Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
DAVISSON WILLIAM C III & MONICA YUNG MIN (PLN250131)
RESOLUTION NO. 25-039
Resolution by the Monterey County HCD Chief of Planning:

1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
2) Approving an Administrative Permit to allow a new 7,476 square foot single family dwelling with attached 610 square foot two-car garage, new 1,029 square foot accessory dwelling unit, new 1,879 square foot barn, new 447 square foot orchard pavilion, retaining walls, new septic system and new hardscape and landscape. Grading to consist of 2,227 cubic yards of cut and 761 cubic yards of fill. Colors and materials to consist of red cedar & black metal (for the roof), Shou Sugi Ban siding/slatted wood (for siding & screen), concrete & earth tone plaster (for site walls) and dark anodized windows/doors.

[PLN250131 Davisson, 20 Potrero Trail, Carmel (APN: 239-111-005-000) Greater Monterey Peninsula Area Plan]

The Davisson application (PLN250131) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on September 3, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval (Attachment 1) and project plans (Attachment 2), the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

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

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

- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula; and
- Monterey County Zoning Ordinance (Title 21).

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

b) Project. The project includes a new 7,476 square foot single family dwelling with attached 610 square foot two-car garage, new 1,029 square foot accessory dwelling unit, new 1,879 square foot barn, new 447 square foot orchard pavilion, retaining walls, new septic system and new hardscape and landscape. Grading to consist of 2,227 cubic yards of cut and 761 cubic yards of fill.

c) Allowed Use. The property is located at 20 Potrero Trail, Carmel, Greater Monterey Peninsula, 239-111-005-000. The parcel is zoned "RC/40-D-S" Resource Conservation/one unit per 40 acres-Design Control District-Site Plan Review zoning. Site Plan Review zoning allows residential development as a principal use, subject to granting an Administrative Permit. A site plan was included in the application showing the location and design of the proposed development and demonstrating that it is appropriate for the site. The proposed project is the only dwelling unit proposed on this parcel. No subdivision is proposed, and the new dwelling will be located within a building envelope, on an existing legal lot of record in the Santa Lucia Subdivision Phase C. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject parcel, 38.33-acres (1,655,280 square feet), Assessor's Parcel Number 239-111-005-000, is identified in its current configuration in (Volume 21 C&T page 20 lot 191. Therefore, the County recognizes the subject property as a legal lot of record.

e) Design/Neighborhood and Community Character. The zoning of the subject property includes a Design Control overlay ("D) which is intended to regulate the location, size, configuration, materials, and colors of structures to ensure the protection of public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. Colors and materials to consist of red cedar & black metal (for the roof), Shou Sugi Ban siding/slatted wood (grey for siding & screen), concrete & earth tone plaster (light grey for site walls) and dark anodized windows/doors (black). The project, as designed, assures the protection of the public viewshed, is consistent with the neighborhood character, and blends in with the surrounding areas. The project design, colors, and materials are consistent with those of other residences and structures in the Santa Lucia Subdivision.

f) Development Standards. As proposed, the project meets all required development standards. The development standards for the Resource Conservation Zoning District are identified in MCC Section 21.36.030. The minimum setbacks for main structures in the RC district are 30 feet

(front), to a maximum required of 20 feet side and 20 feet rear setback. The maximum allowed height is 30 feet. The proposed project has a maximum height of 24 feet and is within the building envelope established for the proposed site. Therefore, setbacks are consistent with the minimum required and meet the height requirement for the zoning district in which it is located.
The allowable maximum site coverage is 25 percent. The subject property is 1,669,654 square feet, allowing site coverage of 417,413 square feet at the assigned building envelope. The proposed project would result in structural site coverage of 11,441 square feet (0.68% percent), therefore meeting the coverage standard.

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

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN250131.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations. There has been no indication from these departments/agencies that the site is not suitable for the development.

b) The project planner verified that the site is suitable for this use.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250131.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. There are no project conditions as the staff has ensured that the proposed project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. The Santa Lucia Preserve Community Services District will serve the proposed project as the water connection and the applicants have a new 3,000-gallon on-site wastewater treatment system.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250131.

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

EVIDENCE:
a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
b) Staff researched County records to assess if any violation exists on the subject property.
c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250131.

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

EVIDENCE:
a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the development of the new single-family dwelling and accessory structures within residentially zoned areas.
b) The project consists of a new single-family dwelling and accessory structures. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.
c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulatively significant impact.
d) No adverse environmental effects were identified during the staff review of the development application.
e) See supporting Findings Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250131.

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

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

DECISION

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

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2 and;
2. Approve the Administrative Permit to allow a new 7,476 square foot single family dwelling with attached 610 square foot two-car garage, new 1,029 square foot accessory dwelling unit, new 1,879 square foot barn, new 447 square foot orchard pavilion, retaining walls, new septic system and new hardscape and landscape. Grading to consist of 2,227 cubic yards of cut and 761 cubic yards of fill. Colors and materials to consist of red cedar & black metal (for the roof), Shou Sugi Ban siding/slatted wood (for siding & screen), concrete & earth tone plaster (for site walls) and dark anodized windows/doors ; all of these are in general conformance with the attached sketch (Attachment 2) and subject to the attached conditions (Attachment 1)**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 3rd day of September 2025.

_____

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE _____

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN250131

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit (PLN250131) allows a new 7,476 square foot single family dwelling with attached 610 square foot two-car garage, new 1,029 square foot accessory dwelling unit, new 1,879 square foot barn, new 447 square foot orchard pavilion, retaining walls, new septic system and new hardscape and landscape. Grading to consist of 2,227 cubic yards of cut and 761 cubic yards of fill. Colors and materials to consist of red cedar & black metal (for the roof), Shou Sugi Ban siding/slatted wood (grey for siding & screen), concrete & earth tone plaster (light grey for site walls) and dark anodized windows/doors (black). The property is located at 20 Potrero Trail, Carmel (Assessor's Parcel Number 239-111-005-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

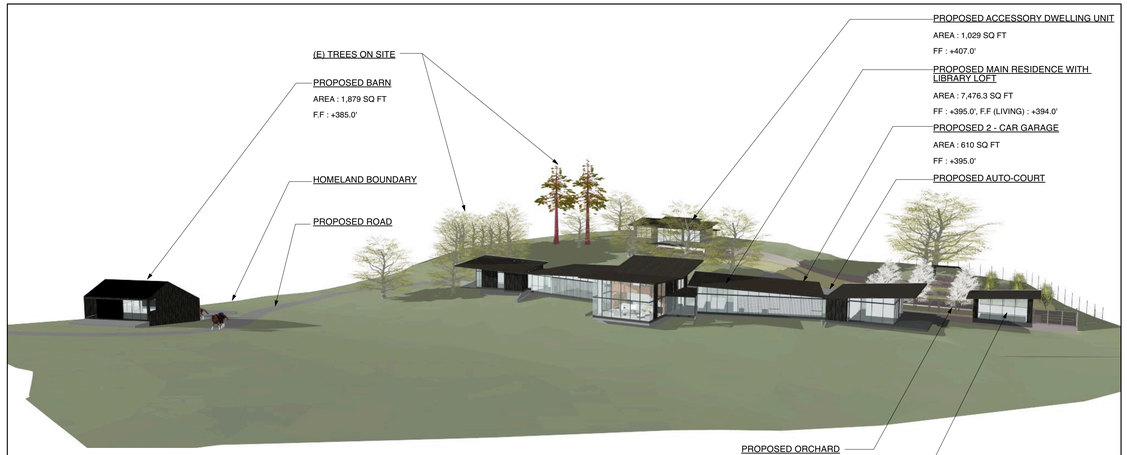
2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit (Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Number 239-111-005-000** on September 3, 2025. The permit was granted subject to two conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

