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

In the matter of the application of:
STRETCH LESLIE & HEATHER TRS (PLN220019)

RESOLUTION NO. 25-016

Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies for a Class 2 Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines section 15302 and there are no exceptions pursuant to section 15300.2; and
2) Approving a Coastal Administrative Permit and Design Approval to allow demolition of an existing 7,833 square foot single family dwelling with an attached garage, and construction of a 6,149 square foot single family dwelling with an attached 487 square foot garage, attached 495 square foot junior accessory dwelling unit, 1,028 square feet of porches, and associated site improvements; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN220019, Leslie and Heather Stretch, 1535 Palmero Way, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Accessor's Parcel Number: 008-423-014-000)]

The STRETCH LESLIE & HEATHER TRS application (PLN220019) came on for an administrative decision hearing before the County of Monterey Chief of Planning on March 19, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan Part 5 (Del Monte Forest CIP); and
- Monterey County Zoning Ordinance (Title 20).

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

b) The project involves the major remodel of an existing 7,833 square foot single family, resulting in a 6,149 square foot two-story single family dwelling with an attached 487 square foot three-car garage with bike storage inclusive of an attached 495 square foot junior accessory dwelling unit, 1,028 square feet of porches, and associated site improvements. However, because the remodel involves alteration or demolition of more than 50% of the exterior walls, the project is described as a demolition and rebuild pursuant to Title 18 section 18.11.0303. The project also involves development within 750 feet of known archaeological resources.

c) Allowed Use. The property is located at 1535 Palmero Way, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Accessor's Parcel Number: 008-423-014-000). The parcel is zoned Low Density Residential with a maximum gross density of 1.5 acres per unit and a Design Control overlay within the Coastal Zone or "LDR/1.5-D(CZ)" which allows development of the first single family dwelling per legal lot of record and junior accessory dwelling units pursuant to Title 20 sections 20.14.040 and 20.64.030. The project is for the major remodel of an existing 7,833 square foot two-story single family dwelling with an attached garage, resulting in a 6,149 square foot two-story single family dwelling with an attached 487 square foot three-car garage with bike storage inclusive of an attached 495 square foot junior accessory dwelling unit, 1,028 square feet of porches, and associated site improvements. Grading consists of approximately 440 cubic yards of cut and 310 cubic yards of fill. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject property (1.3-acres in size), APN: 008-423-014-000), is shown as Lot 10A and 11A of Block 136B as described in the Map of El Pescadero and Point Pinos Ranchos filed in Volume 3 of Surveys on Page 3 in records of Monterey County. Therefore, the property is recognized by the County as a legal lot of record.

e) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The project includes a Design Approval to allow for the proposed development. As demonstrated in Finding No. 3 and supporting evidence, the single family dwelling and junior accessory dwelling unit are consistent with the purpose and regulations of the Design Control district.

f) Development Standards. The development standards for the LDR zoning district are identified in Title 20 section 20.14.060. Required setbacks for main structures are 30 feet (front), 20 feet (rear), and 20 feet (sides). The maximum allowed height is 30 feet. As proposed, the remodeled single family dwelling will remain within the existing building footprint which meets all required setbacks. The main dwelling

will maintain a maximum height of 22 feet 5 inches with the attached garage wing height of 14 feet 9 inches, which is below the height limitations of Title 20. Therefore, the project is consistent with the development standards as outlined in Title 20.

g) Junior Accessory Dwelling Unit. The project as proposed is consistent with California State law, Title 20 and the DMF CIP regulations and development standards. See Finding No. 4 and supporting evidence below.

h) Cultural Resources. According to the County of Monterey Geographic Information System (GIS) records, the project site is within an area of high sensitivity for archaeological resources. Pursuant to DMF CIP section 20.147.080.B.1, a Phase I Inventory of Archaeological Resources was prepared for the project. On October 19, 2021, a field reconnaissance survey (HCD Library Document No. LIB220202) was performed by Allen Estes with PaleoWest at the proposed project site. Results of the reconnaissance were negative, and the siting and design of the project were found to not have any potential impacts to known archaeological resources because the site was previously developed. Therefore, potential impacts on archaeological resources are limited, and a standard condition of approval requiring work to stop if previously unidentified resources are found during construction has been incorporated into this permit (Condition No. 3).

i) Historical Resources. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21084.1(a), all properties fifty years of age or older must be reviewed for potential historic significance. On February 2, 2021, Seth Bergstein performed a site visit to analyze the potential historical significance of the existing single family dwelling (Finding 2, Evidence "b"). The existing residence was constructed in the 1940s and has undergone multiple alterations over the years. The architecture was originally designed to reflect a Monterey Colonial style. That assessment concluded that the structure is not historically significant, and therefore, is not eligible for listing on any national, state, or local Historic Resources registry.

j) Pescadero Watershed. The DMF LUP Policy 77 requires that new residential development, including accessory structures, be limited to 9,000 square feet of structural and other impervious coverage within the Pescadero Watershed, which drains into the Carmel Bay Area of Special Biological Significance (ASBS). The existing residence and impervious development are currently at 18,013 square feet. The proposed alterations to the residence include reducing the first floor by 236 square feet of coverage, and the remaining reductions coming from replacing 12,519 square feet of the impermeable driveway, walkways, and patios. The site improvements will result in total impervious surfaces of 8,975 square feet, which is an approximate 50 percent reduction of the existing legal non-conforming coverage. The reduction was achieved by replacing asphalt concrete and brick with permeable cobblestone, gravel, and flagstone. Therefore, the property will conform with the 9,000 square foot limitation of structural and impervious coverage.

k) Public Access. The project is consistent with applicable public access policies as demonstrated in Finding No. 8 and supporting evidence.

l) Visual Resources and Public Viewshed. The project is located within a visually sensitive area as demonstrated in Finding No. 3, Evidence "c" below.

m) Land Use Advisory Committee (LUAC) Review. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. On November 16, 2023, the LUAC reviewed the project and had no comments or concerns regarding the design. The LUAC unanimously recommended approval of the project as proposed by a vote of 7-0 with one member absent.

n) The project planner conducted a site inspection on November 14, 2023, to verify that the project on the subject parcel conforms to the plans listed above.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN220019.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Pebble Beach Community Services District (CSD). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to biological, cultural, historic, and soil resources. The following reports have been prepared:

- "Arborist Report" (LIB220201) prepared by Rob Thomspon with Thompson Wildland Management, Monterey, CA, September 16, 2021.
- "Cultural Resources Assessment" (LIB220202) prepared by Allen Estes with PaleoWest, LLC, Walnut Creek, CA, December 16, 2021.
- "Geotechnical Report" (LIB220203) prepared by Greg Bloom with Butano Geotechnical Engineering, Inc., Freedom, CA, November 10, 2021.
- "Phase I Historical Report" (LIB220204) prepared by Seth Bergstein with Past Consulting, Pacific Grove, CA, April 7, 2021.

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

c) Staff conducted a site inspection on November 14, 2023, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN220019.

3. FINDING: **DESIGN –** The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

EVIDENCE:

a) Pursuant to Title 20, Chapter 20.44, the purpose of the "D" district is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.

b) Neighborhood Character. The proposed remodeled single family dwelling with an attached junior accessory dwelling unit would have a comparatively similar bulk and mass to other developments in the vicinity. As proposed, visibility of the structure from the front property line off Palmero Way will remain comparable to the bulk and mass of other dwellings in the surrounding neighborhood.

c) Material and Color Finishes. The proposed exterior colors and materials are consistent with the area's eclectic setting and surrounding residences. Colors and materials of the existing Monterey Colonial style two-story single family dwelling consist of a mix of off-white stucco and wood board and batten siding, mix of white, black and dark green wood framed windows and doors with a gray shingled roof. The proposed remodel of the single family dwelling will include off-white stucco siding for the main residence, black metal windows and doors, black steel railing for the porches, gray standing seam metal roof, and brown cedar vertical exterior siding along the garage wing with attached JADU. The project has been conditioned to include an exterior lighting plan (Condition No. 7) to ensure the proposed lighting plan will comply with the Monterey County lighting design guidelines. Additionally, the project proposes a conceptual landscape plan and a fuel management plan. However, the project was conditioned to submit a formal landscape plan prior to issuance of a building permit (Condition No. 8). The proposed exterior finishes described above blend with the surrounding environment, are consistent with the surrounding eclectic residential neighborhood character, and other dwellings in the neighborhood.

d) Visual Resources. The property is located in the unincorporated community of Pebble Beach approximately a quarter mile east of the Pacific Ocean and one and a half miles west of Highway 1. The project site was previously developed and located within a visually sensitive area. As depicted on DMF LUP Figure 3, the subject property is located within the viewshed of 17 Mile Drive and Point Lobos. Staking and flagging was required to be installed pursuant to the DMF CIP section 20.147.070.A.1. Staff conducted a site visit on November 14, 2023, and confirmed that the subject property and staking and flagging were not visible from Point Lobos, Highway 1, or any other public common viewing areas due to topography, distance, and existing mature vegetation. However, the existing residence is mildly visible through a row of the neighbors' planted cypress trees from the intersection of 17 Mile Drive and Palmero Way. The proposed project involves a remodel of the main residence including construction of the attached JADU within the existing building footprint. The project was not found to have any new significant impacts on the public viewshed. As proposed, the

project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

e) The project planner conducted a site inspection on November 14, 2023, to view the staking and flagging, and verify that the project is not visible from Point Lobos or designated vista points, and that the subject parcel conforms to the plans listed above. Based on the evidence described above, the proposed structure and use are consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material finishes).

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD - Planning for the proposed development can be found in Project File PLN220019.

4. FINDING: **JUNIOR ACCESSORY DWELLING UNIT** – The proposed project meets the regulations, standards, and circumstances under which a junior accessory dwelling unit (JADU) may be permitted.

EVIDENCE: a) Title 20 section 20.64.030 establishes regulations and standards for which an ADU, accessory to the main residence on a lot, may be permitted. Title 20 requires that ADUs have a separate kitchen facility from the main residence and be no greater than 1,200 square feet with a height limit of 16 feet. Although regulations for ADUs are provided, the maximum square footage for JADUs is not explicitly called out in Title 20. The project involves the construction of a 495 square foot JADU attached to the main residence. Pursuant to Government Code section 66313, JADUs are allowed to be no more than 500 square feet and section 66321 establishes a height limit of 16 feet. Moreover, pursuant to Title 20 section 20.14.060, site development standards require a 50-foot front, and 6-foot side and rear setbacks for habitable accessory structures.

b) Pursuant to Government Code section 66333, JADUs are limited to one per residential lot, require owner-occupancy in the single family residence in which the JADU will be permitted, and require the recordation of a deed restriction prohibiting the sale of said JADU from the main residence. Furthermore, JADUs are required to be constructed within the walls of the single family residence, include a separate entrance from the main residence, and are required to include an efficiency kitchen. As proposed, the project includes a 495 square foot JADU attached to the main dwelling, which features an efficiency kitchen with access to a full range kitchen within the main residence. The JADU will have a maximum height of 14 feet 9 inches and is located on the property where all required setbacks are met. In accordance with Government Code section 66333, the project has been conditioned to require the recordation of a deed restriction (Condition No. 10) prohibiting the sale of the proposed JADU separate from the single family dwelling. Therefore, the JADU is consistent with State law and Title 20 development standards.

c) The proposed JADU will be the first accessory dwelling with independent living facilities attached to the existing main residence and constructed on a 1.3-acre lot connected to a public wastewater system. The floor area ratio will be 495 square feet which is below the 500

square foot limitation. Parking for the JADU is not required by State law, however, parking can be accommodated either within the three-car garage or driveway of the reconstructed single family dwelling. The colors and materials of the JADU are visually consistent and compatible with the principal residence on-site and other residences in the area. The JADU is designed to not substantially degrade possible archaeological resources at the site by utilizing previously disturbed areas for development.

d) Title 20 section 20.64.030.F requires certain findings be made to support the approval of a JADU. The establishment of the JADU will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 5 and supporting evidence). The JADU, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development (see Finding No. 1). The subject property upon which the JADU is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20 and that all zoning violation abatement costs, if any, have been paid (see Finding No. 6). Additionally, the project site must be found physically suitable for the use proposed (see Finding No. 2). Therefore, staff recommends approval of the project as proposed and conditioned.

e) The proposed colors and materials are designed to match the main residence on the property and meet design requirements in Finding No. 3 and supporting evidence above.

f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development can be found in Project File PLN220019.

5. 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 the Pebble Beach CSD. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are provided and have existed on the project site. Water and sewer are provided to the parcel through the public water system by CalAm and the Carmel Wastewater District (CAWD) via the Pebble Beach Community Services District. The project as proposed will continue to use these same connections. The applicant submitted a water fixture calculation from the Monterey Peninsula Water Management District (MPWMD) showing the previous fixture

unit count of 33 with a proposed fixture unit count of 32.3. As proposed, this project would result in a 0.7 fixture unit count decrease. Therefore, the applicant has sufficient water credits to support redevelopment.

c) The subject parcel is located within a State Responsibility Area classified as having a high fire hazard. The remodel of the existing single family dwelling with attached JADU is designed to be a fire-resistant structure that meets current fire and building code standards. The project also includes a Fuel Management Plan to ensure fire safety regulations are met for the proposed construction.

d) Staff conducted a site inspection on November 14, 2023, to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN220019.

6. 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 conducted a site inspection on November 14, 2023, and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN220019.

7. 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 15302 for a Class 2 Categorical Exemption allows reconstruction of existing structures where the new structure will be located on the same site as the structure to be replaced, and will have substantially the same purpose and capacity as the structure being replaced.

b) The project involves a major remodel of an existing single family dwelling. However, because more than 50% of the exterior walls are being altered, the proposed project is described as the demolition of a single family dwelling with an attached garage, and construction of a single family dwelling with an attached garage and an attached JADU on a residentially zoned parcel within a developed neighborhood. The remodeled single family dwelling will have the same capacity and purpose as the existing residence. Therefore, the proposed development is consistent with CEQA Guidelines section 15302.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource as demonstrated in Finding No. 1, Evidence "i". The project is also not located near a hazardous waste site or within view of a scenic

highway corridor. The project, as proposed, does not cause any unusual circumstances that would result in a significant effect or would result in a cumulative significant impact. However, the project site is located within an area of high archaeological sensitivity. Subject to CEQA Guidelines section 15300.2(c), a field reconnaissance survey was required to be performed for the proposed project. On October 19, 2021, Allen Estes with PaleoWest conducted a survey to determine if resources were present on site. The result of that survey was negative. Therefore, a standard condition of approval (Condition No. 3) has been incorporated to ensure construction work is halted if archaeological resources are accidentally uncovered. Thus, there is no feature or condition of the project that distinguishes the project from the exempt class.

d) No adverse environmental effects were identified during staff review of the development application during a site visit on November 14, 2023.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN220019.

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

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP, section 20.147.130 can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).

d) County staff conducted a site inspection on November 14, 2023, to verify that the proposed project will not impact public access.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN220019.

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

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

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A(3), the project is subject to appeal by/to the California Coastal Commission because the project site is located between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1 and 17 Mile

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Drive) and involves a conditionally allowed use (i.e., development within 750 of known archaeological resources).

DECISION

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

1. Find that the project qualifies for a Class 2 Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines section 15302 and there are no exceptions pursuant to section 15300.2; and
2. Approving a Coastal Administrative Permit and Design Approval to allow demolition of an existing 7,833 square foot single family dwelling with an attached garage, and construction of a 6,149 square foot single family dwelling with an attached 487 square foot garage, attached 495 square foot junior accessory dwelling unit, 1,028 square feet of porches, and associated site improvements; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

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

PASSED AND ADOPTED this 19th day of March 2025.

DocuSigned by:
Melanie Beretti
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Melanie Beretti, AICP, Chief of Planning

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

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **4/3/25**

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

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

NOTES

1. You will need a building permit and must comply with the County of Monterey 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 County of Monterey 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

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

PLN220019

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN220019) demolition of existing 7,833 square foot single family dwelling with an attached garage, and construction of a 6,149 square foot single family dwelling with an attached 487 square foot garage, attached 495 square foot junior accessory dwelling unit, 1,028 square feet of porches, and associated site improvements; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The property is located at 1535 Palmero Way, Pebble Beach (Assessor's Parcel Number 008-423-014-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number 25-016) was approved by the Chief of Planning for Assessor's Parcel Number 008-423-014-000 on March 19, 2025. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

5. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

6. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

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

Responsible Department: Planning

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

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

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

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

8. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I 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."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

9. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

10. PDSP001 - JUNIOR ACCESSORY DWELLING UNIT DEED RESTRICTION (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Article 3 for Government Code section 66333(c), the applicant shall record a deed restriction, which shall run with the land, and shall be filed with the County of Monterey stating both of the following regulations for a Junior Accessory Dwelling Unit as follows:

(1) A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers; and

(2) A restriction on the size and attributes of the junior accessory dwelling unit that conforms with this article.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Director of HCD-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to HCD-Planning.

1535 PALMERO WAY

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PROJECT DATA

PROPERTY OWNER: Heather and Leslie Stretch
2626 Larkin Street
San Francisco, CA 94109

PROJECT ADDRESS: 1535 Palmero Way
Pebble Beach, CA 93953

APPLICANT: STOCKER & ALLAIRE, INC.
21B MANDEVILLE CT.
MONTEREY, CA. 93940
PH: (831) 375-1890

A.P.#: 008-423-014-000

ZONING: LDR 1.5D/CZ

PROJECT CODE COMPLIANCE: 2019

OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: VB

TOPOGRAPHY: VERY GENTLE SLOPE TO SOUTHWEST

SEWER: PBCSD

WATER: CAL Am Water

BUILDING HEIGHT: 30'-0" Allowed
22.5' Existing
22.5' Proposed
(NO Change)

TREE REMOVAL: NONE

GRADING: NONE

LOT SIZE: 56,020 SQ FT

BUILDING SITE COVERAGE: 8,403 SQ FT (15%)
ALLOWED

5494 SQ FT (9.8%)
EXISTING

5258 SQ FT (9.4%)
PROPOSED

SETBACKS: MAIN STRUCTURE
30' FRONT
20' SIDE
20' REAR

SQ FT PROPOSED.

1ST FLOOR LIVING:	3,934 SQ FT
GARAGE & BIKES:	982 SQ FT
OVERHANGS AND 2ND STORY PORCHES DEEPER THAN 30"	342 SQ FT
2nd FLOOR LIVING:	2,215 SQ FT
2nd story porches	686 SQ FT

FAR: 9803.5 SQ FT (17.5%)
Allowed

7832.7 SQ FT (14.0%)
Existing

7,131 SQ FT (12.7%)
Proposed

PESCADERO SITE COVERAGE: 9,000 SQ FT.
ALLOWED

EXISTING:
6,357 SF Non-Permeable Walkways & Patios
6,162 SF Non-Permeable Driveway
5,494 SF Existing Buildings
18,013 SF Total Existing Coverage

PROPOSED:
3,613 SF Cobblestone Driveway (Permeable)
2,250 SF Gravel (Permeable)
1,493 SF Patio Flagstone (Permeable)
7,356 SF Permeable Coverage
5,258 SF Proposed Building
3,637 SF Patio Flagstone (Impermeable)
80 SF SPA (Impermeable)
8,975 SF Impermeable Coverage

DESCRIPTION

SCOPE INCLUDES A RENOVATION OF A NON-HISTORIC 2 STORY HOME, AND DEMOLITION AND RECONSTRUCTION OF THE GARAGE WING OF THE STRUCTURE.
MATERIALS INCLUDE WHITE STUCCO TO MATCH EXISTING WITH A DULL GREY METAL STANDING SEAM ROOF AND BLACK METAL WINDOWS. GARAGE WING EXTERIOR MATERIALS ARE CEDAR WOOD SIDING, WITH THE SAME ROOF AND WINDOWS AS MAIN HOUSE.

LANDSCAPING TO CHANGE. ASPHALT CONCRETE & BRICK TO BE REMOVED AND REPLACED WITH PERMEABLE COBBLESTONE, GRAVEL, AND FLAGSTONE.

VICINITY MAP

Stocker & Allaire
General Contractors, Inc.
Lic. # 504797
21 Mandeville Court Monterey, CA 93940
Ph 831.375.1890 Fax 831.375.1480

1535 PALMERO
PEBBLE BEACH, CA 93953

APN: 008-423-014-000

PLANNING SUBMITTAL June 27th, 2023

1535 PALMERO WAY

PROJECT DATA

Revisions:

A0.1

GENERAL NOTES

1. PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CALIFORNIA BUILDING CODE (CBC), 2019 CALIFORNIA RESIDENTIAL CODE (CRC), 2019 CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA ELECTRICAL CODE (CEC), 2019 CALIFORNIA ENERGY CODE (CEnC), 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), AND THE CURRENT EDITION OF THE MONTEREY COUNTY CODE (MCC).

3. SPECIAL INSPECTION AND STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT.

4. PROPERTY CORNERS SHALL BE SET IN PLACE BY A LICENSED SURVEYOR.

5. VERIFY ELEVATION OF NEAREST UPSTREAM MANHOLE COVER. DRAINAGE PIPING SERVING FIXTURES WITH FLOOD LEVEL RIMS LESS THAN 2 FT. ABOVE THIS ELEVATION SHALL BE PROTECTED FROM SEWAGE BACK FLOW WITH AN APPROVED BACK WATER VALVE.

6. WINDOWS OF HABITABLE ROOMS SHALL AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE ROOM FLOOR AREA. (R303)

7. OPENABLE WINDOW AREA TO THE OUTDOORS OF HABITABLE ROOMS SHALL BE NOT LESS THEN 4% OF THE ROOM FLOOR AREA BEING VENTILATED. (R303)

8. IN LIEU OF OPENABLE WINDOWS FOR HABITABLE ROOMS, A MECHANICAL VENTILATING SYSTEM CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR (WITH 1/5 OF AIR SUPPLY FROM THE OUTSIDE) SHALL BE PROVIDED.

9. WINDOWS FOR BATHROOMS, LAUNDRY ROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR NON-HABITABLE ROOMS, SHALL BE PROVIDED WITH AN AGGREGATE GLAZING AREA OF NOT LESS THAN 3 SF, ONE-HALF OF WHICH MUST BE OPENABLE. A WINDOW IS NOT REQUIRED IF ARTIFICIAL LIGHTING AND A LOCAL EXHAUST SYSTEM IS PROVIDED, PER R303.3.

10. PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING A MINIMUM OF 50 CFM FOR INTERMITTENT VENTILATION AND 20 CFM FOR CONTINUOUS VENTILATION IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS.

11. FOR THE PURPOSE OF LIGHT AND VENTILATION ANY ROOM MAY BE CONSIDERED AS PART OF AN ADJOINING ROOM WHEN 50% OF THE COMMON WALL IS OPEN AND UNOBSTRUCTED AND PROVIDES AN OPENING OF 10% OF THE INTERIOR ROOM AREA OR 25 SQUARE FEET WHICHEVER IS GREATER.

12. WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72” ABOVE DRAIN AT SHOWERS OR TUBS WITH SHOWER. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

13. SAFETY GLAZING OR TEMPERED GLASS SHALL BE REQUIRED IN HAZARDOUS LOCATIONS PER CRC SECTION R308.4. A PERMANENT LABEL SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.

14. 22”X30” ATTIC ACCESS WITH 30” MINIMUM HEADROOM IS REQUIRED. (R807.1)

15. ONE EXIT DOOR SHALL BE NOT LESS THAN 3’ WIDE AND 6’-8” IN HEIGHT SO MOUNTED THAT THE CLEAR WIDTH OF EXIT-WAY IS NOT LESS THAN 32”.

16. A DOOR MAY SWING OVER A LANDING THAT IS NOT MORE THAN 1-1/2” BELOW THRESHOLD.

17. LANDINGS AT DOORS SHALL HAVE A LENGTH MEASURED IN DIRECTION OF TRAVEL OF NOT LESS THAN 36”.

18. ALL BEDROOMS, BASEMENTS OR ROOMS USED FOR SLEEPING SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS.
a.MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT.
b.MINIMUM NET CLEAR OPENING WIDTH OF 20”.
c.MINIMUM NET CLEAR HEIGHT OF 24”.
d.WINDOW SILL HEIGHT OF NOT MORE THAN 44 IN ABOVE THE FLOOR.

19. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.

20. PROVIDE 42” HIGH PROTECTIVE GUARDRAIL FOR DECKS, PORCHES, BALCONIES AND RAISED FLOORS (MORE THAN 30” ABOVE GRADE OR FLOOR BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY FROM THE EDGE), AND OPEN SIDE(S) OF STAIR LANDINGS. OPENINGS BETWEEN BALUSTERS/RAILS SHALL BE LESS THAN 4”.

21. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 LBS PER LINEAR FOOT, AND A CONCENTRATED LOAD OF 200 POUNDS; THE LOAD SPECIFIED MUST BE PLACED AT THE TOP OF THE HANDRAIL OR GUARD.

22. HANDRAILS AT STAIRS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS, PER CRC SEC. R311.7.8.

23. SMOKE DETECTORS SHALL BE PROVIDED PER CRC SEC. R314.

24. CARBON MONOXIDE ALARMS SHALL BE PROVIDED PER CRC SEC. R315.

25. UNDER FLOOR VENTING TO COMPLY WITH CRC SEC R408.1. OPENINGS SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL AND PROVIDE CROSS VENTILATION. THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF A 1⁄4” IN DIMENSION.

26. ATTIC VENTS TO COMPLY WITH CRC SEC R806.2.

27. THE INSTALLATION AND INSULATION CERTIFICATES ARE REQUIRED TO BE POSTED AT THE JOB SITE DURING THE CONSTRUCTION PHASE OF THE PROJECT. (CF-6R)

28. CLOTHES DRYERS ARE TO VENT DIRECTLY TO THE OUTSIDE WITH SMOOTH 4” MIN EXHAUST DUCT WITH BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14’ WITH TWO ELBOWS.

29. FIREPLACE GAS VALVES SHALL BE LOCATED OUTSIDE OF REQUIRED HEARTH AREA, BUT NOT MORE THAN 48”.

30. AN APPROVED SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS. WHERE SLEEPING ROOMS ARE LOCATED ON AN UPPER LEVEL, THE DETECTORS SHALL BE PLACED AT THE CENTER OF THE CEILING DIRECTLY ABOVE THE STAIRWAY. MOUNT AT CEILING 4” FROM A WALL OR ON THE WALL WITH THE TOP OF THE DETECTOR WITHIN 4”-12” OF THE HIGHEST POINT OF THE CEILING. FOR SPECIFIC LOCATION REQUIREMENTS SEE R314.3.3 OR NFPA 72. SMOKE DETECTORS REQUIRED FOR A REMODEL SHALL RECEIVE THEIR PRIMARY POWER FROM BATTERY. SMOKE DETECTORS REQUIRED FOR NEW CONSTRUCTION SHALL BE DIRECTLY WIRED TO THE BUILDING POWER AND HAVE A BATTERY BACKUP.

31. OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS AND FIREPLACES AT THE CEILING SHALL BE FIRE BLOCKED WITH NONCOMBUSTIBLE MATERIALS.

32. FIRE BLOCKING IS REQUIRED AT THE OPENING BETWEEN THE ATTIC SPACE AND THE CHIMNEY CHASE FOR FACTORY BUILT CHIMNEY.

34. STAIR REQUIREMENTS:
a. MINIMUM 6 FEET 8 INCH VERTICAL HEADROOM MEASURED AT STAIRWAY TREAD NOSING.
b. MINIMUM 36 INCH CLEAR WIDTH.

35. WINDING STAIRWAYS:
a. THE REQUIRED DEPTH OF A WINDER TREAD (10 INCHES MINIMUM) IS PROVIDED AT A POINT NOT MORE THAN 12 INCHES FROM THE SIDE OF THE STAIRWAY WHERE THE TREADS ARE NARROWER. AND NOT LESS THAN 6 INCHES AT ANY POINT.
b. THE WIDTH OF THE RUN SHALL NOT BE LESS THAN 26 INCHES AT ANY POINT.

36. HEARTHS SHALL EXTEND AT LEAST 16 INCHES IN FRONT OF AND AT LEAST 8 INCHES BEYOND EACH SIDE OF THE FIREPLACE OPENING THAT IS LESS THAN 6 SQUARE FEET. FOR FIREPLACE OPENINGS 6 SQ FT AND LARGER, THE HEARTH SHALL HAVE AN EXTENSION OF AT LEAST 20 INCHES IN FRONT OF AND AT LEAST 12 INCHES BEYOND EACH SIDE OF THE FIREPLACE OPENING.

37. THE HEARTH SHALL BE READILY DISTINGUISHABLE FROM SURROUNDING FLOOR.

38. THE DECORATIVE SHROUD AT THE TOP OF THE CHIMNEY IS ALL NONCOMBUSTIBLE CONSTRUCTION. NOTE: NO SHROUD SHALL BE PERMITTED ON A FACTORY BUILT CHIMNEY UNLESS SPECIFICALLY PERMITTED BY THE TERMS OF THE CHIMNEY LISTING.

39. THE TOP OF ANY CHIMNEY SHALL EXTEND A MINIMUM OF TWO FEET ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET OF THE CHIMNEY. ALL CHIMNEYS SHALL HAVE A SPARK ARRESTER.

41. PACKAGING FOR ROOFING MATERIALS SHALL BEAR THE MANUFACTURER’S AND APPROVED TESTING AGENCY’S LABELS FOR FIELD INSPECTION.

42. PRE-MANUFACTURED FIREPLACES SHALL BE INSTALLED PER THE MANUFACTURER’S INSTRUCTIONS AND BE PROVIDED WITH TIGHT FITTING METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX. HEARTH EXTENSIONS OF LISTED FACTORY-BUILT FIREPLACES SHALL CONFORM TO THE CONDITIONS OF LISTING AND THE MANUFACTURER’S INSTRUCTIONS. PROVIDE A MINIMUM 2 INCH SEPARATION BETWEEN CHIMNEY AND COMBUSTIBLE FRAMING. THE MINIMUM FLUE AREA SHALL BE PER THE MANUFACTURER’S SPECIFICATIONS. METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND ROOF WITH TWO 1 1/2 - INCH BY – 1/8 INCH METAL STRAPS LOOPED AROUND THE OUTSIDE OF THE CHIMNEY INSTALLATION AND NAILED WITH NOT LESS THAN SIX 8d NAILS PER STRAP AT EACH JOIST.
a. PROVIDE OUTSIDE COMBUSTION AIR INTAKE DIRECTLY INTO THE FIREBOX A MINIMUM OF 6 SQUARE INCHES IN AREA AND EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER. (CEC SECTION 150-(e)-1, A-C) (NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL.

43. THE EXTERIOR WALL ENVELOPE SHALL BE CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER, AND A MEANS OF DRAINAGE TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY.
a. A WATER-RESISTIVE BARRIER OF ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT, OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUD OR SHEATHING OF ALL EXTERIOR WALLS. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED NO LESS THAN 2 INCHES OVER THE LOWER LAYER, AND LAPPED NOT LESS THAN 6 INCHES AT ALL VERTICAL JOINTS. (R703.2)
b. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. (R703.4)
b. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH SECTION R703, TABLE R703.3(1), AND THE WALL COVERING MANUFACTURERS INSTALLATION INSTRUCTIONS.
c. FASTENERS FOR EXTERIOR WALL COVERINGS ATTACHED TO WOOD FRAMING SHALL BE IN ACCORDANCE WITH SECTION R703.3.2 AND TABLE R703.3(1).

44. TRUSS CALCULATIONS SHALL INCLUDE TRUSS PROFILES, LAYOUT PLAN, TRUSS PLANS AND CALCULATIONS FROM THE TRUSS MANUFACTURER. THE MANUFACTURED TRUSS SUBMITTALS SHALL BE REVIEWED (INDICATED BY LETTER OR STAMP, SIGNATURE, AND DATE) BY THE DESIGNER/ARCHITECT/ENGINEER OF RECORD FOR DESIGN COMPATIBILITY. A CERTIFICATION LETTER FROM SUCH PERSON SHALL BE PROVIDED TO THE JURISDICTION STATING AS SUCH. THE TRUSSES SHALL NOT BE INSTALLED UNTIL AN APPROVED JOB COPY OF THE TRUSS SUBMITTALS IS ISSUED BY THE MONTEREY COUNTY BUILDING DIVISION.
TRUSS FABRICATOR SHALL SUBMIT NAME AND PHONE NUMBER OF THE AGENCY INSPECTING THE SHOP OPERATIONS.
CALCULATIONS AND DETAILS ARE TO BE PREPARED AND SIGNED BY A REGISTERED ARCHITECT/ENGINEER.
TRUSS MANUFACTURER SHALL PROVIDE A TRUSS PLACEMENT DIAGRAM THAT IDENTIFIES THE PROPOSED LOCATION FOR EACH INDIVIDUALLY DESIGNATED TRUSS AND REFERENCES THE CORRESPONDING TRUSS DESIGN DRAWINGS (TO BE INCLUDED IN THE SUBMITTAL PACKAGE AND WITH THE SHIPMENT OF THE TRUSSES).
EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED, OR OTHERWISE PERMANENTLY AFFIXED THERE TO THE FOLLOWING INFORMATION WITHIN TWO FEET OF THE CENTER OF THE BOTTOM CORD.

45. HANDRAILS SHALL BE 34 INCHES TO 38 INCHES ABOVE THE NOSING OF TREADS.

46. REQUIRED GUARDRAILS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE THAT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A 4-3/8 INCH DIAMETER SPHERE. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY SHALL NOT ALLOW THE PASSAGE OF A 6 INCH DIAMETER SPHERE.

47. THE HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1⁄4 INCH NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION.

48. 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. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS.

49. LANDINGS AT EXTERIOR DOORS SHALL BE EQUAL TO THE WIDTH OF THE DOOR AND HAVE A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36”. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1⁄4” PER FOOT (2% SLOPE).

50. INSULATION MATERIALS AND FACINGS SHALL HAVE A MAXIMUM FLAME SPREAD INDEX OF 25 AND A MAXIMUM SMOKE-DEVELOPED INDEX OF 450. EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX OF NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER.

51. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN NEW DWELLING UNITS AND SLEEPING UNITS WHICH HAVE FUEL-BURNING APPLIANCES INSTALLED OR HAVE ATTACHED GARAGES.
CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION.
WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL 2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER’S INSTALLATION INSTRUCTIONS.
REQUIRED CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCA TIONS:
1. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

52. FACTORY BUILT CHIMNEYS INSTALLED IN DWELLING UNITS WITH SOLID –FUEL-BURNING APPLIANCES SHALL COMPLY WITH TYPE HT REQUIREMENTS OF UL 103 AND SHALL BE MARKED “TYPE HT” AND “RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY”. CHIMNEYS FOR USE WITH OPEN COMBUSTION CHAMBER SHALL COMPLY WITH THE REQUIREMENTS OF UL 103 AND NEED ONLY BE MARKED “RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY”.

53. FINISH MATERIALS, CARPET SYSTEMS, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH THE POLLUTANT CONTROL REQUIREMENTS OF CGBSC SECTION 4.504.2 AND 4.504.3.

54. ALL NAILING FOR FRAMING TO COMPLY WITH 2019 CBC TABLE 2304.10.1 OR CRC TABLE R602.3(1) FASTENING SCHEDULE.

55. WHERE TOP OR SOLE PLATE ARE CUT FOR PIPES, A METAL TIE MINIMUM 0.058 INCHES THICK AND 1 1/2 INCHES WIDE SHALL BE FASTENED ACROSS THE OPENING WITH 6-16d NAILS MINIMUM EACH SIDE.

56. BEARING AND EXTERIOR WALL DOUBLE TOP PLATES TO BE OFF-SET AT THE END JOINTS MIN 48”. PROVIDE (8)-16d LAP SPLICE NAILING.

57. TRUSSES TO BE CONNECTED TO INTERIOR NON-BEARING WALLS AND BEAMS WITH TRUSS CLIPS ONLY.

58. RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHEN NOT PARALLEL, RAFTERS SHALL BE TIED TO 1X4 MIN. SIZE CROSS TIES. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4’ O.C.

59. ALL HEADERS AT NEW OPENINGS SHALL BE D.F..#1. ALL LUMBER TO BE D.F.#2 OR BETTER UNLESS OTHERWISE SPECIFIED, PER 23-IV-V-1&2. STRUCTURAL LUMBER AS SHOWN ON PLANS MAY BE SUBSTITUTED W/(2) – 1 3/4” MICROLAMS OR OSB LUMBER WITH EQUAL DEPTH. WOOD IN CONTACT WITH EARTH SHALL BE PRESSURE TREATED.

60. ALL WOOD, INCLUDING PORCH AND BALCONY GIRDERS AND JOISTS, EXPOSED TO THE ELEMENTS SHALL BE PRESSURE TREATED OR REDWOOD.

61. MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI AT 28 DAYS.

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

(1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

(2) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

(3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

(4) AT OPENINGS AROUND VENTS, PIPES DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, AND WITH APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

(5) FOR THE FIREBLOCKING OF CHIMNEY AND FIREPLACES, SEE SECTION R1003.19.

PLUMBING

63. WATER CLOSET COMPARTMENTS SHALL HAVE 30” CLEAR WIDTH AND 24” CLEARANCE IN FRONT OF THE WATER CLOSET.

64. WATER HEATERS OVER 4’ IN HEIGHT SHALL BE ANCHORED OR STRAPPED TO THE STRUCTURE.

65. USE OF SOLDERS MORE THAN TWO-TENTHS OF 1 PERCENT LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEM IS PROHIBITED.

66.

67. PROVIDE 12” SQUARE (MINIMUM) ACCESS PANEL OR UTILITY SPACE FOR ALL PLUMBING FIXTURES WITH SLIP-JOINT CONNECTIONS.

68. MAXIMUM WATER FLOW RATES FOR PLUMBING FIXTURES: 1.28 GAL. PER FLUSH AT WATER CLOSETS, 1.8 GPM AT SHOWER HEADS, 1.2 GPM AT LAVATORY FAUCETS, AND 1.8 GPM AT KITCHEN SINK FAUCETS.

69. PROVIDE PRESSURE VALVE OR THERMOSTATIC MIXING VALVE TO LIMIT WATER TEMPERATURE TO 120 DEGREES F AT TUBS AND SHOWERS.

70. 2 X 6 WALL FRAMING FOR PLUMBING LINES 3” OR GREATER WHERE REQUIRED. COORDINATE WITH PLUMBING CONTRACTOR.

71. PLUMBING VENTS TO TERMINATE 6” ABOVE ROOF AND 36” FROM ANY PROPERTY LINE.

72. REQUIREMENTS FOR WHIRLPOOL TUB:
a. A REMOVABLE PANEL OF SUFFICIENT DIMENSION SHALL BE PROVIDED TO ACCESS THE PUMP.

b. THE CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP.

c. THE PUMP AND CIRCULATION PIPING SHALL BE SELF-DRAINING TO MINIMIZE WATER RETENTION IN ACCORDANCE WITH STANDARDS REFERENCED IN CPC TABLE 14-1.

d. SUCTION FITTINGS ON WHIRLPOOL BATHS SHALL COMPLY WITH THE LISTED STANDARDS.

e. A 12X12 ACCESS PANEL OR UTILITY SPACE ARRANGED WITHOUT OBSTRUCTIONS TO MAKE CONCEALED SLIP-JOINT CONNECTIONS ACCESSIBLE FOR FIELD INSPECTION AND REPAIR IS REQUIRED.

73. NOTE: VENTING FOR ISLAND FIXTURES SHALL BE DESIGNED PER SECTION 909.0 OF THE 2016 CALIFORNIA PLUMBING CODE.

74. WATER HEATER INSTALLATION REQUIREMENTS:
a. PROVIDE WATER TIGHT PAN WITH DRAIN TO APPROVED LOCATION.
b. RELIEF VALVE MAY NOT DISCHARGE INTO PAN.
c. PROVIDE ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT, BUT NOT LESS THAN 30” SQUARE ACCESS.
d. LOCATE WATER HEATER NO FURTHER AWAY THAN 20 FT FROM THE ACCESS OPENING. A MINIMUM 24” WIDE CATWALK SHALL CONNECT THE WATER HEATER TO THE ACCESS.
e. PROVIDE PERMANENT ACCESS LADDER IF PLATFORM IS MORE THAN 8 FT ABOVE FLOOR LEVEL UNLESS ATTIC IS LOCATED ON SINGLE STORY PORTION OF BUILDING.
f. PROVIDE ACCESS FLOORING FROM OPENING TO WATER HEATER.

75. PLUMBING INSTALLATION REQUIREMENTS:
a. PROVIDE WATER HEATER PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE OF BUILDING OR OTHER APPROVED LOCATION. NO PART OF DRAIN MAY BE INSTALLED WHERE IT WOULD BE SUBJECT TO FREEZING.
b. PROVIDE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL EXTERIOR HOSE BIBBS AND LAWN SPRINKLER/IRRIGATION SYSTEMS.
c. FOR COOLING EQUIPMENT OR COOLING COILS PROVIDE MINIMUM 3⁄4” CONDENSATE DRAIN LINE TO APPROVED LOCATION. FOR UNITS INSTALLED IN ATTIC OR FURRED SPACE, PROVIDE SECONDARY DRAIN PAN AND LINE OR OVERFLOW.

ELECTRICAL

76.

77. IN THE KITCHEN AND DINING AREA A RECEPTACLE SHALL BE PROVIDED FOR EACH COUNTER SPACE WIDER THAN 12” SO THAT NO POINT IS MORE THAN 24” FROM AN OUTLET IN ADDITION TO OUTLETS RENDERED INACCESSIBLE BY STATIONARY APPLIANCES.

78. ALL 120 VOLT RECEPTACLES INSTALLED IN BATHROOMS, OUTDOORS, IN AN UNFINISHED BASEMENT, IN THE GARAGE, IN UNFINISHED ACCESSORY BUILDINGS, AT ALL KITCHEN COUNTERTOPS AND WITHIN 6’ OF A WET BAR SINK SHALL BE GFCI PROTECTED.

79. AFCI PROTECTION IS REQUIRED FOR ALL RECEPTACLES EXCEPT FOR THOSE LOCATED OUTSIDE, IN BATHROOMS, GARAGES, ATTICS, AND BASEMENTS.

80. FIXTURES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE SO LABLED.

81. A DEDICATED 20 AMP CIRCUIT SHALL BE PROVIDED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES/ LIGHTS/FANS.

82. USE OF PLUMBING LINES AS AN ELECTRICAL GROUND IS PROHIBITED (SB 164). ELECTRIC GROUND WILL BE UNDER FOOTING. GROUND TO BE 2 – 20” LENGTH #4 BARS RUNNING IN OPPOSITE DIRECTIONS AND TIED TO FOOTING STEEL.

83.

84. 125 AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.

85. PROVIDE AT LEAST TWO SEPARATE 20 AMP CIRCUITS FOR SMALL APPLIANCES IN KITCHEN, PANTRY, DINING ROOM AND SIMILAR AREAS, WITH NO OTHER OUTLETS ON THE CIRCUITS.

86. PROVIDE AT LEAST ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCE RECEPTACLE.

87. LUMINARIES INSTALLED IN CLOSETS SHALL BE 12 INCHES FROM EDGE OF STORAGE SHELF FOR INCANDESCENT OR LED SURFACE MOUNTED. SURFACE MOUNTED OR RECESSED FLUORESCENT, RECESSED INCANDESCENT OR LED, 6-INCHES. SURFACE MOUNTED FLUORESCENT OR LED PERMITTED IN STORAGE AREA IF LISTED FOR USE.

88. ALL PARTS OF POOL STRUCTURE AND EQUIPMENT SHALL BE BONDED.

89. PROVIDE RECEPTACLE OUTLET AT PENINSULAR KITCHEN COUNTER. CEC ART 210.52

90. RESIDENTIAL LIGHTING MEASURES, TITLE 24 ADDITIONAL REQUIREMENTS:

a) ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2016 CERTIFIED LABELED.

b) OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE BUILDING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH **AND** BE CONTROLLED BY A PHOTOCELL AND MOTION SENSOR, **OR** BY PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, **OR** BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING THE DAYLIGHT HOURS, **OR** BY ENERGY MANAGEMENT CONTROL SYSTEM.

c) LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS MUST BE MARKED “SUITABLE FOR WET/DAMP LOCATIONS”.

d) OUTLET BOXES INSTALLED FOR CEILING SUSPENDED FAN SHALL BE LISTED AND MARKED FOR THIS PURPOSE, AND SHALL NOT SUPPORT FANS WEIGHING MORE THAN 70 POUNDS. BOXES SUPPORTING FANS WEIGHING MORE THAN 35 POUNDS MUST BE MARKED INSIDE THE BOX TO INCLUDE MAXIMUM WEIGHT TO BE SUPPORTED.

e) SCREW BASED LUMINAIRES SHALL MEET ALL THE FOLLOWING:
1) SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND
2) SHALL CONTAIN LAMPS THAT COMPLY WITH CEC REFERENCE APPENDIX JA8;
3) THE INSTALLED LAMPS SHALL BE MARKED WITH JA8-2016 OR JA8-2016-E.

f) LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; SEALED WITH GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. JA8-2016-E CERTIFIED AND MARKED LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION.

g) DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8 (INCLUDING CEILING RECESSED DOWNLIGHT LUMINAIRES AND GU-24 SOCKETS CONTAINING LED LIGHT SOURCES) AND THEY SHALL COMPLY WITH SECTION 119(d) AND NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION.

h) AT LEAST ON LIGHT IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR CERTIFIED TO COMPLY WITH SECTION 119(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION. (150(k)3)

i) TAMPER RESISTANT RECEPTACLES ARE REQUIRED IN ALL LOCATION EXCEPT AT OUTLETS LOCATED MORE THAN 5-1/2 FEET ABOVE THE FLOOR, OUTLETS THAT ARE A PART OF A LUMINAIRE, OUTLETS DEDICATED TO APPLIANCES THAT CANNOT BE EASILY MOVED AND AT OUTLETS LOCATED IN ATTICS.

j) PRIOR TO RECEIVING A BUILDING FINAL, A COMPLETED COPY OF THE WS-5R FORM SHALL BE GIVEN TO THE OWNER AND TO THE BUILDING INSPECTOR.

