	1,895	1,170	26,036	12.0%
C-6	SHRUB	MW	0.50	DL	0.81	0.62	1,607	992	22,079	10.2%
C-7	SHRUB	MW	0.50	DL	0.81	0.62	2,180	1,346	29,952	13.8%
C-8	SHRUB	MW	0.50	DL	0.81	0.62	1,948	1,202	26,765	12.3%
C-9	TREE	LW	0.30	B	0.81	0.37	38	14	313	0.2%
C-10	TREE	LW	0.30	B	0.81	0.37	63	23	519	0.4%
C-11	TREE	VLW	0.20	B	0.81	0.25	25	6	137	0.2%
C-12	SHRUB	LW	0.30	B	0.81	0.37	280	104	2,308	1.8%
C-13	TREE	LW	0.30	B	0.81	0.37	25	9	206	0.2%
C-14	TURF	CST	0.80	DL	0.81	0.99	700	691	15,388	4.4%
C-15	SHRUB	LW	0.30	DL	0.81	0.37	580	215	4,781	3.7%
C-16	TREE	MW	0.50	B	0.81	0.62	38	23	522	0.2%
C-17	POTS	MW	0.50	D	0.81	0.62	18	11	247	0.1%
C-18	SHRUB	LW	0.30	DL	0.81	0.37	265	98	2,185	1.7%
C-19	TREE	LW	0.30	B	0.81	0.37	75	28	618	0.5%
C-20	SHRUB	MW	0.50	B	0.81	0.62	170	105	2,336	1.1%
C-21	SHRUB	LW	0.30	DL	0.81	0.37	1,381	511	11,385	8.7%
POOL / SPA COVERED		WF	0.50		1.00	0.50	848	424	9,437	5.4%
TOTALS (REGULAR LANDSCAPE AREAS)							**15,815**	**8,372**	**186,343**	**100.0%**
SPECIAL LANDSCAPE AREA										
TOTALS (SPECIAL LANDSCAPE AREAS)							**0**	**0**	**0**	**0.0%**
TOTALS FOR ALL AREAS							***15,815***	***8,372***	***186,343***	***100%***

HYDROZONE SUMMARY		
***Hydrozone Description**	**Total Sq. Ft.**	**% of Landscape**
Cool Season Turf (CST)	700	4.4%
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)	7,856	49.7%
Low Water Use Plants (LW)	6,386	40.4%
Very Low Water Use Plants (VLW)	25	0.2%
Water Feature	848	5.4%
Special Landscape Area (SLA)	0	0.0%
TOTAL	15,815	100.0%

****Irrigation Method**	**Total Sq. Ft.**	**% of Landscape**
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	1,210	8.1%
Spray (S)	0	0.0%
Bubbler (B)	764	5.1%
Drip (D)	18	0.1%
In-Line Drip (DL)	12,975	86.7%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

JANET S. LUEHRS Certified Irrigation Designer CID 43274 Janet Luehrs

BROOKWATER
IRRIGATION CONSULTANTS
1228 QUARRY LANE, SUITE E
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417
E-MAIL OFFICE@BROOKWATER.COM

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT — JEFFREY J. BLISS No. 5170 — Signature 04/30/27 Expiration — 06 FEBRUARY 2026 Date — STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY

LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

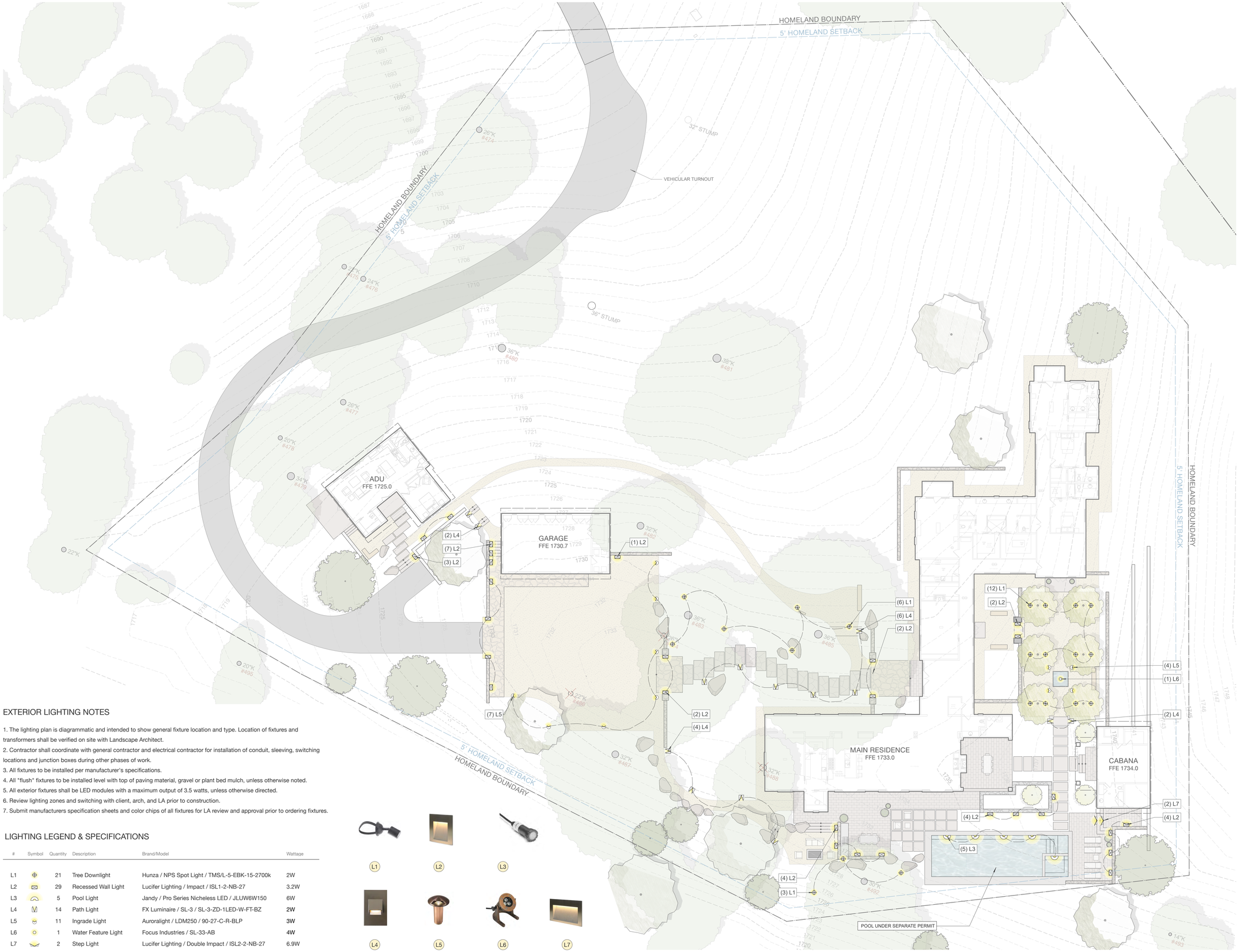
Date
06 FEBRUARY 2026

Drawn by
KD

Scale: N/A

Drawing Title
WATER USE CALCULATIONS

L4.5



EXTERIOR LIGHTING NOTES

1. The lighting plan is diagrammatic and intended to show general fixture location and type. Location of fixtures and transformers shall be verified on site with Landscape Architect.
2. Contractor shall coordinate with general contractor and electrical contractor for installation of conduit, sleeving, switching locations and junction boxes during other phases of work.
3. All fixtures to be installed per manufacturer's specifications.
4. All "flush" fixtures to be installed level with top of paving material, gravel or plant bed mulch, unless otherwise noted.
5. All exterior fixtures shall be LED modules with a maximum output of 3.5 watts, unless otherwise directed.
6. Review lighting zones and switching with client, arch, and LA prior to construction.
7. Submit manufacturers specification sheets and color chips of all fixtures for LA review and approval prior to ordering fixtures.

LIGHTING LEGEND & SPECIFICATIONS

#	Symbol	Quantity	Description	Brand/Model	Wattage
L1		21	Tree Downlight	Hunza / NPS Spot Light / TMS/L-5-EBK-15-2700k	2W
L2		29	Recessed Wall Light	Lucifer Lighting / Impact / ISL1-2-NB-27	3.2W
L3		5	Pool Light	Jandy / Pro Series Nicheless LED / JLUW6W150	6W
L4		14	Path Light	FX Luminaire / SL-3 / SL-3-ZD-1LED-W-FT-BZ	2W
L5		11	Ingrade Light	Auroralight / LDM250 / 90-27-C-R-BLP	3W
L6		1	Water Feature Light	Focus Industries / SL-33-AB	4W
L7		2	Step Light	Lucifer Lighting / Double Impact / ISL2-2-NB-27	6.9W

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 6745
Signature
04/30/27
Expiration
06 FEBRUARY 2026
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY

LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions

No.	Date	Description

Issue
PERMIT SET

Date
06 FEBRUARY 2026

Drawn by
KD

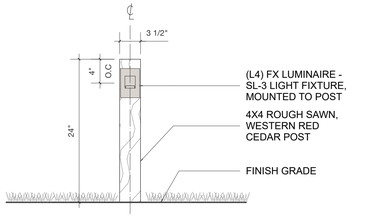
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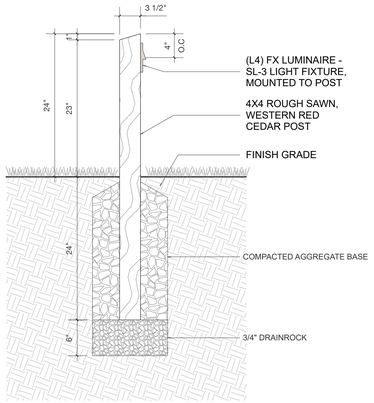
0' 8' 16'

North

Drawing Title
LIGHTING PLAN

L5.0





1 SECTION: POST MOUNTED PATH LIGHT
1" = 1'-0"

L6

FOCUS INDUSTRIES **UNDERWATER LIGHTS SL-33 SERIES** LED READY TYPE

Arrow LEDs by CREE

SPECIFICATIONS

CONSTRUCTION: Cast brass body and cap; 316 Stainless Steel screws; Brass nickel-plated liquid tight straight bushing.
-AB models feature cast brass aiming bracket with large black thumb screws
LENS: High impact clear tempered flat glass
LAMP SUPPLIED: 20w MR16 ULTRA FLB(ABL) 10, 000 hours average rating (50w max)
LAMP OPTIONS: We recommend 50,000 hour ARROW 4w LED (-LED) or 40,000 hour 5w (-LED1) or 7w (-LED7) ARROW Super Saver LED
SOCKET: High temperature ceramic GU5.3 bi-pin with 250ºC silicone lead wires
WIRING: 15 feet 18/2 SJTOW cord (available up to 50 feet)
MOUNTING: Surface mount aiming bracket on -AB models only
FINISH: Unfinished brass
Optional finishes: Black Acid Treatment (-BAT) & Brass Acid Rust (-BAR)

ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP SUPPLIED	SHIP WEIGHT
SL-33-ULT	Cast Brass Underwater Light	20w Ultra FLB(ABL)	3.0 lbs.
SL-33-AB-ULT	Cast Brass Underwater Light, Aim Bracket	20w Ultra FLB(ABL)	5.0 lbs.
SL-33-AC-ULT	Cast Brass Underwater Light, Angle Cap	20w Ultra FLB(ABL)	4.0 lbs.
SL-33-ABAC-ULT	Cast Brass Underwater Light, Aim Bracket, Angle Cap	20w Ultra FLB(ABL)	5.0 lbs.

-SM Add to catalog number for side mount cord entry

SL-33 SL-33-AC SL-33-AB SL-33-ABAC

LIGHT DISTRIBUTIONS AND PHOTOMETRICS

FL-ULTRA-BAB FL-LED-MR16-BAB FL-LED-MR16-ESX

ACCESSORIES

FA-11-SL-33-BLUE	Blue Tempered Glass Insert Lens
FA-11-SL-33-GREEN	Green Tempered Glass Insert Lens
FA-11-SL-33-RED	Red Tempered Glass Insert Lens
FA-11-SL-33-AMBER	Amber Tempered Glass Insert Lens
FA-11-WHT	White Flashed Opal Tempered Glass Top Lens
FA-154	Brass Adjustable Aiming Bracket
FA-155-CST	Cast Brass Angle Collar
ADDITIONAL SJTOW CORD	Sold in 5 foot lengths, not to exceed total of 50 feet. Add total number of feet to catalog number.

SL-33 Cut Sheet 062717

SL-33-AB-LED SL-33-LED SL-33-ACULT-BAT SL-33-SMAC-LED SL-33-ABACULT-BAR SL-33-ABACLED-BAT

UL 676 IP68

JOB INFORMATION
Type: Date:
Job Name:
Cat. No.:
Lamp(s):
Specifier:
Contractor:
Notes:

FOCUS INDUSTRIES INC. 22321 COMMERCENTRE DRIVE LAKE FOREST, CA 92630 www.focusindustries.com sales@focusindustries.com (949) 830-1350 • FAX (949) 830-3390

L4

FXLuminaire

LED Wall Lights

PROJECT
CATALOG #
TYPE
NOTES

BV: Beveled CV: Curved FT: Flat RD: Round

SL-3 Wall Light DESIGNER PLUS

This versatile wall light is available with four faceplate options to maximize design flexibility in a range of applications.

Quick Facts

- Die-cast aluminum
- Two-layer, marine-grade anodization and powder-coat finish
- Glare-free shielding
- Tamper-resistant features
- Cree® integrated LEDs
- Compatible with Luxor® Technology
- Phase and PWM dimmable
- Input voltage: 10 to 15 V



BV: Beveled
(Measurements are the same for all four faceplate styles)

LANDSCAPE & ARCHITECTURAL LIGHTING

L2

PATHLIGHTS
STEALTH AND IMPACT®

PROJECT NAME:	TYPE:



Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

ORDERING INFORMATION AND DRAWINGS - FIXTURE

Quick Ship Product. All rough in components ship within 10 days up to quantities of 100.

FIXTURE	RATING	FLANGE FINISH								LUMEN PACKAGE	CCT
SSL1 Stealth Steplight ISL1 Impact Steplight	1 Dry / Damp (Non-Locking) 2 Wet (Locking)	POWDER COAT FINISH WH White BK Black AS Satin Silver AB Architectural Bronze CF Custom Finish* *Consult Factory		NATURAL FINISH IG Industrial Grey SS Brushed Stainless Steel BR Brushed Bronze NB Natural Bronze		PLATED FINISH CH Chrome* *Increased lead time PB Polished Bronze* *Increased lead time, not available for wet locations MB Matte Oil-Rubbed Bronze* *Increased lead time, not available for wet locations				STEALTH & IMPACT 60L (LED) 60+ CRI, 200 Source Lumens SSL1 Delivered Lumens - 33 ISL1 Delivered Lumens - 43	27 2700K 30 3000K 35 3500K 40 4000K CC Custom Color (grid* Color temp ____ K *Custom grids assigned unique suffix upon receipt of order. Contact Product Support for guidance.)

A LED
Regressed LED with slot aperture for glare-free, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (dimming by power supply).

B EFFECTS DEVICES
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.

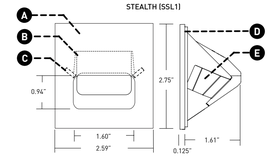
C LOCKING
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.

D GASKET
Foam gasket provided. Required for IP65 wet location applications only.

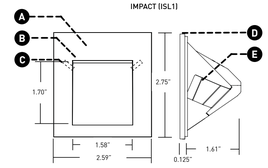
E RETENTION
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

- Available with Bollard mounting, please visit WEBSITE for additional information.
- Double Impact ISL2 pathlight available, please visit WEBSITE for additional information.

STEALTH (SSL1)



IMPACT (ISL1)



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[DATE OF REV: 07052022]

L7

PATHLIGHTS
DOUBLE IMPACT®

PROJECT NAME:	TYPE:



Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

ORDERING INFORMATION AND DRAWINGS - FIXTURE

FIXTURE	RATING	FLANGE FINISH						CRI / WATTAGE PACKAGE	CCT
ISL2									
ISL2 Double Impact Steplight	1 Dry / Damp (Non-Locking) 2 Wet (Locking)	POWDER COAT FINISH WH White BK Black AS Satin Silver AB Architectural Bronze CF Custom Finish* *Consult Factory		NATURAL FINISH IG Industrial Grey SS Brushed Stainless Steel BR Brushed Bronze NB Natural Bronze		PLATED FINISH CH Chrome* *Increased lead time PB Polished Bronze* *Increased lead time, not available for wet locations MB Matte Oil-Rubbed Bronze* *Increased lead time, not available for wet locations		90LLTB 90+ CRI, 6.9 Watts ISL2 Delivered Lumens - 342	27 2700K 30 3000K 35 3500K 40 4000K CC Custom Color (grid* Color Temp ____ K *Custom grids assigned unique suffix upon receipt of order. Contact Product Support for guidance.)

A LED
Regressed DC LED with slot aperture for glare-free, energy-efficient path and step lighting; suitable for dry / damp or wet applications. Dimming by power supply.

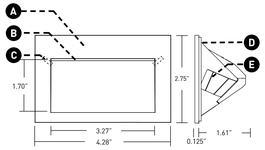
B MEDIA
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.

C LOCKING
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.

D GASKET
Foam gasket provided. Required for IP65 wet location applications only.

E RETENTION
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

- Available with Bollard mounting, please visit WEBSITE for additional information.
- Stealth SSL1 and Impact ISL1 pathlights available, please visit WEBSITE for additional information.



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[DATE OF REV: 04122023]

L5

AURORALIGHT

PROJECT:
SKU #: TYPE:

SONOMA
IGR025001

The Sonoma directional marker is a high flux; low wattage LED luminaire. Coupled with a brass body, our Thermally Integrated® LED Module provides superior heat dissipation, longer life, and higher performance.

- Thermally Integrated® w/ Copper Core Technology®
- Cree LED™ XLAMP® High Intensity (XP-L)
- IC Rated for Interior, Exterior and Wet Location Use
- Ideal for driveways, wide pathways & walkways

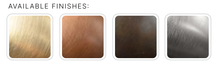


CONFIGURATOR:

IGR025001 — LED: (2703) 2700K 3W (300)3 3000K 3W — FINISH: (NAT) Natural Brass (BLP) Bronze Living Patina (BLPX) Extra Dark Bronze Living Patina (NI) Nickel PVD

( ) = Most common configuration

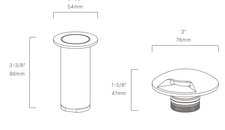
AVAILABLE FINISHES:



NAT Natural Brass BLP Bronze Living Patina BLPX Extra Dark Bronze Living Patina NI Nickel PVD

FIXTURE DIMENSIONS	D3" x H1-5/8"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	3W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	18lm (3000K)
DIMMABLE	Yes, Dim to +10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Included CJB112105
BEAM SPREAD	90°
FINISH	Included Natural Brass
MATERIAL	Brass & Copper
WIRE LENGTH	24"
LOCATION	Interior & Exterior Wet
CERTIFICATIONS	UL, IP66, IP67, IC, Drive Over

*For complete warranty terms, please visit: www.auroralight.com/warranty/



P. 760.931.2910
O. 2742 Loker Ave. W Carlsbad CA 92010
W. www.auroralight.com

MADE IN USA WITH DOMESTIC & IMPORTED MATERIALS

c UL us LISTED

L3

Jandy

JANDY NICHELESS LED WHITE LIGHTS WITH HYDROCOOL®

Available in Daylight or Warm White Color Temperatures

Designed to use 24W or less per light for multiple-light applications. Designed to last, these brilliant white lights are a versatile, safe, and compliant lighting solution for commercial pools.

- **Energy Efficient**
  - Consumes significantly less energy than traditional incandescent lights
  - Multiple light fixtures offer a more even glow in pool water features
- **No Niche Required**
  - Installs into standard return fittings for a clean, inconspicuous look
  - No bonding necessary
- **Shallow Water Applications**
  - Approved for installations in as little as 4" of water
- **Choice of Color Temperature**
  - Warm White 2700K
  - Daylight 5000K
- **Choice of Power Level**
  - Uses 24W or less per light for multiple-light applications: 24W, 12W or 6W
- **Dimmer Compatible**



Jandy Water Colors Nicheless LED Lights with HYDROCOOL Technology

An innovative aluminum body core, overmolded with thermally conductive plastic transfers heat from the light into the water — ensuring lights run cooler and last longer*.

SPECIFICATIONS

Part Number	Size	Description	Type	Color Spec	Watts	Voltage	Lumens	Lumens per Watt	Kelvin Rating
JLUW12W150	Nicheless	Jandy LED Underwater Nicheless Light, White 12W 100' Cord	LED	White, Cool	12W	12V	750	62.5	5000K
JLUW12W150	Nicheless	Jandy LED Underwater Nicheless Light, White 12W 150' Cord	LED	White, Cool	12W	12V	750	62.5	5000K
JLUW12W50	Nicheless	Jandy LED Underwater Nicheless Light, White 12W 50' Cord	LED	White, Cool	12W	12V	750	62.5	5000K
JLUW24W100	Nicheless	Jandy LED Underwater Nicheless Light, White 24W 100' Cord	LED	White, Cool	24W	12V	1208	50.3	5000K
JLUW24W150	Nicheless	Jandy LED Underwater Nicheless Light, White 24W 150' Cord	LED	White, Cool	24W	12V	1208	50.3	5000K
JLUW24W50	Nicheless	Jandy LED Underwater Nicheless Light, White 24W 50' Cord	LED	White, Cool	24W	12V	1208	50.3	5000K
JLUW6W100	Nicheless	Jandy LED Underwater Nicheless Light, White 6W 100' Cord	LED	White, Cool	6W	12V	403	67.2	5000K
JLUW6W150	Nicheless	Jandy LED Underwater Nicheless Light, White 6W 150' Cord	LED	White, Cool	6W	12V	403	67.2	5000K
JLUW6W50	Nicheless	Jandy LED Underwater Nicheless Light, White 6W 50' Cord	LED	White, Cool	6W	12V	403	67.2	5000K
JLUWW12W150	Nicheless	Jandy LED Underwater Nicheless Light, Warm White 12W, 150' Cord	LED	White, Warm	12W	12V	538	44.8	2700K
JLUWW24W150	Nicheless	Jandy LED Underwater Nicheless Light, Warm White 24W, 150' Cord	LED	White, Warm	24W	12V	840	35.0	2700K
JLUWW6W150	Nicheless	Jandy LED Underwater Nicheless Light, Warm White 6W, 150' Cord	LED	White, Warm	6W	12V	288	48.0	2700K

L1

HUNZA™ PURE OUTDOOR LIGHTING

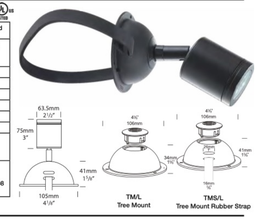
NPS Spot Light
with PURE LED

PROJECT:
TYPE:
SOURCE:
NOTES:

SPECIFICATIONS IP66

LED Chip	Cree XHP-50-2 Plug and Play field replaceable LED board
Luminaire Output*	600 Lumens @ 1050mA (6 watts), 420 Lumens @ 700mA (4 watts), 240 Lumens @ 350mA (2 watts)
Lumens Per Watt*	100 Lumens @ 6 watts minimum
LED Life Expectancy	50,000 hours L70
CRI (3000K)	90+
Colour Temperatures	2700K, 3000K, 4000K
Beam Angles	15, 25, 36, 60
Ingress Protection	IP66
Warranty	Electronics = 5 years Aluminium = 5 years Body Cosp/ SS = 10 years
Standards	AS/NZS 61046 cUL 1838, 2108 CSA C22.2 No. 250.7, No. 250.0-08 CE

*Delivered from the Luminaire with unobstructed beam



PRODUCT CONFIGURATION

Please fill in appropriate codes into boxes provided

Cat. No. TM/L or TMS/L

Luminaire	Power	Material/Finish	Beam	Colour	Accessories
TM/L TMS/L	S 1050mA Input, Series Wired 6W D3 12VAC Input, Parallel Wired 2W D7 12VAC Input, Parallel Wired 4W D10 12VAC Input, Parallel Wired 6W	ALUMINIUM: EBK BLACK, EBZ BRONZE, EDGR OLIVE GREEN, EWH WHITE, EWB WHITE BIRCH, EDG DARK GREY, ESTAR SILVER STAR, ECT CORTEN COP Copper SS Stainless Steel	15 15° 30 25° 36 36° 60 60°	2 2700K 3 3000K 4 4000K	CJK Cable Joint Kit LF Frosted Lens HCL Hex Cell Louvre GG Glare Guard SNT Snoot LKN Locking Knuckle

S - Series Driver
Power Supply: Constant current driver
REQUIRED - NOT SUPPLIED
Wiring Method: Wired in series
Fixture Input: Individual fixtures require 6V @ 1050mA maximum 6 Watts

D3 D7 D10 - 12VAC Input
Power Supply: Low Voltage to 12VAC
Transformer REQUIRED - NOT SUPPLIED
Wiring Method: Parallel
Fixture Input: 9-15VAC,
Fixture Output: D3 = 6V @ 350mA 2W
D7 = 6V @ 700mA 4W
D10 = 6V @ 1050mA 6W
(1050mA limited to ≤ 40ºC (104ºF) ambient temperature in stainless steel)

OTHER LAMP OPTIONS:
TM/L or TMS/N - MR16 Halogen 12V Lamp
TM/SL or TMS/SL - MR16 LED Retrofit 12V Lamp (lamps vary by market - please refer to supplier for details)
TM/GUN or TMS/GUN - GU10 120/240V Halogen Lamp (body length increases by 30mm)
TM/GUSL or TMS/GUSL - GU10 LED Retrofit 120/240V Lamp (lamps vary by market - please refer to supplier for details)

Additional Comments:

*Due to continued product enhancements, specifications may change without notification.

HUNZA™ HUNZA LIGHTING 130 Felton Mathew Ave Saint Johns Auckland 1072 New Zealand Ph: +64-9-528 9471 Fax: +64-9-528 9471 hunza@hunza.co.nz www.hunzalighting.com

INTERNATIONAL CONTACTS: www.hunzalighting.com/contact
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BLISS
LANDSCAPE ARCHITECTURE
24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT MICHAEL J. BLISS No. 5139 Signature 04/30/27 Expiration 06 FEBRUARY 2026 Date STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY

LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

Date
06 FEBRUARY 2026

Drawn by
KD

Scale: 1/16"=1'-0" North
0' 8' 16'

Drawing Title
LIGHTING SPECIFICATIONS

L5.1

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2024 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (WHITSON ENGINEERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE. EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE AND SHALL BE DISPOSED OF IN A LAWFUL MANNER.

11. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY HCD - PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE. SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12).

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

13. VEGETATION REMOVAL, ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

FIRE DEPARTMENT NOTES

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

2. FIRE011-ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4 IN HEIGHT, 1/2 IN STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

3. FIRE020-REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LIMB TREES 6 FT UP FROM GROUND. REMOVE LIMBS WITHIN 10 FT OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

4. FIRE022-THE BUILDING SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.

5. FIRE028-ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.

6. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL FIRE PROTECTION NOTES.

Inspection:	When:	Who:	Inspection By:	Date of Inspection:
Inspect and test Keyway/Subexcavation/overexcavation:	1)Prior to backfilling	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect and Test Building Pad Subgrade:	Prior to excavation footings or placement of slab-on-grade materials	Soils Engineer		
Inspect Slab-on-grade installation:	Prior to concrete placement	Soils Engineer		
Inspect Foundation and/or retaining wall footing excavations:	Prior to reinforcement placement	Soils Engineer		
Inspect and Test Retaining wall backfill:	During backfill placement – ongoing	Soils Engineer		
Inspect and Test Driveway Fill, Subgrade and Baserock Placement:	1)During fill placement	Soils Engineer		
	2)Subgrade, prior to baserock placement	Soils Engineer		
	3)Baserock prior to AC, Concrete or Pavement	Soils Engineer		
Inspect and Test Drainage Installation:	1)After pipe placement, prior to backfill placement	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect site stripping and clearing	After clearing complete	Soils Engineer		
Inspect utility trench compaction	After utility trench backfill	Soils Engineer		

ABBREVIATIONS

(E)	EXISTING
FG	FINISH GROUND GRADE
FF	FINISH FLOOR
FL	FLOW LINE
FP	FINISH PAVEMENT GRADE
G	GROUND
M.E.	MATCH EXISTING
(N)	NEW
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB GRADE
(TYP)	TYPICAL
W	WATER

SHEET INDEX

C1	TITLE SHEET
C2	GRADING PLAN A
C3	GRADING PLAN B
C4	DRIVEWAY PLAN A
C5	DRIVEWAY PLAN B
C6	UTILITY PLAN
C7	EROSION CONTROL PLAN

GRADING QUANTITIES

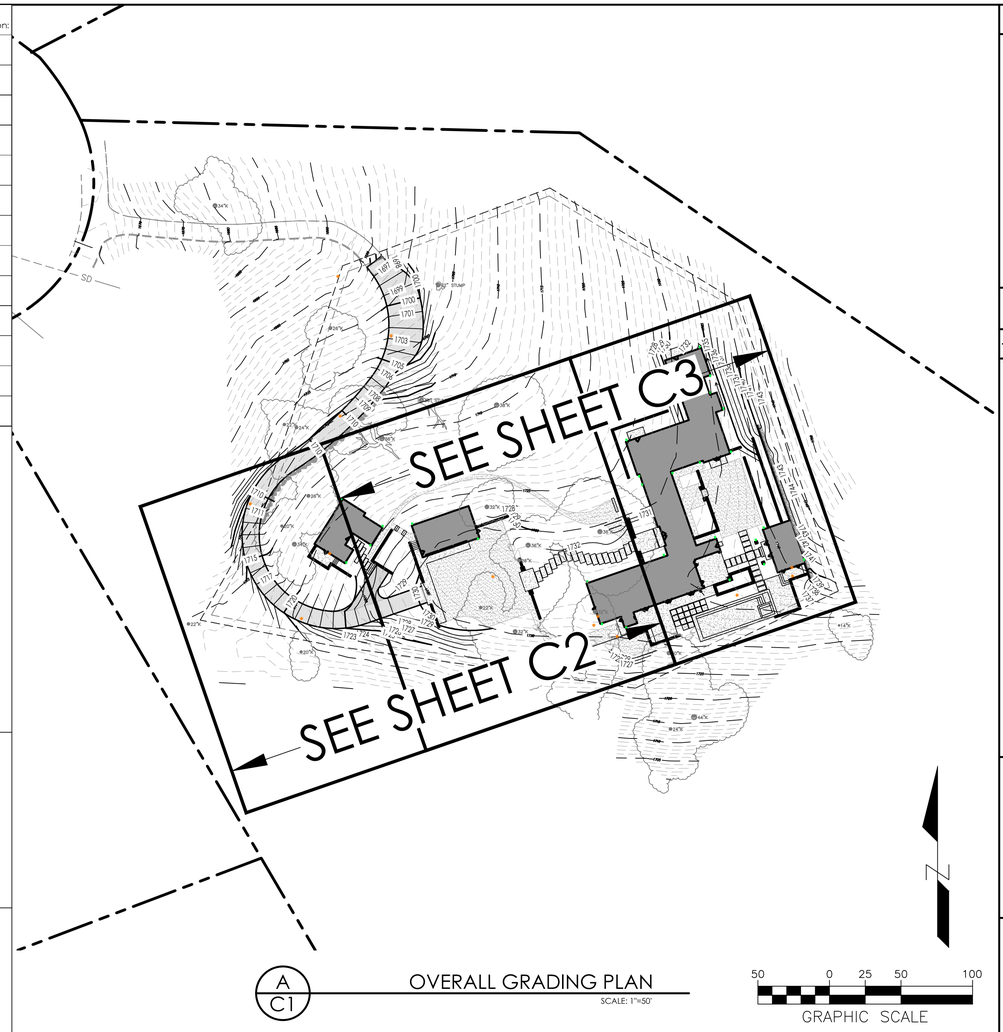
EARTHWORK QUANTITIES:

CUT = 2781 CY
FILL = 667 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM PAVEMENT OR TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

LAND DISTURBANCE

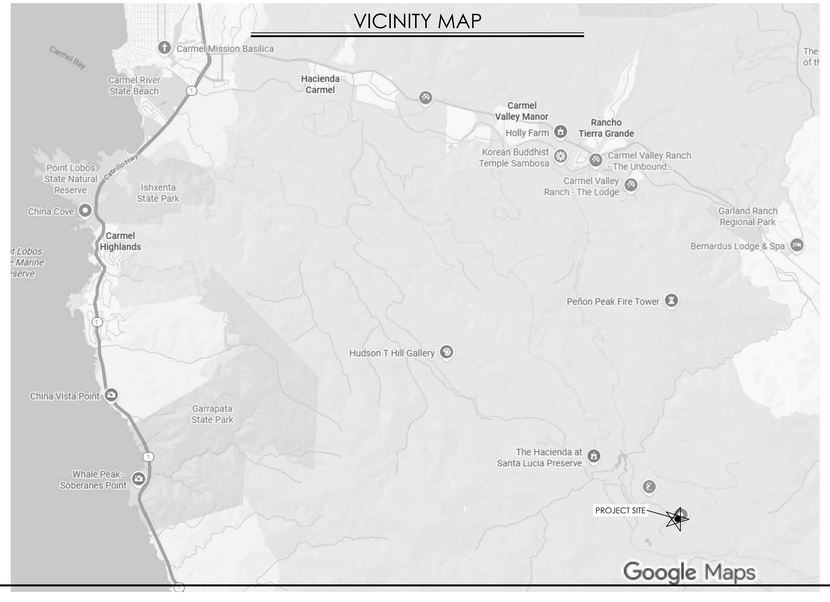
LAND DISTURBANCE AREA = 48,216 SF



A / C1 OVERALL GRADING PLAN
SCALE: 1"=50'

50 0 25 50 100
GRAPHIC SCALE

VICINITY MAP



LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
EASEMENT (ESMT)		
DRAINAGE FLOW LINE		
SAWCUT		
GRADE BREAK		
MAJOR CONTOUR	50	50
MINOR CONTOUR	49	49
BUILDING		
FENCE	X	X
WALL		
STORM DRAIN LINE		SD
WALL DRAIN LINE		
JOINT UTILITY		JT
POTABLE WATER LINE		W
SANITARY SEWER LINE		SS
SPOT ELEVATION	x405.46	TC 49.99
DRAINAGE FLOW		
TREE		
HARDSCAPE		

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

MONTEREY COUNTY SUBMITTAL

TITLE SHEET

LAWRENCE RESIDENCE
33 PRONGHORN RUN
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	2/3/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C1
OF	5 SHEETS
PROJECT#	125155

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Drawing file: Z:\Projects\125155 Meaney--33 Pronghorn Run\dwg\125155 Grading Plan.dwg
Plotted: Feb 03, 2026 – 8:36pm

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Drawing file: Z:\Projects\125155 Meaney-33 Pronghorn Run\dwg\125155 Grading Plan.dwg
Plotted: Feb 03, 2026 - 8:36pm

TW 1710.81
FP 1708.31

2.5' MAX BOULDER WALL

TW 1711.00
FP 1709.78

DOWNSPOUT TO SPLASH BLOCK

FF 1725.00
FG 1718.78

ENERGY DISSIPATOR
INV=1718.00

ENERGY DISSIPATOR
INV=1721.00

FF 1725.00
FG 1722.21

RETAINING WALL DRAIN DISCHARGE
(DO NOT CONNECT TO STORM DRAIN)

RETAINING WALL DRAIN DISCHARGE
(DO NOT CONNECT TO STORM DRAIN)

FF 1725.00
PAD 1724.00
(ASSUME 1'+ SLAB ON GRADE)

DOWNSPOUT TO
SPLASH BLOCK

TW 1724.82
FG 1719.42

FF 1725.00

FF 1725.00

FG 1724.76

TW 1726.00
FG 1725.00

(2) 6" STEPS
FP 1726.00
FP 1725.00

CONNECT
DOWNSPOUT TO
STORM DRAIN

ATRIUM GRATE
GRATE=1724.00
INV=1721.57

RETAINING WALL & DRAIN
(BY OTHERS)

CONNECT
DOWNSPOUT TO
STORM DRAIN

6" STORM DRAIN
L=10 S=10%

6" STORM DRAIN
L=8' S=1%

(2) 6" STEPS
FP 1727.25
FP 1726.25

ENERGY DISSIPATOR
INV=1721.00

TW 1724.82
FG 1721.94

ATRIUM GRATE
GRATE=1725.50
INV=1722.50

ATRIUM GRATE
GRATE=1724.00
INV=1721.41

6" STORM DRAIN
L=5' S=1%

TW 1726.00
FG 1725.50

(3) 6" STEPS
FP 1727.00
FP 1725.50

RETAINING WALL & DRAIN
(BY OTHERS)

6" STORM DRAIN
L=28' S=1%

STORM DRAIN CLEANOUT
INV=1721.28

TW 1728.00
FG 1727.00

5' GRADING SETBACK

HOMELAND BOUNDARY

RETAINING WALL & DRAIN
(BY OTHERS)

FP 1730.19

FP 1730.36

SLOT DRAIN
FP 1730.25

RETAINING WALL DRAIN DISCHARGE
(DO NOT CONNECT TO STORM DRAIN)

FP 1730.19

FP 1730.36

RETAINING WALL & DRAIN
(BY OTHERS)

FP 1730.66

6" STORM DRAIN
L=20' S=10%

ENERGY DISSIPATOR
INV=1725.00

FP 1730.93

SECTION 1

FF 1730.70[SLOPED]
PAD 1729.70
(ASSUME 1'+ SLAB ON GRADE)

(6) 6" STEPS
FP 1730.50
FP 1727.50

DOWNSPOUT
TO SPLASH
BLOCK

ENERGY DISSIPATOR
INV=1725.00

DOWNSPOUT STORM DRAIN DISCHARGE
L=34' S=8'

RETAINING WALL DRAIN DISCHARGE
(DO NOT CONNECT TO STORM DRAIN)

TW 1732.00
FP 1730.70
FG 1729.50

TW 1732.00
FP 1730.32
FG 1729.50

CONNECT
DOWNSPOUT TO
STORM DRAIN

FP 1730.70

FP 1730.70

RETAINING WALL & DRAIN
(BY OTHERS)

FP 1731.25

ATRIUM GRATE
GRATE=1731.75
INV=1728.75

6" STORM DRAIN
L=23' S=2%

6" STORM DRAIN
L=20' S=2%

CONNECT
DOWNSPOUT TO
STORM DRAIN

ATRIUM GRATE
GRATE=1731.75
INV=1728.35

FF 1733.00
FG 1732.00

FF 1731.68

FF 1733.00

6" STORM DRAIN
L=8' S=35%

CONNECT
DOWNSPOUT TO
STORM DRAIN

ATRIUM GRATE
GRATE=1732.50
INV=1729.50

ATRIUM GRATE
GRATE=1732.50
INV=1726.76

FF 1733.00

FF 1733.00

6" STORM DRAIN
L=68' S=2%

6" STORM DRAIN
L=38' S=4%

TW 1736.80
FP 1732.70

STORM DRAIN CLEANOUT
INV=1725.68

ENERGY DISSIPATOR
INV=1725.00

COURTYARD DRAIN
GRATE=1732.50
INV=1729.50

(2) 6" STEPS
FP 1731.50
FP 1730.50

(4) STEPS
FP 1732.70
FP 1730.70

CONNECT
DOWNSPOUT TO
STORM DRAIN

TW 1736.80
FP 1732.70

FP 1730.50

RETAINING WALL & DRAIN
(BY OTHERS)

5' GRADING SETBACK

HOMELAND BOUNDARY

SECTION 2

NOTES:
1. SEE ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND DOWNSPOUT LOCATIONS
2. SEE LANDSCAPE PLANS FOR HARDSCAPE AND RETAINING WALL DETAILS
3. GRADE 5% AWAY FROM BUILDING TO APPROVED DRAINAGE STRUCTURE.
4. ALL SITE STORM WATER SHALL BE DIVERTED AROUND BUILDING, COLLECTED AND DISSIPATED.

DRAINAGE NOTES:

1. AS PART OF THE OVERALL SANTA LUCIA PRESERVE (SLP) DEVELOPMENT, TORMWATER RUNOFF/RUN-ON FROM NEW IMPERVIOUS AREAS ARE ADDRESSED BY CONDITION #96 OF PC94067 AND CONDITION #48 OF PLN010001: "STORMWATER RUNOFF FROM IMPERVIOUS SURFACES SHALL BE DISPERSED OVER VEGETATED SLOPES OR DISSIPATED OVER NON-ERODIBLE MATERIAL, IN ACCORDANCE WITH THE COUNTY EROSION CONTROL ORDINANCE".
2. THE DEVELOPMENT WIDE SYSTEM RELIES ON THE DESIGN OF EACH INDIVIDUAL LOT TO DISPERSE THE RUNOFF FROM THE PROPOSED IMPERVIOUS SURFACES OVER VEGETATED SLOPES UNTIL IT IS PICKED UP IN THE DEVELOPMENT DRAINAGE SYSTEM. IN COMPLIANCE WITH THE PROJECT CONDITIONS EVERY EFFORT IS MADE TO PROVIDE MULTIPLE DISCONNECTED DISCHARGE POINTS ACROSS VEGETATION AND MAXIMIZE THE CONTACT TIME OF THE DISCHARGE TO THE VEGETATION PRIOR TO ENTERING THE SLP DRAINAGE SYSTEM .
3. THE PROPOSED IMPERVIOUS FOOTPRINT OF THIS PROJECT WAS REVIEWED AND MODIFIED TO MINIMIZE STORM WATER RUNOFF.
4. THE STORM DRAIN DISCHARGE WAS DIVIDED INTO MULTIPLE DISCHARGE POINTS.
5. THESE DISCHARGE POINTS ALLOW FOR A FLOW DISTANCE OF BETWEEN 150'-400' ACROSS VEGETATION PRIOR TO HITTING THE PROPERTY LINE AND ROUGHLY 10 MILES PRIOR TO EXITING THE SANTA LUCIA PRESERVE PROJECT.

INSPECTION NOTE:

FIELD INSPECTION MIGHT BE REQUIRED BY ENVIRONMENTAL SERVICES DEPARTMENT. ON SIMILAR PROJECTS, THE MONTEREY COUNTY ENVIRONMENTAL SERVICES DEPARTMENT HAS ASKED FOR A LETTER STATING THAT STORMWATER CONTROL FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. PLEASE DOCUMENT ALL CONSTRUCTION WITH PHOTOS AND NOTIFY ENGINEER 72 HOURS PRIOR TO BACKFILL OF FACILITIES.

STORM DRAIN SYSTEM NOTES:
1. ATRIUM DRAIN= NDS LOW PROFILE HOUSING 932 WITH 12x12 ATRIUM GRATE 1290 CONNECTED TO 6" PVC STORM DRAIN RISER.
2. COURTYARD DRAIN= NDS LOW PROFILE HOUSING 932 WITH 12x12 SQUARE GRATE12125 CONNECTED TO 6" PVC STORM DRAIN RISER.
3. STORM DRAIN PIPE SHALL BE PVC SDR 35 (ASTM D3034). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. SEE SHEET C6FOR TRENCH BACKFILL.
5. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 5' BETWEEN JOINT TRENCH AND WET UTILITIES UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 4' BETWEEN POTABLE WATER AND OTHER WET UTILITIES.
7. SLOT DRAIN =NDS 3" PRO SERIES CHANNEL DRAIN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. (CAST IRON FOR RUSTIC APPEARANCE)

IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY HCD - PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

LEGEND
CUT AREA
FILL AREA

10 0 5 10 20
GRAPHIC SCALE

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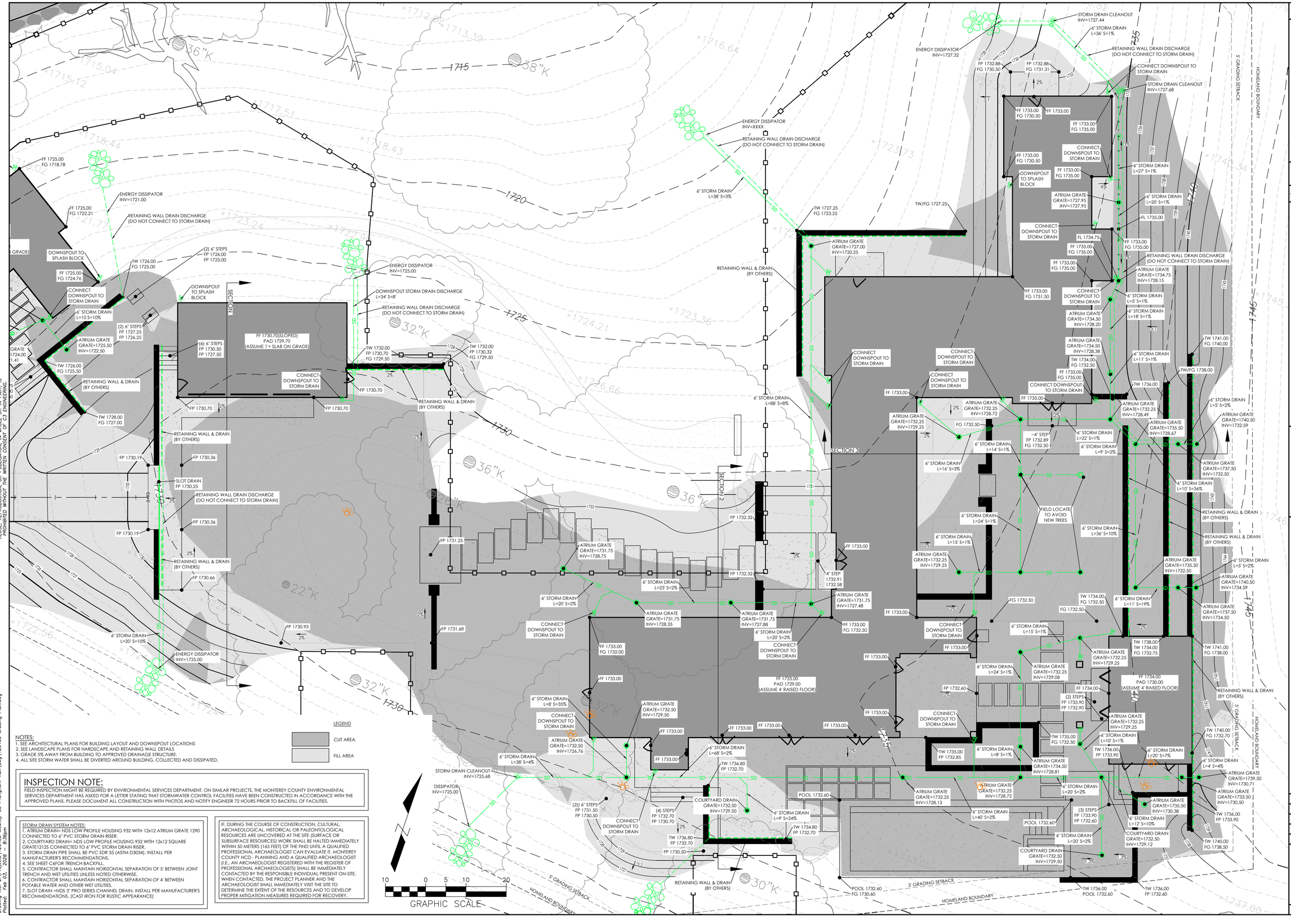
C3 ENGINEERING INCORPORATED
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mail@C3engineering.net

MONTEREY COUNTY SUBMITTAL

GRADING PLAN A

LAWRENCE RESIDENCE
33 PRONGHORN RUN
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	2/3/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C2
OF	5 SHEETS
PROJECT#	125155



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Drawing file: Z:\Projects\125155 Meaney-35 Pronghorn Run\dwg\125155 Grading Plan.dwg
Plotted: Feb 03, 2026 - 8:36pm

BY	DESCRIPTION	DATE	REV.
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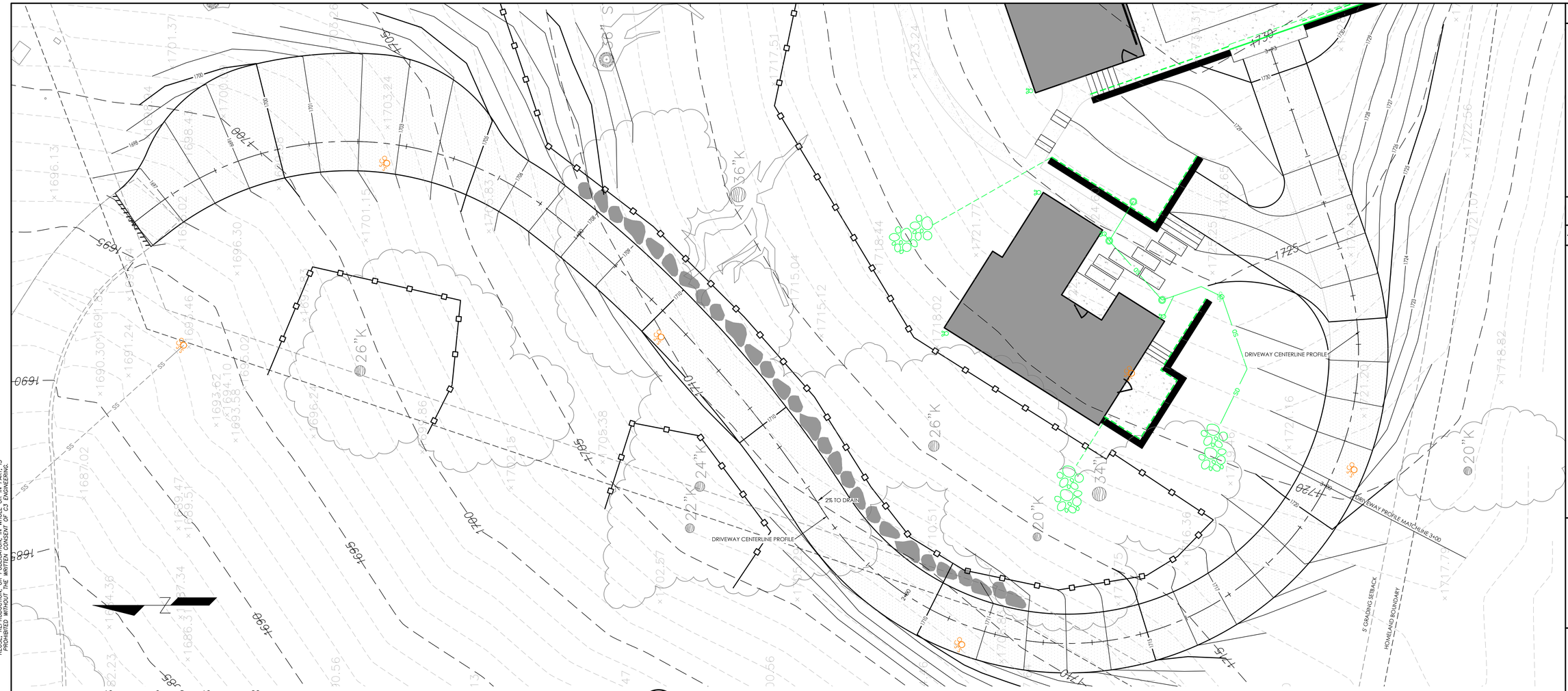
GRADING PLAN B

LAWRENCE RESIDENCE

35 PRONGHORN RUN
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	2/3/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C3
OF	5 SHEETS
PROJECT#	125155

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A C4 DRIVEWAY PLAN A
SCALE: 1"=10'

B C4 DRIVEWAY CENTERLINE PROFILE A
SCALE: 1"=10'

REV.	DATE	DESCRIPTION	BY
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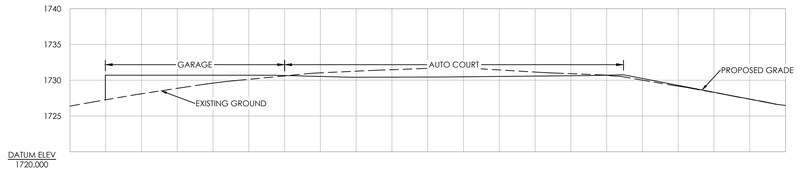
DRIVEWAY PLAN A

LAWRENCE RESIDENCE
33 PRONGHORN RUN
CARMEL, CA 93923

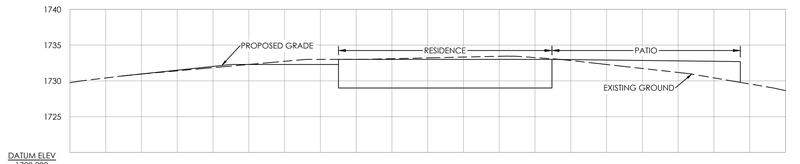
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DATE:	2/3/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C4
OF 5 SHEETS	
PROJECT#	125155

Drawing file: Z:\Projects\125155 Meaney-33 Pronghorn Run\dwg\125155 Grading Plan.dwg
Plotted: Feb 03, 2026 - 8:36pm

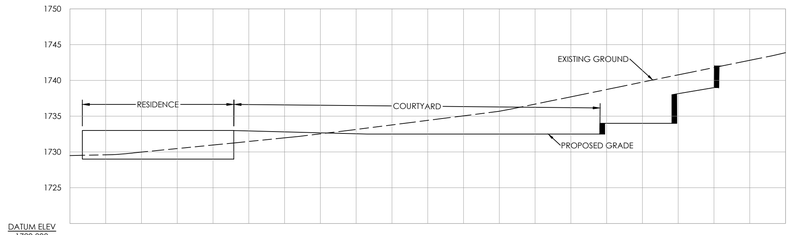
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B / C5 SECTION 1
SCALE: 1"=10'



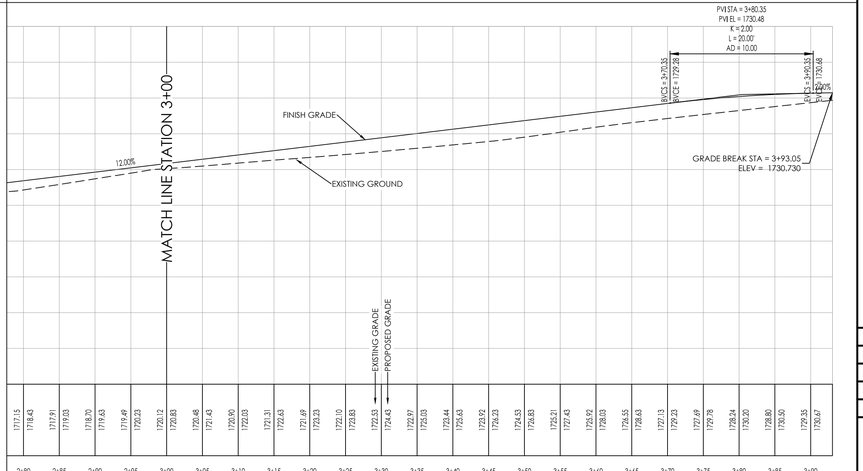
C / C5 SECTION 2
SCALE: 1"=10'



D / C5 SECTION 3
SCALE: 1"=10'



A / C5 DRIVEWAY PLAN B
SCALE: 1"=10'



B / C5 DRIVEWAY CENTERLINE PROFILE B
SCALE: 1"=10'

REV.	DATE	DESCRIPTION	BY

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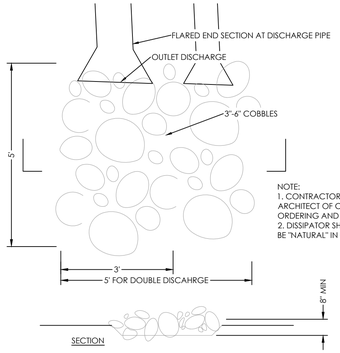
DRIVEWAY PLAN B

LAWRENCE RESIDENCE
33 PRONGHORN RUN
CARMEL, CA 93923

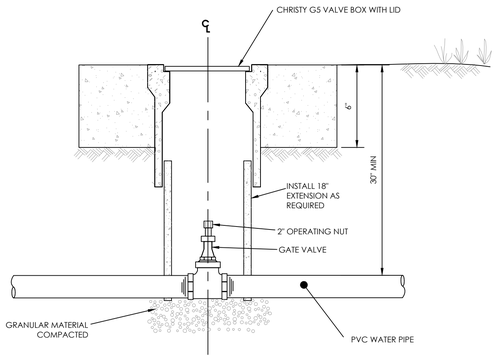
SCALE:	AS NOTED
DATE:	2/3/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C5
OF 5 SHEETS	
PROJECT#	125155

Drawing file: Z:\Projects\125155 Meaney--33 Pronghorn Run\dwg\125155 Grading Plan.dwg
Plotted: Feb 03, 2026 - 8:36pm

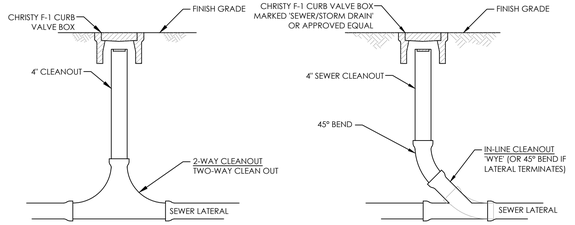
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B C6 ENERGY DISSIPATOR
NTS



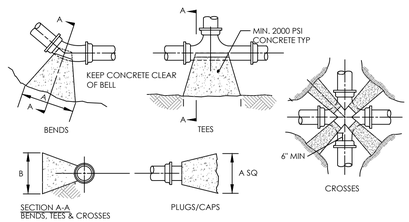
C C6 WATER VALVE
NTS



2-WAY CLEANOUT

IN-LINE CLEANOUT

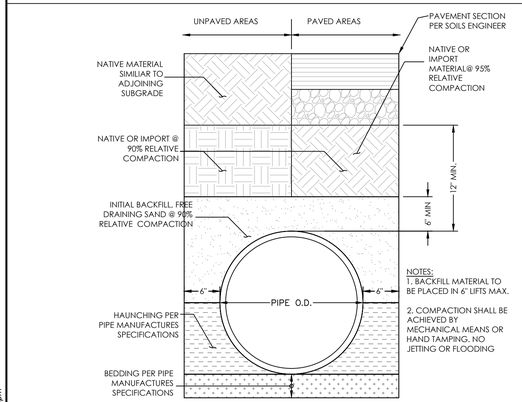
D C6 CLEANOUT
NTS



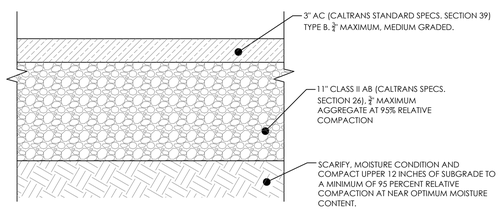
SIZE	90° BENDS			45° BENDS			22.5° BENDS			TEES and PLUGS		
	SIZE SQ FT	"A"	"B"	SIZE SQ FT	"A"	"B"	SIZE SQ FT	"A"	"B"	SIZE SQ FT	"A"	"B"
4"	1.8	22"	12"	1.0	12"	12"	0.5	10"	7"	1.3	16"	12"
6"	4.0	36"	16"	2.2	20"	16"	1.1	16"	10"	2.8	29"	14"
8"	7.1	42"	24"	3.8	23"	24"	2.0	21"	14"	5.0	45"	16"
10"	11.1	53"	30"	6.1	30"	30"	3.1	22"	20"	7.9	48"	24"
12"	16.0	58"	40"	8.7	36"	36"	4.4	32"	20"	11.3	54"	30"
14"	21.6	74"	42"	11.9	43"	40"	6.0	36"	24"	15.4	62"	36"
16"	28.4	85"	48"	15.5	53"	42"	7.8	37"	30"	20.1	69"	42"

NOTES:
1. BASED ON 150 PSI STATIC PRESSURE PLUS 100 PSI WATER HAMMER AND 2500 PSF SOIL BEARING
2. FOR UNSTABLE SOIL CONDITIONS CHECK WITH ENGINEER FOR THRUST BLOCK DIMENSIONS FOR MAIN
3. SIZES GREATER THAN 16" SEE ENGINEER FOR THRUST BLOCK DIMENSIONS

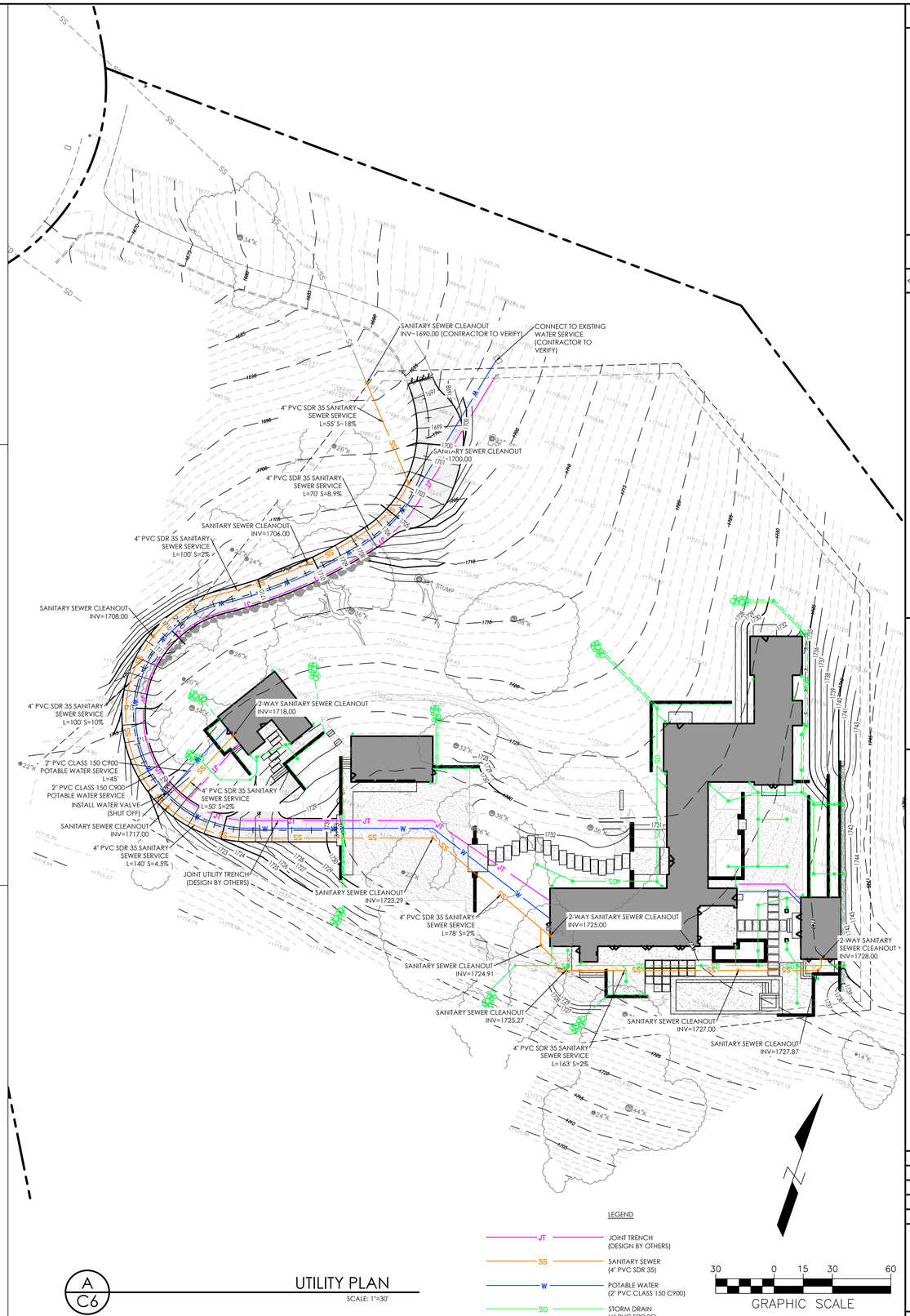
E C6 THRUST BLOCK DETAIL
NTS



F C6 TRENCH BACKFILL
NTS



G C6 AC PAVEMENT SECTION
NTS



A C6 UTILITY PLAN
SCALE: 1"=30'

REV.	DATE	DESCRIPTION	BY
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MONTEREY COUNTY SUBMITTAL

UTILITY PLAN

LAWRENCE RESIDENCE
33 PRONGHORN RUN
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	2/3/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C6
OF 5 SHEETS	
PROJECT#	125155

Drawing file: Z:\Projects\125155 Meaney-33 Pronghorn Run\dwg\125155 Grading Plan.dwg
Plotted: Feb 03, 2026 - 8:36pm

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING;
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1.PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIROMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIUMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVEMNESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
4. THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCRODANCE WITH THE RECOMEMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS, SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: ST STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS. CONCRETE SAW-CUTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing File: Z:\Projects\125155 Meaney—33 Pronghorn Run\dwg\125155 Grading Plan.dwg
Plotted: Feb 03, 2026 — 8:36pm

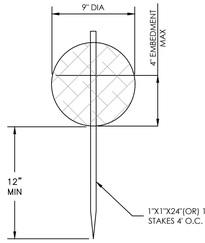
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

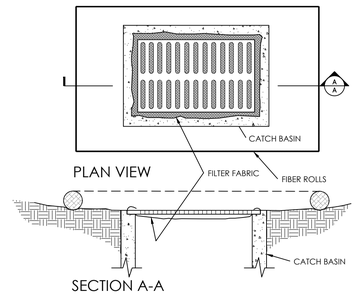
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

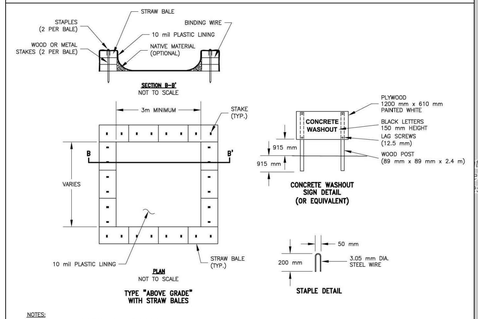
5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