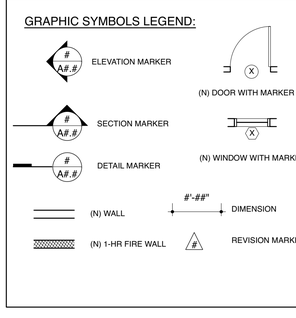


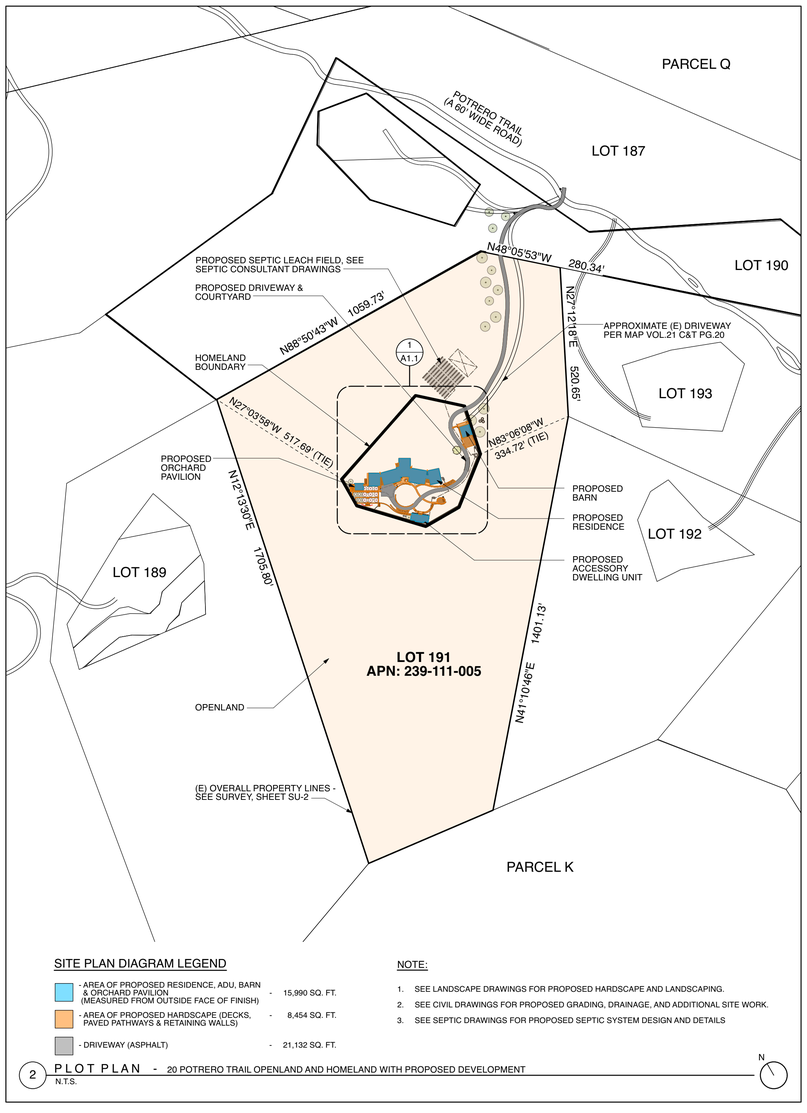
4 3D MASSING VIEW - PROPOSED DEVELOPMENT WITHIN HOMELAND BOUNDARY
N.T.S.

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24), 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE AND 2022 CALIFORNIA ENERGY CODE. CONTRACTOR SHALL COMPLY WITH ANY OTHER STANDARD OR CODE IN EFFECT AS OF DATE OF CONTRACT DOCUMENTS.CONTRACTOR SHALL COMPLY WITH ANY OTHER STANDARD OR CODE IN EFFECT AS OF DATE OF CONTRACT DOCUMENTS.
2. DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL BE FOLLOWED. LARGE SCALE DRAWINGS OR DETAILS TAKE PRECEDENCE OVER SMALL SCALE ONES. SPECIFIC NOTES AND DETAILS TAKE PRECEDENCE OVER TYPICAL NOTES AND DETAILS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DIMENSIONAL DISCREPANCIES.
3. BEFORE STARTING ANY PORTION OF WORK, THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREIN. ALL EXISTING CONDITIONS THAT HAVE BEARING ON HIS WORK. ARCHITECT IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS, DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CORRECTING ANY WORK THAT WAS KNOWINGLY COMMENCED WITHOUT FIRST NOTIFYING THE ARCHITECT AND THE OWNER. THEY SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITION REQUIRING MODIFICATION BEFORE PROCEEDING WITH WORK.
4. CONTRACTOR SHALL COORDINATE ALL MECHANICAL, PLUMBING, ELECTRICAL CIVIL, STRUCTURAL AND ARCHITECTURAL WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH WORK. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA WORK RESULTING FROM LACK OF COORDINATION BETWEEN TRADES.
5. CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS REQUIRED BY SANTA LUCIA PRESERVE AND COUNTY REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY TEMPORARY BRACING TO INSURE THE SAFETY OF THE WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR CUTTING, FITTING AND PATCHING AS REQUIRED TO MAKE THE SEVERAL PARTS FIT TOGETHER PROPERLY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SEPARATE PERMITS FOR ELECTRICAL, MECHANICAL, PLUMBING, GRADING OR OTHER PERMITS AS MAY BE REQUIRED BY LOCAL AUTHORITIES. ISSUANCE OF A BUILDING PERMIT BASED ON THESE DRAWINGS DOES NOT CONSTITUTE GRANTING OF THESE SEPARATE PERMITS.
8. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED FOR THE FULL PERFORMANCE OF THE WORK HEREIN, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL WORK SHALL BE PERFORMED IN A GOOD AND WORKMAN-LIKE MANNER AND CONFORM TO ALL PERTINENT REGULATIONS AND INSTRUCTIONS.
9. GLAZING SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIAL MEETING OR EXCEEDING STATE AND FEDERAL REQUIREMENTS, TYP.
10. ALL WORK SHOWN IS TO BE CONSTRUCTED OF NEW MATERIAL U.O.N. INSTALLATION AND/OR MAINTENANCE DIRECTIONS PROVIDED BY THE MANUFACTURER SHALL BE FOLLOWED FOR ALL MATERIALS U.O.N.
11. FINISH MATERIALS, CARPET SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH THE POLLUTNAT CONTROL REQUIREMENTS OF CGBSC SECTION 4.504.2 AND 4.504.3.
12. ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM WALL BOARD (GWB) UNLESS OTHERWISE NOTED. AT WALLS SEPARATING GARAGE FROM HOUSE AND ENCLOSED USABLE SPACE BENEATH STAIRS SHALL BE ONE-HOUR FIRE RESISTANT 5/8" TYPE 'X' GWB. AT WET AREAS SHALL BE WATER RESISTANT GWB (GREEN BOARD). SEE FINISH SCHEDULE FOR GYP. BRD. FINISH LEVELS.
13. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA WORK RESULTING FROM LACK OF COORDINATION BETWEEN TRADES.
14. ALL KNOWN UNDERGROUND CONDITIONS HAVE BEEN SHOWN, THE CONTRACTOR SHOULD EXERCISE CAUTION WHEN EXCAVATING TO AVOID DAMAGE TO (E) UNDERGROUND PIPE, CONDUITS, ETC.,WHICH ARE TO REMAIN.

GRAPHIC SYMBOLS LEGEND:





SITE PLAN DIAGRAM LEGEND

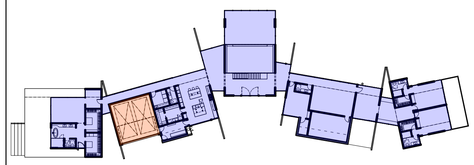
- AREA OF PROPOSED RESIDENCE, ADU, BARN & ORCHARD PAVILION (MEASURED FROM OUTSIDE FACE OF FINISH)	-	15,990 SQ. FT.
- AREA OF PROPOSED HARDSCAPE (DECKS, PAVED PATHWAYS & RETAINING WALLS)	-	8,454 SQ. FT.
- DRIVEWAY (ASPHALT)	-	21,132 SQ. FT.

NOTE:

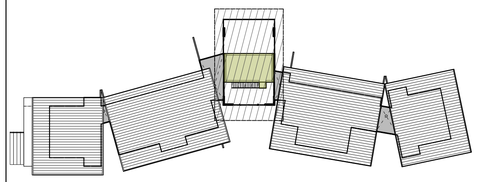
1. SEE LANDSCAPE DRAWINGS FOR PROPOSED HARDSCAPE AND LANDSCAPING.
2. SEE CIVIL DRAWINGS FOR PROPOSED GRADING, DRAINAGE, AND ADDITIONAL SITE WORK.
3. SEE SEPTIC DRAWINGS FOR PROPOSED SEPTIC SYSTEM DESIGN AND DETAILS

2 PLOT PLAN - 20 POTRERO TRAIL OPENLAND AND HOMELAND WITH PROPOSED DEVELOPMENT
N.T.S.

A. PROPOSED RESIDENCE



MAIN RESIDENCE MAIN FLOOR PLAN, SEE SHEET A2.1



MAIN RESIDENCE LIBRARY LOFT PLAN, SEE SHEET A2.2 / SHEET A2.2A

PROPOSED SPACES	PROPOSED AREAS
PROPOSED MAIN FLOOR	6,984.7 SQ FT
PROPOSED 2 - CAR GARAGE	610 SQ FT
PROPOSED LIBRARY LOFT	491.6 SQ FT
TOTAL	**8,086.3 SQ FT**

LARGE VOLUME AREA

AREA UNDER RIDGES EXCEEDING 18'-0" FROM THE MOST RESTRICTIVE PERIMETER POINT = **2,598 SQFT**

TOTAL AREA UNDER ATTACHED RIDGES = **10,253 SQFT**

TOTAL AREA UNDER ALL ROOFS = 2,598 + 10,253 = **12,851 SQFT**

2,598 / 12,851 = 20%

B. PROPOSED BARN

PROPOSED SPACES	PROPOSED AREAS
PROPOSED BARN MAIN FLOOR	1,400 SQ FT
PROPOSED HAY LOFT	479 SQ FT
TOTAL	**1,879 SQ FT**

BARN MAIN FLOOR PLAN SEE SHEET A2.5

BARN HAY LOFT PLAN SEE SHEET A2.5

C. ACCESSORY DWELLING UNIT

PROPOSED SPACE	PROPOSED AREA
PROPOSED ADU MAIN FLOOR	1,029 SQ FT

ACCESSORY DWELLING UNIT MAIN FLOOR PLAN SEE SHEET A2.4

D. ORCHARD PAVILION

PROPOSED SPACE	PROPOSED AREA
PROPOSED MAIN FLOOR	447 SQ FT

ORCHARD PAVILION MAIN FLOOR PLAN SEE SHEET A2.6

3 AREA DIAGRAMS - PROPOSED STRUCTURES
N.T.S.

1 VICINITY MAP - SANTA LUCIA PRESERVE
N.T.S.

PROJECT DATA:

LOCATION:	20 POTRERO TRAIL, LOT 191 CARMEL-BY-THE-SEA, CA 93923
OWNER:	WILL AND MONICA DAVISSON 891 SAN JUDE AVE, PALO ALTO, CA 94306
APN:	239-111-005
JURISDICTION:	MONTEREY COUNTY
ZONE:	RC/40-D-S
OCCUPANCY GROUP:	R3
CONSTRUCTION TYPE:	VB
FULLY SPRINKLERED:	YES
PARCEL SIZE: (SOURCE: SURVEYOR)	38.33 ACRES (1,669,654.8 SQ FT)
HOMELAND SIZE:	3.31 ACRES (144,183.6 SQ FT)
HOMELAND ZONE:	SAVANNA/WOODLAND
HOMELAND BUILDING HEIGHT DESIGNATION:	1-STORY
NUMBER OF STORIES:	1
NUMBER OF PROPOSED PARKING SPACES:	6 TOTAL = (4) EXTERIOR / (2) INTERIOR GARAGE
SEWAGE DISPOSAL:	ON SITE LEACHFIELD
WATER SUPPLY SYSTEM:	SANTA LUCIA COMMUNITY SERVICES DISTRICT
NET CUT : NET FILL :	2,227 CUBIC YARDS 761 CUBIC YARDS
ESTIMATED TREE REMOVAL:	1(NOT PROTECTED/SIGNIFICANT TREE - CALIFORNIA BAY)
(SRA) FIRE HAZARD ZONE:	HIGH / VERY HIGH

PROPOSED BUILDING AREA CALCULATION

(FROM OUTSIDE FACE OF FINISH) - SEE AREA DIAGRAM 3 / A0.1

	TOTAL
2-CAR GARAGE (ATTACHED TO MAIN RESIDENCE)	610 SQ FT
MAIN RESIDENCE (WITH LIBRARY LOFT)	7,476.3 SQ FT
ACCESSORY DWELLING UNIT	1,029 SQ FT
BARN (WITH WITH HAY LOFT)	1,879 SQ FT
ORCHARD PAVILION	447 SQ FT
TOTAL	11,441.3 SQ FT

PROJECT DESCRIPTION

PROPOSED CONSTRUCTION OF NEW SINGLE STORY, 7,476.3 SQ FT SINGLE FAMILY RESIDENCE WITH ATTACHED 610 SQ FT 2-CAR GARAGE, 1,029 SQ FT ACCESSORY DWELLING UNIT AND A 1,879 SQ FT BARN. PROJECT SCOPE INCLUDES (N) GRADING AND DRIVEWAY AS WELL AS (N) HARDSCAPE AND LANDSCAPE AREAS INCLUDING A 447 SQ FT ORCHARD PAVILION, ADDITIONAL OUTDOOR PARKING SPACES AND PROPOSED SEPTIC LEACH FIELD.

PROPOSED FLOOR AREA RATIO (FAR) CALCULATION

(PER SECT. 20.06.562 OF THE MONTEREY COUNTY, CA COASTAL ZONING ORDINANCE)

11,441.3 SQ FT (TOTAL FLOOR AREA) / 1,669,654.8 SQ FT (TOTAL SQ FT OF PARCEL SIZE) = **0.0068 FAR**

PROPOSED BUILDING SITE COVERAGE CALCULATION

(PER SECT. 21.36.060 (E) OF THE MONTEREY COUNTY, CA ZONING ORDINACE)
MAX. ALLOWABLE BUILDING SITE COVERAGE 25%

11,441.3 SQ FT (TOTAL FLOOR AREA) / 1,669,654.8 SQ FT (TOTAL SQ FT OF PARCEL SIZE) = 0.0068 * 100 = **0.68%**

APPLICABLE CODES:

2022 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., WUI, TITLE 24)
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE.
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ENERGY CODE.

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS
S2022 CALIFORNIA FIRE CODE

SANTA LUCIA PRESERVE AMENDMENTS
MONTEREY COUNTY AMENDMENTS

SHEET INDEX

PROPOSED IMPERVIOUS COVERAGE CALCULATION

(SEE AREA DIAGRAM 2 / A0.1, THIS SHEET)

	EXISTING	PROPOSED
MAIN RESIDENCE	0 SQ. FT.	12,336 SQ FT
ACCESSORY DWELLING UNIT	0 SQ. FT.	1,514 SQ FT
BARN	0 SQ. FT.	1,400 SQ FT
ORCHARD PAVILION	0 SQ. FT.	740 SQ FT
HARDSCAPE - DECKS, TERRACES PAVED PATHWAYS & RETAINING WALLS	0 SQ. FT.	8,454 SQ. FT.
DRIVEWAY (ASPHALT)	0 SQ. FT.	21,132 SQ. FT.
TOTAL IMPERVIOUS AREA (SQ. FT.)	**0 SQ. FT.**	**45,576 SQ. FT.**
TOTAL IMPERVIOUS AREA (%)	**0%**	**2.73%**

NOTE:

ALL PROPOSED IMPERVIOUS BUILDING AREAS ARE CONSIDERED AS TOTAL AREA UNDER ALL ROOF OVERHANGS OF THE BUILDING.

PROJECT CONSULTANTS :

OWNERS:

WILL AND MONICA DAVISSON

891 SAN JUDE AVE
PALO ALTO, CA 94306

t. 650.752.3114
e. WDavisson@goodwinlaw.com
monicaandwill@yahoo.com

LANDSCAPE ARCHITECT:

KATE STICKLEY

ARTERRA LANDSCAPE ARCHITECTS
88 MISSOURI STREET
SAN FRANCISCO, CA 94107

t. 415.861.3100
e. kate@arterrasf.com

BIOLOGIST:

JAMI COLLEY

DENISE DUFFY & ASSOCIATES
947 CASS STREET UNIT 5
MONTEREY, CA 93940

t. 831.373.4341
e. jcolley@ddaplanning.com

GEOTECHNICAL ENGINEER / SEPTIC DESIGN:

JEFFREY TALUBAN

SOIL SURVEYS GROUP, INC.
103 CHURCH STREET
SALINAS, CA 93901

t. 831.757.2172
e. info@soilsurveys.net

ARBORIST:

CHRIS STEWART

URBAN TREE MANAGEMENT
PO BOX 971, LOS GATOS 95031

t. 408.313.1937
e. operations@urbantreemanagement.com

TITLE 24 CONSULTANT:

MARIO BERTACCO

NRG COMPLIANCE
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e. janet@brookwater.com

DEFERRED SUBMITTALS:

1. FIRE SPRINKLERS SYSTEM - ENTIRE RESIDENCE, ACCESSORY DWELLING UNIT AND BARN SHALL BE SPRINKLERED USING NFPA 13D SPRINKLER SYSTEM AS PER STATE AND LOCAL REQUIREMENTS.
2. PHOTO VOLTAIC SYSTEM TO BE SUBMITTED UNDER A SEPARATE PERMIT.

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DAVISSON RESIDENCE

20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

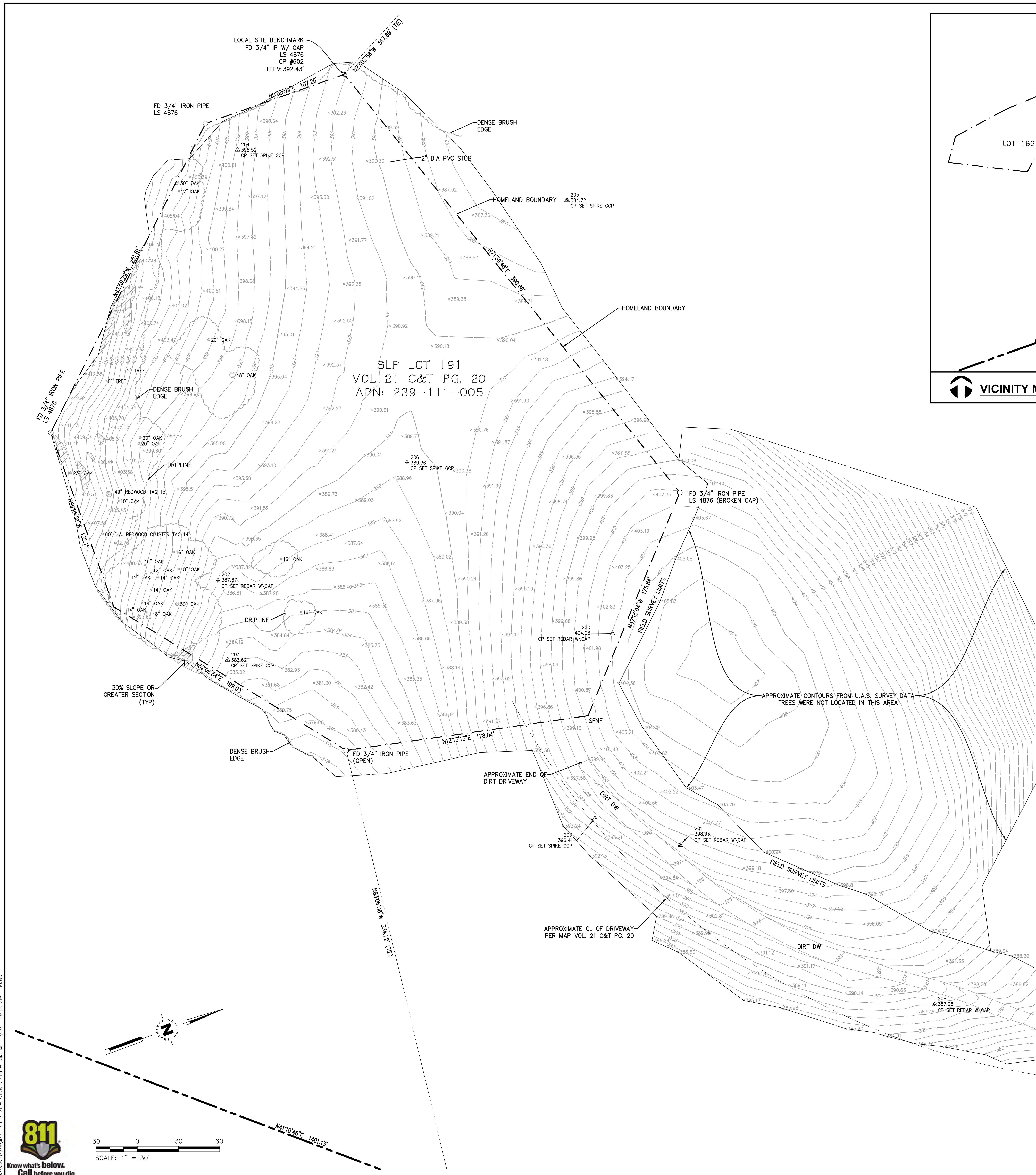
PROJECT DATA, VICINITY MAPS, AREA DIAGRAMS, & SHEET INDEX