MECHANICAL

91. ALL MECHANICAL PLANS AND SPECIFICATIONS, AS WELL AS COMBUSTION AIR REQUIREMENTS, TO BE SUBMITTED BY THE MECHANICAL CONTRACTOR AND APPROVED PRIOR TO INSTALLATION.

92. a. PROVIDE ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT, BUT NOT LESS THAN 30”X 30” MINIMUM ACCESS OPENING, AND 30” SQUARE MINIMUM ACCESS PASSAGEWAY.

b. LOCATE EQUIPMENT NO FURTHER THAN 20 FT FROM THE ACCESS OPENING. A MINIMUM 24” WIDE CATWALK SHALL CONNECT THE EQUIPMENT TO THE ACCESS.

c. PROVIDE 30” WORKING DEPTH, WIDTH AND HEIGHT ALONG THE SERVICE SIDE OF THE EQUIPMENT.

d. PROVIDE A PERMANENT OUTLET AND LIGHT FIXTURE AT THE EQUIPMENT. LOCATE SWITCH AT THE ACCESS OPENING.

93. A “BATHROOM”, WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED WITH AN EXHAUST FAN THAT COMPLIES WITH CGBS 4.506 AND SHALL INCLUDE THE FOLLOWING: HAVE A MINIMUM VENTILATION RATE OF 50 CFM AND BE ENERGY STAR COMPLIANT AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50% TO 80%. THE CONTROL MAY BE A SEPARATE COMPONENT OR INTEGRAL TO THE EXHAUST FAN. ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FANS, OR IF FAN IS INTEGRAL WITH THE LIGHTING IT SHALL BE POSSIBLE FOR THE LIGHTING TO BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD.

BATHROOM EXHAUST FAN CONTROLS MUST COMPLY WITH ONE OF THE FOLLOWING:
1) ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FANS.
2) FOR AN EXHAUST FAN WITH AN INTEGRAL LIGHTING SYSTEM, IT SHALL BE POSSIBLE FOR THE LIGHTING SYSTEM TO BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD.

A BATHROOM WHICH DOES NOT CONTAIN A SOURCE OF MOISTURE SHALL HAVE A WINDOW TO THE EXTERIOR OR A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING 50 CFM.

NOTE:

EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND OR SEISMIC RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR’S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING: (1) ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. (2) ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL. (3) PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR’S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS. (4) IDENTIFICATION AND QUALIFICATION OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS,LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER CEC 210.12(B).

FIXTURES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE SO LABLED.
A DEDICATED 20 AMP CIRCUIT SHALL BE PROVIDED TO SERVE THE REQUIRED BATHROOM

ALSO NOTE:
ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER- RESISTANT RECEPTACLES PER CEC 406.11

Stocker & Allaire
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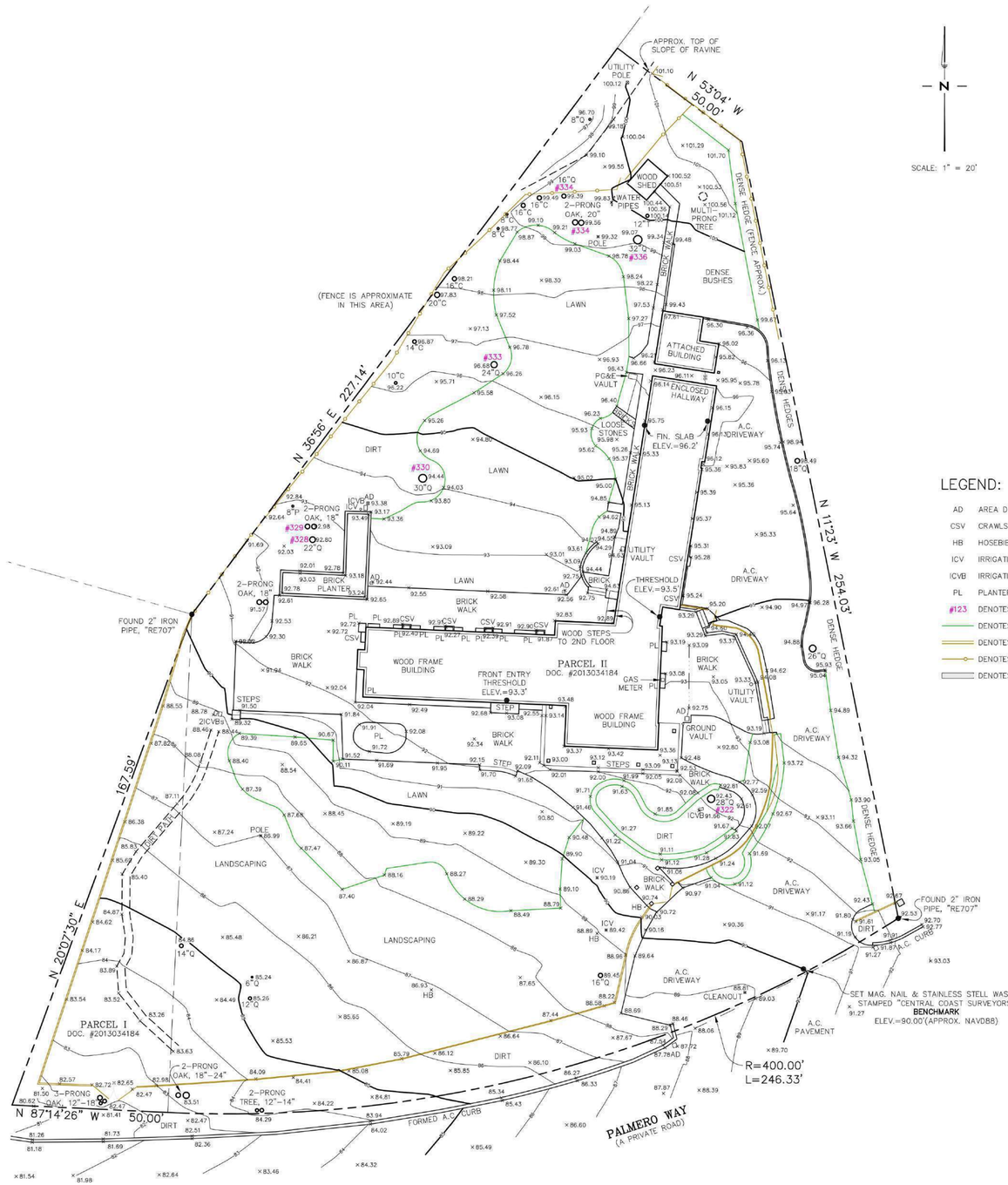
1535 PALMERO
PEBBLE BEACH, CA 93953
APN: 008-423-014-000
June 27th, 2023

1535 PALMERO WAY
GENERAL NOTES

Revisions:

A0.2



SCALE: 1" = 20'

LEGEND:

AD	AREA DRAIN
CSV	CRAWLSPACE VENT
HB	HOSEBIB
ICV	IRRIGATION CONTROL VALVE
ICVB	IRRIGATION CONTROL VALVE BOX
PL	PLANTER
#123	DENOTES A TREE TAG WITH NUMBER SHOWN (TYP.)
	DENOTES HEDGE OR LAWN AS SHOWN
	DENOTES WOOD FENCE
	DENOTES CHAIN LINK FENCE
	DENOTES CONC/BRICK WALL

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. 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. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88); PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF PALMERO WAY AT THE DRIVEWAY ENTRANCE, SHOWN HEREON.

   ELEVATION = 90.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES AND TAGS ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
6. FIELDWORK FOR THIS SURVEY WAS COMPLETED ON JUNE 11, 2021.

LICENSED LAND SURVEYOR DAVID T. EDSON No. 4974 STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF

THE PARCELS DESCRIBED IN DOCUMENT #2013034184, BEING A PORTION OF THE LAND SHOWN ON "LICENSED SURVEYOR'S MAP OF EL PESCADERO AND POINT PINOS RANCHOS" FILED IN VOL. 3 OF "SURVEYS" AT PG. 3 OFFICIAL RECORDS OF MONTEREY COUNTY

PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Stocker & Allaire General Contractors

BY

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 20' JOB No. 21-56 JUNE 2021

PREPARER: DRZ

APN 008-423-014

GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
      CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
      CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
   B. THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
   C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   D. THE PROJECT PLANS AND SPECIFICATIONS
   E. THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
   F. THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
   G. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2805
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443-3050.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5. INTENTION OF GRADING: NEW SINGLE-FAMILY RESIDENCE, DRIVEWAY AND ASSOCIATED SITE WORK.
6. PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS. (FIRM 06053C0304H)
7. ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
9. 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) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA -PLANNING, AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER, AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED THE RECOVERY. RMA – PLANNING, THE ARCHAEOLOGIST, AND LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

C = 440 CY

F = 310 CY

EXPORT = 130 CY

ESTIMATED AREA OF DISTURBANCE = 0.75 AC

THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE ELEVATIONS AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.

1. OVER-EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
2. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
3. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY WAS PREPARED BY CENTAL COAST SURVEYORS IN JUNE 2021.
2. TOPOGRAPHIC SURVEY WAS PROVIDED BY OTHERS, AND THE ENGINEER MAKES NO CLAIM AS TO ITS ACCURACY.
3. BENCHMARK: MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE AC PAVEMENT OF PALMERO WAY AT THE DRIVEWAY ENTRANCE. ELEVATION = 90.00' (APPROX. NAVD88).
4. ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
5. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
6. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
7. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
8. BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

GRADING AND DRAINAGE

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:

   GEOTECHNICAL INVESTIGATION DESIGN PHASE FOR A PROPOSED RESIDENTIAL REMODEL AND ADDITION ON 1535 PALMERO WAY, PEBBLE BEACH, MONTEREY COUNTY, CA, APN 008-423-014, BY BUTANO GEOTECHNICAL ENGINERING, INC. DATED NOVEMBER 2021, PROJECT NO. 21-263-M.

2. ON SITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
4. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
7. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED
8. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
9. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
10. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
11. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
12. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 2 FEET BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
13. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
14. FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
15. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
16. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
17. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER
18. ALL FILLS PLACED ON SLOPE GRADES 6H:1V OR GREATER SHALL BE PROVIDED WITH A KEYWAY EXCAVATED A MINIMUM OF THREE FEET BELOW GRADE, A MINIMUM OF 6 FEET WIDE AND AT A 10% SLOPE ONTO THE SLOPE.
19. WHERE EXISTING GRADE IS AT A SLOPE OF 6H:1V OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 6 FEET WIDE AND SLOPE AT NO LESS THAN 10% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
20. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 12" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
21. ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 3 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
22. ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.
    - ROCK OVER 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
23. IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL BE CLASSIFIED AS:
    SAND, GROUP SYMBOL SW, SP, SC OR SM, AS GIVEN IN ASTM 2487-10, "THE CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES." IN ALL CASES THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY GREATLY EXPANSIVE CLAYS AND SHALL BE
    FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS MATERIALS. THE MATERIAL FOR ENGINEERED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS.
24. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
25. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
26. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.
27. ON-GRADE SLABS SHOULD BE PLACED OVER A MOISTURE VAPOR BARRIER CONSISTING OF A WATERPROOF MEMBRANE (MOIST STOP, 10 MIL VISQUEEN, OR EQUAL) WITH A 4 INCH PROTECTIVE SAND COVER. THE WATERPROOF MEMBRANE SHOULD BE PLACED OVER A CAPILLARY BREAK CONSISTING OF 4 INCHES OF OPEN GRADE ROCK; ROUND AND SUB-ROUND ROCK IS RECOMMENDED TO PREVENT PUNCTURE OF THE MEMBRANE.
28. CONCENTRATED STORM WATER RUNOFF FROM THE PROJECT SITE SHALL NOT BE ALLOWED TO DISCHARGE UNCONTROLLED ONTO SLOPING GROUND. ROCK ENERGY DISSIPATERS CONSISTING OF 4" – 6" DIAMETER ROCK OR RUBBLE RIP RAP SHALL BE INSTALLED AT COLLECTION PIPE DISCHARGE POINTS.
29. ALL NEW CUT AND FILL SLOPES AS WELL AS DISTURBED SOIL AREAS MUST BE SEEDED WITH EROSION CONTROL GRASSES OR LANDSCAPE PLANTS FOR EROSION CONTROL.

LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTER LINE
	EX DIRT ROAD
	EX AC LIMITS
	LIMITS OF GRADING
	SUBDRAIN & PERFORATED PIPE
	RETAINING WALL
△100	CONTROL POINT
BM	BENCHMARK
F3P LS0000	FOUND 3/4" IRON PIPE, TAGGED AS NOTED
CUM BM#301	FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
BH-1	BORE HOLE / BORING LOCATION
+ 928.30	SPOT GRADE
12" OAK	TREE
	STUMP OR SNAG (DEAD)
	TREE DRIP LINE
	DRAINAGE PATH
	CREEK/RIVER FLOW
100.00	WATER SURFACE ELEVATION
	FLOW LINE
	AREA OF 30% OR GREATER SLOPE
	SIGN
OH	OVERHEAD UTILITY LINE(S)
E	UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE SHOWING ARMS AND GUY WIRE
LT	LIGHT, ELECTROLIER
G	GAS LINE
GV ICV	GAS VALVE, IRRIGATION CONTROL VALVE
SD	STORM DRAIN LINE
SDMH RIM: 00.00 INV: 00.00	STORM DRAIN MANHOLE
	STORM DRAIN INLET
DS	DOWNSPOUT
SS	SANITARY SEWER LINE (GRAVITY)
SSFM	SANITARY SEWER FORCE MAIN
SSMH RIM: 00.00 INV: 00.00	SANITARY SEWER MANHOLE
SSCO	CLEAN OUT
T	UNDERGROUND TELEPHONE LINE
W	WATER LINE
W	WELL
WV	WATER VALVE
PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
BFP	HOSE BIB
	UTILITY VAULT
C / F	CUT/FILL LINE
TOW 92.55	TOP OF WALL ELEVATION

ABBREVIATIONS

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

SITE ADDRESS & APN

1535 PALMERO WAY
PEBBLE BEACH, CA 93953
APN: 008-423-014

DESIGNER/GENERAL CONTRACTOR

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21 MANDEVILLE COURT
MONTEREY, CA 93940

TEL: (831) 375-1890

CIVIL ENGINEER

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

TEL. (831) 649-5225

LANDSCAPE ARCHITECT

JONI L. JANECKY & ASSOCIATES
515 SWIFT STREET
SANTA CRUZ, CA 95060

TEL. (831) 423-6040

GEOTECHNICAL ENGINEER

BUTANO GEOTECHNICAL ENGINEERING, INC.
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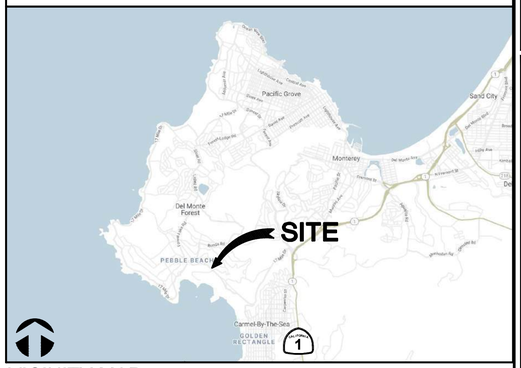

VICINITY MAP

NTS

CIVIL SHEET INDEX

C0.1	CIVIL COVER SHEET
C1.1	OVERALL SITE PLAN
C1.2	RESIDENCE GRADING AND DRAINAGE PLAN
C2.1	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN – NOTES
C2.2	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

IMPERVIOUS COVERAGE SUMMARY

18,013 SF	IMPERVIOUS (PRE-PROJECT)
8,975 SF	IMPERVIOUS (POST-PROJECT)
9,038 SF	NET REDUCTION
5,258 SF	IMPERVIOUS COVERAGE STRUCTURES
3,717 SF	IMPERVIOUS COVERAGE SITE
8,975 SF	TOTAL IMPERVIOUS

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

THE FOLLOWING ITEMS SHALL BE INSPECTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

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

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REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 15019
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION

8/10/23	PLANNING SUBMITTAL
RA	

STRETCH RESIDENCE
1535 PALMERO WAY
Pebble Beach, California
APN 008-423-014

CIVIL COVER SHEET

SCALE:
DRAWN: RA
JOB No.: 4436.00
SHEET C0.1 OF

PLANNING SUBMITTAL; NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

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Whitson ENGINEERS

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No. 55019
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION

8/10/23	PLANNING SUBMITTAL
RA	

STRETCH RESIDENCE
1535 PALMERO WAY
Pebble Beach, California
APN 008-423-014

OVERAL SITE PLAN

SCALE:	
DRAWN:	RA
JOB No.:	4436.00

SHEET
C1.1
OF

PLANNING SUBMITTAL; NOT FOR CONSTRUCTION

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KEYNOTE

1. PERMEABLE GRAVEL
2. PERMEABLE COBBLESTONE DRIVEWAY; S.L.D.
3. PERMEABLE FLAGSTONE ON GRADE; S.L.D.
4. IMPERVIOUS FLAGSTONE ON GRADE; S.L.D.
5. STEEL EDGING
6. NOT USED
7. INTERIOR DEER FENCING; S.L.D.
8. DOWNSPOUT CONNECTED TO STORM DRAIN
9. LINEAR DRAIN
10. 12" WIDE CONCRETE BAND
11. CONCRETE VERTICAL CURB
12. FENCE AND AUTOMATIC GATE; S.A.D.
13. FOOTPRINT OF EXISTING BUILDING; SEE DEMOLITION PLAN
14. WATER FEATURE
15. OUTDOOR KITCHEN; S.L.D
16. EXISTING RETAINING WALL TO REMAIN
17. PROTECT EX. TREE; SEE TREE PROTECTION PLAN

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RA	

STRETCH RESIDENCE
1535 PALMERO WAY

Pebble Beach, California

APN 008-423-014

RESIDENCE GRADING AND DRAINAGE PLAN

PLANNING SUBMITTAL; NOT FOR CONSTRUCTION

SCALE:	
DRAWN:	RA
JOB No.:	4436.00
SHEET	C1.2
OF	

SCALE: 1" = 10'

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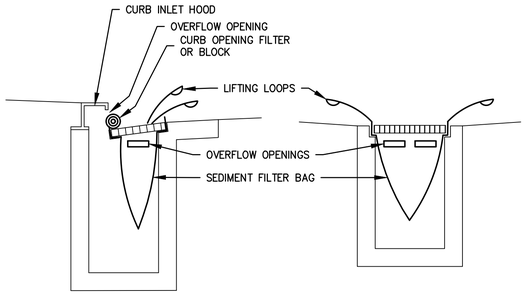
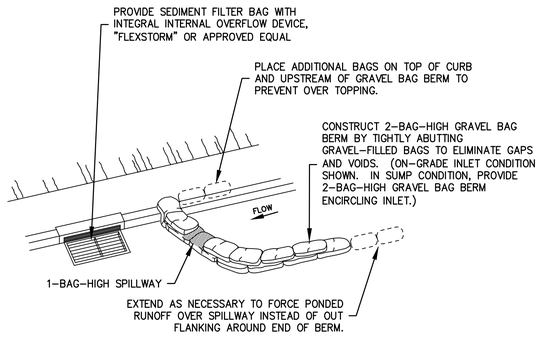
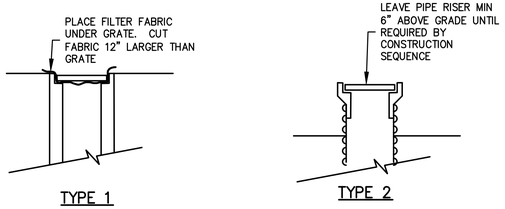


TYPE 5 (COMBINATION INLET)

TYPE 5 (FLAT GRATE INLET)



TYPE 3



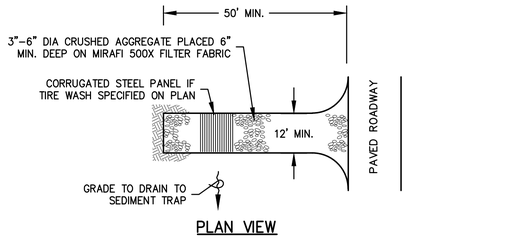
TYPE 1

TYPE 2

NOTES:
1. PROVIDE TYPE 1 INLET PROTECTION AT ALL INLETS IF OTHER TYPE NOT PROVIDED.
2. TYPE 2 INLET PROTECTION MAY BE PROVIDED IN LIEU OF TYPE 1 AT CONTRACTOR'S OPTION.
3. TYPE 3 INLET PROTECTION SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED PUBLIC STORM DRAIN INLETS, AND ANY PRIVATE INLETS WHICH ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.

SE-10 -- STORM DRAIN INLET PROTECTION

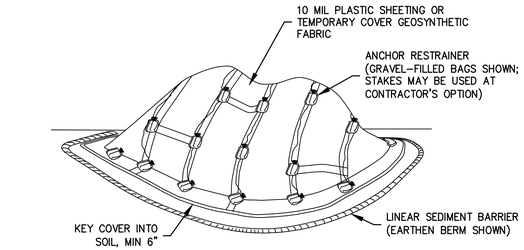
SCALE: NONE



PLAN VIEW

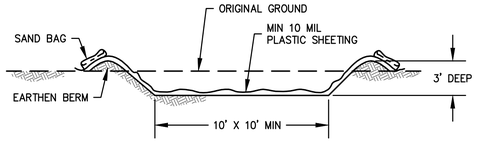
TC-1 -- STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



WM-3 -- TEMPORARY COVER ON STOCKPILE

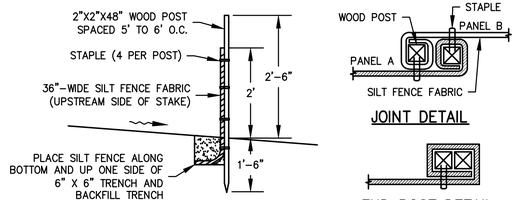
SCALE: NONE



NOTES:
1. AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' X 10' X 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.

WM-8 -- TEMPORARY CONCRETE WASHOUT FACILITY

SCALE: NONE



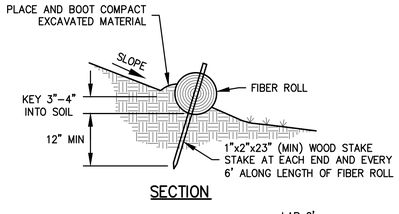
JOINT DETAIL

END POST DETAIL

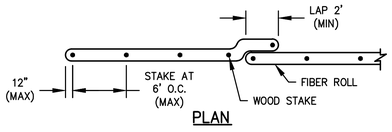
NOTES:
1. THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE
2. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

SE-1 -- TEMPORARY SILT FENCE

SCALE: NONE



SECTION



PLAN

NOTES:
1. PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3" TO 4" DEEP. INSTALL AND STAKE THE FIBER ROLL TIGHT AGAINST THE FURROW SO THAT STORMWATER RUNOFF WILL NOT PASS UNDER THE FIBER ROLL.
2. PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
3. AT JOINTS, OVERLAP FIBER ROLLS 2' (MIN), WITH THE ROLLS TIGHTLY ABUTTING. WHERE MULTIPLE ROWS ARE INSTALLED ON A SLOPE, STAGGER THE JOINTS ON ADJACENT ROWS 5' (MIN).
4. INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR) WHERE SHOWN.

SE-5 -- FIBER ROLL

SCALE: NONE

EROSION AND SEDIMENT CONTROL PLAN

1. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
   1.1. THE 2017 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOKS PPDG.
   1.2. THE 2015 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PORTAL BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).
2. THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
5. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
6. 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. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
7. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
8. 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.
9. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
10. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
11. PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
12. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
13. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
   - PROVIDE SILT FENCE OR LARGE-DIAMETER FIBER ROLL AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
   - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.

MONTEREY COUNTY REQUIREMENTS

1. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
2. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
3. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
4. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL 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.
5. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
6. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
7. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
   A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
   B. RUNOFF 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. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
   C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
3. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

BMP OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
   A. WEEKLY, AND
   B. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
   C. WITHIN 48 HOURS AFTER EACH STORM EVENT.
   D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE DRAWINGS OR SPECIFICATIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPINDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

WORKER TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND AT LEAST QUARTERLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
   - GOOD HOUSEKEEPING
   - MATERIAL MANAGEMENT PRACTICES
   - SPILL PREVENTION AND RESPONSE
   - LOCATIONS AND FUNCTIONS OF EROSION AND SEDIMENT CONTROL DEVICES
   - FINES AND PENALTIES

CONSTRUCTION SITE BMP CHECKLIST

The selected BMPs, below, were considered during design to comply with the Project's storm water runoff requirements. The Contractor is responsible for implementing all BMPs necessary for compliance with the Construction General Permit, the project Storm Water Pollution Prevention Plan, the Project Specifications and these Drawings.

EROSION CONTROL BMPs		
☒	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 & Mats
☒	EC-8	Wood Mulching
☒	EC-9	Earth Dikes & Drainage Swales
☒	EC-10	Velocity Dissipation Devices
☒	EC-11	Slope Drains
☐	EC-12	Streambank Stabilization
☐	EC-13	Reserved
☐	EC-14	Compost Blankets
☒	EC-15	Soil Preparation / Roughening
☐	EC-16	Non-Vegetative Stabilization (Gravel Blanket)
SEDIMENT CONTROL BMPs		
☒	SE-1	Silt Fence
☒	SE-2	Sediment Basin
☒	SE-3	Sediment Trap
☐	SE-4	Check Dam
☒	SE-5	Fiber Rolls
☒	SE-6	Gravel Bag Berm
☒	SE-7	Street Sweeping and Vacuuming
☒	SE-8	Sand Bag Barrier
☒	SE-9	Straw Bale Barrier
☒	SE-10	Storm Drain Inlet Protection
☐	SE-11	Active Treatment Systems (ATS)
☒	SE-12	Manufactured Linear Sediment Controls
☐	SE-13	Compost Socks and Berms
☐	SE-14	Biofilter Bags
NON-STORM WATER MANAGEMENT BMPs		
☒	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 / Discharge
☒	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	Concrete Finishing
☐	NS-14	Material Over Water
☐	NS-15	Demolition Adjacent to Water
☐	NS-16	Temporary Batch Plants
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs		
☒	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
WIND EROSION CONTROL BMPs		
☒	WE-1	Wind Erosion Control
TRACKING CONTROL BMPs		
☒	TR-1	Stabilized Construction Entrance/Exit
☐	TR-2	Stabilized Construction Roadway
☒	TR-3	Entrance/Outlet Tire Wash

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REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55019 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION
8/10/23 RA PLANNING SUBMITTAL

STRETCH RESIDENCE
1535 PALMERO WAY
Pebble Beach, California
APN 008-423-014

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN - NOTES

SCALE:
DRAWN: RA
JOB No.: 4436.00

SHEET C2.1 OF

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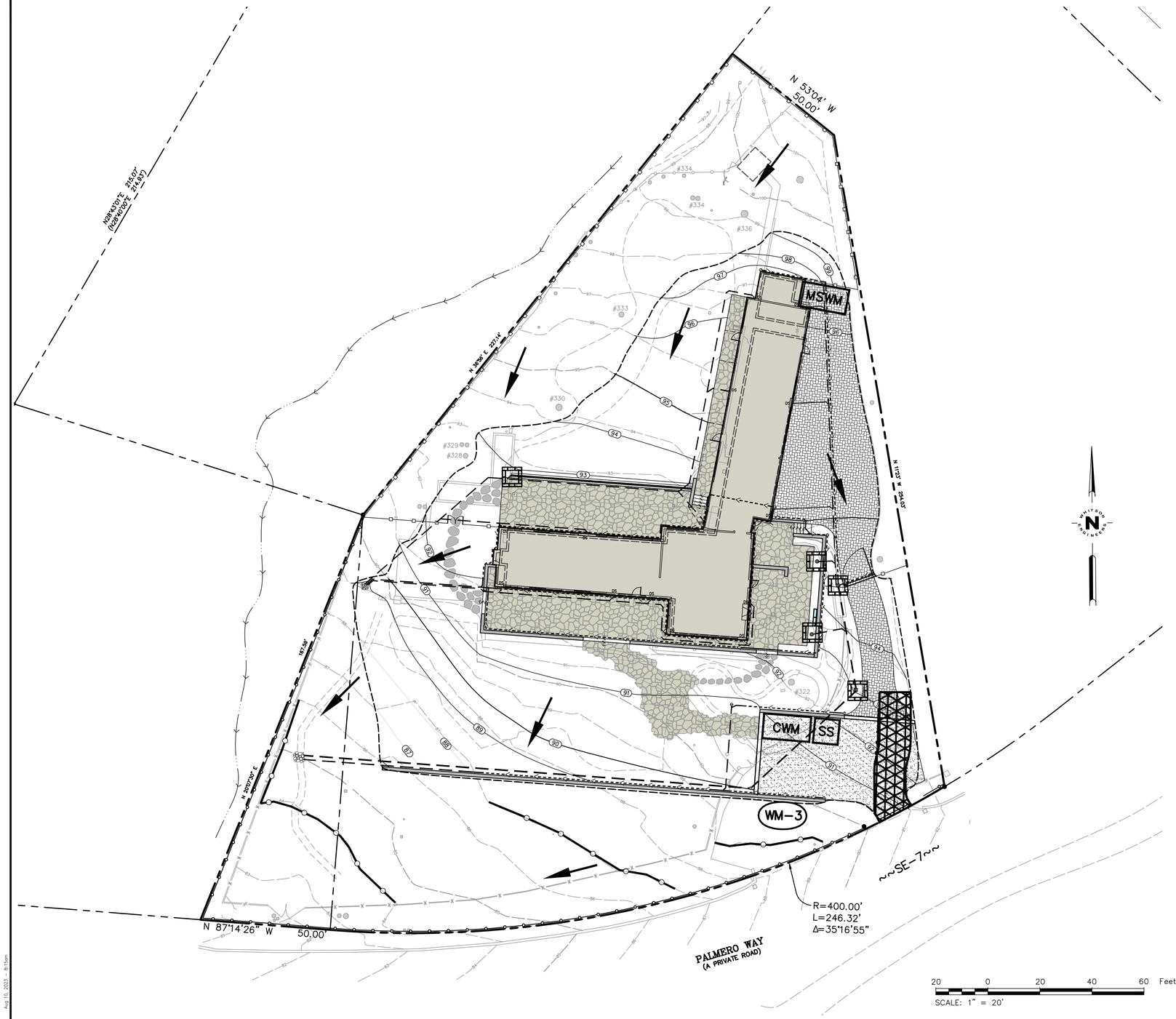

LEGEND

SYMBOL	BMP #	DESCRIPTION
	EC-9	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SE-1, SE-5, SE-6	LINEAR SEDIMENT BARRIER: LARGE-DIAMETER FIBER ROLL, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SE-1	SILT FENCE
	SE-6	GRAVEL BAG CHECK DAM
~~SE-7~~	SE-7	STREET SWEEPING
	SE-10	INLET PROTECTION
CWM	WM-8	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	TC-1, TC-3	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
MSWM	WM-1	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
WM-3	WM-3	TEMPORARY STOCKPILES
SS	WM-9	SANITARY FACILITIES
	–	DIRECTION OF DRAINAGE
	SS-3, SS-4 SS-5, SS-6 SS-7, SS-8	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS PERMANENT STABILIZATION PER LANDSCAPE DRAWINGS

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TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PLANNING SUBMITTAL; NOT FOR CONSTRUCTION

SCALE:
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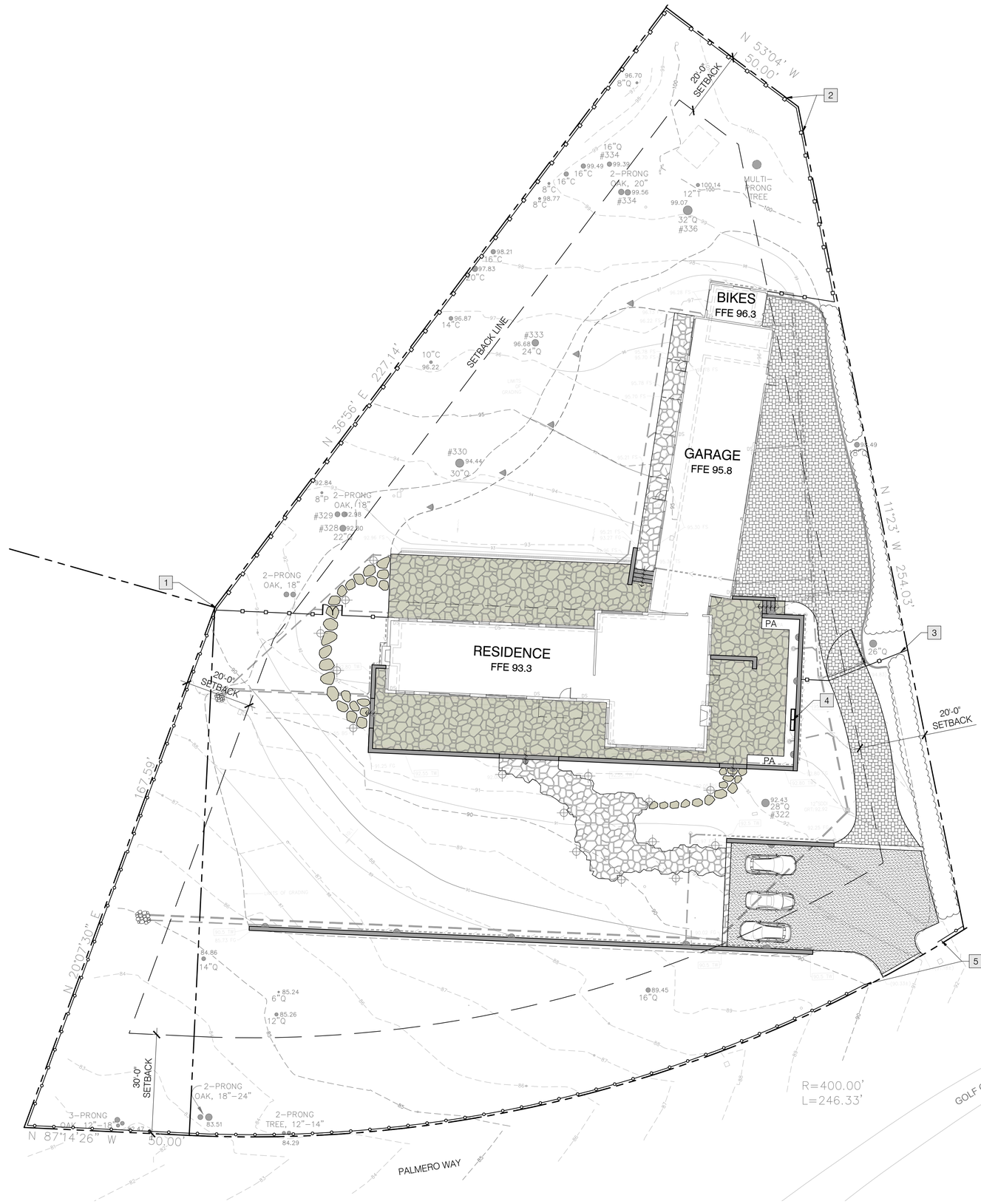

LEGEND

- PROPERTY LINE
- SETBACK LINE
- 6'-0" GRAPE STAKE FENCE
- SPLIT RAIL FENCE
- METAL HEADER
- COBBLESTONE DRIVEWAY - PERMEABLE
- FLAGSTONE - PERMEABLE
- FLAGSTONE - IMPERMEABLE
- GRAVEL - PERMEABLE
- STEPPING STONES
- LANDSCAPE STEPS
- EXISTING TREE LOCATION
- EXISTING TREE DIAMETER
- PA — PLANTING AREA
- EXTERIOR LIGHT FIXTURES, REFER TO CONCEPTUAL LIGHTING PLAN, SHEET L4.0

KEY NOTES

1. END SPLIT RAIL FENCE. BEGIN 6'-0" TALL GRAPE STAKE FENCE
2. LOCATE GRAPE STAKE FENCE ON PROPERTY LINE
3. 5'-0" TALL FENCE AND AUTOMATIC GATE.
4. WATER FEATURE
5. END SPLIT RAIL FENCE TO MAINTAIN VEHICULAR SIGHT LINES FROM DRIVEWAY.

NOTES

1. PROTECT EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION.
2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR COVERAGE TABLE, GRADING AND DRAINAGE.

0' 8' 16' 32'
SCALE: 1/16"=1'-0"

NOT FOR CONSTRUCTION ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

REGISTERED LANDSCAPE ARCHITECT JONI L. JANECKI No. 3163 Exp. 4/24/22 STATE OF CALIFORNIA

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PROJECT:
PALMERO WAY
1535 PALMERO WAY
PEBBLE BEACH CA, 93953
APN: 008-423-014

SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

SCALE: AS SHOWN
DRAWN BY: MM/MO
DATE: 08/10/2023

L1.0

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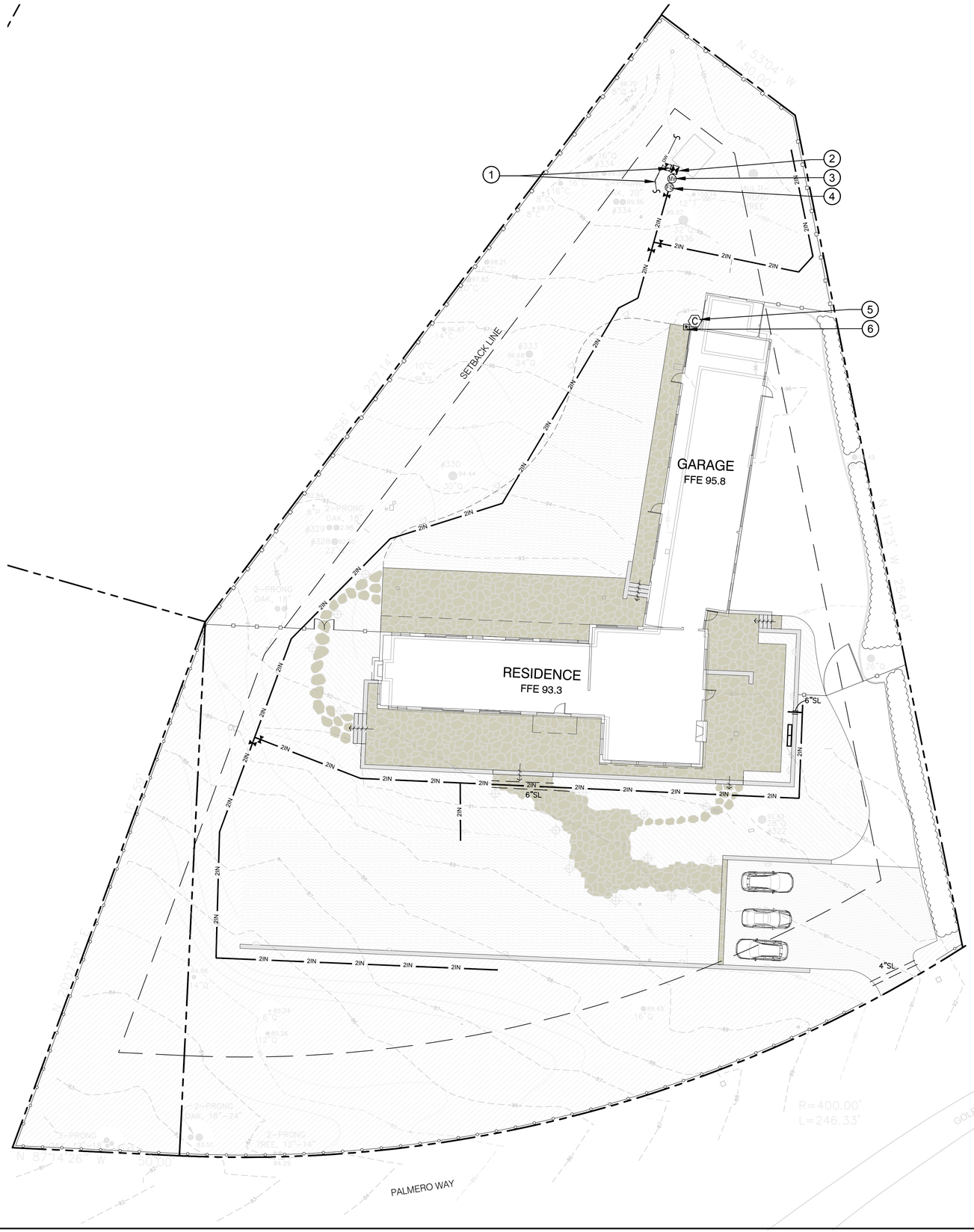

PLAN NOTES LEGEND

1. CONNECTION OF IRRIGATION SYSTEM SHALL BE DETERMINED IN THE FIELD BY LANDSCAPE CONTRACTOR, CONNECTION SHALL BE TO DOMESTIC WATER LINE FROM RESIDENCE AT THIS APPROXIMATE LOCATION PLUMBER TO PROVIDE 2" STUB-OUT AND GATE VALVE COORDINATE PRIOR TO CONSTRUCTION. MAXIMUM IRRIGATION DEMAND: 18 GPM AT 65 PSI STATIC PRESSURE AT MAINLINE CONNECTION TO DOMESTIC WATER LINE.
   CONTRACTOR TO FIELD VERIFY THE PRESSURE PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE IF THE PRESSURE IS DIFFERENT THAN NOTED.
2. BACKFLOW FOR IRRIGATION BY LANDSCAPE CONTRACTOR. REFER TO IRRIGATION LEGEND,
3. MASTER CONTROL VALVE (LINE SIZE) WIRE TO CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS. REFER TO IRRIGATION LEGEND.
4. FLOW SENSOR. WIRE TO CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS. REFER TO IRRIGATION LEGEND.
5. IRRIGATION CONTROLLER "C". WALL MOUNT AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION. ELECTRICAL CONTRACTOR TO INSTALL 1.5" CONDUIT WITH PULL CORD FOR 2 -WIRE CABLE.
6. WIRELESS WEATHER SENSOR AND RAIN SENSOR. MOUNT ON EVE OF HOUSE. INSTALL SENSOR OPEN TO THE SKY. COORDINATE AND CONFIRM EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NOTES:

1. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
2. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
3. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
2"	33-50 GPM

4. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

.75"	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT
1.5"	2001-3000 FT

5. EACH DRIP ZONE SHALL RECEIVE A SET OF AIR VENT/VACUUM RELIEF VALVE AT THE HIGHS POINT AND FLUSH VALVES AND OPERATION INDICATOR AT FARTHEST ENDS OF EACH SYSTEM.
6. CONTRACTOR SHALL INSTALL ALL IRRIGATION PIPING AND DRIPLINE TO GO AROUND ALL UTILITY BOX, LIGHTS, AND SIGNS. (DRAWINGS ARE DIAGRAMMATIC).
7. MAINLINE, LATERAL LINE AND REMOTE CONTROL VALVE MAY BE SHOWN OUTSIDE PLANTER FOR GRAPHIC CLARITY. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED WITHIN PLANTING AREAS. (TYPICAL)
8. LOCATE REMOTE CONTROL VALVE BOXES AWAY FROM PROMINENT, HIGHLY VISIBLE LOCATIONS. CONTACT LANDSCAPE ARCHITECT FOR EXACT LOCATIONS.

CONTRACTOR SHALL INSTALL CHECK VALVES, AS REQUIRED, IN LATERAL LINES WHERE THERE IS AN ELEVATION DIFFERENCE OF 10 FEET.

811
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0' 8' 16' 32'
SCALE: 1/16"=1'-0"

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE

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REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 9/24/22
STATE OF CALIFORNIA

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California Landscape Architect License 3163

PROJECT:
PALMERO WAY
1535 PALMERO WAY
PEBBLE BEACH CA, 93953
APN: 008-423-014

SHEET TITLE:
CONCEPTUAL IRRIGATION PLAN

SCALE: AS SHOWN
DRAWN BY: JC
DATE: 08/10/2023

L2.0

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

8. CONTRACTOR SHALL SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER. A WRITTEN STATEMENTS SHALL BE PROVIDED BY CONTRACTOR TO THE LANDSCAPE ARCHITECT THAT THE MEETING HAVE TAKING PLACE.

9. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.

10. INSTALL 2-WIRE CABLE WITHIN 1.25" CONDUIT WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

11. INSTALL A 14"X19" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPLICE TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.

12. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS P7354D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.

13. DECODER GROUNDING SHALL BE PROVIDED EVERY (500 FEET OR EVERY 8 DECODERS, WHICHEVER IS SMALLER [RAIN BIRD],600 FEET [BASELINE, RAIN MASTER] ,750 FEET [TORO), 300 FEET AT THE DECODER ONLY (CALSENSE), AT THE CONTROLLER AND AT THE LAST DECODER OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.

14. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPLICE AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.

15. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

16. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

17. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE, AND PROVIDE 12" FROM THE WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE AND INSTALL EACH BOX 12" APART.

18. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).

19. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

20. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

21. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

22. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

23. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

24. 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.

25. IRRIGATION DEMAND: REFER TO PLANS.

26. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

27. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

28. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

29. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

30. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

31. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

"A Landscape Irrigation Audit is require. This Audit must be completed by a Certified Landscape Irrigation Auditor, not the designer or installer. The Audit must be submitted to the Building Department, with Certificate of Completion (Appendix C) as required by the Department of Water Resources, prior to scheduling a Final Inspection of the Water Efficient Landscape permit."