B / C7 — FIBER ROLL
NTS



C / C7 — INLET PROTECTION
NTS



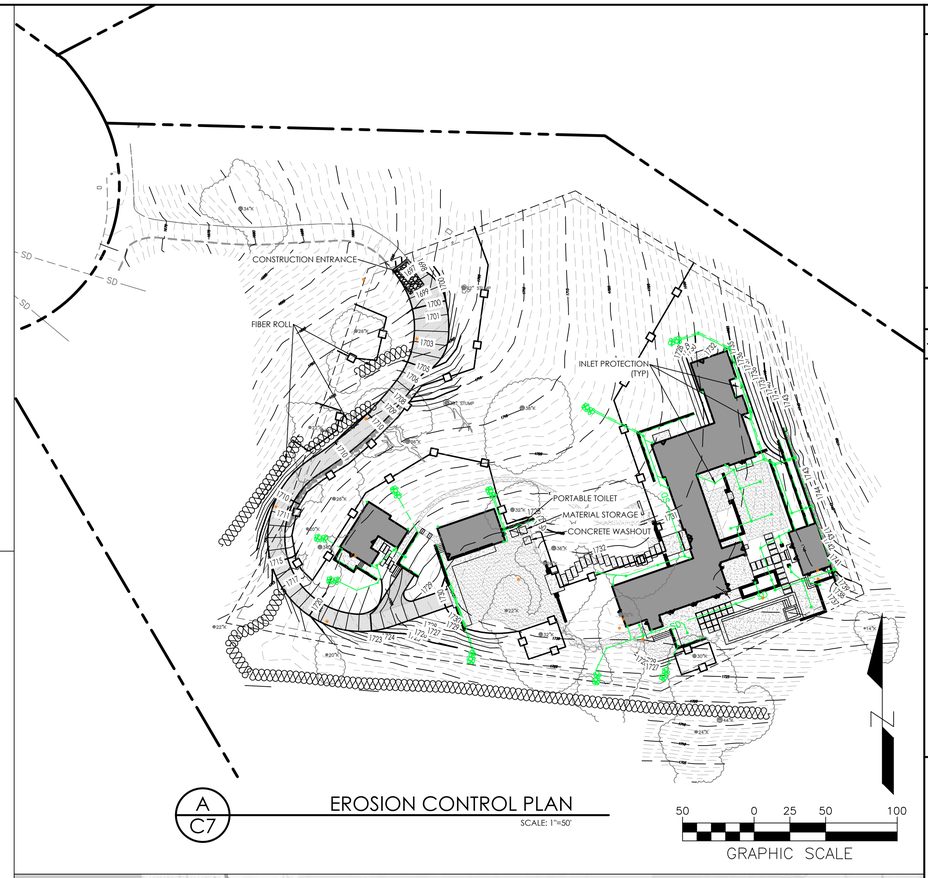
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CALTRANS/TI04-14.DWG SAC 8-14-02

SOURCE: CALTRANS

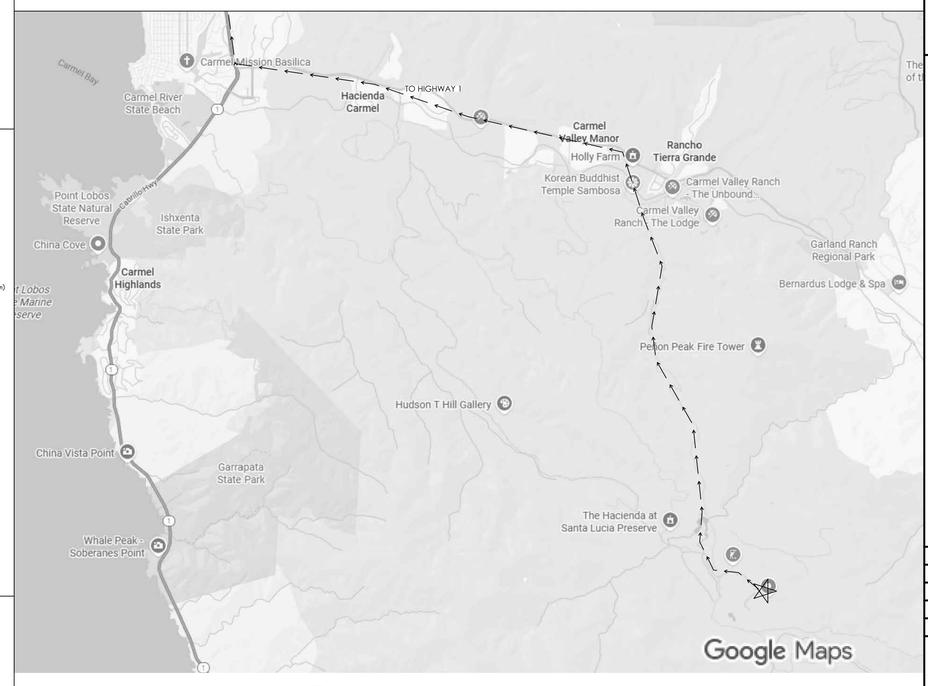
D / C7 — CONCRETE WASHOUT
NTS

CONSTRUCTION MANAGEMENT NOTES	
CONSTRUCTION VEHICLE TRIPS/DAY	10 TRIPS/DAY
AMOUNT OF GRADING/DAY	100 CY/DAY
HOURS OF OPERATION	7AM TO 7PM
ESTIMATED DATES OF CONSTRUCTION	MAY 2026 - MAY 2029
SENSITIVE AREAS	N/A



A / C7 — EROSION CONTROL PLAN
SCALE: 1"=50'

50 0 25 50 100
GRAPHIC SCALE



E / C7 — CONSTRUCTION HAUL ROUTE
NTS

BY	DESCRIPTION	DATE	REV.
			1
			2
			3
			4
			5
			6
			7
			8

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

MONTEREY COUNTY SUBMITTAL

EROSION CONTROL PLAN

LAWRENCE RESIDENCE
33 PRONGHORN RUN
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	2/3/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C7
OF	5 SHEETS
PROJECT#	125155

GENERAL NOTES, SPECIFICATIONS, AND PROJECT INFORMATION

STRUCTURAL ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
ADDL	ADDITIONAL
ALT	ALTERNATE
ANCH	ANCHOR
&	AND
ARCH	ARCHITECT(URAL)
@	AT
BF	BRACE FRAME
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BEL	BELOW
BM	BEAM
BN	BOUNDARY NAILING
B or BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
BU	BUILT-UP
BUB	BACK-UP BAR
CAMB(C)	CAMBER(ED)
CBC	CALIFORNIA BUILDING CODE
CG	CENTER OF GRAVITY
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT OR CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL(℄)	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CS	COLUMN STRIP
CRC	COLD ROLLED CHANNEL
CTR	CENTER(ED)
CTRSK	COUNTERSINK
C-C	CENTER TO CENTER
d	PENNEY(NAILS)
DBL	DOUBLE
DET	DETAIL
DF	DOUGLAS FIR
DIA(Ø)	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DO	DITTO (REPEAT)
DP	DEEP
DWG	DRAWING
DWL	DOWELS
EA	EACH
EBF	ECCENTRIC BRACE FRAME
EF	EACH FACE
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION/ELEVATOR
EMBED	EMBEDMENT
EN	EDGE NAILING
EQ	EQUAL
EQUIP	EQUIPMENT
ES	SIDE EACH
EW	EACH WAY
EXIST(E)	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FIN	FINISH(ED)
FLR	FLOOR
FDN	FOUNDATION
FLG	FLANGE
FN	FIELD NAILING
FOB	FACE OF BLOCK OR BRICK
FOC	FACE OF CONCRETE
FO PLY	FACE OF PLYWOOD
FOS	FACE OF STUDS
FMG	FRAMING
FS	FAR SIDE
FT	FOOT
FTG	FOOTING
GA	GAGE
GALV	GALVANIZED
GB	GRADE BEAM
GL	GRID LINE
GLB	GLUE-LAMINATED BEAM
HCA	HEADED CONCRETE ANCHOR
HD	HOLD DOWN
HDR	HEADER
HGR	HANGER
HORIZ	HORIZONTAL
HSB	HIGH STRENGTH BOLT
HS	HIGH STRENGTH
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INFO	INFORMATION
INT	INTERIOR
JST	JOIST
JT	JOINT
KSI	KIP PER SQUARE INCH
LBS	POUNDS
LLBB	LONG LEG BACK-BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LT WT	LIGHT WEIGHT
LVL	LAMINATED VENEER (LUMBER)
LVL	LEVEL (FLOOR)
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
MS	MIDDLE STRIP
(N)	NEW
NIC	NOT IN CONTRACT
NO (#)	NUMBER
NS	NEAR SIDE
NTS	NOT TO SCALE
NORM WT	NORMAL WEIGHT
OC	ON CENTER (NOT NECESSARY)
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
O-O	OUT TO OUT
OPNG	OPENING
PARA	PARALLEL
P/C	PRECAST
PERP	PERPENDICULAR
PJP	PARTIAL JOINT PENETRATION
PL (℄)	PLATE
PLY	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
P/T	POSTTENSIONED(PRESTRESSED)
RAD (R)	RADIUS
REF	REFERENCE
REQ'D	REQUIRED
REINF	REINFORCEMENT(ING)
RJ	ROOF JOIST
SC	SLIP CRITICAL
SEP	SEPARATION
SCHED	SCHEDULE
SIM	SIMILAR
SIMP	SIMPSON
SHT	SHEET
SHTG	SHEATHING
SLBB	SHORT LEB BACH-BACK
SLV	SHORT LEB VERTICAL
SMS	SHEET METAL SCREWS
SOG	SLAB ON GRADE
SPECS	SPECIFICATIONS
SP	SPACE (S)
SQ	SQUARE
SSC	SINGLE SHEAR CONNECTION
STAGG	STAGGER(ED)
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUC	STRUCTURAL
SYMM	SYMMETRICAL
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
TEMP	TEMPORARY
THK	THICK(NESS)
THRD	THREADED
THRU	THROUGH
TP	TOP OF PARAPET
T PLY	TOP OF PLYWOOD
TRANS	TRANSVERSE
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TSG	TAPERED STEEL GIRDER
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
WBS	WELDED BEAM SEAT
WD	WOOD
WP	WORK POINT
WPJ	WEAKENED PLANE JOINT
WS	WELDED STUDS
WT	WEIGHT
WWF	WELDED WIRE FABRIC

CONCRETE

1. ALL CONCRETE IS REINFORCED AND CAST_IN_PLACE UNLESS OTHERWISE NOTED.
2. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318, WITH MODIFICATIONS AS NOTED IN THE CONTRACT DOCUMENTS.
3. CONCRETE MIXING OPERATION, ETC., SHALL CONFORM TO C-94.
4. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI 304 AND CONTRACT DOCUMENTS.
5. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:

LOCATION	STRENGTH	TYPE OF CONCRETE
FOUNDATIONS	3000 PSI	NORMAL WEIGHT
SLAB ON GRADE	3000 PSI	NORMAL WEIGHT
ALL OTHER CONCRETE	3000 PSI	NORMAL WEIGHT
RETAINING & FOOTINGS WALLS	4000 psi	NORMAL WEIGHT

MAXIMUM WATER-CEMENT RATIO = 0.45

6. NO MORE THAN ONE GRADE OF CONCRETE SHALL BE ON THE JOB SITE AT ANY ONE TIME.
7. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR TYPE II, LOW ALKALI.
8. CONCRETE MIXES SHALL BE DESIGNED BY AN APPROVED LABORATORY. THE DESIGN SHALL BE STAMPED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA AND SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT ALLOWED.
9. NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-33. LIGHT WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-330. DRY WEIGHT OF LIGHTWEIGHT CONCRETE NOT TO EXCEED 115 PCF.
10. NON-SHRINK CEMENT GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 6000 PSI. USE "SIKA GROUT 212" (LARR #24764) OR "MASTERFLOW 928" (LARR #23137).
11. FORMS FOR CONCRETE SHALL BE LAID OUT AND CONSTRUCTED TO PROVIDE THE SPECIFIED CAMBERS SHOWN ON THE DRAWINGS.
12. PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING STRUCTURAL MEMBERS AS REQUIRED TO PREVENT AIR POCKETS AND OR "HONEYCOMB" UNDER OR AROUND THE EXISTING MEMBERS. CONCRETE CAST WITH AIR POCKETS AND OR "HONEYCOMB" UNDER OR AROUND THE MEMBERS IS NOT ACCEPTABLE.
13. THE CONTRACTOR SHALL MAINTAIN A LOG OF STRUCTURAL SLAB ELEVATIONS BASED ON THE ARCHITECTURAL DRAWINGS PLUS THE ADDITION OF ANY CAMBERS INDICATED ON THE CONSTRUCTION DOCUMENTS. THIS LOG SHALL INDICATE SCREED ELEVATIONS PRIOR TO THE CONCRETE POUR, AND TOP OF CONCRETE SLAB PRIOR TO REMOVAL OF FORMS.
14. PLACE CONCRETE SLABS TO A LEVEL FINISH UNLESS NOTED OTHERWISE. THE MINIMUM CONCRETE SLAB THICKNESS SHALL BE AS SHOWN ON PLANS. OVERPOUR MAY BE REQUIRED DUE TO FORMING AND STRUCTURE DEFLECTION.
15. THOROUGHLY CLEAN AND ROUGHEN ALL EXISTING CONCRETE, CONCRETE PREVIOUSLY POURED AND HARDENED AND MASONRY SURFACES TO RECEIVE NEW CONCRETE. INTERFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF 1/4" UNLESS NOTED OTHERWISE.
16. IF COLUMNS AND WALLS ARE PLACED WITH FLOOR, TWO HOURS MUST ELAPSE BETWEEN END OF COLUMN OR WALL POUR AND BEGINNING OF FLOOR POUR.
17. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT PLACED IN CAST-IN-PLACE CONCRETE:
    A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
    B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER: #5 BAR, W31 OR D31 WIRE, AND SMALLER 1 1/2"
    C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS AND JOISTS: #11 BAR AND SMALLER 1"
18. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
19. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
20. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED ONE THIRD OF SLAB THICKNESS AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.
21. PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC., SHALL BE FORMED WITH A 3/4 IN. CHAMFER, UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.
22. CURING COMPOUNDS USED ON CONCRETE TO RECEIVE A FINISH SHALL BE APPROVED BY THE FINISH APPLICATOR BEFORE USE.
23. THE MAXIMUM SIZE OF A SINGLE POUR FOR ANY DAY FOR ELEVATED SLABS SHALL NOT EXCEED 20,000 SQUARE FEET, AND THE RATIO OF LENGTH TO WIDTH OF THE POUR SHALL NOT EXCEED 2 TO 1 WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

GENERAL (CONT'D)

20. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT SPECIFIED ON THIS SET OF DRAWINGS. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH OR WHERE OVERLOAD IS ANTICIPATED.
21. STRUCTURAL OBSERVATIONS PERFORMED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION ARE NOT THE REQUIRED CONTINUOUS AND SPECIAL INSPECTION SERVICES AND DO NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR. OBSERVATIONS ALSO DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.
22. CONTRACTOR SHALL REVIEW SHOP DRAWINGS FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS AND SHALL STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO THE OWNER'S REPRESENTATIVE.
23. ARCHITECT'S / ENGINEER'S REVIEW OF THE SHOP DRAWINGS SHALL NOT BE CONSTRUED AS AN AUTHORIZATION TO DEVIATE FROM CONTRACT DOCUMENTS.
24. SHOP DRAWINGS WILL NOT BE PROCESSED DUE TO INCOMPLETENESS, LACK OF COORDINATION WITH RELEVANT PORTION OF CONTRACT DOCUMENTS, LACK OF CALCULATIONS IF REQUIRED AND WHERE DEVIATIONS, MODIFICATIONS AND SUBSTITUTIONS ARE INDICATED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
25. ALLOW SEVEN WORKING DAYS FOR PROCESSING SHOP DRAWINGS OTHER THAN STRUCTURAL STEEL & DESIGN-BUILD ITEMS AFTER RECEIPT BY THE STRUCTURAL ENGINEER. ALLOW FOURTEEN WORKING DAYS FOR PROCESSING STRUCTURAL STEEL & DESIGN-BUILD ITEMS SHOP DRAWINGS. SHOP DRAWINGS AND SUBMITTALS WILL BE REVIEWED A MAXIMUM OF TWO TIMES.
26. THE LATERAL SYSTEM OF THE STRUCTURE IS DESIGNED WITH LATERAL RESTRAINT AT THE GROUND FLOOR. STRUCTURAL FRAMES ARE NOT LATERALLY SELF SUPPORTING UNTIL THE ENTIRE DESIGN LATERAL RESTRAINT FLOOR AND STRUCTURAL WALLS BELOW ARE IN PLACE.
27. DO NOT SPLICE STRUCTURAL MEMBERS UNLESS SPECIFICALLY DETAILED AND INDICATED IN THIS SET OF DRAWINGS. DO NOT PLACE OPENINGS, POCKETS, ETC. IN STRUCTURAL MEMBERS UNLESS SPECIFICALLY DETAILED AND INDICATED IN THIS SET OF STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER IF DRAWINGS BY OTHERS REQUIRE MODIFICATIONS TO STRUCTURAL MEMBERS AS SHOWN IN THIS SET OF STRUCTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
28. DESIGN LOADS:
    A. DEAD LOADS: CONSIST OF BUILDING SELF-WEIGHT PLUS SUPERIMPOSED DEAD LOADS. REFER TO COMPLETE SET OF DRAWINGS FOR DETERMINING DEAD LOADS.
    B. LIVE LOADS:

AREA	DESIGN LIVE LOAD	REMARK
FLOOR	40 PSF	REDUCIBLE
ROOF	20 PSF	REDUCIBLE

    C. SEISMIC DESIGN LOADS:

SEISMIC IMPORTANCE FACTOR I_e	= 1
RISK CATEGORY	= II
S_s	= 1.33g
S_1	= 0.43g
SITE CLASS	= D
S_{DS}	= 1.082g
S_{D1}	= 1.728g
SEISMIC DESIGN CATEGORY	= D
LATERAL LOAD RESISTING SYSTEM	= LIGHT FRAME WOOD SHEAR WALLS
R	= 6.5
Ω_o	= 3
C_d	= 4
C_s	= 0.151
SEISMIC DESIGN BASE SHEAR	= C_s x BUILDING WEIGHT
ANALYSIS PROCEDURE USED	= EQUIVALENT LATERAL FORCE

    D. WIND DESIGN LOADS:

BASIC WIND SPEED (3 SEC. GUST)	= 91 MPH
OCCUPANCY CATEGORY	= B
WIND EXPOSURE	= C
INTERNAL PRESSURE COEFFICIENT	= 0.18 FOR ENCLOSED STRUCTURE
COMPONENTS & CLADDING WIND PRESSURE	= 16 PSF

FOUNDATIONS AND SITE WORK

2. FOOTING DESIGN BASED ON ALLOWABLE SOIL PRESSURE OF 2000 PSF. BOTTOM OF FOOTINGS TO BE A MINIMUM OF 1.5 FEET BELOW LOWEST ADJACENT FINISHED FLOOR OR GRADE, AND 2 FEET INTO UNDISTURBED NATURAL SOIL. SOIL PRESSURE OF 2500 PSF AT A DEPTH OF 2 FEET.
3. THE GEOTECHNICAL INVESTIGATION REPORT AND ITS RECOMMENDATIONS SHALL BE FOLLOWED AND SHALL BE CONSIDERED MINIMUM REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE PRESENTED IN THE CONSTRUCTION DOCUMENTS.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER OR SEEPAGE. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
6. EXCAVATION AND COMPACTING IF REQUIRED SHALL BE APPROVED BY THE GOVERNING AGENCY AND THE GEOTECHNICAL ENGINEER PRIOR TO PLACING THE CONCRETE AND REINFORCING. THE GEOTECHNICAL ENGINEER SHALL SUBMIT LETTER OF COMPLIANCE TO THE OWNER'S REPRESENTATIVE.
7. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE WALLS HAVE ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
8. FOOTINGS SHALL BE PLACED AND ESTIMATED ACCORDING TO DEPTHS SHOWN ON DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE FOUNDATION ENGINEER, FOOTING ELEVATIONS SHALL BE ALTERED AS REQUIRED.
9. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH SOIL REPORT. FLOODING IS NOT BE PERMITTED.
10. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.
11. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
12. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH SOILS REPORT RECOMMENDATIONS.

GENERAL

1. THE PROJECT SPECIFICATIONS FORM A PART OF THESE GENERAL NOTES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
3. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. DRAWINGS SHALL NOT BE SCALED.
5. DETAILS IN SHEETS TITLED 'TYPICAL DETAILS', TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK, EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE. THESE DETAILS ARE NOT SPECIFICALLY REFERENCED WHERE THEY OCCUR.
6. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NOTES AND DETAILS ON DRAWINGS AND THESE GENERAL NOTES AND TYPICAL DETAILS ARE IN CONFLICT WITH THE PROJECT SPECIFICATIONS THE MOST STRINGENT SHALL APPLY. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED AS SHOWN FOR SIMILAR WORK.
7. ALL WORK SHALL CONFORM TO THE STANDARDS OF THE FOLLOWING: CALIFORNIA BUILDING CODE, 2016 EDITION AMENDED BY THE CITY OF REDLANDS AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING BUT NOT LIMITED TO CAL/OSHA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, AND THOSE CODES AND STANDARDS LISTED IN THE CONTRACT DOCUMENTS.
8. SPECIFICATIONS, CODES, AND STANDARDS NOTED IN THE CONTRACT DOCUMENTS SHALL BE OF THE LATEST APPROVED ISSUE, INCLUDING SUPPLEMENTS, UNLESS OTHERWISE NOTED. MATERIAL SPECIFICATIONS SHALL COMPLY WITH ASTM REFERENCED STANDARDS LATEST EDITION.
9. MANUFACTURED MATERIALS SHALL BE APPROVED BY THE CHECKING AGENCY PRIOR TO THEIR USE. ALL REQUIREMENTS OF THOSE APPROVALS SHALL BE FOLLOWED.
10. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
    A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS.
    B. SIZE AND LOCATION OF ALL NON-BEARING PARTITIONS.
    C. SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
    D. EXTERIOR WALL SYSTEM.
    E. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS.
    F. STAIR FRAMING AND DETAILS.
    G. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
11. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
    A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL, ROOF AND FLOOR OPENINGS, ETC., NOT SHOWN OR NOTED.
    B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
    C. ANCHORAGE AND BRACING FOR ELECTRICAL, MECHANICAL OR PLUMBING EQUIPMENT TO THE STRUCTURE.
    D. ANCHOR BOLTS FOR EQUIPMENT MOUNTS.
    E. SIZE, WEIGHT, AND LOCATION OF MACHINE AND EQUIPMENT BASES.
12. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN STRUCTURAL MEMBERS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER OF RECORD WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
13. STAIR FRAMING, HANDRAILS, CLADDING SYSTEMS, METAL STUD FRAMING, MEP EQUIPMENT AND PIPING, ANCHORAGE/BRACING AND ANY OTHER DESIGN-BUILD ELEMENTS, WHEN NOT SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS, SHALL BE THE DESIGN RESPONSIBILITY OF THE CONTRACTOR AND MAY BE SUPPORTED BY THE PRIMARY STRUCTURE. CONTRACTOR SHALL PROVIDE AND INSTALL ALL ANCILLARY MEMBERS INCLUDING BUT NOT LIMITED TO BEAMS, COLUMNS, POSTS, FOOTINGS, STIFFENERS, GUSSETS, KICKERS, BRACES, ETC., AND THE ATTENDANT CONNECTIONS, AS REQUIRED BY THE STRUCTURAL ENGINEER OF RECORD, TO SUPPORT LOADS IMPOSED BY THE STAIR FRAMING AND DESIGN-BUILD ELEMENTS ON THE PRIMARY STRUCTURE. DESIGN AND DETAILING OF THESE ELEMENTS SHALL BE DEVELOPED AND STAMPED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF CALIFORNIA. CONTRACTOR SHALL SUBMIT THE CALCULATIONS, DRAWINGS AND DESIGN TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND TO THE GOVERNING AGENCY FOR PERMITTING AND APPROVAL PRIOR TO STARTING FABRICATION. CONTRACTOR SHALL OBTAIN ALL PERTINENT PERMITS PRIOR TO STARTING FABRICATION. STAIR FRAMING AND DESIGN-BUILD ELEMENTS SHALL BE DESIGNED TO AVOID TORSIONAL LOADS INTO THE PRIMARY STRUCTURE. ENGINEER RESPONSIBLE FOR THE DESIGN OF STAIRS IS ALSO RESPONSIBLE FOR PROVIDING STRUCTURAL OBSERVATIONS FOR THE DESIGN-BUILD ITEMS.
14. CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE EXTENT OF THE SCOPE OF WORK. VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.
15. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE CONSTRUCTION DOCUMENTS WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
16. UNLESS NOTED OTHERWISE, COLUMNS, WALLS, BEAMS, FOOTINGS, ETC, ARE CENTERED AT GRIDLINES. WHERE BEAM TO BEAM SPACING IS NOT SHOWN, BEAM SHALL BE EQUALLY SPACED BETWEEN GRIDLINES.
17. ANY DEVIATION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW/APPROVAL BEFORE PROCEEDING WITH THE WORK. SUBSTITUTIONS OF PRODUCTS OR MATERIALS SPECIFIED ON THE CONSTRUCTION DOCUMENTS ARE NOT ALLOWED WITHOUT OWNER'S REPRESENTATIVE'S APPROVAL.
18. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE AND PROCEDURE OF CONSTRUCTION AS REQUIRED. SITE VISITS PERFORMED BY THE OWNER'S REPRESENTATIVE DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY CONTRACTOR.
19. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORES, BRACES AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE AND COMPONENTS, SOILS, OTHER STRUCTURES AND UTILITIES MAY BE SUBJECTED DURING CONSTRUCTION. SHORING SYSTEMS SHALL BE DESIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

SHEET INDEX (STRUCTURAL DRAWINGS)

#	SHT. NO.	SHEET TITLE
		TYPICAL PROJECT INFORMATION
1	S1.1a	GENERAL NOTES / ABBREVIATIONS
2	S1.1b	GENERAL NOTES
3	S1.1c	GENERAL NOTES / SPECIAL INSPECTIONS
4	S1.2	TYPICAL DETAILS
5	S1.3	TYPICAL DETAILS
6	S1.4	TYPICAL DETAILS
7	S1.5	TYPICAL DETAILS
8	S1.6	STEEL STRONG WALL TYPICAL DETAILS
9	S1.7	TYPICAL DETAILS
		FOUNDATION & FRAMING PLANS
10	S2.0	SCHEDULE & LEGEND
11	S2.1	OVERALL FOUNDATION PLAN
12	S2.2	FOUNDATION PLAN SOUTH
13	S2.3	FOUNDATION PLAN NORTH
14	S2.4	OVERALL ROOF FRAMING PLAN
15	S2.5	ROOF FRAMING PLAN SOUTH
16	S2.6	ROOF FRAMING PLAN NORTH
17	S2.7	GARAGE FOUNDATION & ROOF FRAMING PLAN
18	S2.8	CABANA FOUNDATION & ROOF FRAMING PLAN
19	S2.9	ADU FOUNDATION & ROOF FRAMING PLAN
20	S3.1	FOUNDATION DETAILS
21	S4.1	FRAMING DETAILS
22	S4.2	FRAMING DETAILS
22		TOTAL STRUCTURAL SHEETS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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GENERAL NOTES / ABBREVIATIONS

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Date September 18, 2025
Scale
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Job Number J25403
Sheet

S1.1a

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GENERAL NOTES

STRUCTURAL STEEL AND

1. ALL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE LATEST EDITION OF AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS. WHERE THE STRUCTURAL STEEL IS EXPOSED AND INDICATED AS 'AESS' ON PLANS OR DETAILS, FABRICATION AND ERECTION SHALL ALSO BE IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL.

2. GENERAL CONTRACTOR TO DETERMINE SCOPE OF WORK FOR BOTH STRUCTURAL STEEL AND MISCELLANEOUS METAL SUBCONTRACTORS (IF MULTIPLE SUBCONTRACTORS ARE USED). THE COMBINED SCOPE OF WORK FOR ALL SUBCONTRACTORS SHALL INCLUDE ALL STRUCTURAL STEEL AND MISCELLANEOUS METAL WORK SHOWN ON THE CONTRACT DRAWINGS.

3. STRUCTURAL STEEL SHALL CONFORM TO ASTM DESIGNATION AS INDICATED BELOW UNLESS NOTED OTHERWISE:

ALL WIDE FLANGE AND WT SHAPES	A992, GRADE 50
STEEL ANGLES AND CHANNELS	A36 UNO
ALL OTHER STRUCTURAL SECTIONS	A572, GRADE 50
DECK CLOSURE PLATES AND SHIM MATERIALS	A36
BEAM SHEAR PLATES, STIFFENER PLATES, ALL OTHER PLATES	A572, GRADE 50 UNO
HSS (RECTANGULAR, SQUARE OR ROUND)	A500, GRADE B OR C
STEEL PIPE (NOT LABELED AS HSS)	A53, GRADE B
STAINLESS STEEL SHAPES, PLATES AND BARS	A276
BOLTS	F3125, GRADE A325 OR GRADE F1852
MACHINE BOLTS (USE ONLY WHERE INDICATED)	A307
ANCHOR BOLTS	F1554, GRADE 55 S1, HEADED
THREADED AND HANGER ROD	A572, GR50
NUTS FOR BOLTS AND MACHINE BOLTS	A563
HARDENED WASHERS	F436
UNHARDENED WASHERS	F844
PLAIN WASHERS	ANSI B18.22.1

4. HIGH STRENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS. HIGH STRENGTH BOLTS SHALL BE SLIP CRITICAL (SC) WITH THREADS EXCLUDED FROM THE FROM THE SHEAR PLANES (I.E. A325-X, A325-SC, OR F1852-X-SC) UNLESS NOTED OTHERWISE.

5. HEADED ANCHOR STUDS AND THREADED STUDS SHALL BE NELSON (ICC ER-2856, LARR 02725) GRANULAR FLUX-FILLED, AND SHALL BE MADE FROM COLD FINISHED LOW CARBON STEEL, CONFORMING TO ASTM A-108, GRADES 1010 THROUGH 1020 WITH A MINIMUM TENSILE STRENGTH OF 60,000 PSI. STUD WELDING INSPECTION AND TESTING SHALL CONFORM TO AWS D1.1.

6. DEFORMED BAR ANCHOR STUDS SHALL BE NELSON D2L (ICC ER-2907, LARR 25860) GRANULAR FLUX-FILLED REBAR STUDS, AND SHALL BE MADE OF LOW CARBON COLD ROLLED STEEL WITH A MINIMUM TENSILE STRENGTH OF 80,000 PSI. STUD WELDING INSPECTION AND TESTING SHALL CONFORM TO AWS D1.1.

7. HOT DIP GALVANIZE IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STRUCTURAL STEEL, MISCELLANEOUS METAL AND FASTENERS THAT ARE EXPOSED TO THE WEATHER. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780.

8. WHEN FABRICATING BEAMS, PLACE NATURAL CAMBER UP. PROVIDE UPWARD CAMBER TO ALL MEMBERS SHOWN TO HAVE CAMBER. AMOUNT MEASURED IN THE FIELD PRIOR TO ERECTION SHALL NOT DEVIATE BY MORE THAN ALLOWED BY THE AISC SPECIFICATIONS. DO NOT CAMBER MEMBERS OCCURRING BELOW ELEVATOR ENTRANCE DOORS.

9. SPLICE MEMBERS ONLY WHERE INDICATED.

10. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS FOR OWNER'S REPRESENTATIVE REVIEW BEFORE FABRICATION. SUBMITTALS SHALL BE IN SIZES COMMENSURATE WITH A TWO WEEK TURNAROUND TIME. A MAXIMUM OF 250 SHOP DRAWINGS EVERY TWO WEEKS IS PERMITTED UNLESS WRITTEN AUTHORIZATION IS PROVIDED BY THE ARCHITECT TO CHANGE THIS LIMIT.

11. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED FREE OF RUST, LOOSE MILL SCALE AND OIL.

12. BOLT HOLES IN STEEL SHALL BE STANDARD HOLES, 1/16 INCH LARGER IN DIAMETER THAN NOMINAL SIZE OF BOLT USED, UNLESS NOTED OTHERWISE. BOLT HOLES IN BASE PLATES MAY BE OVERSIZED PER AISC TABLE 14-2 IF WASHERS ARE PROVIDED IN ACCORDANCE WITH THIS TABLE.

13. BOLTS SHALL BE SPACED AT 3" O.C. UNLESS NOTED OTHERWISE. THE DISTANCE FROM THE CENTER OF A STANDARD HOLE TO THE EDGE OF A CONNECTING PART IN ANY DIRECTION SHALL NOT BE LESS THAN 1 1/2" U.N.O. THE EDGE DISTANCE MAYBE 1 1/4" AT THE ENDS OF BEAM CONNECTION ANGLES AND SHEAR END PLATES. THE DISTANCE FROM CENTER OF AN OVERSIZED OR SLOTTED HOLE TO THE EDGE OF A CONNECTING PART SHALL NOT BE LESS THAN THAT REQUIRED FOR A STANDARD HOLE TO THE EDGE OF A CONNECTED PART PLUS THE APPLICABLE INCREMENT C_2 FROM AISC TABLE J3.5.

14. ALL STRUCTURAL STEEL SURFACES TO BE WELDED OR HIGH-STRENGTH BOLTED, TO BE ENCASED IN CONCRETE OR TO RECEIVE SPRAY-APPLIED FIREPROOFING SHALL BE LEFT UNPAINTED.

15. FRAME WELDING SEQUENCE: LONGITUDINAL SHRINKAGE STRESSES DUE TO FIELD WELDING SHALL BE MINIMIZED BY MAKING WELDED CONNECTIONS STARTING AT THE MOST CENTRAL BEAM IN THE FRAMES AND PROGRESSING TOWARDS THE EXTERIOR COLUMNS. IN THIS MANNER, THE LONGITUDINAL SHORTENING CAN PULL THE UNRESTRAINED PORTION OF THE FRAME INWARDS WITHOUT CREATING EXCESSIVE SECONDARY TENSILE FORCES. IN ADDITION, ONE END OF EACH BEAM SHALL BE ALLOWED TO COOL BEFORE WELDING THE OTHER END. WELDED AND BOLTED WEB CONNECTIONS SHALL BE MADE ONLY AFTER FLANGES HAVE BEEN WELDED. FINAL WELDING SEQUENCE IS TO BE SUBMITTED FOR REVIEW TO THE STRUCTURAL ENGINEER OF RECORD AND FOR APPROVAL TO THE APPROVING AGENCY HAVING JURISDICTION OVER THE PROJECT.

16. SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF FIREPROOFING.

MECHANICAL ANCHORS

1. EXPANSION OR WEDGE ANCHORS INTO CONCRETE: HILTI KB TZ (LARR #25701, ICC ESR-1917), OR DEWALT POWER-STUD +SD2 (LARR #25831, ICC ESR-2502) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.

2. EXPANSION OR WEDGE ANCHORS INTO MASONRY: HILTI KB 3 (LARR #25577M, ICC ESR-1385), DEWALT POWER-STUD +SD1 (LARR #25787, ICC ESR-2966), OR SIMPSON STRONG TIE WEDGE-ALL (LARR #24682, ICC ESR-1396), TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.

3. SCREW ANCHORS INTO CONCRETE: HILTI HUS-EZ (LARR #25897, ICC ESR-3027), SIMPSON STRONG TIE TITEN HD (LARR #25741, ICC ESR-2713), OR DEWALT SCREW-BOLT+ (ICC ESR-3889) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.

4. SCREW ANCHORS INTO MASONRY: HILTI HUS-EZ (LARR #25979, ICC ESR-3056), SIMPSON STRONG TIE TITEN HD (LARR #25560, ICC ESR-1056), OR DEWALT SCREW-BOLT+ (ICC ESR-4042) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.

5. UNDERCUT ANCHORS INTO CONCRETE: HILTI HDA (ICC ESR-1546), SIMPSON STRONG TIE TORQ-CUT SELF UNDERCUTTING (LARR #25946, ICC ESR-2705), OR DEWALT ATOMIC UNDERCUT (ICC ESR-3067), TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.

6. HEAVY DUTY SLEEVE ANCHORS INTO CONCRETE: HILTI HSL-3 (ICC ESR-1545) OR DEWALT POWER-BOLT+ (ICC ESR-3260) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.

7. FASTENERS SHALL BE STAINLESS STEEL FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.

8. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE STRUCTURAL ENGINEER WILL DETERMINE A NEW LOCATION.

9. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.

10. ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY.

11. TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION.

12. APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION ON THE ANCHOR SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING_LOADING DEVICES, ETC.

13. REACTION LOADS FROM TEST FIXTURES MAY BE APPLIED CLOSE TO THE ANCHOR BEING TESTED, PROVIDED THE ANCHOR IS NOT RESTRAINED FROM WITHDRAWING BY A BASE PLATE OR OTHER FIXTURE. IF RESTRAINT IS FOUND, LOOSEN AND SHIM OR REMOVE THE FIXTURE PRIOR TO TESTING.

14. PROVIDE MINIMUM EMBEDMENT OF ANCHORS AS SHOWN IN DRAWINGS.

15. WHERE INSTALLATION TORQUE IS PROVIDED BY MANUFACTURER AND OBSERVED BY A DEPUTY INSPECTOR, NO FURTHER TESTING IS REQUIRED. IF NO INSTALLATION TORQUE IS PROVIDED, TEST 50% OF ANCHORS PER ONE OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES CALCULATED BELOW:

    A. HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT INSTALLED, REPLACE THE NUT WITH A THREADED COUPLER TO THE SAME TORQUE MEASURED WITH A TORQUE WRENCH, AND THEN APPLY THE LOAD. ANCHOR IS ACCEPTABLE IF NO MOVEMENT IS OBSERVED AT THE TEST LOAD. MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE.

    B. TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.

    C. TEST LOAD FOR ANCHORS TO BE TWO TIMES THE ALLOWABLE TENSION VALUE OR 1 1/4 TIMES THE MAXIMUM DESIGN STRENGTH GIVEN IN THE ICC APPROVAL, BUT NEED NOT EXCEED 0.8 A_{se} F_{ya}; WHERE A_{se} IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND F_{ya} IS THE YIELD STRESS OF THE ANCHOR.

16. IF ANY ANCHOR FAILS TESTING, REPLACE ANCHOR AND TEST ADDITIONAL ANCHORS OF THE SAME CATEGORY NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE TESTS PASS, THEN RESUME INITIAL TESTING FREQUENCY.

STRUCTURAL STEEL AND MISCELLANEOUS METAL (ALL OTHER STEEL) WELDING

1. ALL WELDING SHALL BE IN STRICT CONFORMANCE WITH THE LATEST EDITION OF AWS D1.1 AND THE CALIFORNIA BUILDING CODE WITH ALL APPLICABLE AMENDMENTS. ALL WELDED JOINTS SHALL BE PRE-QUALIFIED PER THE LATEST EDITION OF AWS D1.1. NON PRE- QUALIFIED WELDED JOINTS SHALL BE QUALIFIED BY TEST & PROCEDURE QUALIFICATION TEST RECORD INCLUDED PER THE LATEST EDITION OF AWS D1.1.

2. WELDING OF SHEET METAL AND METAL STUDS SHALL BE IN ACCORDANCE WITH AWS D1.3.

3. WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WELD SIZE SHALL BE AISC MINIMUM UNLESS A LARGER SIZE IS NOTED. WHERE LENGTH OF WELD IS NOT SHOWN IT SHALL BE FULL LENGTH OF JOINT. ALL BUTT AND GROOVE WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.

4. ALL WELDING ELECTRODES AND ELECTRODE FLUX COMBINATIONS (FILLER METAL) SHALL BE E7XTX, E7XTXX OR E70XXX (MINIMUM 70 KSI), UNLESS NOTED OTHERWISE, AND SHALL MEET THE REQUIREMENTS FOR H16 PER AISC SEISMIC PROVISIONS.

5. ALL WELDS SHALL HAVE A FILLER METAL WITH CHARPY V-NOTCH TOUGHNESS OF 20 FT-LBS AVERAGE ZERO DEGREES FAHRENHEIT AND 40FT-LBS AT SEVENTY DEGREES FAHRENHEIT FOR LOWEST ANTICIPATED SERVICE TEMPERATURE (LAST) OF +50°F. FOR LAST LESS THAN +50°F, SEE AWS D1.8 SUBCLAUSE 6.3.6. CERTIFY CONFORMANCE TO CHARPY V-NOTCH TOUGHNESS REQUIREMENTS WITH TESTS BY AN INDEPENDENT TESTING LABORATORY.

6. GMAW AND FCAW-G WELDING PROCESSES SHALL NOT BE PERMITTED WHEN WIND SPEED EXCEEDS 3 MPH.

7. WHERE WELDING IS NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR IDENTIFYING THE METHOD OF FABRICATION.

8. ALL SHOP WELDS SHALL BE PERFORMED BY A FABRICATOR LICENSED BY THE LOCAL JURISDICTION.

9. ALL WELDERS SHALL BE QUALIFIED FOR THE WORK THEY WILL BE PERFORMING AND SHALL HAVE CURRENT VALID CERTIFICATIONS ISSUED BY AWS AND THE GOVERNING JURISDICTION.

10. FACES OF FILLET WELDS EXPOSED TO VIEW SHALL HAVE AS-WELDED SURFACES THAT ARE REASONABLY SMOOTH AND UNIFORM. NO FINISHING OR GRINDING SHALL BE REQUIRED, EXCEPT WHERE CLEARANCES OR FIT OF OTHER ITEMS MAY SO NECESSITATE.

11. ALL PARTIAL AND FULL PENETRATION WELDS WHICH ARE EXPOSED TO VIEW SHALL BE GROUND SMOOTH AND FLUSH WITH FINISH SURFACE OF STEEL. HOLES SHALL BE FILLED WITH WELD METAL OR BODY SOLDER AND SMOOTHED BY GRINDING OR FILING.

12. CLEAN GROOVE PREPARATION THERMAL CUTS BY GRINDING.

13. WELDS SHALL BE TERMINATED AT THE END OF A JOINT IN A MANNER THAT WILL ENSURE SOUND WELDS. WHENEVER NECESSARY THIS SHALL BE DONE BY USE OF EXTENSION BARS AND RUN OFF TABS.

TIMBER & LUMBER CONT.

LUMBER MATERIALS TABLE SAWN LUMBER

FRAMING MEMBER	SIZE	SPECIES	GRADE	REMARKS
ROOF RAFTERS	2X, 3X, 4X	DF	#1 OR BETTER	S4S
CEILING JOISTS	2X, 3X, 4X	DF	#2 OR BETTER	S4S
FLOOR JOISTS	2X, 3X, 4X	DF	#1 OR BETTER	S4S
WALL STUDS	2X, 3X, 4X	DF	STUD GRADE	S4S
SILL PLATES	2X, 3X, 4X	DF	UTILITY OR BETTER	S4S
TOP PLATES	2X, 3X, 4X	DF	STUD GRADE	S4S
HEADERS & BEAMS	2X, 3X, 4X	DF	#1 OR BETTER	S4S
POSTS	6X & LARGER	DF	#1 OR BETTER	S4S
BEAMS	6X & LARGER	DF	#1 OR BETTER	S4S

PLYWOOD

DOUGLAS FIR-THICKNESS AS SHOWN ON THE PLANS (INTERIOR TYPE, EXTERIOR GLUE) GRADE CDX, 5 PLY MINIMUM MINIMUM SHEET SIZE 2FT. X 4FT.
APA RATED SHEATHING MAY ALSO BE USED SEE FRAMING SHEETS FOR SPECIFIC CALL OUTS.

ALL SHEATHING SHALL HAVE THE TYPICAL TRADEMARK

APA RATED SHEATHING EXPOSURE 1 32/16 XXXX INCH PS 1-09 000 000

NAILS — COMMON
BOLTS AND THREADED ROD — ASTM A307 (OFF THE SHELF @ HARDWARE STORE)

17. ALL 2X MEMBERS THAT ARE PART OF THE FLOOR FRAMING SYSTEM SHALL BE KILN DRIED, #2 GRADE OR BETTER, DOUGLAS FIR. 95% OF MATERIAL SHALL HAVE A MOISTURE CONTENT OF 15% OR LESS MAXIMUM MOISTURE SHALL BE 19% EACH PIECE SHALL BE GRADE MARKED INDICATING KILN DRIED WITH A STAMP MARK "S-DRY".

18. NON-BEARING 2 X 4 STUD WALLS, STRIPPING, BLOCKING, BACKING, AND OTHER NON-STRUCTURAL LUMBER SHALL BE NO. 2 GRADE OR BETTER DOUGLAS FIR, OR STANDARD OR BETTER DOUGLAS FIR, S4S.

19. ALL NAILS SHALL BE COMMON SIZE.

20. HOLES IN WOOD FOR BOLTS SHALL BE DRILLED 1/16" LARGER THAN THE NOMINAL SIZE OF THE BOLT.

21. ALL BOLTS SHALL HAVE MALLEABLE IRON OR PLATE WASHERS UNDER HEAD AND NUTS. SEE WASHER SCHEDULE FOR SIZES.

22. ALL JOISTS SHALL BE SOLID BLOCKED AT POINTS OF BEARING. WOOD CROSS-BRIDGING, NOT LESS THAN 2 INCHES BY 3 INCHES (2" X 3") NOMINAL, METAL CROSS-BRIDGING OF EQUAL STRENGTH, OR SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS WHERE THE JOIST SPAN EXCEEDS EIGHT (8) FEET. THE DISTANCE BETWEEN LINES OF BRIDGING OR BETWEEN BRIDGING AND BEARING SHALL NOT EXCEED EIGHT (8) FEET. CROSSBRIDGING MAY BE OMITTED FOR ROOF AND CEILING JOISTS EIGHT INCHES (8") AND LESS DEPTH.

23. MINIMUM DIMENSION OF ANY PLYWOOD SHEET SHALL BE 24" AND THE MINIMUM AREA SHALL BE SIX (6) SQUARE FEET.

24. USE DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS ABOVE.

25. MACHINE APPLIED NAILING. SATISFACTORY INSTALLATION SHALL BE DEMONSTRATED ON THE JOB AND THE ACCEPTANCE OF THE FIELD REPRESENTATIVE OF THE OSA AND THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE OBTAINED BEFORE THE USE OF MACHINE-APPLIED NAILS CAN BE APPROVED. APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.

26. ALL NAILS AND TIMBER CONNECTORS SHALL BE GALVANIZED.

27. STEEL JOISTS HANGERS, FASTENERS, AND OTHER SUCH CONNECTION DEVICES SHALL BE OF STANDARD MANUFACTURE, HAVING A CURRENT ICBO APPROVAL OF THE TYPES REQUIRED BY THE DRAWINGS. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. DEVICES SHALL BE GALVANIZED. SIMPSON PART NUMBERS ARE SHOWN ON DRAWINGS; EQUIVALENT UNION STAMPING, KC ARE ACCEPTABLE.

28. ALL PLYWOOD FLOORING SHALL BE GLUED TO THE FLOOR JOISTS. GLUE SHALL BE PL400 HEAVY DUTY SUBFLOOR ADHESIVE AS MANUFACTURED BY CONTECK CO.

29. INSPECTION SHALL BE PROVIDED OF ALL WOOD FRAMING MEMBERS WITH A MOISTURE METER, WITH MOISTURE CONTENT MEASURING LESS THAN 19% BEFORE COVERING FRAMING MEMBERS. PER SECTION 4.505.3 OF THE GREEN BUILDING STANDARDS CODE.

MANUFACTURED/ENGINEERED LUMBER

WEYERHAEUSER PRODUCT ICC-ESR-1387
PSL-PARALLEL STRAND LUMBER - PARALLAM
LSL-LAMINATED STRAND LUMBER
LVL- LAMINATED VENEER LUMBER - MICROLAM

NON-WOLMANIZED MATERIAL

	E (PSI)	G (PSI)	F_b (PSI)	F_v (PSI)
PSL	2.0×10^6	125,000	2900	290
LVL	1.9×10^6	125,000	2800	290
LSL	1.9×10^6	125,000	2400	290

WOLMANIZED MATERIAL PSL ONLY

	SERVICE LEVEL 1	SERVICE LEVEL 2	SERVICE LEVEL 3
G (PSI)	111,250	108,750	102,500
E (PSI)	1.78×10^6	1.74×10^6	1.64×10^6
F_b (PSI)	2175	2090	1915
F_v (PSI)	190	175	160

1. ADHESIVES SHALL BE WATERPROOF AND CONFORM TO THE REQUIREMENTS OF ASTM D-2559.
2. HOLES, CUTTING AND NOTCHING SHALL BE AS SHOWN IN THE STRUCTURAL DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER.
3. HOLES, CUTTING AND NOTCHING IN WOLMANIZED MEMBERS SHALL BE COATED WITH HENRY'S ROOFING TAR.

TJI-MEMBERS (WEYERHAEUSER PRODUCT)
SOLID WEB PRODUCTS (ICC-ESR1153)

1. WEB MATERIAL SHALL BE STRUCTURAL I PLYWOOD OR PERFORMANCE PLUS PLUS MATERIAL (OSB) AS MANUFACTURED BY WEYERHAEUSER
2. CHORD MEMBERS SHALL BE LVL OR MSR SAWN LUMBER.

UNLESS NOTED OTHERWISE, MSR SHALL HAVE THE FOLLOWING VALUES:

E (PSI) 2.0×10^6
F_b (PSI) 2400
F_v (PSI) 90

GLU-LAMINATED LUMBER: GLB

1. GLUE LAMINATED SHALL BE OF DOUGLAS FIR MATERIAL, AND FABRICATED IN ACCORDANCE WITH AITC 117- CURRENT EDITION. (AITC A-190)
2. LAMINATION SHALL BE PLACED HORIZONTALLY.
3. LAMINATED TIMBER SHALL BE OF THE FOLLOWING COMBINATION SYMBOL, AND VALUES:
   24F-V8 DF/DF E (PSI) = 1.8×10^6
   F_b (PSI) = 2400 F_v (PSI) = 190
4. GLB SHALL MEET THE APPEARANCE REQUIREMENTS OF ARCHITECTURAL GRADE.
5. MEMBERS SHALL BE INDIVIDUALLY WRAPPED.
6. MEMBERS EXPOSED TO AMBIENT CONDITIONS OR GRADE, SHALL BE TREATED WITH A PRESERVATIVE MEETING THE FOLLOWING REQUIREMENTS:
   AITC-109
   MINIMUM CHEMICAL RETENTION 0.40 PCF
7. ADHESIVES SHALL BE WATERPROOF. ALL BORED HOLES SHALL BE DRILLED AND APPLIED WITH TREATMENT. FOLLOW THE REQUIREMENTS OF AITC A190.1. PROVIDE WET USE ADHESIVES.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN CONFORMANCE WITH THE 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' (ACI 318), AND THE 'MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION' BY THE C.R.S.I. AND THE W.C.R.S.I., OR AS MODIFIED BY THE CONSTRUCTION DOCUMENTS.

2. REINFORCING BARS SHALL CONFORM TO THE FOLLOWING, UNLESS NOTED OTHERWISE.

CLASSIFICATION	TYPE
REINFORCING STEEL IN FOUNDATIONS (UNO):	ASTM A615, 60 KSI*

3. MECHANICAL COUPLERS: LENTON THREADED COUPLERS BY ERICO, ICC #3967 (LARR #24507), XTENDER BY HEADED REINFORCEMENT CORPORATION, ICC #2794 (LARR #25347) OR BAR-LOCK BY DAYTON SUPERIOR CORP, ICC #2495 (LARR #25342). COUPLERS FOR BEAM AND SLAB BARS AT FORMED CONSTRUCTION JOINTS MAY BE LENTON FORM SAVERS BY ERICO, ICC #3967.

4. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZE, CLEARANCES, LAPS, INTERSECTIONS AND COVERAGE REQUIRED BY STRUCTURAL DETAILS, APPLICABLE CODE AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING DEPUTY INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS THAT ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.

5. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

6. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 12 INCHES, OR ONE FULL MESH PLUS TWO INCHES, WHICHEVER IS GREATER.

7. REINFORCING SPLICES SHALL ONLY BE MADE AS INDICATED ON THE DRAWINGS.

8. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING AS THE VERTICAL REINFORCING, RESPECTIVELY, UNLESS NOTED OTHERWISE.

9. DOWELS BETWEEN SLABS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING AS THE VERTICAL REINFORCING, RESPECTIVELY, UNLESS NOTED OTHERWISE.

10. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.

11. CONTRACTOR SHALL PROVIDE FOR AN ALLOWABLE OF 5 TONS OF REINFORCING TO BE FABRICATED AND PLACED DURING PROGRESS OF WORK AS MAY BE DIRECTED BY THE STRUCTURAL ENGINEER. THE UNUSED PORTION SHALL BE CREDITED TO THE OWNER AT THE COMPLETION OF THE CONCRETE WORK.

TIMBER& LUMBER

1. MATERIAL SPECIFICATIONS-(USE UNO-TABLE BELOW GOVERNS)
   DIMENSION LUMBER—— DOUGLAS FIR-LARCH, NO. 2 S4S (STUDS, JOISTS, RAFTERS, LEDGERS)
   TIMBERS ——— DOUGLAS FIR-LARCH, NO. 1 S4S (BEAMS, HEADERS, POSTS)
   OTHER DIMENSION LUMBER—— DOUGLAS FIR-LARCH, NO. 2 S4S (2X4 STUDS, STRIPPING, BLOCKING, ETC.)
   PLYWOOD——— DOUGLAS FIR, STRUCTURAL I (INTERIOR TYPE, EXTERIOR GLUE) GRADE C-D, 5 PLY MINIMUM MINIMUM SHEET SIZE 2FT. X 4FT. APA RATED SHEATHING MAY ALSO BE USED SEE FRAMING SHEETS FOR SPECIFIC CALL OUTS.
   NAILS —— COMMON
   BOLTS AND THREADED ROD —— ASTM A307

2. SILL PLATES ON CONCRETE: 3" IN. NOMINAL THICK (4"Ø V350 PLF) WITH ACZA PRESSURE TREATMENT. BOLT TO CONCRETE WITH 5/8 INCH DIA. X 12 IN. LONG ANCHOR BOLTS (7" MIN EMBED.) AT 4'-0" MAXIMUM SPACING CENTER TO CENTER. SEE SECTIONS & DETAILS FOR SPECIFIC INFORMATION REGARDING THE SPACING. PLACE FIRST BOLT 9" FROM END OF SILL PLATE. THIS DOES NOT APPLY TO HOLDOWN BOLTS. ALL WASHERS FOR ANCHOR BOLTS ARE SIMPSON BP 5/8 WASHERS SQUARE CUT, 3" x 3" x 0.229". SILL PL. 4" @ NAIL SP. 4" OR CLOSER. ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

3. WHERE STUD WALLS FRAME TO CONCRETE OR CONCRETE BLOCK WALLS, ANCHOR THE END STUD TO THE WALL 12 INCHES FROM THE TOP AND BOTTOM OF THE STUD, AND ABOVE AND BELOW THE FIRE BLOCKING. 4 BOLTS TOTAL ARE REQUIRED. THE BOLTS SHALL BE 5/8 IN DIA. AND BE EMBEDDED 5" INTO THE CONCRETE OR CONCRETE BLOCK.

4. DO NOT CUT STRUCTURAL FRAMING, (JOISTS, BEAMS, STUDS, SILLS, ETC.) FOR PIPES, VENTS, DUCTS, CONDUIT, OR OTHER ITEMS UNLESS SPECIFICALLY INSTRUCTED ON THE CONSTRUCTION DOCUMENTS. INSTALL HORIZONTAL FRAMING CROWN UP.

5. PLACE 2X SOLID BLOCKING BETWEEN ALL JOISTS AND RAFTERS AT ALL POINTS OF SUPPORT AND UNDER ALL SUPPORTED TRANSVERSE PARTITIONS. 2X SOLID BLOCKING, FULL DEPTH, SHALL BE PLACED BETWEEN ALL JOISTS AND RAFTERS GREATER THAN 8" IN DEPTH AS FOLLOWS: ROOF RAFTERS - 10 FOOT INTERVALS, FLOOR JOISTS - 8 FOOT INTERVALS. METAL JOIST BRIDGING IN THE PRECEEDING LOCATIONS MAY BE USED AS REQUIRED.

6. LAP SPLICE ALL DOUBLE TOP PLATES AT THE TOP OF ALL WALLS WITH A 4'-0" MINIMUM SPLICE. PROVIDE 8-16d NAILS EACH SIDE OF EACH SPLICE.

7. PROVIDE DOUBLED FRAMING MEMBERS, SAME SIZE AS ADJACENT MEMBERS, UNDER ALL PARTITIONS PARALLEL TO JOISTS OR RAFTERS.

8. ALL HOLES FOR BOLTS SHALL BE 1/16" LARGER DIA. THAN THE BOLT. PROVIDE WASHERS FOR ALL BOLTS THRU WOOD MEMBERS EXCEPT AT ANCHOR BOLT CONDITIONS. SEE WASHER SCHEDULE.

9. ANCHOR NON-STRUCTURAL WALLS WITH 1/2" DIAMETER ANCHOR BOLTS 6 INCHES LONG, SCOOP OUT BELOW SLAB TO PROVIDE 3" MINIMUM COVERAGE. PLACE BOLTS AT 4'-0" ON CENTER. USE POWDER DRIVEN PINS @ 32 INCHES ON CENTER AS AN ALTERNATE METHOD OF ANCHORAGE. POWDER DRIVEN PINS SHALL EXTEND 1 INCH MINIMUM INTO THE CONCRETE.

10. FOR MINIMUM NAILING, REFER TO THE NAILING SCHEDULE IN THE TYPICAL DETAILS.

11. MACHINE APPLIED NAILING IS ACCEPTABLE, BUT SATISFACTORY PERFORMANCE SHALL BE DEMONSTRATED DURING INSTALLATION. ACCEPTANCE IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.

12. 2 X 6 T&G DECKING MAY BE USED. DECKING IS 4 SPAN MINIMUM IN LENGTH AND IS NAILED TO THE SUPPORTS WITH 2 - 16d NAILS. BUTT SPLICE THE DECKING AT THE SUPPORTS.

13. SHEET METAL CONNECTORS ARE AS MANUFACTURED BY THE SIMPSON COMPANY OR APPROVED EQUAL. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THE SPECIFIC USE SHOWN. THE CONNECTOR TYPE IS FURNISHED, THE CONTRACTOR INSURES THE HANGER DIMENSIONS FIT THE APPROPRIATE APPLICATION.

14. SHEAR WALL LENGTHS ARE WITHIN 10 % OF CONSTRUCTED LENGTH UNO.

15. CONNECTOR PLATES & HARDWARE MAY BE DAPPED, ROTATED & STRAPS

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INSPECTION / TESTING (CONT'D)

5. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM ELEMENT SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND TO THE OWNER'S REPRESENTATIVE, PRIOR TO THE COMMENCEMENT OF THE WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING INFORMATION:

   A. ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.

   B. ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.

   C. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND DISTRIBUTION OF THE REPORTS.

   D. IDENTIFICATION AND QUALIFICATIONS OF THE PERSONS EXERCISING SUCH CONTROL AND THEIR POSITIONS IN THE ORGANIZATION.

6. NON-DESTRUCTIVE WELD TESTING: ULTRASONIC TESTING IS REQUIRED FOR ALL (100%) COMPLETE PENETRATION WELDS AND 25 % OF PARTIAL PENETRATION WELDS. TESTING SHALL BE PERFORMED 24 HOURS OR MORE AFTER COMPLETION OF WELDING. WELD BACKING REMOVAL AREAS AND FILLET WELDS SHALL BE SUBJECTED TO MAGNETIC PARTICLE EXAMINATION.

7. FOR BOLTED CONNECTIONS NOT USING TC (TWIST OFF) BOLTS OR LOAD INDICATOR WASHERS, TEST BY CALIBRATED TORQUE WRENCH A MINIMUM OF 10 % OF HIGH STRENGTH BOLTS (MINIMUM ONE (1) BOLT) AT EACH SHEAR CONNECTION.

8. TEST A MINIMUM OF 25 % OF CONTINUITY PLATE FILLET WELDS AND 10 % OF ALL OTHER WELDS BY MAGNETIC PARTICLE (ASTM E709) METHOD.

9. APPROVAL BY THE INSPECTOR OF MATTERS NOT SPECIFICALLY CONSTRUCTED PER THE APPROVED DRAWINGS DOES NOT MEAN THE FAILURE TO COMPLY WITH THE CONSTRUCTION DOCUMENTS HAS BEEN ACCEPTED. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.

10. INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER WITHIN SEVEN DAYS OF WHEN THE INSPECTION WAS MADE OR WHEN THE TESTING WAS PERFORMED.

11. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY INSPECTION OR TESTING WHICH DOES NOT COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

STRUCTURAL OBSERVATION

1. PERIODIC STRUCTURAL OBSERVATION WILL BE PROVIDED BY STUDIO ENGINEERS, Inc., STRUCTURAL ENGINEERS, PER SECTION 1710 OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE AMENDMENTS, FOR THE WORK INDICATED BELOW. CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS BEFORE REQUIRED OBSERVATIONS. DELINQUENT NOTIFICATION MAY REQUIRE DEMOLITION OF COVERING MATERIAL TO FACILITATE OBSERVATION.

   INITIAL PLACING OF CONCRETE
   INITIAL PLACING OF REINFORCING
   INITIAL PLACING OF STRUCTURAL STEEL
   INITIAL PLACING OF METAL DECK
   INITIAL PLACING OF MASONRY
   INITIAL PLACING OF ANCHOR BOLTS
   INITIAL PLACING OF MECHANICAL AND ADHESIVE ANCHORS

2. STRUCTURAL OBSERVATIONS PERFORMED BY STUDIO ENGINEERS Inc., CONSIST ON THE VISUAL OBSERVATION OF THE MAJOR ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE REQUIREMENT/RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE SPECIAL INSPECTOR.

3. THE ENGINEER OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL SYSTEMS. THE BUILDING DEPARTMENT SHALL REVIEW AND APPROVE ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS.

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

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

INSPECTION / TESTING

1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTORS SHALL BE RETAINED BY THE GENERAL CONTRACTOR TO PERFORM THE TESTS AND INSPECTION AS REQUIRED BY SECTION 1704 OF THE CALIFORNIA BUILDING CODE. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE SPECIAL INSPECTOR TO THE SITE OR FABRICATION SHOPS AND SHALL FURNISH SAMPLES OF MATERIALS FOR TESTING AS REQUESTED BY THE TESTING AGENCY AND THE GOVERNING CODE.

2. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

3. PROVIDE CONTINUOUS OR PERIODIC SPECIAL INSPECTION FOR ITEMS NOTED IN "TEST AND INSPECTION LIST", AS REQUIRED PER THE CHAPTER 17 OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE AMENDMENTS, UNLESS NOTED OTHERWISE IN SPECIFICATIONS.

TEST AND INSPECTION LIST

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

	METAL DECK
X	REVIEW MILL CERTIFICATES & TEST REPORTS
P	PLACEMENT INSPECTION
P	WELDING & FASTENING INSPECTION

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

CONCRETE, SHOTCRETE, CMU, GROUT & MORTAR

CONCRETE	SHOTCRETE	CMU	GROUT	MORTAR	
X	N/A	X	X	X	MIX DESIGN REVIEW (CERTIFICATE OF COMPLIANCE FOR CMU)
X	N/A		X	X	VERIFICATION OF CORRECT MIX DESIGN USED DURING POUR
C	N/A	C			PREPARATION OF SAMPLES FOR TESTING PURPOSES
X	N/A				BATCH PLANT INSPECTIONS
C	N/A	C			CAST, PICK-UP, AND COMPRESSION TEST SAMPLES
C	N/A				SLUMP, ENTRAINED AIR, & TEMPERATURE TEST
X	N/A				SHRINKAGE TEST
C	N/A	C	C	P	PLACEMENT INSPECTION
P	N/A	P			CURING TEMPERATURE AND TECHNIQUES
P	N/A				FORMWORK INSPECTION

	MISCELLANEOUS
C	MECHANICAL ANCHORS
C	ADHESIVE OR GROUTED ANCHORS AND DOWELS
C	BOLTS CAST IN CONCRETE OR MASONRY
C	COLD FORM METAL FRAMING INSTALLATION AND WELDING

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

4. SPECIAL INSPECTIONS MAY NOT BE REQUIRED WHEN THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED BY THE BUILDING OFFICIAL OR GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.

ADHESIVE ANCHORS AND DOWELS

1. ANCHORS AND DOWELS INSTALLED INTO CONCRETE SHALL BE INSTALLED USING HILTI HIT HY200 (LARR #25964, ICC ESR-3187), HILTI RE500-V3 (LARR #26028, ICC ESR-3814), DEWALT PURE110+ (LARR #26035, ICC ESR-3298), OR SIMPSON SET-XP (LARR #25966, IAMPO-281). INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.

2. MANUFACTURER'S FIELD REPRESENTATIVE SHALL PROVIDE INSTALLATION TRAINING FOR ALL PRODUCTS TO BE USED PRIOR TO COMMENCEMENT OF WORK; ONLY PROPERLY TRAINED INSTALLERS SHALL PERFORM POST INSTALLED ANCHOR INSTALLATION.

3. INSTALLATION OF ADHESIVE ANCHORS IN HORIZONTAL TO VERTICAL ORIENTATION SHALL BE DONE BY A CERTIFIED ADHESIVE INSTALLER (AAI) AS CERTIFIED THROUGH ACI AND IN ACCORDANCE WITH THE CURRENT EDITION OF ACI 318.

4. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS SHOWN ON PLAN. THE TESTING LABORATORY WILL PERFORM TENSION TESTS ON 10 % OF SILL ANCHORS AND DOWELS, 100 % OF ALL OTHER STRUCTURAL ANCHORS, AND 50 % OF NON-STRUCTURAL ANCHORS PER ON OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES SPECIFIED BELOW:

4.1. HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT INSTALLED, REPLACE THE NUT WITH A THREADED COUPLER TO THE SAME TORQUE MEASURED WITH A TORQUE WRENCH, AND THEN APPLY THE LOAD. MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE.

4.2. TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.

4.3. TEST LOAD FOR ANCHORS TO BE TWO TIMES THE ALLOWABLE TENSION VALUE OR 1 1/4 TIMES THE MAXIMUM DESIGN STRENGTH GIVEN IN THE ICC APPROVAL, BUT NEED NOT EXCEED 0.8Ase fya, WHERE Ase IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND Fya IS THE YIELD STRESS OF THE ANCHOR.