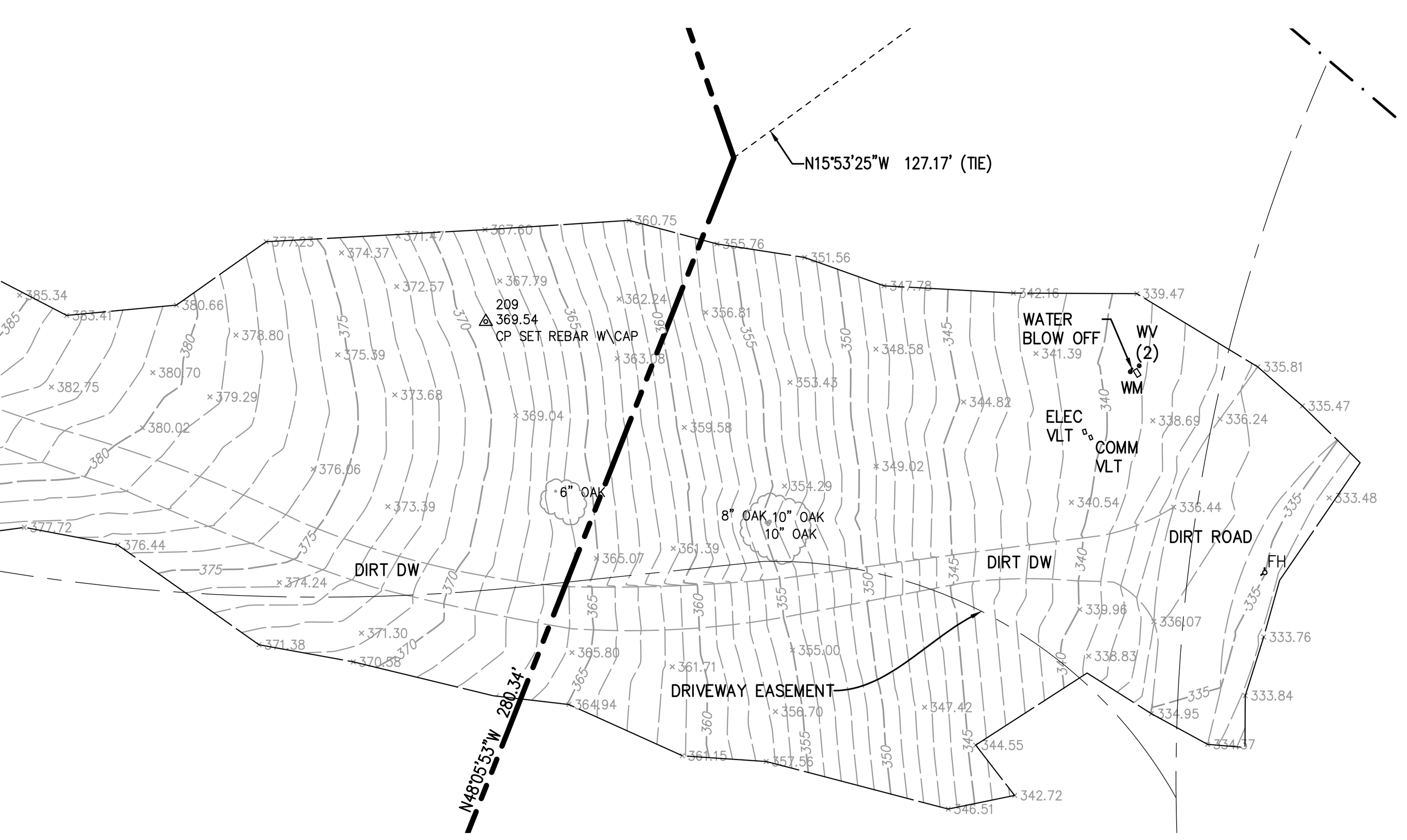
DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

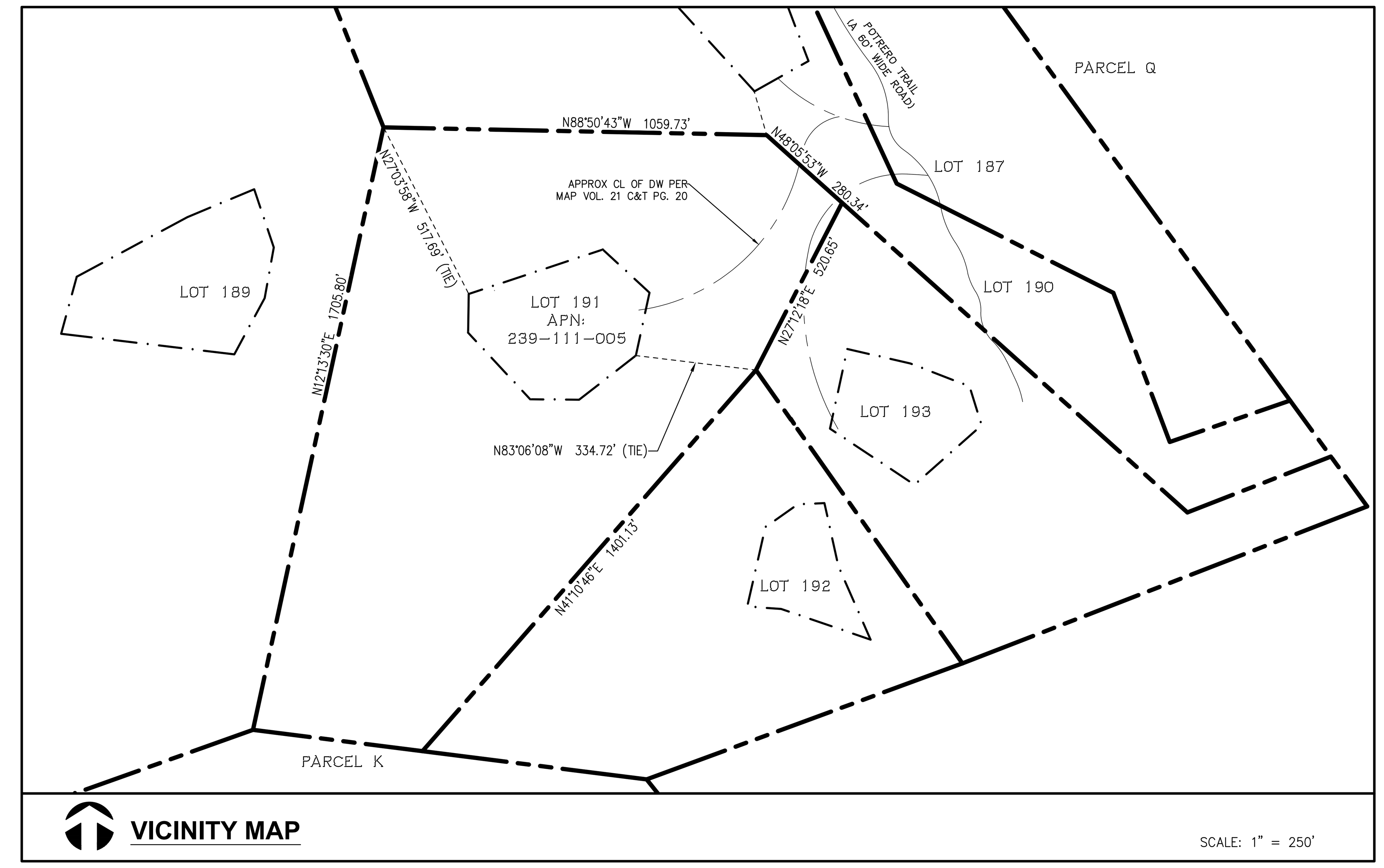
SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

A0.1







TOPOGRAPHIC MAP NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON MARCH 29, APRIL 3, AND JULY 23 OF 2024.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEYS AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. AS A TITLE REPORT WAS NOT PROVIDED, THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. BENCHMARK: FOUND 3/4" IRON PIPE WITH CAP LS 4876 ELEV: 392.43 (ASSUMED)
6. LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. WITH THE EXCEPTION OF OBSERVED FACILITIES, UNDERGROUND UTILITIES ARE NOT SHOWN. UNDERGROUND PIPE SIZES, WHERE SHOWN, ARE BASED ON VISUAL OBSERVATION FROM THE SURFACE AND ARE APPROXIMATE.
7. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
8. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

ABBREVIATIONS

APPROX	APPROXIMATE
COMM	COMMUNICATION
C&T	CITIES AND TOWNS
CP	CONTROL POINT
CL	CENTERLINE
DIA	DIAMETER
DW	DRIVEWAY
ELEC	ELECTRIC
ELEV	ELEVATION
FD	FOUND
IP	IRON PIPE
LS	LAND SURVEYOR
PG.	PAGE
SFNF	SEARCHED FOR, NOT FOUND
TYP	TYPICAL
VLT	VAULT
VOL.	VOLUME
WM	WATER METER
WV	WATER VAULT
W/	WITH

LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	HOMELAND BOUNDARY
	BOUNDARY TIE
	DIRT ROAD EDGE
BM	BENCHMARK
200	CONTROL POINT
IRON PIPE	FOUND 3/4 " IRON PIPE
12" OAK	TREE
	TREE DRIP LINE/BRUSH EDGE
	AREA OF 30% OR GREATER SLOPE

Know what's below. Call before you dig.