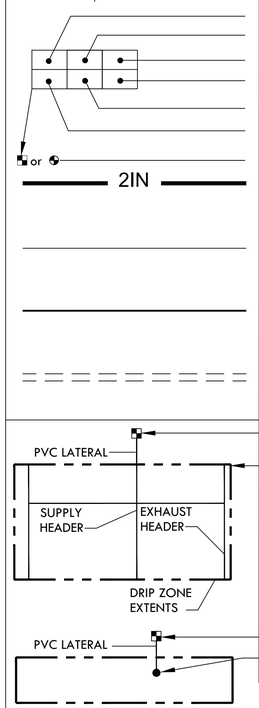
WATER CONSERVATION STATEMENT
RUSSELL D MITCHELL AND ASSOCIATES, INC. (RMA) HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JOSE L. CRUZ
IRRIGATION CONSULTANT–PROJECT MANAGER

RMA
RUSSELL D. MITCHELL & ASSOCIATES, INC.
Irrigation Consultant:
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 · · fax 925.932.5671
www.rmairrigation.com

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
○ ⊖ ⊕	570Z-6P-PRX-COM/ O-T-15FP,15HP,15QP	TORO POP-UP SPRAY SPRINKLER (TURF)	2.3,1.2,0.6	30	12-15
● ◒ ◓	570Z-6P-PRX-COM/ O-T-12FP,12HP,12QP	TORO POP-UP SPRAY SPRINKLER (TURF)	1.5,0.75,.37	30	10-12
◇ ⟐ ⟐	570Z-6P-PRX-COM/ O-T-10FP,10HP,10QP	TORO POP-UP SPRAY SPRINKLER (TURF)	1,0.5,0.23	30	8-10
③	HDL-06-12	ON GRADE HDL DRIPLINE WITH 12" O.C. EMITTER DRIP RING FOR TREES (3 RINGS PER TREE) SEE DETAIL	0.10	30	TRICKLE
	PGV-101G	HUNTER REMOTE CONTROL VALVE			
	PCZ-101-40	HUNTER REMOTE CONTROL DRIP KIT WITH 40 PSI REGULATOR			
	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
	ECO-ID	HUNTER ECO-INDICATOR			
CV	KC OR KSC	NDS KSC SERIES CHECK VALVE FOR UPHILL FLOW DIRECTION OR KC SERIES SPRING CHECK VALVE FOR DOWNHILL FLOW DIRECTION (LINE SIZE)			
	T-FP600A-LF	NIBCO BRASS BALL VALVE (LINE SIZE)			
	975XLSEU-1"/PBB-20	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH FREEZE BLANKET.			
MV	ICV-	HUNTER MASTER VALVE-(LINE SIZE) (NORMALLY CLOSED)			
FS	HC-100-FLOW	HUNTER 1" FLOW METER (0.3 - 30 GPM)			
C	HCC-800-PL	HUNTER HCC (54) STATION CONTROLLER IN A PLASTIC WALL MOUNTED ENCLOSURE WITH A EZ DECODER SYSTEM.			
-	EZ-1	HUNTER SINGLE STATION DECODER (1 PER VALVE)			
-	EZ-DM	HUNTER DECODER OUTPUT MODULE FOR HCC CONTROLLERS			
-	HC-PLAN-ENTHUSIAST	HUNTER HYDRAWISE SOFTWARE			
-	NOT SHOWN ON PLANS	ROUTE TWO WIRE CABLE TO ALL REMOTE CONTROL VALVES. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS PAIGE ELECTRIC WIRE P7072D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KITS OR APPROVED EQUAL. INSTALL 2 WIRE CABLE WITHIN 1.25" SCH 40 ELECTRICAL CONDUIT. PULL BOXES SHALL BE LOCATED EVERY 200' NO SPLICES ARE ALLOWED BETWEEN VALVES. REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS.			
R	WR-CLIK	WIRELESS RAIN-CLIK SENSOR AND RECIEVER MOUNTED ON THE CONTROLLER ENCLOSURE.			



CONTROLLER AND STATION NUMBER
REMOTE CONTROL VALVE SIZE (IN INCHES)
FLOW (GPM)
WATER USE CLASSIFICATION OF ZONE
APPLICATION RATE (IN/HR) or DRIPLINE SPACING
AREA (SQ. FT.)
ASSOCIATED REMOTE CONTROL VALVE

MAIN LINE:	2" THROUGHOUT: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.
LATERAL LINE:	3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
DRIPLINE LATERAL LINE:	3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
SLEEVING:	SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.

DRIPLINE REMOTE CONTROL VALVE

DRIP ZONE:

HUNTER HDL SERIES DRIPLINE WITH BUILT IN PRESSURE COMPENSATION AND CHECK VALVE, PART #HDL-06-12-250-CV. USE PLD FITTINGS. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.

DRIPLINE REMOTE CONTROL VALVE

APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIP ZONE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.

REVISIONS AND RECORD OF ISSUE

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

REGISTERED LANDSCAPE ARCHITECT JONI L. JANECKI No. 2963 Exp. 4/24/22 STATE OF CALIFORNIA

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

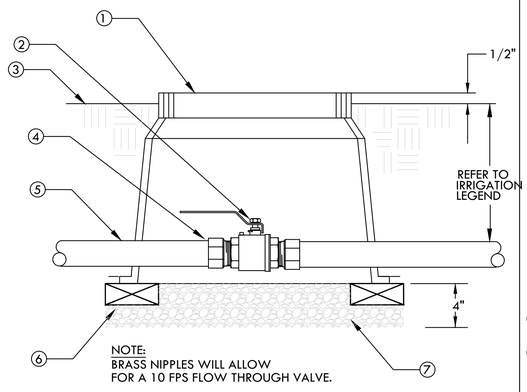
PROJECT:
PALMERO WAY
1535 PALMERO WAY
PEBBLE BEACH CA, 93953
APN: 008-423-014

SHEET TITLE:
IRRIGATION NOTES AND LEGEND

SCALE: AS SHOWN
DRAWN BY: JC
DATE: 08/10/2023

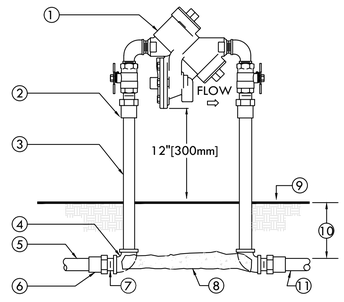
L2.1

ORIGINAL SHEET SIZE: 24" X 36"



1. 10" ROUND X 12" DEEP PLASTIC VALVE BOX
2. BRASS BALL VALVE
3. FINISH GRADE
4. MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.
5. PVC MAIN LINE TO BACKFLOW
6. COMMON BRICK, TWO TOTAL-180° APART
7. PEA GRAVEL (NO SOIL IN VALVE BOX)

1 BALL VALVE-BRASS
SCALE: NONE

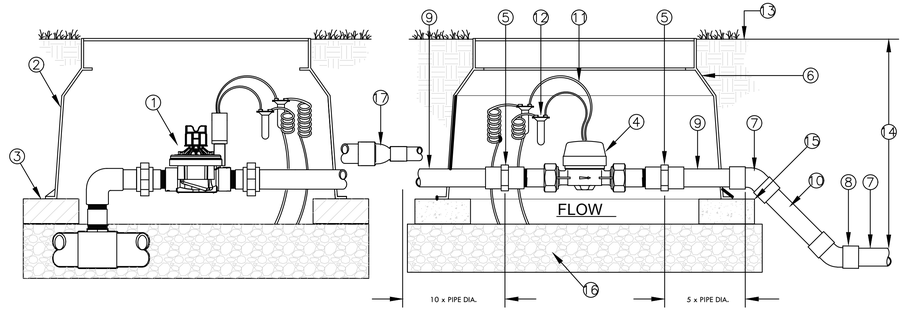


1. REDUCED PRESSURE BACKFLOW ASSEMBLY.
2. WROUGHT COPPER MALE ADAPTER-2 OTAL (SOLDER x THREAD CONNECTION).
3. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
4. WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
5. PVC MAIN LINE TO POINT OF CONNECTION.
6. BUSH AS NECESSARY FOR SIZE TRANSITION.
7. SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.
8. CONCRETE SUPPORT BLOCK.
9. FINISH GRADE.
10. REFER TO IRRIGATION LEGEND.
11. PVC MAIN LINE TO IRRIGATION SYSTEM.

NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.

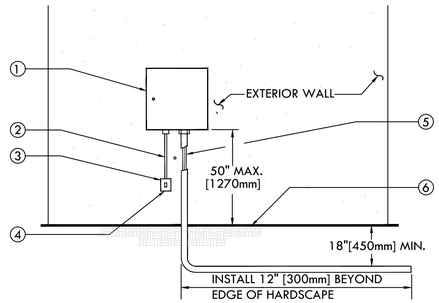
2 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE

NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.



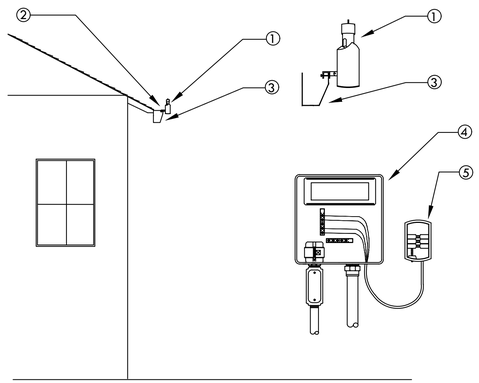
1. MASTER VALVE
2. VALVE BOX
3. BRICK SUPPORT
4. HUNTER HC FLOW METER HC-100 WITH UNION CONNECTIONS
5. SCH 80 PVC FEMALE ADAPTER (S X T)
6. RECTANGULAR VALVE BOX PER SPECIFICATIONS
7. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
8. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
9. 1.5" DIA. (40 mm) MAIN LINE AT INLET & OUTLET
10. MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
11. TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF (2.08 mm) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
12. WEATHERPROOF WIRE CONNECTOR
13. FINISH GRADE
14. SPECIFIED SOIL COVER (SEE LEGEND)
15. COMMON BRICK
16. GRAVEL BASE, 6" (15 cm) DEEP
17. IF NECESSARY INSTALL A SCH. 80 REDUCING COUPLING, TYP.

3 HUNTER HC-100 FLOW METER & MASTER VALVE INSTALLATION
Scale: NONE
Det:



1. IRRIGATION CONTROLLER.
2. 120 VOLT SERVICE IN RIGID STEEL CONDUIT.
3. 120 VOLT LOCKABLE WEATHERPROOF ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT.
4. 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY CONTRACTOR.
5. LOW VOLTAGE WIRE IN SCHEDULE 40 PVC CONDUIT. PAINT CONDUIT ABOVE GRADE TO MATCH BUILDING SURFACE COLOR.
6. FINISH GRADE OR HARDSCAPE.

4 CONTROLLER - EXTERIOR WALL MOUNTED
SCALE: NONE

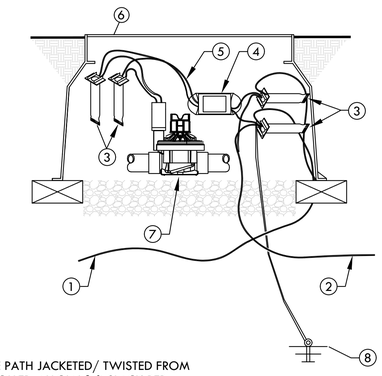


NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

1. WIRELESS RAIN SENSOR TRANSMITTER (GUTTER MOUNTED)
2. MOUNT RAIN SENSOR ON GUTTER/EVE
3. GUTTER
4. CONTROLLER
5. RAIN SENSOR RECEIVER

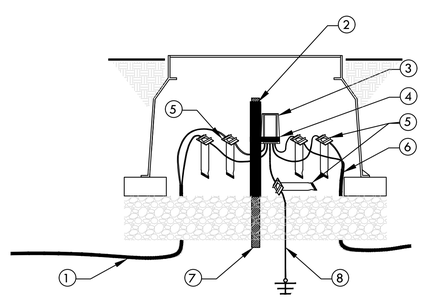
5 WIRELESS RAIN SENSOR-GUTTER MOUNT
SCALE: NONE

NOTE:
TWO WIRE DECODER SYSTEMS MUST BE PROPERLY GROUNDED IN ORDER TO PROTECT AGAINST LIGHTNING SURGES. THE COMMUNICATION CABLE MUST BE GROUNDED NO FURTHER THAN 1000' FROM ANY DECODER.



1. ID WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW 3 ft SLACK PER DECODER
2. ID WIRE PATH JACKETED/ TWISTED TO NEXT DECODER
3. DBRY-6 WATERPROOF CONNECTOR.
4. ICD-100 DECODER
5. TWO BLACK WIRES TO VALVE SOLENOID
6. RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
7. REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
8. 5/8" DIAMETER GROUND ROD OF 8' LENGTH. 1 PER 12 DECODERS OR EVERY 1000ft./330M. GROUND ROD SHALL BE A MINIMUM OF 8' FROM TWO WIRE PATH.

6 HUNTER ICD DECODER
SCALE: NONE



1. ID WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW 3 ft SLACK PER DECODER
2. PVC PIPE-1" SCHEDULE 40
3. MODEL DUAL-S SURGE PROTECTOR MODULE
4. ELECTRICAL CABLE TIE-12"
5. DBR/Y-6 (2)
6. ID WIRE PATH JACKETED/ TWISTED TO NEXT DECODER
7. PVC PIPE-.75" SCHEDULE 40
8. 5/8" DIAMETER GROUND ROD OF 8' LENGTH. INSTALL DUAL-S AT RIGHT ANGLE TO THE 2-WIRE PATH

7 HUNTER DUAL-S SURGE DEVICE
SCALE: NONE

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 4/24/22
STATE OF CALIFORNIA

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

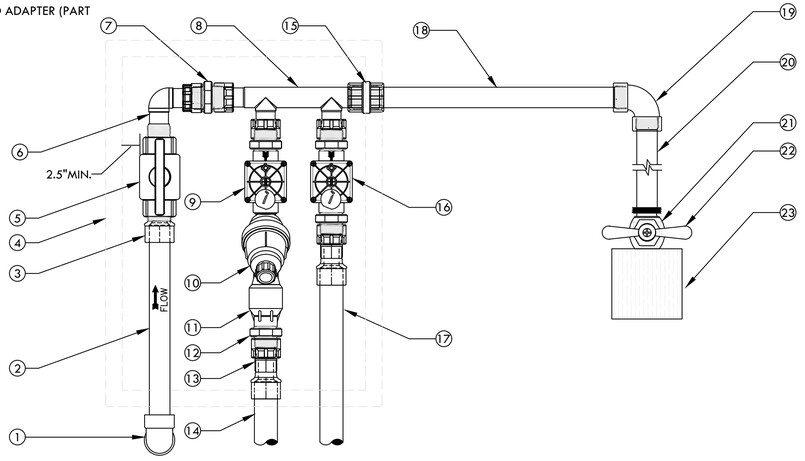
PROJECT:
PALMERO WAY
1535 PALMERO WAY
PEBBLE BEACH CA, 93953
APN: 008-423-014

SHEET TITLE:
IRRIGATION DETAILS

SCALE: AS SHOWN
DRAWN BY: JC
DATE: 08/10/2023

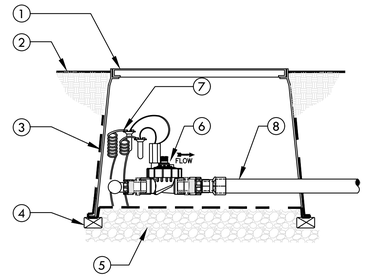
L2.2

1. SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
2. SCH 40 PVC PIPE. LENGTH AS REQUIRED.
3. SCH 80 PVC MALE ADAPTER.
4. CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
5. NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
6. DURA 1" MIPT x 1" SWIVEL 90° (PART #306-009)
7. DURA 1"x1" THREADED ADAPTER (PART #08303) 4 TOTAL.
8. DURA 1" MULTI-PORT MANIFOLD (PART #301-010-2)
9. DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
10. FILTER. REFER TO LEGEND FOR MODEL.
11. 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
12. DURA 1" x 3/4" MALE ADAPTER (PART #08303-131). ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
13. DURA 1" SLIP X 1" SWIVEL (PART #329-011) 2 TOTAL.
14. SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
15. SCHEDULE 80 PVC THREADED FEMALE COUPLING TO SERVICE HOSE BIB. IF NO HOSE BIB INSTALL A DURA 1" CAP (PART #348-010)
16. BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
17. SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.
18. SCHEDULE 80 PVC NIPPLE (LENGTH AS REQUIRED).
19. SCHEDULE 80 PVC 90° ELBOW (TxT).
20. SCHEDULE 80 PVC NIPPLE (LENGTH AS REQUIRED).
21. BRASS 90° ELBOW WITH ANCHOR HOLES (TxT). ANCHOR TO 4"x4" POST.
22. HOSE BIB. PROVIDE SUFFICIENT SPACE BETWEEN POST FOR OPERATION OF BIB.
23. PRESSURE TREATED (REDWOOD COLOR) POST. INSTALL PER DETAIL.



1 TWO REMOTE VALVE MANIFOLD DETAIL WITH HOSE BIB (1" VALVES ONLY)

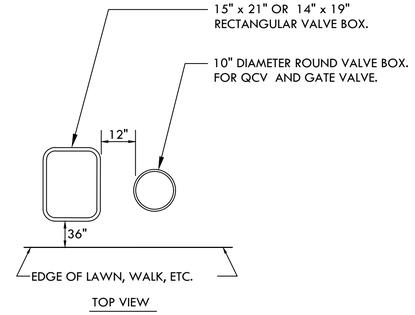
SCALE: NONE



1. CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
2. FINISH GRADE
3. 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
4. BRICK-1 EACH CORNER
5. PEA GRAVEL OR 3/4" DRAIN ROCK-4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
6. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
7. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL
8. SCH 40 PVC LATERAL LINE TO BUBBLERS OR SPRAY

2 BUBBLER OR SPRAY REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD

SCALE: NONE



TOP VIEW

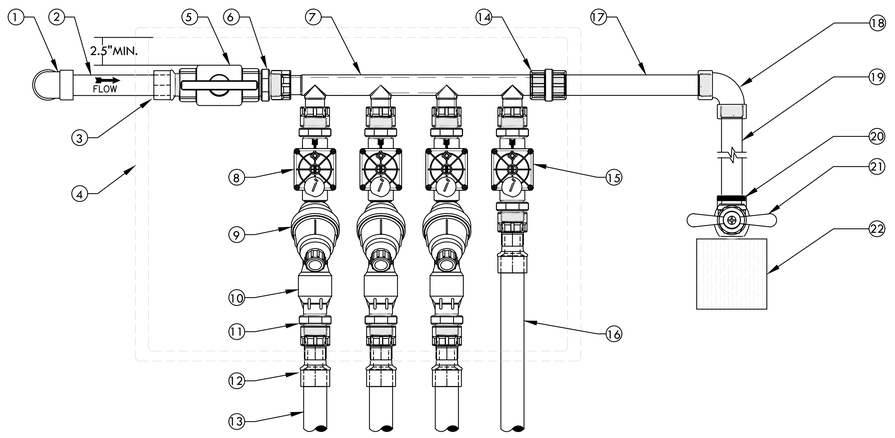
INSTRUCTIONS:

1. CENTER VALVE BOX OVER REMOTE CONTROL VALVES 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 RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

3 VALVE BOX INSTALLATION

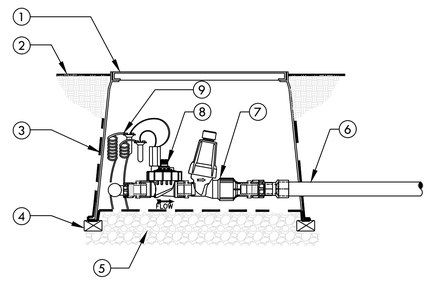
SCALE: NONE

1. SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
2. SCH 40 PVC PIPE. LENGTH AS REQUIRED.
3. SCH 80 PVC MALE ADAPTER.
4. CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
5. NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
6. DURA 1"x1" THREADED ADAPTER (PART #08303) 6 TOTAL.
7. DURA 1" MULTI-PORT MANIFOLD (PART #301-010-4)
8. DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
9. FILTER. REFER TO LEGEND FOR MODEL.
10. 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
11. DURA 1" x 3/4" MALE ADAPTER (PART #08303-131) 3 TOTAL. ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
12. DURA 1" SLIP X 1" SWIVEL (PART #329-011) 4 TOTAL.
13. SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
14. SCHEDULE 80 PVC THREADED FEMALE COUPLING TO SERVICE HOSE BIB. IF NO HOSE BIB INSTALL A DURA 1" CAP (PART #348-010)
15. BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
16. SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.
17. SCHEDULE 80 PVC NIPPLE (LENGTH AS REQUIRED).
18. SCHEDULE 80 PVC 90° ELBOW (TxT).
19. SCHEDULE 80 PVC NIPPLE (LENGTH AS REQUIRED).
20. BRASS 90° ELBOW WITH ANCHOR HOLES (TxT). ANCHOR TO 4"x4" POST.
21. HOSE BIB. PROVIDE SUFFICIENT SPACE BETWEEN POST FOR OPERATION OF BIB.
22. PRESSURE TREATED (REDWOOD COLOR) POST. INSTALL PER DETAIL.



4 FOUR REMOTE VALVE MANIFOLD DETAIL WITH HOSE BIB (1" VALVES ONLY)

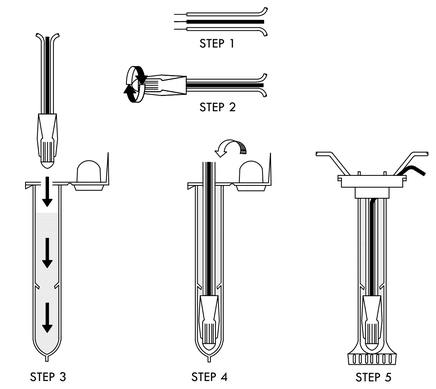
SCALE: NONE



1. CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
2. FINISH GRADE
3. 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
4. BRICK-1 EACH CORNER
5. PEA GRAVEL OR 3/4" DRAIN ROCK-4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
6. SCH 40 PVC LATERAL LINE TO DRIPLINE OR DRIP.
7. DRIP FILTER AND REGULATOR
8. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
9. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL

5 DRIP REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD

SCALE: NONE



NOTE:
MAXIMUM # OF WIRES PER CONNECTOR:

- 3-#14 GAUGE
- 2-#12 GAUGE

INSTRUCTIONS:

1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

6 WEATHERPROOF WIRE SPLICE ASSEMBLY

SCALE: NONE

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

REGISTERED LANDSCAPE ARCHITECT — JONI L. JANECKI — No. 3163 — Exp. 9/24/22 — STATE OF CALIFORNIA

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

PROJECT:
PALMERO WAY
1535 PALMERO WAY
PEBBLE BEACH CA, 93953
APN: 008-423-014

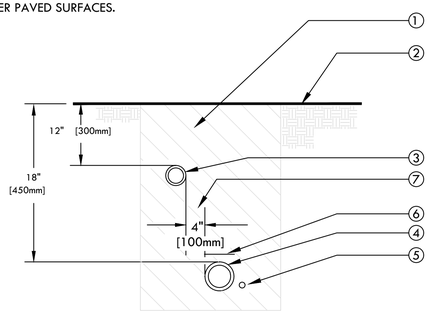
SHEET TITLE:
IRRIGATION DETAILS

SCALE: AS SHOWN
DRAWN BY: JC
DATE: 08/10/2023

L2.3

NOTES:

1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES.



① CLEAN BACKFILL MATERIAL.

② FINISH GRADE.

③ LATERAL LINE.

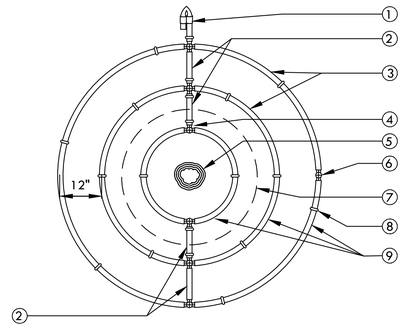
④ MAIN LINE.

⑤ 2-WIRE CABLE. CABLE SHALL BE LAID OUT LOOSELY IN THE TRENCH.

⑥ 3" DETECTABLE WARNING TAPE OVER MAIN LINE - 3" [75mm] ABOVE PIPE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS

⑦ TYPICAL DISTANCE BETWEEN PIPES.

1 TRENCHING
SCALE: NONE



① FIGURE 8 LINE END

② BLANK TUBING

③ DRIPLINE

④ HUNTER PLD-TEE (PLD-TEE)

⑤ TREE TRUNK

⑥ ADAPTER TEE FROM PVC TO DRIPLINE.

⑦ ROOT BALL

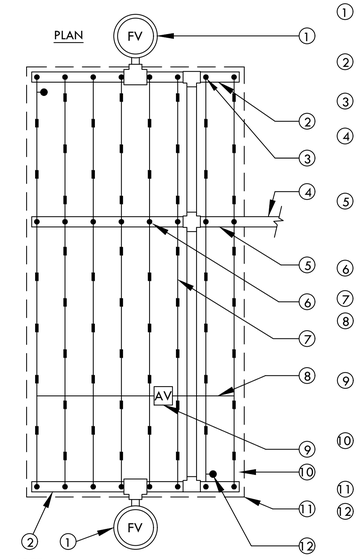
⑧ 6-INCH SOIL STAPLE (TYP) EQUALLY SPACE 4 AROUND EACH TUBE RING

⑨ LOCATE FIRST DRIPLINE RING HALFWAY BETWEEN THE TRUNK AND EDGE OF ROOTBALL. LOCATE THE SECOND DRIPLINE RING AT EDGE OF ROOTBALL. LOCATE THE THIRD RING 12" OUTSIDE THE SECOND RING

NOTE:
SUGGESTED QUANTITY DRIP RINGS PER TREES SIZE:

- 15 GAL OR 24" BOX = 2 RINGS
- 36 GAL OR 48" BOX = 3 RINGS
- 60 GAL OR LARGER = 4 RINGS

2 DRIP RINGS AROUND TREE
SCALE: NONE



① FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT

② 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.

③ MANIFOLD-TO-ELBOW CONNECTION (TYP).

④ PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.

⑤ PVC SUPPLY MANIFOLD. EXTEND TO END OF ZONE/EXHAUST HEADER.

⑥ MANIFOLD-TO-TEE CONNECTION.

⑦ DRIPLINE LATERAL.

⑧ AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.

⑨ AIR/VACUUM RELIEF PLUMBED TO BLANK 5/8" POLY TUBING AT EACH HIGH POINT.

⑩ PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.

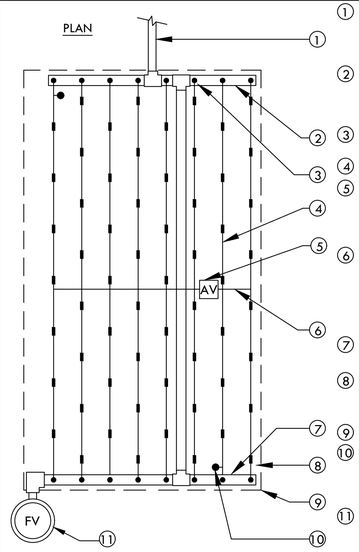
⑪ AREA PERIMETER.

⑫ DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:

1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

3 HLD DRIPLINE CENTER FEED LAYOUT
SCALE: NONE



① PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.

② PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.

③ MANIFOLD-TO-ELBOW CONNECTION (TYP).

④ DRIPLINE LATERAL.

⑤ AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" TUBING AT EACH HIGH POINT.

⑥ AIR/VACUUM RELIEF LATERAL, BLANK 5/8" POLY TUBING CENTERED ON MOUND OR BERM.

⑦ 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.

⑧ PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.

⑨ AREA PERIMETER.

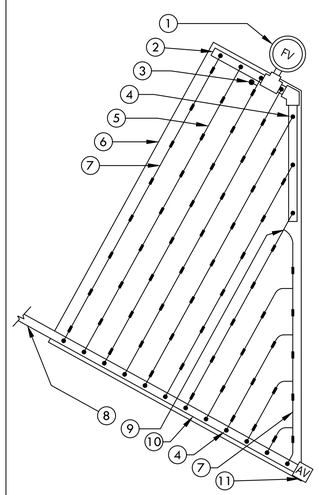
⑩ DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.

⑪ FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:

1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

4 HLD DRIPLINE END FEED LAYOUT
SCALE: NONE



① FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT

② 1" SCH 40 PVC OR FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.

③ DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

④ MANIFOLD-TO-ELBOW CONNECTION.

⑤ DRIPLINE LATERAL.

⑥ AREA PERIMETER.

⑦ PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.

⑧ PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.

⑨ HUNTER PLD-TEE (PLD-TEE)

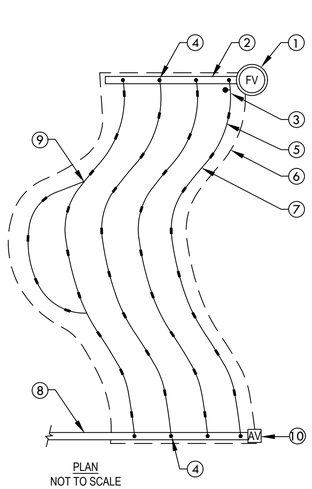
⑩ PVC SUPPLY MANIFOLD.

⑪ HUNTER PLD AIR/VACUUM RELIEF VALVE (PLD-AVR) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:

1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

5 HLD DRIPLINE TRIANGULAR LAYOUT
SCALE: NONE



① FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT

② 1" SCH 40 PVC OR FLEXIBLE PVC IPS HOSE FLUSH/EXHAUST MANIFOLD.

③ DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

④ MANIFOLD-TO-ELBOW CONNECTION.

⑤ DRIPLINE LATERAL.

⑥ AREA PERIMETER.

⑦ PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.

⑧ PVC SUPPLY LINE/HEADER FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.

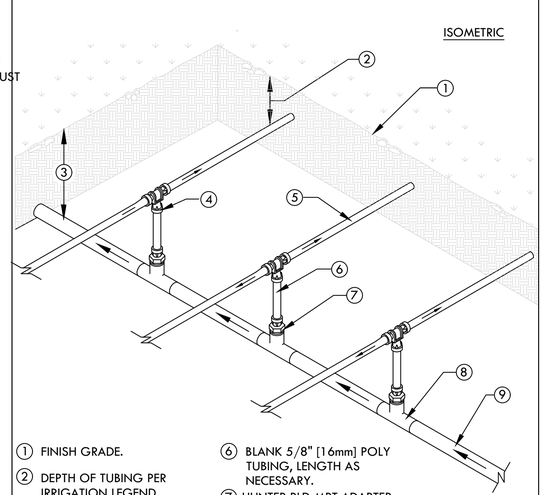
⑨ HUNTER PLD-TEE (PLD-TEE)

⑩ HUNTER PLD AIR/VACUUM RELIEF VALVE (PLD-AVR) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:

1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

6 HLD DRIPLINE ODD CURVE LAYOUT
SCALE: NONE



① FINISH GRADE.

② DEPTH OF TUBING PER IRRIGATION LEGEND.

③ DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND

④ HUNTER PLD-TEE (PLD-TEE)

⑤ DRIPLINE TUBING.

⑥ BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.

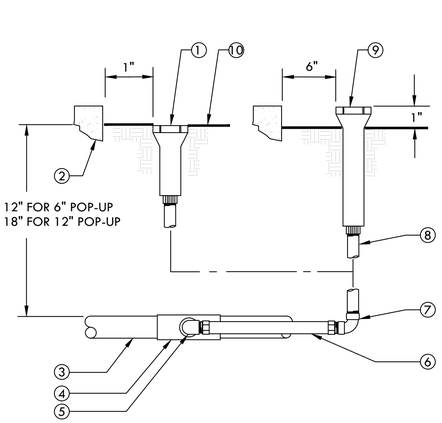
⑦ HUNTER PLD-MPT ADAPTER (PLD-050)

⑧ PVC TEE (SxSxT) WITH 1/2" [13mm] FPT OUTLET.

⑨ PVC LATERAL LINE FROM REMOTE CONTROL VALVE.

NOTE:
THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.

7 HLD DRIPLINE CENTER FEED MANIFOLD
SCALE: NONE



- 12" FOR 6" POP-UP
- 18" FOR 12" POP-UP

① POP-UP LAWN.

② WALL, WALK, CURB OR BUILDING.

③ PVC LATERAL LINE.

④ SCH. 40 PVC TEE OR ELBOW.

⑤ 1/2" SCH. 40 PVC STREET ELL.

⑥ 1/2" FLEXIBLE IPS HOSE 6" LONG WITH MALE ADAPTERS.

⑦ 1/2" SCH. 40 PVC THREADED 90° ELL.

⑧ 1/2" SCH. 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED).

⑨ POP-UP SHRUB SPRAY SPRINKLER OR BUBBLER.

⑩ FINISH GRADE.

8 POP-UP SPRAY SPRINKLER RISER
SCALE: NONE

REVISIONS AND RECORD OF ISSUE

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
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6		

REGISTERED LANDSCAPE ARCHITECT — JONI L. JANECKI — No. 3163 — Exp. 9/24/22 — STATE OF CALIFORNIA

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

PROJECT:
PALMERO WAY
1535 PALMERO WAY
PEBBLE BEACH CA, 93953
APN: 008-423-014

SHEET TITLE:
IRRIGATION DETAILS

SCALE: AS SHOWN
DRAWN BY: JC
DATE: 08/10/2023

L2.4

ORIGINAL SHEET SIZE: 24" X 36"

WATER USE ESTIMATION - 1535 Palmero Way, Pebble Beach CA

WATER TYPE	POTABLE
SITE ETO=	36

7/13/2023

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	SHRUBS	LOW	0.3	DRIP	0.81	0.37	26,131	**9,678**	216,016	0.66	288.79	70%
2	PERENNIAL BORDER	LOW	0.3	DRIP	0.81	0.37	3,707	**1,373**	30,645	0.09	40.97	10%
3	LAWN	HIGH	0.8	SPRAY	0.75	1.07	7,541	**8,044**	179,536	0.55	240.02	20%
					TOTALS		**37,379**	**19,095**	**426,197**	**1.31**	**569.78**	**100%**

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
					1							0%
					TOTALS		0					**0%**

MAWA	**GALLONS/YR**	**458,865**
	ACRE FEET/YR	**1.41**
	HCF/YR	**613.46**

ETWU	**GALLONS/YR**	**426,197**
	ACRE FEET/YR	**1.31**
	HCF/YR	**569.78**

SITE IRRIGATION EFFICIENCY	SITE PLANT FACT0R	MAWA COMPLIANT
79.8%	**0.40**	**YES**

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	19,095
TOTAL AREA	37,379
AVG. ETAF	51.08%

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION

0.45= ET ADJUSTMENT FACTOR

LA=LANDSCAPED AREA (SQUARE FEET)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION

PF = PLANT FACTOR FOR HYDROZONES

HA = HYDROZONE AREA (SQ.FT)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

RMA
RUSSELL D. MITCHELL & ASSOCIATES, INC.

Irrigation Consultant:
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 · · fax 925.932.5671
www.rmairrigation.com

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE

NO.	DATE	DESCRIPTION
1.		
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4		
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REGISTERED LANDSCAPE ARCHITECT J. L. JANECKI No. 3163 Exp. 4/24/22 STATE OF CALIFORNIA

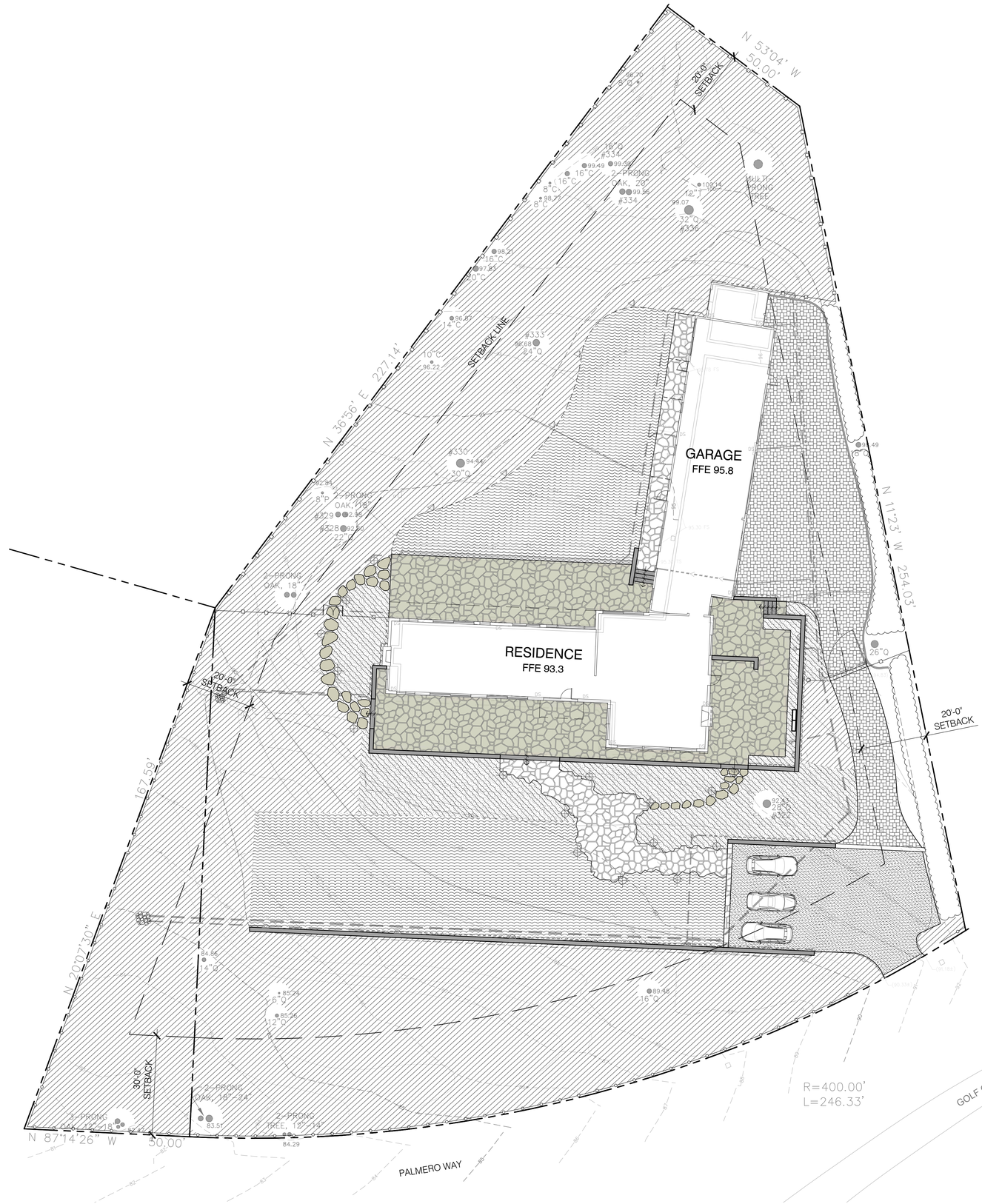
JONI L.JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

PROJECT:
PALMERO WAY
1535 PALMERO WAY
PEBBLE BEACH CA, 93953
APN: 008-423-014

SHEET TITLE:
IRRIGATION WATER CALCULATION

SCALE: AS SHOWN
DRAWN BY: JC
DATE: 08/10/2023

L2.5



LEGEND

- PROPERTY LINE
- SETBACK LINE
- ZONE 1 - SHRUBS
- ZONE 2 - PERENNIAL BORDER
- ZONE 3 - LAWN
- EXISTING TREE LOCATION
- EXISTING TREE DIAMETER

0' 8' 16' 32'
SCALE: 1/16"=1'-0"

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE

NO.	DATE	DESCRIPTION
1		
2		
3		
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J. L. JANECKI
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Exp. 4/24/22
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PROJECT:
PALMERO WAY
1535 PALMERO WAY
PEBBLE BEACH CA, 93953
APN: 008-423-014

SHEET TITLE:
CONCEPTUAL PLANTING PLAN

SCALE: AS SHOWN
DRAWN BY: MM/MO
DATE: 08/10/2023

L3.0

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PLANT SCHEDULE

ZONE 1 - SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	REMARKS
	ARC CAR	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR'	CARMEL SUR LITTLE SUR MANZANITA	1 GAL	LOW	
	ARC RAD	ARCTOSTAPHYLOS UVA-URSI 'RADIANT'	RADIANT MANZANITA	1 GAL	LOW	
	CEA CAR	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'CARMEL CREEPER'	BLUEBLOSSOM	1 GAL	LOW	
	COR KAN	CORREA REFLEXA 'KANGAROO ISLAND'	KANGAROO ISLAND AUSTRALIAN FUCHSIA	1 GAL	LOW	
	FRA CAL	FRANGULA CALIFORNICA	CALIFORNIA COFFEEBERRY	1 GAL	LOW	
	LAU NOB	LAURUS NOBILIS	SWEET BAY	1 GAL	LOW	
	OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	1 GAL	VERY LOW	
	PRU ILI	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	1 GAL	LOW	
ZONE 2 - PERENNIAL BORDER	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	REMARKS
	ACH MIL	ACHILLEA MILLEFOLIUM SPP.	COMMON YARROW	1 GAL	LOW	
	AGA ATT	AGAVE ATTENUATA	FOXTAIL AGAVE	1 GAL	LOW	
	ANI SPP	ANIGOZANTHOS SPP.	KANGAROO PAW	1 GAL	LOW	
	GRE TAM	GREVILLEA LANIGERA 'MT. TAMBORITHA'	MT. TAMBORITHA WOOLLY GREVILLEA	1 GAL	LOW	
	HEL NUM	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL	LOW	
	IRI DOU	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	LOW	
	LAV SPP	LAVANDULA SPP.	LAVENDER	1 GAL	LOW	
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	LOW	
	ROS BAN	ROSA BANKSIAE	LADY BANKS ROSE	1 GAL	LOW	
	ROS CEC	ROSA X 'CECILE BRUNNER'	CECILE BRUNNER CLIMBING ROSE	1 GAL	LOW	
	TEU CHA	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	LOW	
	THY SER	THYMUS SERPYLLUM	CREEPING THYME	1 GAL	LOW	
	VER DEL	VERBENA LILACINA 'DE LA MINA'	DE LA MINA LILAC VERBENA	1 GAL	LOW	
	VIT ROG	VITIS CALIFORNICA ROGER'S RED	CALIFORNIA WILD GRAPE	1 GAL	LOW	
ZONE 3 - LAWN	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	REMARKS
	LAWN	DELTA BLUEGRASS SHADE BLEND		SOD		

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

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PROJECT:

PALMERO WAY
1535 PALMERO WAY
PEBBLE BEACH CA, 93953
APN: 008-423-014

SHEET TITLE:

PLANT SCHEDULE

SCALE: -
DRAWN BY: MM/MO
DATE: 08/10/2023

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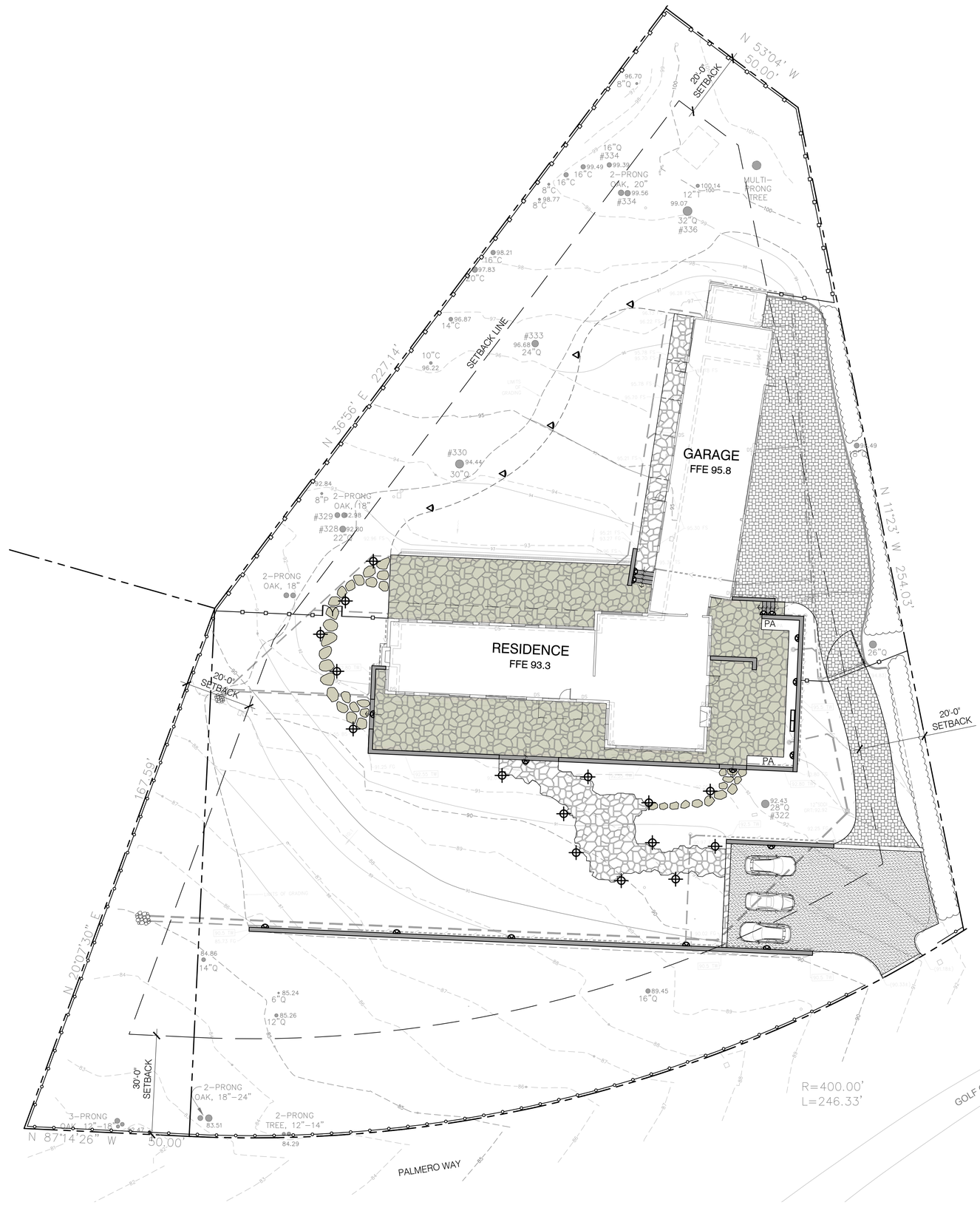

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	WALL LIGHT/STEP LIGHT: LUCIFER LIGHTING COMPANY SSL1 BRONZE LAMP: LED, 3W	16
	PATH LIGHT: AURORALIGHT LPL7 ECLIPSE; 7"D X 19" H. COPPER AND BRASS LAMP: LED, 6W	15
	DIRECTIONAL PATH LIGHT: AURORALIGHT HSL16 TELLURIDE SOLID BRASS LAMP: LED, 3-12W	5

NOTES

1. DESIGN INTENTION OF THE SITE LIGHTING IS TO KEEP THE OVERALL LIGHTING AMBIENT, LOW, EFFICIENT, AND MAXIMIZE DARK SKY PRACTICES.
2. ALL FIXTURES TO BE UNOBTRUSIVE, DOWNWARD FACING, SHIELDED, LED, LOW KELVIN, AND MAXIMUM 15 WATTS.
3. ALL LIGHTING TO COMPLY WITH CALIFORNIA ENERGY CODE SET FORTH IN THE CALIFORNIA CODE OF REGULATIONS TITLE 24 PART 6 AND APPROVED BY THE DIRECTOR OF RMA PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
4. LIGHTS TO BE CONTROLLED WITH SWITCHES (S.A.D.) - NO SENSORED LIGHTS.
5. LIGHT SOURCE SHALL NOT BE VISIBLE FROM OFF-SITE PREMISES.
6. THE LIGHTING PLAN IS DIAGRAMMATIC AND INTENDED TO SHOW GENERAL FIXTURE LOCATION AND TYPE. EXACT LOCATION OF FIXTURE AND TRANSFORMERS SHALL BE VERIFIED ON SITE WITH LANDSCAPE ARCHITECT.
7. CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR FOR INSTALLATION OF CONDUIT, SLEEVING, SWITCHING LOCATIONS, AND JUNCTION BOXES DURING OTHER PHASES OF WORK.
8. ALL FIXTURES TO BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS.
9. ALL "FLUSH" FIXTURES TO BE INSTALLED LEVEL WITH TOP OF PAVING MATERIAL, GRAVEL OR PLANT BED MULCH, UNLESS OTHERWISE NOTED.