5. ANCHORS INSTALLED INTO GROUT-FILLED MASONRY SHALL BE INSTALLED USING SET ADHESIVE ANCHOR SYSTEMS BY SIMPSON STRONG-TIE (LARR #25185, ICC ESR-1772), HILTI HIT HY-70 MAX (LARR #25947, ICC ESR-3342), OR DEWALT AC100+GOLD (LARR #26049, ICC ESR-3200). PERFORM INSTALLATION IN ACCORDANCE WITH THE ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS SHOWN BELOW (UNLESS OTHERWISE NOTED). THE TESTING LABORATORY WILL PERFORM TENSION TESTS ON 25 % OF ANCHORS AND DOWELS PER ONE OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES CALCULATED BELOW:

   5.1. HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT INSTALLED, REPLACE THE NUT WITH A THREADED COUPLER TO THE SAME TORQUE MEASURED WITH A TORQUE WRENCH, AND THEN APPLY THE LOAD. ANCHOR IS ACCEPTABLE IF NO MOVEMENT IS OBSERVED AT THE TEST LOAD. MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE.

   5.2. TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.

   5.3. TEST LOAD FOR ANCHORS TO BE TWO TIMES THE ALLOWABLE TENSION VALUE OR 1 1/4 TIMES THE MAXIMUM DESIGN STRENGTH GIVEN IN THE ICC APPROVAL, BUT NEED NOT EXCEED 0.8Ase Fya, WHERE Ase IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND Fya IS THE YIELD STRESS OF THE ANCHOR.

6. ANCHORS INSTALLED IN UNREINFORCED BRICK MASONRY (URM) SHALL BE INSTALLED USING HILTI HIT ADHESIVE ANCHORS (LARR#25464, ICC ESR-2011) SET ADHESIVE ANCHOR SYSTEMS BY SIMPSON STRONG-TIE (LARR #25120, ICC ESR-1772) OR DEWALT AC100+GOLD (ICC ESR-4105) ADHESIVE ANCHORS. USE SCREENS AND INSTALL AS SPECIFIED BY THE MANUFACTURER AND THE ICC REPORT. BARS SHALL BE BENT AND INSTALLED AT A 22.5 DEGREE ANGLE. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS SHOWN BELOW (UNLESS OTHERWISE NOTED). THE TESTING LABORATORY WILL PERFORM TENSION TESTS ON 25 % OF ANCHORS AND DOWELS TO THE FOLLOWING TEST LOADS:

ROD DIA	EMBEDMENT	TEST LOAD	BASE MATERIAL
3/4"	13"	2,400	URM

7. ANCHORS SHALL CONFORM WITH ASTM A193 GRADE B7 THREADED RODS USING ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F436 WASHERS U.N.O.

8. DOWELS SHALL CONFORM WITH ASTM A615 OR ASTM A706 GRADE 60 REINFORCING STEEL U.N.O.

9. REPLACE ANCHORS AND DOWELS THAT FAIL DURING TESTING AND RETEST. IF MORE THAN 10% OF THE TESTED DOWELS AND ANCHORS FAIL TO ACHIEVE THE SPECIFIED TEST LOAD, TEST 100% OF THE DOWELS AND ANCHORS INSTALLED IN THE LAST 2 DAYS OF ANCHOR INSTALLATION.

10. CENTER BAR IN THE HOLE AND WEDGE TIGHT WITH WOODEN WEDGES TO HOLD IT IN PLACE UNTIL THE ADHESIVE SETS.

11. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.

12. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ADHESIVE ANCHORS.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

T M ARCHITECT
TOM MEANEY
829 STATE STREET SUITE 240, SANTA BARBARA CA 93101
805.895.2936 .TOM@TOMMEANEY.COM WWW.TOMMEANEY.COM

LAWRENCE RESIDENCE
33 PRONGHORNE
SANTA LUCIA PRESERVE
CARMEL, CA 93940

GENERAL NOTES / SPECIAL INSPECTIONS

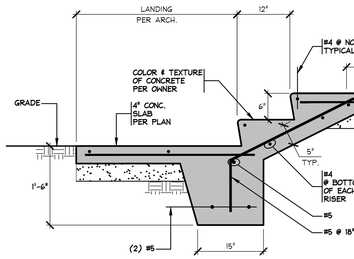
JOHN A. MARTIN ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES • OAKLAND
JOB#: J25403

LICENSED PROFESSIONAL ENGINEER
JOSEPH ANTHONY TALLON
C 83131
EXP. 03-31-2027
CIVIL
STATE OF CALIFORNIA

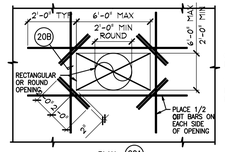
Date September 18, 2025
Scale
Drawn TALLON
Job Number J25403
Sheet

S1.1c

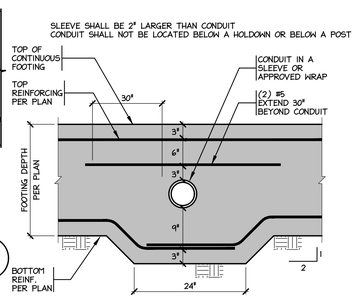
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TYPICAL CONCRETE STEPS 17

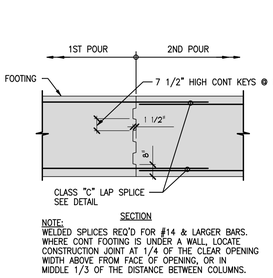


OPENING IN SLAB ON GRADE 18

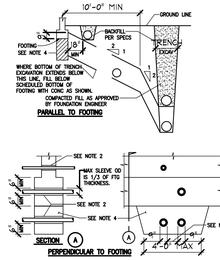


PIPE THRU CONTINUOUS FOOTING

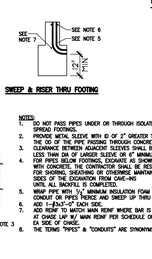
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CONTINUOUS FOOTING CONSTRUCTION JOINT 13

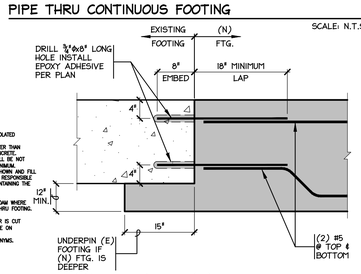


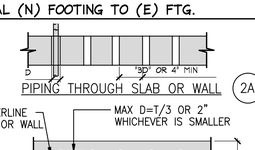
PIPE TRENCHES AND PENETRATIONS AT FOOTINGS AND GRADE BEAMS 7

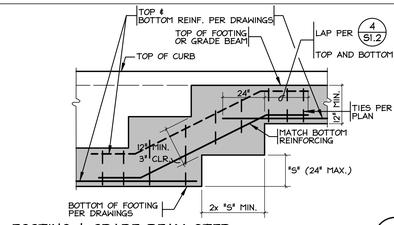


TYPICAL (N) FOOTING TO (E) FTG. 10

SCALE: N.T.S.

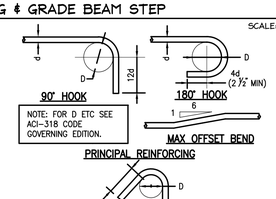






FOOTING & GRADE BEAM STEP 6

SCALE: N.T.S.



NOTES: 1. ALL BENDS SHALL BE MADE COLD
2. #14 & #18 BARS SHALL BE BEND-TESTED AND APPROVED PRIOR TO BENDING

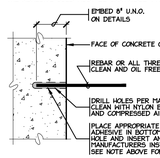
BAR BENDS 4

SCALE: N.T.S.

NOTE:
1. THIS DETAIL MAY NOT BE USED FOR NEW CONSTRUCTION OMISSIONS UNLESS APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.
2. HOLE SIZE VARIES BETWEEN MANUFACTURERS. VERIFY HOLE SIZE.

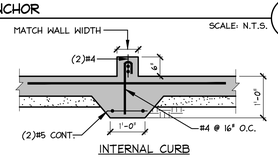
ADHESIVE THAT MAY BE USED ON THIS PROJECT		
MANUFACTURER	PRODUCT	ICC-ES REPORT NO.
HILTI	HIT HY-200	3187
SIMPSON STRONG-TIE	SET-XP	2505

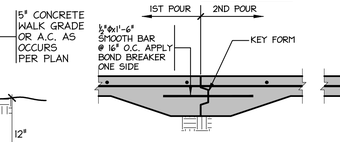
THE ADHESIVE USED MUST BE CARTRIDGE TYPE. BULK EPOXY IS NOT ALLOWED



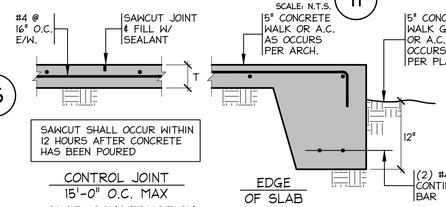
ADHESIVE ANCHOR 8

SCALE: N.T.S.



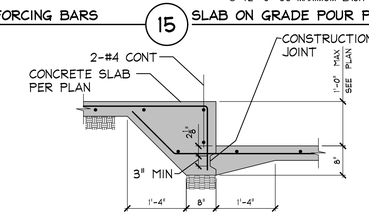


PIPE AND CONDUIT IN OR THROUGH STRUCTURAL SLAB OR CONCRETE WALL 11



SLAB CONSTRUCTION 12

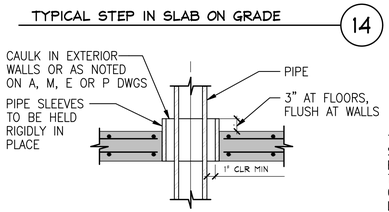
SCALE: 1"=1'-0"



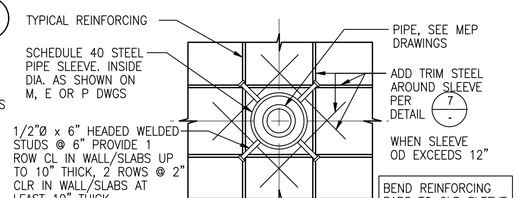
BUTT WELDED REINFORCING BARS 15

SLAB ON GRADE POUR PATTERN 15

(OVER 4" TO 1'-0")

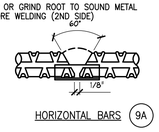


TYPICAL STEP IN SLAB ON GRADE 14

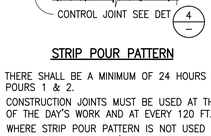


NOTE:
THIS DETAIL APPLIES TO INDIVIDUAL PIPE SLEEVE LOCATIONS ONLY WHEN SLEEVES ARE LESS THAN 3 SLEEVE DIAMETERS APART AND/OR 2 OR MORE SLEEVES ARE LINED UP, SPECIAL REINFORCING MAY BE NEEDED. SEE OTHER DETAILS OR CONSULT THE ENGINEER. SLEEVES GREATER THAN 12" SHALL BE REINFORCED AS WALL OPENING.

TYPICAL REINFORCING AT WALL AND SLAB PIPE SLEEVES 16



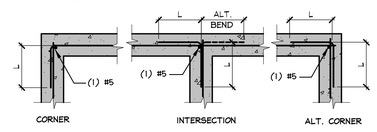
NOTE:
A PRE-QUALIFICATION TENSION TEST SHALL BE MADE BY AN APPROVED TESTING LABORATORY ON SAMPLES OF EVERY SIZE BAR BEING WELDED. MATERIALS, CONDITIONS AND WELDING PROCEDURES UTILIZED SHALL COMPLY WITH THE CURRENT APPLICABLE BUILDING CODE AND THE REQUIREMENTS OF THE GOVERNING INSPECTION AGENCY. ALL COSTS INCURRED FOR OBTAINING APPROVALS SHALL BE BORNE BY THE GENERAL CONTRACTOR. "APPROVED REINFORCING COUPLER MAY BE SUBSTITUTED FOR WELD SPLICE PROVIDE MINIMUM CLEAR DISTANCE IS MAINTAINED"



STRIP POUR PATTERN

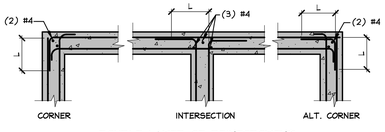
NOTES: 1. THERE SHALL BE A MINIMUM OF 24 HOURS BETWEEN POURS 1 & 2.
2. CONSTRUCTION JOINTS MUST BE USED AT THE END OF THE DAY'S WORK AND AT EVERY 120 FT.
3. WHERE STRIP POUR PATTERN IS NOT USED (SLAB POURED MONOLITHICALLY), PROVIDE CONTROL JOINTS @ 12'-0" OC MAXIMUM EACH WAY.

NOTE: ALL HORIZONTAL BARS IN FOOTINGS, GRADE BEAM AND BOND BEAMS SHALL BE CONT. AROUND CORNERS AND INTERSECTIONS.



SINGLE LAYER OF REINFORCMENT

L = LAP LENGTH SEE SCHEDULE

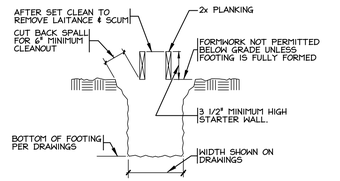


DOUBLE LAYER OF REINFORCMENT

L = LAP LENGTH SEE SCHEDULE

TYPICAL CORNER REINFORCEMENT (FOOTINGS, GRADE BEAMS AND WALLS) 3

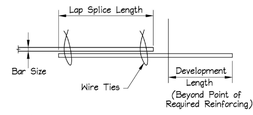
SCALE: N.T.S.



NOTES:
1. 3 1/2" MINIMUM STARTER WALL REQUIRED FOR FOOTINGS
2. FORMWORK SPECIFICATIONS APPLICABLE
3. FOOTINGS MAY BE POURED IN OPEN TRENCHES IN LIEU OF FORMED FOUNDATIONS WHEN SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER
4. STAKES ARE NOT PERMITTED WITHIN FOOTING SECTION.

MINIMUM MANDATORY FORMWORK 5

SCALE: N.T.S.



\# Use Class B Splice, Unless Noted Otherwise

Tension Development & Lap Splice Lengths - Masonry

Bar Size	D (in.)	Devel. & Lap Splice Lengths		
		Edge	Center	40db or 12" min.
#2	40	17"	12"	12"
	60	26"	14"	12"
#3	40	26"	14"	15"
	60	38"	21"	15"
#4	40	34"	18"	20"
	60	51"	27"	20"
#5	60	63"	34"	25"
#6	60	99"	53"	30"
#7	60	115"	62"	35"
#8	60	152"	81"	40"

Notes:
1. Edge dimension (cover) > 2" min.
2. Center dimension (cover) > 3.75"
3. Multiply by 1.5 for Epoxy Coated Reinforcing

Tension Development & Lap Splice Lengths - Concrete

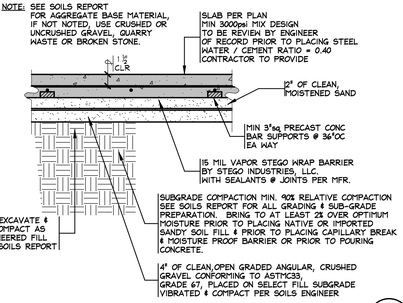
Bar Size	Grade	f'c	Devel. Length	Class A Splice	Class B Splice*
#2	40	2500	12"	12"	15"
		3000	12"	12"	13"
	60	2500	16"	16"	20"
		3000	14"	14"	19"
#3	40	2500	17"	17"	22"
		3000	15"	15"	19"
	60	2500	25"	25"	32"
		3000	22"	22"	28"
#4	40	2500	22"	22"	29"
		3000	20"	20"	25"
	60	2500	32"	32"	42"
		3000	29"	29"	37"
#5	60	2500	40"	40"	52"
		3000	36"	36"	47"
#6	60	2500	48"	48"	62"
		3000	43"	43"	56"
#7	60	2500	70"	70"	90"
		3000	63"	63"	81"
#8	60	2500	79"	79"	103"
		3000	72"	72"	93"

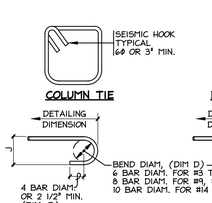
Notes:
1. Tabulated values are based on Grade 40 or 60 reinforcing bars and normal-weight concrete.
2. Tension development lengths and tension lap splice lengths are based on ACI 318-14, Sections 12.2.2 and 12.15, respectively. Tabulated values for beams or columns are based on transverse reinforcement and concrete cover meeting minimum Code requirements. Lengths are in inches.
3. Lap Class A values are the required tension development lengths, l_d ; lap splice lengths are multiples of tension development lengths; Class A splice = $1.0l_d$ and Class B splice = $1.3l_d$ (ACE 318-14, Section 12.15.1).
4. For lightweight aggregate concrete, multiply the tabulated values by 1.3.
5. For epoxy-coated bars, multiply the tabulated values by 1.20.

SLAB ON GRADE 1

SCALE: N.T.S.

NOTE: SEE SOILS REPORT FOR AGGREGATE BASE MATERIAL, IF NOT NOTED, USE CRUSHED OR UNCRUSHED GRAVEL, QUARRY WASTE OR BROKEN STONE.





180 DEGREE

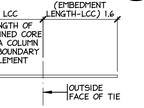
BAR SIZE	DIM. D
#3	2 ½"
#4	3"
#5	3 ¾"
#6	4 ½"
#7	5 ¼"
#8	6"
#9	9 ½"
#10	10 ¾"
#11	12"
#14	1'-6 ½"
#18	2'-0"

90 DEGREE

DIM. J	DIM. A
3"	6"
4"	8"
5"	10"
6"	12"
7"	1'-2"
8"	1'-4"
11 ¾"	1'-7"
1'-1 ½"	1'-10"
1'-2 ¾"	2'-0"
1'-9 ¾"	2'-7"
2'-0"	2'-4 ½"

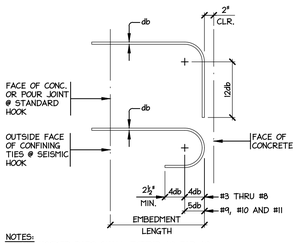
STANDARD REINFORCING HOOKS 2

SCALE: N.T.S.



NOTES:
1. STRAIGHT BARS TERMINATED AT A JOINT SHALL PASS THROUGH THE CONFINED CORE OF A SEISMIC COLUMN OR BOUNDARY ELEMENT. ANY PORTION OF THE STRAIGHT EMBEDMENT NOT WITHIN THE CONFINED CORE SHALL BE INCREASED BY A FACTOR OF 1.6.

STRAIGHT BARS AT A JOINT (FOR MOMENT FRAME ONLY)



NOTES:
1. ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE TO THE OPPOSITE FACE WITH A MINIMUM 2" END COVER AND EMBEDMENT NOT LESS THAN THE SCHEDULE.
2. MINIMUM SIDE COVER = 2½"
3. FOR WALL FOOTING DOWEL EMBEDMENT LENGTHS SEE "TYPICAL CONCRETE WALL DOWEL EMBEDMENT AND LAP SCHEDULE"

STANDARD HOOK DETAILS

REINFORCING EMBEDMENT NOTES

1. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
2. BOTTOM BARS ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAT 12" OF CONCRETE CAST BELOW HORIZONTAL BARS.
3. FOR LIGHTWEIGHT CONCRETE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.3.
4. FOR GRADE 75 REINFORCING MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.25.
5. FOR 3 BAR BUNDLE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.20. FOR 4 BAR BUNDLE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.33.
6. FOR BUNDLED BARS, AN EFFECTIVE BAR DIAMETER SHALL BE USED FOR DETERMINING COVER AND SPACING LIMITATIONS.
   A. FOR 2 BAR BUNDLE dbe = 1.60 (▽△)
   B. FOR 3 BAR BUNDLE dbe = 1.95 (▽△▽)
   C. FOR 4 BAR BUNDLE dbe = 2.26 (▽△▽△)

CLASS A - TYPICAL STRAIGHT AND HOOKED EMBEDMENT LENGTH SCHEDULE

SCALE: N.T.S. 4

BAR		AREA (sq.in.)	0.11		0.20		0.31		0.44		0.60		0.79		1.00		1.27		1.55	
		DIAMETER db	0.375		0.500		0.625		0.750		0.875		1.000		1.128		1.270		1.410	
DEVELOPMENT CATEGORY	DESCRIPTION	NORMAL WEIGHT CONCRETE f'c PSI	#3		#4		#5		#6		#7		#8		#9		#10		#11	
			TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.
1	COVER 2db CLEAR SPACING ≥4db	3000	16	12	18	14	22	17	26	20	38	29	43	33	49	37	55	42	61	47
		4000	16	12	16	12	19	15	23	18	33	25	37	29	42	33	47	37	53	41
		5000	16	12	16	12	17	13	20	16	29	23	34	26	38	29	43	33	47	36
		6000	16	12	16	12	16	12	19	14	27	21	31	24	34	27	39	30	43	33
2	ALL OTHERS	3000	22	17	29	22	36	28	43	33	63	48	72	55	81	62	91	70	101	78
		4000	19	15	25	19	31	24	37	29	54	42	62	48	70	54	79	61	87	67
		5000	17	13	23	17	28	22	34	26	49	38	56	43	63	48	71	54	78	60
		6000	16	12	21	16	26	20	31	24	45	34	51	39	57	44	64	50	71	55
3	COVER 2db CLEAR SPACING ≥db	3000					54	42	65	50	94	72	107	83	121	93	136	105	151	115
		4000					47	36	56	43	81	63	93	72	105	81	118	91	131	101
		5000					42	32	50	39	73	56	83	64	94	72	106	81	117	90
		6000					38	30	46	35	67	51	76	59	85	66	96	74	107	82
SEISMIC	STRAIGHT BAR ANCHORED IN SEISMIC FRAME COLUMN	3000	23	16	30	22	37	27	45	32	52	37	59	43	67	48	75	54	84	60
		4000	21	15	26	19	32	23	39	28	45	32	52	37	58	42	65	47	73	52
		5000	21	15	23	17	29	21	35	25	40	29	46	33	52	37	59	42	65	47
		6000	21	15	21	15	27	19	32	23	37	27	42	30	47	34	53	38	59	43
HOOK EMBEDMENT STANDARD	ALL OTHERS	3000	6		8		10		12		14		16		18		20		22	
		4000	6		7		9		10		12		14		16		17		19	
		5000	6		6		8		9		11		12		14		16		17	
		6000	6		6		7		9		10		11		13		14		16	
	HOOK ANCHORED IN SEISMIC FRAME COLUMN	3000	7		9		11		13		15		17		19		22		24	
		4000	6		8		10		11		13		15		17		19		21	
		5000	6		7		9		10		12		14		15		17		19	
		6000	6		6		8		9		11		12		14		16		17	

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

LAWRENCE RESIDENCE
33 PRONGHORNE
SANTA LUCIA PRESERVE
CARMEL, CA 93940

TYPICAL DETAILS

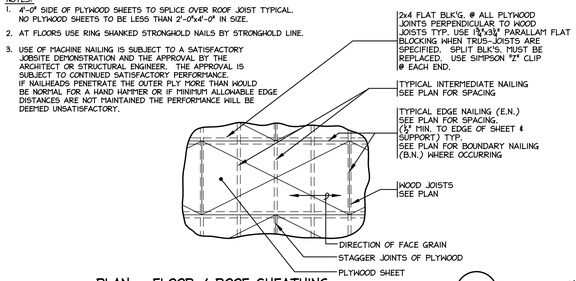
JOHN A. MARTIN ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES SANTA BARBARA
JOB#:J25403

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CIVIL
STATE OF CALIFORNIA

Date September 18, 2025
Scale
Drawn TALLON
Job Number J25403
Sheet S1.2

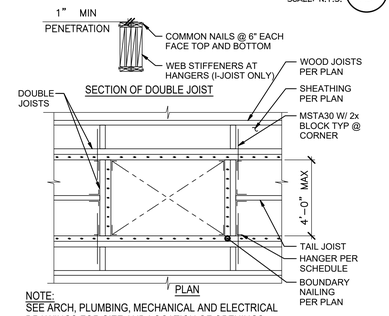
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NOTES:
1. 4'-0" SIDE OF PLYWOOD SHEETS TO SPLICE OVER ROOF JOIST TYPICAL. NO PLYWOOD SHEETS TO BE LESS THAN 2'-0"x4'-0" IN SIZE.
2. AT FLOORS USE RING SHANKED STRONGHOLD NAILS BY STRONGHOLD LINE.
3. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION AND THE APPROVAL BY THE ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.



PLAN - FLOOR / ROOF SHEATHING 16

SCALE: N.T.S.



NOTE:
SEE ARCH, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS

TYP FLOOR AND ROOF OPENING 17

TYPICAL VALLEY FRAMING 18

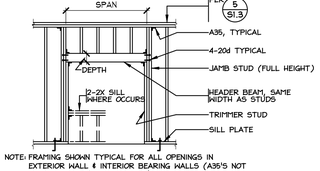
SCALE: N.T.S.

BEARING WALL HEADERS	
SPAN	HEADER d (NOMINAL)
TO - 3'-11"	WIDTH OF STUD x 6
4'-0" - 5'-11"	WIDTH OF STUD x 8
6'-0" - 7'-11"	WIDTH OF STUD x 10
8'-0" - 10'-0"	WIDTH OF STUD x 12

NOTES:
1. USE (2) TRIMMERS AND (2) KING STUDS WHEN SPAN EXCEEDS 6'-0"
2. USE 4x HEADERS MINIMUM

NON-BEARING HEADERS	
SPAN	HEADER d (NOMINAL)
TO - 4'-11"	WIDTH OF STUD x 4
5'-0" - 6'-11"	WIDTH OF STUD x 6
7'-0" - 9'-5"	WIDTH OF STUD x 8
9'-6" - 12'-0"	WIDTH OF STUD x 10

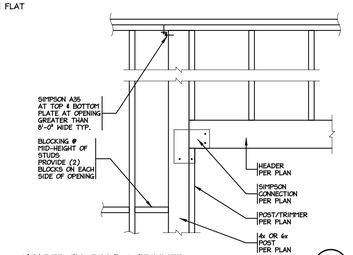
NOTES:
1. USE (2) TRIMMERS AND (2) KING STUDS WHEN SPAN EXCEEDS 6'-0"



NOTE: FRAMING SHOWN TYPICAL FOR ALL OPENINGS IN EXTERIOR WALLS & INTERIOR BEARING WALLS (A35'S NOT REQUIRED AT INTERIOR WALLS.)

FRAMING AT WALL OPENINGS 19

SCALE: N.T.S.



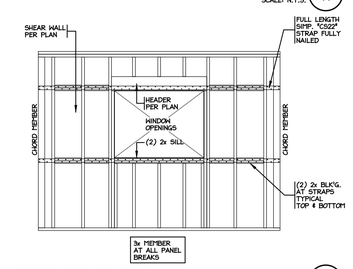
HEADER TO POST / TRIMMER 10

SCALE: N.T.S.

CEILING JOIST SCHEDULE		
SPAN	SIZE	SPACING
TO - 8'-11"	2x4	16" O.C.
9'-0" - 14'-0"	2x6	16" O.C.
14'-1" - 15'-5"	2x6	12" O.C.
15'-6" - 18'-4"	2x8	16" O.C.
18'-7" - 20'-4"	2x8	12" O.C.
20'-5" - 23'-7"	2x10	16" O.C.
23'-8" - 25'-10"	2x10	12" O.C.

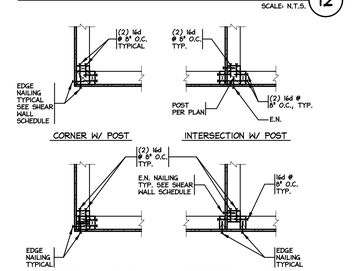
CEILING JOIST 11

SCALE: N.T.S.



PERFORATED SHEAR WALL 12

SCALE: N.T.S.



NOTES:
1. SEE FRAMING PLAN FOR SHEARWALL FACE OF WALL, ONE SIDE, TWO SIDE AND SCHEDULE REFERENCES.
2. ALL STUDS 1½" THICK U.N.O.

INTERSECTING SHEAR WALLS 13

SCALE: N.T.S.

WASHER SCHEDULE			
BOLT	MALLEABLE IRON WASHER	#HEAVY PLATE WASHER	STANDARD CUT WASHER
1/2" DIAM.	2-1/2" DIAM x 1/4"	3"x 3"x 5/16"	1-3/8" DIAM x 3/32"
5/8" DIAM.	2-3/4" DIAM x 5/16"	3"x 3"x 5/16"	1-3/4" DIAM x 1/8"
3/4" DIAM.	3" DIAM x 7/16"	3"x 3"x 5/16"	2" DIAM x 5/32"
7/8" DIAM.	3 1/2" DIAM. x 7/16"	3"x 3"x 5/16"	2-1/4" DIAM x 11/64"
1" DIAM	4" DIAM x 1/2"	3 1/2"x 3 1/2"x 3/8"	2-1/2" DIAM x 11/64"

#USE UNDER NUT OF ALL ANCHOR BOLTS

WASHER SCHEDULE 14

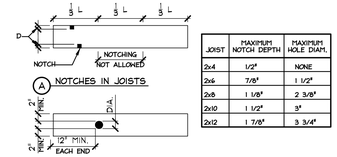
SCALE: N.T.S.

NAILING SCHEDULE
(NAILING TO BE IN COMPLIANCE WITH TABLE 2304.10.1 per 2016 CBC)

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOE NAIL	3-10d
BRIDGING TO JOIST, TOENAIL EACH END	2-10d
1"x6" (25mm X 150mm) SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-10d
WIDER THAN 1" X 6" (25mm x 150mm) SUBFLOOR TO EACH JOIST, FACE NAIL	3-10d
2" (51mm) SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16" (406mm) O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d PER 16" (406mm)
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
DOUBLE STUDS, FACE NAIL	16d AT 24" (610mm) O.C.
DOUBLED TOP PLATES, TYPICAL FACE NAIL	16d AT 16" (406mm) O.C.
DOUBLE TOP PLATES, LAP SPLICE	8-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-10d
RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" (152mm) O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" (406mm) O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	3-10d
CONTINUOUS HEADER TO STUD, TOENAIL	4-10d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOENAIL	3-10d
1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	3-10d
1"x8" (25mm X 203mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-10d
WIDER THAN 1" X 8" (25mm X 203mm) SHEATHING TO EACH BEARING, FACE NAIL	3-10d
BUILT-UP CORNER STUDS	16d AT 24" (610mm) O.C.
BUILT-UP GIRDER AND BEAMS	20d AT 32" (813mm) O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE
2" (51mm) PLANKS	3-16d AT EACH BEARING

NAILING SCHEDULE 15

SCALE: N.T.S.

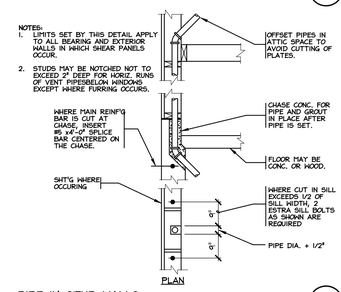


JOIST	MAXIMUM NOTCH DEPTH	MAXIMUM HOLE DIAM.
2x4	1/2"	NONE
2x6	7/8"	1 1/2"
2x8	1 1/8"	2 3/8"
2x10	1 1/2"	3"
2x12	1 7/8"	3 3/4"

HOLES MAY BE DRILLED AT THE CENTER OF STUDS:
1½" MAX. IN 2x4
2½" MAX. IN 2x6
2½" MAX. IN 2x8
NOTCHING OF STUDS IS NOT ALLOWED

ALLOWABLE NOTCHES/HOLES IN WOOD FRAMING 6

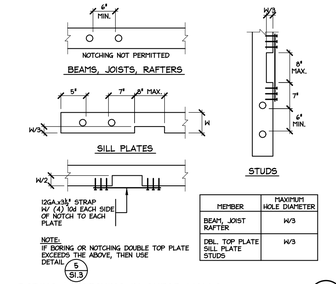
SCALE: N.T.S.



NOTES:
1. LIMITS SET BY THIS DETAIL APPLY TO ALL BEARING AND EXTERIOR WALLS IN WHICH SHEAR PANELS OCCUR.
2. STUDS MAY BE NOTCHED NOT TO EXCEED 2" DEEP FOR HORIZ. RUNS OF VENT PIPES/BELOW WINDOWS EXCEPT WHERE FURRING OCCURS.

PIPE IN STUD WALLS 7

SCALE: N.T.S.



NOTE:
IF BORING OR NOTCHING DOUBLE TOP PLATE EXCEEDS THE ABOVE, THEN USE DETAIL 5/S1.3

MEMBER	MAXIMUM HOLE DIAMETER
BEAM, JOIST RAFTER	H/3
DBL. TOP PLATE SILL PLATE STUDS	H/3

BORING & NOTCHING IN SHEAR WALLS 8

SCALE: N.T.S.

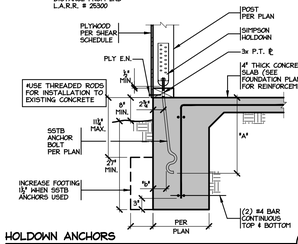
TYPICAL HEADER TO SHEARWALL 9

SCALE: N.T.S.

NOTE: SEE BELOW FOR CODE REPORTS:
HDU2-SDS2.5 TO HDU4-SDS2.5 ESR-2611, LARR 25720
HDU8-SDS3 ESR-2611, LARR 25640, 25720, ER-5926

HOLDOWN SCHEDULE				
HOLDOWN MARK	SSTB ANCHOR BOLT	MINIMUM EMBEDMENT 'A'	EDGE DISTANCE 'B'	FASTENER TO WOOD MEMBER
HDU2-SDS 2.5	SSTB20	17"	4"	(10) SDS ¼x3"
HDU4-SDS 2.5	SSTB24	21"	4"	(14) SDS ¼x3"
HDU8-SDS 2.5	SSTB36	29"	5"	(18) SDS ¼x3"
HDU11-SDS 2.5	SSTB36	29"	6"	(24) SDS ¼x3"
HDU14-SDS 2.5	SSTB36	29"	6"	(24) SDS ¼x3"
HD9A	SSTB36	29"	6"	(24) SDS ¼x3"
HDU5-SDS 2.5	SSTB34	29"	4"	(16) SDS ¼x2½"

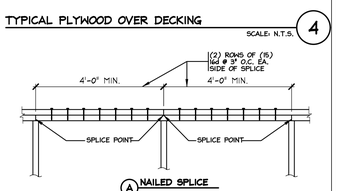
SSTB ANCHOR BOLTS TO BE A MINIMUM OF 5" DISTANCE FROM END L.A.R.R. # 25300



HOLDOWN ANCHORS 1

SCALE: N.T.S.

NOTE: PROVIDE POST WHERE STUD ANCHORS OCCUR PER SHEAR WALL SCHEDULE AND/OR FOUNDATION PLAN. NAIL ALL DBL. STUDS W/16d @ 16" O.C. STAGGERED.



PLAN VIEWS

TYPICAL STUD @ INTERSECTIONS 2

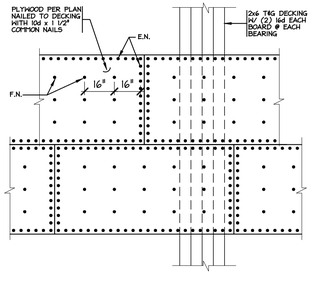
SCALE: N.T.S.

LAG SCREW DIAM.	MINIMUM EMBED (U.N.O. ON DETAILS)	LEAD HOLE DIAM.
1/4	2"	1/8
5/16	2 1/2"	1/8
3/8	3"	3/16
7/16	3 1/2"	1/4
1/2	4"	1/4
5/8	5"	3/8
3/4	6"	3/8
7/8	7"	1/2
1	8"	5/8

1. THE CLEARANCE HOLE FOR THE SHANK SHALL BE THE SAME DIAMETER AND LENGTH AS THE UNTHREADED SHANK.
2. THE LEAD HOLE FOR THE THREADED PORTION SHALL BE THE DIAMETER SHOWN ABOVE AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION.
3. THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN IT'S LEAD HOLE BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER.
4. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE LAG SCREWS OR IN THE LEAD HOLES TO PREVENT DAMAGE TO THE LAG SCREWS.
5. THE MINIMUM EMBED SHOWN ABOVE IS THE DEPTH INTO THE SUPPORTING FRAMING MEMBER.

TYPICAL LAG SCREW INSTALLATION 3

SCALE: N.T.S.



TYPICAL PLYWOOD OVER DECKING 4

SCALE: N.T.S.

DOUBLE TOP PLATE SPLICE 5

SCALE: N.T.S.

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

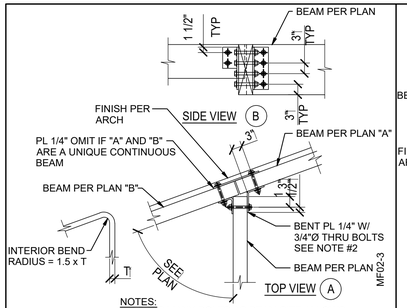
LAWRENCE RESIDENCE
33 PRONGHORNE
SANTA LUCIA PRESERVE
CARMEL, CA 93940

TYPICAL DETAILS

JOHN A. MARTIN ASSOCIATES
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LOS ANGELES SAN DIEGO SAN FRANCISCO
JOB: J25403

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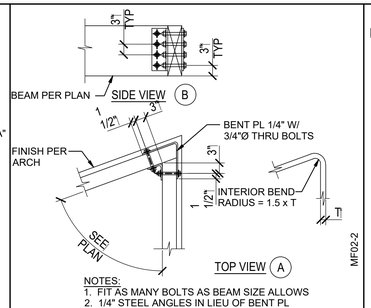
Date September 18, 2025
Scale
Drawn TALLON
Job Number J25403
Sheet S1.3



NOTES:
1. FIT AS MANY BOLTS AS BEAM SIZE ALLOWS
2. 1/4" STEEL ANGLES IN LIEU OF BENT PL IS ALLOWED IF ANGLE IS 90°

WOOD BEAM "T" CONNECTION

SCALE: 3/4" = 1'-0" — 3



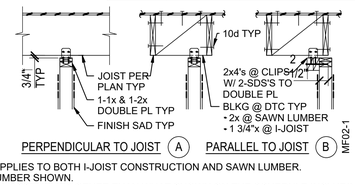
NOTES:
1. FIT AS MANY BOLTS AS BEAM SIZE ALLOWS
2. 1/4" STEEL ANGLES IN LIEU OF BENT PL IS ALLOWED IF ANGLE IS 90°

WOOD BEAM "L" CONNECTION

SCALE: 3/4" = 1'-0" — 2

(T) INDICATES SIMPSON DTC CLIP (IAPMO ER 124,COLA RR25489) WITH SPACING PER SCHEDULE CONNECT WITH 4-#8 WOOD SCREWS AT THE BASE AND 2-#8 WOOD SCREWS AT THE SLOTS. INSTALL PER MANUFACTURER'S SPECS

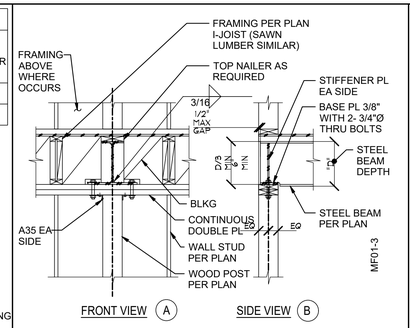
DTC CLIP MAX SPACING		
MAX WALL HEIGHT	SINGLE LAYER OF GYPBOARD EA FACE	MAX DOUBLE LAYER OF GYPBOARD EA FACE OR SINGLE LAYER EA FACE AND TILES
UP TO 12'-0"	DCT @ 48"	DTC @ 32"
UP TO 16'-0"	DCT @ 32"	DTC @ 24"



NOTES:
1. DETAIL APPLIES TO BOTH I-JOIST CONSTRUCTION AND SAWN LUMBER. SAWN LUMBER SHOWN.
2. FOR WALL ASSEMBLIES OTHER THAN WHAT SHOWN ON THE SCHEDULE INCLUDING STONE VENEER CONTACT STRUCTURAL ENGINEER TO CONFIRM CLIP SPACING

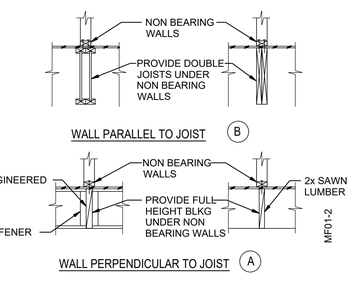
TOP CONNECTION @ NON-LOAD BEARING WALL

SCALE: 3/4" = 1'-0" — 1



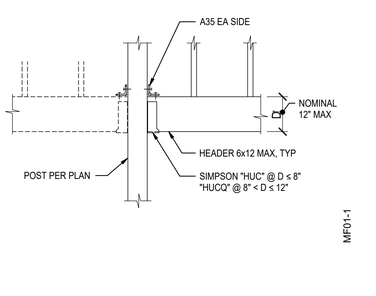
STEEL BM TO WOOD POST WITHIN WALL CONN

SCALE: 3/4" = 1'-0" — 3



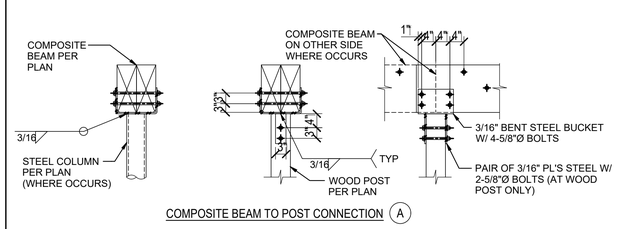
FRAMING AT NON BEARING WALLS

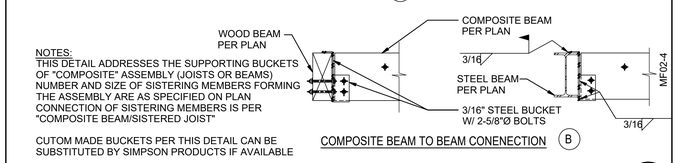
SCALE: 3/4" = 1'-0" — 2



HEADER LOW BM TO POST CONN (FACE MOUNTED)

SCALE: 3/4" = 1'-0" — 1



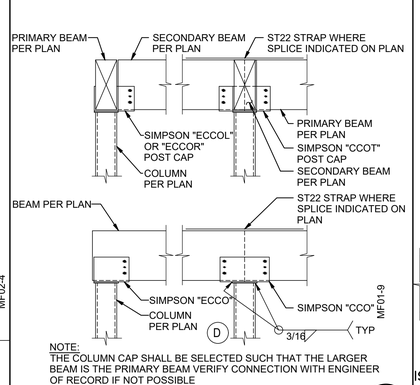


NOTES:
THIS DETAIL ADDRESSES THE SUPPORTING BUCKETS OF "COMPOSITE" ASSEMBLY (JOISTS OR BEAMS) NUMBER AND SIZE OF SISTERING MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN CONNECTION OF SISTERING MEMBERS IS PER "COMPOSITE BEAM/SISTERED JOIST"

CUTOM MADE BUCKETS PER THIS DETAIL CAN BE SUBSTITUTED BY SIMPSON PRODUCTS IF AVAILABLE

BUCKETS OF BUILTUP BEAMS

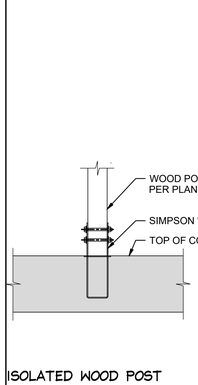
SCALE: 3/4" = 1'-0" — 4



NOTE:
THE COLUMN CAP SHALL BE SELECTED SUCH THAT THE LARGER BEAM IS THE PRIMARY BEAM VERIFY CONNECTION WITH ENGINEER OF RECORD IF NOT POSSIBLE

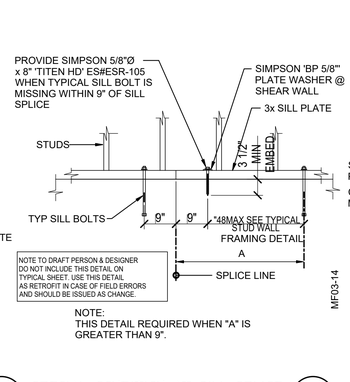
CONNECTION TO TUBE STEEL

SCALE: 3/4" = 1'-0" — 9



ISOLATED WOOD POST ON CONCRETE

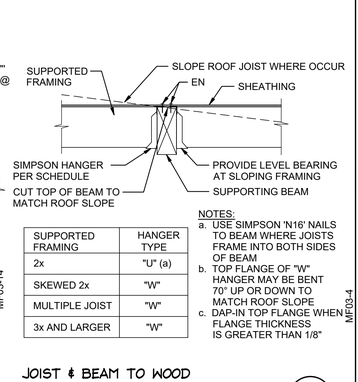
SCALE: 3/4" = 1'-0" — 10



NOTE:
THIS DETAIL REQUIRED WHEN "A" IS GREATER THAN 9".

SPECIAL CONDITION AT SILL SPLICE

SCALE: 3/4" = 1'-0" — 14

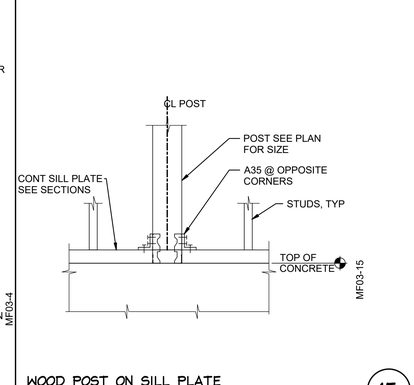


SUPPORTED FRAMING	HANGER TYPE
2x	"U" (a)
SKEWED 2x	"W"
MULTIPLE JOIST	"W"
3x AND LARGER	"W"

NOTES:
a. USE SIMPSON 'N16' NAILS TO BEAM WHERE JOISTS FRAME INTO BOTH SIDES OF BEAM
b. TOP FLANGE OF "W" HANGER MAY BE BENT 70° UP OR DOWN TO MATCH ROOF SLOPE
c. DAP-IN TOP FLANGE WHEN FLANGE THICKNESS IS GREATER THAN 1/8"

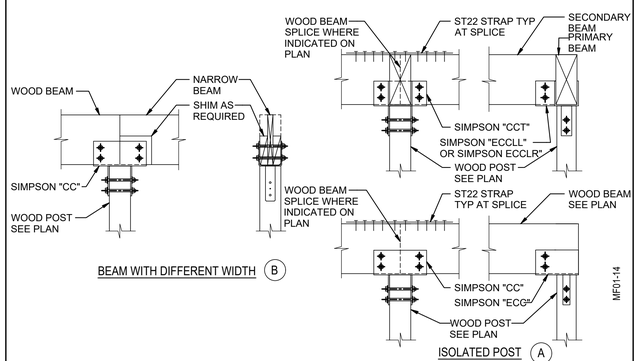
JOIST & BEAM TO WOOD BEAM CONNECTION

SCALE: 3/4" = 1'-0" — 4



WOOD POST ON SILL PLATE

SCALE: 3/4" = 1'-0" — 15



TYP WOOD BEAM TO WOOD COLUMN

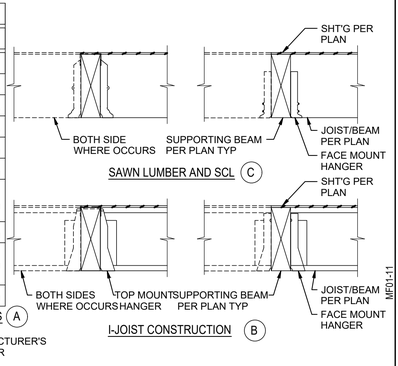
SCALE: 3/4" = 1'-0" — 14

HANGER SCHEDULE - MANUFACTURE: SIMPSON STRONGTIE					
TOP MOUNT HANGER (SEE NOTE)1			FACE MOUNT HANGER (SEE NOTE)1		
JOIST/BEAM SIZE	HANGER TYPE		JOIST/BEAM SIZE	HANGER TYPE	
ALL SAWN LUMBER UNO	SIMPSON HUTF	ESR2553-COLA RR25800	ALL SAWN LUMBER UNO	SIMPSON HU	ESR2549-COLA RR25807
2x6 THRU 2x16	SIMPSON LB	ESR2553-COLA RR25800	2x6 THRU 2x10	SIMPSON LUS	ESR2549-COLA RR25807
2-2x6 THRU 2-2x14	SIMPSON HUSTF	ESR2553-COLA RR25800	2-2x6 THRU 2-2x10	SIMPSON LUS	ESR2549-COLA RR25807
4x6 THRU 4x14	SIMPSON HUSTF	ESR2553-COLA RR25800	4x6 THRU 4x16	SIMPSON HUS	ESR2552-COLA RR25801
ALL I-JOIST UNO	SIMPSON LBV	ESR2615-COLA RR25803	ALL I-JOIST UNO	SIMPSON MIU	ESR2552-COLA RR25801
SINGLE I-JOIST TO WOOD BEAM 9 1/4" THRU 16 DEEP	SIMPSON ITS	ESR2615-COLA RR25803	SINGLE I-JOIST TO WOOD BEAM 9 1/4" THRU 16 DEEP	SIMPSON IUS	ESR2552-COLA RR25801
ALL PSL/ LVL/LSL BEAMS UNO	SIMPSON HGLTV	ESR2615-COLA RR25803	ALL PSL/LVL/LSL BEAMS UNO	SIMPSON HGU	ESR2652-COLA RR25801
3 1/2" AND 5 1/4" PSL/LVL/ LSL UP TO 11 7/8" DEEP	SIMPSON GLTV	ESR2615-COLA RR25803	3 1/2" AND 5 1/4" PSL/LVL/ LSL UP TO 11 7/8" DEEP	SIMPSON MGU	ESR2552-COLA RR25801
ALL GLULAM BEAMS UNO	SIMPSON EG	ESR2615-COLA RR25803	ALL GLULAM BEAMS UNO	SIMPSON HHGU	ESR2552-COLA RR25801

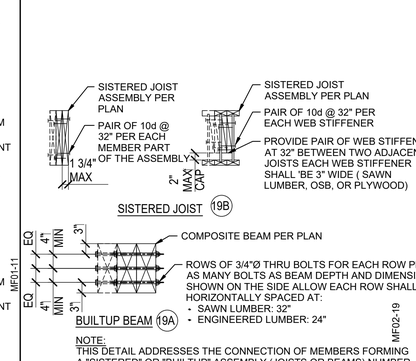
NOTES:
1. HANGERS SHALL BE USED TO SUPPORT BEAM OR JOIST FROM A SUPPORTING BEAM
2. TOP OR FACE MOUNT HANGERS SHALL BE SELECTED AT CONTRACTOR'S DISCRETION EXCEPT THAT MANUFACTURER'S REQUIREMENTS OF SUPPORTING MEMBERS SHALL BE MET SUCH AS BUT NOT LIMITED TO MIN THICKNEES FOR FASTENER EMBEDMENT MIN EDGE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

JOIST AND BEAM HANGER SCHEDULE

SCALE: 3/4" = 1'-0" — 11



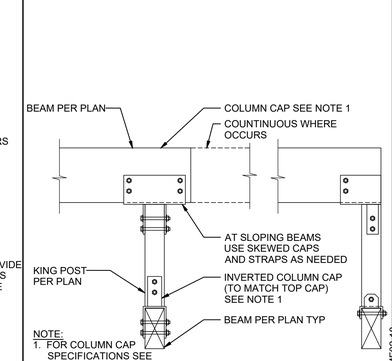
HANGER SCHEDULE AND NOTES (A)



NOTE:
THIS DETAIL ADDRESSES THE CONNECTION OF MEMBERS FORMING A "SISTERED" OR "BUILTUP" ASSEMBLY (JOISTS OR BEAMS) NUMBER AND SIZE OF SISTERING MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN

BUILTUP BEAM / SISTERED JOIST

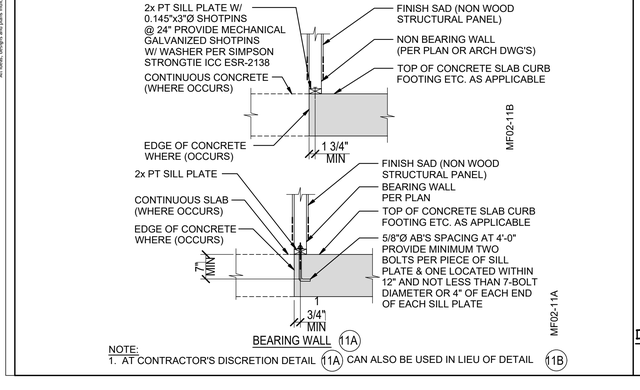
SCALE: 3/4" = 1'-0" — 19



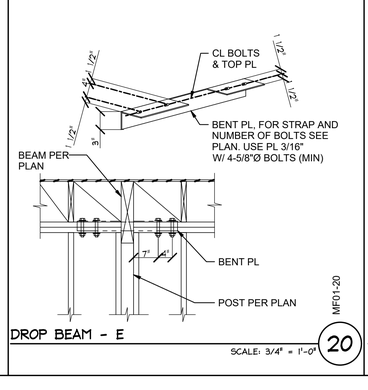
NOTE:
1. FOR COLUMN CAP SPECIFICATIONS SEE "TYP BEAM TO POST CONNECTION DETAIL"

TYP KING POST DETAIL

SCALE: 3/4" = 1'-0" — 18

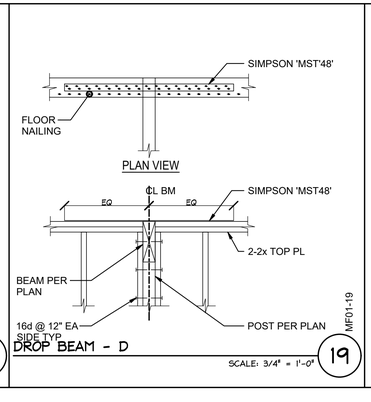


NOTE:
1. AT CONTRACTOR'S DISCRETION DETAIL (11A) CAN ALSO BE USED IN LIEU OF DETAIL (11B)



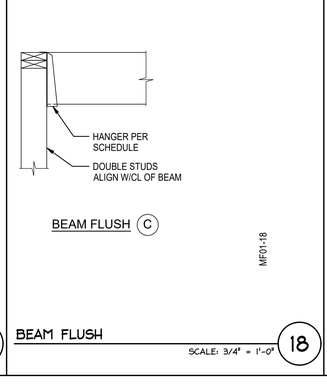
DROP BEAM - E

SCALE: 3/4" = 1'-0" — 20



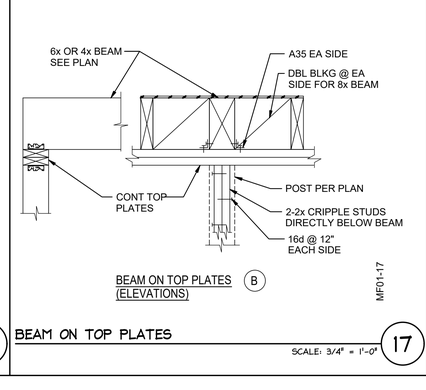
DROP BEAM - D

SCALE: 3/4" = 1'-0" — 19



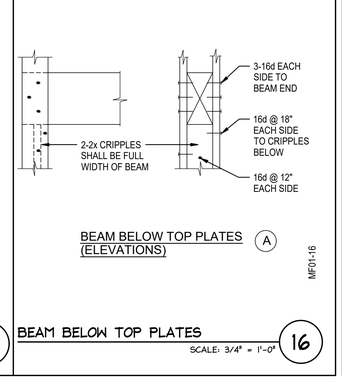
BEAM FLUSH

SCALE: 3/4" = 1'-0" — 18



BEAM ON TOP PLATES

SCALE: 3/4" = 1'-0" — 17



BEAM BELOW TOP PLATES

SCALE: 3/4" = 1'-0" — 16

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

T M TOM MEANEY — ARCHITECT
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805.895.2030 . TOM@TOMMEANEY.COM WWW.TOMMEANEY.COM

LAWRENCE RESIDENCE
33 PRONGHORNE
SANTA LUCIA PRESERVE
CARMEL, CA 93940

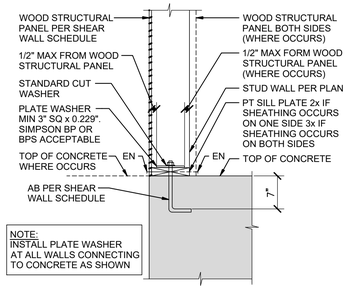
TYPICAL DETAILS

JOHN A. MARTIN & ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES SAN FRANCISCO HONOLULU
Job: J25403

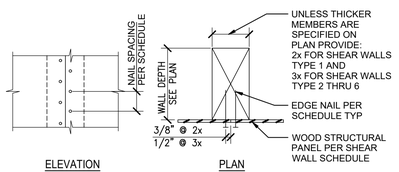
LICENSED PROFESSIONAL ENGINEER JOSEPH ANTHONY TALLON C 83131 EXP. 03-31-2027 CIVIL STATE OF CALIFORNIA

Date: September 18, 2025
Scale:
Drawn: TALLON
Job Number: J25403
Sheet: S1.4

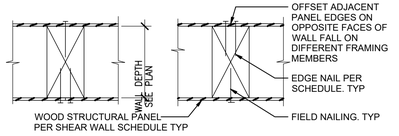
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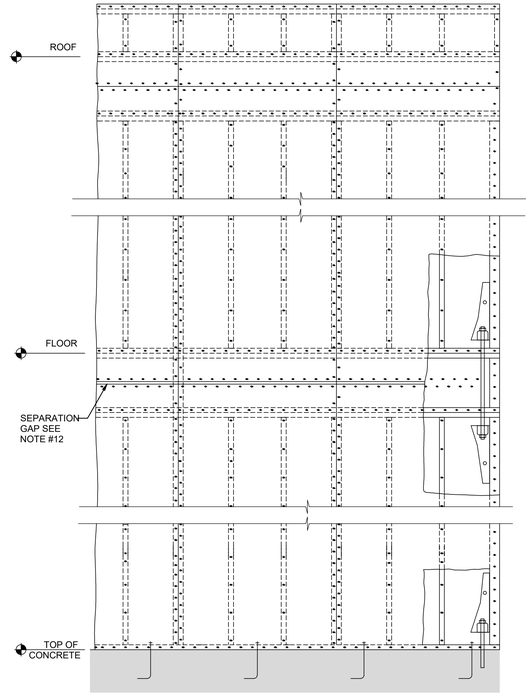
SILL PLATE CONNECTION TO CONCRETE 16C



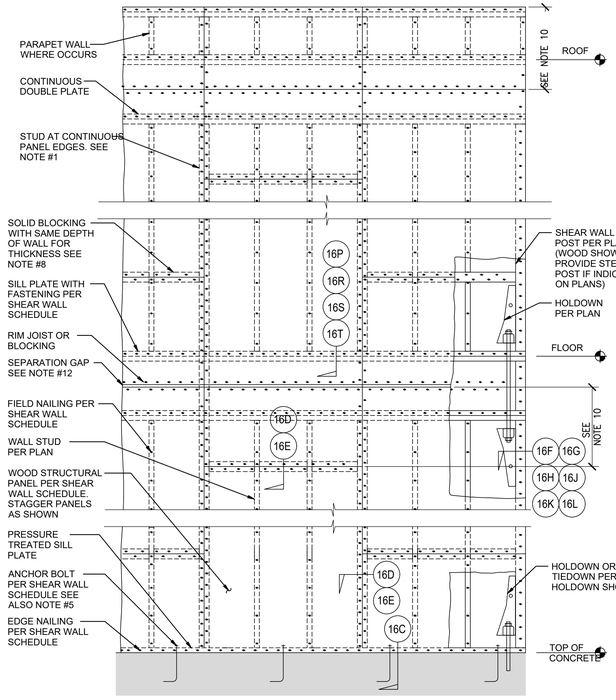
FRAMING AT ADJACENT PANEL EDGES 16D



FRAMING AT DOUBLE SIDED WALL 16E



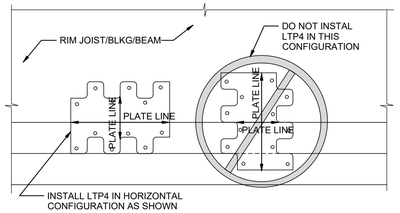
ALTERNATIVE WOOD STRUCTURAL PANEL TILING 16B



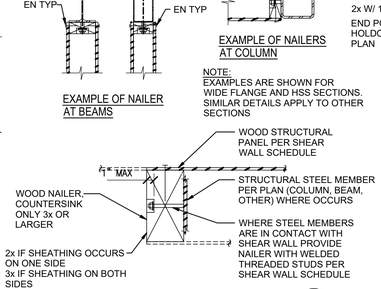
TYPICAL SHEAR WALL ELEVATION 16A

SHEAR WALL SCHEDULE NOTES:

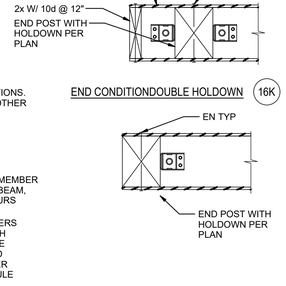
1. INSTALL PANELS, FASTENERS, AND CLIPS, PER SHEAR WALL SCHEDULE" ON PLANS.
2. FOR ALL WALLS, PROVIDE MINIMUM TWO ANCHOR BOLTS PER PIECE OF SILL PLATE & ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLTS DIAMETER OR 4 3/8" OF EACH END OF EACH SILL PLATE.
3. FOR SILL PLATE ATTACHMENT TO WOOD FRAMED FLOORS, WOOD SCREWS SHALL BE SIMPSON SDS25600 FOR SILL PLATE CONNECTED TO WOOD RIM JOIST OR BLOCKING. PROVIDE SDS25412 FOR SILL PLATE CONNECTED TO TOP NAILER AT STEEL BEAMS. ALTERNATIVELY, 16d NAILS CAN BE USED WHERE ALLOWED BY THE SHEAR WALL SCHEDULE PROVIDED THE FLOOR/ROOF SHEATHING IS
4. AT (E) FOUNDATION, SILL ANCHORS MAY BE UFP W/ 2-1/2"Ø TITEN HD SCREW ANCHORS W/ 5" MIN. EMBED AND W/ 5-1/4"Ø x 3" LONG SDS SCREWS TO SILL PLATE SPACING SHAL BE AS SAME AS ANCHOR BOLT SPACING PER SHEAR WALL SCHEDULE ICC ESR-2616 FOR UFP; ICC ESR-2713 FOR TITEN HD).
5. FOR SPECIFICATIONS OF HOLDOWN AT THE AND OF THE SHEAR WALL SEE PLANS AND "HOLDOWN TYPICAL DETAILS AND SCHEDULE".
6. OSB OR PLYWOOD WOOD STRUCTURAL PANELS MAY BE USED FOR THE SHEAR WALL CONSTRUCTION, EXCEPT THAT OSB SHALL NOT BE PERMITTED IN SHEAR WALL CONSTRUCTION LABELED AS FIRE RETARDANT TREATED BY THE ARCHITECT. FOR FIRE RETARDANT TREATED SHEAR WALLS THE UNIT SHEAR CAPACITY IS REDUCED TO 90% OF THE ALLOWABLE VALUE PER THE CODE REPORTS FOR THE SPECIFIED FIRE TREATMENT PRODUCT. SEE TIMBER GENERAL NOTES FOR ADDITIONAL INFORMATION.
7. WOOD STRUCTURAL PANELS MAY BE TILED PER EITHER ELEVATION 16A/-- OR ELEVATION 16B/-- CONTRACTOR SHALL SELECT MORE ECONOMICAL TILING.
8. FOR SHEAR WALL WITH SHEAR CAPACITY PER SCHEDULE EXCEEDING 350 #/FT FRAMING MEMBERS AT ADJOINING PANEL EDGES INCLUDING WALL STUDS AND BLOCKING SHALL BE 3" MINIMUM, UNLESS MEMBERS ARE SPECIFIED ON PLANS. PROVIDE STAGGERED NAILING AT ALL EDGES.
9. WHERE WOOD STRUCTURAL PANELS ARE APPLIED ON BOTH FACES OF WALL STUDS ADJACENT PANEL EDGES SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS PER INSET DETAIL 16F/--, AND SILL PLATE SHALL BE A 3x MEMBER PER INSET DETAILS 16C/--.
10. MIN DIMENSION OF WOOD STRUCTURAL PANELS SHALL BE 2' - 0" x 4' - 0"
11. NAILS SHALL BE PLACED NOT LESS THAN 3/8" FROM PANEL EDGES AT 2x MEMBERS (1/2" AT 3x MEMBERS) & 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS. ALL SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
12. PROVIDE 1/4" SEPARATION GAP BETWEEN WOOD STRUCTURAL PANELS AT FLOOR LEVELS. SEPARATION GAPS MAY BE OMITTED AND WOOD STRUCTURAL PANELS CAN RUN CONTINUOUSLY ACROSS FLOORS FOR BUILDINGS WITH NO MORE THAN TWO STORIES OF WOOD FRAMING.