Whitson ENGINEERS
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Land Surveying
6 Harris Court
Monterey, California
831.649.5225
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LICENSED LAND SURVEYOR RICHARD P. WEBER No. 8002 STATE OF CALIFORNIA

SUBMITTAL / REVISION
4/8/2024

SANTA LUCIA PRESERVE - LOT 191

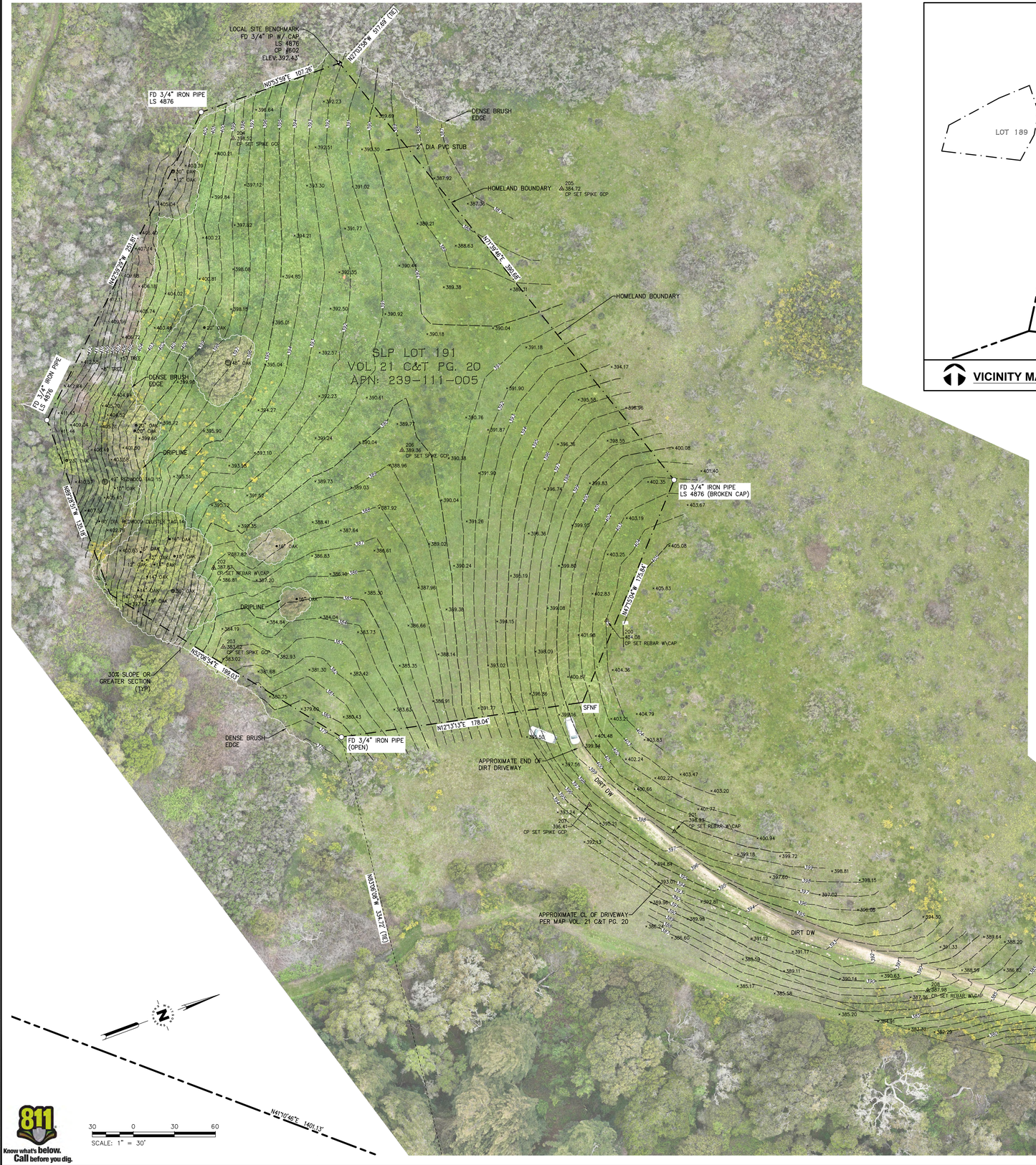
Monterey, California

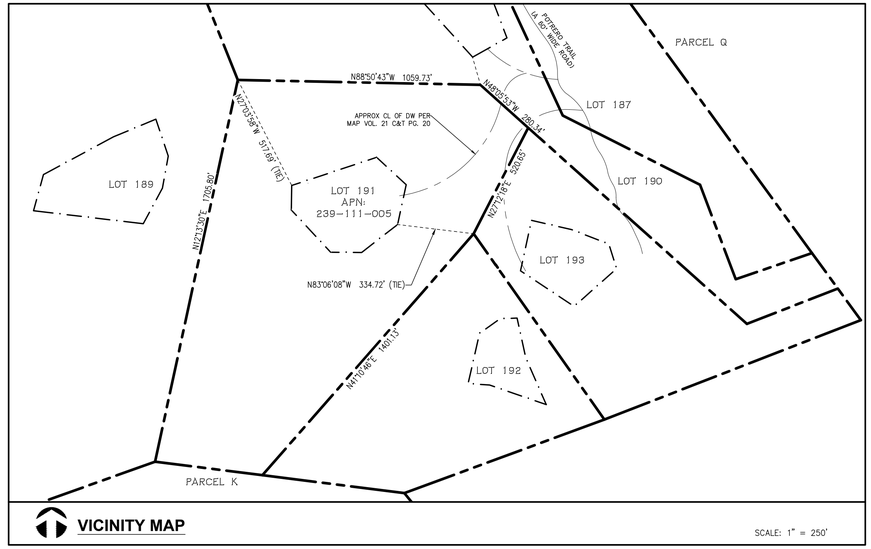
TOPOGRAPHIC SURVEY

APN: 239-111-005

SCALE:	1"=30'
DRAWN:	JCB
JOB No.:	4695
SHEET	1 OF 1

NOT FOR CONSTRUCTION





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	AREA OF 30% OR GREATER SLOPE

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LICENSED LAND SURVEYOR
RICHARD P. WEBER
No. 8802
STATE OF CALIFORNIA

SUBMITTAL / REVISION
4/8/2024

SANTA LUCIA PRESERVE - LOT 191
Monterey, California
APN: 239-111-005
TOPOGRAPHIC SURVEY

SCALE:	1"=30'
DRAWN:	JCB
JOB No.:	4695
SHEET	1 OF 1

NOT FOR CONSTRUCTION

EXCERPTS FROM SOILS REPORT

NOTE:

SEE FULL GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION BY SOIL SURVEYS GROUP INC.

SOIL SURVEYS GROUP INC.
103 CHURCH ST • SALINAS, CALIFORNIA 93901 • TELEPHONE (831) 757-2172

November 19, 2024
Job #8557

Rocky Maguire, Inc.
Attn: Rocky Maguire
40 Rancho San Carlos Road
Carmel, CA 93923

Re: Update and Transfer of Responsibility of Prior Geotechnical Investigation for the Now Proposed Single Family Residence, Barn, Accessory Dwelling Unit (ADU), Dining Pavilion and Associated Septic System to be located at 20 Potrero Trail, APN 239-111-005, Lot 191 of the Santa Lucia Preserve, near Carmel, California

We have reviewed the "Geotechnical Investigation" prepared by Haro, Kasunich and Associates, Inc., dated July 2007 for the then proposed Single Family Residence to be located at 20 Potereo Trail, APN 239-111-005, Lot 191 of the Santa Lucia Preserve, near Carmel, California. We generally concur with the findings of the subject Geotechnical Investigation report and the recommendations made therein with regards to the proposed building construction for grading, building pads, and foundation construction. We agree to accept responsibility for the Report for the now proposed new single family residence, barn, accessory dwelling unit (ADU), dining pavilion, and associated septic system with the following modifications and revisions which are to be included with our acceptance of responsibility for this project:

1. **Page 2, Purpose and Scope of Services, Revise the following:**

Updated recommendations are provided for site grading, compaction, foundation, and retaining wall design criteria. Three additional borings, soil sampling, and laboratory testing were performed to provide additional information for the proposed strictures. The updated recommendations are based on the 2022 California Building Code (CBC).