0' 8' 16' 32'
SCALE: 1/16"=1'-0"

NOT FOR CONSTRUCTION ORIGINAL SHEET SIZE: 24" X 36"

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PROJECT:
PALMERO WAY
1535 PALMERO WAY
PEBBLE BEACH CA, 93953
APN: 008-423-014

SHEET TITLE:
CONCEPTUAL LIGHTING PLAN

SCALE: AS SHOWN
DRAWN BY: MM/MO
DATE: 08/10/2023

L4.0

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auroralight™ Architectural SERIES™ — auroralight lifetime WARRANTY

TYPE:

CAT. #: HSL16-

HSL16 TELLURIDE

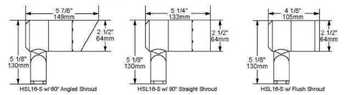
The **HSL16** accent light utilizes our interchangeable LED module while remaining compatible with MR16 Halogen lamps creating a true "Hybrid" luminaire. Coupled to a brass body, our Thermally Integrated® LED module provides superior heat dissipation, longer life and high performance. Our **Storm Drain™** lens drainage system prevents water from collecting on the lens to reduce cleaning and stop hard-water deposits. Ideal for illuminating mid-sized trees and casting subdued light on low shrubbery.

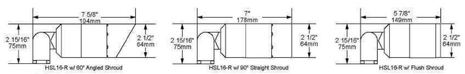
See HSL11 for additional size and wattage options.

Features include:

- Interchangeable LED Module in 3–12 Watts
- Cree XLAMP® High Intensity (XP-L) LED
- 2700K or 3000K (CRI 80 typ.)
- **Storm Drain™** Lens Drainage System
- Thermally Integrated® and Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC Electronic or Magnetic Source Compatible
- Solid Brass Construction

Powered by CREE LEDs — Low Voltage hybrid HALOGEN — 12V — AMS Built Right





ORDERING GUIDE: Prefix **HSL16** H (HYBRID) SL (SPOTLIGHT) 16 (MR16 LAMP BASE)

INDICATES REQUIRED FIELD — INDICATES OPTIONAL FIELD

KNUCKLE
[R] Rear
[S] Side

SHROUD
[60] 60° Angled
[90] 90° Straight
[NS] No Shroud

LIGHT SOURCE (LED or Halogen)
Leave blank for **NO LAMP**
For Halogen option, refer to Lamp Guide.

LED WATTAGE
[3] 3.5W
[5] 5.5W
[7] 7.5W
[12] 12W

OPTIC
[N] 10° Narrow
[M] 25° Medium
[W] 40° Wide
[WF] 60° Wide Flood
[A] All Optics Kit

LED COLOR
[27] 2700K, 80CRI
[30] 3000K, 80CRI
[AMB] Amber (585-595nm)

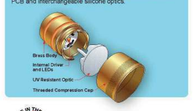
NOTE: For other CCT and CRI options, contact factory

ACCESSORIES
SELECT UP TO TWO.
[H] Hex Baffle
[L] Linear Spread
[P] Prismatic Lens
[MP] Micro Prismatic
[F] Frost (Diffusion)
[ARW] Accessory Retainer*
*Required when using accessories w/ MR16 lamp

MOUNT
[1/2] 1/2" Male Thread
[G/S] Ground Stake
[T/R-12] 12" Trident Spike
[J-B3-S] J-Box w/ Stake
[P/B-S] Power Box w/ Stake (Inc. 60W 120-12V trans.)
[9x18] Telescopic Riser (Specify **5x10**, **7x14**, **9x18** or **11x22**)
[T/R] Trellis Mount
[S/B] Splice Box
[T/S] Tree Strap
[BTM] Bolt-on Tree Mount

FINISH
[NAT] Natural
[BLP] Bronze Living Patina
[BLP-XD] BLP Extra Dark
[NI] Nickel PVD

Highly Configurable Machined Brass LED Module
IP67 sealed module with encapsulated electronics, Copper PCB and interchangeable silicone optics.



MADE IN THE USA — CARLSBAD, CA | PHONE 877 942 1179 | FAX 760 931 2916 | E-MAIL SALES@AURORALIGHT.COM | AURORALIGHT.COM
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UL LISTED

DIRECTIONAL PATH LIGHT

auroralight™ Architectural SERIES™ — auroralight lifetime WARRANTY

TYPE:

CAT. #: LPL7-

LPL7 ECLIPSE

The **LPL7** Eclipse is scaled to suit architecture that requires a more substantial and weighty look. This path light is ideal for illuminating grand driveways, walkways, and open areas requiring generous light spacing. The extendable riser creates a solution for rapid or seasonal plant growth which necessitates a height adjustable fixture.

See HPL7 for light source and wattage alternatives.

Features include:

- 4.5W or 6 Watts and up to 343 lumens at 3000K
- Cree XLAMP® XHP35 High Density LED
- 2700K or 3000K (CRI 80 typ.)
- Thermally Integrated® and Field Serviceable
- TRIAC Dimming to <10% typ.
- 12 VAC Electronic or Magnetic
- Fixed or Extendable Riser
- Solid Copper and Brass Construction

Powered by CREE LEDs — 12V

ORDERING GUIDE: Prefix **LPL7** L (LED) PL (PATH LIGHT) 7 (INCHES)

INDICATES REQUIRED FIELD — INDICATES OPTIONAL FIELD

WATTAGE
[4] 4.5W
[6] 6W

LED COLOR
[27] 2700K, 80CRI
[30] 3000K, 80CRI
[AMB] Amber (585-595nm)

NOTE: For other CCT and CRI options, contact factory

HEIGHT
[FR] Fixed Riser (19" OAH)
[EXT] Extendable Riser (18-36")

LENS
[F] Frosted
[C] Clear

MOUNT
[1/2] 1/2" Male Thread
[G/S] Ground Stake (Default)
[D/S] Deluxe Stake 9"
[T/R-X] Trident Spike (Specify **9"** or **12"**)
[P/B-S] Power Box w/ Stake (inc. 60W 120-12V trans.)
[P/M] 4" Pedestal Mount
[SM3] 3 1/4" Surface Mount
[SM2] 2 1/4" Surface Mount

[X] = Specify Length
NOTE: See Mount Guide for more options

FINISH
[NAT] Natural
[BLP] Bronze Living Patina
[BLP-XD] BLP Extra Dark

MADE IN THE USA — CARLSBAD, CA | PHONE 877 942 1179 | FAX 760 931 2916 | E-MAIL SALES@AURORALIGHT.COM | AURORALIGHT.COM
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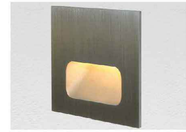
PATH LIGHT

STEALTH
SSL1-LED

RECESSED LED LUMINAIRE
PATH & STEPLIGHT

In-wall 3.4-watt DC LED path or step light. Slot aperture hides light source. Projects light 4' with 4' width delivering minimum 1 fc up to 5 fc. Well suited for residential, hospitality, theatrical and healthcare applications. Durable precision milled 316 stainless steel or brass casting. 80+ CRI, delivering 33 lumens. Available in 2700K, 3000K, 3500K & 4000K color temperatures. Dry / Damp and Wet location.



Designates Quick Ship product. Add "-QS" at end of model number to have up to 100 units shipped within 10 business days. Non-Quick Ship offerings have 3-4 week lead time.

PERFORMANCE

80+ CRI PERFORMANCE			
LED Configuration	Delivered Lumens lm	Power Consumption W	Luminous Efficacy lm/W
80L-02B	33	3.4	9.7

ORDERING INFORMATION - FIXTURE

SSL1 – [ ] – [ ] – **80L** **02B** [ ]

STEALTH STEPLIGHT

RATING
1 Dry / Damp (Non-Locking)
2 Wet (Locking)

POWDER COAT FINISH
WH White
BK Black
AG Satin Silver
AB Architectural Bronze
CF Custom Finish[1]

NATURAL FINISH
IG Industrial Gray
SS Brushed Stainless Steel
BR Brushed Bronze
NB Natural Bronze

PLATED FINISH
CH Chrome
PB Polished Oil-Rubbed Bronze[2]
MB Matte Oil-Rubbed Bronze[2]

[1] Powder coat only, no plated finishes, custom finishes assigned unique suffix upon receipt of order, consult factory for additional cost
[2] Dry / Damp location only

CRI / LED
80L 80+ CRI

SOURCE LUMENS
02B 200lm

CCT
1 2700K
2 3000K
3 3500K
4 4000K
C Custom Color (opt)[3]

[3] Custom cct's assigned unique suffix upon receipt of order

MOUNTING OPTIONS FOR REMOTE POWER SUPPLY - SELECT ONLY ONE (SEE PAGE 3 FOR MOUNTING PROVISION DETAILS)

WET OR DRY / DAMP LOCATION

☐ **SSL-UMP** ⓘ
Universal Mounting Plate
☐ **SSL-MP-[1.50 / 1.75 / 2.00 / 2.50 / 3.00]**
Mounting Plate; specify collar depth
☐ **SSL-BB** ⓘ
Back Box with SSL-UMP mounting plate
☐ **SSL-BB-[1.50 / 1.75 / 2.00 / 2.50 / 3.00]**
Back Box with SSL-MP mounting plate; specify collar depth
☐ **SSL-SMB-[finish]**
Surface Mount Box; specify finish, powder coat only

DRY / DAMP LOCATION ONLY

☐ **SSL-RM**
Remodel-Mount collar [drywall / plasterboard]
☐ **SSL-CC**
Cavity Collar
☐ **SSL-SC3**
Stud-Mount collar [3"]
☐ **SSL-SC6**
Stud-Mount collar [6"]

LUCIFER LIGHTING COMPANY — [DATE OF REV. 111017]

luciferlighting.com

©2017 Lucifer Lighting Company
As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.

[PH] +1-210-227-7329
[FAX] +1-210-227-4967

WALL/STEP LIGHT

NOT FOR CONSTRUCTION — ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE

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PROJECT:
PALMERO WAY
1535 PALMERO WAY
PEBBLE BEACH CA, 93953
APN: 008-423-014

SHEET TITLE:
SITE LIGHTING CUT SHEETS

SCALE: AS SHOWN
DRAWN BY: MM/MO
DATE: 08/10/2023

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LEGEND

- PROPERTY LINE
- NON-COMBUSTIBLE ZONE (0-5')
- RESTORATION AND LANDSCAPE ZONE (5-30')
- FUEL REDUCTION ZONE (30-100')
- ZONE 1 - SHRUBS
- ZONE 2 - PERENNIAL BORDER
- ZONE 3 - LAWN
- EXISTING TREE LOCATION
- EXISTING TREE DIAMETER

0' 8' 16' 32'
SCALE: 1/16"=1'-0"

NOT FOR CONSTRUCTION ORIGINAL SHEET SIZE: 24" X 36"

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PROJECT:
PALMERO WAY
1535 PALMERO WAY
PEBBLE BEACH CA, 93953
APN: 008-423-014

SHEET TITLE:
FUEL MANAGEMENT PLAN

SCALE: AS SHOWN
DRAWN BY: MM/MO
DATE: 08/10/2023

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Existing Basement Level Plan

scale: 3/16”=1'-0"

Existing Main Level Plan

scale: 3/16”=1'-0”

Stocker & Allaire
General Contractors, Inc.
Lic. # 504797
21 Mandeville Court Monterey, CA 93940
Ph 831.375.1890 Fax 831.375.1480

1535 PALMERO
PEBBLE BEACH, CA 93953

APN: 008-423-014-000

June 27th, 2023

1535 PALMERO WAY

EXISTING MAIN LEVEL PLAN

Revisions:

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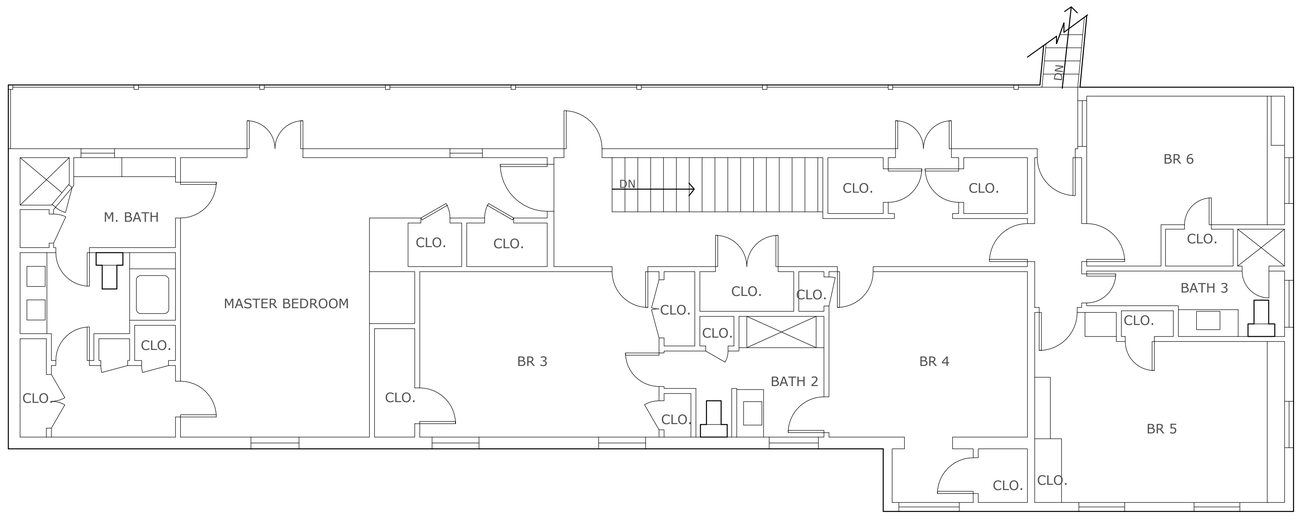

Existing Upper Level Plan

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

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June 27th, 2023

1535 PALMERO WAY

EXISTING UPPER LEVEL PLAN

Revisions:

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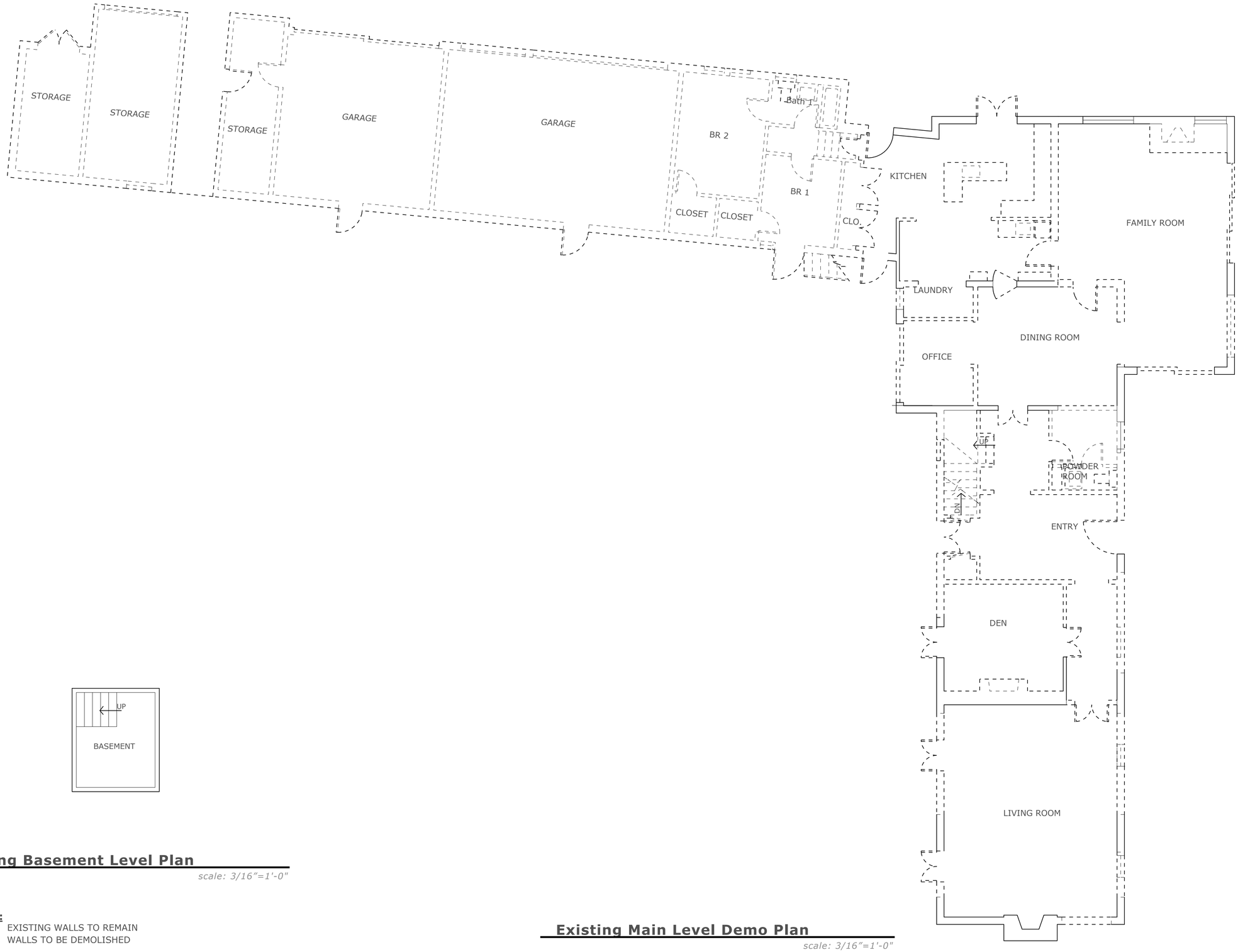

Existing Basement Level Plan

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

LEGEND:

EXISTING WALLS TO REMAIN

WALLS TO BE DEMOLISHED

Existing Main Level Demo Plan

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

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21 Mandeville Court Monterey, CA 93940
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June 27th, 2023

1535 PALMERO WAY

EXISTING MAIN LEVEL DEMO PLAN

Revisions:

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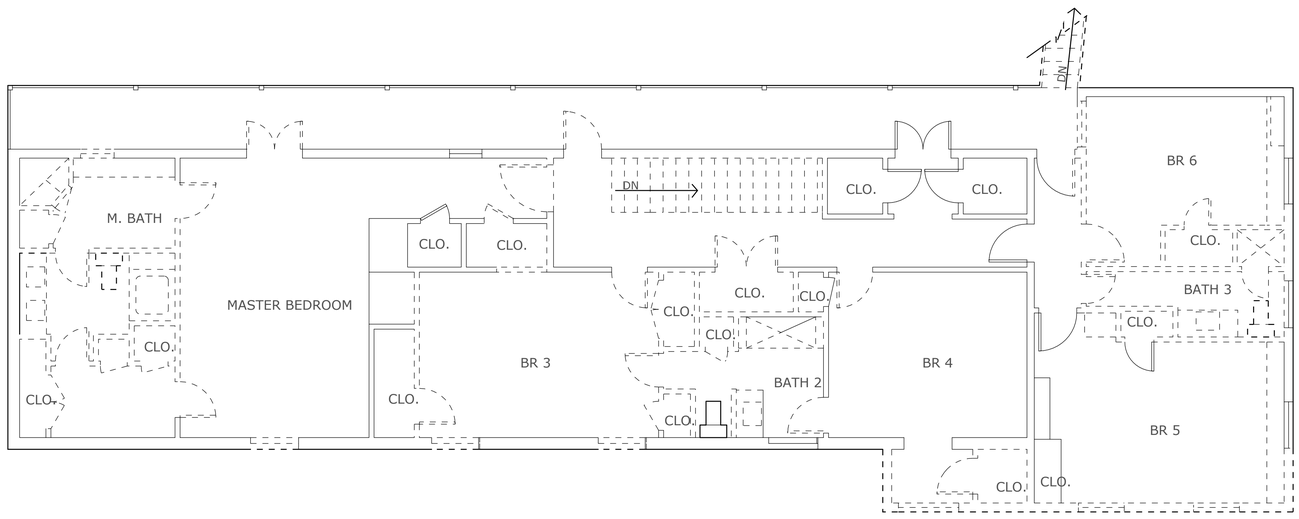

Existing Upper Level Demo Plan

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

LEGEND:

EXISTING WALLS TO REMAIN

WALLS TO BE DEMOLISHED

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1535 PALMERO
PEBBLE BEACH, CA 93953

APN: 008-423-014-000

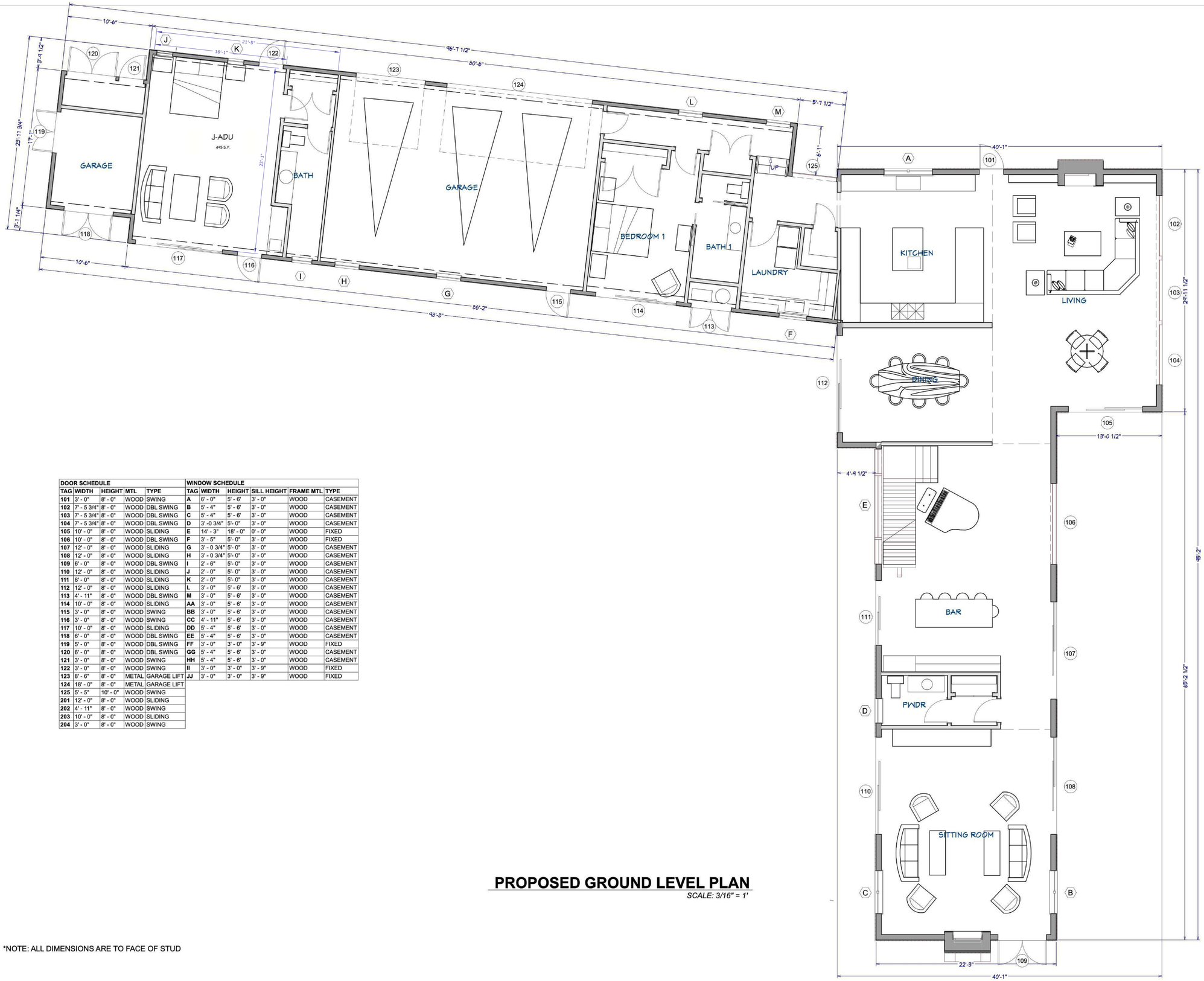
OCTOBER 16TH, 2022

1535 PALMERO WAY

EXISTING UPPER LEVEL DEMO PLAN

Revisions:

A1.3



DOOR SCHEDULE					WINDOW SCHEDULE					
TAG	WIDTH	HEIGHT	MTL	TYPE	TAG	WIDTH	HEIGHT	SILL HEIGHT	FRAME MTL	TYPE
101	3' - 0"	8' - 0"	WOOD	SWING	A	6' - 0"	5' - 6'	3' - 0"	WOOD	CASEMENT
102	7' - 5 3/4"	8' - 0"	WOOD	DBL SWING	B	5' - 4"	5' - 6'	3' - 0"	WOOD	CASEMENT
103	7' - 5 3/4"	8' - 0"	WOOD	DBL SWING	C	5' - 4"	5' - 6'	3' - 0"	WOOD	CASEMENT
104	7' - 5 3/4"	8' - 0"	WOOD	DBL SWING	D	3' -0 3/4"	5'- 0"	3' - 0"	WOOD	CASEMENT
105	10' - 0"	8' - 0"	WOOD	SLIDING	E	14' - 3"	18' - 0"	0' - 0"	WOOD	FIXED
106	10' - 0"	8' - 0"	WOOD	DBL SWING	F	3' - 5"	5'- 0"	3' - 0"	WOOD	FIXED
107	12' - 0"	8' - 0"	WOOD	SLIDING	G	3' - 0 3/4"	5'- 0"	3' - 0"	WOOD	CASEMENT
108	12' - 0"	8' - 0"	WOOD	SLIDING	H	3' - 0 3/4"	5'- 0"	3' - 0"	WOOD	CASEMENT
109	6' - 0"	8' - 0"	WOOD	DBL SWING	I	2' - 6"	5'- 0"	3' - 0"	WOOD	CASEMENT
110	12' - 0"	8' - 0"	WOOD	SLIDING	J	2' - 0"	5'- 0"	3' - 0"	WOOD	CASEMENT
111	8' - 0"	8' - 0"	WOOD	SLIDING	K	2' - 0"	5'- 0"	3' - 0"	WOOD	CASEMENT
112	12' - 0"	8' - 0"	WOOD	SLIDING	L	3' - 0"	5' - 6'	3' - 0"	WOOD	CASEMENT
113	4' - 11"	8' - 0"	WOOD	DBL SWING	M	3' - 0"	5' - 6'	3' - 0"	WOOD	CASEMENT
114	10' - 0"	8' - 0"	WOOD	SLIDING	AA	3' - 0"	5' - 6'	3' - 0"	WOOD	CASEMENT
115	3' - 0"	8' - 0"	WOOD	SWING	BB	3' - 0"	5' - 6'	3' - 0"	WOOD	CASEMENT
116	3' - 0"	8' - 0"	WOOD	SWING	CC	4' - 11"	5' - 6'	3' - 0"	WOOD	CASEMENT
117	10' - 0"	8' - 0"	WOOD	SLIDING	DD	5' - 4"	5' - 6'	3' - 0"	WOOD	CASEMENT
118	6' - 0"	8' - 0"	WOOD	DBL SWING	EE	5' - 4"	5' - 6'	3' - 0"	WOOD	CASEMENT
119	5' - 0"	8' - 0"	WOOD	DBL SWING	FF	3' - 0"	3' - 0"	3' - 9"	WOOD	FIXED
120	6' - 0"	8' - 0"	WOOD	DBL SWING	GG	5' - 4"	5' - 6'	3' - 0"	WOOD	CASEMENT
121	3' - 0"	8' - 0"	WOOD	SWING	HH	5' - 4"	5' - 6'	3' - 0"	WOOD	CASEMENT
122	3' - 0"	8' - 0"	WOOD	SWING	II	3' - 0"	3' - 0"	3' - 9"	WOOD	FIXED
123	8' - 6"	8' - 0"	METAL	GARAGE LIFT	JJ	3' - 0"	3' - 0"	3' - 9"	WOOD	FIXED
124	18' - 0"	8' - 0"	METAL	GARAGE LIFT						
125	5' - 5"	10' - 0"	WOOD	SWING						
201	12' - 0"	8' - 0"	WOOD	SLIDING						
202	4' - 11"	8' - 0"	WOOD	SWING						
203	10' - 0"	8' - 0"	WOOD	SLIDING						
204	3' - 0"	8' - 0"	WOOD	SWING						

PROPOSED GROUND LEVEL PLAN

SCALE: 3/16" = 1'

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

Stocker & Allaire
General Contractors, Inc.
Lic # 504797
21 Mandeville Court, Monterey, CA 93940
831-375-1890

1535 PALMERO WAY
PEBBLE BEACH, CA. 93953

FEBRUARY 12, 2024

APN:008-423-014-000

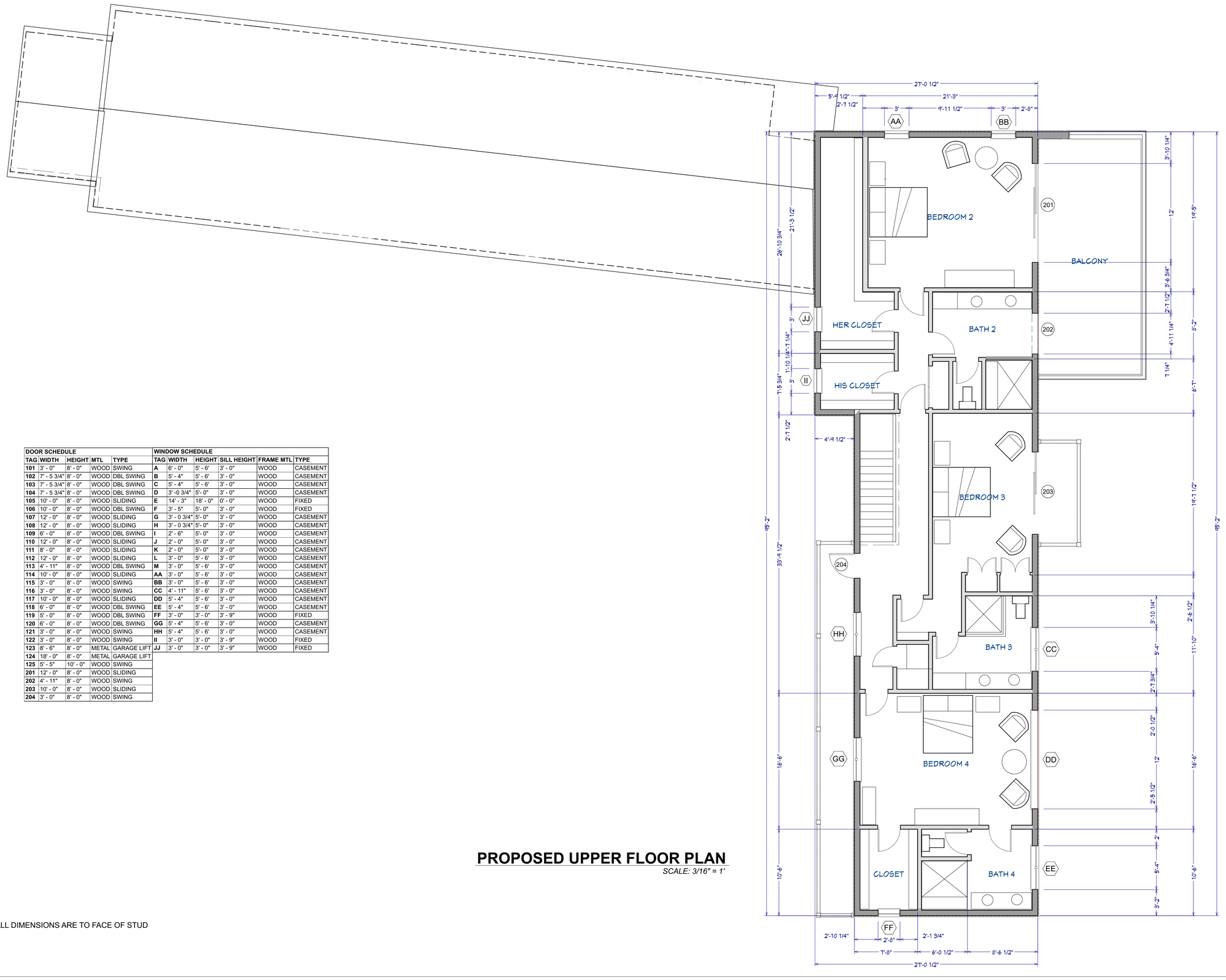
1535 PALMERO WAY

PROPOSED GROUND LEVEL PLAN

Revisions:

A2.1

DOOR SCHEDULE					WINDOW SCHEDULE					
TAG	WIDTH	HEIGHT	MTL	TYPE	TAG	WIDTH	HEIGHT	SILL HEIGHT	FRAME MTL	TYPE
101	3' - 0"	8' - 0"	WOOD	SWING	**A**	6' - 0"	5' - 6'	3' - 0"	WOOD	CASEMENT
102	7' - 5 3/4"	8' - 0"	WOOD	DBL SWING	**B**	5' - 4"	5' - 6'	3' - 0"	WOOD	CASEMENT
103	7' - 5 3/4"	8' - 0"	WOOD	DBL SWING	**C**	5' - 4"	5' - 6'	3' - 0"	WOOD	CASEMENT
104	7' - 5 3/4"	8' - 0"	WOOD	DBL SWING	**D**	3' -0 3/4"	5'- 0"	3' - 0"	WOOD	CASEMENT
105	10' - 0"	8' - 0"	WOOD	SLIDING	**E**	14' - 3"	18' - 0"	0' - 0"	WOOD	FIXED
106	10' - 0"	8' - 0"	WOOD	DBL SWING	**F**	3' - 5"	5'- 0"	3' - 0"	WOOD	FIXED
107	12' - 0"	8' - 0"	WOOD	SLIDING	**G**	3' - 0 3/4"	5'- 0"	3' - 0"	WOOD	CASEMENT
108	12' - 0"	8' - 0"	WOOD	SLIDING	**H**	3' - 0 3/4"	5'- 0"	3' - 0"	WOOD	CASEMENT
109	6' - 0"	8' - 0"	WOOD	DBL SWING	**I**	2' - 6"	5'- 0"	3' - 0"	WOOD	CASEMENT
110	12' - 0"	8' - 0"	WOOD	SLIDING	**J**	2' - 0"	5'- 0"	3' - 0"	WOOD	CASEMENT
111	8' - 0"	8' - 0"	WOOD	SLIDING	**K**	2' - 0"	5'- 0"	3' - 0"	WOOD	CASEMENT
112	12' - 0"	8' - 0"	WOOD	SLIDING	**L**	3' - 0"	5' - 6'	3' - 0"	WOOD	CASEMENT
113	4' - 11"	8' - 0"	WOOD	DBL SWING	**M**	3' - 0"	5' - 6'	3' - 0"	WOOD	CASEMENT
114	10' - 0"	8' - 0"	WOOD	SLIDING	**AA**	3' - 0"	5' - 6'	3' - 0"	WOOD	CASEMENT
115	3' - 0"	8' - 0"	WOOD	SWING	**BB**	3' - 0"	5' - 6'	3' - 0"	WOOD	CASEMENT
116	3' - 0"	8' - 0"	WOOD	SWING	**CC**	4' - 11"	5' - 6'	3' - 0"	WOOD	CASEMENT
117	10' - 0"	8' - 0"	WOOD	SLIDING	**DD**	5' - 4"	5' - 6'	3' - 0"	WOOD	CASEMENT
118	6' - 0"	8' - 0"	WOOD	DBL SWING	**EE**	5' - 4"	5' - 6'	3' - 0"	WOOD	CASEMENT
119	5' - 0"	8' - 0"	WOOD	DBL SWING	**FF**	3' - 0"	3' - 0"	3' - 9"	WOOD	FIXED
120	6' - 0"	8' - 0"	WOOD	DBL SWING	**GG**	5' - 4"	5' - 6'	3' - 0"	WOOD	CASEMENT
121	3' - 0"	8' - 0"	WOOD	SWING	**HH**	5' - 4"	5' - 6'	3' - 0"	WOOD	CASEMENT
122	3' - 0"	8' - 0"	WOOD	SWING	**II**	3' - 0"	3' - 0"	3' - 9"	WOOD	FIXED
123	8' - 6"	8' - 0"	METAL	GARAGE LIFT	**JJ**	3' - 0"	3' - 0"	3' - 9"	WOOD	FIXED
124	18' - 0"	8' - 0"	METAL	GARAGE LIFT						
125	5' - 5"	10' - 0"	WOOD	SWING						
201	12' - 0"	8' - 0"	WOOD	SLIDING						
202	4' - 11"	8' - 0"	WOOD	SWING						
203	10' - 0"	8' - 0"	WOOD	SLIDING						
204	3' - 0"	8' - 0"	WOOD	SWING						



PROPOSED UPPER FLOOR PLAN

SCALE: 3/16" = 1'

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

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1535 PALMERO WAY
PEBBLE BEACH, CA. 93953

FEBRUARY 12, 2024

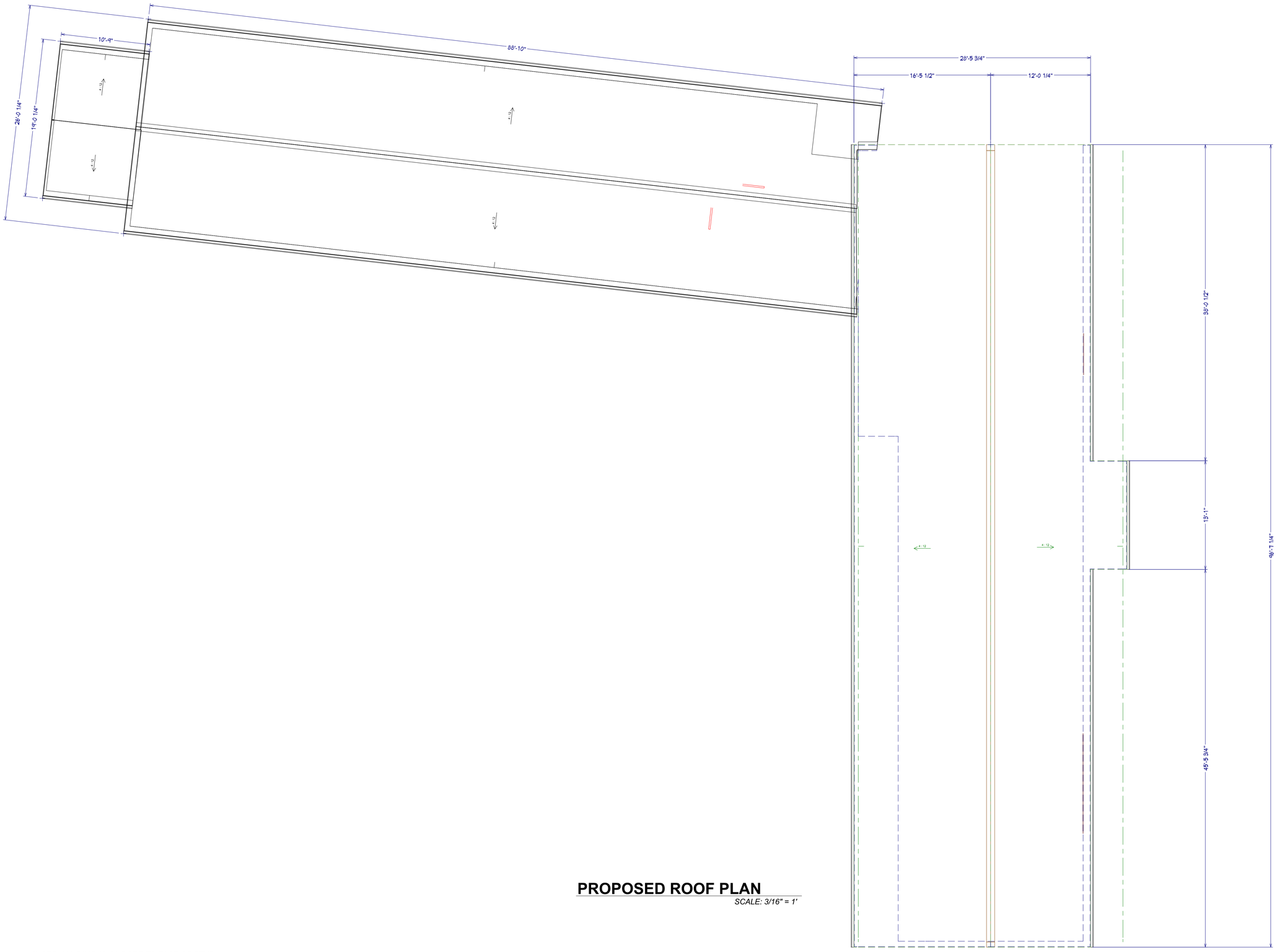
APN:008-423-014-000

1535 PALMERO WAY

PROPOSED UPPER FLOOR PLAN

Revisions:

A2.2



PROPOSED ROOF PLAN

SCALE: 3/16" = 1'

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

2nd Floor

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1535 PALMERO WAY
PEBBLE BEACH, CA. 93953

FEBRUARY 12, 2024

APN:008-423-014-000

1535 PALMERO WAY

PROPOSED ROOF PLAN

Revisions:

A2.3

SOUTH ELEVATION

scale: 1/4”=1'-0"

NORTH ELEVATION

scale: 1/4”=1'-0"

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1535 PALMERO
PEBBLE BEACH, CA 93953

APN: 008-423-014-000

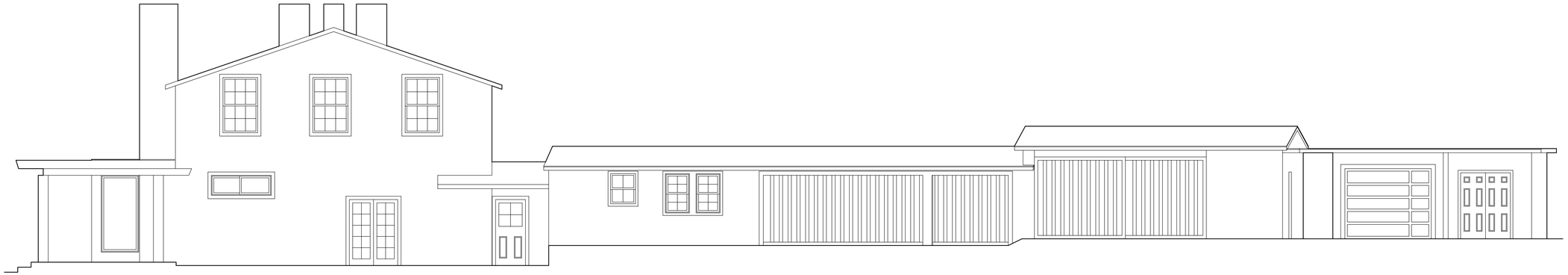
June 27th, 2023

1535 PALMERO WAY

EXISTING ELEVATIONS

Revisions:

A3.1



SOUTH ELEVATION

scale: 3/16”=1'-0”

NORTH ELEVATION

scale: 3/16”=1'-0"

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1535 PALMERO
PEBBLE BEACH, CA 93953

APN: 008-423-014-000

June 27th, 2023

1535 PALMERO WAY

EXISTING ELEVATIONS

Revisions:

A3.2

SOUTH ELEVATION

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

NORTH ELEVATION

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

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

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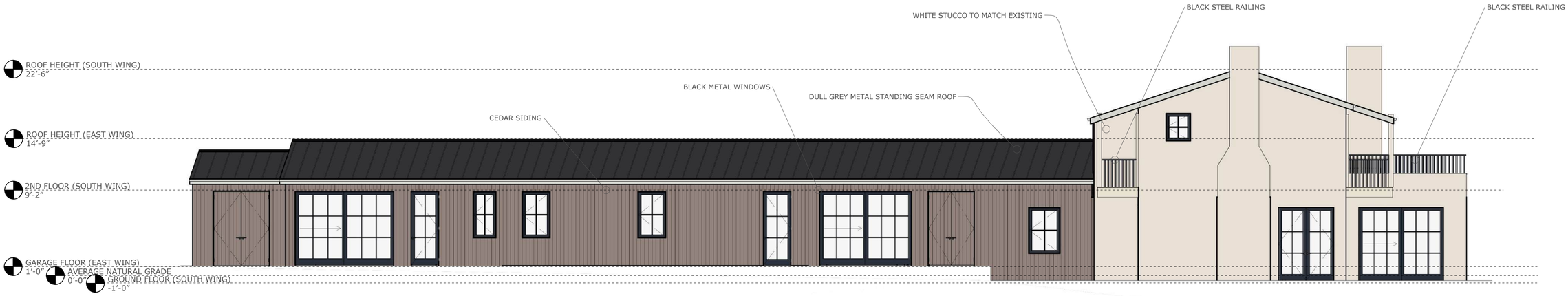
1535 PALMERO WAY
PEBBLE BEACH, CA. 93953
APN: 008-423-014-000
JANUARY 26, 2024

1535 PALMERO WAY
PROPOSED ELEVATIONS

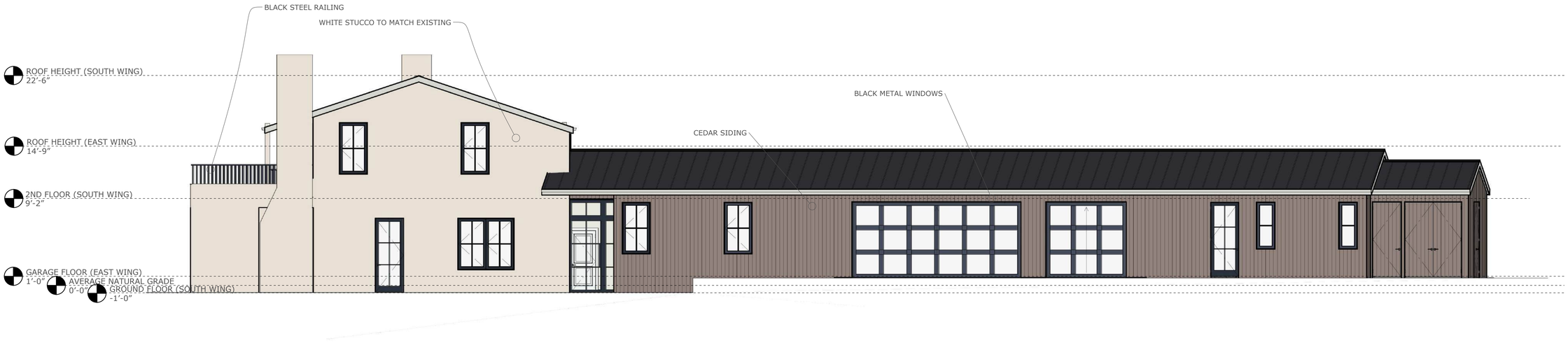
Revisions:

A3.3



WEST ELEVATION

SCALE: 3/16" = 1'



EAST ELEVATION

SCALE: 3/16" = 1'

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

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1535 PALMERO WAY
PEBBLE BEACH, CA. 93953
JANUARY 26, 2024
APN:008-423-014-000

1535 PALMERO WAY

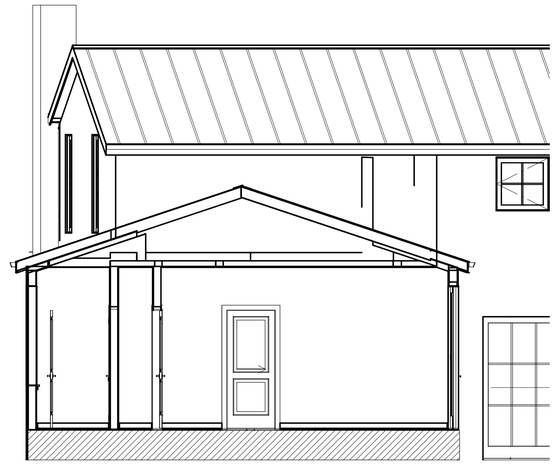
PROPOSED ELEVATIONS

Revisions:

A3.4

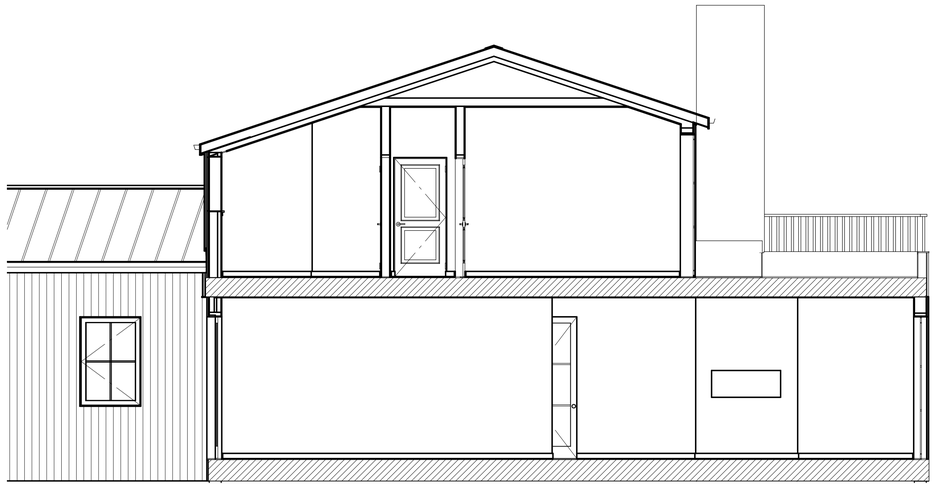
SECTION A

SCALE: 3/16" = 1'



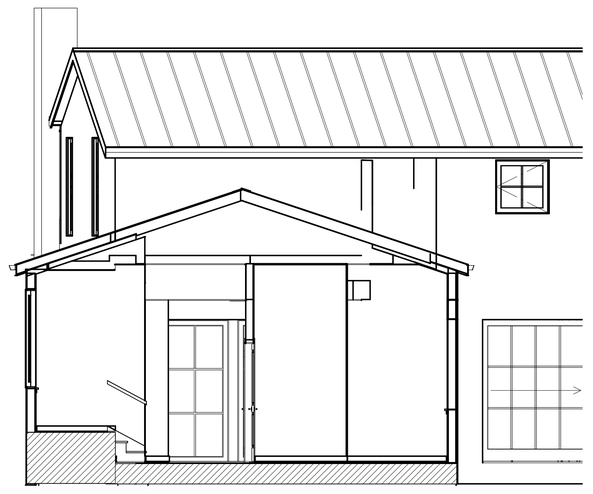
SECTION B

SCALE: 3/16" = 1'



SECTION C

SCALE: 3/16" = 1'



SECTION D

SCALE: 3/16" = 1'

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

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1535 PALMERO WAY
PEBBLE BEACH, CA. 93953
JANUARY 26, 2024
APN:008-423-014-000

1535 PALMERO WAY

SECTIONS

Revisions:

A3.5

SECTION E

SCALE: 3/16" = 1'

SECTION F

SCALE: 3/16" = 1'

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

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JANUARY 26, 2024
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1535 PALMERO WAY

SECTIONS

Revisions:

A3.6

PENDANT LIGHT

RECESSED LIGHT

GROUND LEVEL RCP

SCALE: 3/16" = 1'

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

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FEBRUARY 12, 2024
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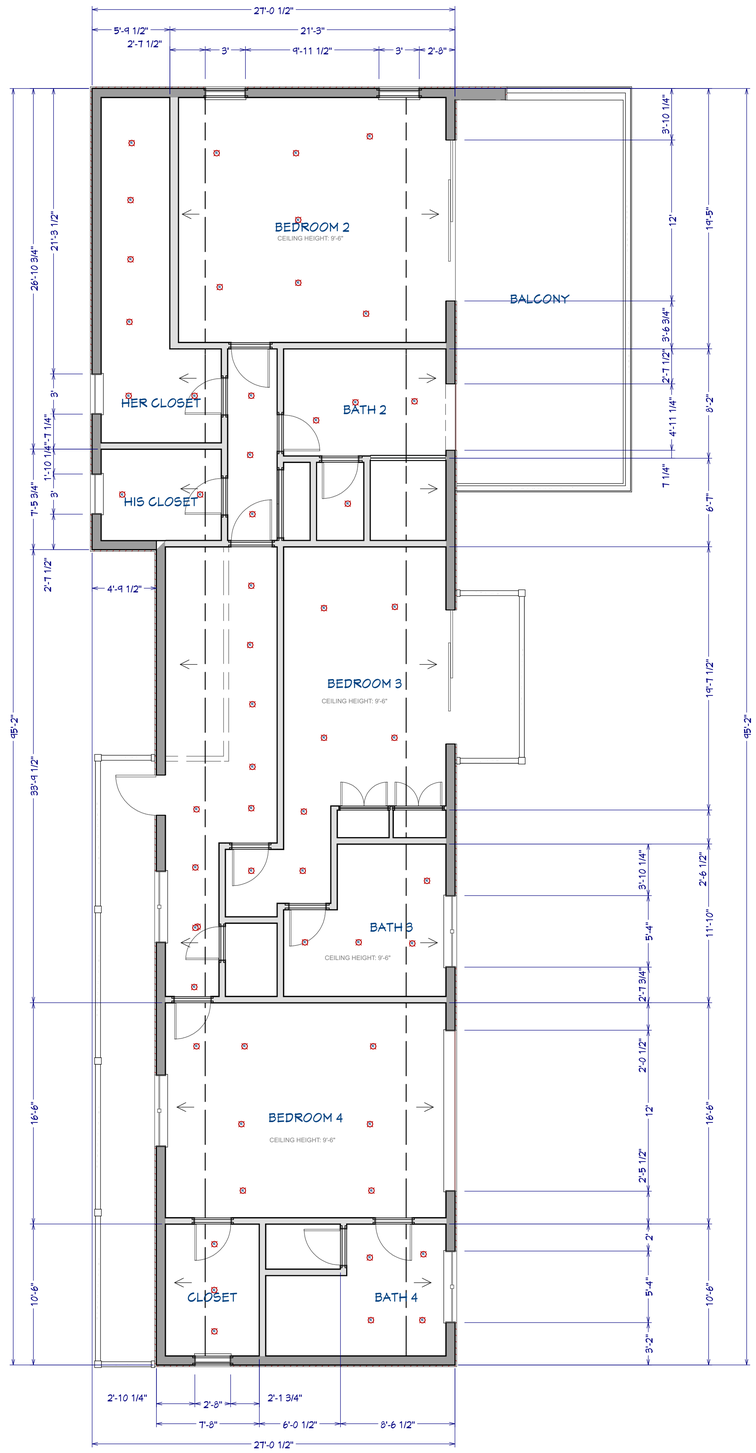
1535 PALMERO WAY
GROUND LEVEL REFLECTED CEILING PLAN

Revisions:

A4.1



PENDANT LIGHT

RECESSED LIGHT

UPPER LEVEL RCP

SCALE: 3/16" = 1'

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

2nd Floor

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831-375-1890

1535 PALMERO WAY
PEBBLE BEACH, CA. 93953
FEBRUARY 12, 2024
APN:008-423-014-000

1535 PALMERO WAY

UPPER LEVEL REFLECTED CEILING PLAN

Revisions:

A4.2

GENERAL INFORMATION					
01	Project Name	1535 Palmero Way			
02	Run Title	Title 24 Analysis			
03	Project Location	1535 Palmero Way			
04	City	Pebble Beach	05	Standards Version	2022
06	Zip code	93953	07	Software Version	EnergyPro 9.2
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	180
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	5
14	Addition Cond. Floor Area (ft^2)	1248	15	Number of Stories	2
16	Existing Cond. Floor Area (ft^2)	5871	17	Fenestration Average U-factor	0.39
18	Total Cond. Floor Area (ft^2)	7119	19	Glazing Percentage (%)	26.32%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	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

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	27.08	0	29.81	0	-2.73
Space Cooling	0	4.31	0	1.45	0	2.86
IAQ Ventilation	0	2.81	0	2.81	0	0
Water Heating	0	7.64	0	7.44	0	0.2
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	**0**	**41.84**	**0**	**41.51**	**0**	**0.33**
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	3.76	0	3.76		
Appl. & Cooking	0	5.97	0	5.91		
Plug Loads	0	10.89	0	10.89		
Outdoor Lighting	0	1	0	1		
TOTAL COMPLIANCE	**0**	**63.46**	**0**	**63.07**		

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	12.54	13.06	-0.52	-4.15
Net EUI[2]	12.54	13.06	-0.52	-4.15

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 SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Precooling Credit Taken • Ducts with high level of insulation • Ceiling has high level of insulation • Floor has high level of insulation • Insulation below roof deck • Ducts in crawl space • Non-standard duct location (any location other than attic)

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 SEER/SEER2 • Fan Efficacy Watts/CFM • Duct leakage testing • Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION					
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
1535 Palmero Way	7119	1	5	4	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
Main Living Zone	Conditioned	Main System1	2686	9	DHW Sys 1	Existing Unchanged
GUEST	Conditioned	Guest System2	1248	9	DHW Sys 1	New
Garage 1	Conditioned	Guest System2	970	9	DHW Sys 1	Existing Unchanged
Upper Zone	Conditioned	System 23	2215	8	DHW Sys 1	Existing Unchanged

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
12F-0bw	Main Living Zone	R-21 Wall	90	Right	360	57	90	none	Altered	No
12F-0bw 2	Main Living Zone	R-21 Wall	180	Front	271.53	180	90	none	Altered	No
12F-0bw 3	Main Living Zone	R-21 Wall	270	Left	117	80	90	none	Altered	No
12F-0bw 4	Main Living Zone	R-21 Wall	180	Front	589.5	301.315	90	none	Altered	No
12F-0bw 5	Main Living Zone	R-21 Wall	270	Left	204.03	48	90	none	Altered	No
12F-0bw 6	Main Living Zone	R-21 Wall	0	Back	555.03	204.715	90	none	Altered	No

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
12F-0bw 7	Main Living Zone	R-21 Wall	270	Left	86.6	0	90	none	Altered	No
12F-0bw 8	Main Living Zone	R-21 Wall	0	Back	303.4	256.5	90	none	Altered	No
12F-0bw 9	Main Living Zone	R-21 Wall	0	Back	11.07	0	90	none	Altered	No
12F-0bw 10	GUEST	R-21 Wall	90	Right	213.03	44	90	none	New	n/a
12F-0bw 11	GUEST	R-21 Wall	270	Left	212.85	116.5	90	none	New	No
12F-0bw 12	GUEST	R-21 Wall	0	Back	31.14	0	90	none	New	n/a
12F-0bw 13	GUEST	R-21 Wall	0	Back	34.92	0	90	none	New	n/a
12F-0bw 14	GUEST	R-21 Wall	90	Right	236.5	33	90	none	New	No
12F-0bw 15	GUEST	R-21 Wall	180	Front	62.2	0	90	none	New	No
12F-0bw 16	GUEST	R-21 Wall	90	Right	60.4	54.2	90	none	New	No
12F-0bw 17	GUEST	R-21 Wall	270	Left	317.1	97.1	90	none	New	No
12F-0bw 18	Garage 1	R-21 Wall	90	Right	96.57	64.13	90	none	Altered	No
12F-0bw 19	Garage 1	R-21 Wall	270	Left	96.57	48	90	none	Altered	No
12F-0bw 20	Garage 1	R-21 Wall	0	Back	151.11	40	90	none	Altered	No
12F-0bw 21	Garage 1	R-21 Wall	90	Right	105.57	68	90	none	Altered	No
12F-0bw 22	Garage 1	R-21 Wall	90	Right	193.41	144	90	none	Altered	No
12F-0bw 23	Garage 1	R-21 Wall	270	Left	297.36	48.69	90	none	Altered	No
12F-0bw 24	Upper Zone	R-21 Wall	90	Right	247.5	33	90	none	Altered	No
12F-0bw 25	Upper Zone	R-21 Wall	180	Front	271.53	135.36	90	none	Altered	No
12F-0bw 26	Upper Zone	R-21 Wall	270	Left	4.5	0	90	none	Altered	No
12F-0bw 27	Upper Zone	R-21 Wall	180	Front	589.5	165.69	90	none	Altered	No
12F-0bw 28	Upper Zone	R-21 Wall	270	Left	200.25	9	90	none	Altered	No
12F-0bw 29	Upper Zone	R-21 Wall	0	Back	550.53	82.63	90	none	Altered	No
12F-0bw 30	Upper Zone	R-21 Wall	270	Left	98.4	0	90	none	Altered	No

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
12F-0bw 31	Upper Zone	R-21 Wall	0	Back	686.6	18	90	none	Altered	No
12F-0bw 32	GUEST>>Garage 1	R-19 Wall	n/a	n/a	215.82	0	n/a		New	No
12F-0bw 33	GUEST>>Garage 1	R-19 Wall	n/a	n/a	151.29	0	n/a		New	No
12F-0bw 34	GUEST>>Garage 1	R-19 Wall	n/a	n/a	241.7	0	n/a		New	No
12F-0bw 35	Garage 1>>GUEST	R-19 Wall	n/a	n/a	211.5	0	n/a		Altered	No
12F-0bw 36	Garage 1>>GUEST	R-19 Wall	n/a	n/a	212.85	0	n/a		Altered	No
18A-38	GUEST	R-38 HP Attic	n/a	n/a	573	n/a	n/a		New	n/a
18A-38 2	GUEST	R-38 HP Attic	n/a	n/a	675	n/a	n/a		New	No
18A-38 3	Garage 1	R-38 HP Attic	n/a	n/a	180	n/a	n/a		Altered	No
18A-38 4	Garage 1	R-38 HP Attic	n/a	n/a	790	n/a	n/a		Altered	No
16A-38	Upper Zone	R-38 HP Attic	n/a	n/a	2215	n/a	n/a		Altered	No
19A-19p	Main Living Zone	R-22 Floor Crawlspace	n/a	n/a	2686	n/a	n/a		Altered	No
Interior Surface	Upper Zone	R-19 Floor No Crawlspace	n/a	n/a	2215	n/a	n/a		Altered	No

ATTIC								
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic GUEST	Attic RoofGUEST	Ventilated	0	0.1	0.85	No	No	Existing	No
Attic Garage 1	Attic RoofGarage 1	Ventilated	0	0.1	0.85	No	No	Existing	No
Attic Upper Zone	Attic RoofUpper Zone	Ventilated	0	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
A	Window	12F-0bw	Right	90			1	33	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
102	Window	12F-0bw 2	Front	180			1	60	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
103	Window	12F-0bw 2	Front	180			1	60	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
104	Window	12F-0bw 2	Front	180			1	60	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
105	Window	12F-0bw 3	Left	270			1	80	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
106	Window	12F-0bw 4	Front	180			1	80	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
107	Window	12F-0bw 4	Front	180			1	96	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
108	Window	12F-0bw 4	Front	180			1	96	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
B	Window	12F-0bw 4	Front	180			1	29.31	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
109	Window	12F-0bw 5	Left	270			1	48	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
C	Window	12F-0bw 6	Back	0			1	29.31	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
110	Window	12F-0bw 6	Back	0			1	96	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
111	Window	12F-0bw 6	Back	0			1	64	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
D	Window	12F-0bw 6	Back	0			1	15.4	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
E	Window	12F-0bw 8	Back	0			1	256.5	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
J	Window	12F-0bw 10	Right	90			1	10	0.39	NFRC	0.31	NFRC	Bug Screen	New	NA

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
K	Window	12F-0bw 10	Right	90			1	10	0.39	NFRC	0.31	NFRC	Bug Screen	New	NA
I	Window	12F-0bw 11	Left	270			1	12.5	0.39	NFRC	0.31	NFRC	Bug Screen	New	NA
117	Window	12F-0bw 11	Left	270			1	80	0.39	NFRC	0.31	NFRC	Bug Screen	New	NA
L	Window	12F-0bw 14	Right	90			1	16.5	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
M	Window	12F-0bw 14	Right	90			1	16.5	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
125	Window	12F-0bw 16	Right	90			1	54.2	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
114	Window	12F-0bw 17	Left	270			1	80	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
F	Window	12F-0bw 17	Left	270			1	17.1	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
H	Window	12F-0bw 23	Left	270			1	15	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
H 2	Window	12F-0bw 23	Left	270			1	15	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
AA	Window	12F-0bw 24	Right	90			1	16.5	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
BB	Window	12F-0bw 24	Right	90			1	16.5	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
201	Window	12F-0bw 25	Front	180			1	96	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
202	Window	12F-0bw 25	Front	180			1	39.36	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
203	Window	12F-0bw 27	Front	180			1	80	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
CC	Window	12F-0bw 27	Front	180			1	27.06	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
EE	Window	12F-0bw 27	Front	180			1	29.31	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
CC 2	Window	12F-0bw 27	Front	180			1	29.31	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
FF	Window	12F-0bw 28	Left	270			1	9	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
GG	Window	12F-0bw 29	Back	0			1	29.31	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
204	Window	12F-0bw 29	Back	0			1	24	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
HH	Window	12F-0bw 29	Back	0			1	29.31	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
II	Window	12F-0bw 31	Back	0			1	9	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
JJ	Window	12F-0bw 31	Back	0			1	9	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No

OPAQUE DOORS					
01	02	03	04	05	06
Name	Side of Building	Area (ft^2)	U-factor	Status	Verified Existing Condition
11D	12F-0bw	24	0.5	Altered	No
122	12F-0bw 10	24	0.2	New	n/a
116	12F-0bw 11	24	0.2	New	n/a
121	12F-0bw 18	18.69	0.2	New	n/a
120	12F-0bw 18	45.44	0.2	New	n/a
118	12F-0bw 19	48	0.2	New	n/a
119	12F-0bw 20	40	0.2	New	n/a

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1520 CYPRESS
PEBBLE BEACH, CA 93953
APN: 008-521-005-000

SEPTEMBER 3, 2023

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PERMIT REV.1 11-18-24

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Title 24 CF-1R-PRF-01

EN 0.1

OPAQUE DOORS

01 Name	02 Side of Building	03 Area (ft²)	04 U-factor	05 Status	06 Verified Existing Condition
123	12F-Obw 21	68	0.2	New	n/a
124	12F-Obw 22	144	0.2	New	n/a
11D 2	12F-Obw 23	18.69	0.5	Altered	No

SLAB FLOORS

01 Name	02 Zone	03 Area (ft²)	04 Perimeter (ft)	05 Edge Insul. R-value and Depth	06 Edge Insul. R-value and Depth	07 Carpeted Fraction	08 Heated	09 Status	10 Verified Existing Condition
22A-ph	GUEST	573	95.4509	none	0	80%	No	Altered	No
22A-ph 2	GUEST	675	91.7967	none	0	80%	No	Altered	No
22A-ph 3	Garage 1	180	38.2468	none	0	80%	No	Altered	No
22A-ph 4	Garage 1	790	113.415	none	0	80%	No	Altered	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
R-19 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Other Side Finish: Gypsum Board

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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
Attic RoofGUEST	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-19	None / 0	0.059	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-6.0 insul.
Attic RoofGarage 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-19	None / 0	0.059	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-6.0 insul.
Attic RoofUpper Zone	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-19	None / 0	0.059	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-6.0 insul.
R-22 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x8 @ 16 in. O. C.	R-22	None / None	0.043	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-22 / 2x8
R-38 HP Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board

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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 (#)	10 Status	11 Verified Existing Condition	12 Existing Water Heating System
DHW Sys 1	Hydronic	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	New	NA	

WATER HEATERS

01 Name	02 Heating Element Type	03 Tank Type	04 # of Units	05 Tank Vol. (gal)	06 Heating Efficiency Type	07 Efficiency	08 Rated Input Type	09 Input Rating or Pilot	10 Tank Insulation R-value (int/Ext)	11 Standby Loss or Recovery Eff	12 1st Hr. Rating or Flow Rate	13 Tank Location	14 Status	15 Verified Existing Condition
DHW Heater 1	Gas	Indirect	1	115	TE	0.95	Btu/Hr	200000	16	95	n/a	Unconditioned	New	n/a

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 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

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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	10 Status	11 Verified Existing Condition	12 Existing HVAC System
Main System1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	Setback	New	No	
Guest System2	Heating and cooling system other	Heating Component 2	1	Cooling Component 2	1	HVAC Fan 2	Air Distribution System 2	Setback	New	No	
System 23	Heating and cooling system other	Heating Component 3	1	Cooling Component 3	1	HVAC Fan 3	Air Distribution System 3	Setback	New	No	

HVAC - HEATING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Heating Efficiency	05 Heating Unit Brand
Heating Component 1	Combined hydronic	1	AFUE - 95	n/a
Heating Component 2	Combined hydronic	1	AFUE - 95	n/a
Heating Component 3	Combined hydronic	1	AFUE - 95	n/a

HVAC - COOLING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Efficiency Metric	05 Efficiency EER/EER2/CEER	06 Efficiency SEER/SEER2	07 Zonally Controlled	08 Multi-speed Compressor	09 HERS Verification
Cooling Component 1	Central split AC	1	EER/SEER	11.1	17.8	Not Zonal	Single Speed	Cooling Component 1-hers-cool

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HVAC - COOLING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Efficiency Metric	05 Efficiency EER/EER2/CEER	06 Efficiency SEER/SEER2	07 Zonally Controlled	08 Multi-speed Compressor	09 HERS Verification
Cooling Component 2	Central split AC	1	EER/SEER	11.1	17.8	Not Zonal	Single Speed	Cooling Component 2-hers-cool
Cooling Component 3	Central split AC	1	EER/SEER	11.1	17.8	Not Zonal	Single Speed	Cooling Component 3-hers-cool

HVAC COOLING - HERS VERIFICATION

01 Name	02 Verified Airflow	03 Airflow Target	04 Verified EER/EER2	05 Verified SEERSEER2	06 Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Not Required	Required	Not Required
Cooling Component 2-hers-cool	Required	350	Not Required	Required	Not Required
Cooling Component 3-hers-cool	Required	350	Not Required	Required	Not Required

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	13 Status	14 Verified Existing Condition	15 Existing Distribution system	16 New Ducts >= 25 ft
Air Distribution System 1	Unconditioned crawl space	Non-Verified	R-8	R-8	Crawl Space	Crawl Space	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist	New	n/a		No

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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	13 Status	14 Verified Existing Condition	15 Existing Distribution system	16 New Ducts >= 25 ft
Air Distribution System 2	Conditioned space-entirely	Non-Verified	R-8	R-8	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist	New	n/a		No
Air Distribution System 3	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 3-hers-dist	New	n/a		No

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	Not Required	No
Air Distribution System 2-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 3-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

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HVAC - FAN SYSTEMS

01 Name	02 Type	03 Fan Power (Watts/CFM)	04 Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan
HVAC Fan 2	HVAC Fan	0.58	HVAC Fan 2-hers-fan
HVAC Fan 3	HVAC Fan	0.58	HVAC Fan 3-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	0.58
HVAC Fan 2-hers-fan	Required	0.58
HVAC Fan 3-hers-fan	Required	0.58

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	240	0.35	Exhaust	No	n/a / n/a	No	Yes	

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Philip Neumann	Documentation Author Signature: Philip Neumann
Company: Philip Neumann Energy Design	Signature Date: 11/18/2024
Address: 150 Littlefield Road	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Monterey, CA 93940	Phone: 4156807015

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: Cynthia Spellacy	Responsible Designer Signature: Cynthia Spellacy
Company: Stocker & Allaire, Inc.	Date Signed: 11/18/2024
Address: 21B Mandeville Ct	License: 504797
City/State/Zip: Monterey, CA 93940	Phone: 8318625918

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.

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SEPTEMBER 3, 2023 APN: 008-521-005-000

ISSUE-REVISIONS:
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1520 CYPRESS

Title 24 CF-1R-PRF-01 (cont.)

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Title 24 CF-1R-PRF-01 (cont.)
NO SCALE

2022 CALIFORNIA TITLE 24 SINGLE-FAMILY RESIDENTIAL MANDATORY MEASURES SUMMARY

LOW RISE RESIDENTIAL MANDATORY MEASURES	
	*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.
	BUILDING ENVELOPE MEASURES
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft² or less when tested per NFRC-400 or ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products 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 and 110.6-B for compliance and must be caulked and/or weatherstripped. *
§ 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) when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. 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 continuous 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 in 2x4 inch wood framing wall or have a U-factor or 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-facotr 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%; have a water vapor permeance no greater than 2.0 perm/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 1-16, 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 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
	Fireplaces, Decorative Gas Appliances, and Gas Log Measures:
§ 150.0(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces
§ 150.0(e)1A:	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)1B:	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)1C:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
TITLE 24 RESIDENTIAL MANDATORY MEASURES	
	SPACE CONDITIONING, WATER HEATING AND PLUMBING SYSTEM MEASURES
"§ 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 Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.*
§ 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 unitary 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.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appli- ances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.*,
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Clearances. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	Liquid Line Drier. Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.
§ 150.0(j)1:	domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2A:	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:	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.

TITLE 24 RESIDENTIAL MANDATORY MEASURES	
	DUCTS AND FANS MEASURES
§ 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 (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or 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 draw bands.
§ 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 Dampers. All fan systems that exchange air between the conditioned space and the outside of the building 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, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core flex duct must have a non-porous layer 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 § 150.0(m)11and 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 §150.0(m)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. *
§ 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. *
	REQUIREMENTS FOR VENTILATION AND INDOOR AIR QUALITY
§150.0(o)1:	Requirements for Ventilation for 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 all 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)1Giii,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 §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(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 §150.0(o)1G
	POOL AND SPA EQUIPMENT MEASURES
§ 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 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.*

TITLE 24 RESIDENTIAL MANDATORY MEASURES	
	LIGHTING MEASURES
§ 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 temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires
§ 150.0(k)1E:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control
§ 150.0(k)2A:	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). *
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, 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
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2F:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2C:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	Automatic 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.
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall- mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.

TITLE 24 RESIDENTIAL MANDATORY MEASURES	
	SOLAR READY BUILDINGS
§ 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) through § 110.10(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 be oriented between 90 degrees and 300 degrees 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 distance, measured in the horizontal plane, 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) through § 110.10(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".
§ 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."

NOTE: NEW REQUIREMENTS TO THE 2022 MANDATORY MEASURES

TITLE-24 MANDATORY MEASURES
NO SCALE

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Drawings are for coordination only. Drawings build mechanical contractor or qualified third party to be engineer of record. This document is not to be used for construction purposes. Technical specifications, manufacturer selections, and installation instructions in this document are provided for minimum requirements only. Contractor to verify conditions and selections. Contractor to coordinate all installations reflecting finished construction.

1520 CYPRESS
PEBBLE BEACH, CA 93953

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TITLE-24 MANDATORY MEASURES

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BLDG. PLERMIT 04-12-24

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

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

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

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

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

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

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

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

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

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

4.106.4.2.1Multifamily 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 VALUES 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 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.

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Drawings are for coordination only. Do not build. Mechanical contractor to verify all duct penetrations of structure. Contractor to verify all dimensions. Contractor to verify conditions and coordinate with other trades. Mechanical document are provided for minimum requirements only. Contractor to verify selections. Contractor to verify conditions and coordinate with other trades. Contractor responsible for all dimensions reflecting finished construction.

1520 CYPRESS
PEBBLE BEACH, CA 93953

SEPTEMBER 3, 2023

APN: 008-521-005-000

1520 CYPRESS

CAL GREEN

ISSUE-REVISIONS:
BLDG. PLERMIT 04-12-24

GB 2.0

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.

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

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

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

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

4.505 INTERIOR MOISTURE CONTROL

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

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

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

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

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

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

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

4.506 INDOOR AIR QUALITY AND EXHAUST

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

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

Notes:

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

4.507 ENVIRONMENTAL COMFORT

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

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Drawings are for construction only. Drawings shall not be used by owner or contractor to build mechanical contractor on any unbuilt third party to be engineer of record. This document is the property of the architect and the intent. Technical specifications, manufacturer data, and other information contained in this document are provided for minimum compliance with the California Energy Code. Contractor to verify conditions and coordinate with manufacturer's recommendations for finished construction.

1520 CYPRESS
PEBBLE BEACH, CA 93953

SEPTEMBER 3, 2023 APN: 008-521-005-000

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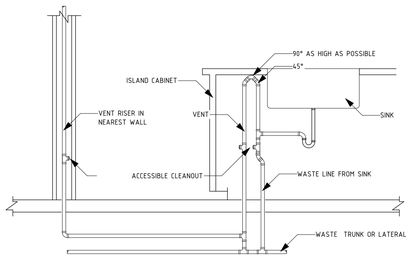
BLDG. PLERMIT 04-12-24

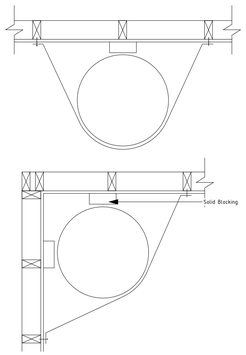
GB 2.1

ISLAND VENT DETAIL



1 ISLAND VENTING

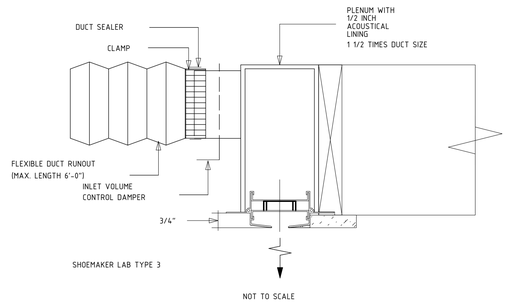
WATER HEATER/STORAGE TANK STRAPPING



PROVIDE 18 Ga. SEISMIC STRAPPING OF WATER HEATER OR STORAGE TANK. STRAP UPPER AND LOWER 1/3 OF TANK NOT CLOSER THAN 4" FROM ANY CONTROL BOX OR VALVE. THREE STRAPS REQUIRED ON TANKS OF 100 GALLONS BLOCK BEHIND TANK. IF STUDS NOT AVAILABLE SECURE TO HORIZONTAL 2X4'S SPANNING STUDS. SECURE WITH 1/4" BY 3" LAG BOLTS

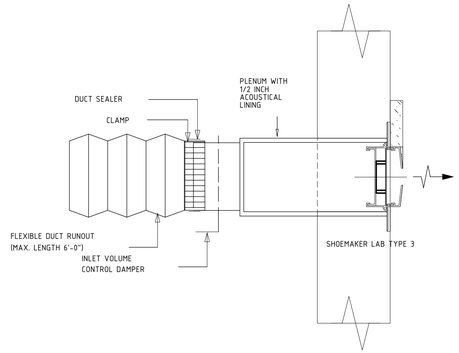
2 TANK STRAPPING

LINEAR DIFFUSER INSTALLATION



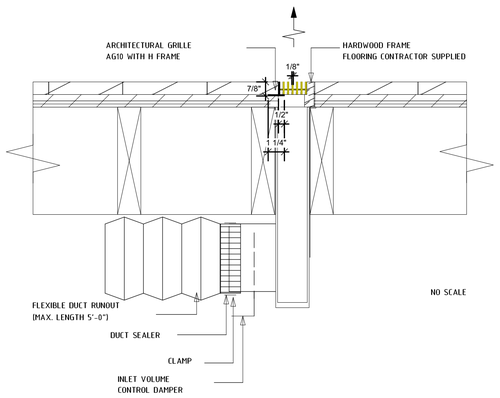
3 LINEAR DIFFUSER CEILING Typ.

LINEAR DIFFUSER INSTALLATION

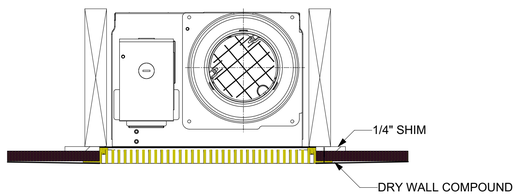


4 LINEAR DIFFUSER SIDE WALL Typ.

TYP. REFRIGERANT LINE INSTALLATION

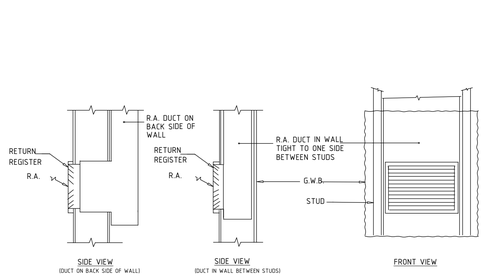


5 FLOOR REGISTER INSTALLATION



9 CUSTOM EXHAUST GRILLE Typ..

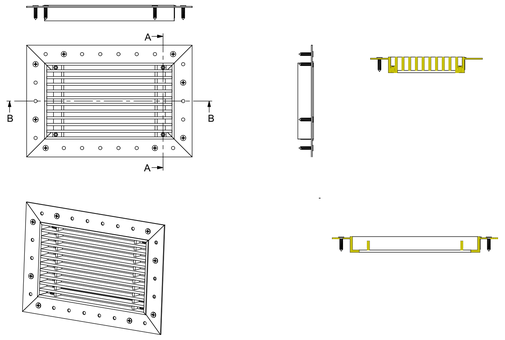
TYP. WALL MOUNTED RETURN AIR GRILLE DETAIL



TYP. WALL MOUNTED RETURN AIR GRILLE DETAIL

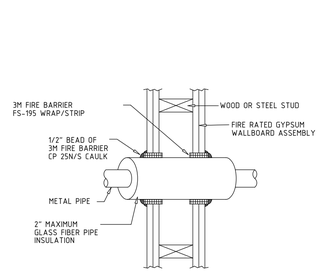
NOT TO SCALE

6 SIDE WALL GRILLE INSTALLATION



10 MUD-IN GRILLE DETAILS Typ..

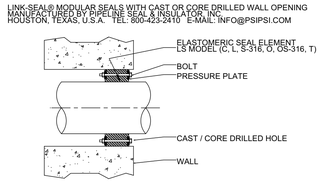
TYP. PENETRATION FIRESTOP



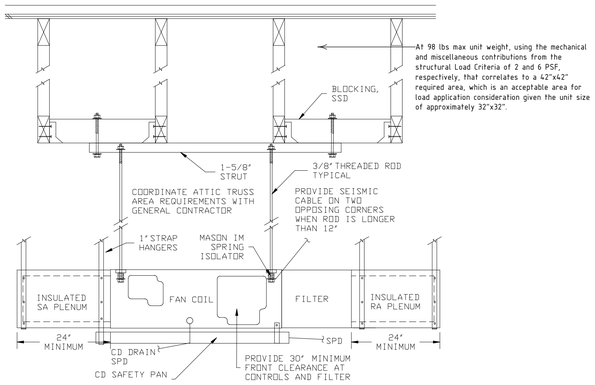
TYP. PENETRATION FIRESTOP FOR INSULATED METAL PIPE THROUGH A GYPSUM WALLBOARD ASSEMBLY

NOT TO SCALE

7 FIRESTOP - PIPE PENETRATIONS



11 RIDGID PIPE PENETRATION THROUGH CONCRETE



8 TYPICAL HORIZONTAL FAN COIL INSTALLATION

DETAILS

NO SCALE

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Drawings are for coordination only. Drawings shall be used by mechanical contractor or qualified third party to be engineer of record. This contractor is responsible for all dimensions. Technical specifications, manufacturer literature and installation instructions within this document are provided for minimum requirements only. Contractor to select equipment, selections. Contractor to verify conditions and coordinate with all trades. Contractor to verify all calculations reflecting finished construction.

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PEBBLE BEACH, CA 93953
SEPTEMBER 3, 2023
APN: 008-521-005-000

1520 CYPRESS

DETAILS

ISSUE-REVISIONS:

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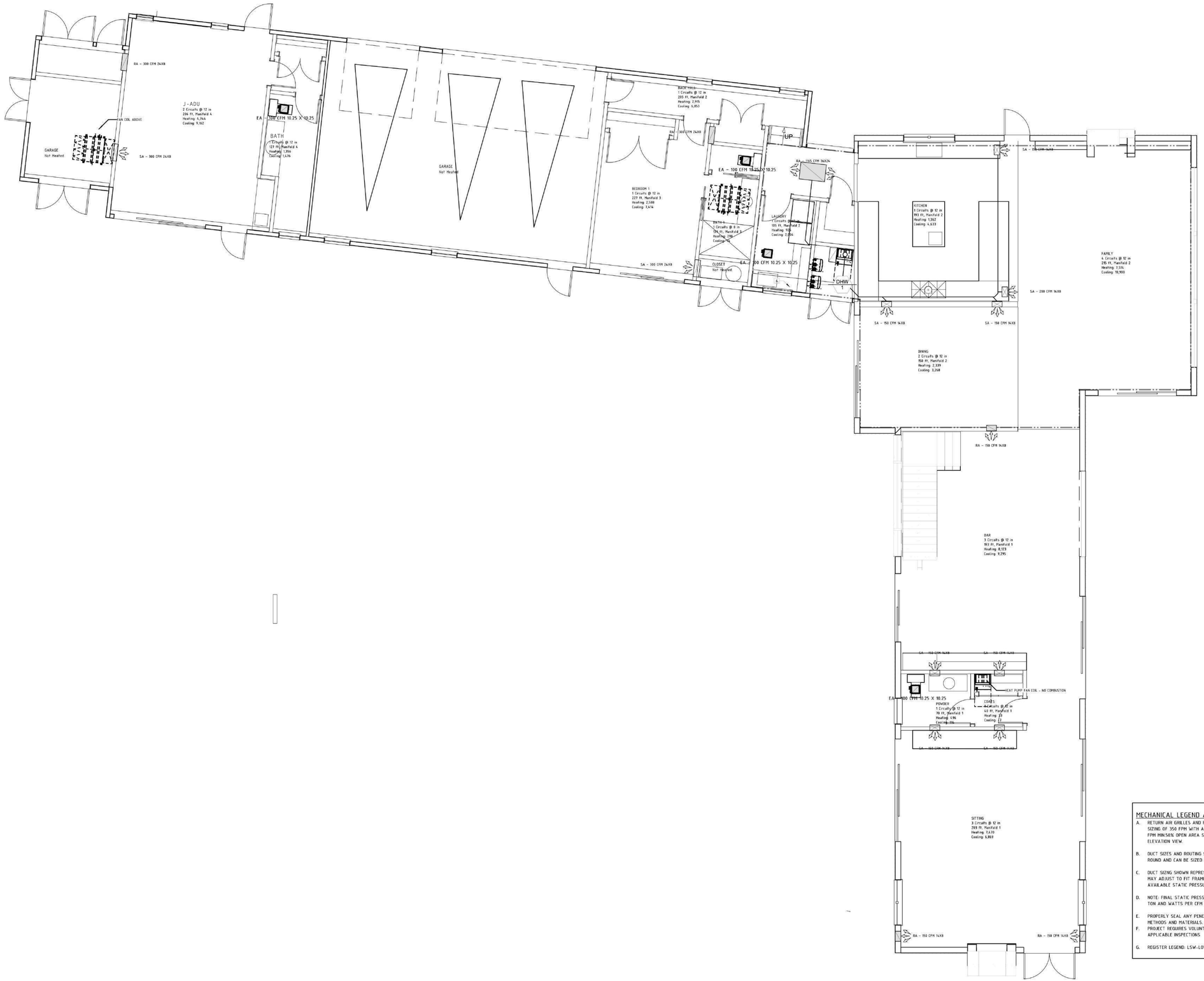

MECHANICAL KEYED NOTES

1. VENTILATION EXHAUST TERMINATIONS SHALL BE NO LESS THAN 3 FEET FROM OPENINGS TO THE BUILDING

2. TYPICAL SENSOR – THERMOSTAT – CONTROLLER LOCATION
IN WALL SENSORS TO BE PLACED ON INTERIOR WALLS
OUT OF DRAFT OR DIRECT SUNLIGHT
AWAY FROM HEAT SOURCES SUCH AS HIGH VOLTAGE DIMMERS
48-50" ABOVE FINISHED FLOOR
THERMOSTATS OR DIGITAL CONTROLS TO BE PLACE 60" ABOVE FINISHED FLOOR OR AT CONVENIENT HEIGHT FOR OCCUPANTS VISIBILITY
ADA COMPLIANT APPLICATIONS REQUIRE PLACEMENT AT NO MORE THAN 48" FROM FINISHED FLOOR WITH FRONT ACCESS

3. BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
1.ENERGY STAR BATH FAN PANASONIC WHISPER GREEN FV-05-11VK1 VARIABLE SPEED FAN – SET TO 5 ACH (TYP OR EQUAL)
PROVIDE CONDENSATION CONTROL FV-CSVK1
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 OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT. 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). [CG 4.506.1]
VENTING EXTERIOR TERMINATIONS TO BE MINIMUM OF 36" FROM ANY BUILDING OPENING

4. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE. CPC SECTION 408.3

5. 301.4 ELECTRICAL CONNECTIONS. EQUIPMENT REGULATED BY THIS CODE REQUIRING ELECTRICAL CONNECTIONS OF MORE THAN 50 VOLTS SHALL HAVE A POSITIVE MEANS OF DISCONNECT ADJACENT TO AND IN SIGHT FROM THE EQUIPMENT SERVED. A 120 VOLT RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET (7620 MM) OF THE EQUIPMENT FOR SERVICE AND MAINTENANCE PURPOSES.