LPT4 INSTALL - ELEVATION VIEW 16N

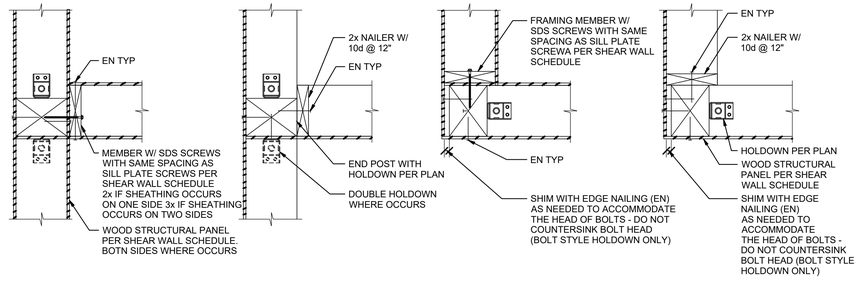


NAILER @ STEEL MEMBERS AND SHEAR WALLS 16M



END CONDITIONDOUBLE HOLDOWN 16K

END CONDITION SINGLE HOLDOWN 16L

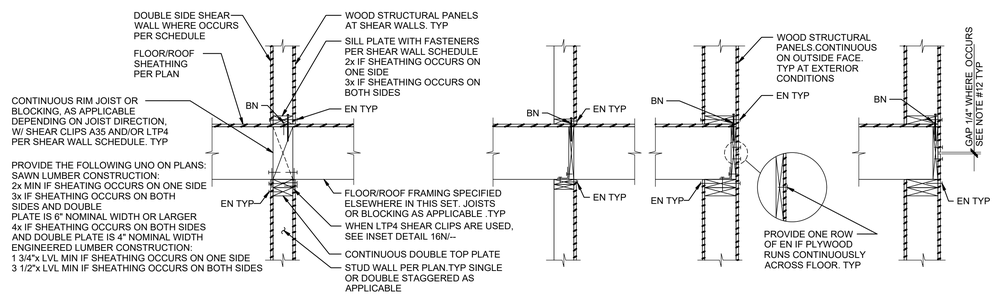


END CONDITION INTERSECTION 16J

END CONDITION INTERSECTION 16H

END CONDITION CORNER 16G

END CONDITION CORNER 16F



INTERIOR DOUBLE 16T

INTERIOR SINGLE 16S

EXTERIOR DOUBLE 16R

EXTERIOR SINGLE 16P

SHEAR WALL ELEVATION SCHEDULE MAND DETAILS 16

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

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LAWRENCE RESIDENCE
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CARMEL, CA 93940

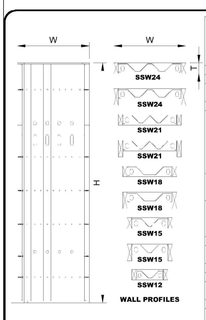
TYPICAL DETAILS

JOHN A. MARTIN & ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES PORTLAND
JOB: J25403

LICENSED PROFESSIONAL ENGINEER
JOSEPH ANTHONY TARCA
C 83131
EXP. 03-31-2027
CIVIL
STATE OF CALIFORNIA

Date September 18, 2025
Scale
Drawn TALLON
Job Number J25403
Sheet
S1.5

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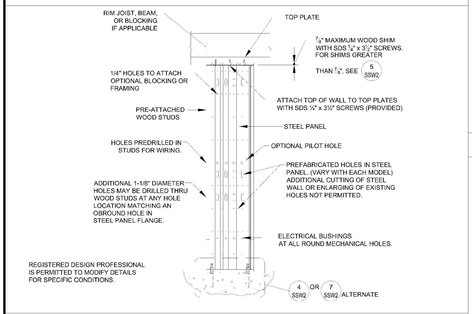


STEEL STRONG-WALL MODELS

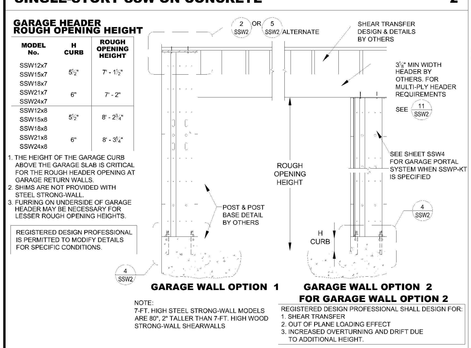
STD. WALL MODEL NO.	-STK WALL MODEL NO.	H (in)	T (in)	HOLDOWN ANCHOR BOLTS[1]	QTY. OF TOP OF WALL SCREWS[2]
SSW12x7	--	80	3 1/2	(2) 3/4"	4
SSW15x7	--	80	3 1/2	(2) 1"	6
SSW18x7	--	80	3 1/2	(2) 1"	9
SSW21x7	--	80	3 1/2	(2) 1"	12
SSW24x7	--	80	3 1/2	(2) 1"	14
SSW12x7.4	--	85 1/2	3 1/2	(2) 3/4"	4
SSW15x7.4	--	85 1/2	3 1/2	(2) 1"	6
SSW18x7.4	--	85 1/2	3 1/2	(2) 1"	9
SSW21x7.4	--	85 1/2	3 1/2	(2) 1"	12
SSW24x7.4	--	85 1/2	3 1/2	(2) 1"	14
SSW12x9	--	93 1/4	3 1/2	(2) 3/4"	4
SSW15x9	SSW15x9-STK	93 1/4	3 1/2	(2) 1"	6
SSW18x9	SSW18x9-STK	93 1/4	3 1/2	(2) 1"	9
SSW21x9	SSW21x9-STK	93 1/4	3 1/2	(2) 1"	12
SSW24x9	SSW24x9-STK	93 1/4	3 1/2	(2) 1"	14
SSW12x10	--	105 1/4	3 1/2	(2) 3/4"	4
SSW15x10	SSW15x10-STK	105 1/4	3 1/2	(2) 1"	6
SSW18x10	SSW18x10-STK	105 1/4	3 1/2	(2) 1"	9
SSW21x10	SSW21x10-STK	105 1/4	3 1/2	(2) 1"	12
SSW24x10	SSW24x10-STK	105 1/4	3 1/2	(2) 1"	14
SSW12x11	--	117 1/4	3 1/2	(2) 3/4"	4
SSW15x10	SSW15x10-STK	117 1/4	3 1/2	(2) 1"	6
SSW18x10	SSW18x10-STK	117 1/4	3 1/2	(2) 1"	9
SSW21x10	SSW21x10-STK	117 1/4	3 1/2	(2) 1"	12
SSW24x10	SSW24x10-STK	117 1/4	3 1/2	(2) 1"	14
SSW15x11	SSW15x11-STK	129 1/4	5 1/2	(2) 1"	6
SSW18x11	SSW18x11-STK	129 1/4	5 1/2	(2) 1"	9
SSW21x11	SSW21x11-STK	129 1/4	5 1/2	(2) 1"	12
SSW24x11	SSW24x11-STK	129 1/4	5 1/2	(2) 1"	14
SSW15x12	SSW15x12-STK	141 1/4	5 1/2	(2) 1"	6
SSW18x12	SSW18x12-STK	141 1/4	5 1/2	(2) 1"	9
SSW21x12	SSW21x12-STK	141 1/4	5 1/2	(2) 1"	12
SSW24x12	SSW24x12-STK	141 1/4	5 1/2	(2) 1"	14
SSW18x13	SSW18x13-STK	153 1/4	5 1/2	(2) 1"	9
SSW21x13	SSW21x13-STK	153 1/4	5 1/2	(2) 1"	12
SSW24x13	SSW24x13-STK	153 1/4	5 1/2	(2) 1"	14

TABLE NOTES:
1. SDS¼" x 3½" SCREWS PROVIDED WITH WALL.
2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

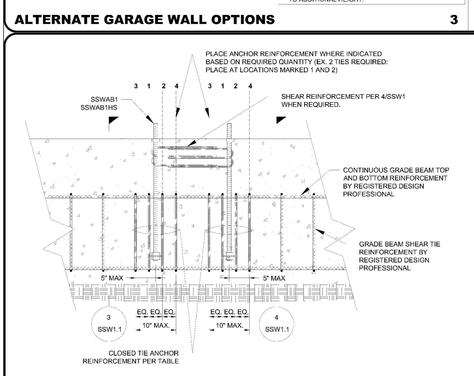
STEEL STRONG-WALL MODELS 1



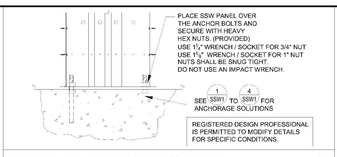
SINGLE-STORY SSW ON CONCRETE 2

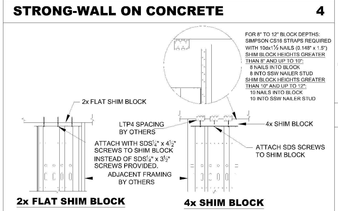


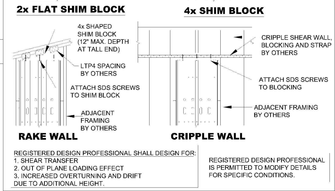
ALTERNATE GARAGE WALL OPTIONS 3



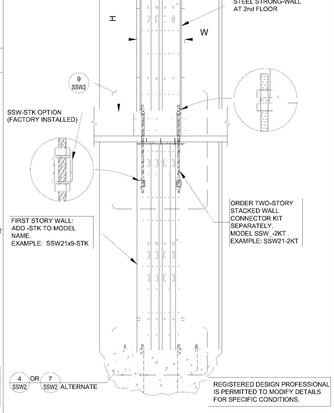
STRONG-WALL ON CONCRETE 4



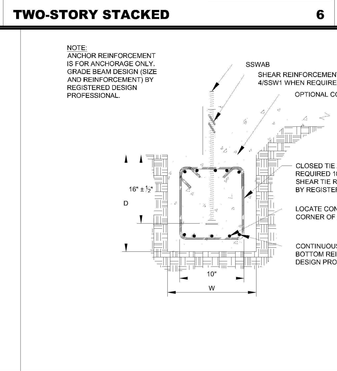




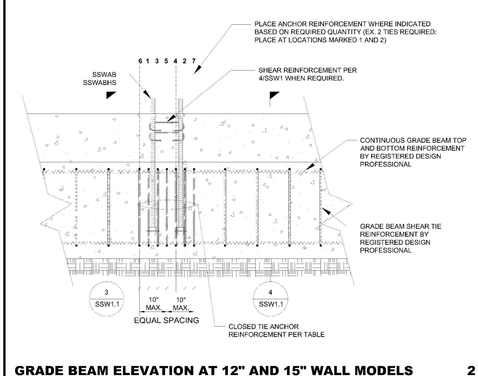
TOP OF WALL HEIGHT ADJUSTMENTS 5



TWO-STORY STACKED 6

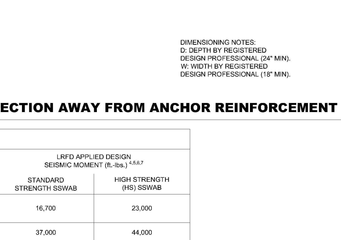


GRADE BEAM ELEVATION AT 18", 21" AND 24" WALL MODELS 1



GRADE BEAM ELEVATION AT 12" AND 15" WALL MODELS 2

GRADE BEAM SECTION AT ANCHOR REINFORCEMENT 3



GRADE BEAM SECTION AWAY FROM ANCHOR REINFORCEMENT 4

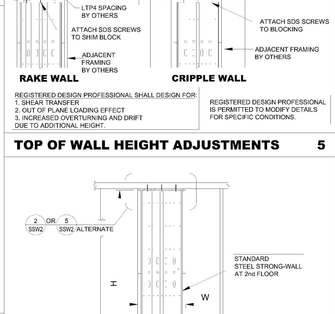
SSW GRADE BEAM ANCHOR REINFORCEMENT

STEEL STRONG-WALL WIDTH (in.)	ANCHOR MODEL NO.	ANCHOR DIAMETER (in.)	ANCHOR REINFORCEMENT FOR WIND AND SEISMIC[7,8,9]		LRFD APPLIED DESIGN SEISMIC MOMENT (ft.-lbs.)[1,5,6,7]	
			STANDARD STRENGTH SSWAB	HIGH STRENGTH (HS) SSWAB	STANDARD STRENGTH SSWAB	HIGH STRENGTH (HS) SSWAB
12" MODEL	SSWAB3/4 SSWAB3/4HS	3/4	2- #4 CLOSED TIES PER 2 SSW1.1	5- #4 CLOSED TIES PER 2 SSW1.1	16,700	23,000
15" MODEL	SSWAB1 SSWAB1HS	1	4- #4 CLOSED TIES PER 2 SSW1.1	7- #4 CLOSED TIES PER 2 SSW1.1	37,000	44,000
18" MODEL			2- #4 CLOSED TIES PER 1 SSW1.1	4- #4 CLOSED TIES PER 1 SSW1.1	48,700	61,000
21" MODEL					60,300	77,000
24" MODEL					72,000	87,000

NOTES:
1. ANCHOR REINFORCEMENT CONFORMS TO ACI 318-14 SECTION 17.4.2.9 AND ACI 318-11 SECTION D.5.2.9 AND PERFORMANCE WAS VALIDATED THROUGH FULL SCALE TESTING.
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH, f'c = 2500 psi.
3. CLOSED TIE ANCHOR REINFORCEMENT TO BE ASTM A615 GRADE 60 (MIN) #4 REBAR.
4. GRADE BEAM LONGITUDINAL AND TIE REINFORCEMENT SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL FOR FLEXURE AND SHEAR LOADING. DESIGN SHOULD CONSIDER PROJECT SPECIFIC DESIGN LOADS AND ALLOWABLE SOIL PRESSURE.
5. SIMPSON STRONG-TIE RECOMMENDS USING THE TABULATED MINIMUM LRFD APPLIED SEISMIC DESIGN MOMENT TO ENSURE GRADE BEAM DESIGN FLEXURE AND SHEAR STRENGTH IS ADEQUATE TO PREVENT PLASTIC HINGE FORMATION UNDER DEMANDS ASSOCIATED WITH ANCHORAGE FORCES CORRESPONDING TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.3.
6. DESIGNER MAY USE REDUCED MOMENT DUE TO APPLIED SSW LATERAL LOAD. MINIMUM MOMENT SHALL BE THE LESSER OF THE TABULATED MOMENT OR THE AMPLIFIED LRFD DESIGN MOMENT FOR SEISMIC (ASD SHEAR/0.7) x Ω0 x SSW HEIGHT FOR GRADE BEAM DESIGN.
7. MINIMUM GRADE BEAM DESIGN MOMENT FOR WIND AND SEISMIC IN SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C, (ASD SHEAR/0.6) x SSW HEIGHT.
8. CLOSED TIE MAY BE SINGLE PIECE HOOP OR TWO PIECE ASSEMBLY WITH A U-STIRRUP WITH STANDARD 135 DEGREE HOOKS AND A TOP CROSS TIE CAP. SEE DETAILS/SSW1.1.
9. SEE DETAILS FOR GRADE BEAM ANCHOR REINFORCEMENT PLACEMENT, INSTALLATION AND SPACING REQUIREMENTS. CLOSED TIE ANCHOR REINFORCEMENT QUANTITY IS PER WALL FOR THE 12" AND 15" WALL MODELS, AND PER ANCHOR FOR THE 18", 21" AND 24" MODELS.

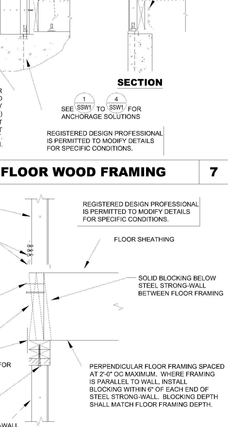
SSWAB ANCHOR GRADE BEAM REINFORCEMENT AND DESIGN MOMENTS 5

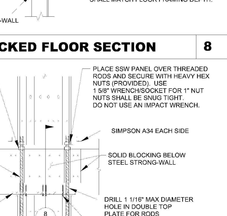
STEEL STRONG-WALL SHEAR TRANSFER DETAILS 1

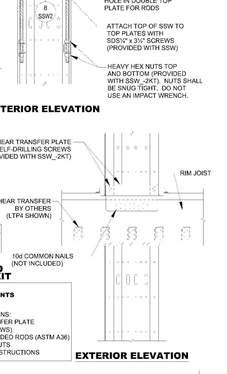


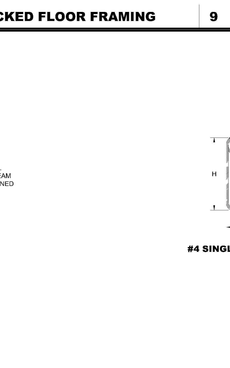
ALTERNATE 1ST FLOOR WOOD FRAMING 7

TWO-STORY STACKED FLOOR SECTION 8



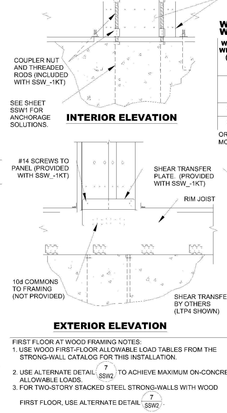


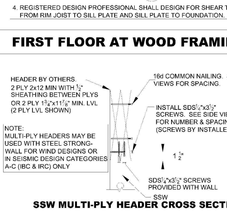


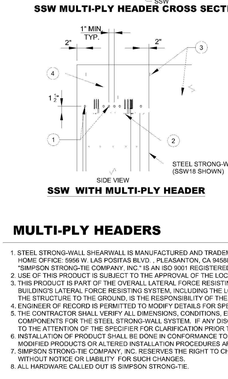


TWO-STORY STACKED FLOOR FRAMING 9

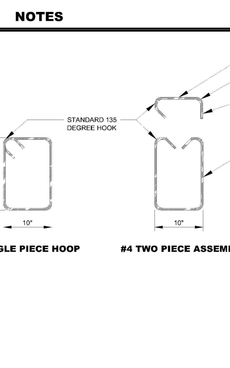
FIRST FLOOR AT WOOD FRAMING 10







SSW MULTI-PLY HEADER CROSS SECTION



MULTI-PLY HEADERS 11

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

NOTES 12

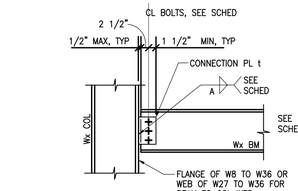
CLOSED TIE ANCHOR REINFORCEMENT 6

S1.6
Sheet
Date: September 18, 2025
Job Number: J25403
Drawn:
Scale: TALLON
LICENSED PROFESSIONAL ENGINEER JOSEPH CHRISTOPHER MARTIN C 83131 DATE 09/30/2025 CIVIL STRUCTURAL
JOHN A. MARTIN & ASSOCIATES STRUCTURAL ENGINEERS
JOB #: J25403
STEEL STRONG-WALL TYPICAL DETAILS
LAWRENCE RESIDENCE
33 PRONGHORNE
SANTA LUCIA PRESERVE
CARMEL, CA 93940
TM
TOM MEANEY | ARCHITECT
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101
805.895.2836 .TOM@TOMMEANEY.COM WWW.TOMMEANEY.COM

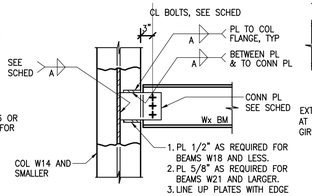
NO	DESCRIPTION	DATE
REVISION SCHEDULE		

STEEL STRONG-WALL
FRAMING DETAILS
ENGINEERED DESIGNS
SIMPSON Strong-Tie
SSW2
DATE 8-8-2018
SCALE N.T.S.
CHECKED
SHEET
OF SHEETS
JOB No.
NO. DATE REVISIONS
0 10/27/2014 FOR PERMIT
1 06/06/2015 2015 IBC REVISIONS
SIMPSON STRONG-TIE COMPANY, INC. 5956 W. LAS POSITAS BLVD. PLEASANTON, CA 94588 (800) 999-5099 FAX (925) 847-1597
STEEL STRONG-WALL
ALTERNATE ANCHORAGE DETAILS
ENGINEERED DESIGNS
SIMPSON Strong-Tie
SSW1.1
DATE 8-8-2018
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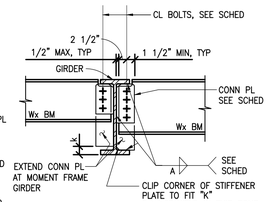
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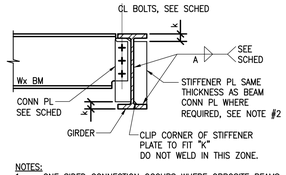
BEAM TO COLUMN FLANGE OR DEEP COLUMN WEB (A)



BEAM TO COLUMN WEB (B)

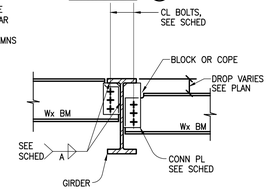


TYPICAL BEAM (C)



NOTES:
1. ONE SIDED CONNECTION OCCURS WHERE OPPOSITE BEAMS ARE OFFSET BY 12" OR MORE.
2. PROVIDE STIFFENER PL AT MOMENT FRAME GIRDER (3/8" MIN) WHERE BEAM DEEPER THAN 14" FRAMES INTO GIRDER WHERE "BEAM BOTTOM FLANGE BRACING" DETAIL IS NOT PROVIDED. PROVIDE 3/8" STIFFENER PL THIS SIDE AT NON-MOMENT FRAME GIRDER WHERE BUILDING EXTERIOR ATTACHES TO GIRDER.

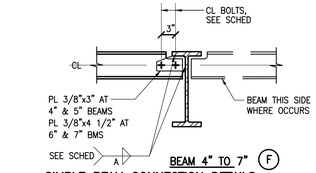
ONE SIDE BEAM CONNECTION (E)



DROPPED BEAM (D)

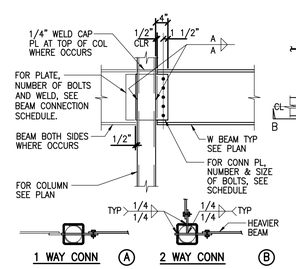
NOTES:
1. FILLET WELD SIZE SHALL BE AS SHOWN UNLESS A GREATER SIZE IS REQUIRED BY AISC TABLE J2.4.
2. ALL BOLTS ARE 1"Ø (UNLESS NOTED OTHERWISE) AND ARE TO BE A325 BOLTS, SLIP CRITICAL (SC).
3. BOLT SPACING TO BE 3 TIMES BOLT DIAMETER, 3" MINIMUM, UNLESS NOTED OTHERWISE.
4. DOUBLE ANGLES MAY BE SUBSTITUTED FOR CONNECTOR PLATES, PROVIDED THEY MEET OR EXCEED THE REQUIREMENTS OF THE AISC.

SIMPLE BEAM CONNECTION SCHEDULE			
SHEAR PL CONNECTION			
MEMBER (DEPTH)	# OF BOLTS	CONN PLATE t	WELD SIZE A
< 8"	2	5/16"	1/4"
8" – 10"	2	5/16"	1/4"
12" – 14"	3	5/16"	1/4"
15" – 16"	4	3/8"	5/16"
18"	5	3/8"	5/16"
20" & 21"	5	1/2"	3/8"
24"	6	1/2"	3/8"
27"	7	1/2"	3/8"
30" & 33"	8	5/8"	3/8"
36"	10	5/8"	3/8"
40"	11	5/8"	3/8"

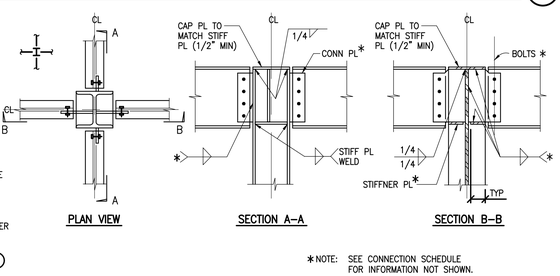


BEAM 4" TO 7" (F)

SIMPLE BEAM CONNECTION DETAILS — 6



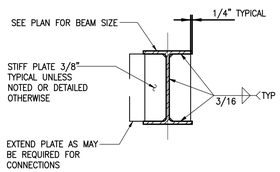
1 WAY CONN (A) 2 WAY CONN (B)



*NOTE: SEE CONNECTION SCHEDULE FOR INFORMATION NOT SHOWN.

WF BEAM TO HSS COLUMN AND PIPE — 13

TYPICAL BEAM TO COLUMN ALL SIMPLE CONNECTIONS AT ROOF — 11



USE LARGER PLATE AND WELD AS MAY BE REQUIRED BY BEAM CONNECTION SCHEDULE

STIFFENER PLATES — 4

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TYPICAL DETAILS

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FRAMING NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR SLOPES, DRAINS, ETC. AND DIMENSIONS NOT SHOWN.
2. ALL DIMENSIONS PER ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. LUMBER 4x4 AND SMALLER SHALL BE DF #2 U.N.O.
   LUMBER 4X6 AND LARGER SHALL BE DF #1 U.N.O.
4. BEAMS SHALL BEAR ON PLATES WITH INDICATED POST OF DOUBLER BELOW UNLESS NOTED OTHERWISE.
5. PROVIDE WALL-LENGTH, CONTINUOUS, FULL-DEPTH SOLID BLOCKING (WHERE FLOOR JOISTS ARE PERPENDICULAR) OR DOUBLE FLOOR JOISTS (WHERE FLOOR JOISTS ARE PARALLEL) FOR ALL WALLS AT LEVEL ABOVE.
6. REFER TO (19/S1.3) FOR ALL BEAM/HEADER SIZES NOT SHOWN ON THIS PLAN.
7. PROVIDE 2 ROWS OF PLYWOOD BOUNDARY NAILING (B.N.) TO ALL FRAMING MEMBERS NOTED "DRAG".
8. INSTALL TIE STRAPS OVER TOP OF PLYWOOD, INTO FRAMING MEMBERS. OMIT PLYWOOD NAILING UNDER TIE STRAPS.
9. FOR TYPICAL INTERIOR PARTITION LATERAL BRACING SEE (1/S1.5)
10. DESIGNATES OPENING IN ROOF, FOR TYPICAL FRAMING SEE (17/S1.3)
11. FOR TYPICAL DOUBLE TOP PLATE SPLICE SEE (5/S1.3)
12. PROVIDE FULL HT 2x6 STUDS @ 16" OC @ ALL GABLE END & VAULTED WALLS.

NUMBERED NOTES

1. CS14x12'-0" STRAP, TOP PLATE TO 4x DRAG BEAM OR 4x BLK'G SHOWN & ACROSS RIDGE WHERE OCCURS
2. HDU2 (HORIZONTAL) AT FULL HT. 6x6 POST TO 4x DRAG RAFTER OR TOP PLATE SHOWN PER PLAN
3. CS14x22' STRAP, TOP PLATE TO 4x BLK'G SHOWN PER PLAN
4. CS14x16' STRAP, RIDGE TO 4x BLK'G PER PLAN
5. CS14x16' STRAP, BEAM (TOP, SIDE OR NAILER) TO 4x BLK'G

PAD FOOTING SCHEDULE

MARK	SIZE	THICKNESS	REINFORCING
A	2'-6"x2'-6"	1'-6"	(4)#5 x 2'-0" EA. WAY
B	3'-6"x3'-6"	1'-6"	(5)#5 x 3'-0" EA. WAY
C	4'-6"x4'-6"	1'-6"	(5)#5 x 4'-0" EA. WAY
D	5'-0"x5'-0"	1'-6"	(7)#5 x 4'-6" EA. WAY

NOTES:

1. CENTER PAD FOOTING UNDER COLUMN OR WALL UNLESS OTHERWISE NOTED.
2. FOOTING DEPTHS NOTED ARE MINIMUM. INCREASE DEPTH AS REQUIRED TO COMPLY WITH DETAILS AND BOTTOM OF FOOTING ELEVATIONS NOTED ON PLAN.
3. SPACE REINFORCING UNIFORMLY OVER FOOTING WIDTH.
4. WHERE CONTINUOUS FOOTINGS INTERSECT PAD FOOTINGS, RUN CONTINUOUS REINFORCING THROUGH PAD FOOTINGS.

FOOTING SCHEDULE

MARK	SIZE W x L	SIZE T	REINFORCING BOT	REINFORCING TOP*
CF1	2'-0"xSEE PLAN	18"	(4) #6 BARS LONGIT #5 @12" TRANS	(2) #6 BARS LONGIT #4 @8" TRANS
CF2	3'-0"xSEE PLAN	18"	(4) #6 BARS LONGIT #5 @12" TRANS	(2) #6 BARS LONGIT #4 @8" TRANS

LEGEND

- WOOD POST, FULL HEIGHT TO TOP ℄ OR BOTTOM OF BEAM.
- (B) CONCRETE PAD FOOTING SCHEDULE
- Post Holdown / Post Holdown, (2/6.0') INDICATES SHEAR PANE AND MINIMUM LENGTH SEE SHEAR PANEL SCHEDULE
- * FOR POST LOCATIONS AT DOORS & WINDOWS SEE (19/S1.3)
- SHEAR WALL LENGTH (MIN.). INDICATES SHEAR PANE AND MINIMUM LENGTH
- 2x WOOD STUD WALLS ABOVE
- 2x WOOD STUD WALLS BELOW
- CONCRETE WALL BELOW
- CONC CURB OR WALL
- C.J. INDICATES CONTROL JOINT OR CONSTRUCTION JOINT. SEE (12/S1.2)
- INDICATES 1'-6" MAX. STEP IN FTG. SEE (6/S1.2)
- 100.00' TOP OF FOOTING OR GRADE BEAM ELEVATION
- 8'-0" TOP OF PLATE ELEVATION ABOVE FLOOR PLYWOOD BELOW

FOUNDATION PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR SLAB SLOPES, DEPRESSIONS, CURBS, AND FLOOR DRAINS.
2. NO SLEEVING OF ANY GRADE BEAM OR FOOTING IS ALLOWED UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
3. ALL SLEEVES THROUGH FOUNDATION WALLS AND UNDER FOOTINGS SHALL BE INSTALLED PRIOR TO FOUNDATION POUR.
4. ALL DIMENSIONS PER ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. DIMENSIONS ARE TO FACE OF BLOCK (F.O.B.) AND FACE OF PLYWOOD (F.O.P.). THE FACE OF PLYWOOD SHALL BE EQUAL TO THE FACE OF CONCRETE (F.O.C.).
6. BACKFILLING OF RETAINING WALLS AND WALL CONSTRUCTION BELOW GRADE MAY BE DONE AFTER WALL HAS BEEN PLACED 14 DAYS MINIMUM.
7. NO ELECTRICAL PANEL, COMMUNICATIONS PANEL, FIRE HOSE CABINETS, ETC. IS PERMITTED IN ANY SHEAR WALL. FACE MOUNT ALL SUCH EQUIPMENT.
8. PROVIDE PLYWOOD ON INTERIOR WALLS ADJACENT TO SHEAR WALLS TO PROVIDE FLUSH SURFACE FOR FINISH MATERIALS.
9. ALL FRAMING IS NEW UNLESS NOTED AS EXISTING (E).
10. ALL HOLDOWNS & ANCHOR BOLTS AT SHEARWALLS SHALL BE SET IN PLACE BY TEMPLATES PRIOR TO FOUNDATIONS INSPECTION.
11. ALL HARDWARE SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE & INSPECTION.
12. PRIOR TO THE CONTRACTOR REQUESTING FOR A FOUNDATION INSPECTION, THE FOLLOWING REPORTS/APPROVALS SHALL BE PREPARED BY THE SOILS ENGINEER AND SUBMITTED TO THE DIVISION OF BUILDING AND SAFETY.
    A. THE PAD COMPACTIONS REPORT.
    B. APPROVAL OF THE FOUNDATION EXCAVATION.
    C. APPROVAL OF BACKFILL OF UTILITY TRENCHES.
13. SET THRD'D ROD ANCHOR BOLTS 8" & THRD'D ROD HD BOLTS 15" INTO (E) FTG W/ SIMPSON SET XP.

TYPICAL FLOOR SHEATHING

3/4" STRUCT I APA RATED PLYWOOD, EXPOSURE 1, SPAN RATED 48/24. GLUE PANELS TO JOISTS & 3x4 FLAT BLK'G PER (16/S1.3)

NAILING: 10d @ 6" O.C. B.N. , E.N.
10d @ 12" O.C. F.N.

TYPICAL ROOF SHEATHING

5/8" CD-APA RATED PLYWOOD, EXPOSURE 1, SPAN RATED 32/16. PLY CLIPS AT UNSUPPORTED PANELS PER (16/S1.3)

NAILING: 10d @ 6" O.C. B.N. , E.N.
10d @ 12" O.C. F.N.

2022 CBC SHEARWALL SCHEDULE

NO.	DESCRIPTION: SHEATHING MATERIAL	NO. OF SIDES	NAILING [1]: SIZE	NAILING [1]: BOUNDARY SPACING	NAILING [1]: EDGE SPACING	TRANSFER ALTERNATIVES (SPACING) (max.)/(max.)/(max.)/(max.)/(max.)/(max.)/(max.): 5/8" A.B.	5/8" SDS Screw	3/8" Lag	LTP4	LTP5	A35	RBC	HGA10	VALUE (plf)
1	1/2" STI PLYWOOD/OSB	1	10d	6"	6"	48"	8"	8"	16"	12"	10"	10"	24"	340
2	1/2" STI PLYWOOD/OSB	1	10d	4"	4"	44"	6"	6"	12"	10"	8"	8"	21"	510
3	1/2" STI PLYWOOD/OSB	1	10d	3"	3"	34"	5"	4.5"	9"	8"	6"	6"	16"	665
4	1/2" STI PLYWOOD/OSB	1	10d	2"	2"	26"	4"	3.5"	7"	6"	–	–	12"	870
5	1/2" STI PLYWOOD/OSB	2	10d	4"	4"	22"	3.5"	3"	6"	–	–	–	11"	1020
6	1/2" STI PLYWOOD/OSB	2	10d	2"	2"	14"	2.5"	2"	4" [b]	–	–	–	8"	1450

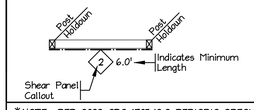
SIMPSON STEEL STRONG-WALL PANEL

Symbol	Model No.	Comments
7	SSW18x10' Garage Portal (3) #3 Hairpin Ties @ Top Of Holdown Bolts	See Sheet S1.6 for hardware and installation requirements. Prior to ordering panel verify w/ Architectural plans, door & window schedules & top plate elevations.
8	SSW24x10' (3) #3 Hairpin Ties @ Top Of Holdown Bolts	See Sheet S1.6 for hardware and installation requirements. Prior to ordering panel verify w/ Architectural plans, door & window schedules & top plate elevations.

FOOTNOTES / NOTES:

1. USE COMMON NAILS ONLY FOR ALL SHEATHING. FIELD NAILING IS 12" O.C. PROVIDE 3x OR 2-2x FRAMING AT ALL PANEL EDGES.
2. ALL ANCHOR BOLTS FOR SHEARWALLS SHALL INCLUDE 3" x3" x 0.229" THICK PLATE WASHERS MIN. (2022 CBC 2305.3.11)
3. USE 1/4" x 4 1/2" SDS SCREWS THROUGH 2x SILLS AND 1/4" x 6" SDS SCREWS THROUGH 3x SILLS. (ICC ESR-2236)
4. EMBED 3/8" LAGS 2" MIN. INTO FRAMING BELOW PER PLAN (USUALLY 5" LAGS AT 2x SILLS & 6" LAGS AT 3x SILLS, V.I.F.).
5. INSTALL RIM/BLOCKING TO MATCH FULL WIDTH OF TOP PLATES, AND STAGGER CLIPS ON EACH SIDE OF WALL.
6. VALUES BASED ON 2018 NDS FOR LIGHT-FRAMED CONSTRUCTION, AS REFERENCED IN SEAOC ARTICLE 12.04.030, JUNE 2009
7. ALLOWABLE LOADS HAVE BEEN REDUCED TO (1/1.25) OF ALLOWABLE VALUES DUE TO PLAN IRREGULARITY. (ASCE 7-16 12.3.3.4)
8. SEE SHEET S1.6 FOR TYPICAL PLYWOOD SHEAR WALL CONSTRUCTION.
9. PROVIDE 7" MINIMUM EMBEDMENT OF ANCHOR BOLTS INTO FOOTING, EMBEDMENT DEPTH BEGINS BELOW SLAB SAND LAYER & BELOW BOTTOM OF ANY CURBS OR STEM WALLS.
10. PROVIDE 3x SILL PLATE AND STUD BLOCKING WHEN PLYWOOD EDGE NAILING IS 4" OR LESS AT PLYWOOD EDGE.
11. WHERE PLYWOOD SHEAR PANELS OCCUR ON BOTH SIDES OF A WALL, OFFSET PLYWOOD EDGES ON EACH SIDE TO FALL ON DIFFERENT STUDS.
12. WHERE NEW PLYWOOD IS INDICATED ON EXISTING STUD WALLS, REMOVE EXISTING GYPSUM BOARD OR PLASTER AND NAIL PLYWOOD TO FACE OF STUDS.
13. ALL EXTERIOR WALLS SHALL HAVE SHEATHING & ANCHOR BOLTS PER (1) SHOWN ABOVE. MINIMUM OF 2x P.T.D.F. SILL PLATE REQUIRED.
14. ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
15. SEE (3/S1.3) FOR TYPICAL HOLDOWN INSTALLATION
16. PLYWOOD SHALL BE DOUGLAS-FIR-LARCH PER (SPDWS-2018 NOTE 3 OF TABLE 4.3A)
17. CONTINUE PLYWOOD @ INTERIOR SHEARWALLS FOR FULL LENGTH OF WALL LINE BEYOND SHEAR WALL LENGTH TO PROVIDE FLUSH SURFACES.
18. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING & OTHER FASTNER COMPONENTS IN SHEAR WALLS & DIAPHRAMS, WHEN NAILING IS 4" O.C. OR LESS.

KEY



*NOTE: PER 2022 CBC 1705.12.2 PERIODIC SPECIAL INSPECTION IS REQ'D FOR NAILING, BOLTING, ANCHORING & OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM (WOOD SHEAR WALLS & DIAPHRAMS) WHERE THE FASTENING OF THE SHEATHING IS 4" O.C. OR LESS.

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OVERALL FOUNDATION PLAN

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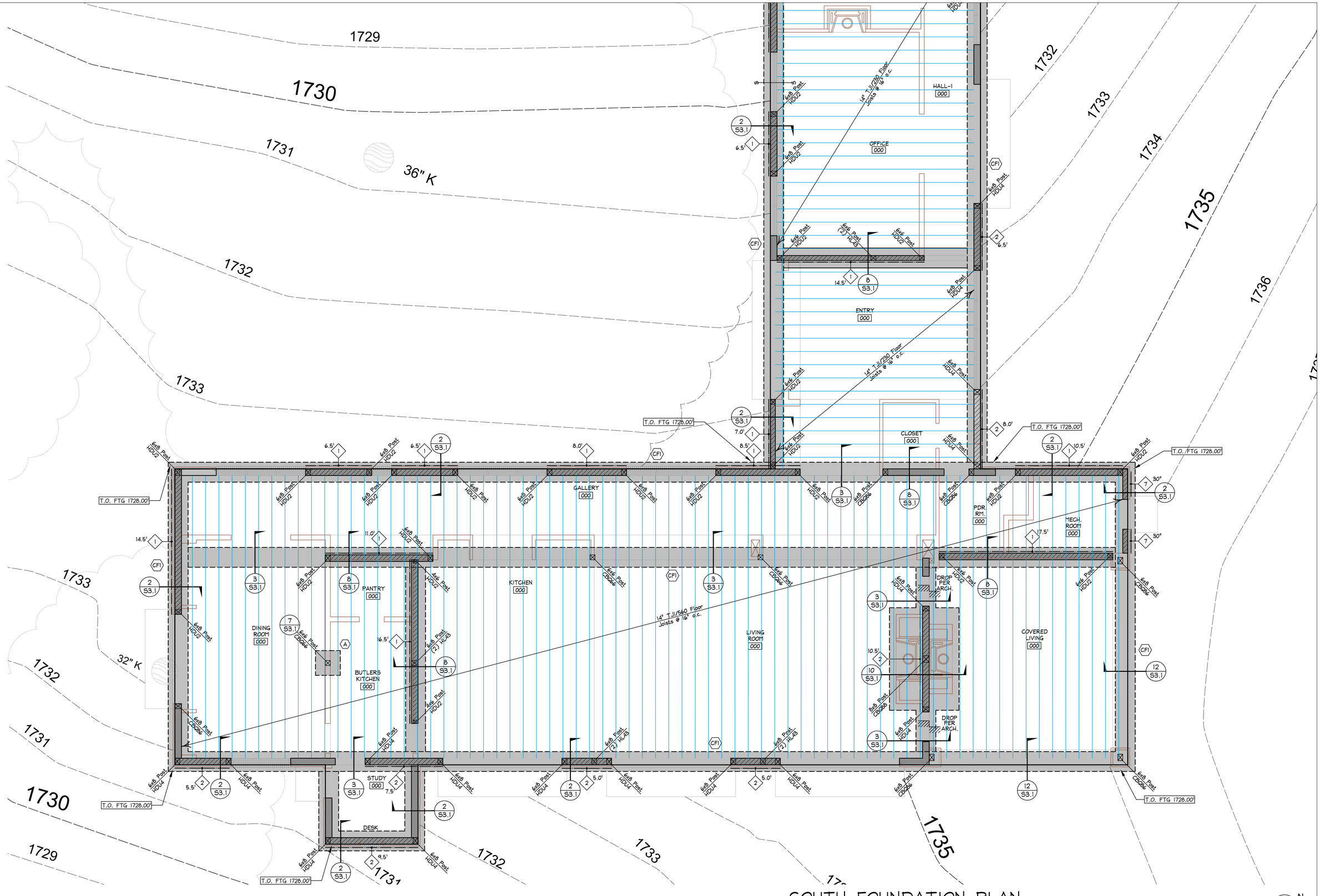
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OVERALL FOUNDATION PLAN

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

N

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SOUTH FOUNDATION PLAN

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

N

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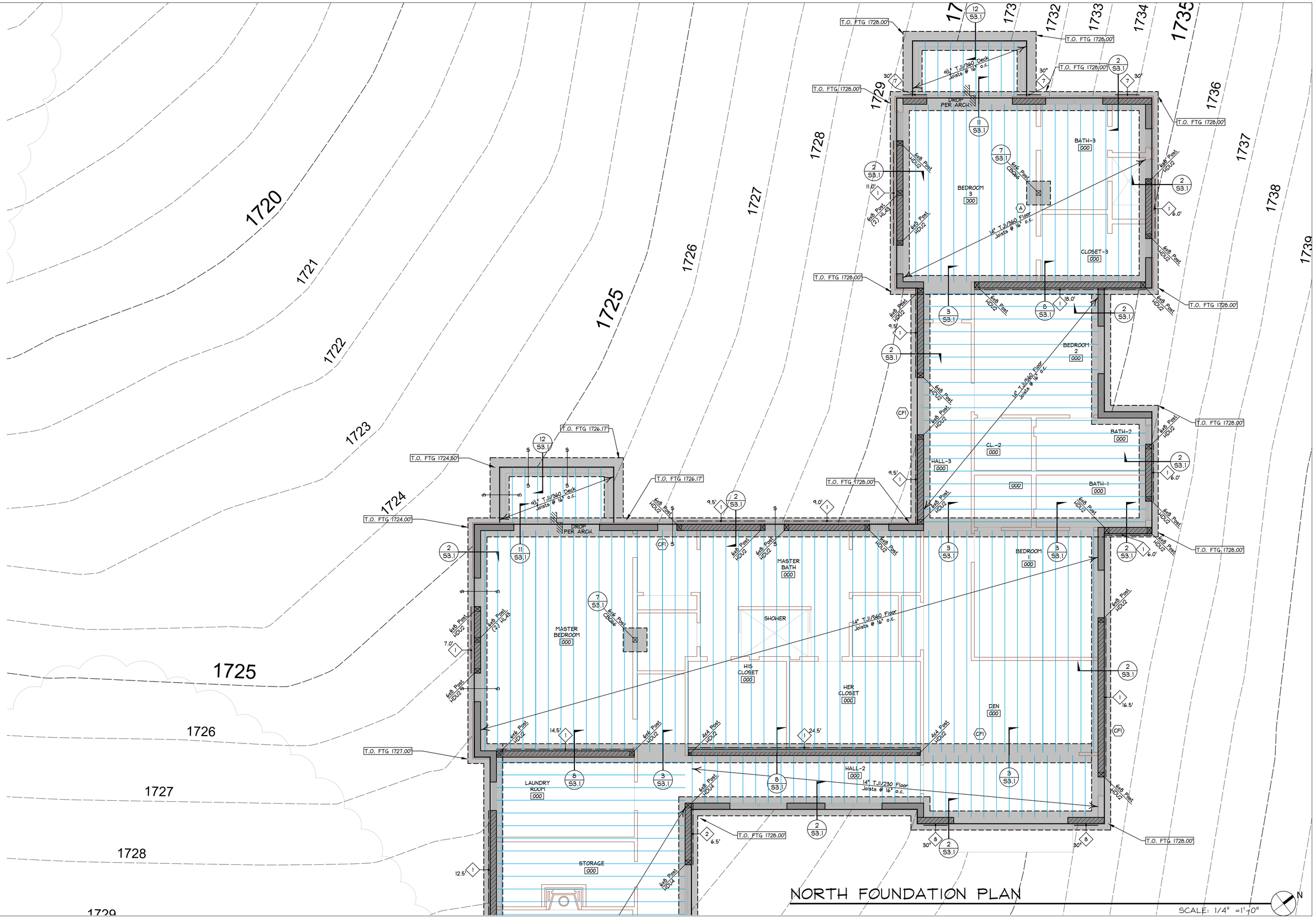
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NORTH
FOUNDATION PLAN

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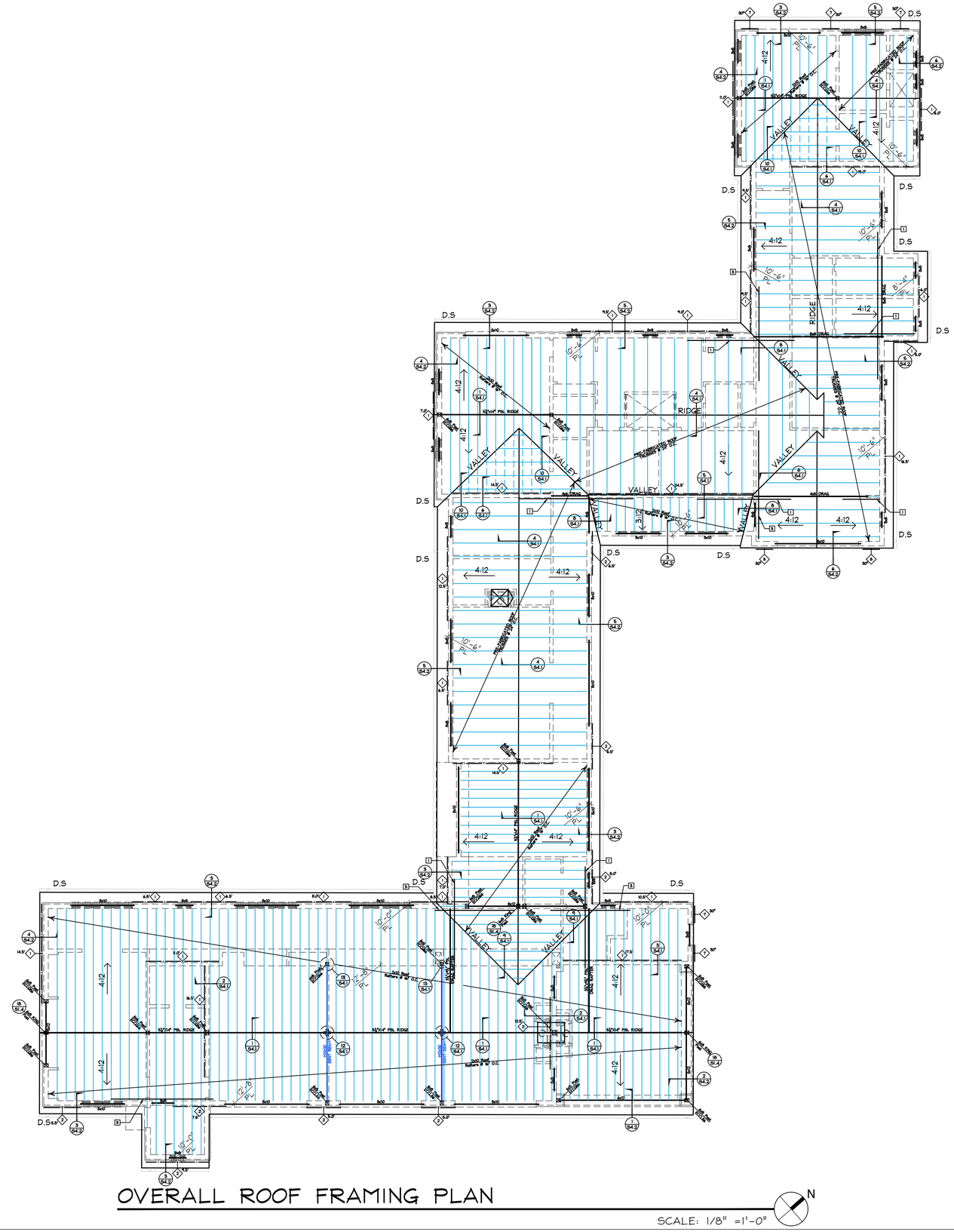
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NORTH FOUNDATION PLAN

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

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OVERALL ROOF FRAMING PLAN

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

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OVERALL
ROOF FRAMING
PLAN

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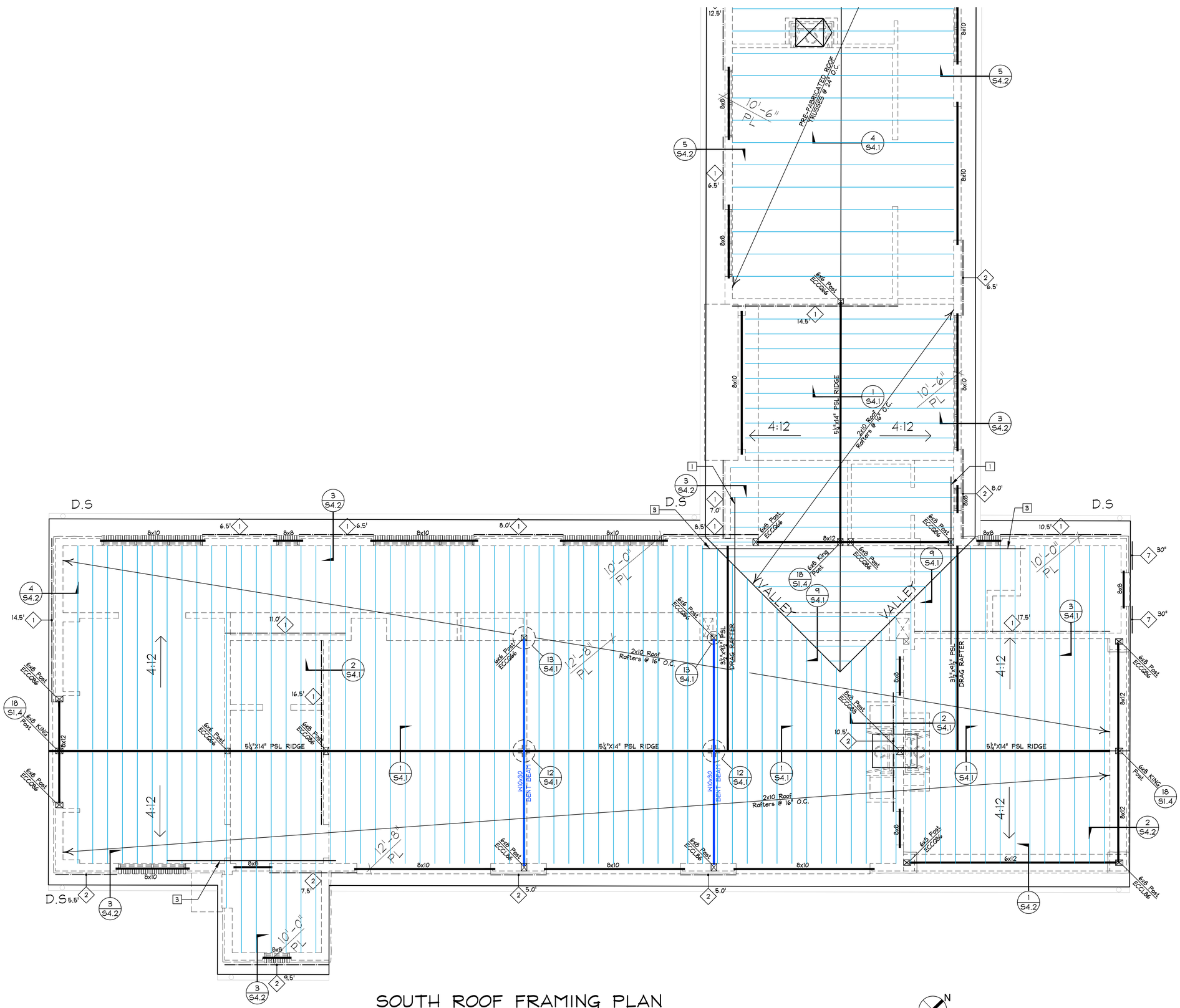
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SOUTH ROOF FRAMING PLAN

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

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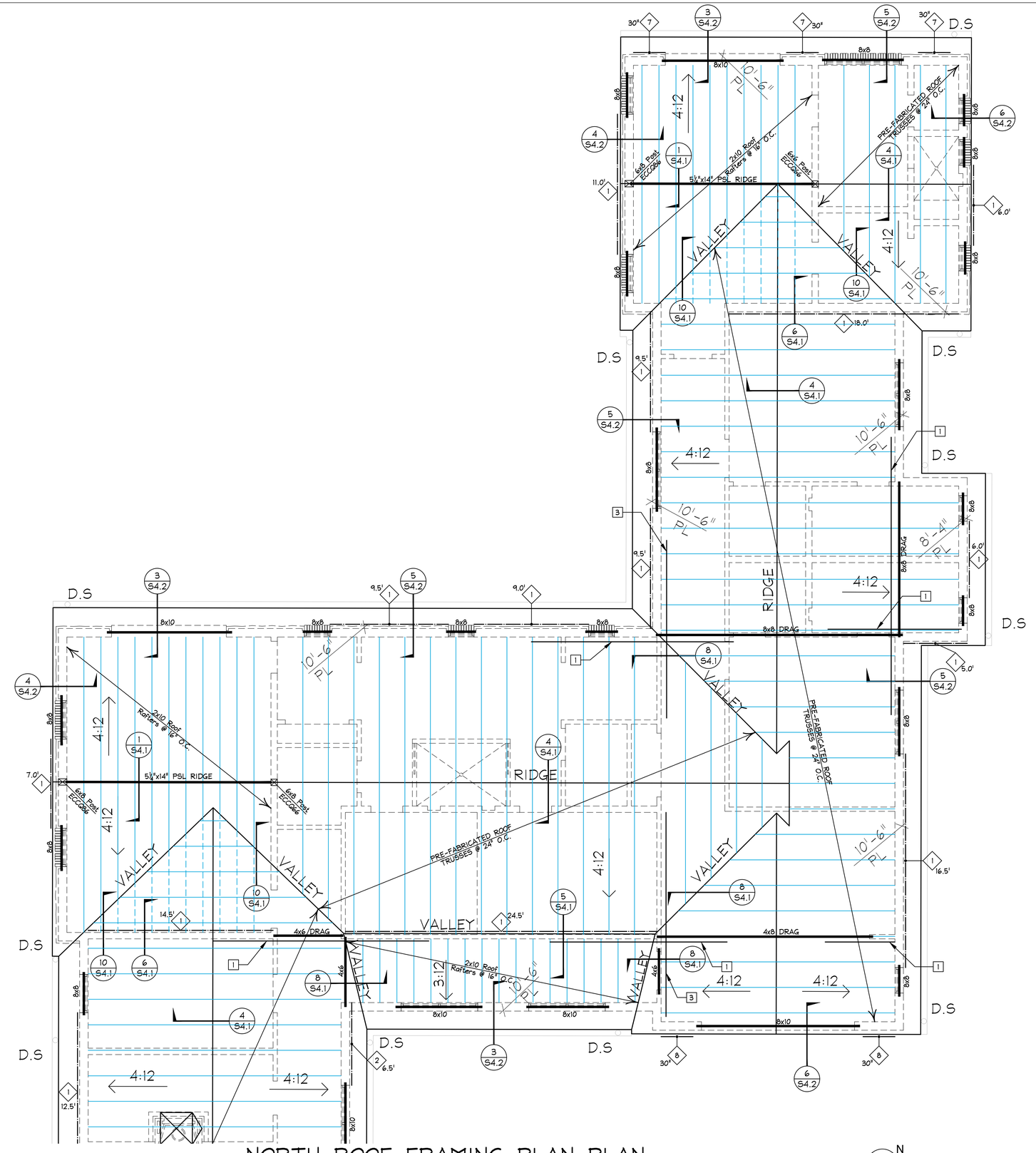
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SOUTH ROOF FRAMING PLAN

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NORTH ROOF FRAMING PLAN PLAN

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

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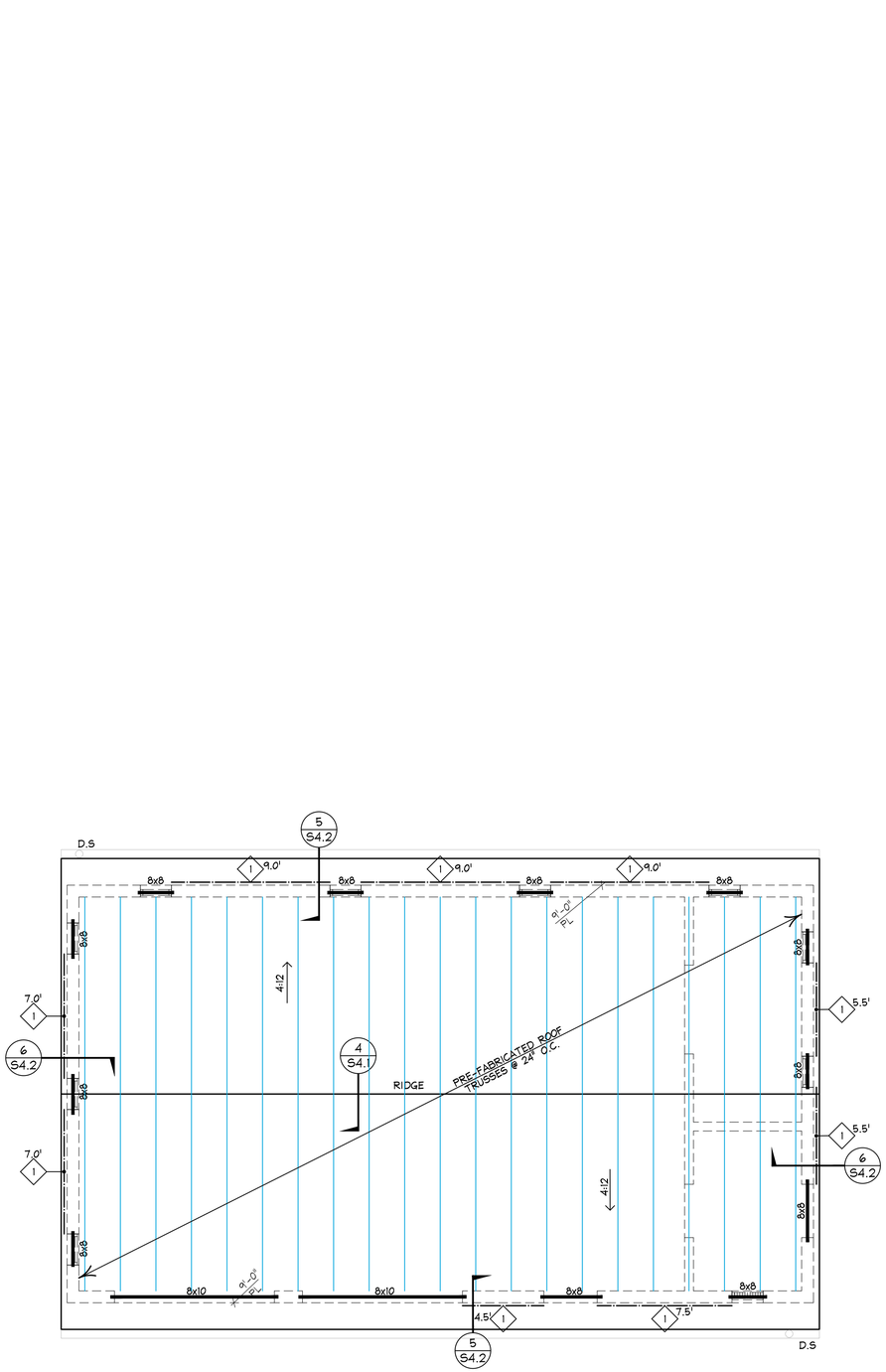
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NORTH ROOF FRAMING PLAN

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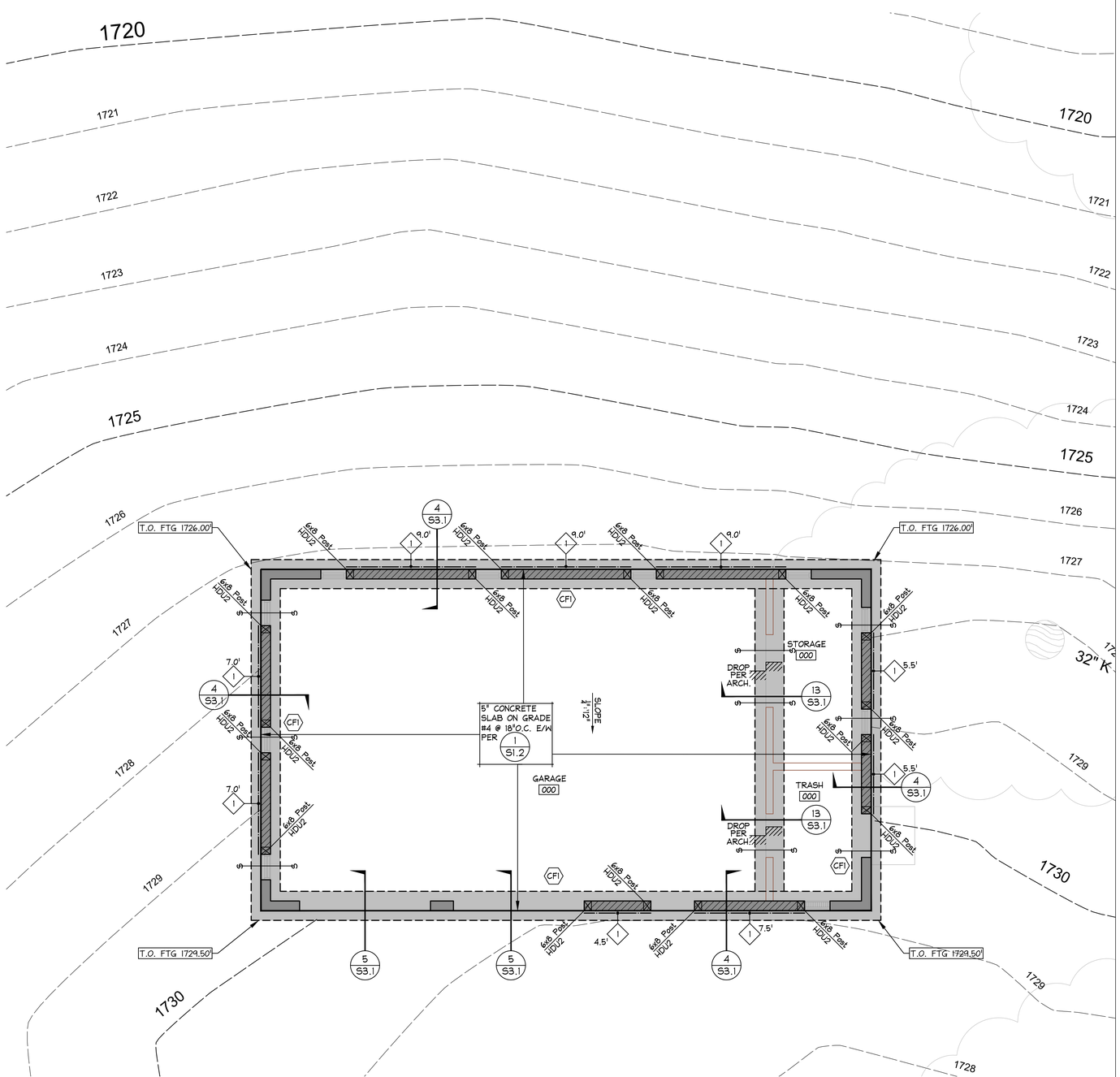
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STATE OF CALIFORNIA

Date September 18, 2025
Scale
Drawn TALLON
Job Number J25403
Sheet
S2.6



GARAGE ROOF FRAMING PLAN

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



GARAGE FOUNDATION PLAN

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

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33 PRONGHORNE
SANTA LUCIA PRESERVE
CARMEL, CA 93940

GARAGE FOUNDATION & GARAGE ROOF FRAMING PLAN

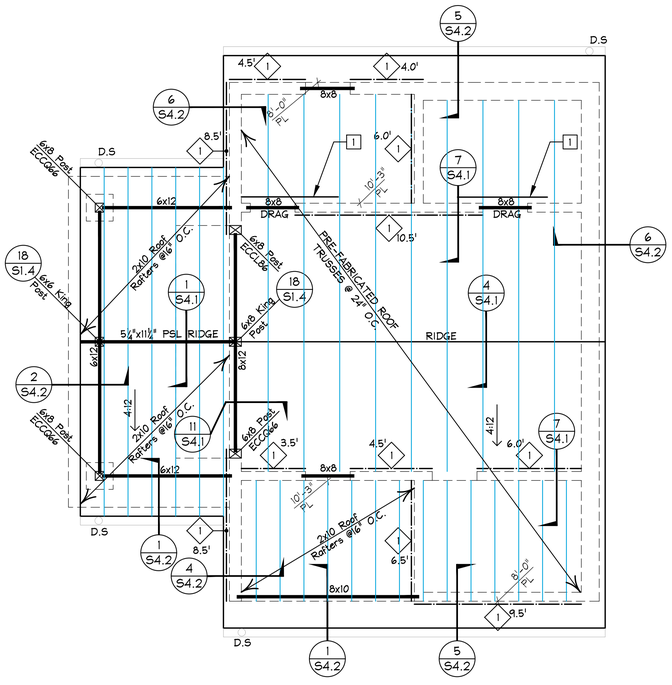
JOHN A. MARTIN ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES | SAN FRANCISCO
JOB: J25403