2. **Page 4, Project Description, Revise the following:**

From review of recent site map, the proposed development will consist of a main house, barn, ADU, and dining pavilion. The site map also shows the entry driveway leading from the private access road from Portrero Trail along the southern homeland boundary/ wetland area and heads generally to the northwest to the main residence garage and family courtyard.

3. **Page 5, Field Exploration, Add the following:**

Three additional Borings were drilled on July 29, 2024. Boring B-1 was located near the southern corner of the proposed residence, as shown on Figure II. Boring B-2 was located near the northeast corner of the proposed ADU, as shown on Figure II. Boring B-3 was located near the northwest corner of the proposed residence, as shown on Figure II. Standard Penetration Tests (SPT) were performed with a Terzaghi Split Spoon sampler. Core samples were taken with a 2½-inch interior diameter (i.d.) Modified California and SPT Samplers. The samplers were driven into the soil by a 140 pound hammer and dropped a vertical distance of 30 inches at the sample locations. Boring Logs are located in Appendix A.

4. **Page 6, Laboratory Testing, Add the following:**

Sixteen moisture density tests and one staged Consolidated Undrained Triaxial Compression Test were made from the driven core samples. Results of these tests are shown as follows:

MOISTURE DENSITY TESTS

Boring No.	Depth/ Ft.	Water Content %	Dry Density p.c.f.	Standard penetration Tests, Blows /foot	Pocket Penetrometer Tons S.F.
B-1	1.5-2	11.2	78.8	---	1.25
B-1	2-2.5	11.5	91.0	*26(16)	>4.5
B-1	3.5-4	13.9	76.2	---	2.75
B-1	4-4.5	17.9	101.2	*19(11)	2.5
B-1	5.5-6	16.8	79.2	---	1.75
B-1	6-6.5	19.4	100.7	*13(8)	2.25
B-1	11-11.5	22.8	86.9	6	1.0
B-1	16-16.5	23.3	87.2	12	2.0
B-1	21-21.5	26.0	93.9	13	1.75
B-2	2-2.5	13.6	93.1	*27(16)	>4.5
B-2	4-4.5	7.0	131.4	*21(13)	>4.5
B-2	6.5-7	10.1	109.3	*17(11)	3.25
B-2	10-10.5	21.9	87.3	8	1.0
B-2	15-15.5	22.5	86.4	10	2.25
B-2	20-20.5	23.1	99.1	14	2.25
B-3	4-4.5	+18.5	+100.3	*12(7)	2.25
B-3	7.5-8	14.6	96.5	27	>4.5

* = 2.5-inch mod. Cal values and ( ) = value adjusted to approximate SPT values
+ = Water content and dry density values from staged consolidated triaxial compression test

Five Sieve Analysis tests were made on driven core samples. Results of these tests are shown as follows:

A.S.T.M. D 422 SIEVE ANALYSIS TEST-Percent Passing

Boring No.	Depth/ Ft.	Sieve No. 4	Sieve No. 10	Sieve No. 20	Sieve No. 30	Sieve No. 40	Sieve No. 100	Sieve No. 200
B-1	2-2.5	99	98	97	96	95	85	63

Boring No.	Depth/ Ft.	Sieve No. 4	Sieve No. 10	Sieve No. 20	Sieve No. 30	Sieve No. 40	Sieve No. 100	Sieve No. 200
B-1	5.5-6	97	95	94	93	92	82	61
B-1	21-21.5	100	99	97	96	95	86	66
B-2	10-10.5	99	96	92	90	88	77	54
B-2	20-20.5	100	94	90	89	88	81	67

Five Plasticity Index (Atterberg Limit) tests were performed on driven core samples. Result of these tests are shown as follows:

A.S.T.M. D 4318 LIQUID LIMIT, PLASTIC LIMIT, & PLASTICITY INDEX

Boring No.	Depth/ Feet	% Passing Sieve No. 40	% Passing Sieve No. 200	Liquid Limit	Plastic Limit	Plasticity Index
B-1	2-2.5	95	63	35	22	13
B-1	5.5-6	92	61	49	25	24
B-1	21-21.5	95	66	44	26	18
B-2	10-10.5	88	54	49	25	24
B-2	20-20.5	88	67	48	21	27

The test results for samples taken from the borings indicate that the fine fraction (material passing the #40 sieve) of the silty, sandy, clay encountered in Boring B-1 at two to two and one half feet below ground surface (bgs) and the silty, sandy, clay with fractured shale gravels encountered in Boring B-1 at five and one half to six feet bgs is moderately plastic and has a medium expansion potential. The silty, sandy, clay with fractured shale gravels encountered in Boring B-1 at five and one half to six feet bgs, the silty, sandy, clay encountered in Boring B-2 at 10 to 10.5 feet bgs, and the sandy, clay encountered in Boring B-2 at 20 to 20.5 feet bgs are highly plastic and has a high expansion potential.

One staged Consolidated Undrained Triaxial Compression tests were made from a soil sample taken from Boring B-3 at 4.0 to 4.5 feet bgs. Results of these tests are summarized as follows (see Appendix B for full report sheets):

A.S.T.M. D 4767M STAGED CONSOLIDATED UNDRAINED TRIAXIAL COMPRESSION

Boring No.	Depth/ Ft.	Internal Frict. Angle, $\varphi°$	Cohesion, C p.s.f.	Soil Weight p.c.f.	Description of soil
B-3	4-4.5	27.8	100	118.8	Greyish brown clayey, silty SAND

5. **Page 8, Seismicity, Revise with the following:**

Monterey County is in a seismically active area of the state of California. The following table provides a list of nearby faults that could produce an earthquake that could impact the project site.

Fault Name	Approximate Distance to Site (km)	Orientation from Site	Data Source
San Jose Thrust	1.3	Southwest	Cleary Consultants, 1994
Hatton Canyon	3.5	North	Clark et al., 1997
Monterey Bay Tularcitos	5.3	Northeast	Uniform Building Code, 1997
Berwick Canyon	5.5	Northeast	Clark et al., 1997
Malpaso	7.3	West	Kingsley Associates, 1981
Vasquez	8.3	Southeast	Rosenberg, 1993
San Gregorio	9.9	Southwest	Uniform Building Code, 1997
Palo Colorado	11.1	Southwest	Dibblee, 1973
Stephani	12.2	Southeast	Fiedler, 1944
Rocky Creek	14.3	Southwest	Clark & Rosenberg, 1999
Sur	19.0	Southwest	Hall, 1991
Rinconada	19.9	Northeast	Uniform Building Code, 1997
Reliz	19.9	Northeast	Tinsley, 1975
Pfeiffer	21.4	South	Hall, 1991
Miller Creek	22.0	Southeast	Seiders & others, 1983

The new residence, barn, ADU and any future building additions must be designed in strict compliance with the 2022 California Building Code to help withstand such seismically generated ground accelerations for a reasonably expected duration without suffering major damage.

The following are the project site coordinates and the seismic design criteria/coefficients per the requirements of the 2022 California Building Code (CBC):

Site Class	Latitude	Longitude	S_s	S_1	F_a	F_v
D	36.5023°	-121.8534°	1.204	0.45	1.019	1.85*

* The parameter S_{M1} shall be increased by 50% for all applications of S_{M1}. The resulting value of the parameter S_{D1} determined shall be used for all applications of S_{D1}. Per Section 11.4.8 of ASCE-16, a ground motion hazard analysis may be required for Site Class D sites with S_1 greater than or equal to 0.2. The values provided in this table assumes that the value of the seismic response coefficient C_s can be determined by the structural designer based on the Exceptions as detailed in Section 11.4.8, Supplement 3.

6. **Page 10, Septic Feasibility, Revise with the following:**

Six percolation test holes were prepared for percolation testing by inserting three-inch diameter perforated PVC plastic pipe in the test holes and gravel packing the test holes around the outside of the pipe walls. The test holes were then presaturated with water on July 29, 2024, the day before percolation testing.

Percolation tests were performed by the Falling Head method on July 30, 2024, within twenty-four hours of presaturation. Measurements were taken from the test hole reference points (R.P.). The final percolation rates are summarized as follows:

Percolation Test Hole	Initial Depth (ft.)	Percolation Rate (in/hr)	Percolation Rate (min/inch)
P-1	10.26	0.12	500.00
P-2*	6.30	0.72	83.33
P-3	4.03	1.92	31.25
P-4	4.07	0.72	83.33
P-5	6.25	0.24	250.00
P-6	10.20	0.96	62.50

* Water remained in boring after presaturation. Please see Percolation Test logs in Appendix C?

In our opinion, percolation test holes P-2*, P-3, P-4, and P-6 indicate acceptable percolation rates for installation of conventional leach fields per Section 15.20.070 of the Monterey County Code. We also recommend that primary and secondary drain fields be installed with the initial drain field installation. The drain field branches shall be separated by a manual diversion valve which should be turned at least twice per year to alternate application of septic tank effluent to each drain field branch; switching effluent application and periodically resting each branch of the drain field extends the life of the system. A copy of our General Septic System Operation and Maintenance recommendations is provided for your use in Appendix D of this report.

6. **Page 11, Discussions, Conclusions, and Recommendations, Revise with the following:**

No unsuitable or unstable soil conditions were found at the boring locations except for loose/soft soil in the upper four to five feet with organics and potentially highly expansive soil at the anticipated footing depth. In our opinion, the site is suitable for the proposed single family residence, barn, ADU, and dinning pavilion with the recommendations made herein, specifically the recommendations for the recompaction of all loose/soft soils and expansive soil mitigation measures.