6. DYER VENT SHALL BE A MINIMUM OF 4" EXHAUSTED TO THE OUTSIDE OF BUILDING. LENGTH LIMITATIONS, UNLESS OTHERWISE PERMITTED OR REQUIRED BY DRYER MANUFACTURER'S INSTRUCTION AND APPROVED BY THE AUTHORITY HAVING JURISDICTION, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET [4267 MM] INCLUDING TWO 90 DEGREE (1.57 RADI ELBOS. A LENGTH OF 2 FEET [610 MM] SHALL BE DEDUCTED FOR EACH 90 DEGREE IN EXCESS OF TWO. FOR LENGTHS BEYOND THIS MAXIMUM PROVIDE MECHANICAL DUCT BOOSTER FAN. PROVIDE BACKDRAFT DAMPER PER CA ENERGY CODE 150(M)7 AND PROVISIONS OF CMC 504.3 PROVIDE 100 SQ.IN. MAKEUP AIR OPENING FOR DOMESTIC DRYERS

7. GAS APPLIANCES CONNECTED TO A PIPING SYSTEM SHALL HAVE AN ACCESSIBLE, APPROVED MANUAL SHUTOFF VALVE WITH A NO (DISPLACEABLE VALVE MEMBER, OR A LISTED GAS CONVENIENCE OUTLET, INSTALLED WITHIN 6 FEET OF THE EQUIPMENT IT SERVES. WHERE A CONNECTOR IS USED, THE VALVE SHALL BE INSTALLED UPSTREAM OF THE CONNECTOR. A UNION OR FLANGED CONNECTION SHALL BE PROVIDED DOWNSTREAM FROM THIS VALVE TO PERMIT REMOVAL OF CONTROLS. SHUTOFF VALVES SERVING DECORATIVE GAS APPLIANCES SHALL BE PERMITTED TO BE INSTALLED IN FIREPLACES IF LISTED FOR SUCH USE. (CPC 1211.5)

8. RANGE HOOD TO OUTSIDE – PROVIDE THE LARGER OF;
a. 5 ACH (ASHRAE 62.2 SECTION 4.6.5)
b. 1 CFM PER 100 Btu/h BASED ON CAPACITY OF GAS APPLIANCES IN KITCHEN
INSTALL AS PER REQUIREMENTS OF CMC 504.2 AND CMC TABLE 403.7

9. AS PER CALGREEN CODE -4.503.1 FIREPLACES. 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 INDICATION THEY ARE CERTIFIED TO MEET THE EMISSION LIMTS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

MECHANICAL LEGEND AND GENERAL NOTES

A. RETURN AIR GRILLES AND REGISTERS SHOWN AS BOOT SIZE OR OPEN AREA REQUIRED. SIZE SHOWN REPRESENTS SIZING OF 350 FPM WITH A MINIMUM OF 50% OPEN AREA REGISTER STYLE. SUPPLY REGISTERS REPRESENTED AS 500 FPM MIN.50% OPEN AREA STYLE REGISTER/DIFFUSER NOTE; REGISTER MAY APPEAR GRAPHICALLY SIZED IN ELEVATION VIEW.

B. DUCT SIZES AND ROUTING SHOWN SCHEMATICALLY – V.I.F. WITH ARCHITECT FOR FINAL LOCATION. SIZING SHOWN AS ROUND AND CAN BE SIZED TO RECTANGULAR EQUIVALENT.

C. DUCT SIZING SHOWN REPRESENTS .06" W.C. OF STATIC IN FLEXIBLE DUCT WITH NO COMPRESSION. SUBCONTRACTOR MAY ADJUST TO FIT FRAMING CONDITIONS BUT MAINTAINING DUCT VELOCITY BELOW SMACNA STANDARDS AND AVAILABLE STATIC PRESSURE OF AIR HANDLER. SEE "LOW PRESSURE DUCT SIZING CHART" M 0.1

D. NOTE: FINAL STATIC PRESSURE AND AIRFLOW OF SYSTEM TO MEET THE HERS TESTING REQUIREMENTS FOR CFM PER TON AND WATTS PER CFM AS INDICATED IN PERMIT CF-1R.

E. PROPERLY SEAL ANY PENETRATIONS THROUGH FIRE AND/OR SMOKE RATED PARTITIONS WITH U.L. APPROVED METHODS AND MATERIALS.

F. PROJECT REQUIRES VOLUNTARY AND MANDATORY HERS INSPECTIONS. SEE CF-1R AND SCHEDULE ON M 0.1 FOR APPLICABLE INSPECTIONS

G. REGISTER LEGEND: LSW-LOW SIDE WALL HSW-HIGH SIDE WALL, C-CEILING F-FLOOR M-MILLWORK TK-TOE KICK

MAIN FLOOR HVAC
1/4"=1'

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Drawings are for coordination only. Design intent is shown. Contractor is responsible to provide third party to be engineer of record. This document is not to be used for permit or construction unless otherwise noted. Technical specifications, manufacturer selections, and installation procedures are provided for minimum performance standards. Contractor to verify all selections, Contractor to verify conditions and supply final load calculations reflecting actual construction.

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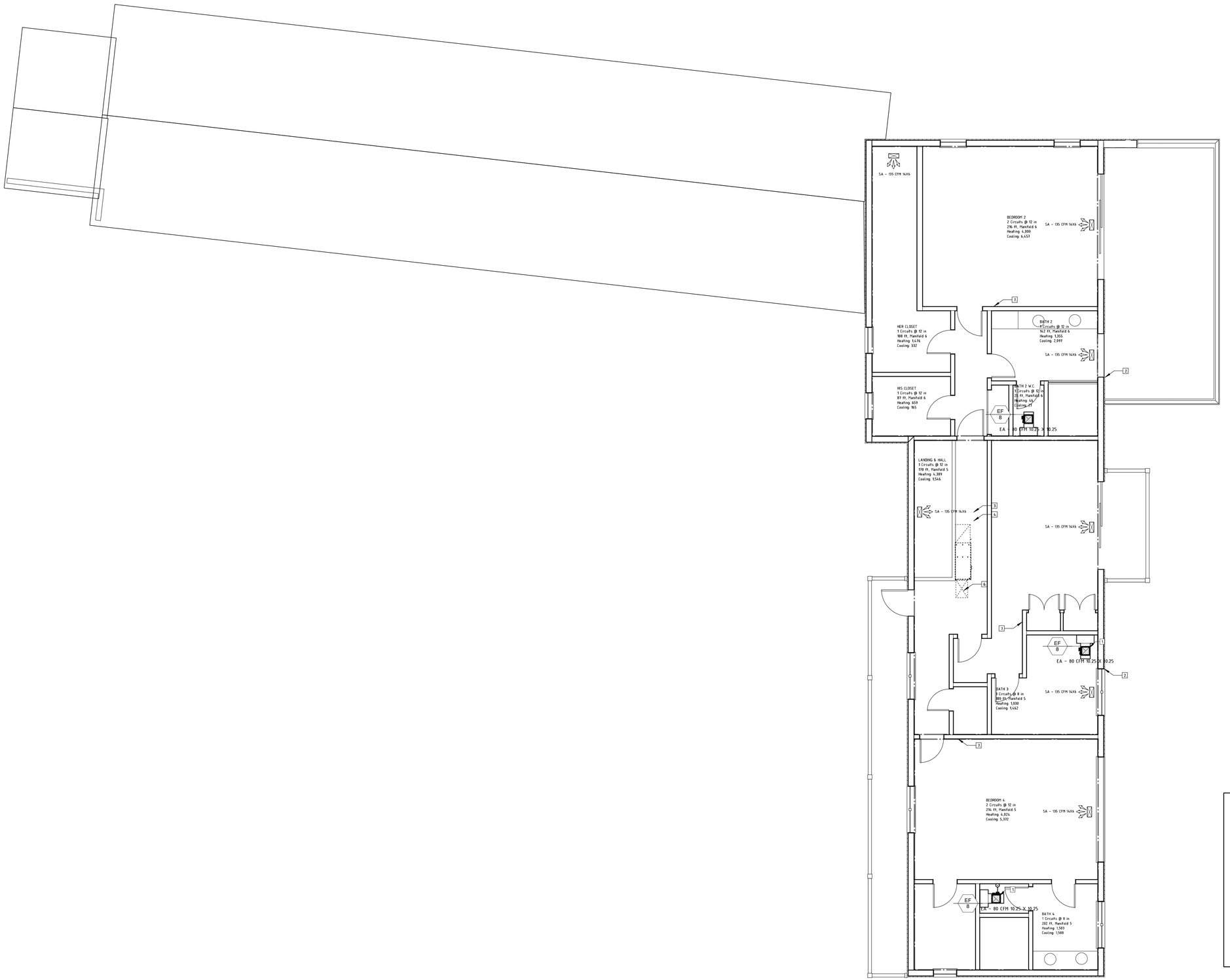
M 1.1



MECHANICAL SHEET & KEYED NOTES

1. BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
   1.ENERGY STAR BATH FAN PANASONIC WHISPER GREEN FV-05-11VK2 VARIABLE SPEED FAN - SET TO 5 ACH (TYP)
   PROVIDE CONDENSATION CONTROL FV-CSVK1
   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 OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT. 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). [CG 4.506.1]
   VENTING EXTERIOR TERMINATIONS TO BE MINIMUM OF 36" FROM ANY BUILDING OPENING
2. VENTILATION EXHAUST TERMINATIONS SHALL BE NO LESS THAN 3 FEET FROM OPENINGS TO THE BUILDING AS PER CMC 402.5
3. 301.4 ELECTRICAL CONNECTIONS. EQUIPMENT REGULATED BY THIS CODE REQUIRING ELECTRICAL CONNECTIONS OF MORE THAN 50 VOLTS SHALL HAVE A POSITIVE MEANS OF DISCONNECT ADJACENT TO AND IN SIGHT FROM THE EQUIPMENT SERVED. A 120 VOLT RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET (7620 MM) OF THE EQUIPMENT FOR SERVICE AND MAINTENANCE PURPOSES.
4. 304.4.4 LIGHTING AND CONVENIENCE OUTLET.
   A PERMANENT 120-VOLT RECEPTACLE OUTLET AND LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY.
5. 50 CFM CONTINUOUS VENTILATION FOR ASHRAE 62.2 COMPLIANCE
6. FLEXIBLE DUCT INSTALLATION GUIDELINES
   -USE BALANCING DAMPERS TO CONTROL THE FLOW IN FLEX DUCTS.
   -USE RIGID METAL DUCT ELBOWS AT BENDS TO REDUCE CHANCES FOR KINKS.
   -INSTALL FLEX DUCTS WITHOUT KINKS OR SHARP BENDS.
   -ENSURE THAT ALL BENDS ARE GRADUAL RATHER THAN TIGHT.
   -THE RADIUS OF EACH BEND SHOULD BE GREATER THAN THE DIAMETER OF THE FLEXIBLE DUCT.
   -INSTALL FLEX DUCT IN THE STRAIGHTEST LINE POSSIBLE.
   -PULL DUCTING TAUT AND PROVIDE ADEQUATE SUPPORTS PER CODE.
   -COORDINATE WITH OTHER SERVICES TO AVOID CRUSHING DUCTS.
7. TYPICAL SENSOR - THERMOSTAT - CONTROLLER LOCATION
   IN WALL SENSORS OR THERMOSTATS TO BE PLACED ON INTERIOR WALLS
   OUT OF DRAFT OR DIRECT SUNLIGHT
   AWAY FROM HEAT SOURCES SUCH AS HIGH VOLTAGE DIMMERS
   48-56" ABOVE FINISHED FLOOR
   THERMOSTATS OR DIGITAL CONTROLS TO BE PLACE 60" ABOVE FINISHED FLOOR OR AT CONVENIENT HEIGHT FOR OCCUPANTS VISIBILITY
   ADA COMPLIANT APPLICATIONS REQUIRE PLACEMENT AT NO MORE THAN 48" FROM FINISHED FLOOR WITH FRONT ACCESS

MECHANICAL LEGEND AND GENERAL NOTES

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D. NOTE: FINAL STATIC PRESSURE AND AIRFLOW OF SYSTEM TO MEET THE HERS TESTING REQUIREMENTS FOR CFM PER TON AND WATTS PER CFM AS INDICATED IN PERMIT CF-1R.

E. FOR FINAL PLACEMENT OF REGISTERS AND GRILLES - PLEASE REFER TO ARCHITECT, ARCHITECTURAL RCPs AND ELEVATIONS

F. DUCT SIZING SHOWN FOR RIGID DUCT - FOR FLEXIBLE DUCT SUBSTITUTION INCREASE DIAMTER FOR LENGTH AND PERCENTAGE OF COMPRESSION OF DUCTS

UPPER FLOOR HVAC
NO SCALE

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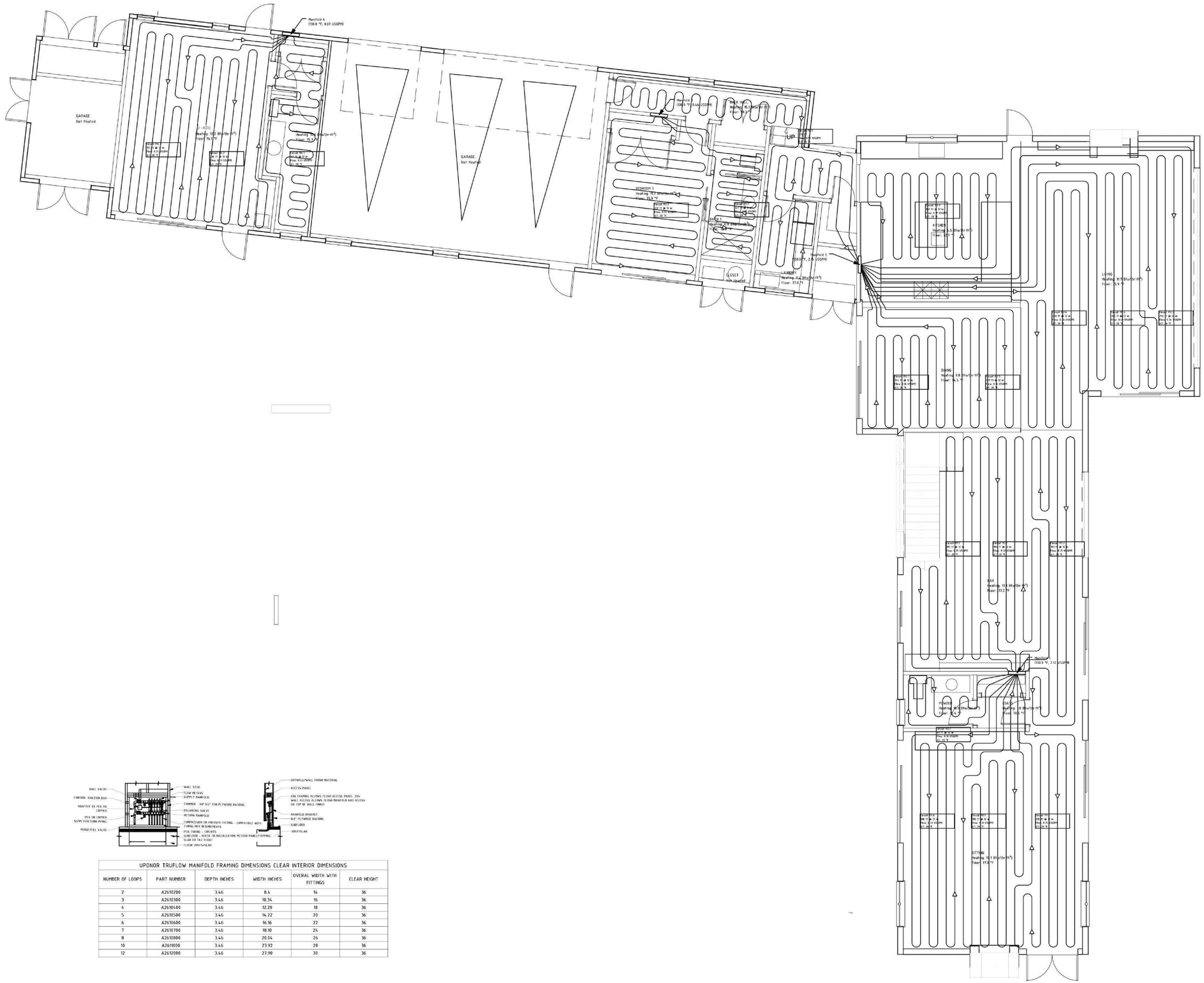
M 1.2



UPONOR TRUFLOW MANIFOLD FRAMING DIMENSIONS CLEAR INTERIOR DIMENSIONS					
NUMBER OF LOOPS	PART NUMBER	DEPTH INCHES	WIDTH INCHES	OVERAL WIDTH WITH FITTINGS	CLEAR HEIGHT
2	A2610200	3.46	8.4	14	36
3	A2610300	3.46	10.34	16	36
4	A2610400	3.46	12.28	18	36
5	A2610500	3.46	14.22	20	36
6	A2610600	3.46	16.16	22	36
7	A2610700	3.46	18.10	24	36
8	A2610800	3.46	20.04	26	36
10	A2611000	3.46	23.92	28	36
12	A2612000	3.46	27.90	30	36

MAIN LEVEL RADIANT PLAN
NO SCALE

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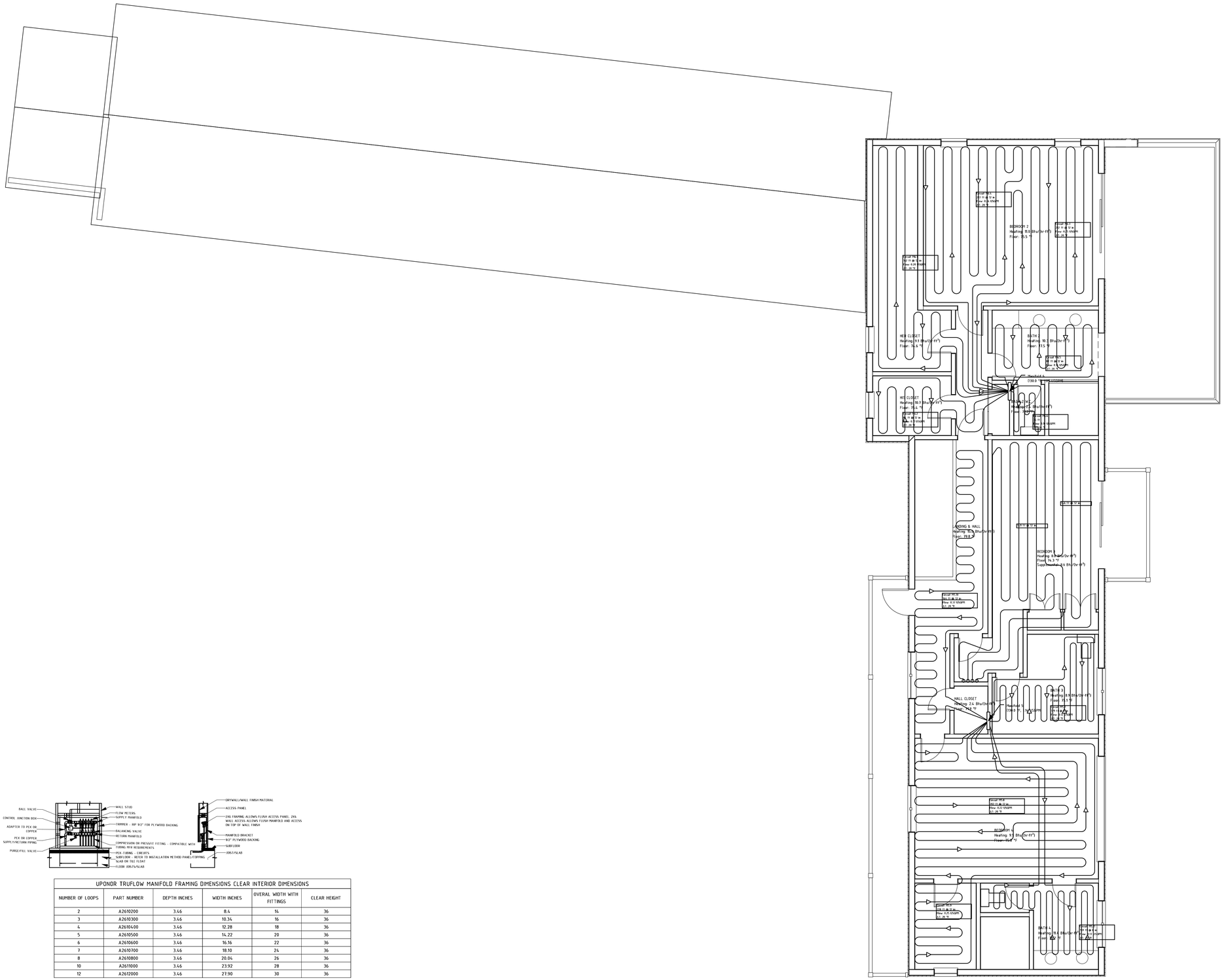
M 2.0



UPPER FLOOR RADIANT

NO SCALE

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M 2.1

GENERAL STRUCTURAL NOTES

SCOPE OF WORK: RENOVATION OF EXISTING 2-STORY BUILDING AND RECONSTRUCTION OF 1-STORY NORTH WING

GOVERNING CODE: THE STRUCTURAL DESIGN OF BUILDING COMPONENTS DESCRIBED ON THESE DRAWINGS IS IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE

LIMITATIONS:
THE SEISMIC LATERAL FORCE RESISTING SYSTEM SHOWN ON THESE DRAWINGS IS INTENDED PRIMARILY TO SAFEGUARD AGAINST MAJOR FAILURES AND LOSS OF LIFE, NOT TO LIMIT DAMAGE, MAINTAIN FUNCTION, OR PROVIDE FOR EASY REPAIR TO NEW OR REHABILITATED BUILDINGS.

1. GENERAL

MATERIALS AND WORKMANSHIP TO CONFORM TO THE BUILDING CODE DEFINED ABOVE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

A. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED. WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN THE NOTES, DRAWINGS, OR SPECIFICATIONS, CONTACT THE ENGINEER FOR CLARIFICATION.

B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.

C. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.

D. DETAILS NOTED AS "TYPICAL" IN THEIR TITLE OR ON SHEETS TITLED "TYPICAL DETAILS" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

E. ALL ELEMENTS INDICATED ON THE DRAWINGS SHALL BE ASSUMED "NEW" UNLESS OTHERWISE NOTED.

F. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING, BUT NOT LIMITED TO:
a) SAFETY OF THE PERSONS AND PROPERTY,
b) MEANS AND METHODS OF CONSTRUCTION,
c) COMPLIANCE WITH APPLICABLE CAL/OSHA REQUIREMENTS AND GUIDELINES,

THE CONTRACTOR SHALL BRACE OR SHORE THE CONSTRUCTION AS REQUIRED TO PROVIDE A SAFE AND TRUE STRUCTURE. WHERE BRACING OR SHORING IS INDICATED IN THE DRAWINGS, IT IS DONE SO ONLY AS A COURTESY TO THE CONTRACTOR AND SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COORDINATE THE WORK WITH THE AFOREMENTIONED PROVISIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

2. SUBMITTALS

A. SUBMIT ELECTRONIC PORTABLE DOCUMENT FORMAT (PDF) COPY OF REQUIRED SUBMITTALS TO OWNER'S REPRESENTATIVE FOR REVIEW. THE ENGINEER SHALL HAVE 15 WORKING DAYS FROM DATE OF RECEIPT TO COMPLETE AND RETURN THE SUBMITTAL REVIEW.

B. SHOP DRAWINGS, MILL CERTIFICATES, AND/OR OTHER RELEVANT CERTIFICATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BEFORE FABRICATION, FOR THE FOLLOWING ITEMS:

1) STRUCTURAL AND MISCELLANEOUS STEEL
   a. MILL CERTIFICATIONS FOR ALL STEEL AND ALL FASTENERS.
   b. SHOP DRAWINGS INCLUDING AT A MINIMUM ASTM MATERIAL DESIGNATIONS, MEMBER SIZES, SIZES AND TYPES OF WELDS, SIZES AND TYPES OF BOLTS, AND DIMENSIONS.
   c. WELD PROCEDURE SPECIFICATIONS FOR EACH TYPE OF WELD TO BE USED AND PRODUCT DATA FOR WELDING FILLER METAL. ONLY SUBMIT RELEVANT WPS FORMS.
   d. MANUFACTURER'S PRODUCT DATA FOR PRIMER AND FINISH PAINT, INCLUDING COLOR CHARTS.
   e. CONTRACTOR SHALL ESTABLISH AND VERIFY REQUIRED TOP OF STEEL (T.O.S.) ELEVATIONS, WHETHER INDICATED ON THE DRAWINGS OR NOT, AGAINST ARCHITECTURAL FINISHED FLOOR AND ROOF ELEVATIONS, AND THE STRUCTURAL DETAILS, INCLUDING ANY SPECIFIED OFFSET OR PRE-CAMBER. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

2) REINFORCING STEEL
   a. MATERIAL CERTIFICATES FOR REINFORCING STEEL.

3) PREFABRICATED TRUSSES
   a. FRAMING DRAWINGS AND CALCULATIONS STAMPED AND SEALED BY A REGISTERED CIVIL OR STRUCTURAL ENGINEER IN THE STATE OF CALIFORNIA TO THE ENGINEER AND THE BUILDING DEPARTMENT FOR REVIEW.

4) CAST-IN-PLACE CONCRETE AND SHOTCRETE
   a. MIX DESIGNS FOR EACH TYPE OF CONCRETE ON THE PROJECT INCLUDING RESULTS OF SLUMP, COMPRESSION, AND OTHER PROJECT SPECIFIC CRITERIA
   b. MATERIAL CERTIFICATES
   c. PROPOSED CONSTRUCTION AND CONTROL JOINT LOCATIONS
   d. CURING MATERIALS AND METHODS

5) UNDERSLAB VAPOR-BARRIER

3. SPECIAL INSPECTION REQUIREMENTS AND TESTING

A. PROVIDE SPECIAL INSPECTIONS AND TESTING FOR ALL ITEMS AS REQUIRED BY THE GOVERNING JURISDICTION.

B. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT, QUALIFIED INSPECTOR AND/OR TESTING LAB TO PERFORM ALL REQUIRED TESTING AND SPECIAL INSPECTIONS.

C. 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. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER OF NON-CONFORMING WORK. THIS NOTIFICATION SHALL SPECIFICALLY ADDRESS THE NON-CONFORMING WORK AND SHALL BE SEPARATE FROM THE SPECIAL INSPECTION REPORTS.

D. SPECIAL INSPECTION REPORTS SHALL BE SENT TO THE ENGINEER AT THE TIME OF COMPLETION FOR REVIEW OF CONFORMANCE WITH THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS.

E. THE CONTRACTOR SHALL NOTIFY THE TESTING LAB A MINIMUM OF 48 HOURS PRIOR TO TIME OF INSPECTION.

F. THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED AND/OR TESTED BY THE TESTING LAB:

1) CONCRETE:
   a. SAMPLE AND TEST CONCRETE AS FOLLOWS:
      1 FABRICATE SPECIMENS FOR STRENGTH TESTS PER ACI 318.
      2 PERFORM SLUMP AND AIR CONTENT TESTS.
      3 DETERMINE TEMPERATURE OF THE CONCRETE.
   b. REINFORCING STEEL
      1 PLACEMENT
      2 OBTAIN AND REVIEW MILL TEST REPORTS.
   c. CONCRETE PLACEMENT (CONTINUOUS INSPECTION).
   d. CAST-IN-PLACE ANCHOR BOLTS.
   e. CURING TEMPERATURE AND TECHNIQUES AND DURATION.
   f. REVIEW MIX DESIGN FOR EACH CLASS OF CONCRETE.
   g. REVIEW THE TICKET OF EACH BATCH OF CONCRETE DELIVERED.

2) ALL STRUCTURAL WELDING INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   a. CONTINUOUS INSPECTION FOR ALL BUTT WELDS, COMPLETE AND PARTIAL PENETRATION WELDS, GROOVE WELDS AND PLUG WELDS, INCLUDING WELDING OF REINFORCEMENT.
   b. CONTINUOUS INSPECTION OF ALL FILLET WELDS EXCEEDING 5/16".
   c. PERIODIC VISUAL INSPECTION OF THE FOLLOWING ITEMS:
      1 SINGLE-PASS FILLET WELDS NOT EXCEEDING 5/16".

3) POST INSTALLED ANCHORS.

4) STRUCTURAL WOOD
   a. PERIODIC SPECIAL INSPECTION FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, SHEAR PANELS AND HOLD-DOWNS.

5) ALL EXCAVATIONS AND EARTH FORMS SHALL BE INSPECTED BY THE LOCAL BUILDING INSPECTOR AND INSPECTED BY THE GEOTECHNICAL ENGINEER AND/OR ENGINEER PRIOR TO PLACING REINFORCING STEEL.

4. STRUCTURAL OBSERVATIONS

A. STRUCTURAL OBSERVATIONS WILL BE UNDERTAKEN BY PERSONNEL UNDER THE SUPERVISION OF THE ENGINEER OF RECORD. STRUCTURAL OBSERVATIONS ARE SEPARATE FROM THE SPECIAL INSPECTION REQUIREMENTS OUTLINED ABOVE.

B. THE PURPOSE OF STRUCTURAL OBSERVATIONS IS TO REVIEW THE OVERALL PROGRESS OF CONSTRUCTION AND ASCERTAIN ITS GENERAL COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, THESE GENERAL NOTES, AND OTHER SPECIFICATIONS, WHERE APPLICABLE. OBSERVATIONS WILL BE NOTED IN REGULAR SITE REPORTS ISSUED TO THE OWNER'S REPRESENTATIVE.

C. UNLESS OTHERWISE AGREED UPON, THE ENGINEER OF RECORD SHALL BE ENGAGED TO PROVIDE, AT MINIMUM, A LEVEL OF CONSTRUCTION INVOLVEMENT NEEDED TO OBSERVE THE FOLLOWING AT SIGNIFICANT MILESTONES DURING THE CONSTRUCTION PROCESS:

1) FOUNDATION REINFORCEMENT AND CONSTRUCTION
2) STRUCTURAL STEEL AND WOOD FRAMING
3) LATERAL FORCE RESISTING ELEMENTS

ADDITIONAL ENGINEER INVOLVEMENT MAY BE DESIRED. ANY AGREEMENT TO THAT EFFECT SHALL BE MADE PRIOR TO THE START OF CONSTRUCTION.

D. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 3 DAYS PRIOR TO TIME OF OBSERVATION AND PROVIDE ACCESS FOR THE OBSERVATIONS.

E. AN OWNER'S REPRESENTATIVE MAY BE DESIGNATED, BY THE OWNER'S SPECIFIC AUTHORIZATION PRIOR TO THE START OF CONSTRUCTION, WHO WILL HAVE THE AUTHORITY TO REQUEST ADDITIONAL ENGINEER INVOLVEMENT OUTSIDE OF THE NORMAL DUTIES ASSOCIATED WITH STRUCTURAL OBSERVATION.

5. DESIGN BASIS

A. CONSTRUCT IN CONFORMANCE WITH THE BUILDING CODE NOTED ABOVE.

B. DESIGN LIVE LOADS (PSF):
ROOF 20
FLOOR 40
DECK/BALCONY 60
ATTIC 10 (NO STORAGE PERMITTED)

C. DESIGN DEAD LOADS (PSF):
FLOOR 20
BALCONY 25
ROOF 15

D. EARTHQUAKE DESIGN DATA
1) SEISMIC IMPORTANCE FACTOR, I: 1.0
2) RISK CATEGORY: II
3) USGS MCE$_R$ SPECTRAL RESPONSE ACCELERATIONS
   i. Ss = 1.273 g
   ii. S1 = 0.481 g
4) SITE CLASS: D
5) ASCE 7 DESIGN SPECTRAL RESPONSE COEFFICIENTS:
   i. SDS = 0.849 g
6) SEISMIC DESIGN CATEGORY: D
7) BASIC SEISMIC-FORCE RESISTING SYSTEM: PLYWOOD SHEARWALLS
8) RESPONSE MODIFICATION FACTOR, R: 6.5
9) SEISMIC RESPONSE COEFFICIENT, Cs (AT STRENGTH LEVEL): 13.1% G
10) ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE

E. WIND:
1) RISK CATEGORY: II
2) BASIC WIND SPEED: 91 MPH
3) WIND DIRECTIONALITY FACTOR, Kd: 0.85
4) EXPOSURE CATEGORY TYPE: D
5) TOPOGRAPHIC FACTOR, Kzt: 1.0
6) ENCLOSURE CLASSIFICATION: ENCLOSED
7) INTERNAL PRESSURE COEFF (GC_{pi}): ±0.18

F. FOUNDATIONS:
1) SPREAD/STRIP FOOTING: 2000 PSF
2) COEFFICIENT OF FRICTION: 0.3

6. FOUNDATION, FILL, AND SITE WORK

FOUNDATION DESIGN IS BASED ON A GEOTECHNICAL REPORT PREPARED BY BUTANO GEOTECHNICAL ENGINEERS, DATED NOVEMBER 2021

A. EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. ALL FOUNDATIONS SHALL BE POURED WITHOUT THE USE OF SIDE FORMS WHEREVER POSSIBLE. IF THE TRENCHES CANNOT STAND, FULLY FORM SIDES TO DIMENSIONS SHOWN.

B. DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOMS OF TRENCHES BECOME SOFTENED DUE TO RAIN OR SLURRY OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT NO COST TO OWNER.

C. FOR SHALLOW FOUNDATIONS, THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE). FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTING OR WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL.

D. AREAS TO RECEIVE FILL SHOULD BE SCARIFIED, CLEARED OF ORGANICS, MOISTURE-CONDITIONED, AND COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION. THE COMPACTED SUBGRADE SHOULD EXTEND 2-FEET LATERALLY OF ANY PROPOSED IMPROVEMENTS.

7. UNDER-SLAB VAPOR BARRIER

A. VAPOR BARRIER MUST HAVE THE FOLLOWING MATERIAL QUALITIES:
1) WVTR LESS THAN 0.008 AS TESTED BY ASTM E96.
2) ASTM (E) 1745 CLASS A (PLASTICS).

B. ACCEPTABLE PRODUCTS:
1) STEGO WRAP (15 MIL) VAPOR BARRIER BY STEGO INDUSTRIES.
2) W.R. MEADOWS PREMOULDED MEMBRANE WITH PLASMATIC CORE.

C. INSTALLATION & PREPARATION OF SUBSOIL FOR VAPOR BARRIER SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND ASTM E1643-11.

8. CONCRETE

A. EXCEPT WHERE NOTED OTHERWISE ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. UNLESS OTHERWISE NOTED, COMPLY WITH CONSTRUCTION TOLERANCES AS SPECIFIED IN ACI 117 "SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS".

B. REINFORCE ALL CONCRETE. INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING AND SECURELY TIE PRIOR TO PLACING CONCRETE.

C. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150 TYPE I OR II.

D. CONCRETE SHALL BE HARDROCK CONCRETE AND CONFORM TO ALL REQUIREMENTS OF ASTM C-33, UNLESS OTHERWISE NOTED. FLY ASH SHALL COMPLY WITH ASTM C618; SLAG SHALL COMPLY WITH ASTM C989. PROPORTION CONCRETE IN ACCORDANCE WITH ACI 211.1, INCLUDING ANY REQUIRED ADMIXTURES. CONCRETE SHALL SATISFY THE FOLLOWING PROPERTIES:

LOCATION	MIN. STRENGTH @ 28 DAYS PSI	MAX. AGGREGATE SIZE - INCHES	MAX. SLUMP INCHES	MAX. W/CM RATIO
FOUNDATIONS, SLAB-ON-GRADE	3000	3/4"	4	0.50
MISCELLANEOUS	3000	3/8"	4	0.50

9. REINFORCING STEEL

A. ALL REINFORCING STEEL BARS, UNLESS OTHERWISE NOTED, SHALL CONFORM WITH THE LATEST STANDARD SPECIFICATIONS FOR DEFORMED BILLET STEEL FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A615 AND SHALL BE MINIMUM GRADE 60.

B. SUITABLE DEVICES (DOBIES, CHAIRS, ETC.) OF SOME STANDARD MANUFACTURE SHALL BE USED TO HOLD REINFORCEMENTS IN ITS TRUE HORIZONTAL AND VERTICAL POSITIONS. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND NUMEROUS TO PREVENT DISPLACEMENT OF THE REINFORCING DURING PLACING OF CONCRETE. ALL SUCH DEVICES HAVE PRIOR APPROVAL FROM THE ARCHITECT AND ENGINEER.

C. LAP SPLICE ALL BARS IN CONCRETE PER STANDARD DETAILS SCHEDULE, USING LAP TYPE "TOP" UNLESS OTHERWISE NOTED. WHEN LAPPING BARS OF DIFFERENT SIZES, USE THE LAP LENGTH OF THE LARGER BAR.

D. HOOK DISCONTINUOUS ENDS OF REINFORCING STEEL PER TYPICAL DETAIL, UNLESS OTHERWISE NOTED.

E. DETAIL ACCORDING TO THE LATEST ACI STANDARD 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. PLACE REINFORCEMENT PER ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE", UNLESS OTHERWISE NOTED.

F. REBAR SHALL ONLY BE BENT ONCE. REBAR SHALL NOT BE BENT AND STRAIGHTENED FOR CONSTRUCTION UNLESS EXPLICITLY NOTED ON THE CONSTRUCTION DOCUMENTS.

G. MAINTAIN COVERAGE TO FACE OF BARS, INCLUDING SLEEVES AND PENETRATIONS, AS FOLLOWS, UNLESS OTHERWISE NOTED:
   a. 3 INCHES WHERE CONCRETE IS DEPOSITED AGAINST EARTH EXCEPT SLAB-ON-GRADE.
   b. 2 INCHES FOR FORMED CONCRETE WHICH IS EXPOSED TO EARTH OR WEATHER FOR #6 BAR THROUGH #18 BAR. REDUCED TO 1-1/2 FOR #5 BAR, W31 OR D31 WIRE AND SMALLER.
   c. 1-1/2 INCHES FOR SLAB-ON-GRADE.

10. NON-SHRINK GROUT

A. NON-SHRINK GROUT SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS (F'c) OF 7,000 PSI.

B. NON-SHRINK GROUT SHALL COMPLY WITH ONE OF THE FOLLOWING.

1) DRY PACK NON-SHRINK GROUT SHALL BE EUCLID CHEMICAL COMPANY'S "EUCO-NS", L&M CRYSTEX, MASTER BUILDERS' "MASTERFLOW 713", SIMPSON'S "FX-228", OR FIVE STAR GROUT.
2) WHERE HIGH FLUIDITY OR INCREASED PLACING TIME IS REQUIRED, USE EUCLID CHEMICAL COMPANY'S "EUCO HI-FLOW GROUT" OR MASTER BUILDERS' "MASTERFLOW 928".

C. COMPLY WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND REQUIREMENTS.

11. FRAMING LUMBER

A. ALL FRAMING LUMBER (EXCEPT REDWOOD) SHALL BE GRADED PER WCLIB GRADING RULES NO. 17. REDWOOD FRAMING SHALL BE GRADED PER THE REDWOOD INSPECTION SERVICE "STANDARD SPECIFICATIONS FOR GRADES OF CALIFORNIA REDWOOD LUMBER."

B. ALL FRAMING LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION.

C. ALL POSTS AND BEAMS SHALL BE DOUGLAS FIR, #1.

D. ALL FLOOR AND ROOF JOISTS SHALL BE DOUGLAS FIR, #1.

E. ALL STUDS, PLATES, ETC., SHALL BE DOUGLAS FIR, CONSTRUCTION GRADE.

F. ENGINEERED WOOD PRODUCTS MAY BE USED AS SUBSTITUTES FOR SAWN LUMBER UPON REQUEST BY THE CONTRACTOR AND APPROVAL FROM THE ARCHITECT AND ENGINEER OF RECORD. CONTRACTOR SHALL SUBMIT MANUFACTURER'S TESTING REPORTS FOR APPROVAL.

12. ENGINEERED WOOD PRODUCTS (EWP)

A. ALL ENGINEERED WOOD PRODUCTS (EWP) SUPPLIED ON THIS PROJECT SHALL BE SUPPLIED BY ONE MANUFACTURER.

B. ALL MICROLLAM LVL FRAMING MEMBERS SHALL BE FABRICATED BY TRUS JOIST WITH THE FOLLOWING ALLOWABLE STRESSES: Fb = 2600 PSI, Fv = 285 PSI, E = 2,000,000 PSI. MOISTURE CONTENT AT THE TIME OF FABRICATION SHALL NOT EXCEED 9%.

C. ALL PARALLAM PSL FRAMING MEMBERS SHALL BE FABRICATED BY TRUS JOIST WITH THE FOLLOWING ALLOWABLE STRESSES: Fb = 2900 PSI, Fv = 290 PSI, E = 2,200,000 PSI. MOISTURE CONTENT AT THE TIME OF FABRICATION SHALL NOT EXCEED 9%.

D. FIELD NOTCHING AND BORING OF LVL MEMBERS IS NOT ALLOWED UNLESS APPROVED BY ENGINEER.

13. PLYWOOD (PW)

A. EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE, TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS-1. PLYWOOD GRADE SHALL CONFORM TO CD-X FOR PLYWOOD, UNLESS OTHERWISE NOTED.

B. WHERE PLYWOOD IS PERMANENTLY EXPOSED TO WEATHER, IT SHALL BE EXTERIOR TYPE. OTHERWISE, PANEL SHEATHING SHALL BE EXPOSURE 1. PLYWOOD TO BE CC GRADE AT LOCATIONS EXPOSED TO WEATHER; CC OR CD GRADE ELSEWHERE.

C. PANELS TO BE 5-PLY MINIMUM, EXCEPT 3/8" PANELS TO BE 3-PLY MINIMUM.

D. PLYWOOD SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS. PLYWOOD AT FLOORS SHALL BE GLUED TO FRAMING BELOW (USE SOLVENT BASED GLUE COMPLYING WITH ASTM D3498 AND VOLATILE ORGANIC COMPOUND (VOC) LIMITS PER CALGREEN). LN-950 BY LIQUID NAILS OR APPROVED EQUIVALENT, UNLESS OTHERWISE SPECIFIED BY THE ARCHTIECT. PROVIDE RING-SHANK NAILS AT FLOOR AND ROOF SHEATHING. ALTERNATELY, PROVIDE WSNTL SCREWS (#9x2.5") @ 6" O.C. U.O.N.; SCREWS SHALL BE INSTALLED W/IN 10-MINUTES OF APPLYING ADHESIVE.

E. PLYWOOD SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. BLOCK ALL EDGES WITH A MINIMUM OF 3X BLOCK AND/MEMBERS. ALL NAILING SHALL HAVE 3/8 INCH EDGE DISTANCE FOR FRAMING, BLOCKING AND PLYWOOD EDGES. USE SMOOTH-SHANK NAILS FOR PLYWOOD WALL SHEATHING.

F. PROVIDE 1/8" GAP BETWEEN PANELS UNLESS OTHERWISE NOTED.

14. ROUGH CARPENTRY

A. FOR SCHEDULE OF MINIMUM NAILING TABLE 2304.10.1 OF THE 2022 CBC 16d VINYL COATED SINKERS MAY BE SUBSTITUTED FOR 16d BOX OR COMMON NAILS FOR ROUGH FRAMING. SINKERS SHALL NOT BE USED WITH METAL CONNECTORS.

B. SILLS AND LEDGERS ON CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED DOUGLAS FIR. SILLS AND LEDGERS SHALL BE FASTENED TO THE CONCRETE WITH A MINIMUM OF TWO FASTENERS PER PIECE AND A FASTENER NO FURTHER THAN 9 INCHES FROM END OF EACH PIECE, UNLESS OTHERWISE NOTED.

C. PLACE JOISTS WITH CROWN UP.

D. RE-TIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.

E. WHEN METAL CONNECTORS, ANCHORS OR FASTENERS ITEMS ARE EXPOSED TO WEATHER AND/OR PRESSURE TREATED LUMBER THE METAL ITEMS ARE TO BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153. SEE ADDITIONAL COATING REQUIREMENTS AS NOTED IN THE PRESSURE TREATMENT SECTION.

F. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS UNLESS NOTED OTHERWISE.

G. BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2x SOLID BLOCKING. BLOCK AND BRIDGE ROOF JOISTS AT 10 FEET AND FLOOR JOISTS AT 8 FEET UNLESS OTHERWISE NOTED.

H. 2x JOISTS SHALL BE SISTERED (VERTICAL NAIL LAMINATED) WITH SDWS 0.220x3 MIN. LENGTH AT 6" O.C. IN (2) ROWS STAGGERED UNLESS OTHERWISE NOTED.

I. ALL POSTS LOCATED OVER WOOD WALLS SHALL HAVE A POST OF EQUAL OR GREATER SIZE LOCATED IN THE WALL DIRECTLY BELOW UNLESS OTHERWISE NOTED.

J. THE STRUCTURAL DESIGN ASSUMES THAT ALL FLOORS AND ROOFS ARE CONSTRUCTED AND LOADED WITH FINISHES (OR EQUIVALENT WEIGHT) FOR A MINIMUM OF SEVEN (7) DAY PRIOR TO THE TIME OF DOOR AND WINDOW INSTALLATION.