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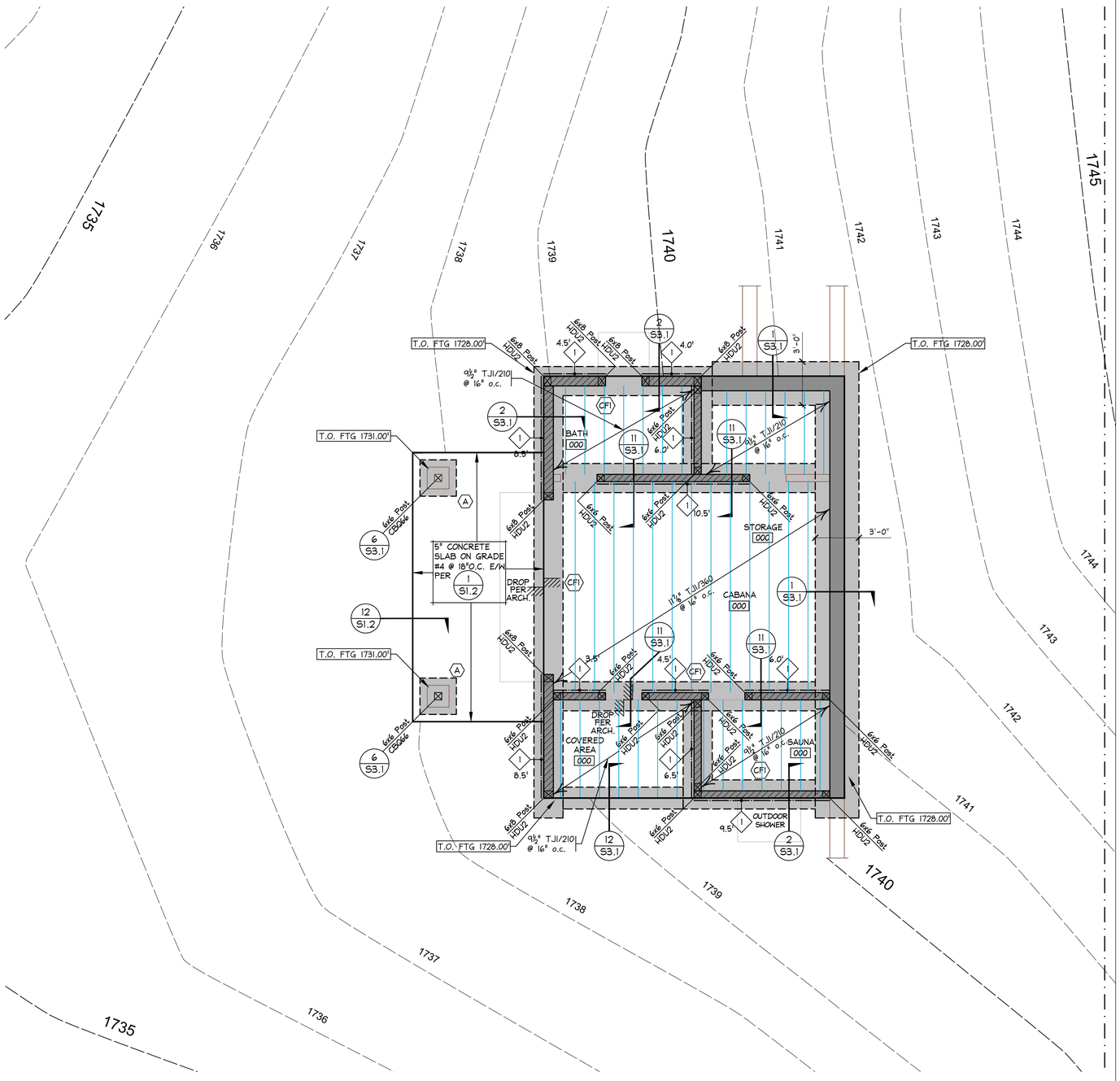
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CABANA ROOF FRAMING PLAN

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



CABANA FOUNDATION PLAN

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

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CABANA FOUNDATION & CABANA ROOF FRAMING PLAN

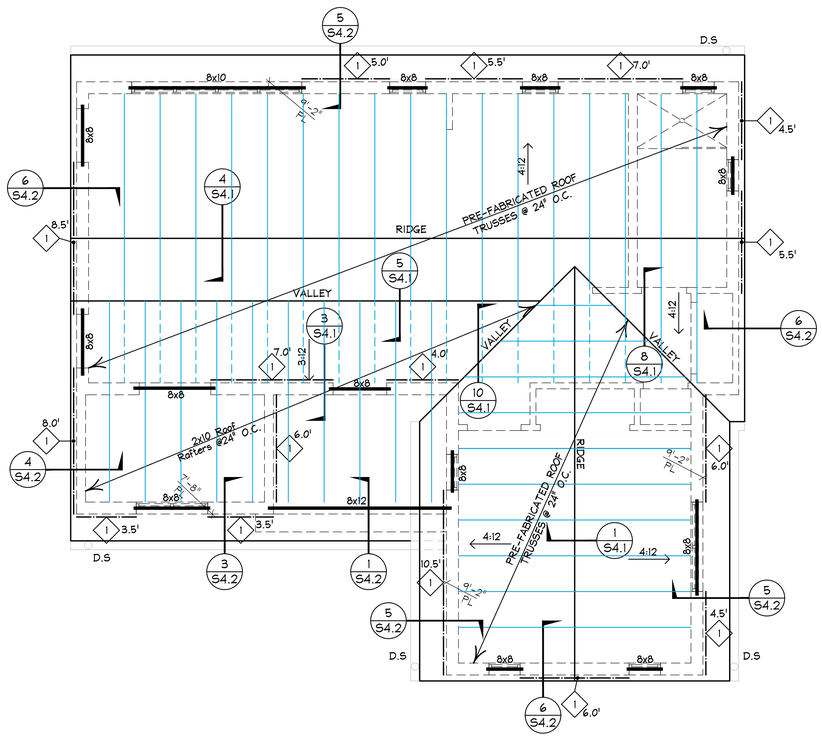
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LOS ANGELES SAN FRANCISCO PORTLAND
Job: J25403

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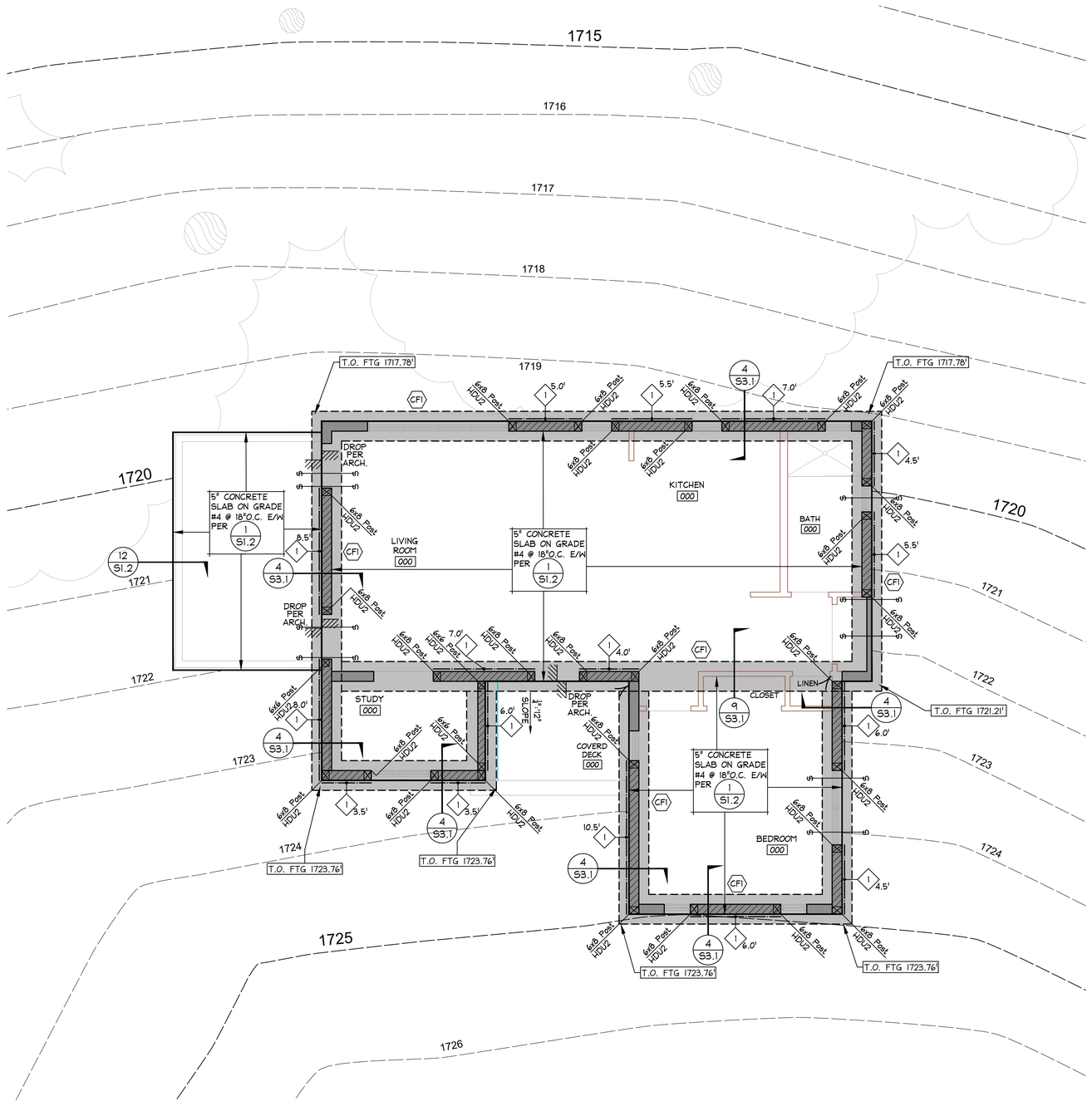
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S2.8



ADU ROOF FRAMING PLAN

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



ADU FOUNDATION PLAN

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

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ADU FOUNDATION & ADU ROOF FRAMING PLAN

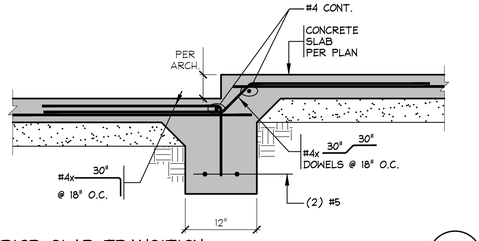
JOHN A. MARTIN ASSOCIATES
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S2.9

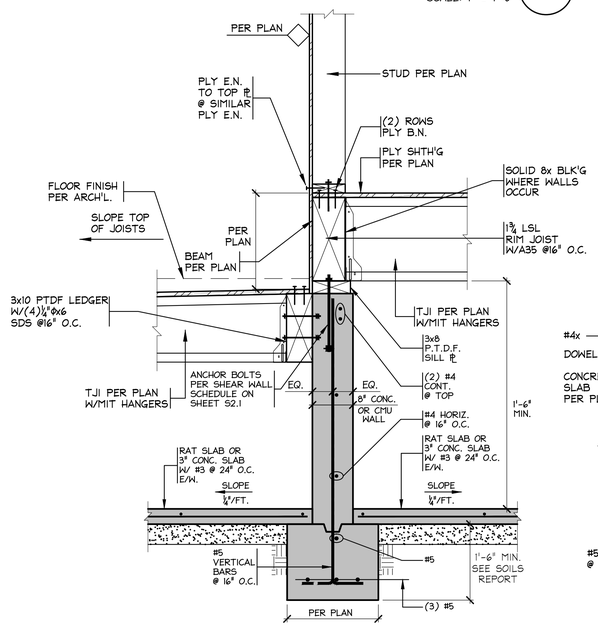
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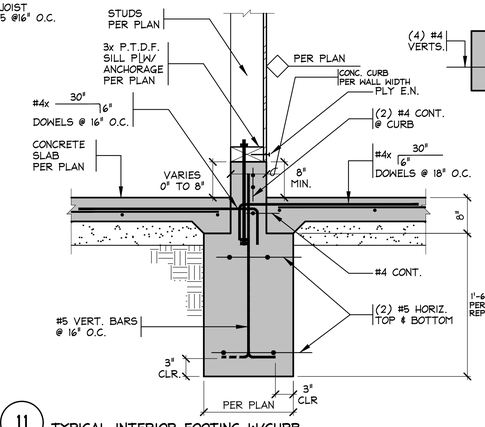
INTERIOR SLAB TRANSITION 13

SCALE: 1" = 1'-0"



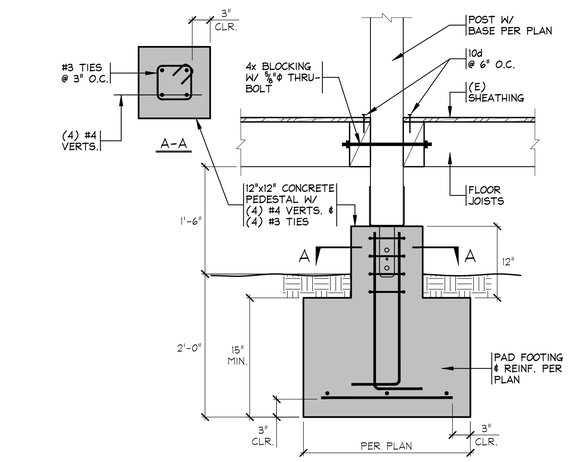
TYPICAL INTERIOR FOOTING W/ FLOOR TRANSITION 11

SCALE: 1"=1'-0"



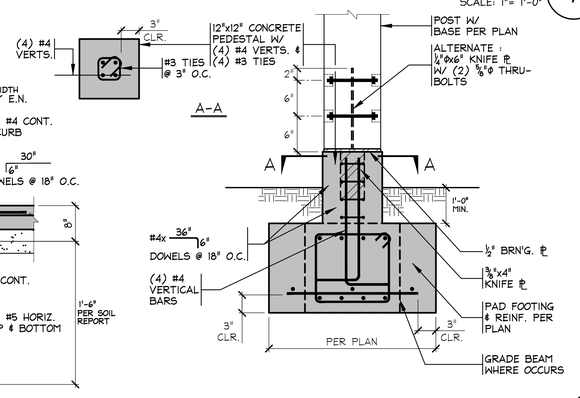
TYPICAL INTERIOR FOOTING W/CURB 9

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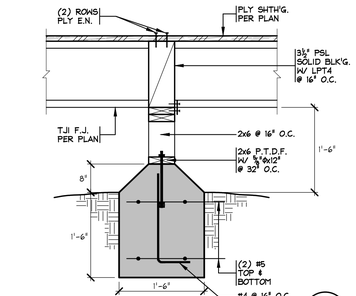
TYPICAL INTERIOR PAD FOOTING 7

SCALE: 1"= 1'-0"



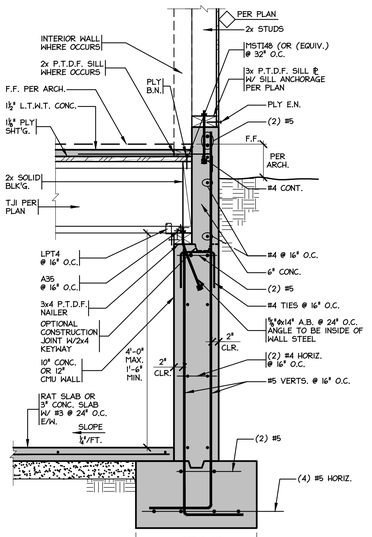
TYPICAL EXTERIOR PAD FOOTING 6

SCALE: 1"=1'-0"



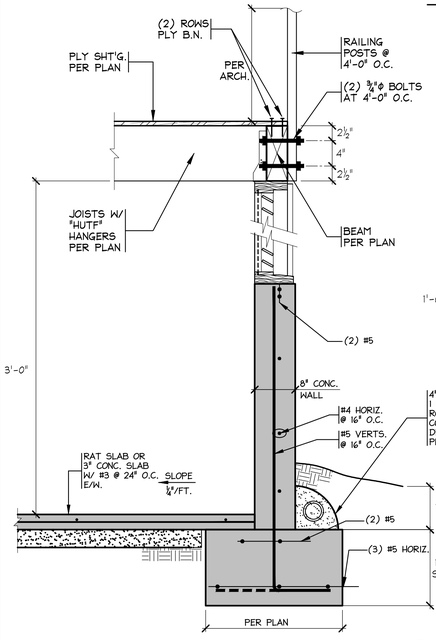
CRAWL SPACE CRIPPLE WALL 3

SCALE: 1"=1'-0"



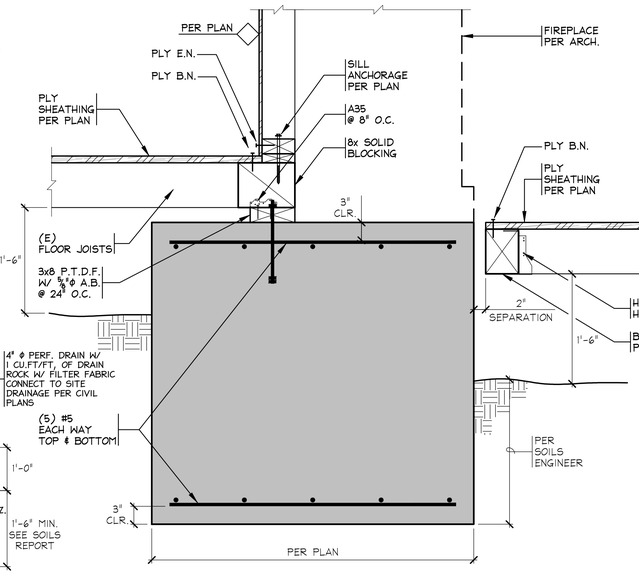
TYPICAL EXTERIOR FOOTING W/RAISED FLOOR 2

SCALE: 1"=1'-0"



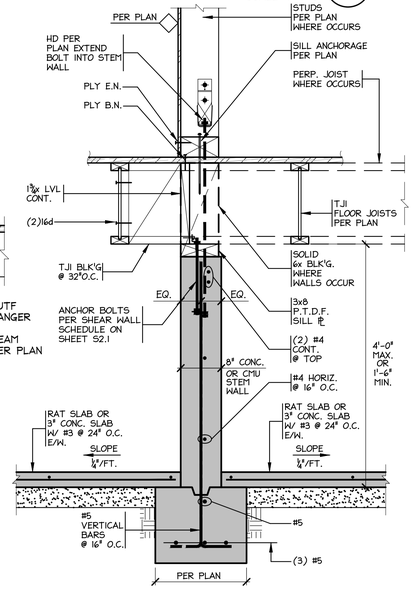
EXTERIOR FOOTING @ DECK 12

SCALE: 1"=1'-0"



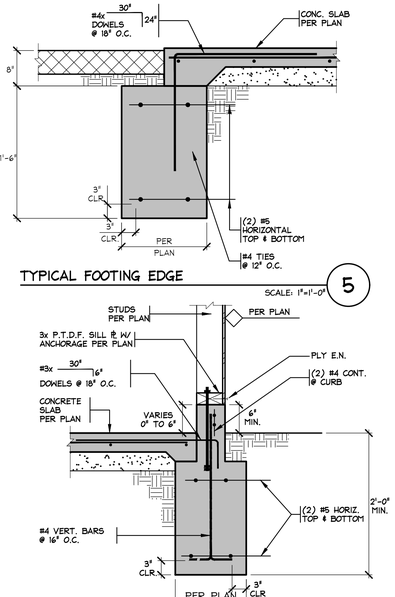
FIREPLACE FOOTING 10

SCALE: 1"=1'-0"



TYPICAL INTERIOR FOOTING @ RAISED FLOOR 8

SCALE: 1"=1'-0"

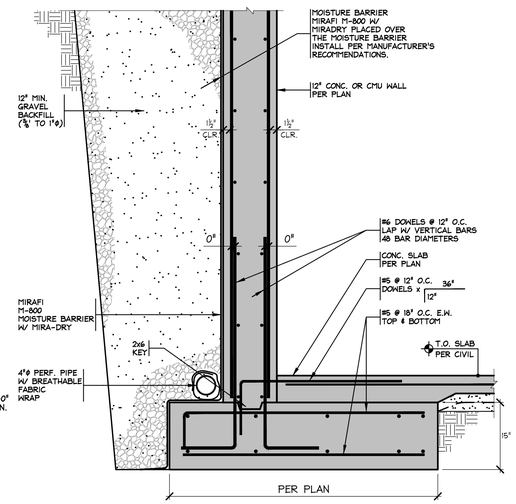


TYPICAL EXTERIOR FOOTING W/CURB 4

SCALE: 1"=1'-0"

TYPICAL FOOTING EDGE 5

SCALE: 1"=1'-0"



RETAINING WALL AT TYPICAL 1

SCALE: 1"=1'-0"

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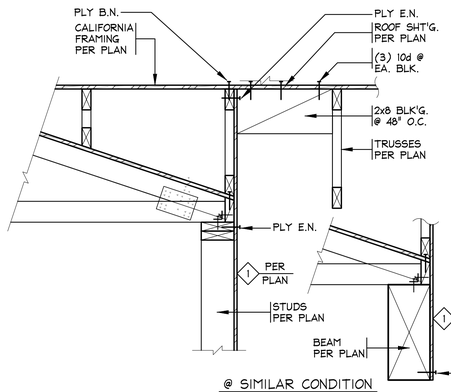
FOUNDATION DETAILS

JOHN A. MARTIN ASSOCIATES
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LOS ANGELES SANTA MONICA
JOB#: J25403

LICENSED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

Date September 18, 2025
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Drawn TALLON
Job Number J25403
Sheet S3.1

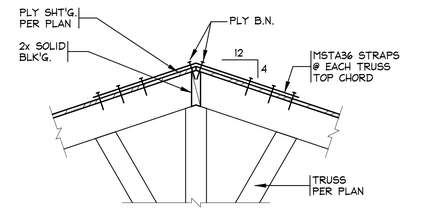
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@ SIMILAR CONDITION

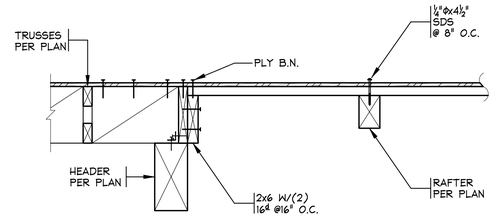
ROOF TRANSITION TRUSS TO TRUSS

SCALE: 1"=1'-0" 8



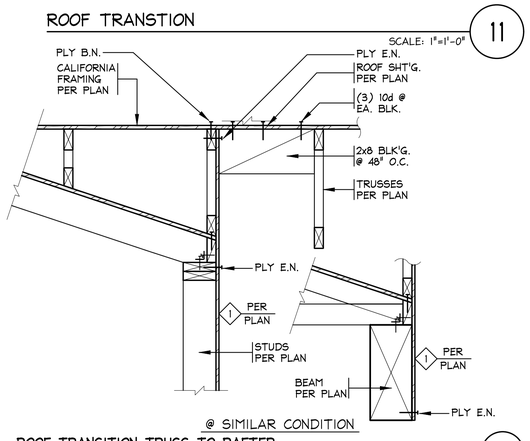
TYPICAL TRUSS @ RIDGE LINE

SCALE: 1"=1'-0" 4



ROOF TRANSTION

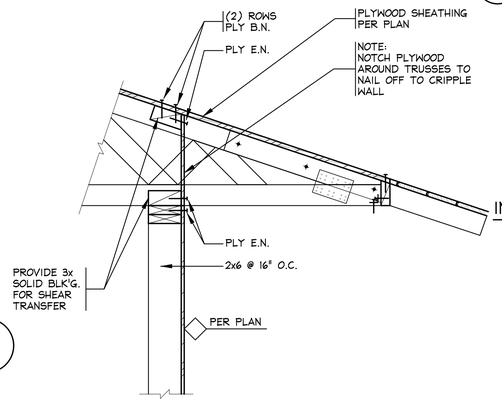
SCALE: 1"=1'-0" 11



@ SIMILAR CONDITION

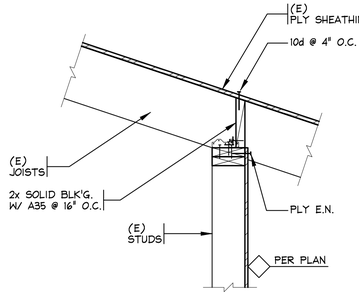
ROOF TRANSITION TRUSS TO RAFTER

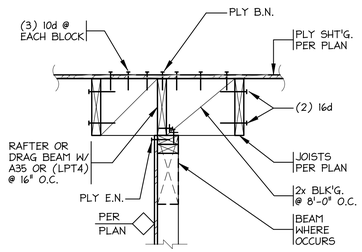
SCALE: 1"=1'-0" 10

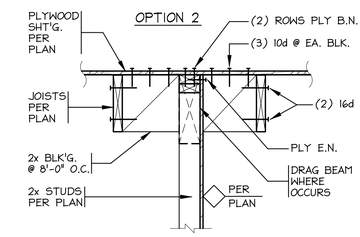


INTERIOR SHEAR WALL PERPENDICULAR

SCALE: 1"=1'-0" 3



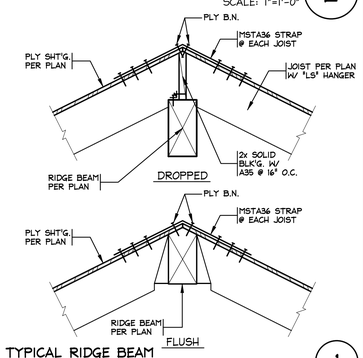




OPTION 1
@ DRAG BEAM
OR
FULL HT. WALL

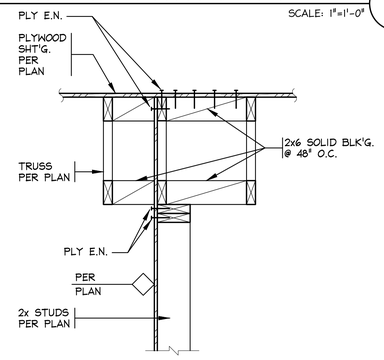
INTERIOR SHEAR WALL PARALLEL

SCALE: 1"=1'-0" 2



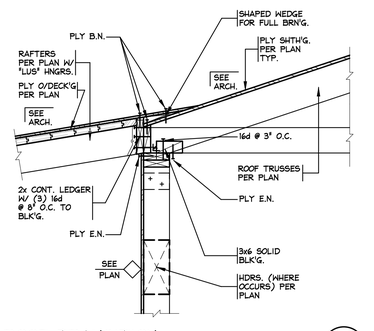
SHEAR TRANSFER @ TRUSS PERPENDICULAR

SCALE: 1"=1'-0" 7



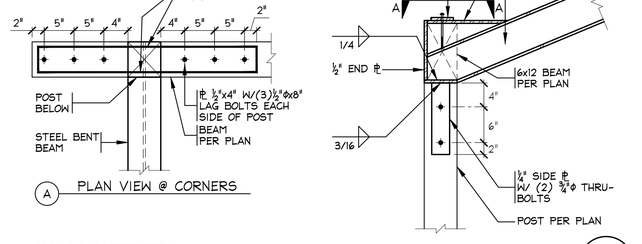
SHEAR TRANSFER @ TRUSS PARALLEL

SCALE: 1"=1'-0" 6



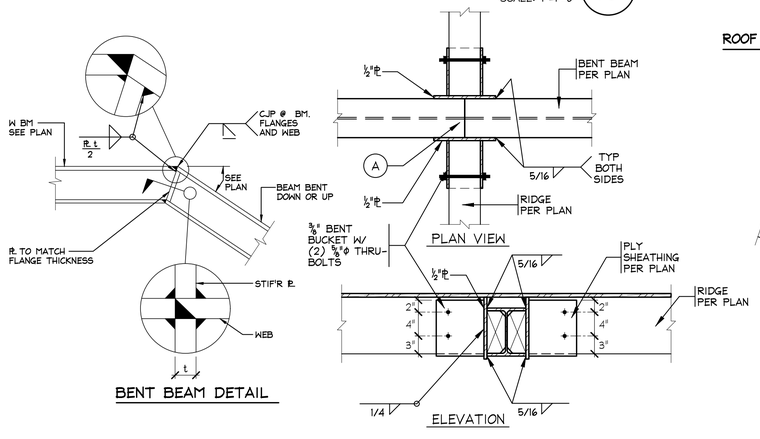
ROOF TRANSITION

SCALE: 1"=1'-0" 5



BEAM SUPPORT

SCALE: 1"=1'-0" 13

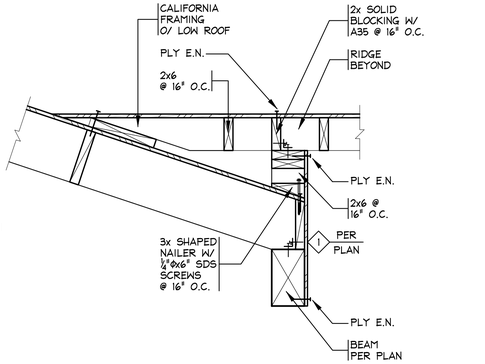


BENT STEEL BEAM AT RIDGE

SCALE: 1"=1'-0" 12

ROOF TRANSITION RAFTER TO RAFTER

SCALE: 1"=1'-0" 9



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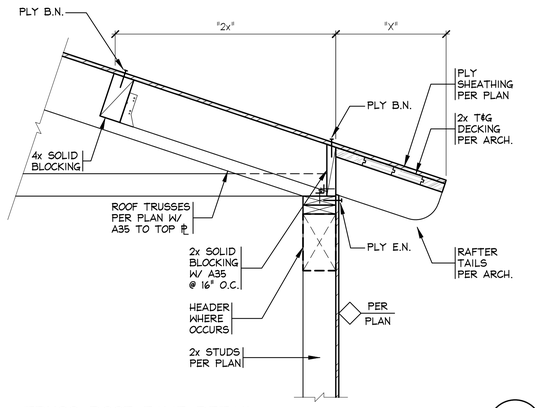
FRAMING DETAILS

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LOS ANGELES SAN DIEGO HONOLULU
JOB: J25403

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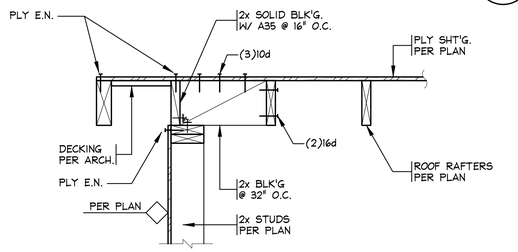
Date September 18, 2025
Scale
Drawn TALLON
Job Number J25403
Sheet S4.1

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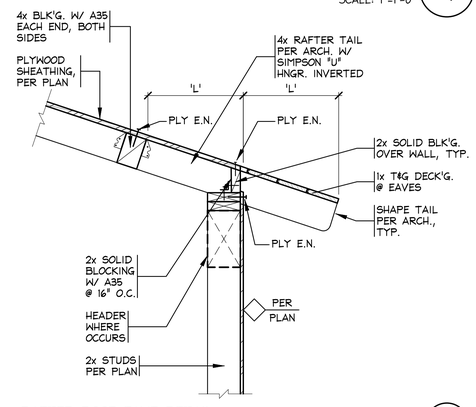
TRUSS ROOF EAVE DETAIL

SCALE: 1"=1'-0" 5



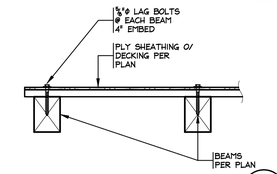
RAFTER RAKE CONDITION

SCALE: 1"=1'-0" 4



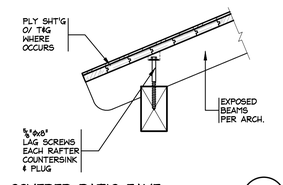
RAFTER ROOF EAVE DETAIL

SCALE: 1"=1'-0" 3



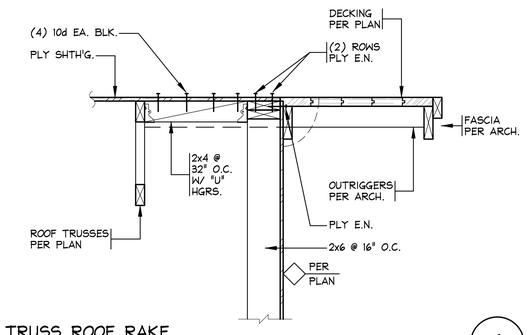
RAKE - COVERED PATIO

SCALE: 1"=1'-0" 2



COVERED PATIO EAVE

SCALE: 1"=1'-0" 1



TRUSS ROOF RAKE

SCALE: 1"=1'-0" 6

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STATE OF CALIFORNIA

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Drawn TALLON
Job Number J25403
Sheet S4.2

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CODE MINIMUM KITCHEN RANGE EXHAUST

DWELLING FLOOR AREA	HOOD OVER ELECTRIC RANGE CODE MINIMUM	HOOD OVER NATURAL GAS RANGE CODE MINIMUM	DOWNDRAFT OR EXHAUST FAN CODE MINIMUM
>1500	110 CFM	180 CFM	300 CFM
1000–1500	110 CFM	250 CFM	300 CFM
750–1000	130 CFM	280 CFM	300 CFM
<750	160 CFM	280 CFM	300 CFM

(1) CODE MINIMUMS BASED ON 2022 SINGLE FAMILY RESIDENTIAL MANDATORY MEASURES 150.0(0)1G:

(2) RECOMMENDED MINIMUM IS 150 CFM PER LINEAR FOOT OF RANGE WIDTH.

(3) MAKEUP AIR IS REQUIRED FOR KITCHEN EXHAUST SYSTEMS EXCEEDING 400 CFM.

(4) FOR ADDITIONAL REQUIREMENTS SEE "RESIDENTIAL KITCHEN RANGE EXHAUST AND MAKE–UP AIR REQUIREMENTS (2025)" IN INSTALLATION NOTES SHEET.

ABBREVIATIONS

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

MECHANICAL LEGEND

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

REGISTERS

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

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

DUCT SYSTEM INSTALLATION

1. Duct installation shall be in conformance with chapter 6 of the 2025 CMC or as recommended by ACCA manuals D, J, S, SMACNA manuals, and/or the ASHRAE handbook if approved by officials having jurisdiction. Care shall be exercised to seal all joints and seams to prevent air leakage.
2. Where shown on the mechanical plan and if necessary for other locations, provide rectangular duct of equivalent cross sectional area to the round duct shown to clear obstructions. Provide smooth transitions when the duct shape changes.
3. Flexible vibration isolation connectors shall be installed in sheet metal ductwork at the unit in both the supply and air intake; these shall not exceed 10.0 inches in length. Ductwork shall be properly aligned at these connectors without any offset.
4. Metal ductwork shall be installed in a workman-like manner in accordance with acceptable practice given in the ASHRAE handbook or the SMACNA "low pressure duct construction standards" manual. Rigid sheet metal ducts shall be at least the minimum thickness required for their largest dimension and/or the static pressure to which they shall be subjected; they shall be provided with turning vanes or long radius bends both to reduce the pressure loss and to provide a more uniform velocity distribution downstream from the bend. All duct seams and joints shall be airtight and smooth fitting. These shall be sealed with products such as mastic and/or foil-backed tape recommended by the manufacturer for the location where they will be used.
5. Rigid ductwork exposed to view shall be installed in such a manner as to present a neat appearance. The ducts shall be parallel to adjacent architectural surfaces and have as few joints as possible.
6. All metal ducts shall be securely supported, hung, or suspended by metal hangers, straps, or brackets and the support material in contact with the duct, or external insulation, shall not be less than 0.75 inches wide. The hanger spacing for metal duct shall not be more than 10 feet for rectangular duct or 12 feet for round duct. Hangers exposed to view shall be plumb and neat in appearance. All rectangular metal ducts 24 inches or wider and all exterior ducts shall be cross broken or beaded to provide additional support. Ducts shall be insulated with fiberglass duct insulation to provide a minimum duct insulation value of r-6. Wye branches and diffuser boots shall be insulated on their exterior surfaces unless they are exposed to the weather, are exposed to view, or could be damaged during occupancy of the building. Any insulating material used shall meet the appropriate specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
7. Flexible air duct shall be UL listed class 1 air duct made with a polyester interior, a moisture impervious sleeve and insulation having an overall r-value no less than 6. Foil covered duct shall be used in locations where high radiant heat loads may be expected. Performance and assembly shall be in strict accordance with details listed in the flexible ductwork manufacturer's applications manual or the SMACNA "flexible duct performance standards and flexible duct installation standards". Tight fitting mechanical clamps and mastic recommended for the location shall be used to seal all joints. Particular attention shall be taken to avoid kinks, sharp bends, or other such obstructions in the duct. Factory made flexible air ducts shall be installed according to their installation instructions and standards set by the code. Duct work shall use pressure-sensitive tapes, mastics, aerosol sealants or other closure systems meeting applicable UL 181A and B requirements. Drawbands used with flexible ducts shall be either stainless-steel, worm driven hose clamps or UV-resistant nylon duct ties. In addition, drawbands must have a minimum tensile strength rating of 150 pounds an db tightened as recommended by the manufacturer.
8. Flexible air duct shall be supported at the manufacturer's recommended intervals but in no case shall the intervals between hangers exceed 4.0 ft.The hanger material shall be not less than 2.0 inch wide. The maximum permissible sag shall be 0.5 inch per foot of spacing between supports. Collars shall be used to attach flexible duct and shall be a minimum of 2.0 inches in length. Collars shall be inserted into the flexible duct a minimum of 1.0 inch before fastening.
9. Readily accessible balancing or volume control dampers with outside locking devices shall be provided as shown on the mechanical plans and/or as needed to regulate the air flow to each register.
10. Supply and return plenums shall be covered with insulation having a value of r-6 or greater on their internal surfaces. Any insulating material used shall meet the appropriated specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
11. Ductwork shall be installed so that it will not contact the ground.
12. Return air grill may be substituted, as desired, based on equal face area.
13. Boot area shall match grill area in all cases. If necessary, boots should be lined with acoustical lining to reduce noise transmission.
14. Plenum shall be lined with acoustical lining.
15. Flat ducts for wall registers shall be 3-1/4"x14" unless shown on the plans.
16. Termination of all environmental air ducts including direct vent termination kits shall be a minimum of 3 feet from or any openings into the building (i.e., dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents).
17. Mechanical equipment and duct openings shall be protected during storage and rough installation per 2025 CAL Green section 4.504.1 to reduce the amount of dust or debris which may collect in the system.
18. Heating, ventilating and air conditioning systems (including hydronic systems) shall be balanced in accordance 2025 CMC Section 314.1 using the ACCA Manual B method.

Air for combustion

1. Air quantities shall be based on the 2025 California Mechanical Code. If located in a confined space, that space shall be provided with two permanent openings one within 12 inches of the top and one within 12 inches of the bottom of the enclosure. The openings shall communicate directly, or by ducts with the outdoors. When communication with the outdoors is through vertical ducts, each opening shall have a minimum free area of 1.0 square inch per 4000 BTU per hour of total input rating of all equipment in the enclosure. When communication with the outdoors is through horizontal ducts, each opening shall have a minimum free area of 1.0 square inch per 2000 BTU per hour of total input rating of all equipment in the enclosure. If approved by the administrative authority having jurisdiction, communication directly through an exterior wall may be considered as a vertical duct.
2. Duct openings shall be screened with metal mesh having openings of 1/4 inch. Provisions shall be made for the reduction in duct area due to the effects of screens, louvers, etc.

Gas lines

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

MAJOR EQUIPMENT INSTALLATION

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

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NOTES

DATE: 01/09/25
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R-32 SPLIT SYSTEM HEATING & COOLING UNITS

MARK	COOL KBH	HEAT KBH		CFM	ESP	MOTOR		UNIT MCA	WT LBS	SEER2	EER2	HSPF2	LINE SIZE		MANUFACTURER AND MODEL	COMMENTS
	TC	HIGH(47)	LOW (17)			HP	V/PH						GAS	LIQ		
HP–1	60	66	43	–	–	–	230/1	32	243.6	16.5	10	9.5	–	–	SAMSUNG AM060FCMDCG/AA	(1) (6)
AH–1A	30	34	–	1050	0.5	–	230/1	5.13	124	–	–	–	5/8	3/8	SAMSUNG AM030FEZDCG/AA	(2) (3) (4) (6)
AH–1B	30	34	–	1050	0.5	–	230/1	5.13	124	–	–	–	5/8	3/8	SAMSUNG AM030FEZDCG/AA	(2) (3) (4) (6)
HP–2	60	66	43	–	–	–	230/1	32	243.6	16.5	10	9.5	–	–	SAMSUNG AM060FCMDCG/AA	(1) (6)
AH–2A	30	34	–	1050	0.5	–	230/1	5.13	124	–	–	–	5/8	3/8	SAMSUNG AM030FEZDCG/AA	(2) (3) (4) (6)
AH–2B	18	22	–	530	0.5	–	230/1	3.5	101	–	–	–	1/2	1/4	SAMSUNG AM018FEZDCG/AA	(2) (3) (4) (6)
AH–2C	18	22	–	530	0.5	–	230/1	3.5	101	–	–	–	1/2	1/4	SAMSUNG AM018FEZDCG/AA	(2) (3) (4) (6)

(1) MOUNT OUTDOOR UNIT ON VIBRATION PAD AND PROVIDE CLEARANCES PER MANF. GUIDELINES
(2) PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.
(3) PROVIDE 16/2 STRANDED AND SHIELDED WIRE TO ALL CONTROLLERS
(4) PROVIDE FILTER RACKS AND MERV 13 FILTERS
(5) ROUTE ANY UNDERSLAB REFRIGERANT LINES IN PVC SLEEVE PER MANF GUIDELINES
(6) EQUIPMENT SIZES APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL S 8TH EDITION
(7) PROVIDE MIM–A60UN THERMOSTAT ADAPTERS, 1 PER AH, TO BE POWERED BY DEDICATED 230V TO 24V TRANSFORMERS MOUNTED TO AH'S. TRANSFORMERS TO PULL POWER FROM AH TO POWER 3RD PARTY THERMOSTATS.
(8) 3rd PARTY THERMOSTATS TO BE 2 STAGE HEAT AND 2 STAGE COOL, SET FOR CONVENTIONAL STYLE WIRING, WITH R, G, C, Y1, Y2, W1, W2.
(9) FOR MORE ACCURATE SPACE TEMP READINGS TO VRF SYSTEM, PROVIDE AND INSTALL ACI 10K–E1 FLUSH MOUNT PAINTABLE BUTTON REMOTE TEMP SENSORS OR SIMILAR. WIRE BACK TO AH SERVING THAT ZONE AND PLUG INTO BOARD IN PLACE OF RA THERMISTOR. ABANDON RA THERMISTORS IN PLACE.
(10) SET DIPS AND DIALS ON THERMOSTAT ADAPTERS PER THE INSTALL MANUALS. CONFIRM ESTIMATED SPACE SET TEMPS WITH END USERS PRIOR TO INSTALL FOR USE WHEN SETTING TEMP DIALS RSW1/2 INSIDE THE ADAPTERS.
(11) PROVIDE SAMSUNG CENTRAL CONTROLLER AT MECHANICAL ROOM, MODEL MCM–A300UN.

FANS

MARK	LOCATION	CFM	ESP	CFM CONT.	SONES OR TIP SPEED	MOTOR		FAN RPM	MAX AMPS	WATTS	CFM/ WATTS	MANUFACTURER MODEL	COMMENTS
						HP	V/PH						
EF–1	MASTER BATH	130	0.25"	––	0.4	NA	120/1	905	0.39	14.7	9.4	PANASONIC FV–05–11VK3	(2) (3) (4)
EF–2	MASTER WC	50	0.25"	––	0.4	NA	120/1	933	0.36	7.0	7.2	PANASONIC FV–05–11VK3	(2) (4)
EF–3	BATH 1	80	0.25"	––	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV–05–11VK3	(2) (3) (4)
EF–4	BATH 2	80	0.25"	––	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV–05–11VK3	(2) (3) (4)
EF–5	BATH 3	110	0.25"	––	<0.3	NA	120/1	894	0.39	12.1	9.6	PANASONIC FV–11–15VK3	(2) (3) (4)
EF–6	BATH 3 WC	50	0.25"	––	0.4	NA	120/1	933	0.36	7.0	7.2	PANASONIC FV–05–11VK3	(2) (4)

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

HEAT-ENERGY RECOVERY VENTILATORS

MARK	CFM	ESP	HR %		MOTOR		WATTS	MANUFACTURER MODEL	COMMENTS
			SRE	ASE	HP	V/PH			
ERV–1	85	0.4	73	77	–	120/1	68	PANASONIC FV–10VEC2	(1) (2)
ERV–2	53	0.4	80	83	–	120/1	29	PANASONIC FV–10VEC2	(1) (2)
ERV–3	85	0.4	73	77	–	120/1	68	PANASONIC FV–10VEC2	(1) (2)

(1) CEnC IAQ REQUIRED VENTILATION–DO NOT MODIFY
(2) UNIT SHALL BE INSTALLED WITH MERV 13 FILTER.

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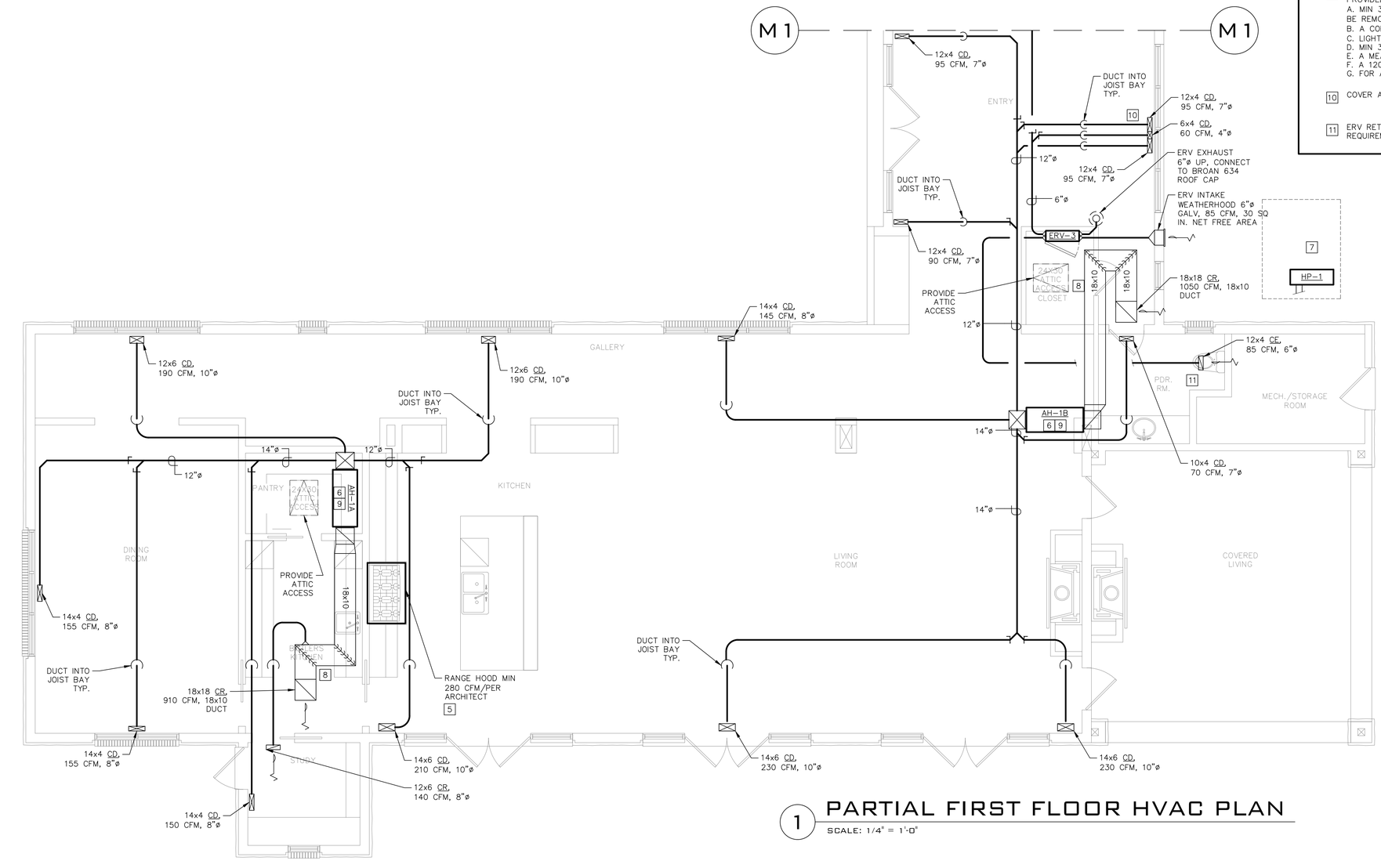
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EQUIPMENT SCHEDULE

DATE: 01/09/25
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1 PARTIAL FIRST FLOOR HVAC PLAN

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

SHEET NOTES

1. CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
2. CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
3. PER CMC 502.2.1, ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3' FROM A PROPERTY LINE, 10' FROM A FORCED AIR INLET, 10' ABOVE A PUBLIC WALKWAY, AND 3' FROM OPENINGS INTO THE BUILDING.
4. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1.1 WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
5. RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. RANGE HOOD SPECIFICATION TBD BY OWNER/ARCH. SEE "CODE MINIMUM KITCHEN RANGE EXHAUST" SCHEDULE FOR REQUIREMENTS. DUCT INSTALLATION AND TERMINATION SIZE PER §150.0(O)1G OF THE 2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS AND 2025 CMC 504.3. SEE TABLE 150.0-H IN "RESIDENTIAL KITCHEN RANGE EXHAUST AND MAKE-UP AIR REQUIREMENTS (2025)" IN THE INSTALLATION NOTES FOR SIZING GUIDELINES.
6. A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
   C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
7. CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
8. PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
9. MOUNT IN ATTIC PER MANUFACTURER'S INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
   A. MIN 30x22 ACCESS (SEE ARCH SHEETS) PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED FROM THE OPENING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL.
   B. A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE FROM ACCESS TO UNIT.
   C. LIGHT AT UNIT W/SWITCH AT ACCESS.
   D. MIN 30x30 UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF EQUIPMENT
   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
   F. A 120V RECEPTACLE ADJACENT TO EQUIPMENT
   G. FOR AC UNITS PROVIDE DRAIN PAN AND CONDENSATE REMOVAL PER 2025 CMC 802.9
10. COVER ADJACENT REGISTERS WITH A CONTINUOUS GRILLE
11. ERV RETURN TO SUBSTITUTE BATH FAN. CONTINUOUS EXHAUST RATE SHALL MEET MINIMUM REQUIREMENTS PER 2025 CMC 403.7. PROVIDE MEANS OF VOLUME BALANCING

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.2 FOR CONTINUOUS BALANCED/EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS BALANCED/EXHAUST VENTILATION CALCULATION.

MANUAL JDS

LOADS, DUCTS AND EQUIPMENT SIZES ARE APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL JDS.

MANUAL J: ROOM-BY-ROOM HEATING AND COOLING LOADS ARE CALCULATED USING RIGHTSUITE, A PROGRAM APPROVED BY ACCA MANUAL J

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

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

NORTH ARROW

N

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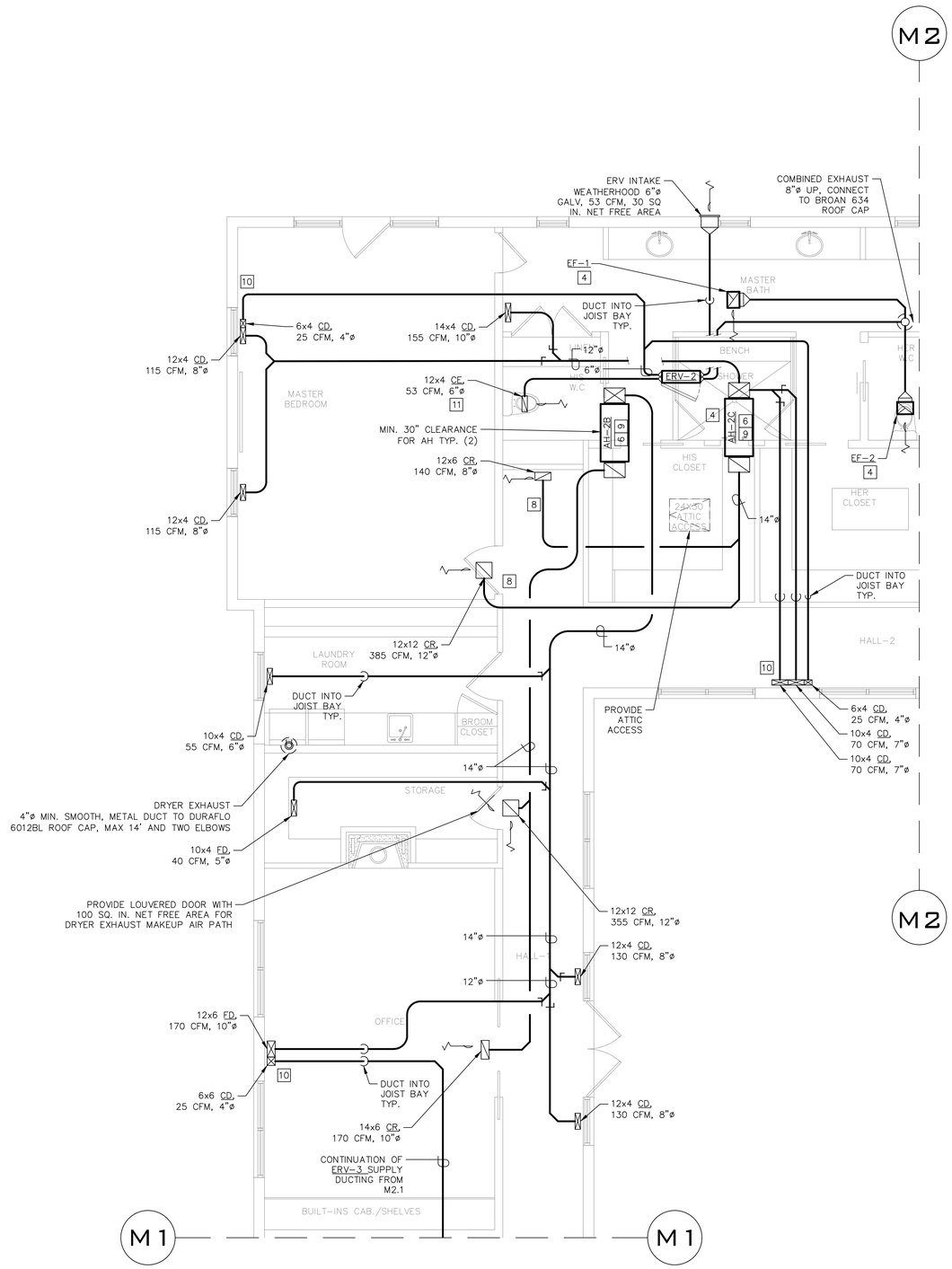
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LAWRENCE RESIDENCE
33 RONGHORN RUN
CARMEL, CA, 93923

PARTIAL FIRST FLOOR HVAC PLAN

DATE:	01/09/25
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	M2.1
	SHEET OF SHEETS



1 PARTIAL FIRST FLOOR HVAC PLAN

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

SHEET NOTES

1. CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
2. CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
3. PER CMC 502.2.1, ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3' FROM A PROPERTY LINE, 10' FROM A FORCED AIR INLET, 10' ABOVE A PUBLIC WALKWAY, AND 3' FROM OPENINGS INTO THE BUILDING.
4. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1.1 WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
5. RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. RANGE HOOD SPECIFICATION TBD BY OWNER/ARCH. SEE "CODE MINIMUM KITCHEN RANGE EXHAUST" SCHEDULE FOR REQUIREMENTS. DUCT INSTALLATION AND TERMINATION SIZE PER §150.0(O)1G OF THE 2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS AND 2025 CMC 504.3. SEE TABLE 150.0-H IN "RESIDENTIAL KITCHEN RANGE EXHAUST AND MAKE-UP AIR REQUIREMENTS (2025)" IN THE INSTALLATION NOTES FOR SIZING GUIDELINES.
6. A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
   C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
7. CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
8. PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
9. MOUNT IN ATTIC PER MANUFACTURER'S INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
   A. MIN 30x22 ACCESS (SEE ARCH SHEETS) PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED FROM THE OPENING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL.
   B. A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE FROM ACCESS TO UNIT.
   C. LIGHT AT UNIT W/SWITCH AT ACCESS.
   D. MIN 30x30 UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF EQUIPMENT
   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
   F. A 120V RECEPTACLE ADJACENT TO EQUIPMENT
   G. FOR AC UNITS PROVIDE DRAIN PAN AND CONDENSATE REMOVAL PER 2025 CMC 802.9
10. COVER ADJACENT REGISTERS WITH A CONTINUOUS GRILLE
11. ERV RETURN TO SUBSTITUTE BATH FAN. CONTINUOUS EXHAUST RATE SHALL MEET MINIMUM REQUIREMENTS PER 2025 CMC 403.7. PROVIDE MEANS OF VOLUME BALANCING

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.2 FOR CONTINUOUS BALANCED/EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS BALANCED/EXHAUST VENTILATION CALCULATION.

MANUAL JDS

LOADS, DUCTS AND EQUIPMENT SIZES ARE APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL JDS.

MANUAL J: ROOM-BY-ROOM HEATING AND COOLING LOADS ARE CALCULATED USING RIGHTSUITE, A PROGRAM APPROVED BY ACCA MANUAL J

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

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

NORTH ARROW

N

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

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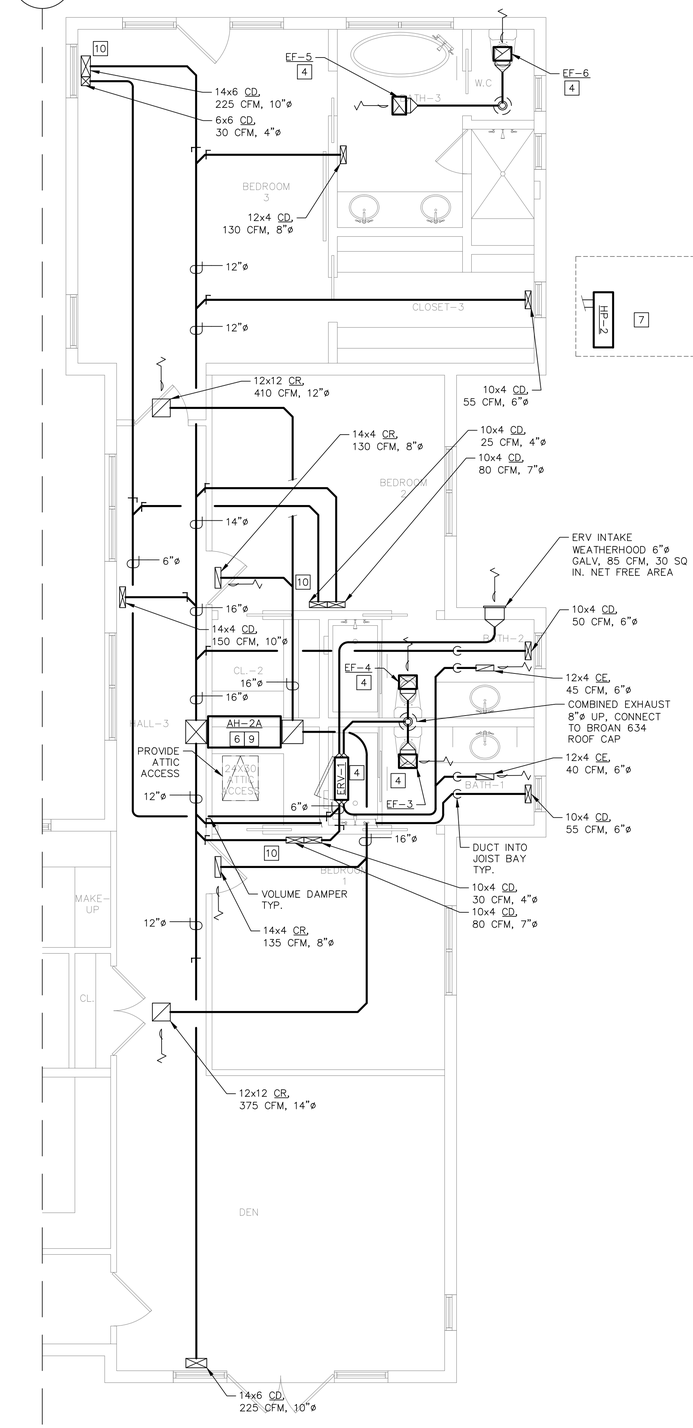
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M2



M2

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PIPE INSULATION THICKNESS TABLE

FLUID TEMPERATURE RANGE (°F)	CONDUCTIVITY RANGE (IN BTU-INCH PER HOUR SQUARE FOOT PER °F)	INSULATION MEAN RATING TEMPERATURE (°F)	NOMINAL PIPE DIAMETER (IN INCHES)				
			< 1	1 TO< 1.5	1.5 TO< 4.5	4 TO< 8	8 AND LARGER
			INSULATION THICKNESS REQUIRED (IN INCHES)				
SPACE HEATING, HOT WATER SYSTEMS (STEAM, STEAM CONDENSATE AND HOT WATER) AND SERVICE WATER HEATING SYSTEMS							
ABOVE 350	0.32-0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29-0.32	200	3.0	4.0	4.5	4.5	4.5
201-250	0.27-0.30	150	2.5	2.5	2.5	3.0	3.0
141-200	0.25-0.29	125	1.5	1.5	2.0	2.0	2.0
105-140	0.22-0.28	100	1.0	1.5	1.5	1.5	1.5
SPACE COOLING SYSTEMS (CHILLED WATER, REFRIGERANT AND BRINE)							
40-60	0.21-0.27	75	0.75	0.75	1.0	1.0	1.0
BELOW 40	0.20-0.26	50	1.0	1.5	1.5	1.5	1.5

FROM TABLE 120.3-A 2025 CEC

CAL GREEN FIXTURE CONNECTION TABLE

DESCRIPTION	MIN BRANCH SIZE				TRAP	MAX GPM	COMMENTS
	W	V	CW	HW			
WATER CLOSET	3"	2"	1/2"	NA	3"		1
KITCHEN/LAUNDRY SINK	2"	1-1/2"	1/2"	1/2"	1-1/2"	1.8 @ 60 PSI	
TUB/SHOWER COMBO	2"	1-1/2"	3/4"	3/4"	1-1/2"	1.8 @ 80 PSI	2 4
BATH TUB ONLY	2"	1-1/2"	3/4"	3/4"	1-1/2"		
LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	1-1/2"	1.2 @ 60 PSI	
CLOTHES WASHER	2"	1-1/2"	3/4"	3/4"	2"		
SHOWER	2"	1-1/2"	3/4"	3/4"	2"	1.8 @ 80 PSI	2 4

NOTES:
1. Dual-Flush or equal to or less than 1.28 gallon per flush
2. Individual control valves of the pressure balance or thermostatic mixing valve type shall be provided.
3. Plumbing fixtures shall meet the standard referenced in CGBSC 4.303.3
4. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower to be in operation at a time. (Note: hand-held shower is to be considered a showerhead)

HEAT PUMP WATER HEATERS

MARK	LOCATION	GAL CAP	KBH IN	ELECT		RECOVERY AT 90°F RISE	LBS FULL	MANUFACTURER AND MODEL	COMMENTS
				KW	V/PH				
HPWH-1	POOL EQUIP.	58	N/A	--	240/1	22.7 GPH	663	LG APHWC501M	

PLUMBING ABBREVIATIONS

ARCH — ARCHITECT
AFS — AUTOMATIC FIRE SPRINKLERS
BTU/H — BRITISH THERMAL UNITS PER HOUR
CD — CONDENSATE DRAIN
CIRC — CIRCULATION
CLG — CEILING
CONC — CONCRETE
CONT — CONTINUATION
COORD — COORDINATION
COTG — CLEAN-OUT TO GRADE
CW — COLD WATER
ø — DIAMETER
DF — DRINKING FOUNTAIN
DN — DOWN
DWGS — DRAWINGS
(E) — EXISTING
ELECT — ELECTRICAL
°F — DEGREES FAHRENHEIT
FCW — FILTERED COLD WATER
FLA — FULL LOAD AMPS
FLEX — FLEXIBLE
FPM — FEET PER MINUTE
FS — FLOOR SINK
FTR — FLUE THRU ROOF
G — GAS
GALV — GALVANIZED
GPM — GALLONS PER MINUTE
HB — HOSE BIBB
HP — HORSE POWER
HPG — HIGH PRESSURE GAS
HW — HOT WATER
HWR — HOT WATER RETURN
KBTUH — 1000 BTU/H
LAV — LAVATORY
LBS — POUNDS
LRA — LOCKED ROTOR AMPS
MAX — MAXIMUM
MPG — MEDIUM PRESSURE GAS
MFR — MANUFACTURER
MIN — MINIMUM
(N) — NEW
NC — NORMALLY CLOSED
NIC — NOT IN CONTRACT
NO — NORMALLY OPEN
POC — POINT OF CONNECTION
PSI — POUNDS PER SQUARE INCH
REQS — REQUIREMENTS
RM — ROOM
RPM — REVOLUTIONS PER MINUTE
SH — SHOWER
STM — STEAM
STRUCT — STRUCTURAL
$ SW — SWITCH
SS — SANITARY SEWER
TYP — TYPICAL
UL — UNDERWRITERS LABORATORY
UON — UNLESS OTHERWISE NOTED
V — VENT
VTR — VENT THRU ROOF
W — WASTE
W/ — WITH
WC — WATER CLOSET
WT — WEIGHT

SYMBOLS

SYMBOL	ABREVIATION	IDENTIFICATION
		MANIFOLD
	WCO	WALL C.O.
	COTG/FCO	C.O. TO GRADE/FLOOR C.O.
	GC	GAS COCK
		PRESSURE/TEMPERATURE PLUG
	BV	BALL VALVE
	CHVA	CHECK VALVE
	OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
	BV/SOV	BALANCING/SHUT-OFF VALVE
	GV	GATE VALVE
	T&PRV	TEMP & PRESS RELIEF VALVE
	WHA	WATER HAMMER ARRESTOR
		SOLENOID VALVE
	DCBP	DOUBLE CHECK BACKFLOW PREVENTER
		UNION
		PRESSURE GAUGE
		CENTRIFUGAL WATER PUMP
	FC	FLEXIBLE CONNECTION
		HYDROSTATIC RELIEF VALVE
	RPBP	REDUCE PRESS BACKFLOW PREVENTER
	HB	HOSE BIB
	MH	MANHOLE
		THERMOMETER
	P.O.C.	POINT OF CONNECTION
		CENTERLINE
	GPR	GAS REDUCING VALVE

PLUMBING SPECIFICATIONS

A. General Conditions
1. All work shall be in conformance with the 2025 CPC, NFPA and all applicable codes, local jurisdictional amendments and agencies.
2. Work Included:
   A. Domestic hot and cold water systems.
   B. Fuel gas piping.
   C. Installation of all new plumbing fixtures.
   D. Complete waste and vent piping system.
3. It shall be the contractors responsibility to visit the project site and acquaint himself with all existing conditions, as well as ascertain the extent of the work involved. By submitting a bid, the contractor shall be deemed to have made such an examination, to have accepted such conditions and to have made all necessary allowances in preparing his proposal.
4. A structural member weakened or impaired by cutting, notching, or otherwise shall be reinforced, repaired, or replaced so as to be left in a safe structural condition in accordance with the requirements of the building code.
5. All work and materials shall comply with governing codes, safety orders and regulations.
6. Plumbing contractor shall deliver to the architect a written one-year guarantee on all workmanship, equipment and materials; repair or replace any such defective items during this period.
7. Provide Hanger and supports per table 313.3 2025 CPC

Materials:	Horizontal:	Vertical:
Cast	5ft, except 10ft where 10ft lengths are installed[1,2]	Base and each floor, not to exceed 15ft
Cast-Iron Hubless	Every other joint, unless over 4 ft, then support each joint[1,2,3]	Base and each floor, not to exceed 15ft
Copper	1-1/2" and smaller, 6ft; 2" and larger, 10ft	Each floor, not to exceed 10 ft
PVC & ABS	All sizes, 4ft; allow for expansion every 30ft[2]	Base and each floor, provide mid-story guides; provide expansion every 30ft
PEX	1" and smaller, 32"; 1-1/4" and larger, 4ft	Base and each floor; Provide mid-story guides
Steel for Gas	1/2", 6ft; 3/4" and 1", 8ft; 1-1/4" and larger, 10ft	1/2", 6ft; 3/4" and 1", 8ft; 1-1/4" every floor level

1. Support adjacent to joint, not to exceed 18". Brace not to exceed 40 ft intervals.
2. Support at each horizontal branch connection.
3. Hangers shall not be placed on the coupling.