7. **Page 13, Plan Review Notice, Revise with the following:**

Soil Surveys Group, Inc, should review the foundation and site grading plans for compliance with the recommendations herein and may provide additional specific recommendations for surface and subsurface drainage. The Geotechnical engineer shall inspect and approve all footing excavations and shall inspect, test, and approve recompaction of the building pads.

8. **Page 14, Construction Observation Notice, Revise with the following:**

Soil Surveys Group, Inc., shall be notified 48 hours prior to any grading or foundation excavation, so the work in the filed can be coordinated with the general grading contractor and arrangements for testing and inspections can be scheduled.

9. **Page 14, Site Grading, Add the following:**

The proposed building pads, extending a minimum of five feet in each direction past new foundation footings, shall be cleared and grubbed of all surface vegetation, demolition debris, and organic topsoil before recompacting the original ground, placing engineered fill or finishing the subgrade for the new building pads. On site surface or subsurface grass, roots, deleterious material, or brush (if any) within the new building pad areas shall be removed. Soil Surveys Group, Inc. should determine the exact depth of subexcavation necessary, after clearing, grubbing and pad grading are complete, as up to four feet of loose/soft soils with organics were encountered in the borings. Additional excavations may be required, as a three foot mat of either non-expansive imported fill or properly moisture conditioned to a minimum of 3 percent over optimum moisture content native soils less any organic materials is recommend below the planned footing elevations. The bottom of subexcavation should be scarified a minimum of 12 inches, moisture conditioned to a minimum of 3 percent over optimum moisture content and recompacted to 90 percent relative compaction. Any subexcavated soil shall then be backfilled in eight inch loose lifts and recompacted to 90 percent relative compaction, prior to placing engineered fill or finishing subgrade of the new building pads. ***Grading, filling, compaction operations and building foundation excavations shall be inspected and tested by Soil Surveys Group, Inc.***

10. **Page 18, Foundations- Pier and Grade Beam Foundation System, Add the following:**

Site preparation consisting of over-excavation, replacement of backfill material, and compaction will be required prior to placement of slab-on-grade, pavements, and any new fill. The subgrade beneath a rigid mat slab foundation system that is supported on a layer of uniformly compacted fill that is at least two feet thick beneath the slab deepened edges. Prior to placing backfill material, the exposed subgrade shall be scarified a minimum depth of eight inches, moisture conditioned and compacted. The depths of the prepared subgrade are subject to the review by the Geotechnical engineer during the grading when subsurface conditions are being exposed. The depths of the prepared subgrade are subject to the review by the Geotechnical engineer with acceptance in writing is required during the grading process when the subsurface conditions are exposed.

The rigid mat slab shall have a uniform allowable bearing not to exceed 1000 p.s.f. The modulus of subgrade reaction is 75 k.c.f. for the native sandy clay anticipated to be used as engineered fill below the rigid mat. The friction factor between rough concrete and subgrade is 0.30. The minimum embedment for the thickened edge sections of the rigid mat slab or waffle slab foundation systems shall be 18 inches below the lowest exterior grade.

11. **Page 21, Pool, Basement, and Retaining Wall Lateral Pressures, #32, Revise with the following:**

Retaining walls that are more than six feet high, or are part of or within ten feet of a building should include the seismic force of the soil against the retaining wall. The estimated seismically generated ground acceleration to be used for this site is:
PGA_m = 0.576g

Cantilever Retaining Walls:
RHGA = 0.24g = k_h
w = 118.8 p.c.f.
The resultant seismic force is calculated by the formula: ½ w H^2 k_h per linear foot of retaining wall, or for this case **14.0 H^2**, ***where H is the height of the retaining wall. These forces, where needed, should be applied at a height of 0.33H above the base of the retaining wall and must be combined with the force produced by active soil pressure.***

Basement Walls:
RHGA = 0.32g = k_h
w =118.8 p.c.f.
The resultant seismic force is calculated by the formula: ½ w H^2 k_h per linear foot of retaining wall, or for this case **19.2 H^2**, ***where H is the height of the retaining wall. These forces, where needed, should be applied at a height of 0.40H above the base of the retaining wall and must be combined with the force produced by active soil pressure.***

Cantilever Walls with Sloped Backfill:
Dynamic Load Coefficient =0.40g = k_h
w = 118.8 p.c.f.
The resultant seismic force is calculated by the formula: ½ w H^2 k_h per linear foot of retaining wall, or for this case **23.5H^2**, ***where H is the height of the retaining wall. These forces, where needed, should be applied at a height of 0.40H above the base of the retaining wall and must be combined with the force produced by active soil pressure.***

We recommend that a four-inch diameter perforated NDS or PVC pipe be installed behind the wall and along the top of the footing, holes placed down, for all walls that retain earth. The pipe shall be covered with a 12-inch wide envelope of ¾-inch drain rock and be wrapped in a non-woven geotextile filter fabric (Mirifi140N or equivalent). The drain rock shall extend to within one foot of the level of retained soil (a minimum of one foot above the top of the pipe). The use of filter fabric wrap is not needed when Class II Permeable Material (per Caltrans Standard Specifications Section 68-1.025) is used. The remainder of the trench can be backfilled with clean native sand. When installation of the drain rock is not physically possible, a composite filter material, eg. Miradrain, can be installed with a perforated pipe at the bottom of the material. Clean-out risers must be installed on the perforated pipe at the up-stream ends, every 100-feet, and at 90° angle points. The capped end of the cleanout riser shall be located at the ground surface outside of or behind the retaining walls.

12. **Page 23, Concrete Slabs-on-Grade, Revise the following:**

We recommend that any new on-site concrete sidewalks and outside flatwork be at least five inches thick and be placed over a minimum of six inches of Class II Aggregate Base underlain by a properly compacted subgrade. All concrete flatwork should be divided into as nearly square panels as possible. Frequent joints should be installed to provide articulation to the concrete panels. Landscaping and planters adjacent to concrete flatwork should be designed in such a manner that positive drainage away from the project residence is achieved. It is assumed that the outside concrete flatwork will be subjected only to pedestrian traffic.

13. **Page 32, Plan Review, Construction Observation, and Testing, Revise the following:**

Soil Surveys Group, Inc. shall review the project plans. Grading, compaction operations, and foundation excavations shall be inspected and tested by Soil Surveys Group, Inc. Please contact our office prior to the start of the project to coordinate a time for a preconstruction meeting.

14. **Page 33, Limitations and Uniformity of Conditions, Replace with the Following:**

This report is issued with the understanding that it is the responsibility of Rocky Maguire or his representative to ensure that the applicable provisions of the recommendations contained herein are incorporated into the plans and specifications and that the necessary steps are taken to see that contractors and subcontractors carry out such provisions in the field. The use of this report, its contents or any part thereof, by a party or its agents, other than Rocky Maguire, his engineer, architect or designated agents, is herewith disallowed unless specific permission is given to do so by Soil Surveys Group, Inc. This investigation and report were prepared with the understanding that a new single family residence with attached garage, ADU, barn, and dinning pavilion will be constructed at the project site. The use of this report shall be restricted to the original use for which they were prepared and publication by any method, in whole or in part, is prohibited without the written consent of the engineer. Title to the designs remains with the Soil Surveys Group, Inc. without prejudice. Visual contact with these drawings constitutes prima facie evidence of the acceptance of these restrictions.

Soil Surveys Group, Inc. will not take responsibility for or assume any liability for the recommendations made in this report unless Soil Surveys Group, Inc. performs the field inspections and testing mentioned herein.

We agree to accept responsibility for grading and foundation excavation inspections and testing and to ensure that the recommendations for grading, site preparation, and foundation construction are carried out per the previously referenced Reports subject to the recommended revisions specified herein for the subject additions. The findings and recommendations of the original Soil Engineering Investigation and Geotechnical Investigation Update as modified by this Updated and Transfer of Responsibility Report are considered valid at the present date. However, changes in the property conditions can occur with the passage of time in this or adjacent properties, whether due to natural processes or the works of man. Therefore the findings of this report shall be considered valid for a period of not more than three years from this date without being reviewed and again updated by Soil Surveys Group, Inc.

With this amendment to the Soil Engineering Investigation, we agree to accept responsibility to inspect and test the subexcavation and recompaction of any loose fill, inspect and verify foundation excavations, inspect and test the site preparation, and inspect foundation excavation and construction to ensure compliance with the Geological and Geotechnical Investigation. We agree to accept responsibility for approval of the project within my area of technical competence upon satisfactory completion of building pad preparation and foundation construction.

If you have any questions regarding this matter or responsibility to our firm, please contact me.
Very truly yours,
SOIL SURVEYS GROUP, INC.