K. ALL TIMBER FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON STRONG-TIE'S STANDARD FASTENERS INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

L. ALL STRUCTURAL WOOD WALLS SHALL BE FRAMED WITH 2x6 MINIMUM STUDS AT 16" ON CENTER UNLESS OTHERWISE NOTED.

M. PRE-DRILL HOLES AS REQUIRED TO PREVENT SPLITTING OF WOOD.

15. PRESSURE TREATMENT

A. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH A.W.P.A. STANDARD U1, WITH A PRESERVATIVE AND RETENTION SUITABLE FOR THE APPLICATION (SEE BELOW). ALL CUT ENDS SHALL ALSO BE FIELD TREATED WITH A PRESERVATIVE. AS AN ALTERNATE, CONTRACTOR MAY USE REDWOOD OF EQUIVALENT STRENGTH PROPERTIES AS THOSE SHOWN ABOVE, AND AN APPROVED PRIMER.
THE FOLLOWING USE CATEGORIES SHALL BE REQUIRED BASED ON THE APPLICATION:
1) UC1 – INTERIOR DRY
2) UC2 – INTERIOR DAMP
3) UC3A – EXTERIOR ABOVE GROUND – PROTECTED
4) UC3B – EXTERIOR ABOVE GROUND - UNPROTECTED
5) UC4A – GROUND CONTACT, GENERAL USE

D. WHEN METAL CONNECTOR, ANCHOR OR FASTENER ITEMS ARE IN CONTACT WITH PRESSURE TREATED LUMBER AND/OR CORROSIVE ENVIRONMENTS THE CONTRACTOR SHALL USE CORROSION RESISTANT METAL ITEMS AS NOTED:

1) WHEN LUMBER IS TREATED WITH CHROMATED COPPER ARSENATE (CCA-C) OR DOT SODIUM ARSENATE (SBX) THE METAL ITEMS SHALL HAVE A MINIMUM G90 (0.90 OZ/SQFT) ZINC COATING OR ENGINEER APPROVED EQUIVALENT.
2) WHEN LUMBER IS TREATED WITH ALKALINE COPPER QUAT (ACQ-C OR ACQ-D), COPPER AZOLE (CBA-A OR CA-B) OR OTHER BORATE (NON-DOT) TREATMENT THE METAL ITEMS SHALL HAVE A MINIMUM G 185 (1.85 OZ/SQFT) ZINC COATING OR ENGINEER APPROVED EQUIVALENT.
3) WHEN LUMBER IS TREATED WITH OTHER TREATMENTS (NOT AMMONIACAL COPPER ZINC ARSENATE (ACZA) SEE 4 BELOW) OR IS EXPOSED TO CORROSIVE ENVIRONMENTS NOT LIST ABOVE THE METAL ITEMS SHALL BE TYPE 316L STAINLESS STEEL OR ENGINEER APPROVED EQUIVALENT.
4) AMMONIACAL COPPER ZINC ARSENATE (ACZA) IS NOT PERMITTED UNLESS APPROVED BY THE ENGINEER.
5) CONTRACTOR IS TO CONFIRM LUMBER PRESSURE TREATMENT TYPE PRIOR TO PURCHASE OF METAL ITEMS.

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■ PROJECT NAME / LOCATION

1535 Palmero Way
Pebble Beach, CA

■ ISSUE / REVISION

No.	DESCRIPTION	DATE
-	PERMIT SET	06-10-24

■ SCALE AS NOTED
IF PRINT SIZE IS 24"x36"

■ PROJECT No. 23059.01

■ DRAWING TITLE

GENERAL NOTES

■

S0.1

16.STRUCTURAL STEEL

A. STRUCTURAL STEEL SHALL CONFORM TO FOLLOWING ASTM DESIGNATIONS, UNLESS OTHERWISE NOTED:

1) PLATES AND BARS, INCLUDING DOUBLER PLATES, CONTINUITY PLATES, BASE PLATES, GUSSET PLATES, AND SHEAR TABS: ASTM A572 GRADE 50.
2) WIDE FLANGES (W): ASTM A992 (Fy = 50 KSI).
3) MISCELLANEOUS (M), AMERICAN STANDARD (S), CHANNEL (C), MISCELLANEOUS CHANNEL (MC), AND ANGLES (L): ASTM A36 (Fy = 36 KSI).
4) RECTANGULAR HSS: ASTM A500, Gr. C (Fy = 46 KSI), OR ASTM A1085 (Fy = 50 KSI).

B. STRUCTURAL FASTENERS INCLUDING BOLTS, THREADED RODS, AND ANCHOR RODS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS, UNLESS OTHERWISE NOTED.

1) ERECTION, GROUTED, AND TIMBER CONNECTION BOLTS: ASTM A307 WITH WELDABILITY SUPPLEMENT S1 GRADE A.
2) THREADED RODS: ASTM A36.
3) ANCHOR RODS AND ANCHOR BOLTS: ASTM F1554 GRADE 36.
4) NUTS SHALL COMPLY WITH ASTM A563.
5) WELDED THREADED STUDS SHALL BE NELSON TYPE CPL OR CFL FLUX-LOADED AS MANUFACTURED BY NELSON (OR APPROVED EQUAL). STUDS SHALL BE MADE FROM COLD-WORKED LOW CARBON STEEL COMFORMING TO ASTM A108 GRADES 1010-1020 W/ MINIMUM TENSILE STRENGTH OF 61 KSI. STUD WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS D1.1-10.

C. ALL STRUCTURAL STEEL MEMBERS EXPOSED TO WEATHER OR CALLED OUT AS HOT DIP GALVANIZED (HDG) ON PLAN OR STRUCTURAL STEEL MEMBERS LOCATED IN EXTERIOR ENVIRONMENTS SHALL BE HDG IN ACCORDANCE WITH ASTM A 123. ANY MEMBER THAT HAS HAD ITS HDG COATING DAMAGED OR REMOVED DURING TRANSPORT OR ERECTION SHALL HAVE ITS COATING REPAIRED USING ZRC GALVILITE REPAIR COMPOUND OR EQUAL. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780.

D. PAINT STEEL (EXCEPT GALVANIZED STEEL AND PORTIONS TO BE ENCASED IN CONCRETE) WITH ONE COAT OF PRIMER STANDARD TNEMEC P10-99 OR EQUIVALENT SUBJECT TO ENGINEER'S APPROVAL. ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF THE MANUFACTURER'S SPECIFICATIONS.

E. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST AISC 'SPECIFICATIONS' FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

F. WELDING SHALL CONFORM TO THE LATEST EDITION OF THE ANSI/AWS D1.1 STRUCTURAL WELDING CODE. USE E70XX ELECTRODES.

17.EPOXY GROUTING OF DOWELS, REBAR AND ANCHOR BOLTS

A. INSTALLATION OF POST-INSTALLED DOWELS, REBAR AND ANCHOR BOLTS (EPOXY ANCHORS) SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII). WHERE THERE IS A CONFLICT BETWEEN THESE NOTES AND THE MPII, SEE MPII FOR CLARIFICATION.

B. EPOXY ANCHORS SHALL MEET THE REQUIREMENTS OF ACI 355.4 AND THE FOLLOWING INSTALLATION REQUIREMENTS, UNLESS OTHERWISE NOTED.

1) MINIMUM AGE OF CONCRETE: 21 DAYS
2) CONCRETE TEMPERATURE RANGE: 50-80 DEGREES FAHRENHEIT
3) MOISTURE CONDITION OF CONCRETE: DRY

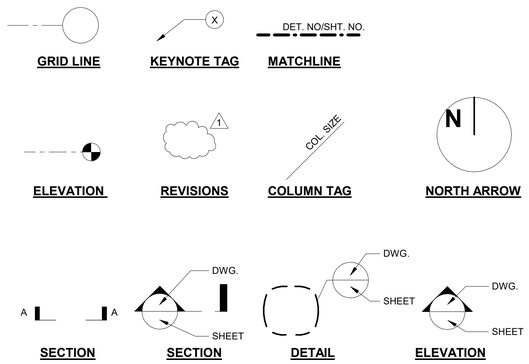
C. EPOXY GROUTING WILL BE USED IN ALL LOCATIONS WHERE EITHER ALL-THREAD ROD OR REBAR ARE BEING EMBEDDED INTO EXISTING CONCRETE.

D. IN CONCRETE, HOLES SHALL BE DRILLED WITH ROTARY HAMMER UNLESS NOTED OTHERWISE.

E. UNLESS OTHERWISE NOTED, EPOXY TYPES SHALL BE AS FOLLOWS:
FOR DOWELS AND REBAR IN CONCRETE, EPOXY SHALL BE:
a. HILTI HIT-RE 500 V3

FOR ANCHOR BOLTS IN CONCRETE, EPOXY SHALL BE
a. SIMPSON SET-XP
b. HILTI HIT-HY 200

1) WHEN INSTALLING ANCHORS, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS.
2) 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, THE ENGINEER WILL DETERMINE A NEW LOCATION.
3) LOCATE EXISTING REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ANCHORS.



GRID LINE | **KEYNOTE TAG** | **MATCHLINE**

ELEVATION | **REVISIONS** | **COLUMN TAG** | **NORTH ARROW**

SECTION | **SECTION** | **DETAIL** | **ELEVATION**

2 S0.2 GENERAL SYMBOLS

1/4" = 1'-0"

1 S0.2 ABBREVIATIONS

N.T.S.

A.B.	ANCHOR BOLT
ADD'L	ADDITIONAL
ADJ.	ADJACENT
A.F.F.	ARCHITECTURAL FINISHED FLOOR
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
B.O.	BOTTOM OF
BTWN.	BETWEEN
℄	CENTERLINE
C.F.	CUBIC FEET
C.I.P.	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CNTRSNK.	COUNTER SUNK
COLL.	COLLECTOR
CONC.	CONCRETE
COND.	CONDITION
CONN.	CONNECTION
CONT.	CONTINUOUS
DBL.	DOUBLE
DET.	DETAIL
DIA. Ø	DIAMETER
DIAPH.	DIAPHRAGM
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
E/E	EACH END
E/F	EACH FACE
EL.	ELEVATION
EMB.	EMBEDMENT
E.N.	EDGE NAILING
EQ.	EQUAL
EQUIV.	EQUIVALENT
E/S	EACH SIDE
E/W	EACH WAY
EXT.	EXTERIOR
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
F.N.	FIELD NAILING
F.S.	FAR SIDE
FT.	FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.L.	GRID LINE
GLB	GLUED LAMINATED BEAM
HD	HOLDOWN
H.D.G.	HOT DIP GALVANIZED
HDR.	HEADER
HORIZ.	HORIZONTAL
HT.	HEIGHT
HSS	HOLLOW STRUCTURAL STEEL
LONG.	LONGITUDINAL
LLV	LONG LEG VERTICAL
LV.	LEVEL
LVL	LAMINATED VENEER LUMBER
L.W.	LIGHT WEIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
N.S.	NEAR SIDE
N.T.S	NOT TO SCALE
N.W.	NORMAL WEIGHT
O.C.	ON CENTER
OPNG.	OPENING
PAR.	PARALLEL
PERP.	PERPENDICULAR
PL.	PLATE
PSL	PARALLEL STRAND LUMBER
PLYWD.	PLYWOOD
P.T.	PRESSSURE TREATED
REF.	REFERENCE
REINF.	REINFORCING
REQ'D	REQUIRED
REV.	REVISION
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
SCH.	SCHEDULE
SHT.	SHEET
SHTG.	SHEATHING
SIMP.	SIMPSON
SIM.	SIMILAR
S.O.G.	SLAB ON GRADE
SPEC.	SPECIFICATIONS
SQ.	SQUARE
STAG.	STAGGERED
STD.	STANDARD
STIFF.	STIFFENER
STL.	STEEL
S.W.	SHEAR WALL
SYM.	SYMMETRIC
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK.	THICK
THR'D.	THREADED
THRU	THROUGH
T.O.	TOP OF
TRNSV.	TRANSVERSE
TYP.	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
WD.	WOOD
W/O	WITHOUT
W.P.	WORKING POINT
WT.	WEIGHT

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1535 Palmero Way
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Permit Set	3.17.2022
Scale	AS NOTED
HE PROJECT NO:	23059.01

GENERAL NOTES & ABBREVIATIONS

Title

Sheet S0.2

KEY TYPE #1

TYP. FOR WALLS

KEY SCHEDULE	
T	D
< 8"	3/4"
8"-16"	1 1/2"
>16"	2 1/2"

KEY TYPE #2

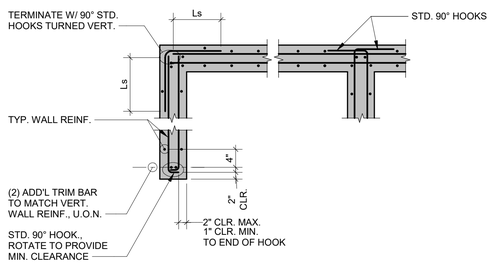
FOR SLABS, RETAINING WALLS & EXTERIOR WALLS BELOW GRADE

NOTE:

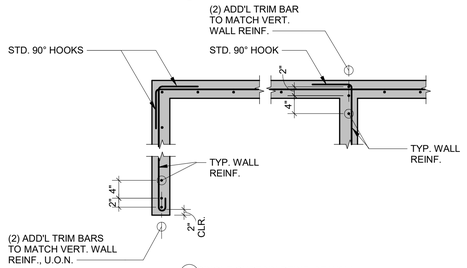
1. DETAILS APPLY TO BOTH HORIZ. & VERT. CONSTRUCTION JOINTS

6 S1.1A CONSTRUCTION JOINTS IN CONCRETE WALLS & SLABS

1" = 1'-0"



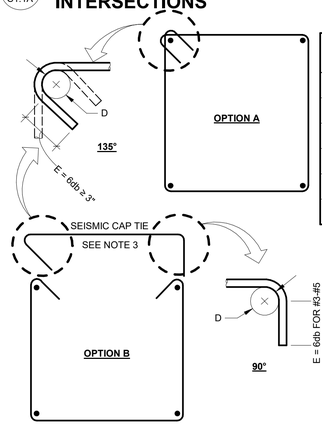
A **DOUBLE CURTAIN REINF. AT WALL**



B **SINGLE CURTAIN REINF. AT WALL**

4 S1.1A WALL REINFORCING AT CORNERS AND INTERSECTIONS

N.T.S.



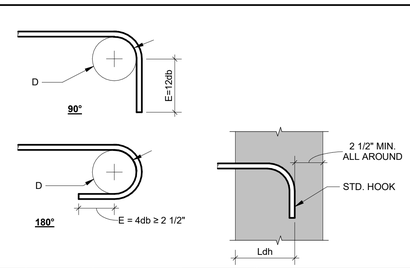
BAR SIZE	D (BEND ø)	E 90° BEND	E 135° BEND
#3	1 1/2"	2 1/4"	3"
#4	2"	3"	3"
#5	2 1/2"	3 3/4"	3 3/4"
#6	4 1/2"	9"	4 1/2"
#7	5 1/4"	10 1/2"	5 1/4"
#8	6"	12"	6"

NOTES:

1. db = BAR DIAMETER
2. EITHER OPTION A OR OPTION B IS ACCEPTABLE FOR USE IN ALL COLS. & BMS.
3. THE CAP TIE IN OPTION B MUST HAVE THE 90° HOOK ALTERNATED IN ADJACENT TIES

3 S1.1A SEISMIC STIRRUP / TIE SCHEDULE

N.T.S.



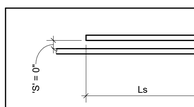
BAR SIZE	D (BEND ø)	E (HOOK EXTENSION)		Ldh (HOOK DEVELOPMENT LENGTH)		
		90° BEND	180° BEND	f'c=3000psi	f'c=4000psi	f'c≥5000psi
#3	2 1/4"	4 1/2"	2 1/2"	6"	6"	6"
#4	3"	6"	2 1/2"	8"	7"	6"
#5	3 3/4"	7 1/2"	2 1/2"	10"	9"	8"
#6	4 1/2"	9"	3"	12"	10"	9"
#7	5 1/4"	10 1/2"	3 1/2"	14"	12"	11"
#8	6"	12"	4"	16"	14"	12"
#9	9 1/2"	14"	5"	18"	15"	14"
#10	10 1/4"	15 1/2"	5 1/2"	20"	17	16"
#11	11 1/2"	17"	6"	22"	19"	17"
#14	17"	20 1/2"	7"	38"	33"	29"
#18	22 3/4"	27 1/2"	9 1/2"	50"	43"	39"

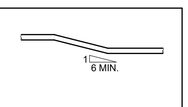
NOTES:

1. db = BAR DIAMETER
2. UNCOATED BARS
3. NORMAL WEIGHT CONCRETE
4. MULTIPLY HOOK DEVELOPMENT LENGTH BY 1.33 FOR LIGHTWEIGHT CONCRETE
5. DO NOT FIELD BEND REINFORCEMENT PARTALLY EMBEDDED IN CONCRETE

2 S1.1A STANDARD HOOK DIM. / DEVELOPMENT SCHED.

N.T.S.





CLASS B TENSION LAP SPLICE FOR GRADE 60 REINFORCING (INCHES)								
BAR SIZE	f'c=2500 PSI		f'c=3000 PSI		f'c=4000 PSI		f'c≥5000 PSI	
	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	31"	23"	29"	22"	25"	19"	22"	17"
#4	42"	32"	38"	29"	33"	25"	29"	23"
#5	51"	39"	47"	36"	41"	31"	36"	28"
#6	61"	47"	56"	43"	49"	37"	44"	34"
#7	90"	69"	82"	63"	71"	54"	64"	49"
#8	101"	78"	94"	72"	81"	62"	73"	56"
#9	114"	88"	105"	81"	91"	70"	82"	63"
#10	130"	100"	118"	91"	102"	79"	92"	71"
#11	143"	110"	131"	101"	114"	87"	102"	78"

NOTES:

1. THIS TABLE CONTAINS MIN. LENGTHS FOR LAP SPLICES & BAR DEVELOPMENT NOT OTHERWISE SPECIFIEDON THESE DRAWINGS THESE LENGTHS MAY BE REDUCED IN CERTAIN SITUATIONS, SUBJECT TO PRIOR REVIEW & APPROVAL OF THE ENGINEER
2. SPLICE LENGTHS ARE FOR NORMAL WEIGHT CONC. W/ GRADE 60 REINF.
3. SPLICE LENGTHS ARE FOR UNCOATED BARS
4. USE "TOP" FOR WALL BOUNDARIES & WHEN MORE THAN 12" OF FRESH CONC. IS PLACED BELOW SPLICE, "OTHER" FOR ALL OTHER SITUATIONS
5. PROVIDE MIN. COVER PER GENERAL NOTES, BUT NOT LESS THAN 1x BAR DIAMETER

1 S1.1A LAP SPLICE / DEVELOPMENT SCHEDULE

NO SCALE

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IF PRINT SIZE IS 24"x36"

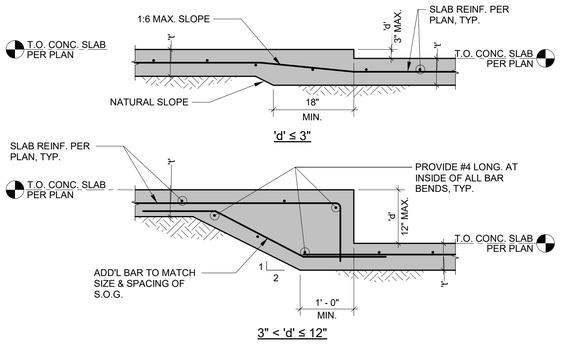
■ PROJECT No. 23059.01

■ DRAWING TITLE

TYPICAL CONCRETE DETAILS

■

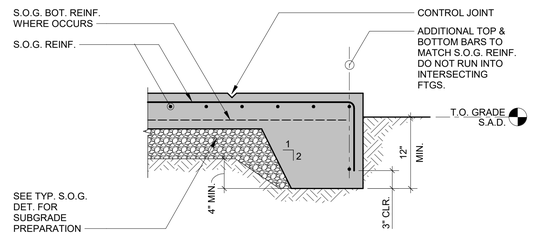
S1.1A



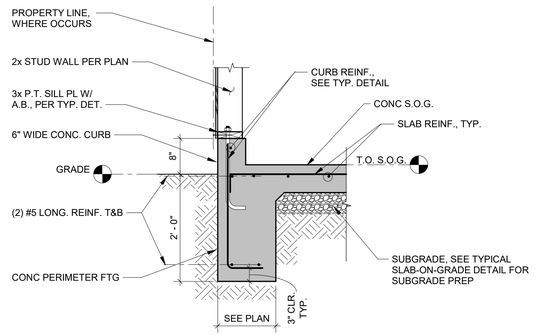
NOTES:

1. COORDINATE LOCATION, DEPTH, EXTENT, AND EDGE CONDITIONS OF DEPRESSION WITH ARCHITECTURAL DRAWINGS.
2. SEE TYP. S.O.G. DETAIL FOR SLAB THICKNESS 't', REINF. & SUBGRADE PREPARATION, TYP.

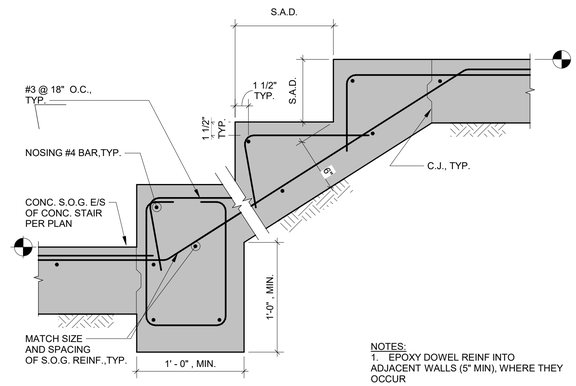
8 S1.1B **CONC. SLAB ON GRADE DEPRESSION** 3/4" = 1'-0"



6 S1.1B **SLAB ON GRADE AT FREE EDGE** 1" = 1'-0"



5 S1.1B **CONTINUOUS PERIMETER FTG W/ S.O.G.** 3/4" = 1'-0"

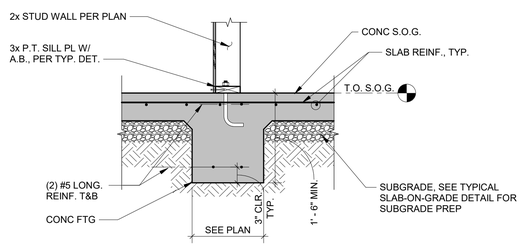


NOTES:

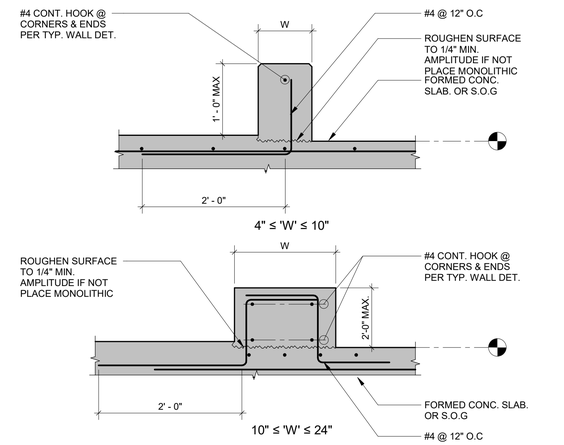
1. EPOXY DOWEL REINF INTO ADJACENT WALLS (5" MIN), WHERE THEY OCCUR

3 S1.1B **TYPICAL CONC. STEPS/STAIR** 1 1/2" = 1'-0"

7 S1.1B **FOOTING STRENGTHENING DETAIL** 1" = 1'-0"



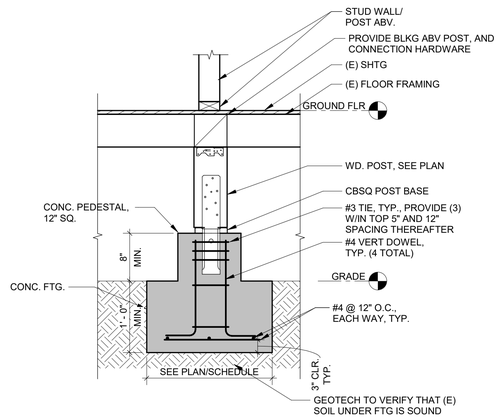
4 S1.1B **CONT. INT. FTG W/ STUD WALL ABOVE** 3/4" = 1'-0"



NOTES:

1. SEE ARCH. & MECH. DWGS. FOR CURB LOCATIONS, DIMENSINOS, CHAMFERS & INSERTS.

2 S1.1B **CONC. CURB** 1" = 1'-0"



1 S1.1B **TYPICAL PAD FTG DETAIL** 1" = 1'-0"

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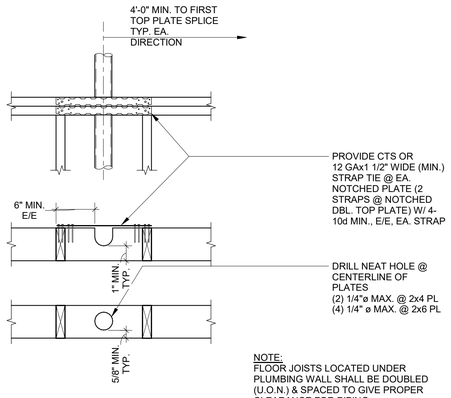
S1.1B



NOTE:
FLOOR JOISTS LOCATED UNDER PLUMBING WALL SHALL BE DOUBLED (U.O.N.) & SPACED TO GIVE PROPER CLEARANCE FOR PIPING

9 S1.2A **HOLES & STRAPS @ STUD WALL TOP PLATE**

1" = 1'-0"

HEADER SIZE							
MAX² SPAN "W"	SUPPORTING ROOF			MAX² SPAN "W"	HEADERS @ INTERIOR WALLS		
	HDR SIZE	BEARING STUDS	KING STUDS		HDR SIZE	BEARING STUDS	KING STUDS
4'-0"	4x6 OR 6x6	2x	2x	4'-0"	4x8 OR 6x8	2x	2x
6'-0"	4x8 OR 6x8	2x	DBL. 2x	6'-0"	4x8 OR 6x8	2x	DBL. 2x
8'-0"	4x8 OR 6x8	2x	DBL. 2x	8'-0"	4x10 OR 6x10	DBL. 2x	DBL. 2x

NOTES:
1. MATCH DEPTH OF WALL FRAMING
2. SEE TYPICAL FRAMING @ DOORS & WINDOWS ELEVATION FOR HDR. SPAN
3. USE DBL. 2x KING STUD MIN. @ ALL DOORS U.O.N.

6 S1.2A **TYPICAL HEADER SCHEDULE**

1" = 1'-0"

CJ SIZE & SPACING	MAX SPAN
2x4 @ 24" O.C.	6'-6"
2x6 @ 24" O.C.	10'-0"
2x8 @ 24" O.C.	13'-6"
2x10 @ 24" O.C.	16'-6"
2x12 @ 24" O.C.	19'-6"

NOTES:

1. CEILING JOISTS SHALL BE DOUG FIR #1 U.O.N.
2. CEILING JOISTS DESIGNED TO SUPPORT DRYWALL AND INSULATION. IF AREA OVER CEILING JOISTS WILL BE USED FOR STORAGE CONTACT ENGINEER FOR ALTERNATE CEILNG JOIST SIZES.

8 S1.2A **TYPICAL CEILING JOIST SCHEDULE**

N.T.S.

NOTES:
1. db REFERS TO A.B. DIA.
2. SILL PLATES IN CONTACT W/ CONCRETE SHALL BE P.T.D.F. OR FOUNDATION GRADE REDWOOD.
3. IF 7db MIN./12" MAX. DIM. W/ HD THEN MEASURE FROM CENTERLINE HD A.B.
4. SILL BOLTS SHALL BE 5/8" Ø L-BOLTS W/ 7" EMB. INTO FTG. (BELOW SLAB WHERE OCCURS) @ 4'-0" MAX. SPACING

5 S1.2A **TYP. SILL BOLTING LAYOUT**

1" = 1'-0"

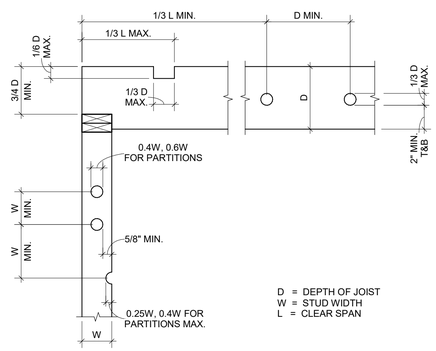
MEMBER	HANGER	
	FACE MOUNT	TOP FLANGE
2x ROOF RAFTER	LUS OR U³	JB OR HUTF³
DBL. 2x ROOF RAFTER	HU³	HUTF³
LVL ROOF RAFTER	HU³	LBV³
2x FLOOR JOIST	LUS OR U	LB OR JB
LVL OR DBL. LVL FLOOR JOIST	HU	LBV
4x OR 6x BEAM	HU	BA
GLULAM OR PSL BEAM	HHUS	HB

NOTES:

1. ALL HANGERS BY SIMPSON OR APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S INSTRUCTIONS, FILL ALL HOLES U.O.N.
2. USE LARGEST HANGER ALLOWED FOR FRAMING MEMBER.
3. HANGER MAY BE SLOPED UP TO 45°

7 S1.2A **TYPICAL HANGER SCHEDULE**

N.T.S.



4 S1.2A **HOLES & NOTCHES IN STUDS & JOIST**

N.T.S.

NAILING SCHEDULE	
CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOE NAIL	(3) 8d
2. BRIDGING TO JOIST, TOE NAIL E/E	(2) 8d
3. 1" x 6" SUBFLOOR OR LESS TO EA. JOIST, FACE NAIL	(2) 8d
4. WIDER THAN 1" x 6" SUBFLOOR TO EA. JOIST, FACE NAIL	(3) 8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	(2) 16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL SOLE PLATE TO JOIST, AT BRACED WALL PANELS	16d @ 16" O.C. (3) 16d @ 16" O.C.
7. TOP PLATE TO STUD, END NAIL	(2) 16d
8. STUD TO SOLE PLATE	(4) 8d TOE NAIL OR (2) 16d END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
10. DOUBLE TOP PLATES, FACE NAIL DOUBLE TOP PLATES, LAP SPLICE (PARTITION)	16d @ 16" O.C. (8) 16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	(3) 8d
12. RIM JOIST TO TOP PLATE, TOE NAIL	8d @ 16" O.C.
13. TOP PLATES, LAP AND INTERSECTIONS, FACE NAIL	(2) 16d
14. CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOE NAIL	(3) 8d
16. CONTINUOUS HEADER TO STUD, TOE NAIL	(4) 8d
17. CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	(3) 16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d MIN. SEE 2010 CBC TABLE 2308.10.4.1
19. RAFTER TO PLATE, TOE NAIL	(3) 8d
20.1" DIAGONAL BRACE TO EA. STUD & PLATE, FACE NAIL	(2) 8d
21.1" x 8" SHEATHING OR LESS TO EA. BEARING, FACE NAIL	(2) 8d
22.WIDER THAN 1" x 8" SHEATHING TO EA. BEARING, FACE NAIL	(3) 8d
23.BUILT-UP CORNER STUDS	16d @ 24" O.C.
24.BUILT-UP GIRDER & BEAMS	20d @ 32" O.C. FACE NAIL T&B STAGG. ON OPP. SIDES & (2) 20d FACE NAIL AT ENDS AND SPLICES
25.2" PLANKS, FACE NAIL	16d @ EACH BEARING
26.COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d
27.JACK RAFTER TO HIP	(3) 10d TOE NAIL (2) 16d FACE NAIL
28.ROOF RAFTER TO 2x RIDGE BEAM	(2) 16d TOE NAIL (2) 16d FACE NAIL
29.JOIST TO BAND JOIST, FACE NAIL	(3) 16d
30.LEDGER STRIP, FACE NAIL AT EACH JOIST	(3) 16d
31.WOOD STRUCTURAL PANELS SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING)	10d
32.PANEL SIDING (TO FRAMING)	8d
33.FIBERBOARD SHEATHING	8d
34.INTERIOR PANELING	6d

1 S1.2A **NAILING SCHEDULE**

N.T.S.

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TYPICAL WOOD DETAILS

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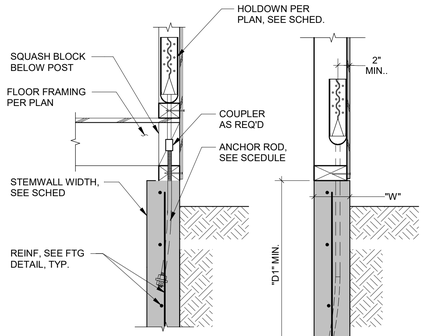
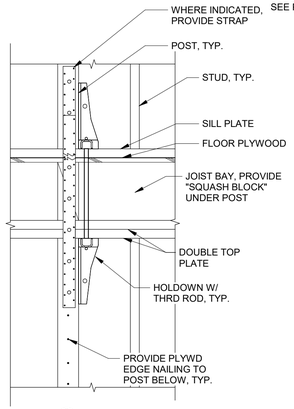
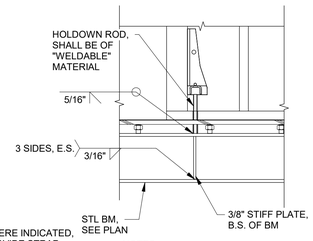
S1.2A



B @ STEM WALL

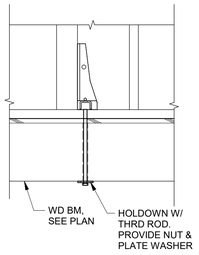


C BETWEEN FLOORS



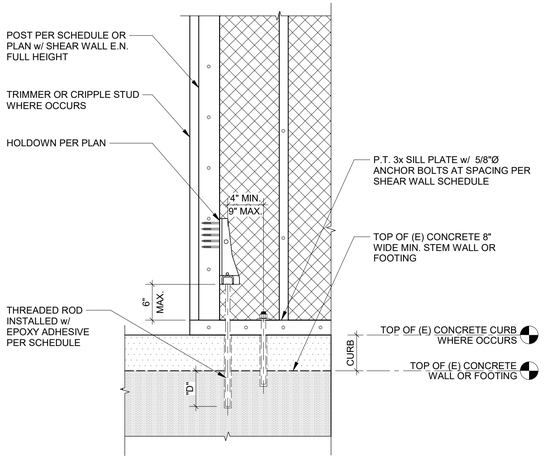
NOTES:
1. SEE C/- FOR INFO NOT NOTED.

E @ STEEL BEAM



NOTES:
1. SEE C/- FOR INFO NOT NOTED.

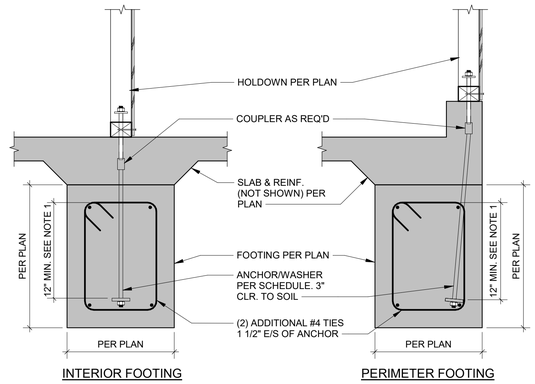
D @ WOOD BEAM



HOLDOWN TO EXISTING CONCRETE SCHEDULE					
HOLDOWN SIZE	MIN. END POST SIZE		THREADED ROD (2)	EMBEDMENT DEPTH "D"	DIRECT TENSION TEST LOAD (LB) (3)
	2x4 WALL	2x6 WALL			
HDU2	4x4	4x6	5/8"Ø	10"	7,690
HDU4	4x4	4x6	5/8"Ø	16"	11,420
HDU5	4x4	4x6	5/8"Ø	16"	14,120
HDU8	4x6	6x6	7/8"Ø	18"	19,680
HDQ2	4x6	6x6	7/8"Ø	21"	23,080
HDU11	4x8	6x8	1"Ø	24"	27,940
HDU14	4x8	6x8	1"Ø	24"	35,980

NOTES:
1. SPECIAL INSPECTION IS REQUIRED FOR THE INSTALLATION OF HOLDOWN ANCHORS IN CONCRETE WITH EPOXY. SEE EPOXY MANUFACTURER'S REQUIREMENTS FOR EPOXY ANCHOR INSTALLATION, SPECIAL INSPECTION, AND TESTING REQUIREMENTS.
2. THREADED ROD ANCHOR BOLTS SHALL BE F1554 GRADE 36.
3. IF SPECIAL INSPECTION OF BOLT INSTALLATION IN CONCRETE IS NOT PROVIDED, THEN PROVIDE DIRECT TENSION TEST AS FOLLOWS:
   a. APPLICABILITY: AN INDEPENDENT TESTING COMPANY HIRED BY THE OWNER SHALLTENSION TEST HOLDOWN EPOXY ANCHORS.
   b. TEST LOADS: DIRECT TENSION TEST TO DIRECT TENSION TEST LOAD LISTED IN THE TABLE ABOVE.
   c. TEST FREQUENCY: TEST ALL ANCHORS.
   d. TEST ACCEPTANCE CRITERIA: TEST ANCHORS WITH A HYDRAULIC RAM/JACK AND MAINTAIN THE TEST LOAD FOR A MINIMUM 5 MINUTES. ANCHORS SHALL EXHIBIT NO DISCERNABLE MOVEMENT DURING THE TENSION TEST AS EVIDENCED BY LOOSENING OF THE WASHER UNDER THE NUT. THE DISTANCE BETWEEN THE ANCHOR AND TEST APPARATUS SUPPORT SHALL NOT BE LESS THAN 75% OF THE EMBEDMENT DEPTH.

4 S1.2B **HOLDOWN TO EXISTING CONCRETE** N.T.S.



INTERIOR FOOTING PERIMETER FOOTING

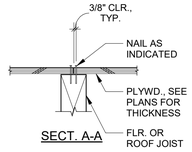
A @ SHALLOW FOOTINGS

HOLDOWN TO CONCRETE SCHEDULE						
HOLDOWN SIZE	MIN. END POST SIZE		SIMPSON ANCHOR BOLT	STEM/CURB MIN. WIDTH "W"	MIN. EMBEDMENT "D1"	CAPACITY (LBS.)
	2x4 WALL	2x6 WALL				
HDU2-SDS2.5	4x4	4x6	SB5/8x24	6"	1'-6"	3075
HDU4-SDS2.5	4x4	4x6	SB5/8x24	6"	1'-6"	4565
HDU5-SDS2.5	4x4	4x6	SB5/8x24	6"	1'-6"	5645
HDU8-SDS2.5	4x6	6x6	SB7/8x24	8"	1'-6"	7870
HDU11-SDS2.5	4x8	6x8	SB1x30	8"	2'-0"	11,175

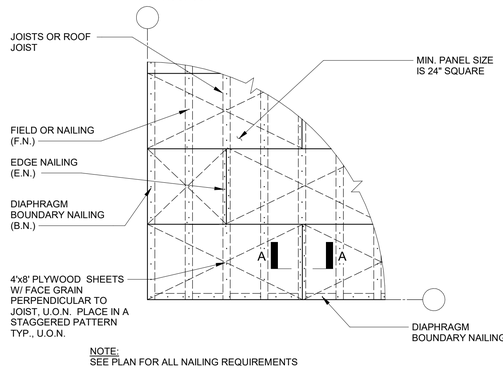
NOTES:

1. REFER TO THE PLANS FOR HOLDOWN SIZE AND HOLDOWN POST SIZES. POST SIZE INDICATED ON PLAN SHALL BE USED UNLESS IT IS SMALLER THAN MIN. POST SIZE INDICATED IN SCHEDULE.
2. FOR HOLDDOWN ASSEMBLIES, USE SIMPSON HOLDOWNS OR APPROVED EQUAL. ALL HARDWARE (ALL THREAD ROD, COUPLERS, WASHERS, NUTS) IN CONTACT WITH CONCRETE TO BE HOT DIPPED GALVANIZED.
3. BOLTS THROUGH FLOOR AND EMBEDDED IN FOUNDATION SHALL BE F1554 STEEL, GRADE A36, ALL THREAD.
4. HOLDOWNS SHALL NOT BE SUBSTITUTED FOR SILL PLATE ANCHOR BOLTS.
5. EMBEDMENT PER MANUFACTURER'S REQUIREMENTS. IF REQUIRED EMBEDMENT IS DEEPER THAN FOOTING THEN FOOTING SHALL BE LOCALLY DEEPENED TO PROVIDE 3" CLR. BETWEEN ANCHOR AND SOIL. DIMENSION IS TAKEN FROM TOP OF REBAR TIE NOT TOP OF FOOTING.
6. USE STANDARD STEEL FOR THE SIMPSON PRE-ASSEMBLED ANCHOR BOLTS AND OVERSIZE PENETRATION IN P.T. SILL PLATE 1/4 ".
7. HOLDOWN ANCHOR BOLT NUT SHOULD BE FINGER TIGHT PLUS 1/3 TO 1/2 TURN WITH HAND WRENCH.
8. POST SIZE INDICATED ON PLAN SHALL BE USED UNLESS IT IS SMALLER THAN MIN. POST SIZE INDICATED IN SCHEDULE.

7 S1.2B **HOLDOWN ANCHORAGE AT FOUNDATION** N.T.S.

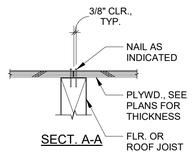


SECT. A-A

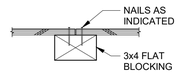


NOTE:
SEE PLAN FOR ALL NAILING REQUIREMENTS

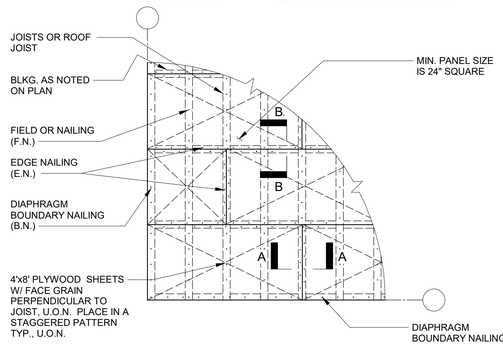
2 S1.2B **TYP. FLR. & ROOF PLYWD. UNDIAPHRAGM NAILING @ UNBLOCKED DIAPHRAGMS** N.T.S.



SECT. A-A



SECT. B-B
@ FLR. DIAPH. W/ WD. BLKG.



NOTE:
SEE PLAN FOR ALL NAILING & BLOCKING REQUIREMENTS

1 S1.2B **TYP. FLR. & ROOF PLYWD. DIAPHRAGM NAILING @ BLOCKED DIAPHRAGMS** N.T.S.

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■ SCALE AS NOTED
IF PRINT SIZE IS 24"x36"

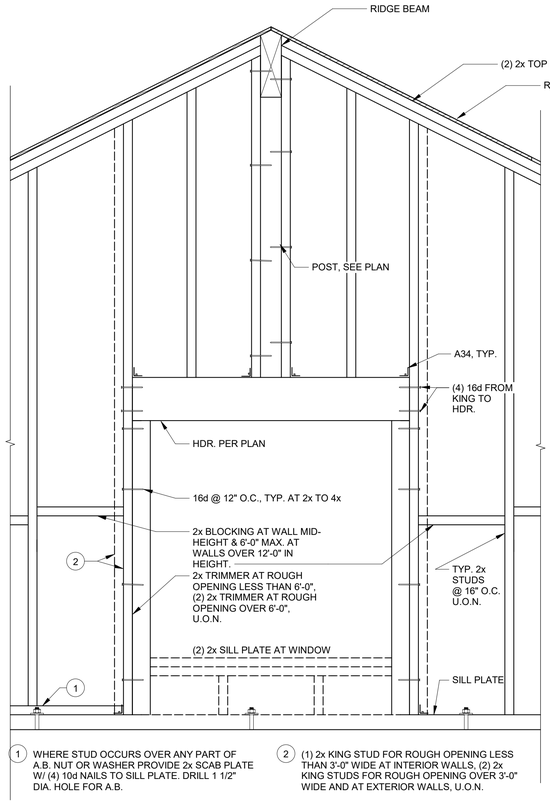
■ PROJECT No. 23059.01

■ DRAWING TITLE

TYPICAL WOOD DETAILS

■

S1.2B

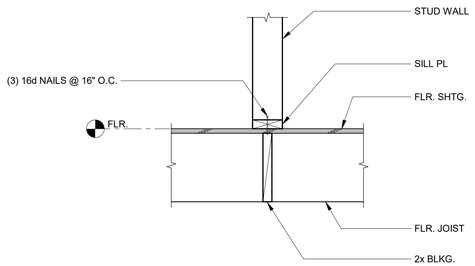


1 WHERE STUD OCCURS OVER ANY PART OF A.B. NUT OR WASHER PROVIDE 2x SCAB PLATE W/ (4) 10d NAILS TO SILL PLATE. DRILL 1 1/2" DIA. HOLE FOR A.B.

2 (1) 2x KING STUD FOR ROUGH OPENING LESS THAN 3'-0" WIDE AT INTERIOR WALLS, (2) 2x KING STUDS FOR ROUGH OPENING OVER 3'-0" WIDE AND AT EXTERIOR WALLS, U.O.N.

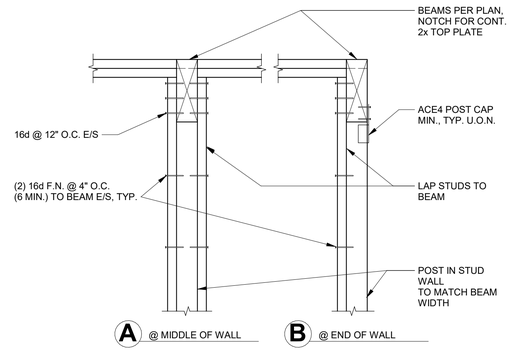
8 S1.2C **TYPICAL FRAMING @ GABLE WINDOW**

N.T.S.