B. Utilities and Site Work:
1. Prior to commencing work, plumbing contractor shall consult representatives of local utilities concerning locations and availability of utilities. Plumbing contractor shall be responsible for any damage to existing utility lines.
2. Plumbing contractor shall reroute any existing utility lines in conflict with new construction.
3. Plumbing contractor shall confirm locations and elevations of all existing new and rerouted mains and meters on job record drawings.
4. Piping in the ground shall be laid on a firm bed for its entire length.
5. Backfilling trenches with piping shall be made with clean earth, no stones, boulders, cinder fill, frozen earth, construction debris, or other materials that will damage or cause corrosion.

C. Drain, Waste and Vent:
1. All waste piping below 1st floor shall be schedule 40 ABS or schedule 40 PVC DWV.
2. All waste piping serving 2nd floor fixtures shall be no-hub cast-iron. (Note: p-trap and trap-arm shall be cast-iron. Note: transitions from ABS to no-hub piping for upstairs baths shall be beneath floor at 1st floor and transitions back to ABS shall be above 2nd floor plate line.)
3. All vent piping shall be schedule 40 ABS or schedule 40 PVC DWV.
4. Vents shall be combined to minimize roof penetration where possible. Confirm roof penetration locations with architect prior to installing.
5. Plumber shall provide waste for softener location.
6. Domestic dishwashing machines shall discharge indirectly through an air gap fitting per section 807.3 into a waste receptor, a wye branch fitting on the tailpiece of a kitchen sink, or dishwashing food waste grinder.
7. Cleanouts are required at each horizontal drainage piping upper terminal; each branch line over 5 feet from main; each run of piping 100 feet in developed length; Over 135 degrees in horizontal change of direction; sinks and urinals.
8. Cleanout clearances in front shall be <=2' – 12 inches. <2" - 18 inches. Cleanouts shall extend to finished floors or outside the building.
9. Clothes washer standpipes shall extend not more than 30 inches, or not less than 18 inches above its trap. The trap shall be roughed in not less than 6 inches nor greater than 18 inches above the floor.
10. Condensate waste from air conditioning coil discharges by direct connection to a lav or approved bathtub overflow; the connection shall be located in the area controlled by the same person controlling the air conditioning space.

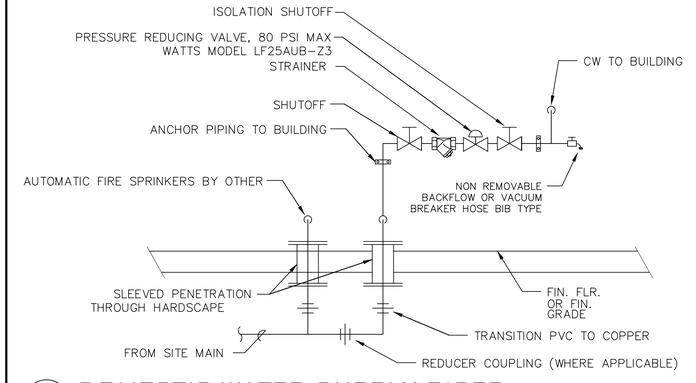
PLUMBING SPECIFICATIONS

D. Water Supply Piping:
1. All underground water supply piping shall be schedule 40 PVC. Provide tracer wire at all underground utilities.
2. Water service line to dwelling shall be buried at a minimum depth of 18 inches. Where service enters building, service shall have a stop (ball valve), waste (drain cock), and pressure regulating valve if necessary.
3. Plastic and copper piping penetrating framing members within 1 inch of the exposed framing shall be protected by a steel nail plated not less than 18 gauge in thickness. Extend nail plate 1 ½ inched beyond the outside diameter of the pipe
4. Plumber shall provide water treatment loop.
5. All water supply piping within building shall be approved PEX.
6. Hot and cold supplies to all tubs shall be 3/4" minimum.
7. The maximum hot water temperature of discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 degrees F by a device that is in accordance with ASSE 1070 or CSA B 125.3. Water heater thermostats do not comply.
8. Discharge from a relief valve into a water heater pan shall be prohibited.
9. Plastic water supply piping, underground outside a building, shall have a blue insulated copper tracer wire installed adjacent to the piping. The tracer wire shall terminate above grade and be not less than 18 awg.
10. Pex piping shall not be installed within the first 18 inches of piping connected to a water heater. Water heater flexes shall not be greater than 24 inches.
11. Where water pressure exceeds 80 PSI an approved type pressure regulator shall be installed. An approved expansion shall be installed in the cold water distribution piping downstream of each regulator.
12. All piping in hot water system shall be insulated per CPC insulation schedule.
13. All copper tubing shall be isolated from framing members with polyethylene isolators or 1/4" felt.
14. Water supply to refrigerators shall be ½" PEX.
15. Stub out height for water closet supplies to be coordinated with baseboard detail; confirm with architect before installation.
16. No (2) fixtures shall be served with 1/2" supply piping.
17. Water supply system mains and branches shall be properly sized to deliver adequate water pressure and volume as per the CPC, and to minimize friction generated noise; no 1/2" ID piping shall be installed in walls or ceilings adjacent to living or sleeping areas; piping shall be sized so that flow velocities do not exceed 8'/second CW & 5'/second HW.
18. All building water systems in which quick acting valves are installed shall be provided with water hammer arrestors per 609.11. Arrestors shall be installed as close as possible to these valve types.
19. Automatic fire sprinkler demand has not been included in sizing of the site main domestic water supply. Coord W/FS contractor for upsizing requirements for combination feed from single meters.

E. Gas Piping:
1. Underground natural gas piping from meter shall be run in polyethylene pipe with tracer wire.
2. Gas piping within house shall be run in black iron pipe with galvanized fittings.
3. Threaded joints shall be made up with teflon paste, rector seal #1, teflon tape or other approved joint compound material (Note: no pipe dope shall be applied to female threads).
4. All gas piping shall be fully reamed as per CPC.
5. Exterior piping shall be protected by approved, machine applied protective coating. Field wrapping shall be limited to sections at joints and shall provide equivalent protection to the machine applied coating.

F. Tub, Shower and Pan Installation:
1. Plumbing contractor shall receive written specification for tile & float thickness for tubs and showers; rough-in valve accordingly.
2. Shower drains shall be Frank Pattern #20SD.
3. Roman tub shall be set in mortarbase with 15# paper beneath mortar with 6 mil visqueen between mortar and tub.

G. Trim:
1. Plumbing contractor shall be responsible for protection of all finished work by other trades; plumbers working on finished floors shall use clean quilted drops.
2. Hot and cold water stub outs beneath sinks shall have brass T's and separate stops when supplies are to be run to dishwasher, refrigerator or other accessory.
3. Recirc system shall be properly balanced with Nibco globe valves; circulation return shall have a check valve installed in the line, before its connection back to the hot water source.
4. Water Heaters: indirect by radiant heating contractor
5. Plumbing contractor shall thoroughly flush all water supply lines.



1 DOMESTIC WATER SUPPLY RISER
SCALE: NONE

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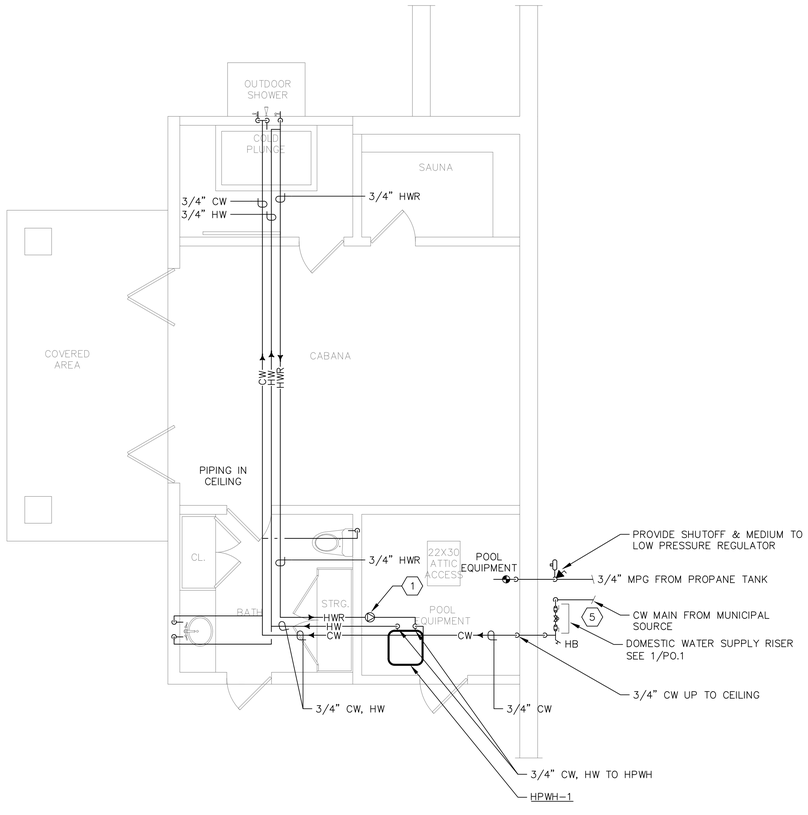
LEGENDS, SCHEDULES, NOTES & DETAILS

DATE: 01/14/26
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SHEET NOTES

1. PROVIDE TACO GENIE ON COMMAND MODEL 006-CT DHW RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH WIRED MOTION SENSOR KIT 554-4 AT EA. BATHROOM AND WIRED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
2. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
3. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES
4. NOTE: ALL HOT AND COLD WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITED BELOW SLAB. INSULATE WITH APPROVED BELOW SLAB INSULATION.
5. SITE MAIN & METER SIZE TO BE DETERMINED BASED ON COMBINED FIRE SPRINKLER DEMAND, DOMESTIC DEMAND AND IRRIGATION DEMAND. DOMESTIC DEMAND = 8 GPM @ 46 TO 60 PSI. SIZING IS BELOW 200FT THEREFORE SIZING IS BASED ON VELOCITY LIMITS FOR COPPER PIPING, 8 FT/SEC FOR CW AND 5 FT/SEC FOR HW.

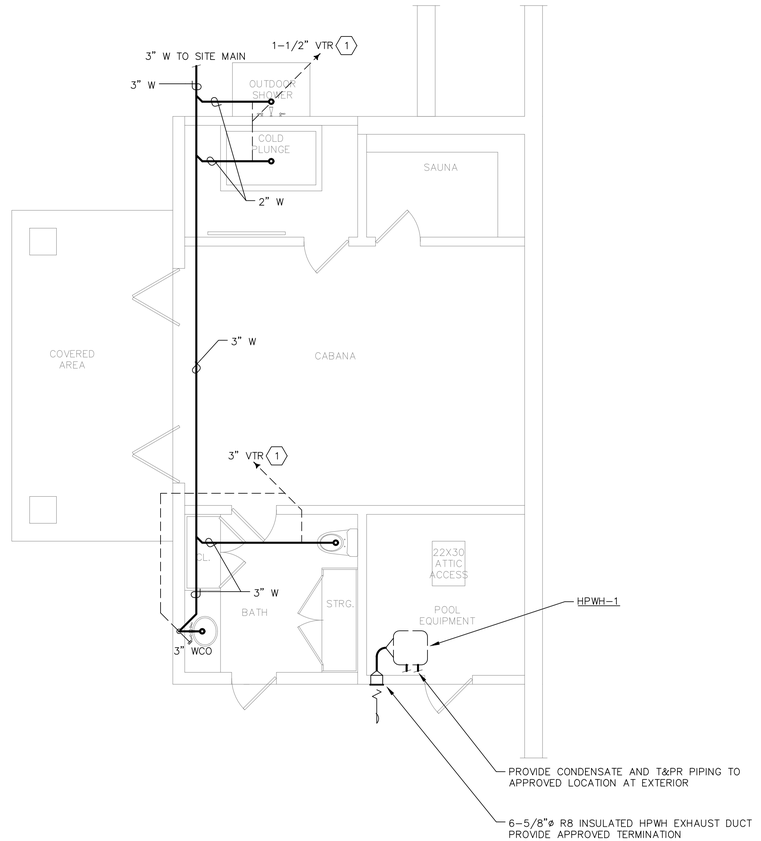


2 DOMESTIC WATER & GAS PLAN

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

SHEET NOTES

1. NOTE: GROUP ALL VENTS WHERE PRACTICAL TO MINIMIZE PENETRATIONS THROUGH ROOF.PLUMBING CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL VENT TERMINATION
2. PROVIDE APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE WHEN DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER.
3. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
4. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
5. COORD FOUNDATION PENETRATIONS.
6. NO COMBUSTION CONDENSATE SHALL DRAIN INTO A CAST IRON PIPE.
7. HORIZONTAL WASTE PIPING SHALL HAVE A MINIMUM 2" SLOPE, UNLESS OTHERWISE SPECIFIED.



1 WASTE & VENT PLAN

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

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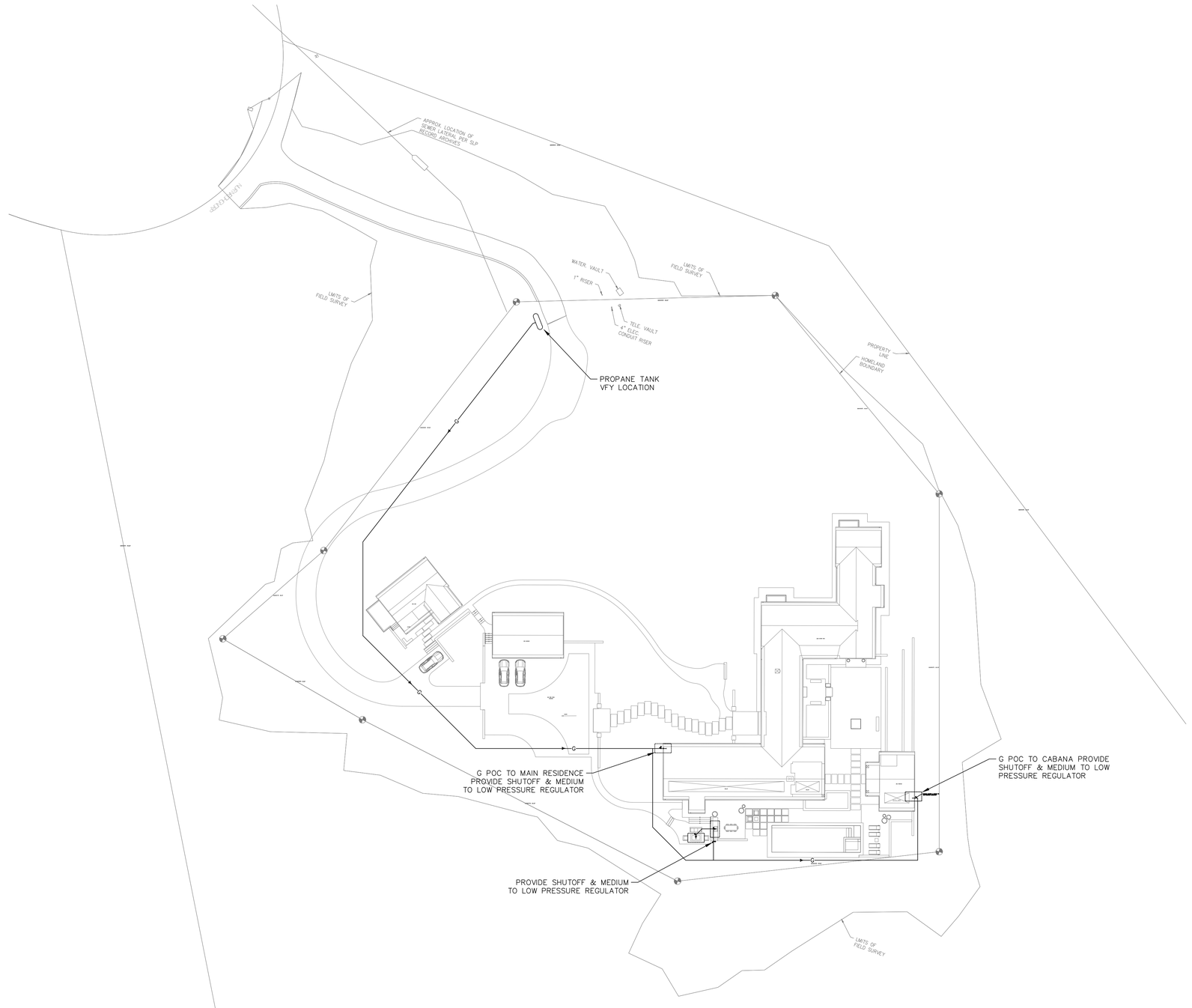
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PLUMBING PLAN

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1 GAS SITE PLAN

SCALE: 1/32" = 1'-0"

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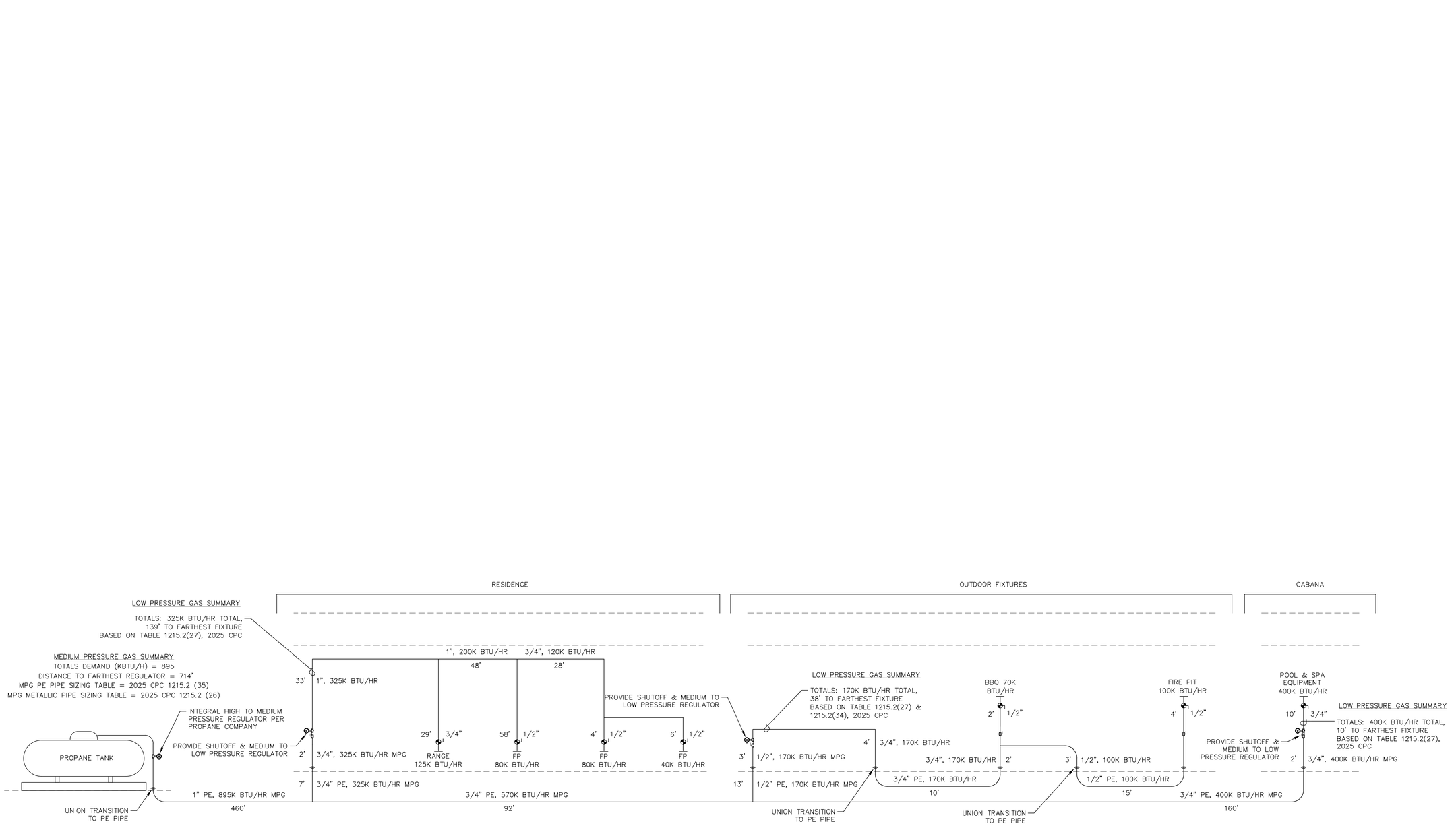
GAS SITE PLAN

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1 GAS LINE SCHEMATIC

SCALE: NO SCALE

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CODE MINIMUM KITCHEN RANGE EXHAUST

DWELLING FLOOR AREA	HOOD OVER ELECTRIC RANGE CODE MINIMUM	HOOD OVER NATURAL GAS RANGE CODE MINIMUM	DOWNDRAFT OR EXHAUST FAN CODE MINIMUM
>1500	110 CFM	180 CFM	300 CFM
1000–1500	110 CFM	250 CFM	300 CFM
750–1000	130 CFM	280 CFM	300 CFM
<750	160 CFM	280 CFM	300 CFM

(1) CODE MINIMUMS BASED ON 2022 SINGLE FAMILY RESIDENTIAL MANDATORY MEASURES 150.0(0)1G:

(2) RECOMMENDED MINIMUM IS 150 CFM PER LINEAR FOOT OF RANGE WIDTH.

(3) MAKEUP AIR IS REQUIRED FOR KITCHEN EXHAUST SYSTEMS EXCEEDING 400 CFM.

(4) FOR ADDITIONAL REQUIREMENTS SEE "RESIDENTIAL KITCHEN RANGE EXHAUST AND MAKE–UP AIR REQUIREMENTS (2025)" IN INSTALLATION NOTES SHEET.

ABBREVIATIONS

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

MECHANICAL LEGEND

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

REGISTERS

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

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

DUCT SYSTEM INSTALLATION

1. Duct installation shall be in conformance with chapter 6 of the 2025 CMC or as recommended by ACCA manuals D, J, S, SMACNA manuals, and/or the ASHRAE handbook if approved by officials having jurisdiction. Care shall be exercised to seal all joints and seams to prevent air leakage.
2. Where shown on the mechanical plan and if necessary for other locations, provide rectangular duct of equivalent cross sectional area to the round duct shown to clear obstructions. Provide smooth transitions when the duct shape changes.
3. Flexible vibration isolation connectors shall be installed in sheet metal ductwork at the unit in both the supply and air intake; these shall not exceed 10.0 inches in length. Ductwork shall be properly aligned at these connectors without any offset.
4. Metal ductwork shall be installed in a workman-like manner in accordance with acceptable practice given in the ASHRAE handbook or the SMACNA "low pressure duct construction standards" manual. Rigid sheet metal ducts shall be at least the minimum thickness required for their largest dimension and/or the static pressure to which they shall be subjected; they shall be provided with turning vanes or long radius bends both to reduce the pressure loss and to provide a more uniform velocity distribution downstream from the bend. All duct seams and joints shall be airtight and smooth fitting. These shall be sealed with products such as mastic and/or foil-backed tape recommended by the manufacturer for the location where they will be used.
5. Rigid ductwork exposed to view shall be installed in such a manner as to present a neat appearance. The ducts shall be parallel to adjacent architectural surfaces and have as few joints as possible.
6. All metal ducts shall be securely supported, hung, or suspended by metal hangers, straps, or brackets and the support material in contact with the duct, or external insulation, shall not be less than 0.75 inches wide. The hanger spacing for metal duct shall not be more than 10 feet for rectangular duct or 12 feet for round duct. Hangers exposed to view shall be plumb and neat in appearance. All rectangular metal ducts 24 inches or wider and all exterior ducts shall be cross broken or beaded to provide additional support. Ducts shall be insulated with fiberglass duct insulation to provide a minimum duct insulation value of r-6. Wye branches and diffuser boots shall be insulated on their exterior surfaces unless they are exposed to the weather, are exposed to view, or could be damaged during occupancy of the building. Any insulating material used shall meet the appropriate specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
7. Flexible air duct shall be UL listed class 1 air duct made with a polyester interior, a moisture impervious sleeve and insulation having an overall r-value no less than 6. Foil covered duct shall be used in locations where high radiant heat loads may be expected. Performance and assembly shall be in strict accordance with details listed in the flexible ductwork manufacturer's applications manual or the SMACNA "flexible duct performance standards and flexible duct installation standards". Tight fitting mechanical clamps and mastic recommended for the location shall be used to seal all joints. Particular attention shall be taken to avoid kinks, sharp bends, or other such obstructions in the duct. Factory made flexible air ducts shall be installed according to their installation instructions and standards set by the code. Duct work shall use pressure-sensitive tapes, mastics, aerosol sealants or other closure systems meeting applicable UL 181A and B requirements. Drawbands used with flexible ducts shall be either stainless-steel, worm driven hose clamps or UV-resistant nylon duct ties. In addition, drawbands must have a minimum tensile strength rating of 150 pounds an db tightened as recommended by the manufacturer.
8. Flexible air duct shall be supported at the manufacturer's recommended intervals but in no case shall the intervals between hangers exceed 4.0 ft.The hanger material shall be not less than 2.0 inch wide. The maximum permissible sag shall be 0.5 inch per foot of spacing between supports. Collars shall be used to attach flexible duct and shall be a minimum of 2.0 inches in length. Collars shall be inserted into the flexible duct a minimum of 1.0 inch before fastening.
9. Readily accessible balancing or volume control dampers with outside locking devices shall be provided as shown on the mechanical plans and/or as needed to regulate the air flow to each register.
10. Supply and return plenums shall be covered with insulation having a value of r-6 or greater on their internal surfaces. Any insulating material used shall meet the appropriated specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
11. Ductwork shall be installed so that it will not contact the ground.
12. Return air grill may be substituted, as desired, based on equal face area.
13. Boot area shall match grill area in all cases. If necessary, boots should be lined with acoustical lining to reduce noise transmission.
14. Plenum shall be lined with acoustical lining.
15. Flat ducts for wall registers shall be 3-1/4"x14" unless shown on the plans.
16. Termination of all environmental air ducts including direct vent termination kits shall be a minimum of 3 feet from or any openings into the building (i.e., dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents).
17. Mechanical equipment and duct openings shall be protected during storage and rough installation per 2025 CAL Green section 4.504.1 to reduce the amount of dust or debris which may collect in the system.
18. Heating, ventilating and air conditioning systems (including hydronic systems) shall be balanced in accordance 2025 CMC Section 314.1 using the ACCA Manual B method.

Air for combustion

1. Air quantities shall be based on the 2025 California Mechanical Code. If located in a confined space, that space shall be provided with two permanent openings one within 12 inches of the top and one within 12 inches of the bottom of the enclosure. The openings shall communicate directly, or by ducts with the outdoors. When communication with the outdoors is through vertical ducts, each opening shall have a minimum free area of 1.0 square inch per 4000 BTU per hour of total input rating of all equipment in the enclosure. When communication with the outdoors is through horizontal ducts, each opening shall have a minimum free area of 1.0 square inch per 2000 BTU per hour of total input rating of all equipment in the enclosure. If approved by the administrative authority having jurisdiction, communication directly through an exterior wall may be considered as a vertical duct.
2. Duct openings shall be screened with metal mesh having openings of 1/4 inch. Provisions shall be made for the reduction in duct area due to the effects of screens, louvers, etc.

Gas lines

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

MAJOR EQUIPMENT INSTALLATION

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

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SPLIT SYSTEM HEATING & COOLING UNITS

MARK	COOL KBH	HEAT KBH		CFM	ESP	MOTOR		UNIT MCA	WT LBS	SEER2	EER2	HSPF2	LINE SIZE		MANUFACTURER AND MODEL	COMMENTS
	TC	HIGH(47)	LOW (17)			HP	V/PH						GAS	LIQ		
HP-1	18	20	12.7	–	–	–	230/1	22.3	93.7	16.5	10.	8.1	–	–	SAMSUNG AC018DXADCG/AA	(1) (6)
AH-1				636	–	–	230/1	–	125.7.	–	–	–	1/2	1/4	SAMSUNG AC018DNZDCG/AA	(2) (3) (4) (6)

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

FANS

MARK	LOCATION	CFM	ESP	CFM CONT.	SONES OR TIP SPEED	MOTOR		FAN RPM	MAX AMPS	WATTS	CFM/ WATTS	MANUFACTURER MODEL	COMMENTS
						HP	V/PH						
EF-1	BATH	80	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	(2) (3) (4)

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

HEAT-ENERGY RECOVERY VENTILATORS

MARK	CFM	ESP	HR %		MOTOR		WATTS	MANUFACTURER MODEL	COMMENTS
			SRE	ASE	HP	V/PH			
ERV-1	40	0.1	70	73	–	120/1	39	PANASONIC FV-06VE1	(1) (2)

(1) CEnC IAQ REQUIRED VENTILATION-DO NOT MODIFY
(2) UNIT SHALL BE INSTALLED WITH MERV 13 FILTER.

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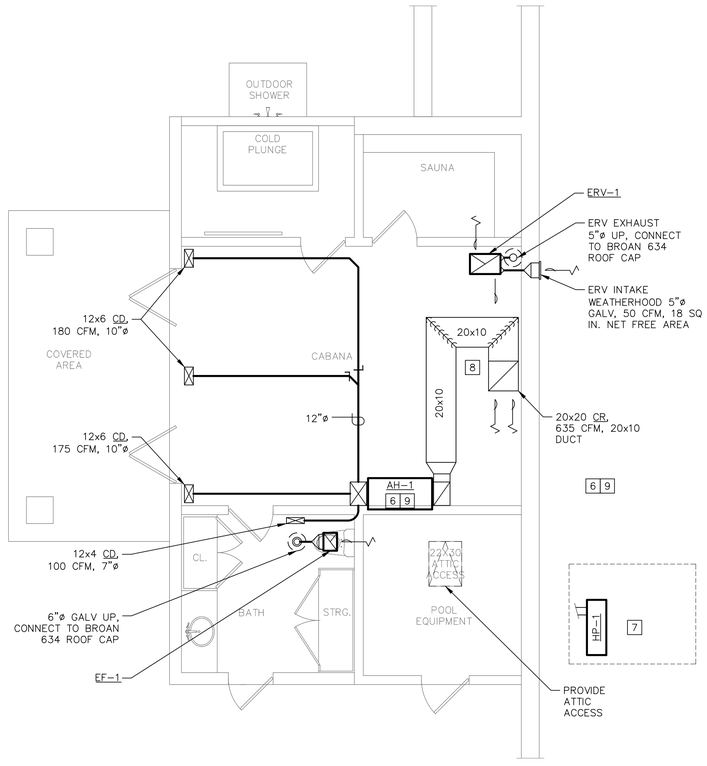
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EQUIPMENT SCHEDULE

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1 CABANA HVAC PLAN

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

SHEET NOTES

1. CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
2. CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
3. PER CMC 502.2.1, ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3' FROM A PROPERTY LINE, 10' FROM A FORCED AIR INLET, 10' ABOVE A PUBLIC WALKWAY, AND 3' FROM OPENINGS INTO THE BUILDING.
4. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1.1 WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
5. RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. RANGE HOOD SPECIFICATION TBD BY OWNER/ARCH. SEE "CODE MINIMUM KITCHEN RANGE EXHAUST" SCHEDULE FOR REQUIREMENTS. DUCT INSTALLATION AND TERMINATION SIZE PER §150.0(O)1G OF THE 2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS AND 2025 CMC 504.3. SEE TABLE 150.0-H IN "RESIDENTIAL KITCHEN RANGE EXHAUST AND MAKE-UP AIR REQUIREMENTS (2025)" IN THE INSTALLATION NOTES FOR SIZING GUIDELINES.
6. A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
   C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
7. CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
8. PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
9. MOUNT IN ATTIC PER MANUFACTURER'S INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
   A. MIN 30x22 ACCESS (SEE ARCH SHEETS) PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED FROM THE OPENING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL.
   B. A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE FROM ACCESS TO UNIT.
   C. LIGHT AT UNIT W/SWITCH AT ACCESS.
   D. MIN 30x30 UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF EQUIPMENT
   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
   F. A 120V RECEPTACLE ADJACENT TO EQUIPMENT
   G. FOR AC UNITS PROVIDE DRAIN PAN AND CONDENSATE REMOVAL PER 2025 CMC 802.9

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.2 FOR CONTINUOUS BALANCED/EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS BALANCED/EXHAUST VENTILATION CALCULATION.

MANUAL JDS

LOADS, DUCTS AND EQUIPMENT SIZES ARE APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL JDS.

MANUAL J: ROOM-BY-ROOM HEATING AND COOLING LOADS ARE CALCULATED USING RIGHTSUITE, A PROGRAM APPROVED BY ACCA MANUAL J

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

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

NORTH ARROW

N

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PARTIAL FIRST FLOOR HVAC PLAN

DATE:	01/09/25
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DRAWN:	MEG
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SHEET:	M2.1
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PIPE INSULATION THICKNESS TABLE

FLUID TEMPERATURE RANGE (°F)	CONDUCTIVITY RANGE (IN BTU-INCH PER HOUR SQUARE FOOT PER °F)	INSULATION MEAN RATING TEMPERATURE (°F)	NOMINAL PIPE DIAMETER (IN INCHES)				
			< 1	1 TO< 1.5	1.5 TO< 4.5	4 TO< 8	8 AND LARGER
			INSULATION THICKNESS REQUIRED (IN INCHES)				
SPACE HEATING, HOT WATER SYSTEMS (STEAM, STEAM CONDENSATE AND HOT WATER) AND SERVICE WATER HEATING SYSTEMS							
ABOVE 350	0.32-0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29-0.32	200	3.0	4.0	4.5	4.5	4.5
201-250	0.27-0.30	150	2.5	2.5	2.5	3.0	3.0
141-200	0.25-0.29	125	1.5	1.5	2.0	2.0	2.0
105-140	0.22-0.28	100	1.0	1.5	1.5	1.5	1.5
SPACE COOLING SYSTEMS (CHILLED WATER, REFRIGERANT AND BRINE)							
40-60	0.21-0.27	75	0.75	0.75	1.0	1.0	1.0
BELOW 40	0.20-0.26	50	1.0	1.5	1.5	1.5	1.5

FROM TABLE 120.3-A 2025 CEC

CAL GREEN FIXTURE CONNECTION TABLE

DESCRIPTION	MIN BRANCH SIZE				TRAP	MAX GPM	COMMENTS
	W	V	CW	HW			
WATER CLOSET	3"	2"	1/2"	NA	3"		1
KITCHEN/LAUNDRY SINK	2"	1-1/2"	1/2"	1/2"	1-1/2"	1.8 @ 60 PSI	
TUB/SHOWER COMBO	2"	1-1/2"	3/4"	3/4"	1-1/2"	1.8 @ 80 PSI	2 4
BATH TUB ONLY	2"	1-1/2"	3/4"	3/4"	1-1/2"		
LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	1-1/2"	1.2 @ 60 PSI	
CLOTHES WASHER	2"	1-1/2"	3/4"	3/4"	2"		
SHOWER	2"	1-1/2"	3/4"	3/4"	2"	1.8 @ 80 PSI	2 4

NOTES:
1. Dual-Flush or equal to or less than 1.28 gallon per flush
2. Individual control valves of the pressure balance or thermostatic mixing valve type shall be provided.
3. Plumbing fixtures shall meet the standard referenced in CGBSC 4.303.3
4. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower to be in operation at a time. (Note: hand-held shower is to be considered a showerhead)

HEAT PUMP WATER HEATERS

MARK	LOCATION	GAL CAP	KBH IN	ELECT		RECOVERY AT 90°F RISE	LBS FULL	MANUFACTURER AND MODEL	COMMENTS
				KW	V/PH				
HPWH-1	POOL EQUIP.	58	N/A	--	240/1	22.7 GPH	663	LG APHWC501M	

PLUMBING ABBREVIATIONS

ARCH — ARCHITECT
AFS — AUTOMATIC FIRE SPRINKLERS
BTU/H — BRITISH THERMAL UNITS PER HOUR
CD — CONDENSATE DRAIN
CIRC — CIRCULATION
CLG — CEILING
CONC — CONCRETE
CONT — CONTINUATION
COORD — COORDINATION
COTG — CLEAN-OUT TO GRADE
CW — COLD WATER
ø — DIAMETER
DF — DRINKING FOUNTAIN
DN — DOWN
DWGS — DRAWINGS
(E) — EXISTING
ELECT — ELECTRICAL
°F — DEGREES FAHRENHEIT
FCW — FILTERED COLD WATER
FLA — FULL LOAD AMPS
FLEX — FLEXIBLE
FPM — FEET PER MINUTE
FS — FLOOR SINK
FTR — FLUE THRU ROOF
G — GAS
GALV — GALVANIZED
GPM — GALLONS PER MINUTE
HB — HOSE BIBB
HP — HORSE POWER
HPG — HIGH PRESSURE GAS
HW — HOT WATER
HWR — HOT WATER RETURN
KBTUH — 1000 BTU/H
LAV — LAVATORY
LBS — POUNDS
LRA — LOCKED ROTOR AMPS
MAX — MAXIMUM
MPG — MEDIUM PRESSURE GAS
MFR — MANUFACTURER
MIN — MINIMUM
(N) — NEW
NC — NORMALLY CLOSED
NIC — NOT IN CONTRACT
NO — NORMALLY OPEN
POC — POINT OF CONNECTION
PSI — POUNDS PER SQUARE INCH
REQS — REQUIREMENTS
RM — ROOM
RPM — REVOLUTIONS PER MINUTE
SH — SHOWER
STM — STEAM
STRUCT — STRUCTURAL
$ SW — SWITCH
SS — SANITARY SEWER
TYP — TYPICAL
UL — UNDERWRITERS LABORATORY
UON — UNLESS OTHERWISE NOTED
V — VENT
VTR — VENT THRU ROOF
W — WASTE
W/ — WITH
WC — WATER CLOSET
WT — WEIGHT

SYMBOLS

SYMBOL	ABREVIATION	IDENTIFICATION
		MANIFOLD
	WCO	WALL C.O.
	COTG/FCO	C.O. TO GRADE/FLOOR C.O.
	GC	GAS COCK
		PRESSURE/TEMPERATURE PLUG
	BV	BALL VALVE
	CHVA	CHECK VALVE
	OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
	BV/SOV	BALANCING/SHUT-OFF VALVE
	GV	GATE VALVE
	T&PRV	TEMP & PRESS RELIEF VALVE
	WHA	WATER HAMMER ARRESTOR
		SOLENOID VALVE
	DCBP	DOUBLE CHECK BACKFLOW PREVENTER
		UNION
		PRESSURE GAUGE
		CENTRIFUGAL WATER PUMP
	FC	FLEXIBLE CONNECTION
		HYDROSTATIC RELIEF VALVE
	RPBP	REDUCE PRESS BACKFLOW PREVENTER
	HB	HOSE BIB
	MH	MANHOLE
		THERMOMETER
	P.O.C.	POINT OF CONNECTION
		CENTERLINE
	GPR	GAS REDUCING VALVE

PLUMBING SPECIFICATIONS

A. General Conditions
1. All work shall be in conformance with the 2025 CPC, NFPA and all applicable codes, local jurisdictional amendments and agencies.
2. Work Included:
   A. Domestic hot and cold water systems.
   B. Fuel gas piping.
   C. Installation of all new plumbing fixtures.
   D. Complete waste and vent piping system.
3. It shall be the contractors responsibility to visit the project site and acquaint himself with all existing conditions, as well as ascertain the extent of the work involved. By submitting a bid, the contractor shall be deemed to have made such an examination, to have accepted such conditions and to have made all necessary allowances in preparing his proposal.
4. A structural member weakened or impaired by cutting, notching, or otherwise shall be reinforced, repaired, or replaced so as to be left in a safe structural condition in accordance with the requirements of the building code.
5. All work and materials shall comply with governing codes, safety orders and regulations.
6. Plumbing contractor shall deliver to the architect a written one-year guarantee on all workmanship, equipment and materials; repair or replace any such defective items during this period.
7. Provide Hanger and supports per table 313.3 2025 CPC

Materials:	Horizontal:	Vertical:
Cast	5ft, except 10ft where 10ft lengths are installed[1,2]	Base and each floor, not to exceed 15ft
Cast-Iron Hubless	Every other joint, unless over 4 ft, then support each joint[1,2,3]	Base and each floor, not to exceed 15ft
Copper	1-1/2" and smaller, 6ft; 2" and larger, 10ft	Each floor, not to exceed 10 ft
PVC & ABS	All sizes, 4ft; allow for expansion every 30ft[2]	Base and each floor, provide mid-story guides; provide expansion every 30ft
PEX	1" and smaller, 32"; 1-1/4" and larger, 4ft	Base and each floor; Provide mid-story guides
Steel for Gas	1/2", 6ft; 3/4" and 1", 8ft; 1-1/4" and larger, 10ft	1/2", 6ft; 3/4" and 1", 8ft; 1-1/4" every floor level

1. Support adjacent to joint, not to exceed 18". Brace not to exceed 40 ft intervals.
2. Support at each horizontal branch connection.
3. Hangers shall not be placed on the coupling.

B. Utilities and Site Work:
1. Prior to commencing work, plumbing contractor shall consult representatives of local utilities concerning locations and availability of utilities. Plumbing contractor shall be responsible for any damage to existing utility lines.
2. Plumbing contractor shall reroute any existing utility lines in conflict with new construction.
3. Plumbing contractor shall confirm locations and elevations of all existing new and rerouted mains and meters on job record drawings.
4. Piping in the ground shall be laid on a firm bed for its entire length.
5. Backfilling trenches with piping shall be made with clean earth, no stones, boulders, cinder fill, frozen earth, construction debris, or other materials that will damage or cause corrosion.

C. Drain, Waste and Vent:
1. All waste piping below 1st floor shall be schedule 40 ABS or schedule 40 PVC DWV.
2. All waste piping serving 2nd floor fixtures shall be no-hub cast-iron. (Note: p-trap and trap-arm shall be cast-iron. Note: transitions from ABS to no-hub piping for upstairs baths shall be beneath floor at 1st floor and transitions back to ABS shall be above 2nd floor plate line.)
3. All vent piping shall be schedule 40 ABS or schedule 40 PVC DWV.
4. Vents shall be combined to minimize roof penetration where possible. Confirm roof penetration locations with architect prior to installing.
5. Plumber shall provide waste for softener location.
6. Domestic dishwashing machines shall discharge indirectly through an air gap fitting per section 807.3 into a waste receptor, a wye branch fitting on the tailpiece of a kitchen sink, or dishwashing food waste grinder.
7. Cleanouts are required at each horizontal drainage piping upper terminal; each branch line over 5 feet from main; each run of piping 100 feet in developed length; Over 135 degrees in horizontal change of direction; sinks and urinals.
8. Cleanout clearances in front shall be <=2' – 12 inches. <2" - 18 inches. Cleanouts shall extend to finished floors or outside the building.
9. Clothes washer standpipes shall extend not more than 30 inches, or not less than 18 inches above its trap. The trap shall be roughed in not less than 6 inches nor greater than 18 inches above the floor.
10. Condensate waste from air conditioning coil discharges by direct connection to a lav or approved bathtub overflow; the connection shall be located in the area controlled by the same person controlling the air conditioning space.

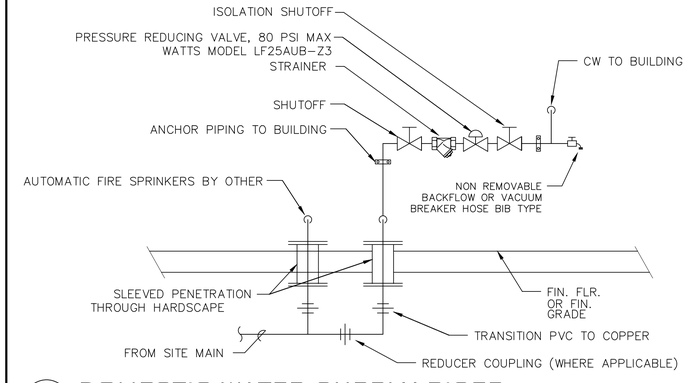
PLUMBING SPECIFICATIONS

D. Water Supply Piping:
1. All underground water supply piping shall be schedule 40 PVC. Provide tracer wire at all underground utilities.
2. Water service line to dwelling shall be buried at a minimum depth of 18 inches. Where service enters building, service shall have a stop (ball valve), waste (drain cock), and pressure regulating valve if necessary.
3. Plastic and copper piping penetrating framing members within 1 inch of the exposed framing shall be protected by a steel nail plated not less than 18 gauge in thickness. Extend nail plate 1 ½ inched beyond the outside diameter of the pipe
4. Plumber shall provide water treatment loop.
5. All water supply piping within building shall be approved PEX.
6. Hot and cold supplies to all tubs shall be 3/4" minimum.
7. The maximum hot water temperature of discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 degrees F by a device that is in accordance with ASSE 1070 or CSA B 125.3. Water heater thermostats do not comply.
8. Discharge from a relief valve into a water heater pan shall be prohibited.
9. Plastic water supply piping, underground outside a building, shall have a blue insulated copper tracer wire installed adjacent to the piping. The tracer wire shall terminate above grade and be not less than 18 awg.
10. Pex piping shall not be installed within the first 18 inches of piping connected to a water heater. Water heater flexes shall not be greater than 24 inches.
11. Where water pressure exceeds 80 PSI an approved type pressure regulator shall be installed. An approved expansion shall be installed in the cold water distribution piping downstream of each regulator.
12. All piping in hot water system shall be insulated per CPC insulation schedule.
13. All copper tubing shall be isolated from framing members with polyethylene isolators or 1/4" felt.
14. Water supply to refrigerators shall be ½" PEX.
15. Stub out height for water closet supplies to be coordinated with baseboard detail; confirm with architect before installation.
16. No (2) fixtures shall be served with 1/2" supply piping.
17. Water supply system mains and branches shall be properly sized to deliver adequate water pressure and volume as per the CPC, and to minimize friction generated noise; no 1/2" ID piping shall be installed in walls or ceilings adjacent to living or sleeping areas; piping shall be sized so that flow velocities do not exceed 8'/second CW & 5'/second HW.
18. All building water systems in which quick acting valves are installed shall be provided with water hammer arrestors per 609.11. Arrestors shall be installed as close as possible to these valve types.
19. Automatic fire sprinkler demand has not been included in sizing of the site main domestic water supply. Coord W/FS contractor for upsizing requirements for combination feed from single meters.

E. Gas Piping:
1. Underground natural gas piping from meter shall be run in polyethylene pipe with tracer wire.
2. Gas piping within house shall be run in black iron pipe with galvanized fittings.
3. Threaded joints shall be made up with teflon paste, rector seal #1, teflon tape or other approved joint compound material (Note: no pipe dope shall be applied to female threads).
4. All gas piping shall be fully reamed as per CPC.
5. Exterior piping shall be protected by approved, machine applied protective coating. Field wrapping shall be limited to sections at joints and shall provide equivalent protection to the machine applied coating.

F. Tub, Shower and Pan Installation:
1. Plumbing contractor shall receive written specification for tile & float thickness for tubs and showers; rough-in valve accordingly.
2. Shower drains shall be Frank Pattern #20SD.
3. Roman tub shall be set in mortarbase with 15# paper beneath mortar with 6 mil visqueen between mortar and tub.

G. Trim:
1. Plumbing contractor shall be responsible for protection of all finished work by other trades; plumbers working on finished floors shall use clean quilted drops.
2. Hot and cold water stub outs beneath sinks shall have brass T's and separate stops when supplies are to be run to dishwasher, refrigerator or other accessory.
3. Recirc system shall be properly balanced with Nibco globe valves; circulation return shall have a check valve installed in the line, before its connection back to the hot water source.
4. Water Heaters: indirect by radiant heating contractor
5. Plumbing contractor shall thoroughly flush all water supply lines.



1 DOMESTIC WATER SUPPLY RISER
SCALE: NONE

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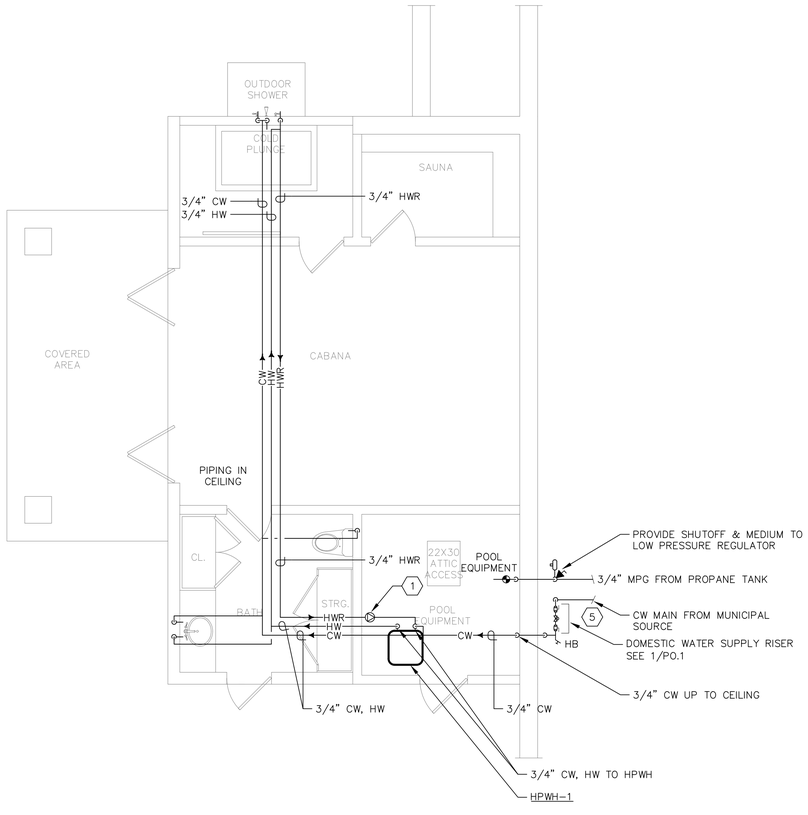
LEGENDS, SCHEDULES, NOTES & DETAILS

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SHEET NOTES

1. PROVIDE TACO GENIE ON COMMAND MODEL 006-CT DHW RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH WIRED MOTION SENSOR KIT 554-4 AT EA. BATHROOM AND WIRED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
2. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
3. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES
4. NOTE: ALL HOT AND COLD WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITED BELOW SLAB. INSULATE WITH APPROVED BELOW SLAB INSULATION.
5. SITE MAIN & METER SIZE TO BE DETERMINED BASED ON COMBINED FIRE SPRINKLER DEMAND, DOMESTIC DEMAND AND IRRIGATION DEMAND. DOMESTIC DEMAND = 8 GPM @ 46 TO 60 PSI. SIZING IS BELOW 200FT THEREFORE SIZING IS BASED ON VELOCITY LIMITS FOR COPPER PIPING, 8 FT/SEC FOR CW AND 5 FT/SEC FOR HW.

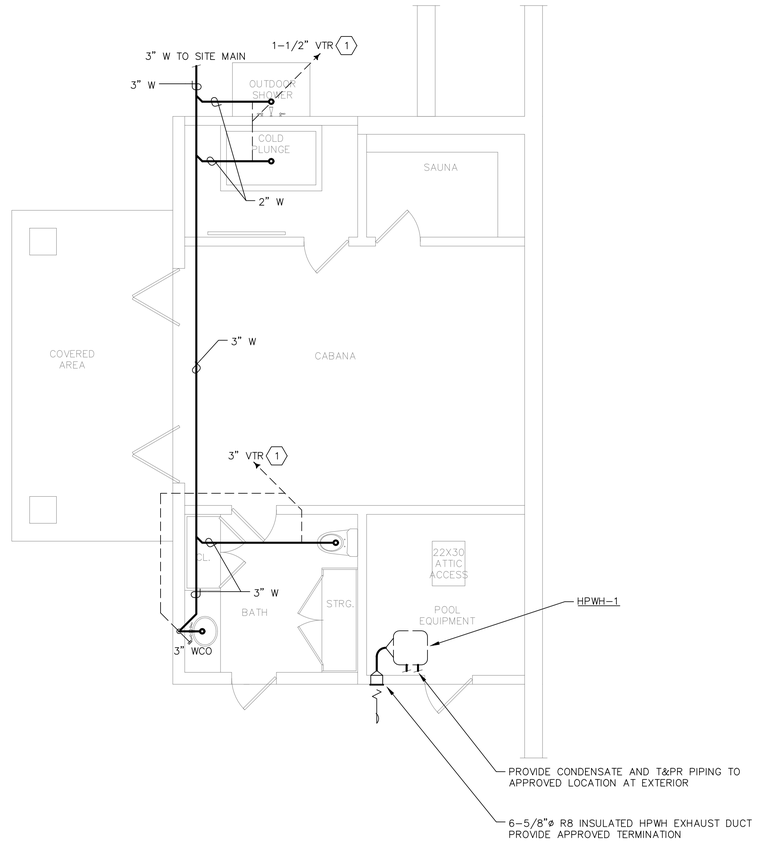


2 DOMESTIC WATER & GAS PLAN

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

SHEET NOTES

1. NOTE: GROUP ALL VENTS WHERE PRACTICAL TO MINIMIZE PENETRATIONS THROUGH ROOF.PLUMBING CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL VENT TERMINATION
2. PROVIDE APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE WHEN DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER.
3. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
4. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
5. COORD FOUNDATION PENETRATIONS.
6. NO COMBUSTION CONDENSATE SHALL DRAIN INTO A CAST IRON PIPE.
7. HORIZONTAL WASTE PIPING SHALL HAVE A MINIMUM 2" SLOPE, UNLESS OTHERWISE SPECIFIED.



1 WASTE & VENT PLAN

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

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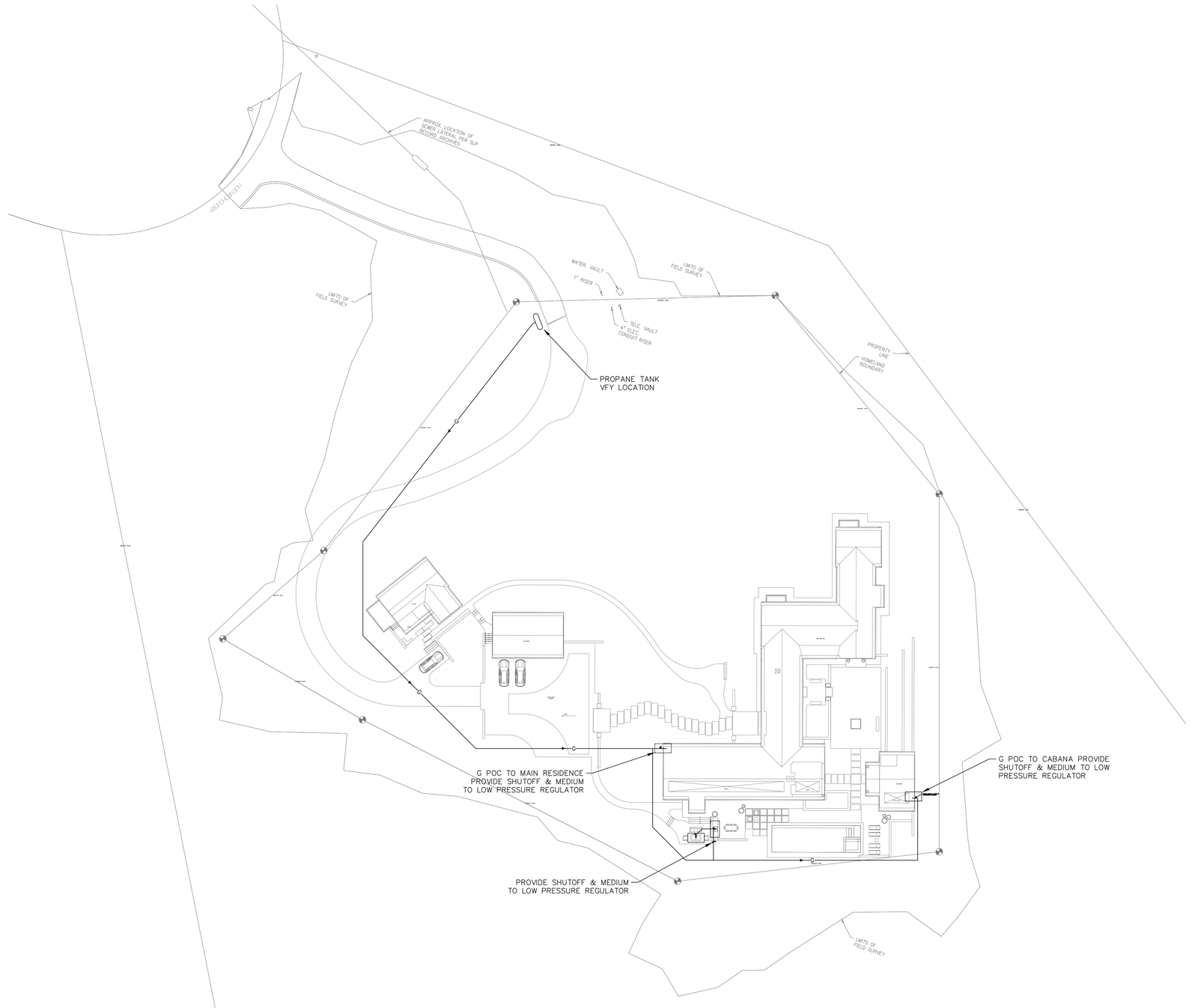
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PLUMBING PLAN

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1 GAS SITE PLAN

SCALE: 1/32" = 1'-0"

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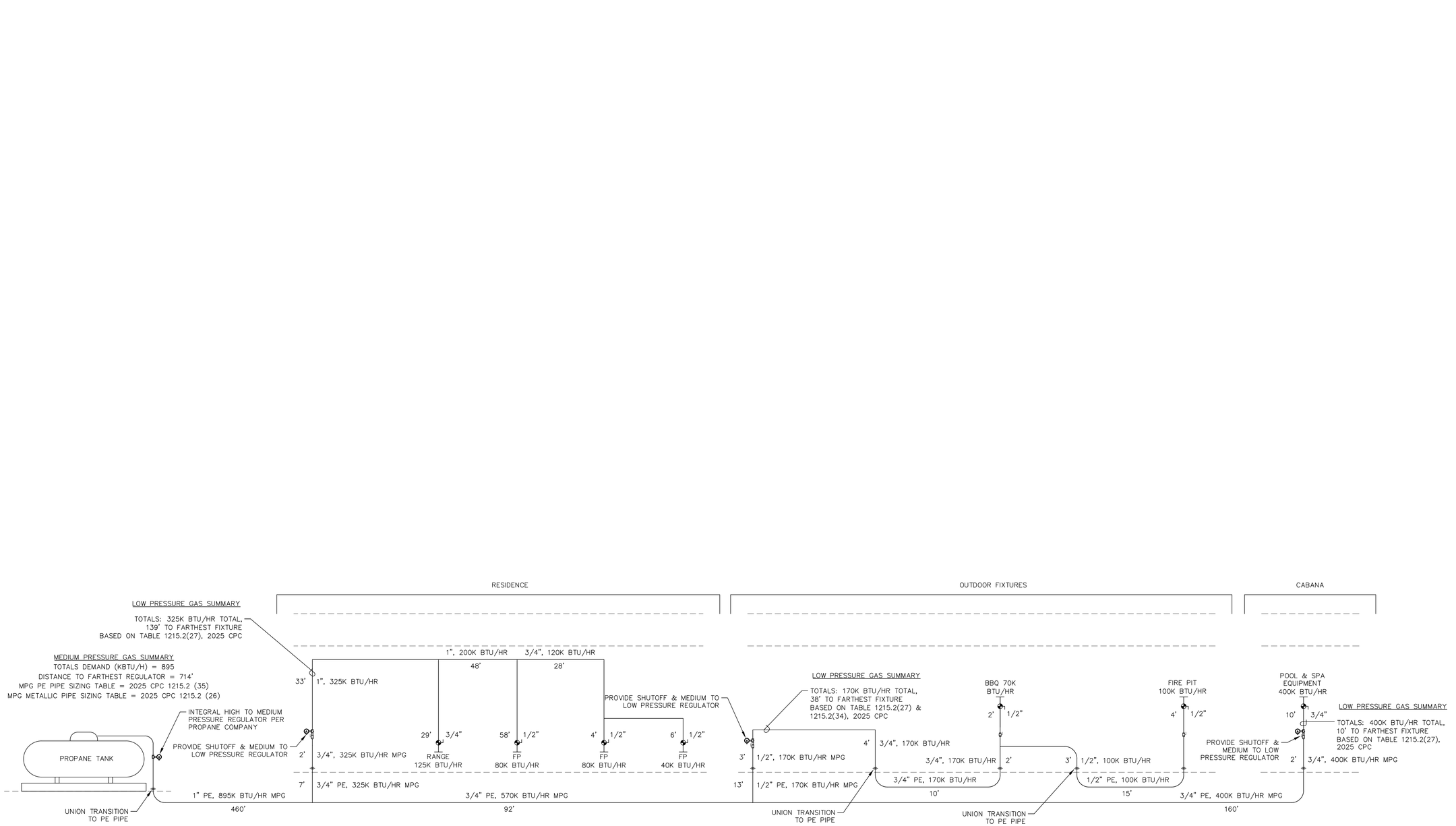
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MONTEREY ENERGY GROUP, INC.



1 GAS LINE SCHEMATIC

SCALE: NO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

REVISIONS:	BY:

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LAWRENCE RESIDENCE CABANA

33 PRONGHORN RUN
CARMEL, CA 93940

GAS LINE SCHEMATIC

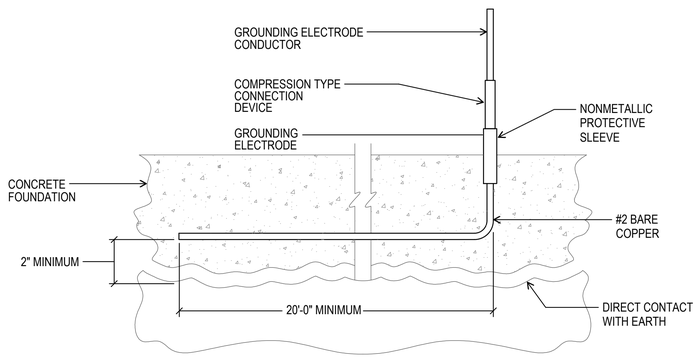
DATE: 01/14/26
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CHECKED:
FILE NAME:

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SHEET OF SHEETS

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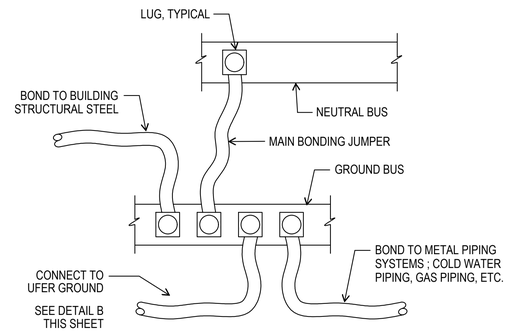
ELECTRICAL LOAD CALCULATION

Item #	DESCRIPTION	QTY.	VA	%VA	TOTAL VA
A.	**Lighting & Receptacle, Required Appliance and Laundry Loads**				
	1. Lighting & Receptacles: ENTER QTY. IN SQ. FT . =>	9,077	3		**27,231**
	2. Small Appliance Circuits:	4	1,500		**6,000**
	3. Laundry Circuits:	2	1,500		**3,000**
	SUBTOTAL				**36,231**
	N.E.C. Demand for above loads (per N.E.C. Table 220-11)				
	1. First 3,000 VA @ 100%		**3,000**	**100%**	**3,000**
	2. Next 117,000 VA @ 35%		**33,231**	**35%**	**11,631**
	3. Remaining Load @ 25%		**0**	**25%**	**0**
	SUBTOTAL FOR ITEM A:				**14,631**
B.	**Fixed appliances**				
	Range Hood Fan	2	100	75%	**150**
	Microwave	2	800	75%	**1,200**
	Refrigerator	2	850	75%	**1,275**
	Bath Fan	4	200	75%	**600**
	Disposal	2	1,000	75%	**1,500**
	Dishwasher	2	1,000	75%	**1,500**
	Freezer	1	1,200	75%	**900**
	Wine Cooler	1	1,200	75%	**900**
	U/C Refrigerator	1	650	75%	**488**
				75%	**0**
				75%	**0**
				100%	**0**
				100%	**0**
	SUBTOTAL FOR ITEM B:				**8,513**
C.	**AC Units**	3	3,200	100%	**9,600**
D.	**Pool & Spa Equip**	1	5,000	100%	**5,000**
E.	**Garage Door Opener**	2	300	100%	**600**
F.	**EV CHARGER**	1	7,200	100%	**7,200**
G.	**Fan Coil Units**	4	300	100%	**1,200**
H.	**Sauna**	1	5,000	100%	**5,000**
I.	**Cold Plunge**	1	12,000	100%	**12,000**
J.				100%	**0**
K.				100%	**0**
L.				100%	**0**
M.				100%	**0**
N.	**2 Electric Dryers**	2	5,000	100%	**10,000**
O.	**2 Heat Pump Water Heater Provisions**	2	4,500	100%	**9,000**
P.				100%	**0**
Q.	**2 Electric Range Provisions**	1	11,000	100%	**11,000**
	SUBTOTAL FOR ITEMS C THRU END::				**70,600**
	TOTAL DWELLING UNIT LOAD @ 120/240V, 1 PHASE				**93,743**
	TOTAL DWELLING UNIT LOAD IN AMPS (TOTAL LOAD / 240V)				**390.6**

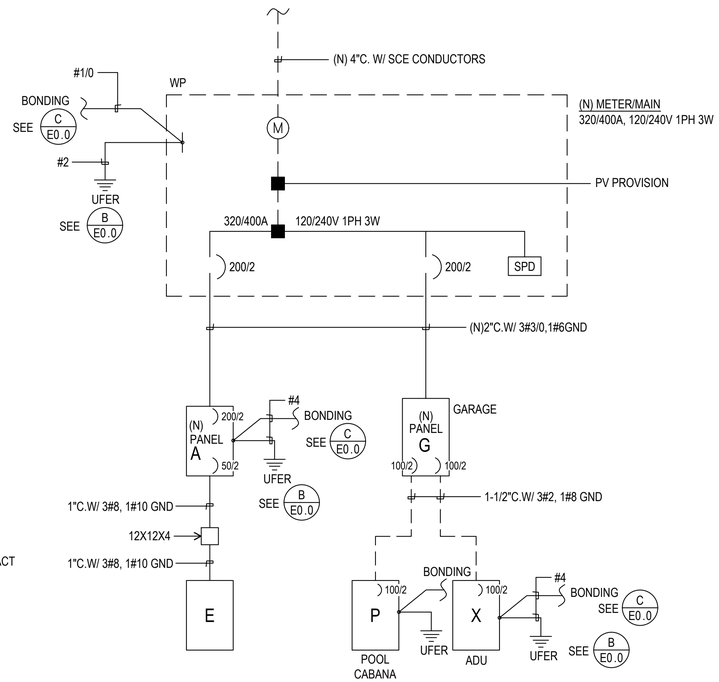


THE GROUNDING SYSTEM SHALL CONSIST OF A "UFER" TYPE 20' LONG OF #2 BARE COPPER CONDUCTOR EMBEDDED ALONG THE BOTTOM OF A CONCRETE FOOTING OR GRADE BEAM THAT IS IN DIRECT CONTACT WITH THE EARTH.