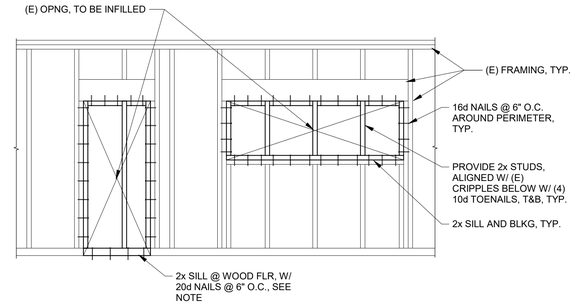
7 S1.2C **TYPICAL PERPINDICULAR WALL ON JOIST DETAIL**

1" = 1'-0"



6 S1.2C **BEAM SUPPORT @ STUD BEARNIG WALL**

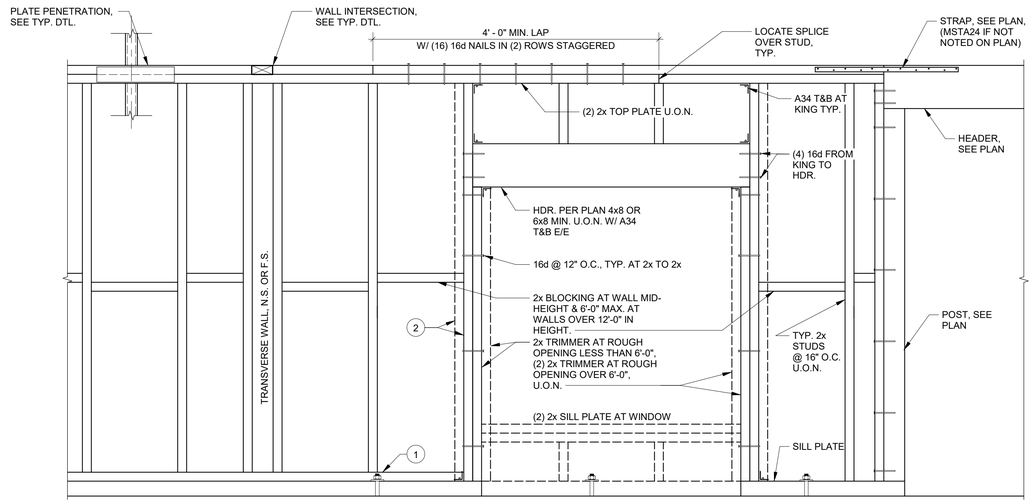
1" = 1'-0"



NOTES:
1. @ EXTERIOR WALLS, PROVIDE PLYWD SHTG TO MATCH (E) SHTG THICKNESS. PROVIDE 10d NAILS @ 6" O.C. @ EDGES & 12" O.C. @ INTERMEDIATE MEMBERS (FIELD NAILING).
2. WHERE SILL SITS ATOP CONCRETE STEM, PROVIDE 3x PT SILL W/ 5/8" DIA EPOXY ANCHORS W/ 7" EMBED @ 24" O.C. MAX SPACING.

3 S1.2C **TYPICAL INFILL FRAMING @ (E) OPENINGS**

N.T.S.



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1 S1.2C **TYPICAL STUD WALL FRAMING**

N.T.S.

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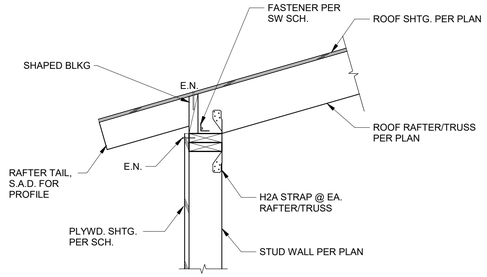
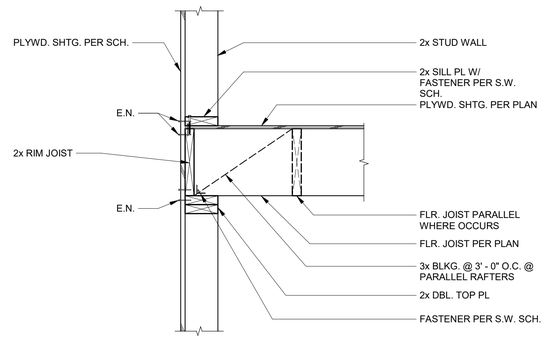
S1.2C



6 TYP. RAFTER-TO-WALL DETAIL

S1.2D

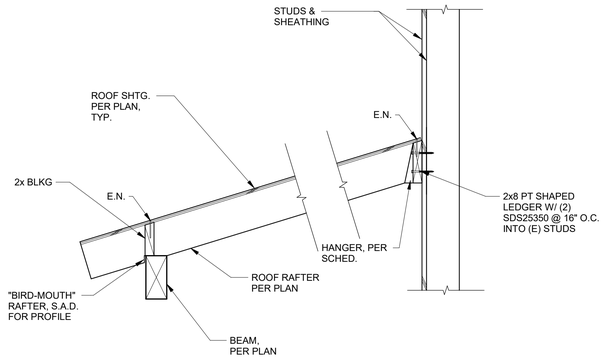
1" = 1'-0"



5 TYP. FLOOR FRAMING

S1.2D

1" = 1'-0"



NOTES:
1) SEE OTHER DETAILS FOR INFO NOT NOTED
2) SEE ARCHITECTURAL DWGS FOR FLASHING & WATERPROOFING

3 ROOF DETAIL @ AWNING

S1.2D

1" = 1'-0"

NOTES:
1) SEE OTHER DETAILS FOR INFO NOT NOTED
2) SEE ARCHITECTURAL DWGS FOR FLASHING & WATERPROOFING

2 TYPICAL WOOD LEDGER CONNECTION DETAIL

S1.2D

1" = 1'-0"

NOTE:

1. ARCHITECTURAL DETAILS NOT SHOWN

1 TYPICAL RAKE OUTRIGGER DETAIL

S1.2D

1" = 1'-0"

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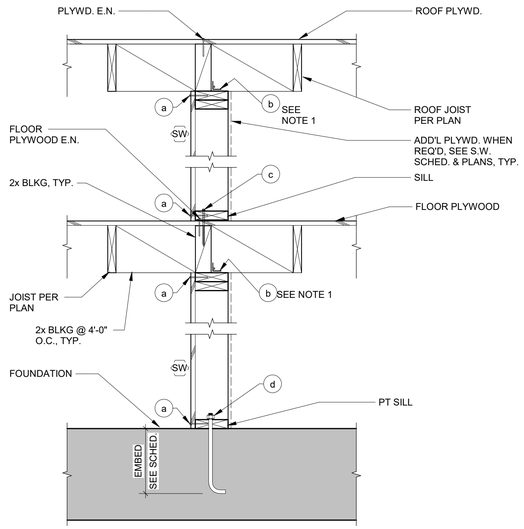
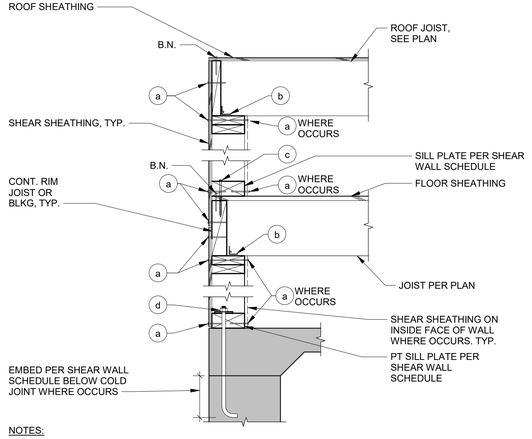
S1.2D



NOTE:
1. CONNECTIONS INDICATED W/ LETTERS ARE DEFINED IN S.W. SCHED.

6 S1.2E TYPICAL INTERIOR SHEAR WALL

1" = 1'-0"

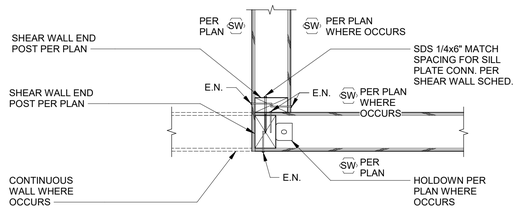


NOTES:

1. CONNECTIONS INDICATED WITH LETTERS ARE DEFINED IN SHEAR WALLS SCHEDULE.

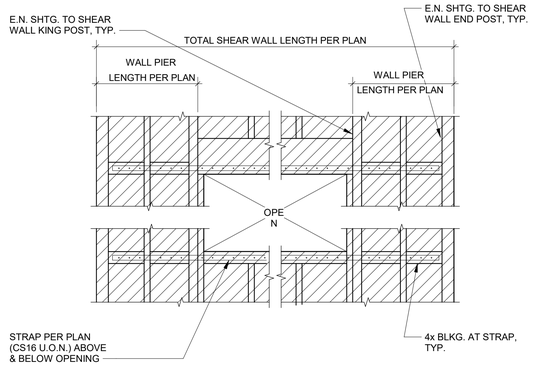
5 S1.2E TYPICAL EXTERIOR SHEAR WALL

1" = 1'-0"



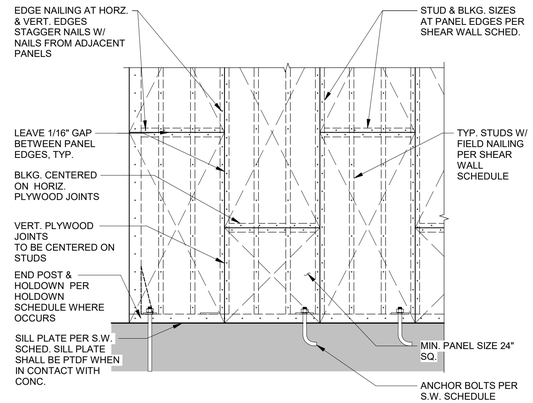
4 S1.2E SHEAR WALL INTERSECTION

1" = 1'-0"



3 S1.2E OPENING REINF. @ WOOD S.W.

1" = 1'-0"



2 S1.2E TYPICAL PLYWD. SHEAR WALL ELEV.

N.T.S.

MARK	EDGE NAILING (E.N.) SEE NOTE 2 (a)	CAPACITY (PLF)	RIM CONN. SPACING (SIMP. A35, LTP4 OR LS50) (b)	SILL PL CONN. SPACING (SIMP. SDWS 0.220 x 6) SEE NOTE 5 (c)	FDN. ANCHOR SPACING. SEE NOTE 4 (d)
6	10d @ 6" O.C.	310	18" O.C.	16" O.C.	48" O.C.
4	10d @ 4" O.C.	460	12" O.C.	12" O.C.	48" O.C.
3	10d @ 3" O.C.	600	10" O.C.	8" O.C.	32" O.C.
2	10d @ 2" O.C.	770	8" O.C.	8" O.C.	24" O.C.
6 / 6	10d @ 6" O.C. B/S	620	12" O.C.	8" O.C.	32" O.C.
4 / 4	10d @ 4" O.C. B/S	920	8" O.C.	6" O.C.	24" O.C.

NOTES:

1. USE ½" CDX PLYWD
2. E.N. ACROSS ALL PANEL EDGES, FIELD NAILING IS 12" O.C. ALL NAILS ARE COMMON WIRE NAILS, MAY USE 10d SHORTS (2 1/8" MIN. LENGTH) W/ FULL HEADS.
3. ALL MEMBERS RECEIVING E.N. INCLUDING SILL PLATE SHALL BE 3x AS A MIN. NAILING SHALL BE STAGGERED. EXCEPTION: WHERE PLYWOOD IS APPLIED TO ONLY ONE SIDE OF WALL AND NAIL SPACING IS 6" O.C. MEMBERS RECEIVING EDGE NAILING CAN BE 2x.
4. ALL FDN. ANCHOR BOLTS ARE ⅝"ø L-BOLTS W/ A 2" HOOK OR ALL THREAD ROD WITH A NUT, WASHER AND NUT ON THE EMBEDDED END. WHEN SHEAR WALLS ARE LOCATED ON (E) CONCRETE ⅝"ø ALL THREAD ROD WITH SIMPSON SET-XP EPOXY MAY BE USED. ANCHORS SHALL HAVE A MIN. EMBEDMENT OF 7", A MIN. EDGE DISTANCE OF 1¾" AND SHALL HAVE A 3" SQ. x 3 GA. PLATE WASHER AT THE SILL. CONTRACTOR MAY USE BP⅝-3 OR BPS⅝-3 SIMPSON WASHERS. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING. WHERE WALL IS GREATER THAN 2x4 AND SHEATHING OCCURS ON BOTH SIDES, ANCHOR BOLTS SHALL BE STAGGERED. A.B. & WASHER SHALL BE HOT DIPPED GALVANIZED.
5. SILL CONNECTION IS FOR WOOD TO WOOD CONNECTION ONLY, TYP. BTWN. FLOORS. WHERE SPACING IS CLOSER THAN 8" O.C. RIM OR RIM BLOCKING SHALL BE 3½" MIN WIDTH AND FASTENERS SHALL BE STAGGERED. SDS 1/4 x 6 MAY BE USED IN LIEU OF SDWS 0.220 x 6 AT CONTRACTOR'S DISCRETION.

1 S1.2E SHEAR WALL SCHEDULE

N.T.S.

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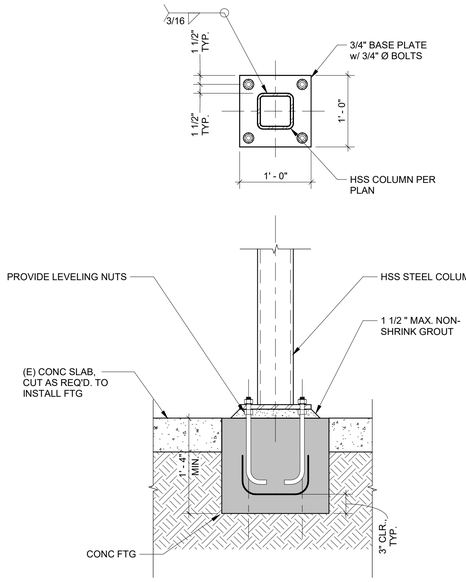
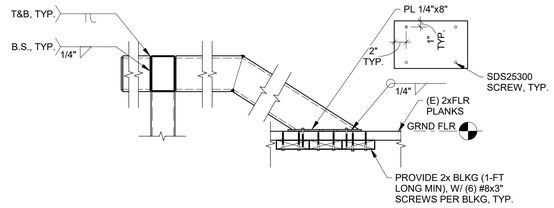
S1.2E

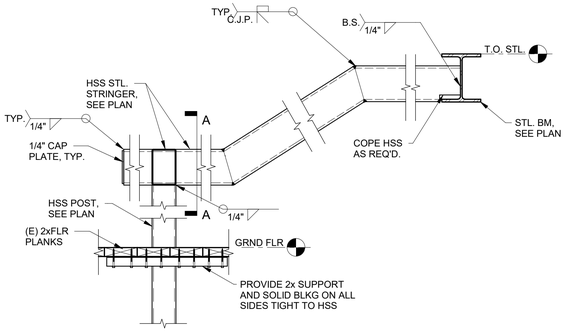


8 S1.3A HSS COLUMN BASE PLATE CONNECTION

N.T.S.



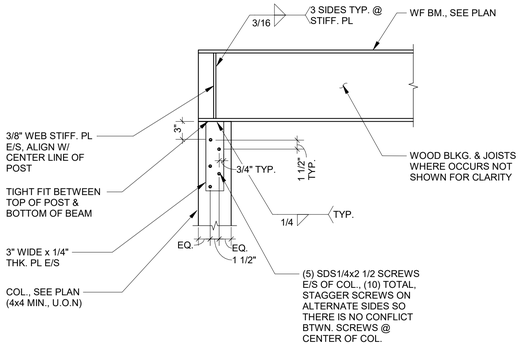
SECTION A-A



NOTES:
1. SEE OTHER DETAILS FOR INFO NOT NOTED.
2. S.A.D. FOR HEIGHTS OF ELEMENTS AND FOR TREAD DETAILS

5 S1.3A STEEL STRINGER CONNECTION DETAILS

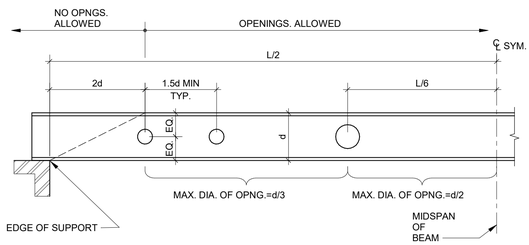
1" = 1'-0"



2 S1.3A WF BM. TO WOOD COL. CONN.

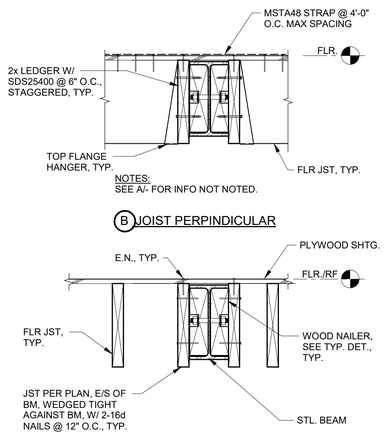
1" = 1'-0"

SECTION	MIDSPAN (L)
W8x10 - W8x21	8 FT
W10x12 - W10x33	10 FT
W12x14 - W12x50	12 FT
W14x22 - W14x53	12 FT
W16x26 - W16x57	12 FT
W18x35 - W18x119	15 FT
W21x44 - W21x93	15 FT
W24x55 - W24x84	15 FT



1 S1.3A STEEL BEAM WEB OPENING

N.T.S.



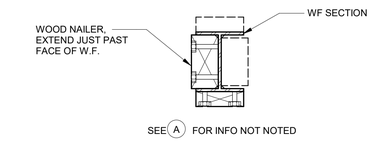
NOTES:
SEE A/- FOR INFO NOT NOTED.

B JOIST PERPINDICULAR

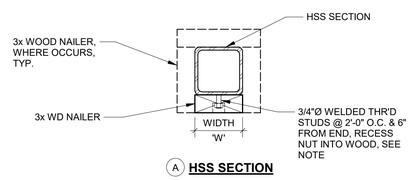
A JOISTS/RAFTERS PARALLEL

7 S1.3A FLUSH FRAMED STL BM DTL @ FLOOR/ROOF

1" = 1'-0"



B WF SECTION



A HSS SECTION

NOTES:

1. WHERE WIDTH OF NAILER, 'W', EXCEEDS 6", STAGGER THR'D STUDS

4 S1.3A TYP. WOOD NAILER DET.

1" = 1'-0"

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FOR COMMENT & COORDINATION - NOT FOR CONSTRUCTION

■ PROJECT NAME / LOCATION

1535 Palmero Way
Pebble Beach, CA

■ ISSUE / REVISION

No.	DESCRIPTION	DATE
-	PERMIT SET	06-10-24

■ SCALE AS NOTED
IF PRINT SIZE IS 24"x36"

■ PROJECT No. 23059.01

■ DRAWING TITLE

TYPICAL STEEL DETAILS

S1.3A

SHEET NOTES:

1. ALL FOUNDATIONS/EXCAVATIONS SHALL BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACING OF REINFORCING STEEL. FOUNDATIONS SHALL EXTEND TO COMPETENT MATERIAL BELOW.

2. SEE ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND DIMENSIONS NOT NOTED, CURB LOCATIONS AND HEIGHTS, SLOPE OF ELEMENTS, LOCATIONS OF NON-STRUCTURAL WALLS, ETC.

3. SEE OTHER DRAWINGS FOR WATERPROOFING AND DRAINAGE DETAILS.

4. SEE TYPICAL DETAIL SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED:
   CONCRETE TYPICAL DETAILS: S1.1 SERIES
   WOOD TYPICAL DETAILS: S1.2 SERIES
   STEEL TYPICAL DETAILS: S1.3 SERIES

5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

6. U.O.N., WOOD STUD WALLS SHALL BE:
   A) 2x6 STUDS @ 16" O.C. @ GROUND FLOOR
   B) 2x4 STUDS @ 16" O.C. @ 2ND FLOOR

7. PROVIDE PLYWD SHEAR TO ALL EXTERIOR WALLS W/ TYPE 6
   U.O.N., NOTE THAT WHERE NEW PLYWOOD SHEATING IS SPECIFIED AT EXISTING WALLS TO REMAIN, IF EXISTING WALLS ARE DETERMINED IN THE FIELD (DURING CONSTRUCTION WHEN THE EXISTING FRAMING IS EXPOSED) TO HAVE SUFFICIENT LATERAL STRENGTH, THEN SOME SHEATHING REQUIREMENTS MAY BE REDUCED, SUBJECT TO REVIEW BY THE ENGINEER.

8. WHERE CONTINUOUS COIL STRAPS ARE SPECIFIED, PROVIDE CONTINUOUS JST OR 2x BLKG.

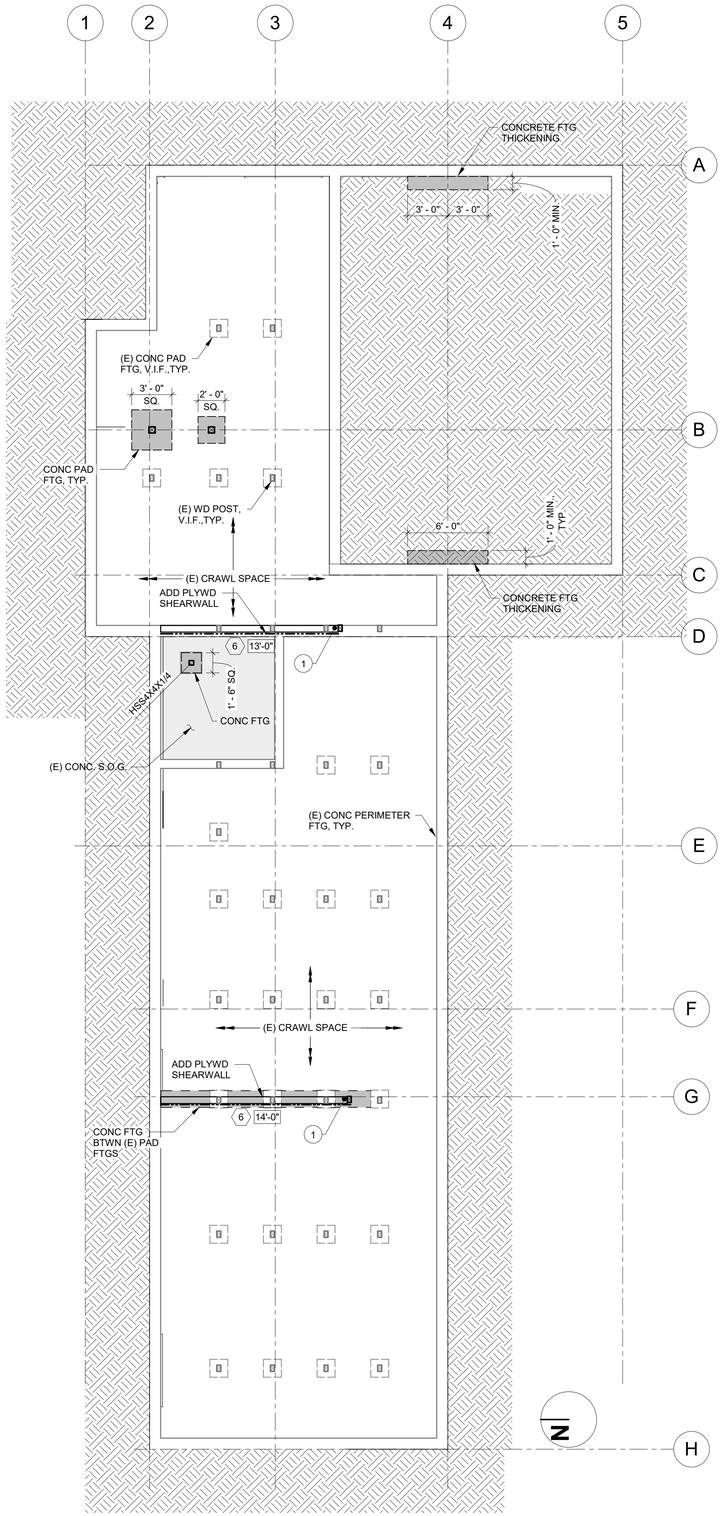
9. U.O.N., FLOOR DIAPHRAGM SHALL BE 3/4" PLWD W/ 2x BLKG @ PANEL EDGES. NAILING SHALL BE AS FOLLOWS:
   - 10d @ 6" O.C. BOUNDARY AND EDGE NAILS, & @ 12" O.C. FIELD NAILING
   U.O.N., ROOF DIAPHRAGM SHALL BE 5/8" PLWD W/ 2x BLKG @ PANEL EDGES. NAILING SHALL BE AS FOLLOWS:
   - 10d @ 6" O.C. BOUNDARY AND EDGE NAILS, & @ 12" O.C. FIELD NAILING

10. AS NOTED IN GENERAL NOTES, PROVIDE JSTS UNDER ALL PARALLEL WALLS OR PROVIDE BLOCKING UNDER PERPINDICULAR WALL

LEGEND:

- STRUCTURAL CONC. WALL
- STRUCTURAL STUD WALL
- STRUCTURAL WALL BELOW
- BEAM
- STL BM MOMENT CONNECTION
- HDR (A) OR (B) — HEADER ABOVE (A) OR BELOW (B) SEE TYPICAL DETAIL
- SIMPSON STRAP, CS16 4-FT LONG MIN., U.O.N.
- SHEAR WALL SHEATHING
- SW — SHEAR WALL MARK, SEE SCH. 1/ S1.2E
- 4'-0" — MIN. SHEAR WALL LENGTH
- SIZE / SIZE — POST/ COLUMN ABOVE (TAGGED)
- POST/ COLUMN BELOW
- JOIST FRAMING
- # — HOLDOWN, SEE SCHEDULE AND DTL 7/ S1.2B
- FOOTING
- WSWH24x10 — SIMPSON STRONG WALL
- JOIST HANGER, SEE TYPICAL DETAIL
- HIDDEN FLANGE JOIST HANGER
- INVERTED JOIST HANGER
- STEP

HOLDOWN SCHEDULE	
MARK	HOLDOWN TYPE
1	HDU4
2	MSTC66 STRAP



1 / S2.0 **HOUSE FOUNDATION PLAN**

3/16" = 1'-0"

Stocker & Allaire
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21 MANDEVILLE COURT
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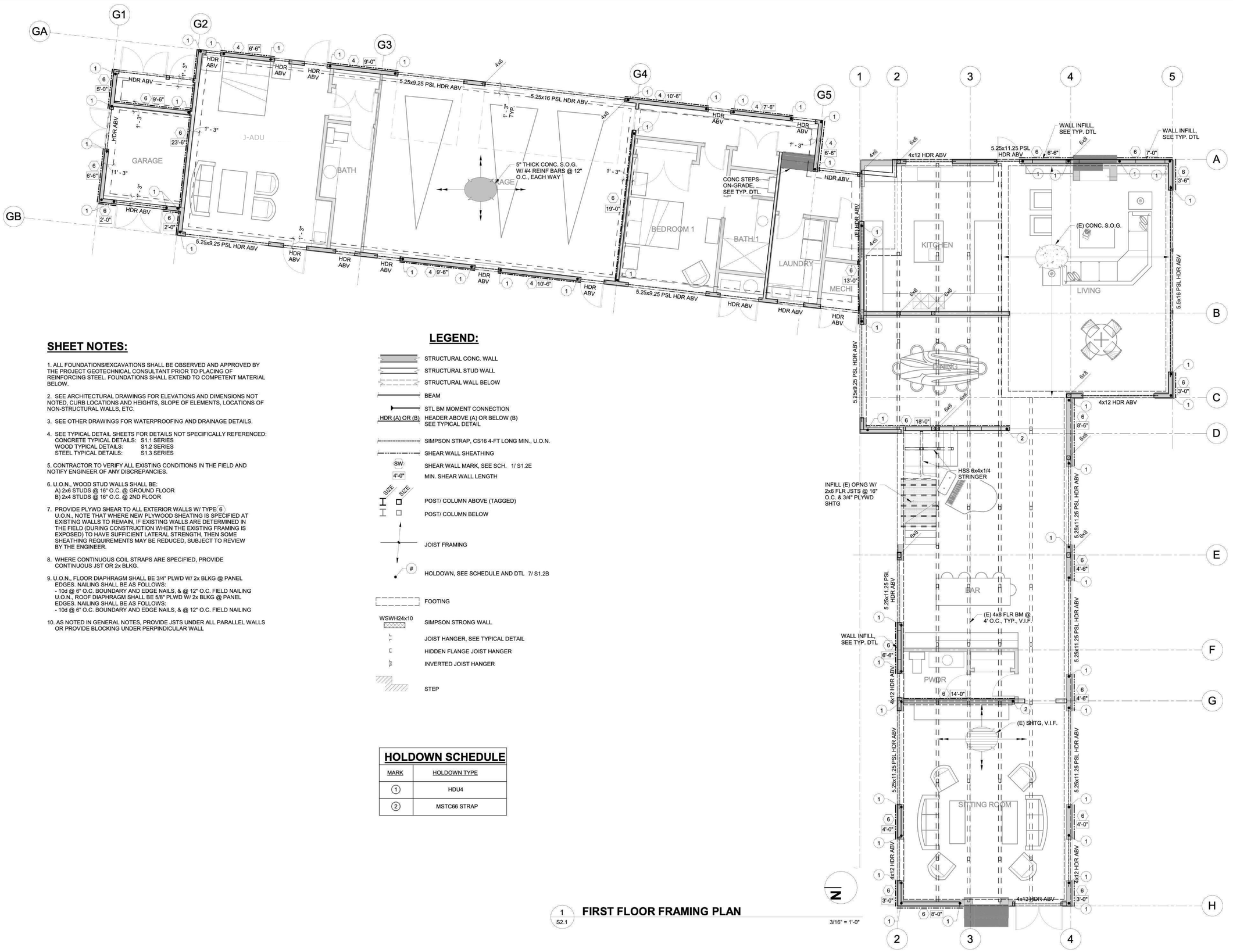
HOUSE FOUNDATION PLAN

S2.0



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2. SEE ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND DIMENSIONS NOT NOTED. CURB LOCATIONS AND HEIGHTS, SLOPE OF ELEMENTS, LOCATIONS OF NON-STRUCTURAL WALLS, ETC.

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- SHEAR WALL SHEATHING
- SW — SHEAR WALL MARK, SEE SCH. 1/ S1.2E
- 4'-0" — MIN. SHEAR WALL LENGTH
- SIZE / SIZE — POST/ COLUMN ABOVE (TAGGED)
- POST/ COLUMN BELOW
- JOIST FRAMING
- # — HOLDOWN, SEE SCHEDULE AND DTL 7/ S1.2B
- FOOTING
- WSWH24x10 — SIMPSON STRONG WALL
- JOIST HANGER, SEE TYPICAL DETAIL
- HIDDEN FLANGE JOIST HANGER
- INVERTED JOIST HANGER
- STEP

HOLDOWN SCHEDULE

MARK	HOLDOWN TYPE
1	HDU4
2	MSTC66 STRAP

1 S2.1 **FIRST FLOOR FRAMING PLAN**

3/16" = 1'-0"

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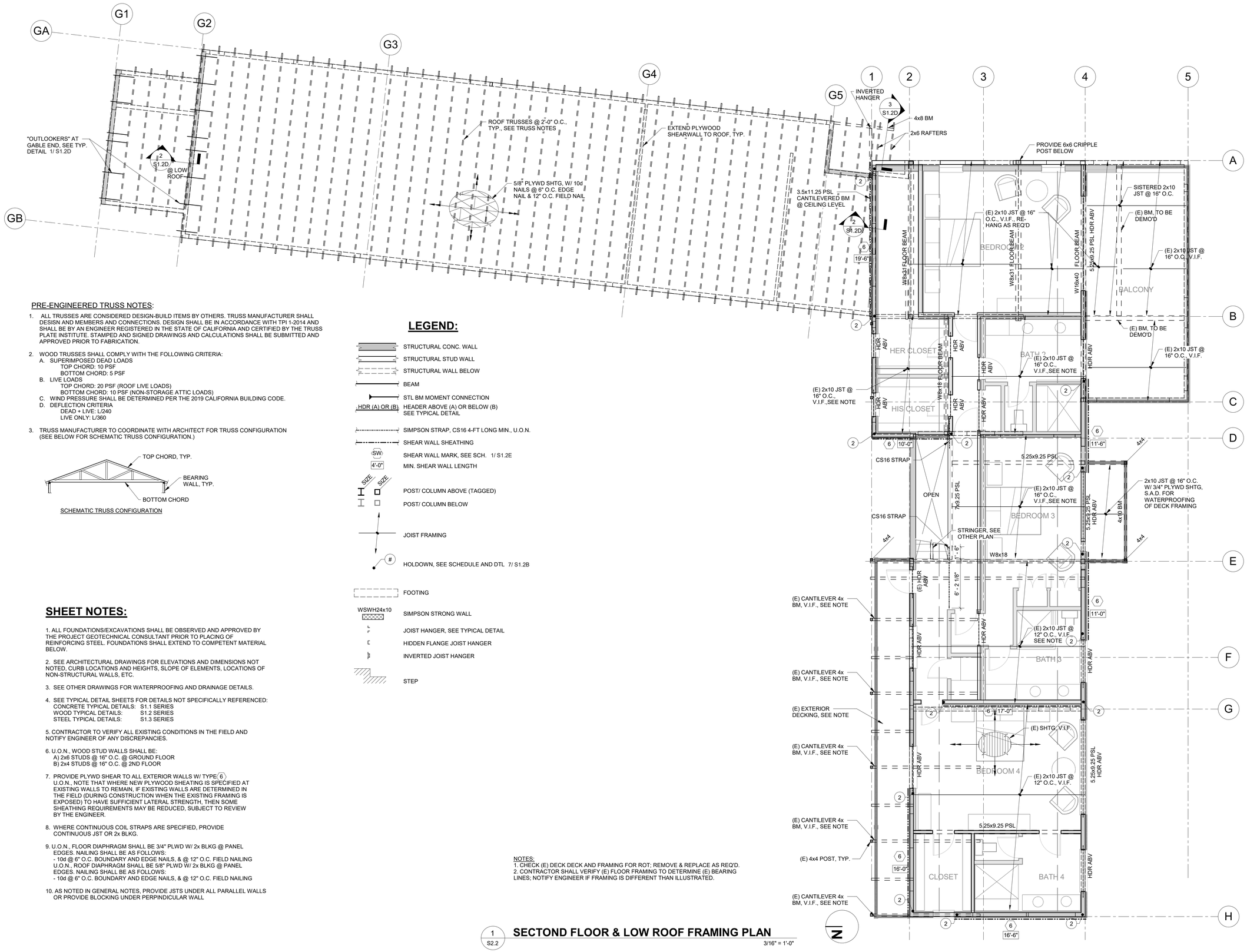
FIRST FLOOR FRAMING PLAN

S2.1



PRE-ENGINEERED TRUSS NOTES:

1. ALL TRUSSES ARE CONSIDERED DESIGN-BUILD ITEMS BY OTHERS. TRUSS MANUFACTURER SHALL DESISN AND MEMBERS AND CONNECTIONS. DESIGN SHALL BE IN ACCORDANCE WITH TPI 1-2014 AND SHALL BE BY AN ENGINEER REGISTERED IN THE STATE OF CALIFORNIA AND CERTIFIED BY THE TRUSS PLATE INSTITUTE. STAMPED AND SIGNED DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED AND APPROVED PRIOR TO FABRICATION.

2. WOOD TRUSSES SHALL COMPLY WITH THE FOLLOWING CRITERIA:
   A. SUPERIMPOSED DEAD LOADS
      TOP CHORD: 10 PSF
      BOTTOM CHORD: 5 PSF
   B. LIVE LOADS
      TOP CHORD: 20 PSF (ROOF LIVE LOADS)
      BOTTOM CHORD: 10 PSF (NON-STORAGE ATTIC LOADS)
   C. WIND PRESSURE SHALL BE DETERMINED PER THE 2019 CALIFORNIA BUILDING CODE.
   D. DEFLECTION CRITERIA
      DEAD + LIVE: L/240
      LIVE ONLY: L/360

3. TRUSS MANUFACTURER TO COORDINATE WITH ARCHITECT FOR TRUSS CONFIGURATION (SEE BELOW FOR SCHEMATIC TRUSS CONFIGURATION.)

SCHEMATIC TRUSS CONFIGURATION

LEGEND:

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- STRUCTURAL WALL BELOW
- BEAM
- STL BM MOMENT CONNECTION
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- SHEAR WALL SHEATHING
- (SW) — SHEAR WALL MARK, SEE SCH. 1/ S1.2E
- 4'-0" — MIN. SHEAR WALL LENGTH
- SIZE / SIZE — POST/ COLUMN ABOVE (TAGGED)
- POST/ COLUMN BELOW
- JOIST FRAMING
- # — HOLDOWN, SEE SCHEDULE AND DTL 7/ S1.2B
- FOOTING
- WSWH24x10 — SIMPSON STRONG WALL
- JOIST HANGER, SEE TYPICAL DETAIL
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- INVERTED JOIST HANGER
- STEP

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10. AS NOTED IN GENERAL NOTES, PROVIDE JSTS UNDER ALL PARALLEL WALLS OR PROVIDE BLOCKING UNDER PERPINDICULAR WALL

NOTES:
1. CHECK (E) DECK DECK AND FRAMING FOR ROT; REMOVE & REPLACE AS REQ'D.
2. CONTRACTOR SHALL VERIFY (E) FLOOR FRAMING TO DETERMINE (E) BEARING LINES; NOTIFY ENGINEER IF FRAMING IS DIFFERENT THAN ILLUSTRATED.

1 / S2.2 **SECTOND FLOOR & LOW ROOF FRAMING PLAN**
3/16" = 1'-0"

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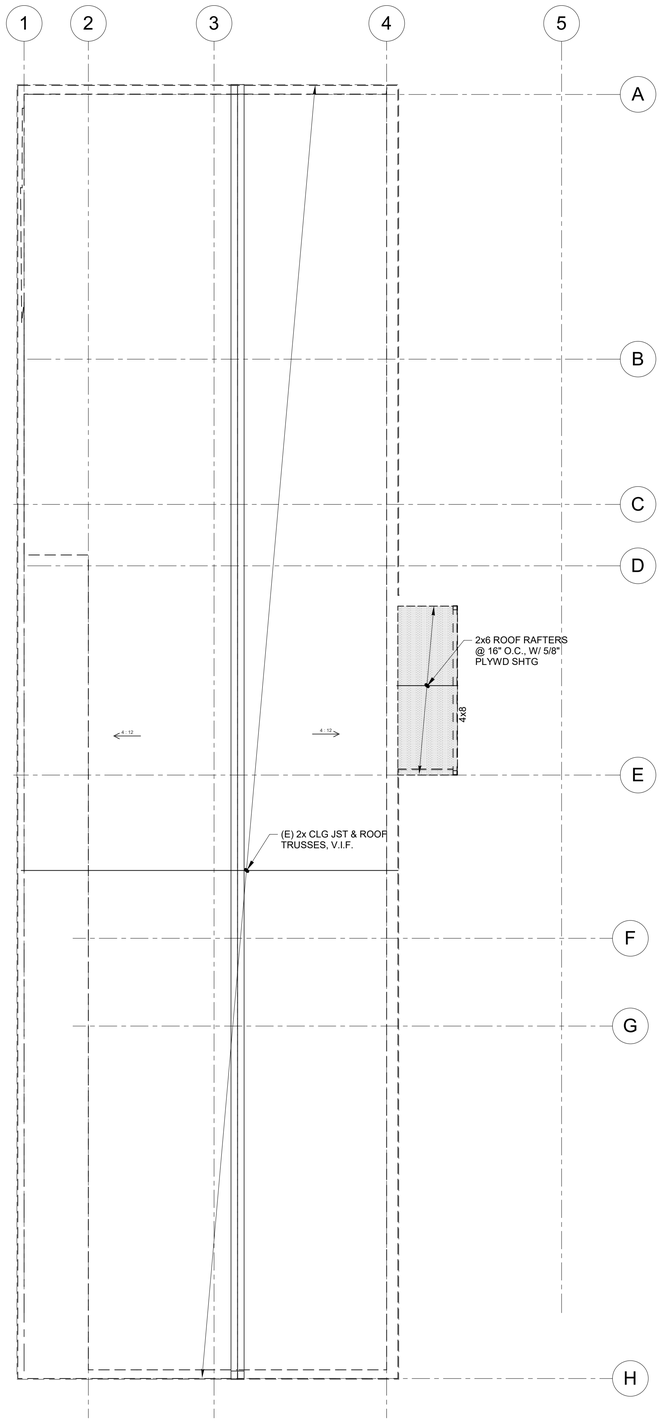
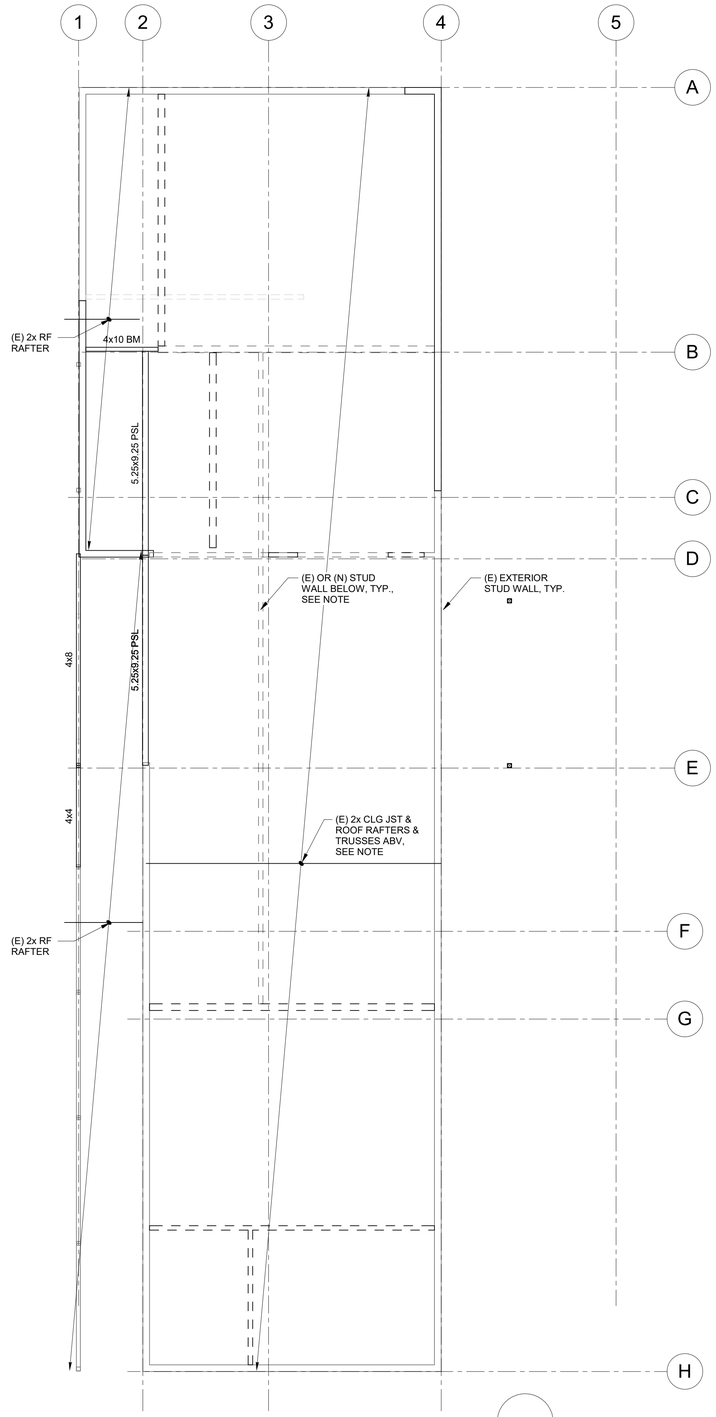
SECOND FLOOR & LOW ROOF FRAMING PLAN

S2.2





NOTES:
1. THE EXISTING ROOF & CEILING FRAMING WAS CONSTRUCTED WITH "CARPENTER BUILT" TRUSSES. MAINTAIN SUPPORT FOR THE EXISTING FRAMING IN ITS CURRENT CONFIGURATION.

LEGEND:

- STRUCTURAL CONC. WALL
- STRUCTURAL STUD WALL
- STRUCTURAL WALL BELOW
- BEAM
- STL BM MOMENT CONNECTION
- HDR (A) OR (B) — HEADER ABOVE (A) OR BELOW (B) SEE TYPICAL DETAIL
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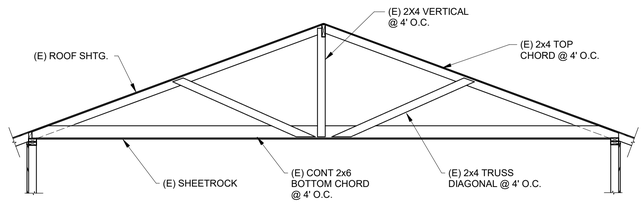

NOTES:
1. THIS IS THE EXPECTED ROOF TRUSS LAYOUT BASED ON LIMITED OBSERVATIONS. CONTRACTOR TO CONFIRM THAT EXISTING TRUSSES MATCH THIS SKETCH.

2 / S2.3 **ROOF FRAMING PLAN** 3/16" = 1'-0"

1 / S2.3 **HOUSE CEILING FRAMING PLAN** 3/16" = 1'-0"

3 / S2.3 **EXISTING ROOF FRAMING DETAIL** 3/8" = 1'-0"

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HOUSE CEILING AND ROOF FRAMING PLAN

S2.3