UFER GROUND DETAIL — B



BONDING DIAGRAM — C



SINGLE LINE DIAGRAM — A

GENERAL NOTES

1. VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BID
2. THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2022 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. WHERE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN.
3. CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
4. ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL.
5. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
6. FURNISH DISCONNECT SWITCHES AT REMOTE MOTORS.
7. ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSSING FOR FUTURE BREAKER OR SWITCH.
8. CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS.
9. GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
10. ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE.
11. THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
12. ALL FEEDER CONDUCTORS SHALL BE IN CONDUIT. BRANCH CIRCUITS MAY BE NON-METALLIC SHEATHED CABLE.
13. ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION.
14. COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
15. COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
16. COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
17. ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
18. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/BRANCH CIRCUIT INTERRUPTER, COMBINATION TYPE, A BRANCH/FEEDER TYPE, A LISTED SUPPLEMENTAL ARC PROTECTION CIRCUIT BREAKER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [CEC 210.12(A)(1)THROUGH(6)].
19. ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECECTACLES. (EXCEPTIONS: (1)RECEPTACLE MORE THAN 5'-6" ABOVE THE FLOOR (2)RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3)A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CORD-AND-PLUG CONNECTED AS PER CEC 400.10(A)(6),(A)(7) OR (A)(8), AND (4)NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2)(a),[CEC 406.12].
20. SMOKE DETECTORS SHALL BE 120V, PHOTOELECTRIC/ION COMBINATION UNITS WITH BATTERY BACK UP. THEY SHALL BE INTERCONNECTED.
21. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. THEY SHALL BE INTERCONNECTED WITH SMOKE DETECTORS.
22. LIGHT FIXTURES IN BATHTUB OR SHOWER AREAS SHALL BE MARKED AS "SUITABLE FOR DAMP LOCATIONS." CEC 410.10.
23. WP EXTERIOR RECEPTACLES SHALL HAVE HUBBELL #ML500 EXTRA DUTY COVERS OR EQUAL. ALL RECEPTACLES IN DAMP OR WET LOCATIONS (WP) SHALL BE LISTED WEATHER-RESISTANT TYPE AND BE GFCI.[CEC 406.9]
24. MANUFACTURER'S LITERATURE SHOWING THAT PROPOSED LIGHT FIXTURES ARE HIGH EFFICACY AND CALIFORNIA CERTIFIED IS TO BE ON SITE AT THE TIME OF FIELD INSPECTION. CALIFORNIA ENERGY CODE 150.
25. AT LEAST ONE FIXTURE INSTALLED IN GARAGES, CLOSETS, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)2.
26. AT LEAST ONE LIGHT FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)2.
27. TWO MINIMUM 1" DIAMETER METALLIC CONDUITS SHALL BE PROVIDED THAT ORIGINATE AT A READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO A SOLAR ZONE AREA COMPLYING WITH CALIFORNIA ENERGY CODE, SECTION 110.10 AND TERMINATE AT A MINIMUM 4" FROM THE ELECTRICAL PANEL. THE ELECTRICAL JUNCTION BOX AND SEGMENT OF CONDUIT RUN IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".
28. RECESSED LUMINARIES INSTALLED IN INSULATED CEILINGS SHALL HAVE AN I.C. RATING AND SHALL BE CERTIFIED AS AIR TIGHT.
29. LUMINARIES WITH SCREW BASE SOCKETS SHALL NOT BE RECESSED IN A CEILING.
30. LUMINARIES WITH SCREW BASE SOCKETS SHALL BE MARKED AS JA8-2019-E COMPLIANT AND SHALL ONLY CONTAIN JA8 COMPLIANT LAMPS.
31. ALL JA8 COMPLIANT LUMINARIES SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS.
32. WHERE BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED OR EXTENDED IN AREAS SPECIFIED IN CEC 210.12(A), THE BRANCH CIRCUIT SHALL BE PROTECTED BY EITHER A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT OR A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OF THE EXISTING BRANCH CIRCUIT. [CEC 210.12(D)]
33. ALL KITCHEN COUNTERTOP RECEPTACLES ARE TO BE GFCI PROTECTED. RECEPTACLES WITHIN 6 FEET FROM THE TOP INSIDE EDGE OF THE BOWL OF THE SINK, RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF ANY BATHTUB OR SHOWER STALL, AND RECEPTACLES IN LAUNDRY AREAS ARE TO BE GFCI PROTECTED. [CEC 210.8].

SYMBOLS

- CONDUIT EXISTING
- CONDUIT CONCEALED IN WALL OR CEILING
- CONDUIT CONCEALED UNDER FLOOR OR BELOW GRADE
- CONDUIT STUBBED OUT AND CAPPED
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN
- HATCH MARKS INDICATE NO. OF #12 WIRES IN CODE SIZED CONDUIT (3) MAX. IN 1/2" C., (5) MAX. IN 3/4" C., (8) MAX. IN 1"C., NO MARKS = 2#12
- A-3 — HOME RUN: LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S).
- SAWCUT
- GROUND CONNECTION
- DISTRIBUTION SWITCHBOARD OR PANEL
- PANEL, BRANCH CIRCUIT TYPE, SURFACE AND FLUSH
- SIGNAL TERMINAL CABINET, SURFACE & FLUSH
- LINEAR SURFACE FIXTURE
- 2 a — OUTLET DATA: BAR INDICATES WALL MOUNT, LETTER INDICATES SWITCH CONTROL, NO. INDICATES CIRCUIT.
- SURFACE FIXTURE ON FLUSH OUTLET.
- RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
- EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND CEILING MOUNT.
- LOW LEVEL EXIT SIGN, +6" AFF, +4" FROM DOOR JAMB
- A / 100 — LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO. INDICATES WATTAGE. SEE FIXTURE SCHEDULE.
- FC / 1 — MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWINGS.
- SPECIAL RECEPTACLE - SEE PLAN
- (M) — METER
- FLUSH FLOOR RECEPTACLE
- RECEPTACLE, DUPLEX, 15A, 125V, NEMA 5-15R +18" U.N.O.
- DUPLEX RECEPTACLE MTD. ABOVE BACKSPLASH
- DUPLEX RECEPTACLE W/LOWER HALF SWITCHED
- GFI — GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- CEILING RECEPTACLE
- RECEPTACLE, DUPLEX, 20A, 125V, NEMA 5-20R +18" U.N.O.
- J — JUNCTION BOX 4" SQUARE, 1-1/2" DEEP U.N.O.
- T — THERMOSTAT F.B.O. +48"
- (2) — MOTOR, NO. INDICATES HORSEPOWER
- CLOCK OUTLET +7'-6" U.N.O.
- DISCONNECT SWITCH, NON-FUSED
- F — DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
- COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
- MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
- D — DIMMER W/INTEGRAL "ON-OFF" SW.
- PUSHBUTTON
- PC — PHOTOCELL
- SD — SMOKE DETECTOR, INTERCONNECTED W/ BATTERY BACK-UP
- SC — COMBINATION SMOKE AND CO DETECTOR, INTERCONNECTED W/ BATTERY BACK-UP
- TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/1 GANG COVERPLATE & GROMMETED OPENING +18" U.N.O.
- TV — CABLE TV OUTLET +18" U.N.O.
- M — MOTION SENSOR
- $ — EXISTING SWITCH
- S — SINGLE POLE SWITCH
- ^{2} — DOUBLE POLE SWITCH
- ^{3} — THREE WAY SWITCH
- ^{P} — SWITCH W/PILOT LT.
- ^{M} — MANUAL MOTOR STARTER

(S, ^{2}, ^{3}, ^{P}: QUIET TOGGLE TYPE RATED AT 20A, 120/277V A.C. +42" U.N.O.)

FACP	FIRE ALARM CONTROL PANEL
GFI	GROUND FAULT CIRCUIT INTERRUPTING
LST	LABOR SAVING TANDEM
MLO	MAIN LUGS ONLY
w/	WITH
C.O.	CONDUIT ONLY
W.P.	WEATHERPROOF
F.B.O.	FURNISHED BY OTHERS, INSTALL & CONNECT
U.N.O.	UNLESS NOTED OTHERWISE
N.E.C.	NATIONAL ELECTRICAL CODE
N.I.C.	NOT IN CONTRACT
(E)	EXISTING
(N)	NEW
(R)	REMOVE
(RL)	RELOCATE
S/M	SURFACE MOUNT
U/G	UNDERGROUND
CWP	COLD WATER PIPE
AFF	ABOVE FINISHED FLOOR
HACR	HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER
N.L.	NIGHT LIGHT

NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT.

JMPE
ELECTRICAL ENGINEERING LIGHTING DESIGN
CA REGISTRATION NO E13083
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SANTA BARBARA CA 93101
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www.jmpe.net
25619

REGISTERED PROFESSIONAL ENGINEER — MALONEY — No. E013083 EXP. 06/30/2025 — ELECTRICAL — STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

TOM MEANEY ARCHITECT
629 STATE STREET • SUITE 240 • SANTA BARBARA • CA • 93101
805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

LAWRENCE RESIDENCE
33 PRONGHORNE RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

GENERAL NOTES, SYMBOLS, SINGLE LINE DIAGRAM

LICENSED ARCHITECT — THOMAS MEANEY — No. C14606 Renew 8/31/27 — STATE OF CALIFORNIA

Date	December 24, 2025
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

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(N) PANEL SCHEDULE "P"

SERVICE: 120/240V 1Φ 3W			MAIN BKR.: MLO						BUS: 100A									LOC.: SEE PLAN	
ALL CIRCUIT BREAKERS SHALL BE AFCI																		MTG.: FLUSH	
REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC	CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS		
GYM					1	1	20	1	2	30	2						AC UNIT		
"						1	20	3	4	X	X						"		
"					1	1	20	5	6	30	2						HP-WH		
"						1	20	7	8	X	X						"		
SMOKE DETECTOR						1	20	9	10	20	2						POOL PUMP		
BATH REC.						1	20	11	12	X	X						"		
EXT. GFI						1	20	13	14	20	2						SPA PUMP		
GEN LTG						1	20	15	16	X	X						"		
SPARE						1	20	17	18	20	1						POOL + SPA LTS.		
"						1	20	19	20	20	1						POOL HEATER		
"						1	20	21	22	20	2						SPA HEATER		
"						1	20	23	24	X	X						"		
						1	20	25	26	20	1						SPARE		
SAUNA						2	30	27	28	20	1						"		
"						X	X	29	30	20	1						"		
TOTAL WATTS=			ΦA=								ΦB=								
AMPS=											MINIMUM BKR				A.I.C. RATING=		10,000 AMPS SYM		

(N) PANEL SCHEDULE "X"

SERVICE: 120/240V 1Φ 3W			MAIN BKR.: 100A-2P						BUS: 225A									LOC.: ADU	
ALL CIRCUIT BREAKERS SHALL BE AFCI * = AFCI/GFCI																		MTG.: FLUSH	
REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC	CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS		
SMALL APPLIANCE						1	20	1	2	50	2	1					ELECTRIC RANGE		
"						1	20	3	4	X	X						"		
REFRIGERATOR						1	20	5	6	30	2	1					ELECTRIC DRYER		
DISHWASHER						1	20	7 *	8	X	X						"		
DISPOSER						1	20	9 *	10	30	2			1			HP WH		
MICROWAVE						1	20	11	12	X	X						"		
SMOKE DETECTORS						1	20	13	14	30	2			1			HP F/C		
BATHROOM CIRCUIT						1	20	15	16	X	X						"		
LAUNDRY CIRCUIT						1	20	17	18	20	1						SPARE		
GEN LTG						1	20	19	20	20	1						"		
"						1	20	21	22	20	1						"		
"						1	20	23	24	20	1						"		
"						1	20	25	26	20	1						"		
SPARE						1	20	27	28	20	1						"		
"						1	20	29	30	20	1						"		
AMPS= SEE ELECTRICAL LOAD CALCULATIONS.											MINIMUM BKR				A.I.C. RATING=		10,000 AMPS SYM		

(N) PANEL SCHEDULE "A"

SERVICE: 120/240V 1Φ 3W			MAIN BKR.: MLO						BUS: 225A									LOC.: MAIN HOUSE	
ALL CIRCUIT BREAKERS SHALL BE AFCI * = AFCI/GFCI																		MTG.: FLUSH	
REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC	CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS		
SMOKE DETECTORS						1	20	1	2	20	1			1			SPARE		
GEN LIGHTING						1	20	3	4	20	1						"		
"						1	20	5	6	50	2			1			BESS & PANEL "E"		
"						1	20	7	8	X	X						"		
"						1	20	9	10	30	2			1			HP-1/FC		
"						1	20	11	12	X	X						"		
"						1	20	13	14	30	2			1			HP-2/FC		
"						1	20	15	16	X	X						"		
LAUNDRY CIRCUIT						1	20	17	18	30	2	1					DRYER		
BATHROOM CIRCUIT						1	20	19	20	X	X						"		
"						1	20	21	22	50	2	1					RANGE		
SPARE						1	20	23	24	X	X						"		
"						1	20	25	26	30	2			1			HP WH		
"						1	20	27	28	X	X						"		
"						1	20	29	30								SPACE		
LANDSCAPE LTS						1	20	31	32								"		
LANDSCAPE CTROLS						1	20	33	34								"		
EXT LTS						1	20	35	36								"		
EXT LTS						1	20	37	38								"		
EXT LTS						1	20	39	40	90	2			1			PANEL B		
EXT LTS						1	20	41	42	X	X						"		
AMPS= SEE ELECTRICAL LOAD CALCULATIONS											MINIMUM BKR				A.I.C. RATING=		10,000 AMPS SYM		

(N) PANEL SCHEDULE "E"

SERVICE: 120/240V 1Φ 3W			MAIN BKR.: MLO						BUS: 100A									LOC.: SEE PLAN	
ALL CIRCUIT BREAKERS SHALL BE AFCI * = AFCI/GFCI																		MTG.: FLUSH	
REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC	CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS		
SMALL APPLIANCE						1	20	1	2	20	1						PRIMARY BATH		
"						1	20	3	4	20	1						PRIMARY BEDROOM		
MICROWAVE						1	20	5	6	20	1						LIVING ROOM TV		
REFRIGERATOR						1	20	7 *	8	20	1						SPARE		
DISHWASHER						1	20	9 *	10	20	1						"		
SPARE						1	20	11	12	20	1						"		
AMPS= SEE ELECTRICAL LOAD CALCULATIONS											MINIMUM BKR				A.I.C. RATING=		10,000 AMPS SYM		

(N) PANEL SCHEDULE "G"

SERVICE: 120/240V 1Φ 3W			MAIN BKR.: MLO						BUS: 225A									LOC.: SEE PLAN	
																		MTG.: FLUSH	
REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC	CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS		
PANEL P					1	2	100	1	2	40	2						EV CHARGER		
"						X	X	3	4	X	X						"		
PANEL X					1	2	100	5	6	20	1						GARAGE CIRCUIT		
"						X	X	7	8	20	1						"		
SPACE								9	10	20	1						"		
"								11	12	20	1						GARAGE DOOR		
"								13	14	20	1						"		
"								15	16	20	1						"		
"								17	18	20	1						EXT LTG		
"								19	20	20	1						LANDSCAPE LTG		
"								21	22	20	1						SPARE		
"								23	24	20	1						"		
AC UNIT					1	2	30	25	26	20	1						"		
"						x	x	27	28	20	1						"		
"								29	30	20	1						"		
TOTAL WATTS=			ΦA=														ΦB=		
AMPS=															MINIMUM BKR		A.I.C. RATING=	10,000 AMPS SYM	

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NO.	DESCRIPTION	DATE
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LAWRENCE RESIDENCE
33 PRONGHORNE RUN
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CARMEL, CA 93940

PANEL SCHEDULES

JMPE
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LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JAMES MALONEY No. E013284 EXP. 06/30/2027 ELECTRICAL STATE OF CALIFORNIA

Date December 26, 2025
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

E0.1

CERTIFICATE OF INSTALLATION
Note: This table completed by HERS Registry.

Field Name	Data Entry	Field Name	Data Entry
Project Name		Enforcement Agent	
Dwelling Address		Permit Number	
City and Zip Code		Permit Application Date	

A. Installed Lighting and Controls
Select Yes or No according to whether your work on the project includes each of the following types of lighting and controls. See Sections B through J for applicable requirements.

Field	Field Name	Yes or No
01	High Luminous Efficacy luminaires installed in any interior rooms. (See Section B.)	Yes ◯ No ◯
02	JA8 compliant luminaires installed in any interior rooms. (See Section B.)	Yes ◯ No ◯
03	Recessed downlight luminaires in ceilings in any interior rooms. (See Section C.)	Yes ◯ No ◯
04	Light Sources in Enclosed or Recessed Luminaires. (See Section D.)	Yes ◯ No ◯
05	Lighting controls in bathrooms. (See Section E.)	Yes ◯ No ◯
06	Lighting controls in laundry rooms. (See Section E.)	Yes ◯ No ◯
07	Lighting controls in utility rooms. (See Section E.)	Yes ◯ No ◯
08	Lighting controls in garage. (See Section E.)	Yes ◯ No ◯
09	Lighting controls in walk-in closets. (See Section E.)	Yes ◯ No ◯
10	Lighting controls in interior rooms except bathrooms, laundry rooms, utility rooms, and garages. (See Section F)	Yes ◯ No ◯
11	Screw based luminaires. (See Section G.)	Yes ◯ No ◯
12	Internally illuminated address signs. (See Section H.)	Yes ◯ No ◯
13	Outdoor lighting and controls. (See Section I.)	Yes ◯ No ◯
14	Parking Garages for eight or more Vehicles. (See Section J)	Yes ◯ No ◯
15	Blank Electrical Boxes installed more than 5 feet from finished floor. (See Section K.)	Yes ◯ No ◯

B. High Luminous Efficacy Luminaires

Field	Field Name
01	150.0(k)1A and Table 150.0-A: All luminaires are installed with: • Light sources of one of the lighting technologies specified under the "High Luminous Efficacy" column of Table 150.0-A; or • JA8 compliant light sources and the light sources are marked with "JA8-2022" or "JA8-2022-E". Exception 1: Integrated device lighting: Lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers, and non-removable lighting attached to ceiling fans. Exception 2: Navigation Lighting: Night lights, step lights, path lights less than 5 watts. Exception 3: Cabinet Lighting: Lighting internal to drawers, cabinetry, and linen closets with an efficacy of 45 lumens per watt or greater
02	• Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF

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

C. Recessed Downlight Luminaires in Ceilings

Field	Field Name
01	150.0(k)1Ci: Do not contain screw based lamp sockets.
02	The luminaire is marked with "JA8-2022".
03	150.0(k)1Cii: Has label certifying the luminaires are air tight with air leakage less than 2.0 cfm at 75 Pascals when tested in accordance with ASTM E283. Exception: Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings.
04	150.0(k)1Ciii: Sealed with a gasket or caulk between the luminaire housing and ceiling, and all air leakage paths between conditioned and unconditioned spaces are sealed with a gasket or caulk, or be installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling. Exception: Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings.
05	150.0(k)1Civ: Meet the following requirements (California Electrical Code Section 410.116). • A recessed luminaire that is not identified for contact with insulation shall have all recessed parts spaced not less than 1/2 inch from combustible materials. The points of support and the trim finishing off the openings in the ceiling shall be permitted to be in contact with combustible materials. • A recessed luminaire that is identified for contact with insulation, Type IC, shall be permitted to be in contact with combustible materials at recessed parts, points of support, and portions passing through or finishing off the opening in the building structure. • Thermal insulation shall not be installed above a recessed luminaire or within 3 inches of the recessed luminaire's enclosure, wiring compartment, ballast, transformer, LED driver, or power supply unless the luminaire is identified as Type IC for insulation contact.

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

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

Field	Field Name
01	150.0(k)1D: **Light Sources in Enclosed or Recessed Luminaires** that are not marked with "JA8-2022-E", should not be installed in enclosed or recessed luminaires.

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

E. Lighting Controls in bathrooms, garages, laundry rooms, utility rooms, and walk-in closets

Field	Field Name
01	150.0(k)2Ei: In **bathrooms, garages, laundry rooms, utility rooms, and walk-in closets,** at least one installed luminaire is controlled by an occupancy or vacancy sensor providing automatic-off functionality.

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

F. Lighting Controls in any interior rooms

Field	Field Name
01	150.0(k)2Eii: For lighting internal to drawers and cabinetry with opaque fronts or doors, the lighting has controls to turn light off when the drawer or door is closed are provided.
02	150.0(k)2F: Lighting in habitable spaces, including but not limited to living rooms, dining rooms, kitchens, and bedrooms, have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces comply with NEMA SSL 7A.. EXCEPTION 1: Ceiling fans may provide control of integrated lighting via a remote control. EXCEPTION 2: Luminaires connected to a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor providing automatic-off functionality. EXCEPTION 3: Navigation lighting such as night lights, step lights, and path lights less than 5 watts, and lighting internal to drawers and cabinetry with opaque fronts or doors or with automatic off controls.
03	150.0(k)2A: Lighting has readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
04	150.0(k)2B: No controls bypasses a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor is installed to comply with Section 150.0(k)
05	150.0(k)2C: Lighting controls comply with the applicable requirements in Section 110.9.
06	150.0(k)2D: An Energy Management Control Systems (EMCS) or a multiscene programmable control can be used to comply with dimming, occupancy, and lighting control requirements in Section 150.0(k)2 if it provides the functionality of the specified control in accordance with Section 110.9, and the physical controls (readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF).
07	150.0(k)2G: Independent controls • Integrated lighting of exhaust fans is controlled independently from the fans. • Undercabinet lighting, undershelf lighting, interior lighting of display cabinets, and switched outlets are controlled separately from ceiling installed lighting.

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

G. Screw Based luminaires

Field	Field Name
01	150.0(k)1B: Screw based luminaires shall contain lamps that are marked with "JA8-2022" or "JA8-2022-E".

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

H. Address Signs

Field	Field Name
01	150.0(k)4: Internally illuminated address signs. Internally illuminated address signs shall either: • Comply with Section 140.8. Applicable nonresidential sign lighting compliance forms shall also be submitted; or • Consume no more than 5 Watts of power.

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

I. Outdoor Lighting and Controls

Field	Field Name
01	150.0(k)1A and Table 150.0-A: High efficacy outdoor lighting or LED light sources are installed.
02	150.0(k)3A: Outdoor lighting is controlled by a manual ON and OFF switch that permits one of the following automatic actions: • Controlled by a photocell and either a motion sensor or an automatic time switch control; or • Controlled by an astronomical time clock control. Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours. An energy management control that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet the above requirements.

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

J. Lighting for Residential Garages for Eight or More Vehicles

Field	Field Name
01	150.0(k)5: Lighting complies with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. Applicable LTG forms shall also be submitted.

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

K. Blank Electrical Boxes

Field	Field Name
01	150.0(k)1E: The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, low voltage wiring or fan speed control.

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

Documentation Author's Declaration Statement
1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Company:	Signature Date:
Address:	CEA/ HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

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

Responsible Designer Name:	Responsible Designer Signature:
Company:	Date Signed:
Address:	License:
City/State/Zip:	Phone:

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300

CF2R-LTG-01-E User Instructions

There are two version of the residential lighting Certificate of Installation. This version, the CF2R-LTG-01-E, is primarily used for demonstrating compliance with the residential lighting Standards for single-family dwellings.

The LTG-01 shall also be used to demonstrate compliance with the residential lighting requirements for high-rise residential dwelling units; outdoor lighting that is attached to a high-rise residential or hotel/motel building, and is separately controlled from the inside of a dwelling unit or guest room; fire station dwelling accommodations; hotel and motel guest rooms; and, dormitory and senior housing dwelling accommodations. When using the CF2R-LTG-01-E to demonstrate compliance with the lighting in the dwelling units, compliance with lighting that is not in the dwelling units, such as lighting in common areas, shall be demonstrated using the nonresidential lighting compliance documentation.

The other version of the residential lighting Certificate of Compliance, the CF2R-LTG-02-E, is used for demonstrating compliance with the residential lighting Standards for low-rise multi-family dwellings. The primary difference between the LTG-02 and LTG-01 is that the LTG-02 includes additional requirements for demonstrating compliance with residential outdoor lighting, and common areas associated with low-rise multi-family dwelling units.

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

For rows 1 through 15 – insert 'Y' for each measure that is included in the scope of work, and insert 'N' for each measure that is not included in the scope of work.

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

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

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

Section E. Lighting Controls in bathrooms, garages, laundry rooms, and utility rooms, and walk-in closets.
This table is a list of mandatory requirements for LED luminaires.

Section F. Lighting Controls in any interior rooms
This table is a list of mandatory requirements for Lighting Controls in any interior rooms. .

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

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

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

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

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

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LAWRENCE RESIDENCE
33 PRONGHORN RUN
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CARMEL, CA 93940

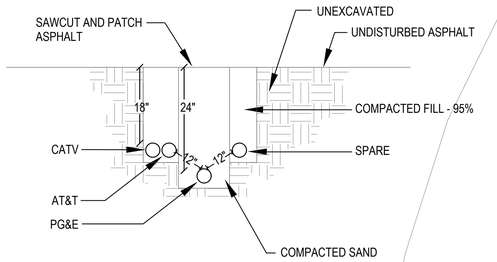
RESIDENTIAL
TITLE 24 FORMS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

JMPE
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www.jmpe.net
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REGISTERED PROFESSIONAL ENGINEER JAMES MALONEY EXP. 06/30/2027 ELECTRICAL STATE OF CALIFORNIA

Date December 24, 2025
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

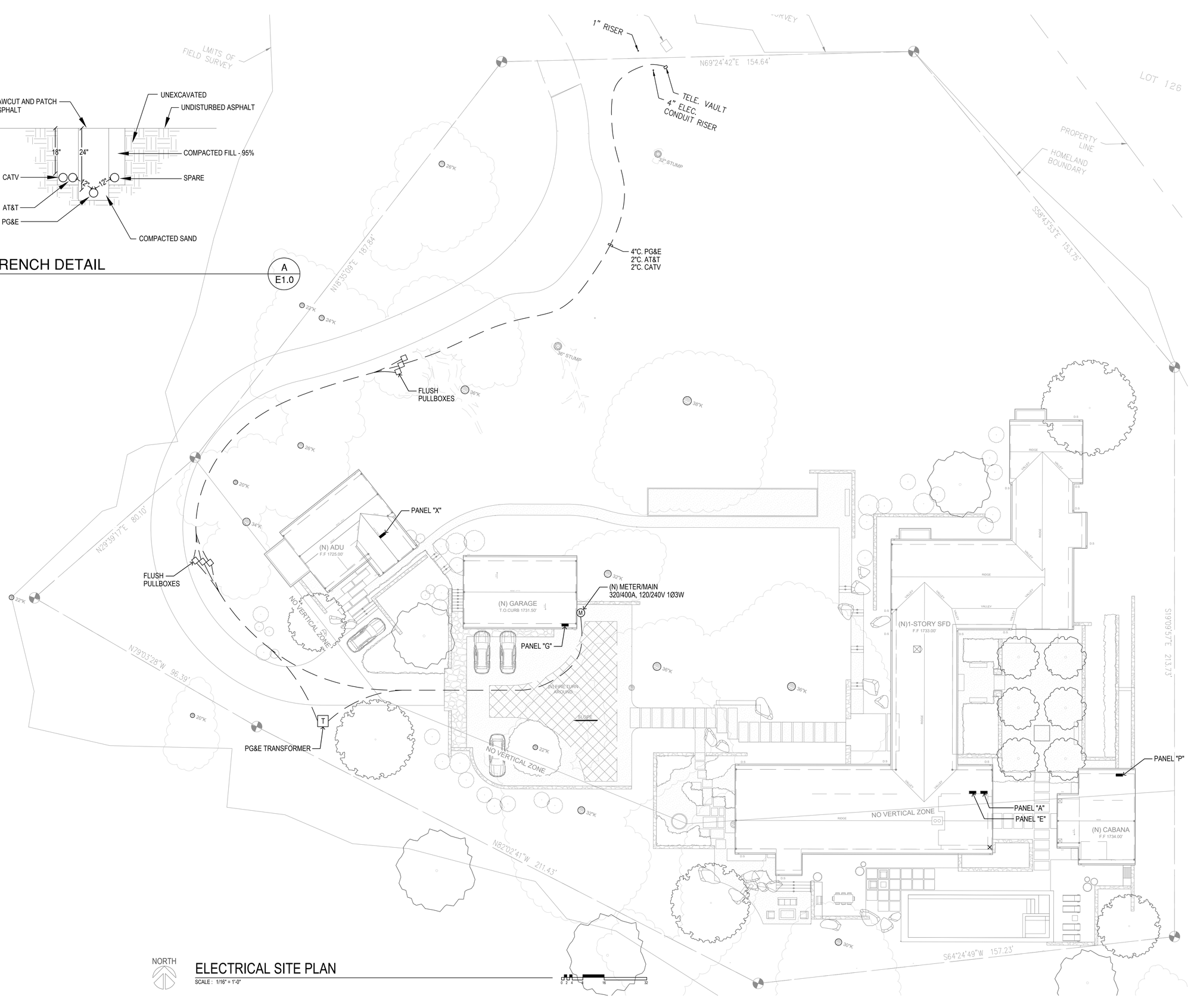
E0.2
253



JOINT TRENCH DETAIL

SCALE : NONE

A
E1.0



NORTH

ELECTRICAL SITE PLAN

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

0 2 4 8 16 32

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ELECTRICAL SITE PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

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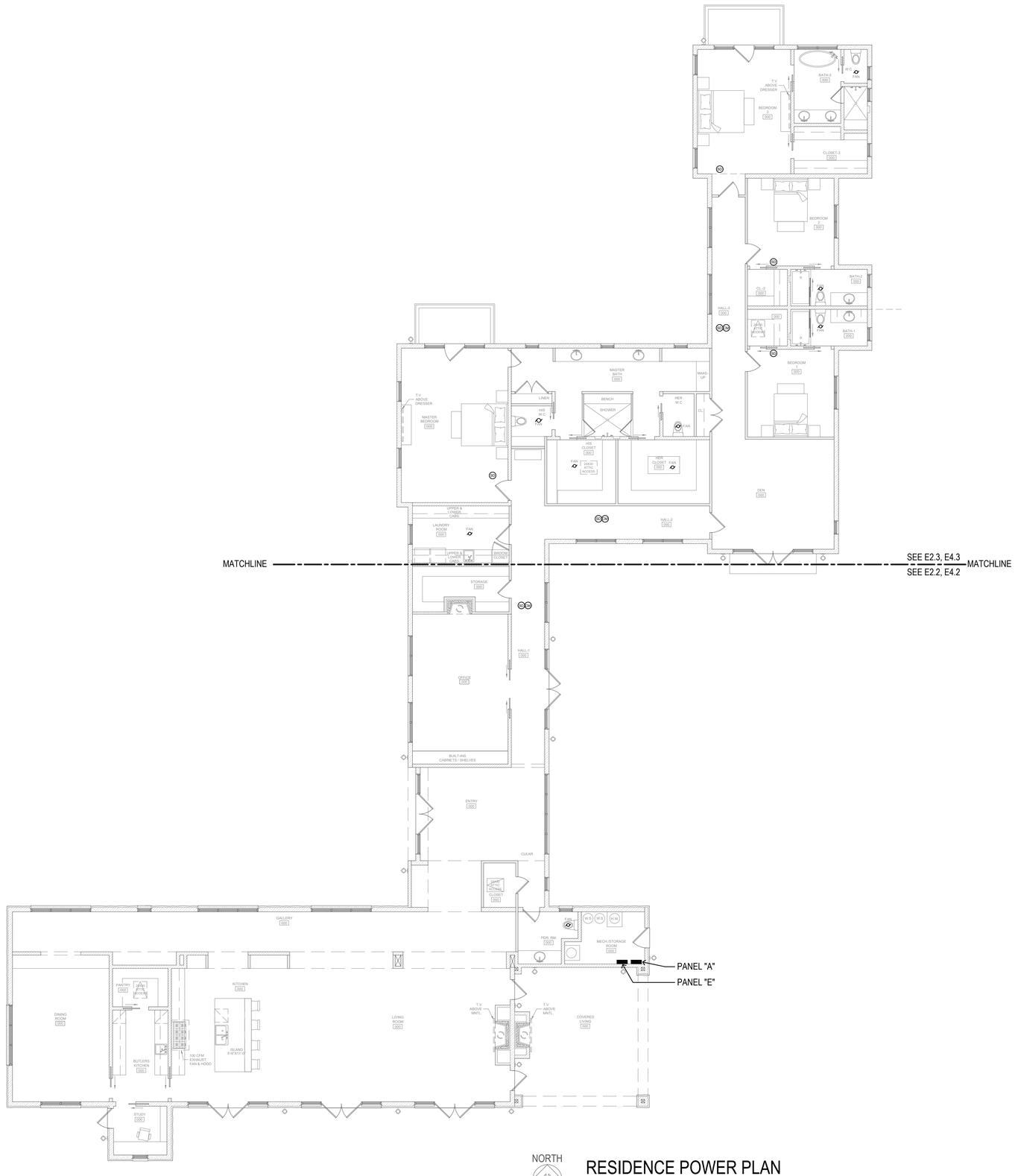
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REGISTERED PROFESSIONAL ENGINEER JAMES MALONEY No. E013083 EXP. 06/30/2027 ELECTRICAL STATE OF CALIFORNIA

Date	December 24, 2025
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
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E1.0

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NORTH

RESIDENCE POWER PLAN

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

0 1 2 4 8 16

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NO.	DESCRIPTION	DATE
1		00.00.20

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RESIDENCE POWER PLAN

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LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JOHN T. MALONEY No. E011058 EXP. 06/30/27 ELECTRICAL STATE OF CALIFORNIA

Date December 26, 2025
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

E2.1

ELECTRICAL NOTES

1. ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12

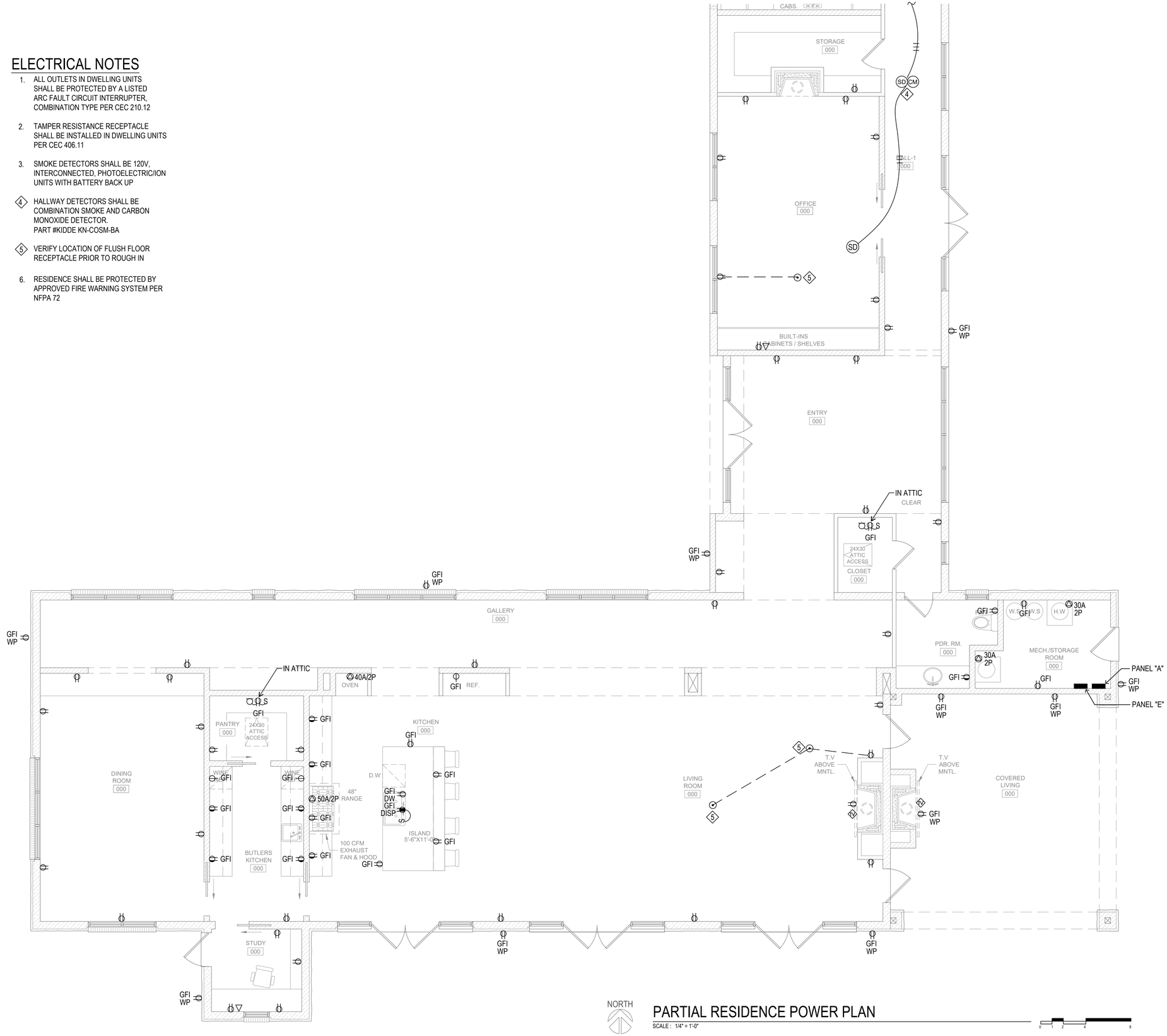
2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11

3. SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED, PHOTOELECTRIC/ION UNITS WITH BATTERY BACK UP

◇4 HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. PART #KIDDE KN-COSM-BA

◇5 VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN

6. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72



NORTH

PARTIAL RESIDENCE POWER PLAN

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

0 1 2 4 8

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PARTIAL RESIDENCE POWER PLAN

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LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JOHN MALONEY EXP. 09/30/26 ELECTRICAL STATE OF CALIFORNIA

Date	December 26, 2025
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	E2.2

ELECTRICAL NOTES

1. ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12

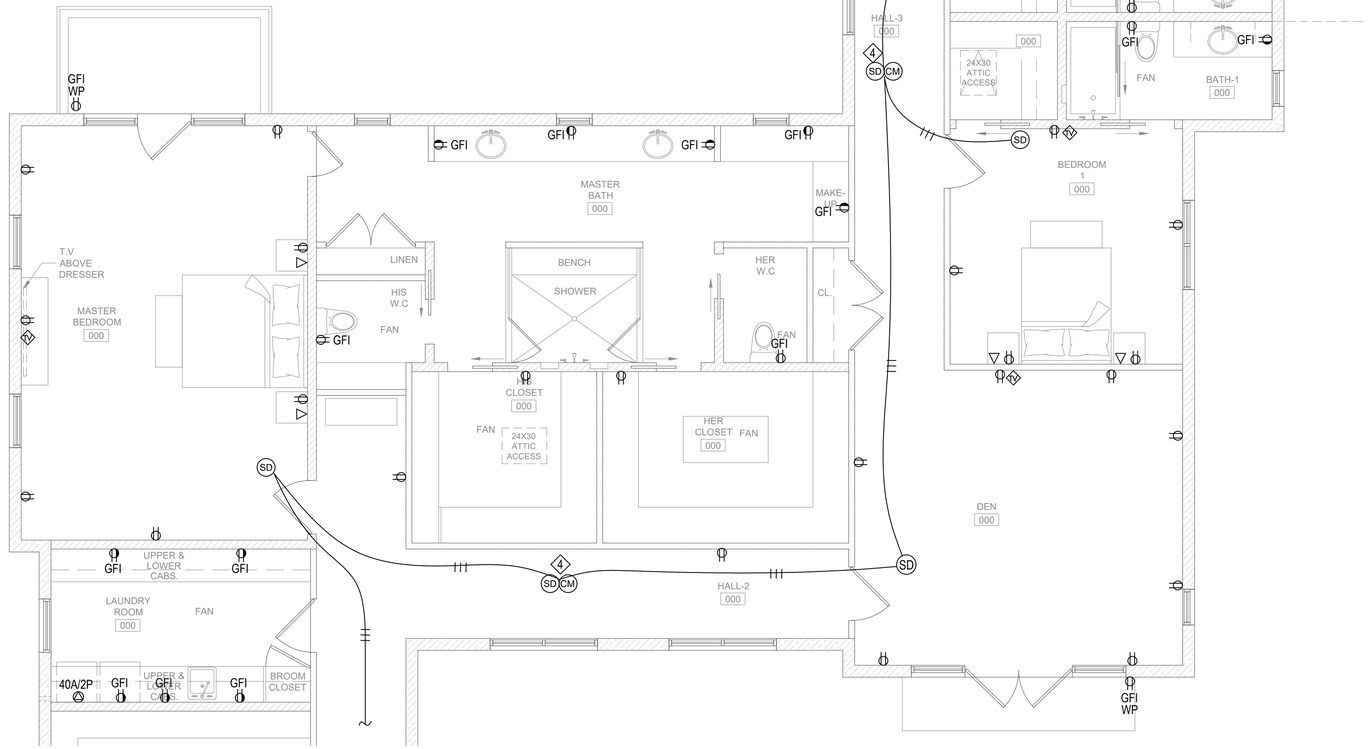
2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11

3. SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED, PHOTOELECTRIC/ION UNITS WITH BATTERY BACK UP

4. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. PART #KIDDE KN-COSM-BA

5. VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN

6. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72



NORTH

PARTIAL RESIDENCE POWER PLAN

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

0 1 2 4 8

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PARTIAL RESIDENCE POWER PLAN

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LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JAMES MALONEY ELECTRICAL EXP. 06/30/2027 STATE OF CALIFORNIA

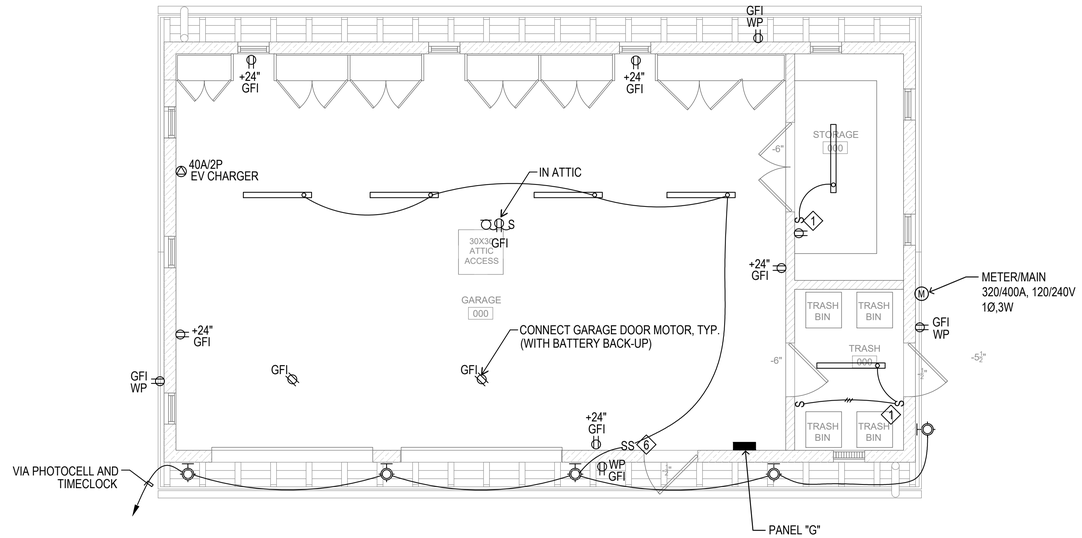
Date December 26, 2025
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Job # USE IF ISSUED
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E2.3

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ELECTRICAL NOTES

1. VACANCY SENSOR SWITCH
   SENSOR SWITCH #WSD-PDT-WH



NORTH

GARAGE POWER PLAN

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

0 1 2 4 8

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		00.00.20

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LAWRENCE RESIDENCE
33 PRONGHORN RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

GARAGE
POWER PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

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REGISTERED PROFESSIONAL ENGINEER
JOHN R. MALONEY
No. E013088
EXP. 09/30/26
ELECTRICAL
STATE OF CALIFORNIA

Date	December 26, 2025
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Drawn	TALLON
Job #	USE IF ISSUED
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E2.4

ELECTRICAL NOTES

1. ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12
2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11
3. SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED, PHOTOELECTRIC/ION UNITS WITH BATTERY BACK UP

◇4 HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR.
PART #KIDDE KN-COSM-BA

◇5 VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN

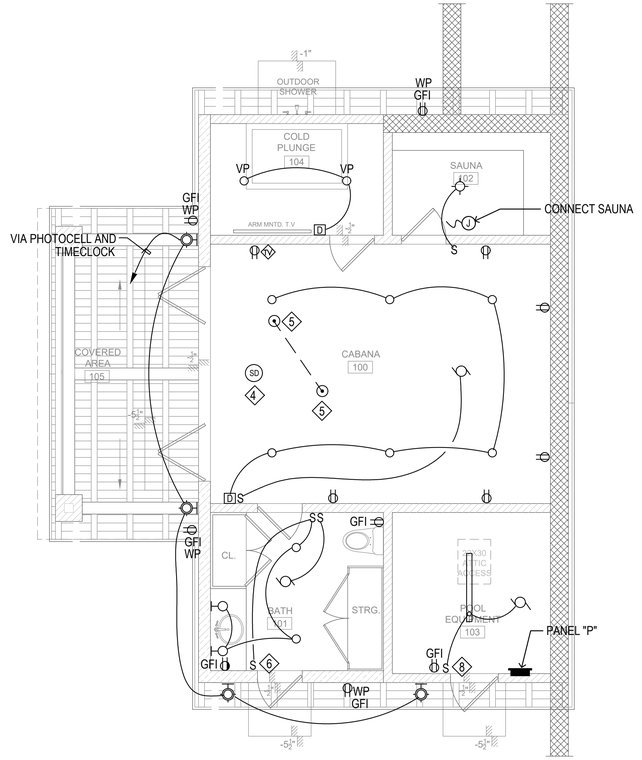
◇6 VACANCY SENSOR SWITCH
SENSOR SWITCH #WSD-PDT-WH

◇7 LIGHTS MASTER SWITCH

◇8 2 POLE VACANCY SENSOR SWITCH
SENSOR SWITCH #WSD-2P-PDT-WH FAN

9. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72

◇10 EXHAUST FAN WITH MOTION & HUMIDITY CONTROL



NORTH

CABANA ELECTRICAL PLAN

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

0 1 2 4 8

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LAWRENCE RESIDENCE
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SANTA LUCIA PRESERVE
CARMEL, CA 93940

CABANA
ELECTRICAL PLAN

JMPE
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LIGHTING DESIGN
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LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER MATTHEW J. MALONEY No. E011086 EXP. 06/30/2027 ELECTRICAL STATE OF CALIFORNIA

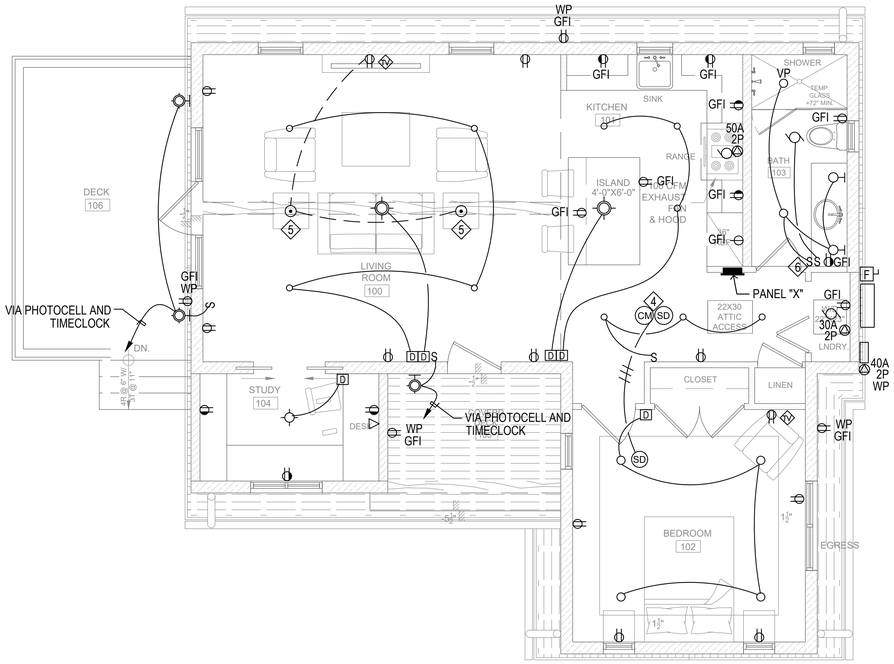
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5. VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN
6. VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-PDT-WH
7. LIGHTS MASTER SWITCH
8. 2 POLE VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-2P-PDT-WH FAN
9. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72
10. EXHAUST FAN WITH MOTION & HUMIDITY CONTROL



NORTH

ADU ELECTRICAL PLAN

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

0 1 2 4 8

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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ADU
ELECTRICAL PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

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CA REGISTRATION NO E13083

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REGISTERED PROFESSIONAL ENGINEER MICHAEL MALONEY E013083 EXP. 06/30/2027 ELECTRICAL STATE OF CALIFORNIA

Date December 26, 2025
Scale
Drawn TALLON
Job # USE IF ISSUED
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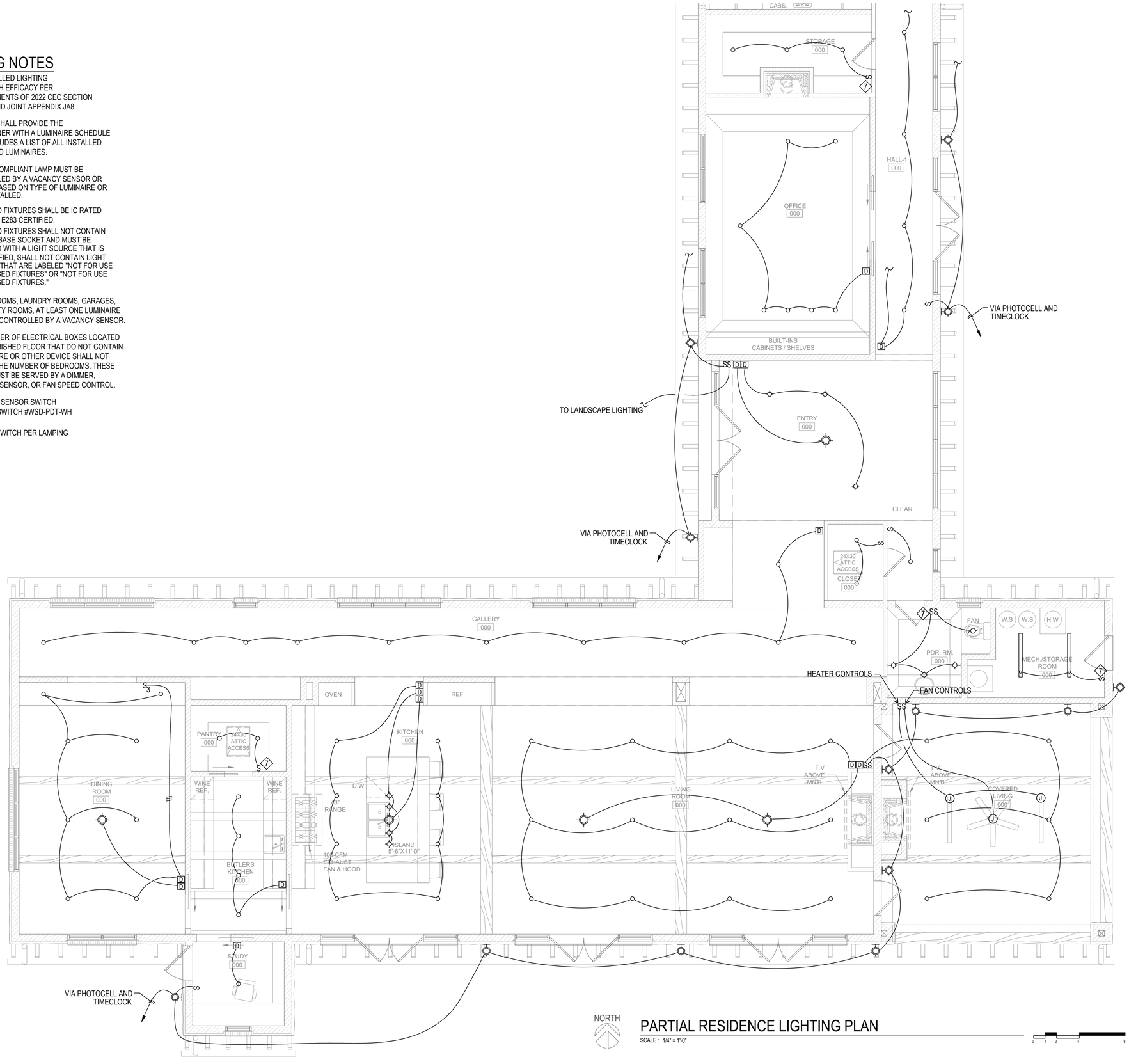
E2.6

LIGHTING NOTES

1. ALL INSTALLED LIGHTING TO BE HIGH EFFICACY PER REQUIREMENTS OF 2022 CEC SECTION 150.0(k) AND JOINT APPENDIX JA8.
2. BUILDER SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF ALL INSTALLED LAMPS AND LUMINAIRES.
3. ANY JA8 COMPLIANT LAMP MUST BE CONTROLLED BY A VACANCY SENSOR OR DIMMER BASED ON TYPE OF LUMINAIRE OR LAMP INSTALLED.
4. RECESSED FIXTURES SHALL BE IC RATED AND ASTM E283 CERTIFIED.
   RECESSED FIXTURES SHALL NOT CONTAIN A SCREW BASE SOCKET AND MUST BE INSTALLED WITH A LIGHT SOURCE THAT IS JA8 CERTIFIED, SHALL NOT CONTAIN LIGHT SOURCES THAT ARE LABELED "NOT FOR USE IN ENCLOSED FIXTURES" OR "NOT FOR USE IN RECESSED FIXTURES."
5. IN BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
6. THE NUMBER OF ELECTRICAL BOXES LOCATED ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.

(7) VACANCY SENSOR SWITCH
SENSOR SWITCH #WSD-PDT-WH

(8) DIMMER SWITCH PER LAMPING



NORTH

PARTIAL RESIDENCE LIGHTING PLAN

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

0 1 2 4 8

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CARMEL, CA 93940

PARTIAL RESIDENCE LIGHTING PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

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REGISTERED PROFESSIONAL ENGINEER E011698 EXP. 06/30/2027 ELECTRICAL STATE OF CALIFORNIA

Date December 26, 2025
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Drawn TALLON
Job # USE IF ISSUED
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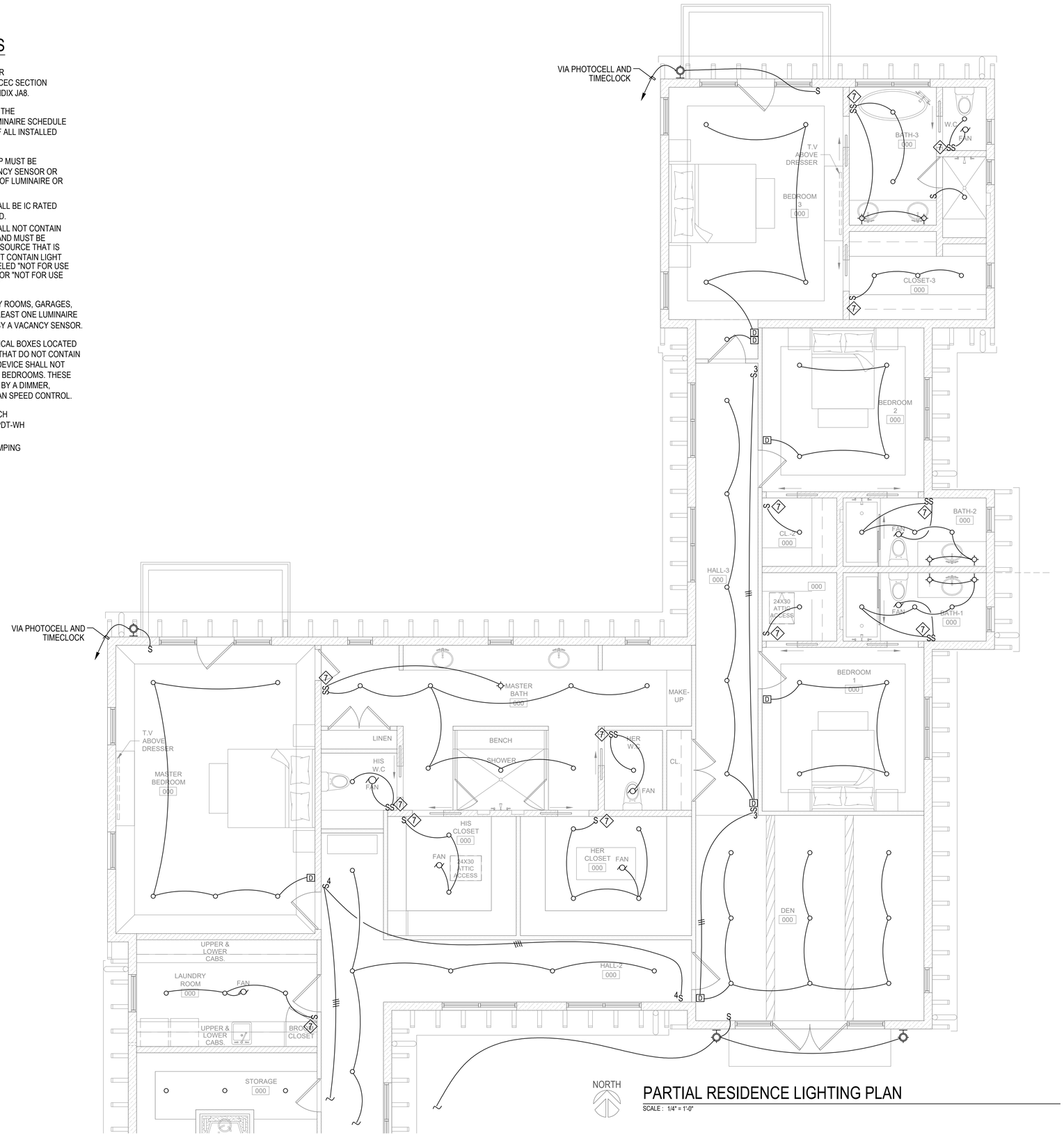
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(7) VACANCY SENSOR SWITCH
SENSOR SWITCH #WSD-PDT-WH

(8) DIMMER SWITCH PER LAMPING



NORTH

PARTIAL RESIDENCE LIGHTING PLAN

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

0 1 2 4 8

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JAMES MALONEY No. E011084 EXP. 06/30/2027 ELECTRICAL STATE OF CALIFORNIA

Date December 26, 2025
Scale
Drawn TALLON
Job # USE IF ISSUED
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E4.3

Introduced: 5/26/2026 **Current Status:** Agenda Ready

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

PLN230249 - SWEENEY KELLY M TR

Administrative Hearing to consider action on restoration of approximately 450 cubic feet of grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280.

Project Location: 7230 Carmel Valley Rd, Carmel, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15333 and no exceptions apply pursuant to Section 15300.2

RECOMMENDATIONS

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

a) Find the project qualifies for a Class 33 Categorical Exemption pursuant to Section 15333 of the CEQA Guidelines and that there are no exceptions pursuant to Section 15300.2; and

b) Approve a Restoration Permit to restore approximately 45 cubic feet of grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION

Agent: Anthony Karachale
Property Owner: Kelly M. Sweeney
APN: 169-221-014-000
Parcel Size: 5.001 acres
Zoning: Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review, and Residential Allocation Zoning Overlaysor “LDR/2.5-D-S-RAZ”
Plan Area: Carmel Valley Master Plan
Flagged and Staked: No

SUMMARY

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

On June 3rd, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 2nd, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

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

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Planning
Monterey County Regional Fire District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

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

- Recommended Conditions of Approval
- Restoration Plan

Exhibit B - Vicinity Map
Exhibit C - Biological Assessment

cc: Front Counter Copy; Jordan Evans-Polockow, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Ramon Montano, Code Compliance Inspector; Kelly M. Sweeney, Property Owner; Anthony Karachale, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN230249

County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 26-052

June 03, 2026

Introduced: 5/26/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN230249 - SWEENEY KELLY M TR

Administrative Hearing to consider action on restoration of approximately 450 cubic feet of grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280.

Project Location: 7230 Carmel Valley Rd, Carmel, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15333 and no exceptions apply pursuant to Section 15300.2

RECOMMENDATIONS

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

a) Find the project qualifies for a Class 33 Categorical Exemption pursuant to Section 15333 of the CEQA Guidelines and that there are no exceptions pursuant to Section 15300.2; and

b) Approve a Restoration Permit to restore approximately 45 cubic feet of grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION

Agent: Anthony Karachale
Property Owner: Kelly M. Sweeney
APN: 169-221-014-000
Parcel Size: 5.001 acres
Zoning: Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review, and Residential Allocation Zoning Overlaysor “LDR/2.5-D-S-RAZ”
Plan Area: Carmel Valley Master Plan
Flagged and Staked: No

SUMMARY

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

On June 3rd, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 2nd, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

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

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Planning
Monterey County Regional Fire District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
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- Recommended Conditions of Approval
- Restoration Plan

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Exhibit C - Biological Assessment

cc: Front Counter Copy; Jordan Evans-Polockow, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Ramon Montano, Code Compliance Inspector; Kelly M. Sweeney, Property Owner; Anthony Karachale, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN230249

Exhibit A

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EXHIBIT A

DRAFT RESOLUTION

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

In the matter of the application of:
SWEENEY KELLY M TR (PLN230249)
RESOLUTION NO. 26-052
Resolution by the County of Monterey Chief of Planning:

1) Finding the project qualifies for a Class 33 Categorical Exemption pursuant to Section 15333 of the CEQA Guidelines and that there are no exceptions pursuant to Section 15300.2; and
2) Approving a Restoration Permit to restore approximately 450 cubic yards of grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280.

[PLN240367, Sweeney Kelly M TR, 7230 Carmel Valley Rd, Carmel, Carmel Valley Master Plan (APN: 169-221-014-000)]

The SWEENEY KELLY M TRS application (PLN230249) came on for an administrative hearing before the County of Monterey Chief of Planning on June 3, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies, is feasible, and does not have the potential to endanger the public health, safety and welfare.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- 2010 Monterey County General Plan;
- Carmel Valley Master Plan (CVMP); and
- Monterey County Zoning Ordinance (Title 21)

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

b) Project Scope. The subject parcel is approximately 5.001 acres and is located off of Carmel Valley Road within the Carmel Valley Master Plan. The Carmel River runs through southern portion of the lot and therefore a portion of the property is within the Carmel Valley Floodplain. The Applicant created two mounds of dirt from clearing portions of his lot within the Carmel Valley floodplain, within close

proximity to the riparian corridor. A Code Enforcement Case (21CE00280) was open for such work, and the applicant is seeking to restore this area back to its pre-violation station (see evidence below and Finding 4). The northern portion of the property is developed with a single-family dwelling and a detached accessory structure.

c) Allowed Use. The property is located at 7230 Carmel Valley Rd, Carmel Valley (Assessor's Parcel Number APN: 169-221-014-000), within the Carmel Valley Master Plan. The parcel is zoned Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays, or "LDR/2.5-D-S-RAZ". The property is currently developed with a single-family dwelling and detached accessory structures. The granting of this Restoration Permit would restore the land within the Carmel Valley floodplain to its pre-violation condition. In accordance with Title 21 section 21.90.130, the Director of Planning is authorized to take actions deemed necessary or expedient to enforce and secure compliance with the provisions of Title 21, including ordering restoration of a site to its pre-violation state.

d) Lot Legality. The subject property (5.001 acres) APN:169-221-014-000, underwent a lot line adjustment in 1987. The property is shown in its current size and configuration as the 5.001-acre lot on the Record of Survey found in Vol 15 of Surveys, Page 56, filed on October 15, 1987, with the Monterey County Recorder's office. Therefore, the County recognizes the subject property as a legal lot of record.

e) Floodplain. Title 21 section 21.64.130 establishes the regulations applicable to development within the Carmel Valley floodplain. The Carmel River runs through the southern portion of the subject property and therefore, the project site is within the Carmel Valley floodplain. Accordingly, the project is to restore the site to its pre-violation state. As discussed in evidence "b" above, the applicant graded portions of his land that is within the floodplain without proper permits. Pursuant to Title 21 section 21.90.130, the applicant is restoring the site to its pre-violation state.

f) Biological Resource. The project included grading within the Carmel Valley floodplain, within close proximity to the riparian corridor. Carmel Valley Master Plan (CVMP) Policy CV-3.8 states development shall be sited to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the Carmel River. A Biological Report (LIB260091) was provided that concluded no special status species were impacted by the grading and that the grading was not within the riparian corridor. The report recommended re-planting and seeding after the appropriate site preparation of redistributing the dirt into planter beds.. If the grasses are not in containers, the potted starters should be one seedling per 2 square feet with grasses by seed estimated at seven pounds per acre, recommended within this section of the property by the Project Biologist.

g) Staff conducted a site inspection on April 24th, 2026, to verify that the project on the subject parcel conforms to the plans, policies, and regulations discussed above.

h) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN230249.

2. FINDING: **SITE SUITABILITY –** Following the restoration of the project site, the subject property shall be considered in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the Monterey County Zoning Ordinance Title 20.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning and the Monterey County Regional Fire District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication that the site is not suitable for the proposed restoration. Recommended conditions of approval have been incorporated.

b) Maritime Chaparral has been impacted by previous unpermitted activities. The following report has been prepared to fully restore the property and address this impact:

- Biological Assessment (County of Monterey Library No. LIB260091) prepared by Jeffrey B. Froke Ph.D, Pebble Beach, CA, March 10, 2024.

The above-mentioned technical report was prepared by an outside consultant to indicate that there are no physical or environmental constraints that would indicate that the site is not suitable for the proposed restoration. County staff has independently reviewed these reports and concurs with their conclusions.

c) Staff conducted a site inspection on April 24th, 2026, to verify that the site is suitable for this use.

d) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN230249.

3. FINDING: **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the Restoration Plan 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 activity 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 and Monterey County Regional Fire District. The respective agency has recommended conditions where appropriate to ensure the project will not have an adverse effect on the health, safety, and welfare of people either residing or working in the neighborhood.

b) The site is currently developed with an existing single-family dwelling and detached accessory structure. The proposed restoration project will not alter the existing utility connections and does not include any structural development.

c) Staff conducted a site inspection on April 24th, 2026, to verify that the site is suitable for this use.

d) A separate Coastal Development Permit or authorization from the State shall first be obtained to allow for future intensive fuel management activities that impact the properties' maritime chaparral.
e) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN230249.

4. FINDING: **VIOLATIONS -** The subject property currently has a code enforcement violation. As a result of this action to restore the property to its pre-violation state, the subject property shall be partially considered in compliance with rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the Monterey County Zoning Ordinance Title 21. Zoning violation abatement costs, if any, will be paid as a condition of approval within 30 days of this action.

EVIDENCE:
a) Staff reviewed Monterey County Planning and Building Services records and are aware of violations existing on the subject property.
b) The project consists of restoring grading that occurred within the Carmel Valley floodplain within close proximity to the riparian corridor to its natural topography. This includes replanting approximately 450 cubic feet with native plants (see Finding 1, evidence g). Implementation of the prepared Restoration Plan and required construction permits will fully abate the existing Code Enforcement Case No. 21CE00280, subject to any remaining applicable enforcement fines. See supporting Evidence in Finding 1.
c) Staff conducted a site inspection and researched County records to assess the violations on the subject property and how proposed activities would address them.
d) The application, restoration plan, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN230249.

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

EVIDENCE:
a) California Environmental Quality Act (CEQA) Guidelines section 15333 categorically exempts small habitat restoration projects less than 5 acres in size that restore and enhance protected plant species, provided the restoration does not result in significant impacts on protected species or their habitat, and there are no hazardous materials at or around the project site that need to be disturbed.
b) The proposed project includes the restoration of 450 cubic feet of vegetation and land clearing from grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280As conditioned and proposed, the restoration project does not pose any significant impacts to endangered, rare, or threatened species or their habitat. No hazardous materials are known to exist at, or around, the project site, and no earth movement is proposed that could disturb such materials. The project will restore the chaparral habitat to its pre-

violation state and will enhance the habitat value. Therefore, the project meets Class 33 Categorical Exemption requirements.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. Restoration of the project site to its pre-violation condition would not contribute to any potentially significant cumulative impact and will restore previously disturbed sensitive habitat. There are no unusual circumstances affecting the property or the proposed project that would create a reasonable possibility that implementation would have a significant effect on the property. The restoration project would not damage any scenic resources or resources of critical concern. The site is not known to be included on a list compiled pursuant to Section 65962.5, and there are no identified historical resources on the property that would be impacted by the execution of the project.

d) See Finding Nos. 1 and 2 and supporting evidence.

e) Staff did not identify any potential adverse impacts staff review of the development application.

f) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN230249.

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

EVIDENCE: a) Planning Commission. Pursuant to Title 21 section 21.80.040.A, the Planning Commission is the appeal authority to consider appeals from the discretionary decisions of the Director of Planning.

DECISION

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

1) Find that the project qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines Section 15333; and

2) Approving a Restoration Permit to restore approximately 450 cubic feet of grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280.

PASSED AND ADOPTED this 3rd day of June 2026.

_____

Melanie Berretti, AICP
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 CLERK TO THE BOARD 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. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

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

PLN230249

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Restoration permit (PLN230249) allows restoration of approximately 450 cubic feet of grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280. The property is located at 7230 Carmel Valley Rd, Carmel (Assessor's Parcel Number 169-221-014-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Restoration Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 169-221-014-000 on June 3rd, 2026. The permit was granted subject to 3 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

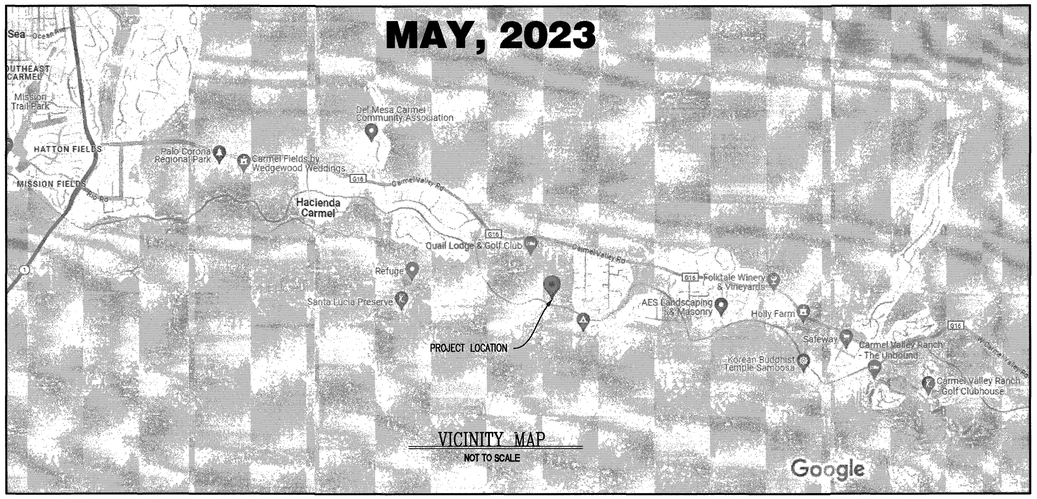
When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

CIVIL IMPROVEMENT PLANS
GRADING RESTORATION PLAN
7230 CARMEL VALLEY ROAD

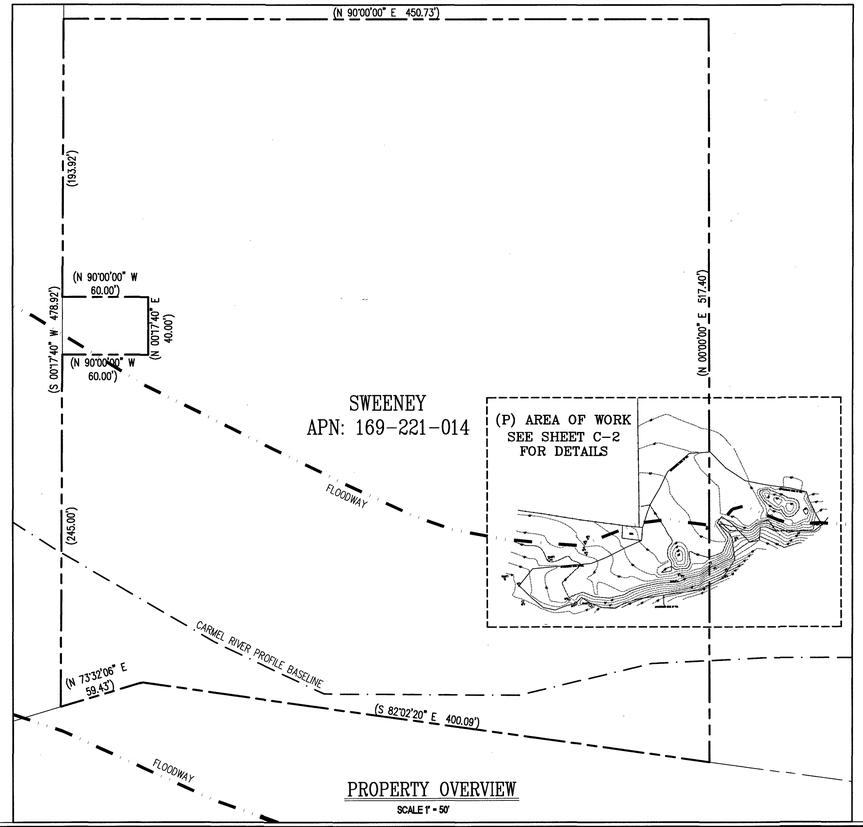
PREPARED FOR

KELLY SWEENEY

MAY, 2023



VICINITY MAP
NOT TO SCALE



PROPERTY OVERVIEW
SCALE 1" = 50'

BEST MANAGEMENT PRACTICE NOTES

1. **OWNER:**
   KELLY SWEENEY
   7230 CARMEL VALLEY ROAD
   CARMEL, CA 93923
   PHONE: (831) 877-0073

2. **CIVIL ENGINEER: STEVEN C. WILSON**
   MONTEREY BAY ENGINEERS, INC.
   607 CHARLES AVENUE, SUITE B
   SEASIDE, CA 93955
   PHONE: (831) 899-7899

3. **CONSTRUCTION SUPERINTENDENT:**
   _____
   _____

4. ESTIMATED CONSTRUCTION STARTING & COMPLETION DATE:

   24 HOUR PHONE NUMBER: _____
   PHONE:_____ SITE PHONE: _____
   CONTRACTOR:
   _____
   _____

5. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. THE GRADING AND DRAINAGE PLANS SHALL BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
6. THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR THROUGHOUT THE WINTER MONTHS. WHENEVER RAIN IS FORECAST, AT THE END OF THE LAST DAY OF A WORK WEEK OR BEFORE ANY EXTENDED SUSPENSION OF WORK. THE GENERAL CONTRACTOR SHALL ENSURE THAT THE MEASURES SHOWN ON THESE PLANS SHALL BE IN PLACE AND SATISFACTORILY INSTALLED TO PROVIDE THE INTENDED PROTECTION. AFTER EACH RAIN, THE GENERAL CONTRACTOR SHALL INSPECT THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES TO DETERMINE THAT THEY OPERATED SATISFACTORILY. REPAIRS SHALL BE MADE AS REQUIRED. IF IT IS DETERMINED THAT A PARTICULAR MEASURE IS NOT PROVIDING THE INTENDED PROTECTION, THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGN ENGINEER TO DETERMINE ALTERNATIVE MEASURES. ALTERNATIVE DESIGNS WILL BE SUBMITTED TO THE COUNTY OF MONTEREY FOR REVIEW PRIOR TO IMPLEMENTATION.
7. THE GENERAL CONTRACTOR SHALL KEEP ADEQUATE SUPPLIES ON SITE TO PROVIDE EMERGENCY REPAIRS AS REQUIRED. THESE SUPPLIES MAY BE ADDITIONAL SILT FENCING, FILTER FABRIC, STRAW BALES, JUTE NETTING, BAGS AND TARPS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
9. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
10. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
11. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
12. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
13. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
14. HYDROSEEDING SHALL BE APPLIED AS PER CALTRANS SPECIFICATIONS, OR AS OTHERWISE NOTED ON THESE PLANS.
15. WITH THE APPROVAL OF THE CIVIL ENGINEER, THE EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGE CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
   E. SEDIMENT REMOVED FROM TRAPS SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.
2. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

EROSION & SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15TH. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1ST OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF THE SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE COUNTY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1ST OF EACH YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY OF MONTEREY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ON TO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY OF MONTEREY.
5. IF HYDRO SEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. THIS EROSION CONTROL AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY OF MONTEREY OR REPRESENTATIVE OF ANY FIELD CHANGES.

TREE PROTECTION NOTES

1. NO NATIVE TREES ARE TO BE REMOVED DURING THIS PROJECT.
2. NATIVE TREES SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
3. A TREE PROTECTION PLAN SHALL BE APPROVED AND IN PLACE PRIOR TO THE ISSUANCE OF ANY PERMITS.
4. PROTECTIVE FENCING IS TO BE PLACED PRIOR TO THE START OF EARTHWORK.
5. ANY CUT, FILL AND/OR BUILDING FOUNDATIONS LOCATED WITHIN A MINIMUM OF 3 TIMES THE DIAMETER OF THE TREE AWAY FROM THE TRUNK OF ALL TREES SCHEDULED FOR PRESERVATION MUST BE ACCOMPANIED BY TREE PROTECTION MEASURES PROVIDED BY THE APPLICANT TO BE REVIEWED BY PLANNING STAFF.
6. THE MINIMUM RECOMMENDED DISTANCE PERMITTED SHALL BE 6'-0" AWAY FROM THE OUTSIDE EDGE OF THE TRUNK FOR ALL TREES OF A DIAMETER OF LESS THAN 2'-0".
7. DIAMETER OF A TREE SHALL BE MEASURED AT 4'-6" ABOVE THE SURROUNDING GRADE (DIAMETER AT BREAST HEIGHT (DBH))
8. ALL TREES SCHEDULED FOR PRESERVATION (WHICH MAY BE AT RISK OF INJURY OR HARM DURING TREE REMOVAL OF TREES APPROVED FOR REMOVAL OR DURING GRADING, TRENCHING OR OTHER ACTIVITIES ASSOCIATED WITH THIS PROJECT) SHALL BE TEMPORARILY FENCED DURING SUCH ACTIVITIES.
9. FENCING SHALL BE INSTALLED PRIOR TO THE BEGINNING OF TREE REMOVALS, GRADING AND CONSTRUCTION.
10. FENCING SHALL BE INSTALLED AT THE EDGE OF THE ROOT ZONE UNLESS AN ALTERNATE LOCATION DETERMINED ESSENTIAL TO THE CONSTRUCTION OF THE PROJECT IS APPROVED. THE ROOT ZONE IS DETERMINED TO BE THE AREA LOCATED WITHIN A DISTANCE OF 15 TIMES THE TRUNK DIAMETER IN ALL DIRECTIONS.
11. FENCING SHALL CONSIST OF CHAIN LINK OR PLASTIC LINK FENCE, RIGIDLY SUPPORTED AND MAINTAINED DURING ALL CONSTRUCTION AT A MINIMUM HEIGHT OF 4'-0" ABOVE GRADE. REMOVAL OF FENCING SHALL BE AT THE DIRECTION OF THE MONTEREY COUNTY PLANNING DEPARTMENT.
12. FENCED AREAS SHALL BE MAINTAINED IN NATURAL CONDITION AND NOT BE USED FOR ANY MATERIAL OR EQUIPMENT STORAGE.
13. UTILITY AND DRAIN LINES SHALL BE LOCATED OUTSIDE OF THE ROOT ZONE UNLESS ESSENTIAL TO DEVELOPMENT AS APPROVED. UTILITY LINES SHALL NOT BE WITHIN 3' OF THE TRUNK.
14. NO ROOT WITH A DIAMETER GREATER THAN 2" SHALL BE CUT. USE A SAW TO CUT ROOTS TO LEAVE A SMOOTH SURFACE AND AVOID JAGGED CUTS AND TEARING OF THE ROOT.
15. ABSORBENT TARPS SHALL BE PLACED OVER GRADE CUTS WHERE ROOTS ARE EXPOSED. TARPS ARE TO BE SECURED WITH STAKES AND 2" TO 4" OF COMPOST OR WOOD CHIPS TO PREVENT MOISTURE LOSS. MOISTURE LEVELS BENEATH THE TARP ARE TO BE KEPT COMPARABLE TO MOISTURE LEVELS IN THE SURROUNDING SOIL.
16. ALL TREE PRUNING MUST BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST TO ENSURE THE PROPER ASSESSMENT OF DRIP LINE AND THAT STANDARD TREE PRUNING PRACTICES ARE UPHELD. REFER TO SPECIFICATION SECTION 02231 TREE PROTECTION, SECTION 3.02 FOR THE BEST PRACTICES OF TREE PRUNING AS SPECIFIED BY THE ISA.

WASTE MANAGEMENT PLAN

REF: CALIFORNIA STORMWATER BMP HANDBOOK, CONSTRUCTION, SECT. 4

1. THE CONTRACTOR SHALL MAINTAIN AND MONITOR THE HANDLING AND DISPOSAL OF ALL WASTE GENERATED ON SITE.
2. STORE HAZARDOUS MATERIALS AND WASTE IN COVERED CONTAINERS AND PROTECT FROM VANDALISM.
3. ENSURE THAT A STOCKPILE OF SPILL CLEANUP MATERIALS ARE AVAILABLE AND READILY ACCESSIBLE.
4. DO NOT ALLOW WATER USED FOR CLEANING AND DECONTAMINATION TO ENTER STORM DRAINS OR WATERCOURSES.
5. COLLECT AND DISPOSE OF CONTAMINATED WATER IN ACCORDANCE WITH WM-10, LIQUID WASTE MANAGEMENT.
6. DRIP PANS OR ABSORBENT MATERIALS SHALL BE PLACED UNDER PAVING EQUIPMENT WHEN NOT IN USE.
7. FOR REFUELING ON SITE, USE DESIGNATED AREAS LOCATED AWAY FROM WATER COURSES.
8. WHEN FUELING, USE SECONDARY CONTAINMENT TO CATCH SPILL/LEAKS.
9. DUMPSTERS SHALL BE MAINTAINED ON SITE FOR THE COLLECTION AND DISPOSAL OF CONSTRUCTION WASTE.
10. HAZARDOUS WASTE SHALL BE SEGREGATED FROM NON-HAZARDOUS CONSTRUCTION WASTE.
11. KEEP HAZARDOUS WASTE CONTAINERS IN SECONDARY STORAGE.
12. ALL HAZARDOUS WASTE SHALL BE STORED, TRANSPORTED, AND DISPOSED AS REQUIRED IN TITLE 22 CCR, DIVISION 4.5 AND 49 CFR 261-263.
16. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.
17. A CONCRETE WASHOUT FACILITY SHALL BE CONSTRUCTED ON SITE. SEE DETAIL 'E' LOCATED ON SHEET C-13.
18. DISPOSE OF HARDENED CONCRETE WASTE ON A REGULAR BASIS IN ACCORDANCE WITH WM-5, SOLID WASTE MANAGEMENT.
19. SANITARY FACILITIES SHALL BE PROVIDED AND MAINTAINED ON SITE.

SURVEY NOTES

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. THIS PROPERTY MAY BE AFFECTED BY EASEMENTS THAT ARE NOT SHOWN ON THIS MAP.
5. ELEVATIONS SHOWN ARE BASED ON NGVD-88 DATUM. A GPS SURVEY WAS CONDUCTED TO ESTABLISH THE SITE BENCHMARK USING REFERENCE STATION "CAMT" ON THE SMARTNET NORTH AMERICA NETWORK. THE PROJECT BENCHMARK IS A MAG SPIKE, AS SHOWN ON THIS MAP. ELEVATION = 90.38'.
6. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.

GRADING NOTES

1. **THIS PLAN IS PREPARED TO REMOVE AND EXPORT ALL FILL MATERIALS PLACED ON THE SUBJECT PROPERTIES.**
2. THE CONTOURS SHOWN FOR RESTORATION ARE ONLY AN APPROXIMATION OF THE NATIVE GROUND ELEVATIONS. **THE ACTUAL EARTHWORK WILL BE LIMITED TO REMOVAL OF THE RECENTLY PLACED FILL MATERIALS.**
3. THE IMPORTED MATERIAL SHALL BE REMOVED ONLY TO EXPOSE THE NATIVE ORIGINAL GRADES. THE CHANGE OF SOIL TYPE AND EXPOSURE OF THE OLDER UNDERLYING SHALL BE THE INDICATOR THAT ALL IMPORTED OVERBURDEN HAS BEEN REMOVED.
4. ALL GRADING SHALL CONFORM TO THE LATEST COUNTY OF MONTEREY STANDARDS AND SPECIFICATIONS, AND GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK. A GRADING INSPECTION CARD WILL BE FURNISHED BY THE COUNTY OF MONTEREY THAT WILL PROVIDE DETAILS OF ALL REQUIRED INSPECTIONS.
6. ESTIMATED EARTHWORK QUANTITIES:

CUT:	APPROXIMATE ESTIMATE OF 450 CU.YDS.
FILL:	0 CU.YDS.
NET EXPORT:	**ACTUAL AMOUNT NOT KNOWN**

7. GRADING WORK WILL BEGIN WITHIN 180 DAYS OF THE ISSUANCE OF A GRADING PERMIT.
8. DUST FROM THE GRADING OPERATION MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS. (ORD. 2354 SECTION 1'18, 1979).
9. MONTEREY BAY ENGINEERS, INC. SHALL BE RETAINED FOR CONSTRUCTION STAKING AND OBSERVATION SERVICES. THE CONTRACTOR SHALL CONTACT MONTEREY BAY ENGINEERS, INC. (831) 899-7899, AT LEAST 48 HOURS IN ADVANCE OF ANY WORK REQUIRING SURVEYING CONTROL TO ARRANGE FOR CONSTRUCTION STAKING.
10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMONT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
11. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIORNMENTAL SERVICES TO REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AND TO VERIFY THAT ANY POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.. BEEN COMPLETED TO THAT POINT.
12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
13. ALL REMOVED MATERIALS SHALL BE TRANSPORTED TO AN APPROVED LOCATION, OR TO THE MONTEREY PENINSULA REGIONAL LANDVILL IN MARINA.

EROSION CONTROL NOTES:

1. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION. BETWEEN OCTOBER 15 AND APRIL 15, EROSION CONTROL MEASURES MUST BE IN PLACE AND CONTINUOUSLY MAINTAINED PER EROSION CONTROL ORDINANCE #2906.
2. DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
3. DISTURBED AREAS SHOULD BE SEEDED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. A CONTINUOUS STRAW BALE BARRIER SHALL ALSO BE INSTALLED BELOW THE DISTURBED AREAS.
4. ALL CUT AND FILL SLOPES SHALL BE PLANTED WITH A SEED MIXTURE CONSISTENT WITH THE EXISTING NATURAL VEGETATION.
5. AFTER CULTIVATION, THE EROSION CONTROL MATERIAL SHALL BE MIXED AND APPLIED TO ALL CUT AND FILL SLOPES IN APPROXIMATELY THE FOLLOWING PROPORTIONS:

MATERIAL	PER ACRE (SLOPE MEASUREMENTS)
SEED	51 POUNDS
FERTILIZER	500 POUNDS
STRAW MULCH	1,000 POUNDS
WATER	AS REQUIRED

6. RAIN RUNOFF FROM THE SITE SHALL BE FILTERED BY A STRAW BALE SILTATION BARRIER TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
7. TEMPORARY CUTOFF BERMS OR DITCHES MAY BE CONSTRUCTED TO DIRECT RUNOFF TO SILTATION BASINS PRIOR TO OUTLETTING INTO NATURAL CHANNELS OR ONTO ROADS.
8. ALL EROSION CONTROL MEASURES MUST BE IN PLACE AT THE END OF EACH DAY.

APPLICANT INFORMATION

PROJECT APN:	022-221-014
ADDRESS:	7230 CARMEL VALLEY ROAD CARMEL, CA 93923 (831) 877-0073
OWNER:	KELLY SWEENEY 7230 CARMEL VALLEY ROAD CARMEL, CA 93923 (831) 877-0073
CIVIL ENGINEER:	STEVEN C. WILSON, RCE25136 MONTEREY BAY ENGINEERS, INC. 607 CHARLES AVENUE, SUITE B SEASIDE, CA 93955 (831) 899-7899

GRADING LEGEND

(E) ····· EXISTING	FG ····· FINISHED GRADE	50 EXISTING CONTOURS
(N) ····· NEW	FL ····· FLOWLINE	50 / 49 PROPOSED CONTOURS
AB ····· AGGREGATE BASE	INV ····· INVERT ELEVATION	(E) CHAIN LINK FENCE
AC ····· ASPHALT CONCRETE	PL ····· PROPERTY LINE	PROPOSED BUILDING
BW ····· BASE OF WALL	RIM ····· RIM ELEVATION	
C&G ····· CURB & GUTTER	TBR ····· TO BE REMOVED/RELOCATED	····· ASPHALT
CB ····· CATCH BASIN	TC ····· TOP OF CURB	////// ····· BUILDING PAD(S)
CL ····· CENTERLINE	TDC ····· TOP OF DEPRESSED CURB	····· CONCRETE
CO ····· CLEAN OUT	T.E ····· TRASH ENCLOSURE	····· LANDSCAPING
CONC. ····· CONCRETE	TW ····· TOP OF WALL	
D/W ····· DRIVEWAY	UP ····· UTILITY POLE	XX.XX' TOP OF CURB ELEVATION
DI ····· DROP INLET	WM ····· WATER METER	XX.XX' FLOWLINE ELEVATION
EL OR ELEV. ELEVATION	R ····· RADIUS	
FC ····· FACE OF CURB	RWL ····· RAIN WATER LEADER	
FF ····· FINISHED FLOOR	S ····· SLOPE	

GRAPHIC SCALE
0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

SCALE: 1" = 50'

KEY MAP

REGISTERED PROFESSIONAL ENGINEER STEVEN C. WILSON No. 25,136 CIVIL STATE OF CALIFORNIA 3/4/2024

REVISIONS	
DATE	BY
05-11-23	SCW
12-08-23	SPH
03-04-24	SCW

JOB No. 23-024

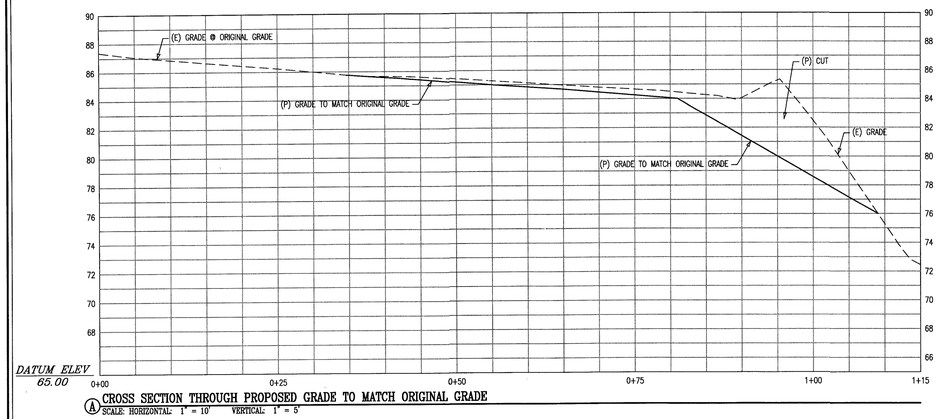
SPECIFICATIONS & KEP MAP

7230 CARMEL VALLEY ROAD
CARMEL, CA 93923
5.001 ACRE PARCEL AS SHOWN ON
VOLUME 15, OF SURVEYS, PAGE 56, RECORDS OF MONTEREY COUNTY
COUNTY OF MONTEREY APN: 022-221-014 STATE OF CALIFORNIA

PREPARED FOR
KELLY SWEENEY

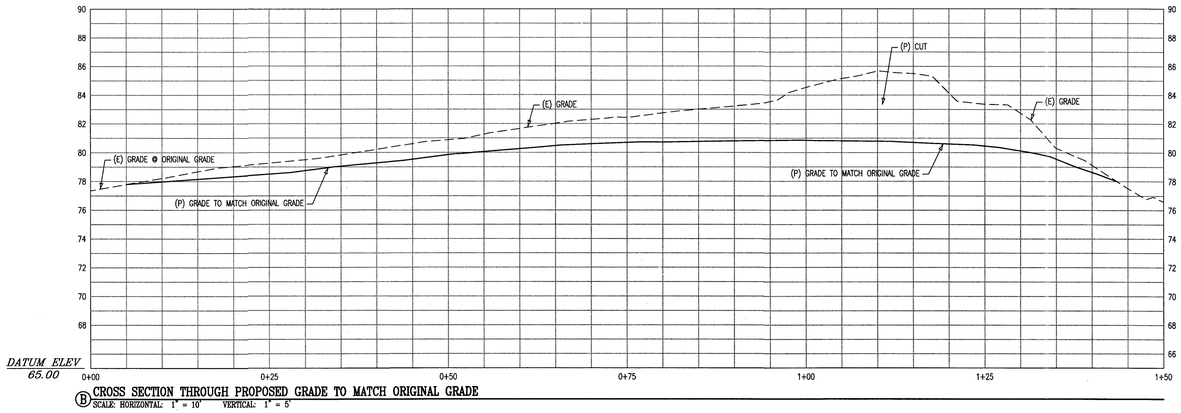
BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955

SCALE	DATE	DRAWN BY	SHEET
AS SHOWN	MAY, 2023	SCW & SPH	C-1 OF THREE



Ⓐ CROSS SECTION THROUGH PROPOSED GRADE TO MATCH ORIGINAL GRADE
SCALE: HORIZONTAL: 1" = 10' VERTICAL: 1" = 5'

PROJECT BENCHMARK
MAG SPIKE
ELEV. = 90.38'

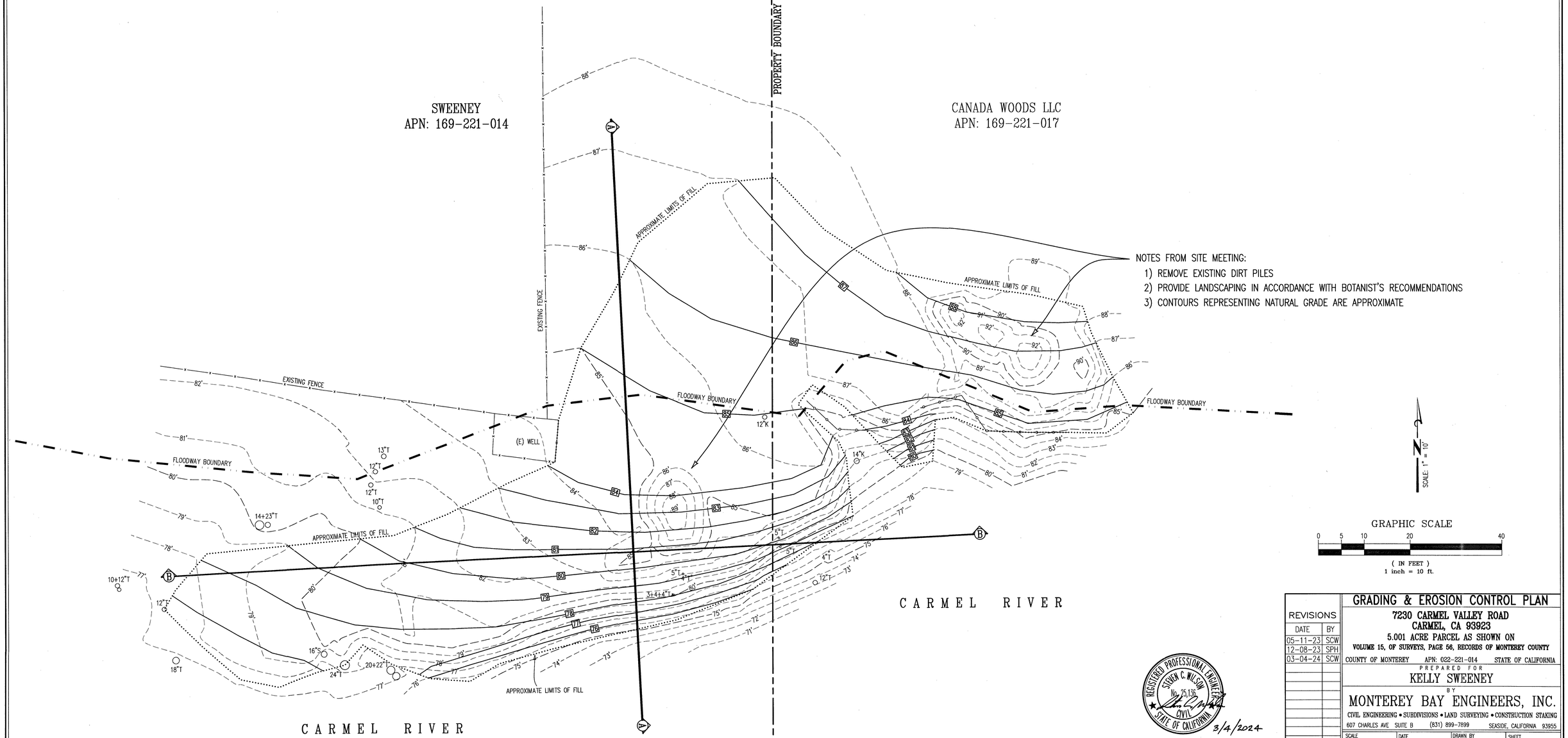


Ⓑ CROSS SECTION THROUGH PROPOSED GRADE TO MATCH ORIGINAL GRADE
SCALE: HORIZONTAL: 1" = 10' VERTICAL: 1" = 5'

SWEENEY
APN: 169-221-014

PROPERTY BOUNDARY

CANADA WOODS LLC
APN: 169-221-017



NOTES FROM SITE MEETING:
1) REMOVE EXISTING DIRT PILES
2) PROVIDE LANDSCAPING IN ACCORDANCE WITH BOTANIST'S RECOMMENDATIONS
3) CONTOURS REPRESENTING NATURAL GRADE ARE APPROXIMATE

SCALE: 1" = 10'

GRAPHIC SCALE
0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER
STEVEN C. WILSON
No. 25,135
CIVIL
STATE OF CALIFORNIA
3/4/2024

REVISIONS	
DATE	BY
05-11-23	SCW
12-08-23	SPH
03-04-24	SCW

JOB No. 23-024

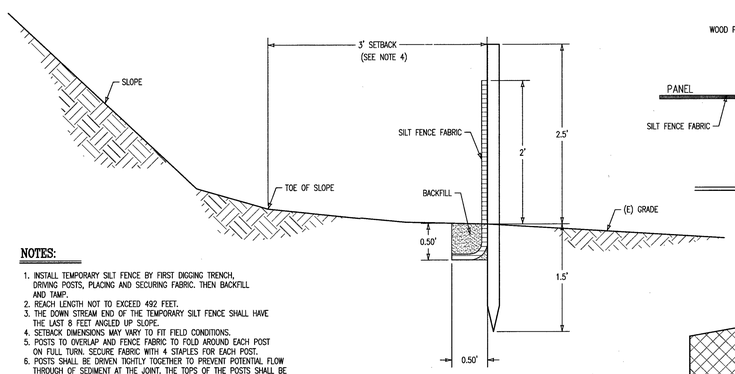
GRADING & EROSION CONTROL PLAN

7230 CARMEL VALLEY ROAD
CARMEL, CA 93923
5.001 ACRE PARCEL AS SHOWN ON
VOLUME 15, OF SURVEYS, PAGE 56, RECORDS OF MONTEREY COUNTY
COUNTY OF MONTEREY APN: 022-221-014 STATE OF CALIFORNIA

PREPARED FOR
KELLY SWEENEY

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955

SCALE	DATE	DRAWN BY	SHEET
1" = 10'	MAY, 2023	SCW & SPH	C-2 OF THREE

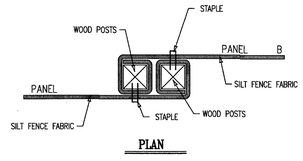


SECTION A-A

TEMPORARY SILT FENCE

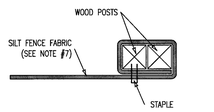
NOTES:

1. INSTALL TEMPORARY SILT FENCE BY FIRST DIGGING TRENCH, DRIVING POSTS, PLACING AND SECURING FABRIC. THEN BACKFILL AND TAMP.
2. REACH LENGTH NOT TO EXCEED 492 FEET.
3. THE DOWN STREAM END OF THE TEMPORARY SILT FENCE SHALL HAVE THE LAST 8 FEET ANGLED UP SLOPE.
4. SETBACK DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
5. POSTS TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH POST ON FULL TURN. SECURE FABRIC WITH 4 STAPLES FOR EACH POST.
6. POSTS SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW THROUGH OF SEDIMENT AT THE JOINT. THE TOPS OF THE POSTS SHALL BE SECURED TO EACH OTHER WITH WIRE.
7. FOR EACH POST, FENCE FABRIC SHALL BE FOLDED AROUND TWO POSTS ONE FULL TURN AND SECURED WITH 4 STAPLES.
8. MINIMUM OF 4 STAPLES SHALL BE INSTALLED PER POST.
9. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN MANNER TO ENSURE THAT THE SEDIMENT IS RETAINED BY THE TEMPORARY SILT FENCE.
10. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.



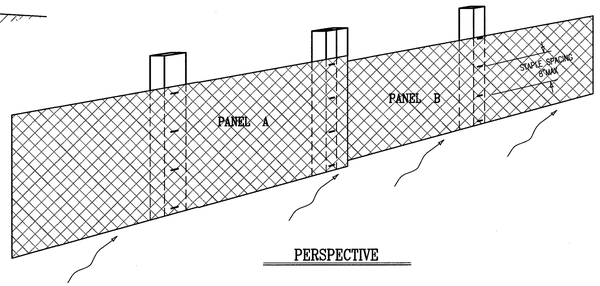
PLAN

POST AT JOINTS



PLAN

END POST DETAIL



PERSPECTIVE

A SILT FENCE DETAILS

NOT TO SCALE

EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. **BEST MANAGEMENT PRACTICES (BMPS)** AT A MINIMUM, THE FOLLOWING BMPS ARE REQUIREDREGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.

A. **WET WEATHER MEASURES** IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON – OCTOBER 15 THROUGH APRIL 15. OTHERWISE, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT ON-SITE FOR PRE-RAIN INSTALL.

B. **EXISTING VEGETATION** PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE; INSTALL APPROPRIATE/PROTECTIVE FENCING, PERIMETER CONTROLS PRIOR TO WORK.

C. **EROSION AND SEDIMENT CONTROL** AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPS SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENTON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.

D. **STOCKPILE MANAGEMENT**
1.) ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2.) STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3.) NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.

E. **WASTE MANAGEMENT** ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ONSITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.

F. **VEHICLES AND EQUIPMENT** RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.

G. **DRAIN/INLET PROTECTION & PERIMETER CONTROLS** DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT,OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. ALSO, CHANGING CONSTRUCTION CONDITIONS NECESSITATE THAT THE TYPE OF INLET AND DRAIN PROTECTION IMPLEMENTED BE CHANGED AND/OR ADJUSTED BY THE CONTRACTOR TO ADEQUATELY PROTECT THE STORM DRAIN SYSTEM DURING THE VARIOUS CONSTRUCTION PHASES.

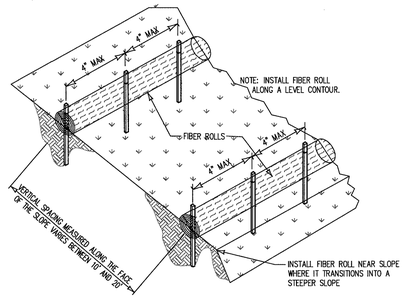
H. **SWEEPING** ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEPT (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.

I. **DEWATERING** NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITION PER CITY CODE CH. 31.5-12(C). ASBS DRAINAGES HAVE GREATER RESTRICTIONS. ANY PROPOSED DEWATERING MUST BE REVIEWED/CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES.

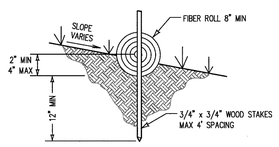
J. STORMWATER MIXED WITH NON-STORMWATER SHALL BE MANAGED AS NON-STORM WATER.

PROJECT COVERED BY PERMIT(S): _____

TOTAL AREA OF DISTURBANCE: 25,784 S.F.



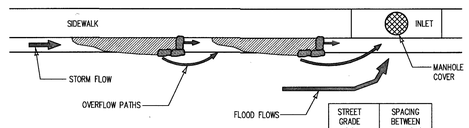
TYPICAL FIBER ROLL INSTALLATION



ENTRENCHMENT DETAIL

B FIBER ROLLS

NOT TO SCALE



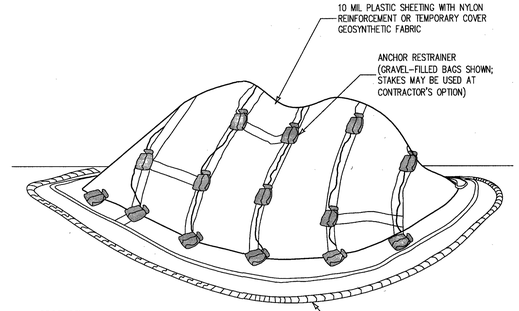
NOTES

1. FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
2. PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

STREET GRADE (%)	SPACING BETWEEN BAGS (FT)
0.5	100
1.0	50
2.0	25
3.0	16
4.0	13
5.0	10

C CURB AND GUTTER CONTAINMENT

NOT TO SCALE

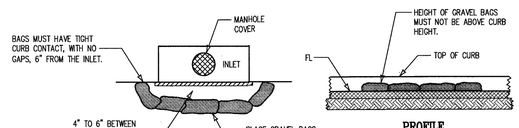


NOTES

1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT (BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

E TEMPORARY COVER ON STOCKPILE

NOT TO SCALE



PLAN

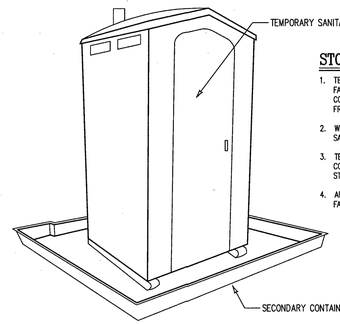
PROFILE

NOTES

1. GRAVEL BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK CONTAINED IN PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS ABOUT 24" LONG, 12" WIDE, AND 6" HIGH.

D DRAIN INLET BARRIER

NOT TO SCALE



STORAGE AND DISPOSAL PROCEDURES

1. TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
2. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
4. ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

F SANITARY WASTE MANAGEMENT

NOT TO SCALE

REVISIONS	
DATE	BY
12-08-23	SPH

REGISTERED PROFESSIONAL ENGINEER
SEWEN C. WILSEW
No. 25,136
CIVIL
STATE OF CALIFORNIA
12/8/2023

BEST MANAGEMENT PRACTICE DETAILS

7230 CARMEL VALLEY ROAD
CARMEL, CA 93923
5.001 ACRE PARCEL AS SHOWN ON
VOLUME 15, OF SURVEYS, PAGE 56, RECORDS OF MONTEREY COUNTY

COUNTY OF MONTEREY APN: 022-221-014 STATE OF CALIFORNIA

PREPARED FOR
KELLY SWEENEY

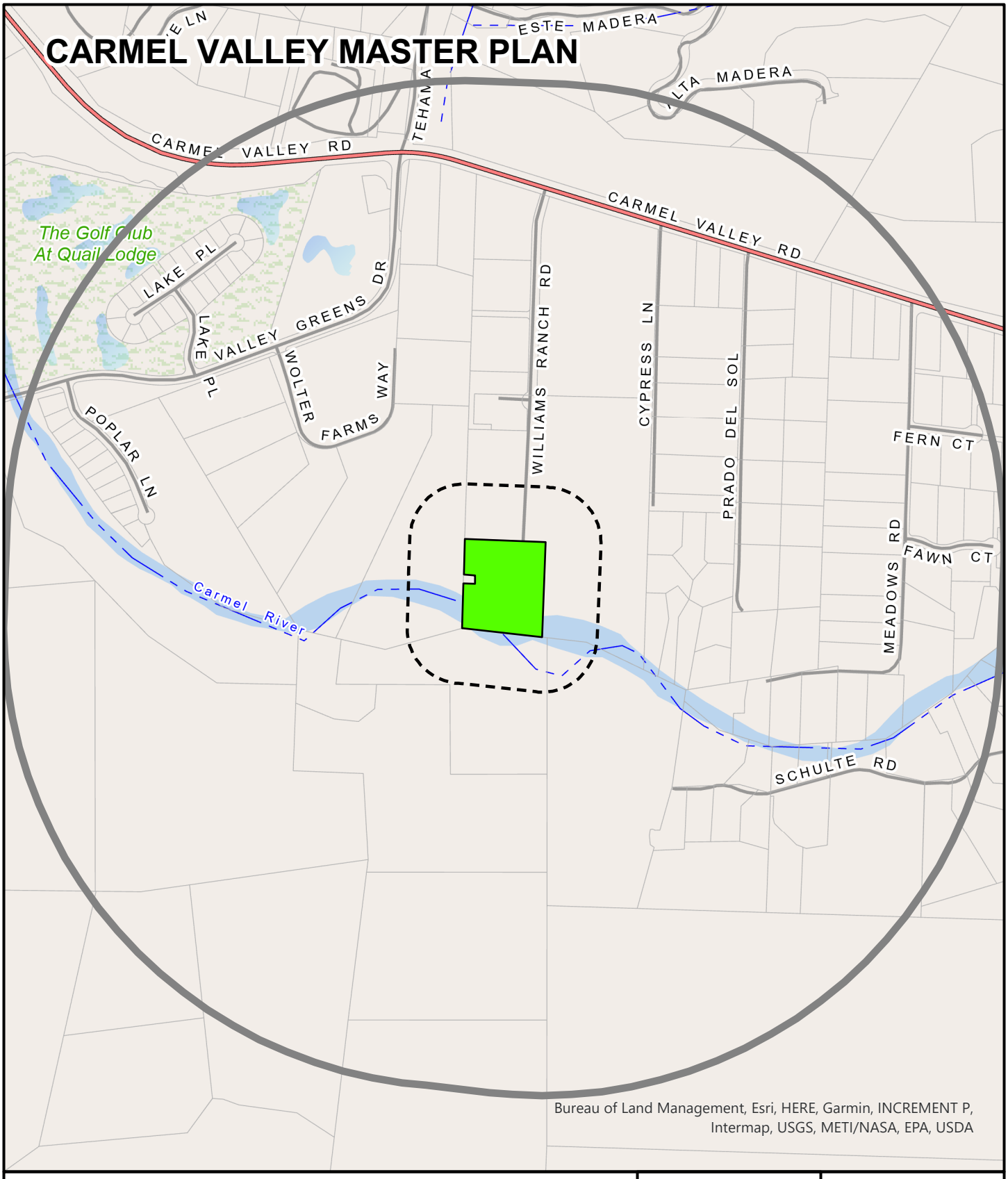
BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955

JOB No. 23-024	SCALE	DATE	DRAWN BY	SHEET
	AS SHOWN	MAY, 2023	SCW & SPH	C-3 OF THREE

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Exhibit B

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APPLICANT: SWEENEY KELLY M TR

APN: 169221014000 **FILE #** PLN230249

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: J. EVANS-POLOCKOV

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Exhibit C

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JEFFREY BENJAMIN FROKE, PH.D.

Consulting Ecologist
3158 Bird Rock Road
Pebble Beach, CA 93953
831-224-8595
jbfroke@mac.com

March 10th, 2024

Mr. Anthony T. Karachale
Attorney at Law
Horan | Lloyd
92385 Carmel Rancho Road # 200
Carmel, CA 93923

Re: Kelly M. Sweeney Property (Horan|Lloyd File 8029.06)

Dear Mr. Karachale,

Thank you for the opportunity to visit the Sweeney property and from my observations to consider the biological significance of recent earthwork near the top -of-bank of the Carmel River. In particular, I have studied the part of the property that lies between the top-of-bank and adjacent topside woodland which extends northward to the farm fence.

- The first question of me has been whether and to what degree recent pushing and piling of earth (into two adjacent piles) may have affected adversely onsite and adjacent biota.

- The map/overlay on the following page indicates topics relevant to this assessment. Briefly, (1) the approximate locations of the subject dirt piles; (2) distance of the farmyard fence to the house — to demonstrate compliance of CA Public Resources Code 4290, i.e., minimum clearance between habitable structures and flammable vegetation (natural cover); (3) approximate top-of-bank delineation.

Choice of CEQA Alternative Report format: The Biological Resource Assessment (BRA) and Biological Resource Full Report (BRFR) are intended and usually reserved for projects that involve larger areas, more varied and complex vegetation cover, and a few to many locally known populations of special status or listed taxa of plants and/or animals. The Limited Map Report applies to small, usually near fully developed and essentially simple sites. In between, use of a Biological Letter Report (BLR) is suited to reasonably modest properties of common terrain (may be surveyed in a single glance), and for which the biota is well known: in other words, the present Sweeney Property.

>>

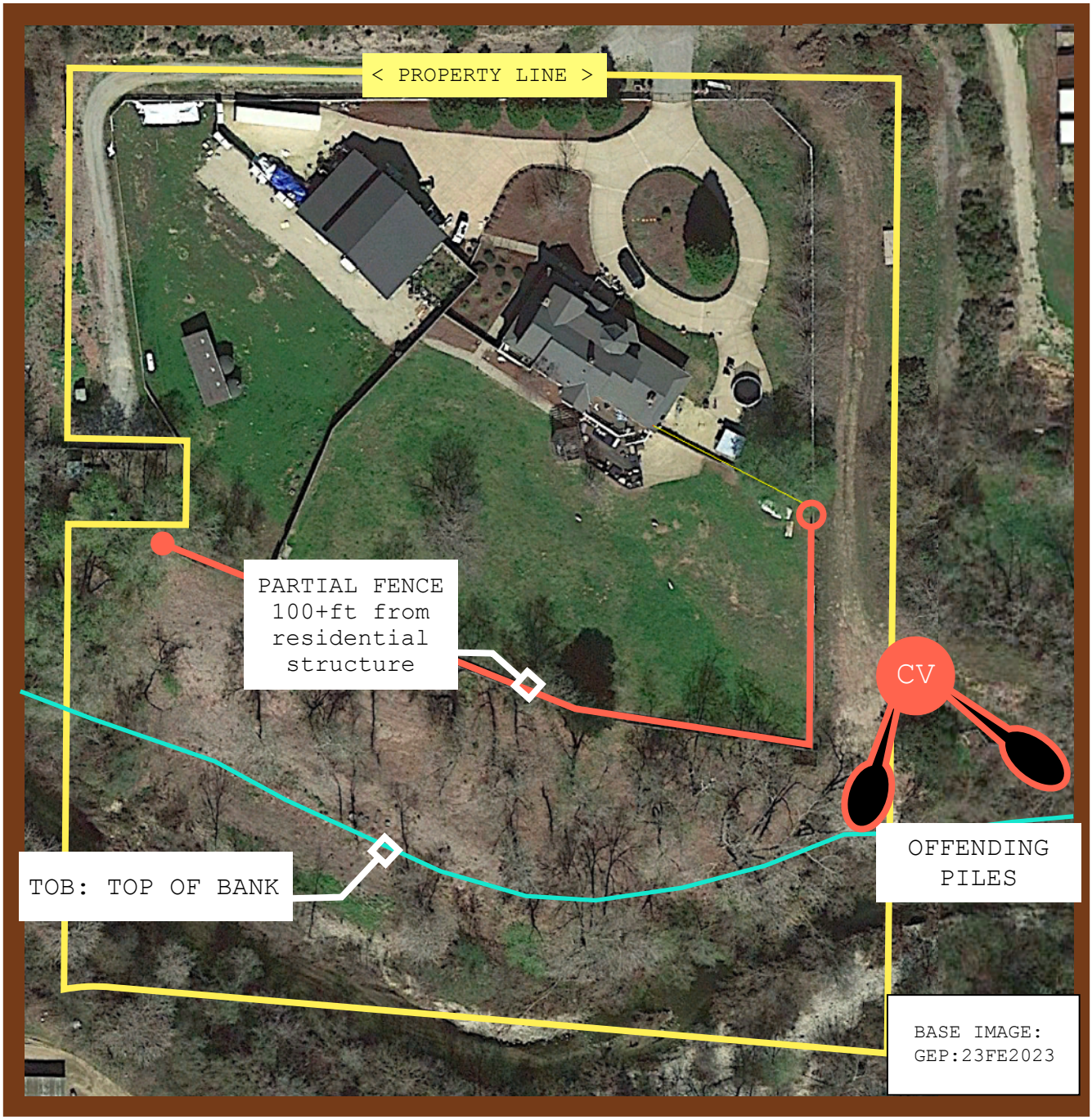


FIGURE 1. Kelly M. Sweeney Property, Carmel Valley, CA. *Explanation of labeled features: Partial backyard and paddock fence: Area that is partially captured by red-colored fenceline is maintained free of flammable material; and is consistent with CA PRC §4290. Area south of fence is partially natural open space. Two (2) "offending piles" signify the earth piles that will be remediated as part of the project. (Shown are approximate locations. See Figures 2 and 3). CV = camera view.*

Area: ~ 5.02 ac. //. Coord. @ driveway entrance: 36.527632° lat | -121.848872° lon // Elev. 72 ft ASL

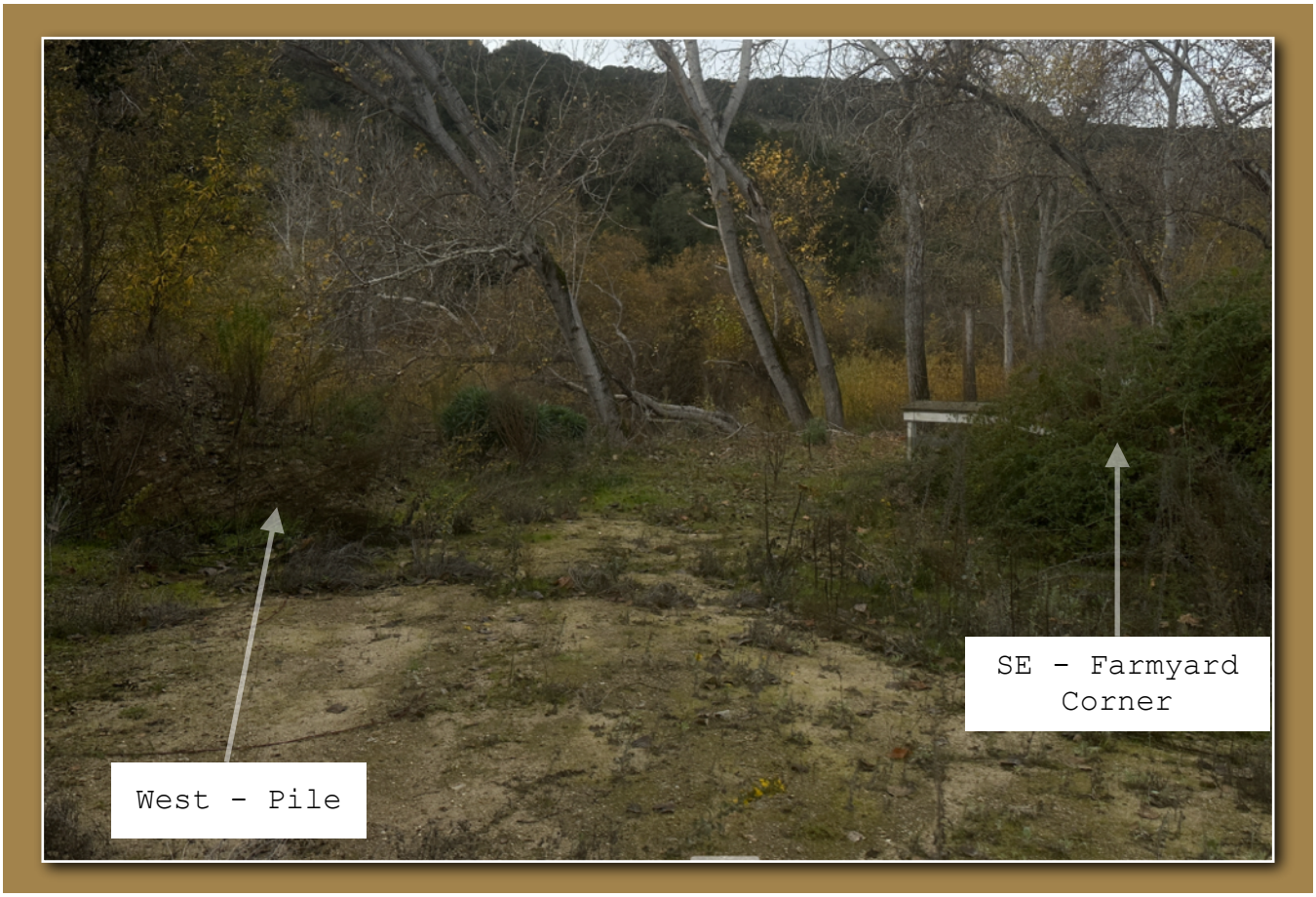


FIGURE 2. Observed on site: *Two comparably sized and shaped mounds of earth that had been scraped and piled in place, in an area impacted by informal truck trail use and seasonal flood-wash, against woody growth associated with the river-side edge of the channel bank, 20 ft back from the top-of-bank. R growth of mixed native and nonnative forbs. More prominent though sparse plantlife growing on the mounds were, Coyotebush and Telegraph Weed. Apparently, or expectedly attracted and increased as a result of local ground-clearing, but not directly supported by the mounded earth, was a pioneering stand of Pride-of-Madeira.* 28FE2024.

_____

.



FIGURE 3. Observed, off-property but on the action site: *Looking SE (up-river) from the camera view location (CV) , ruderal vegetation growing well on the more open and sunlit of the two piles pile are Telegraph Weed, Coyotebush, and Pride-of-Madeira*. 28FE2024.

Past Action:

The two offending mounds of local ground materials (sandy and gravelly dirt) were compiled from onsite scraping and clearing with a small tractor and disposed to form the two piles. In *status quo*, the mounded dirt is not problematic, physically. However, the biological effect of the scraping and piling, and casting back onto the scarified ground surface will have created conditions selected by pioneering and invasive ruderal vegetation; in this case native Coyotebush (aggressive and weedy), and nonnative Telegraph Weed (native to SW California), and nonnative Pride-of-Madeira (native to the island of Madeira [Autonomous Region of Madeira, Portugal]).

Left alone, the Coyotebush and Pride-of-Madeira would demonstrate their capacity to expand away from the Action site and overtake an otherwise more diverse native flora that includes plants with a higher

habitat value for local wildlife. Further, Coyotebush has a high flammability rating, especially for spreading wildfire in brushland and woodland undergrowth.

Present Action w/ Recommendations:

Whereas the past action so described presents conditions that are attractive to establishment of a rural and invasive vegetation, the methods to unwind the action and its adverse results are straightforward and readily doable. As regards the present and actively spreading Pride-of-Madeira, which is present on and around both of the offending piles, direct removal, if complete, should be effective.

Pile Demolition and Removal; *Plant Toxicity*.

Recapturing the dirt, which is gravel-laden and heavy, is fundamentally simple. That is to say, when attempted by a person other than the writer. The owner's alternatives include removing the piles to a trucked or drawn container, using either or both a small (48-inch) tractor and shovel; or several shovels.

More important, in terms of *biological effect*, the dirt should not be disposed of, even incidentally cast, onto the "natural open space" of the property, or adjacent areas with exception of inside the fenced farmyard (backyard and paddocks) and front yard, for example onto the easement that runs along the east edge of the owner's property. This caution is to emphasize the capacity of the ruderal vegetation to "escape" again by issuance of viable sprigs, clippings, and seeds. The surest remediation would be to haul the dirt to the Marina landfill, but which may require a chemical-lab safety analysis before receipt.

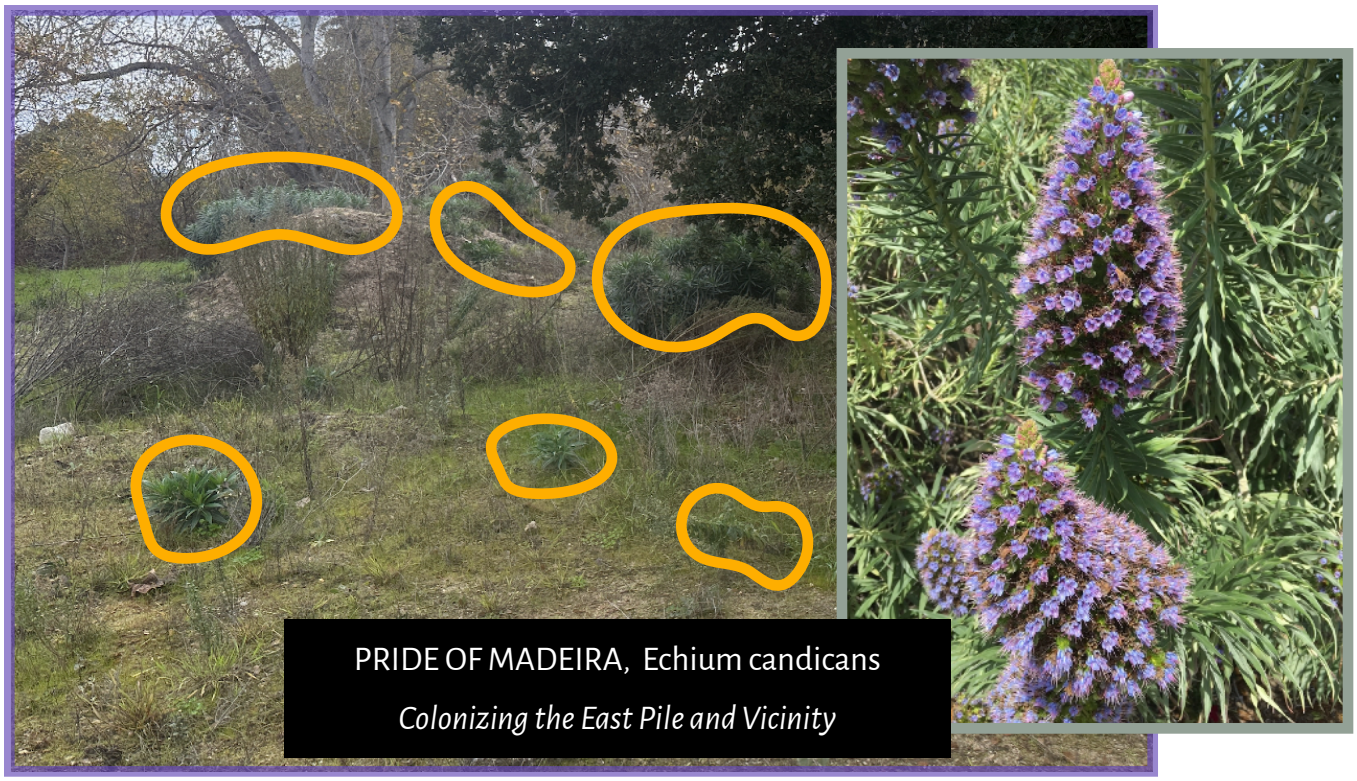


FIGURE 4. (caption)

Furthermore, Pride-of-Madeira is toxic to highly toxic when ingested by humans, dogs, cats, and horses. The plant should not be allowed to grow past initial sprouting — when it should be removed — in the paddocks. It should not be allowed to grow, whether ornamentally or as a weed where children are at risk from collecting the attractive flowers (see Figure 4, below).

Reinstating Native Vegetation.

Provided appropriate site preparation (mowing and raking) and selection and installation of the correct plant materials, whether by seeding and/or rhizomatous planting area after soil removal, reinstating or bettering native should be successful; follow-up weeding also is expected and recommended.

a. The following five (5) species would be well-placed on the subject sites and are recommended for this particular mitigation..

— California Coffeeberry, *Frangula californica*
— California Lilac, *Ceanothus thyrsiflorus*
— Deergrass, *Muhlenbergia rigens*
— California Melic Grass, *Melica californica*
— California Sagewort, *Artemisia douglasiana*

b . Refer to writer for planting and seeding, including site preparation strategy; also seedling irrigation and care. For budget and shopping purposes , the area of affected ground surface for planting and seeding is approximately 800 ft^2.

For the grasses, if not in containers, the potted or tubed starters should be estimated at 1 item per 2 ft^2. Grasses by seed should be estimated at 7 lbs per acre , or 2 lbs for the 800 ft^2 (not in proportion).

c. Fertilizers should not be added to the planting area; fertilizers benefit weedy invaders and other competitors, and should be avoided.

Summation & Opinion:

Frankly, the position that the owner has found herself in by okaying the scuffing around near the bank of Carmel River, and compiling the scraped and gathered soil into two piles is not uncommon along the Carmel River, or streamside locations throughout Monterey County. Nor is the responsibility and position of the County under such circumstances. A vital key to resolving the situation is the direct and open communication between the principal parties that are involved. In this case, Ms. Sweeney and staff of the Monterey County HCD .

To both parties, and in particular to Ms. Sweeney who is my client, I will stand by the preceding recommendation of a plan and its specifics for the nominal level of site remediation. Clean up the site of piled and loose cast dirt, carefully spread in the farmyard or dispose of the collected dirt offsite, then set about a straightforward planting and seeding project over the encompassed ±800 ft^2 of scraped, graded, and tracked ground.

Again, thank you for the opportunity to weigh in this interesting project. I wish all of the folks involved a workable and mutually satisfying outcome.

Jeff

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- Note: 2024 marks my 50th year working as a practicing wildlife biologist and ecologist.



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