REGISTERED PROFESSIONAL ENGINEER — BELINDA A. TALUBAN — No. 44217 — Exp 6/30/25 — CIVIL — STATE OF CALIFORNIA

Belinda A. Taluban, P.E.
R.C.E. 44217

LICENSED PROFESSIONAL ENGINEER — JEFFREY A. TALUBAN — C 94198 — 6/30/25 — CIVIL — STATE OF CALIFORNIA

Jeffrey A. Taluban, P.E.
R.C.E. 94198

BAT/JATd/a
Included:
Figure I- Vicinity Map
Figure II- Boring Locations
Appendix A- Boring Logs
Appendix B- Staged Consolidated Undrained Triaxial Compression Test
Appendix C- Percolation Test Logs
Appendix D- General Septic System Operation and Maintenance

LICENSED ARCHITECT — MARK DAVID ENGLISH — C-18594 — 07.31.25 — RENEWAL DATE — STATE OF CALIFORNIA

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DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923
APN : 239-111-005
PROJECT NUMBER : ZF-02

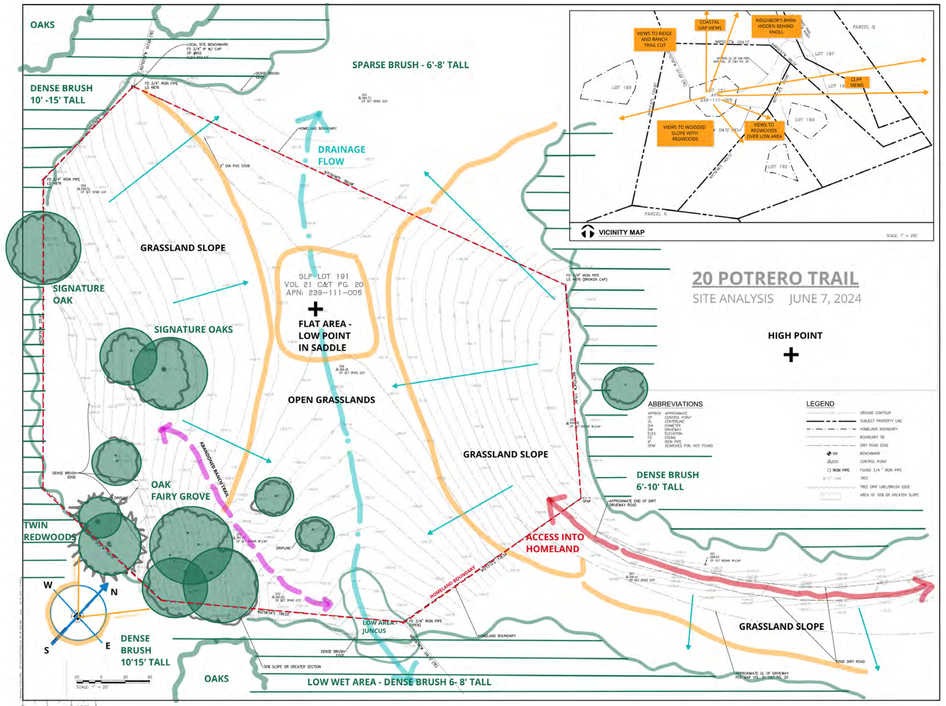
DRAWING:
GEOTECHNICAL CONCLUSIONS AND RECOMMENDATIONS

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

A0.2



3 SITE ANALYSIS DIAGRAM
N.T.S.

VIEWS TO WOODED SLOPE WITH REDWOODS - SOUTH	VIEWS TO RIDGE AND RANCH TRAIL CUT - SOUTHWEST	COASTAL GAP VIEWS - NORTHWEST	CLIFF VIEWS - NORTHEAST	VIEWS TO REDWOODS OVER LOWER AREA - SOUTHEAST

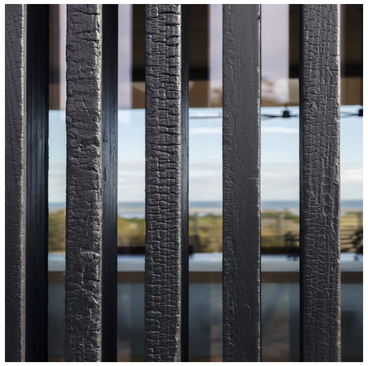
CLIFF VIEWS - NORTHEAST	VIEWS TO REDWOODS OVER LOWER AREA - SOUTHEAST	VIEWS TO WOODED SLOPE WITH REDWOODS - SOUTH	VIEWS TO RIDGE AND RANCH TRAIL CUT - SOUTHWEST

2 SITE PANORAMA PHOTOGRAPHS
N.T.S.

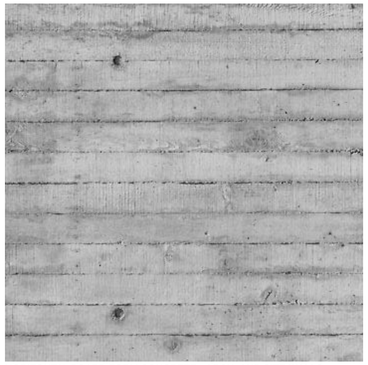
T&G WESTERN RED CEDAR - **SOFFIT**

WESTERN STATES MATTE BLACK STANDING SEAM METAL OR SIM. - **ROOF**
(SEE SPECIFICATION THIS SHEET)

T&G SHOU SUGI BAN - **SIDING**



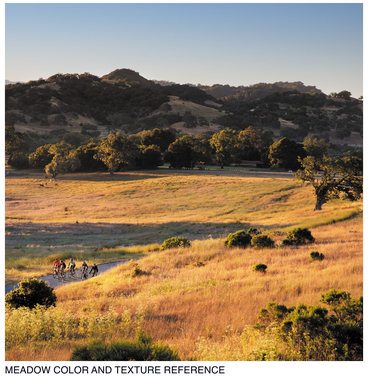
SHOU SUGI BAN - **SLATTED WOOD SCREEN**



HORIZONTAL BOARD FORM CONCRETE - **ARCH. AND SITE WALLS**

EARTH TONE PLASTER (MAX LRV: 40) - **ARCH. WALLS**

DARK ANODIZED - **WINDOWS AND DOORS**



MEADOW COLOR AND TEXTURE REFERENCE

1 PROPOSED MATERIAL BOARD
N.T.S.

WESTERN STATES METAL ROOFING
(877) 787-5467 - WESTERNSTATESMETALROOFING.COM

STANDING SEAM METAL ROOF PANEL
WESTERN LOCK®

UL TESTS:
ANSI/UL 580, Uplift Resistance of Roof Assembly
ANSI/UL 790, Fire Tests of Roof Coverings
UL 2218A, Impact Resistance of Roof Systems

WSMR UL Certificate Number: R40094
Issue Date: 7/23/2020

3 SPECIFICATION - METAL ROOF
N.T.S.

DESIGN GUIDELINE CONSIDERATIONS:

1. ALL IMPROVEMENTS ARE TO BE SITED WITHIN THE HOMELAND BOUNDARY AND RESPOND TO THE EXISTING SITE CONDITIONS.
2. SITE GRADING DESIGN TO RESPOND TO THE NATURAL SETTING TO MINIMIZE GRADING AND TREE REMOVAL.
3. SITE BUILDING AND IMPROVEMENTS TO TAKE ADVANTAGE OF EXISTING TREES.
4. EXTERIOR WALLS ACTING AS EXTENSION OF ARCHITECTURE TO CREATE TERRACES.
5. UTILIZING DARKER COLORS TO BLEND BUILDINGS INTO THE SURROUNDING WOODLAND LANDSCAPE.
6. UTILIZING BUILDING HEIGHTS THAT ARE BELOW THE HEIGHT OF THE SURROUNDING TREE CANOPY.
7. TERRACE DESIGN IS EXTENSION OF HOUSE ORGANIZATION WHILE TAKING ADVANTAGE OF LANDSCAPE AND SITE FEATURES.
8. TERRACED RETAINING WALLS.
9. DRIVEWAYS FOLLOW ALIGNMENTS THAT MINIMIZE GRADING. INFORMAL DRIVEWAY DESIGN CREATES GRADUAL TRANSITION FROM VEHICULAR AREAS TO LIVING AREAS.
10. INFORMAL PATHWAYS RESPONDING TO SITE SETTING.
11. LANDSCAPE DESIGN UTILIZING NON-INVASIVE, DROUGHT TOLERANT FIRE-RESISTANT SPECIES.

LICENSED ARCHITECT
MARK DAVID ENGLISH
C-18594
07.31.25
RENEWAL DATE
STATE OF CALIFORNIA

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DRAWING:

SITE PHOTOS & PROPOSED
EXTERIOR MATERIALS BOARD

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A0.3

Wildland-Urban Interface (WUI) Checklist

The Wildland-Urban Interface (WUI) Fire Area is defined per Section R337 in the 2019 California Residential Code (CRC) as a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires.

Listed below is a checklist for building construction requirements per the 2019 California Residential Code, Section 337:

Roofing – Section R337.5

R337.5.1 General: Roofs shall comply with the requirements of Section R337.5 and R902. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacture's installation instructions.

• **R337.5.2 Roof coverings:** Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire-stopped with approved materials or have one layer of minimum 72 pound mineral-surfaced non-perforated cap sheet complying with ASTM D 3909 installed over the combustible decking.

• **R337.5.3 Roof valleys:** Where valley flashing is installed, the flashing shall be not less than 0.019-inch No.26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72-pound mineral-surfaced non-perforated cap sheet complying with ASTM D 3909, at least 36-inch-eide running with full length of the valley.

• **R337.5.4 Roof gutters:** Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

Vents – Section R337.6

R337.6.2 Requirements: Ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation openings shall be fully covered with metal wire mesh, vents, other materials or other devices that meet the following requirements: th
• The dimensions of the openings therein shall be a minimum of 1/16 and shall not exceed 1/8th inch.
• The materials used shall be noncombustible.

Exception: Vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible with mesh, may be of combustible materials.
• The materials used shall be corrosion resistant.

R337.6.3 Ventilation openings on the underside of eaves and cornices: Vents shall not be installed on the underside of eaves and cornices.

Exceptions: The enforcing agency may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers. Vents complying with the requirements of Section R337.6.2 may be installed on the underside of eaves and cornices in accordance with either one of the following conditions:
• The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the California Building Code, or;
• The exterior wall covering and exposed underside of the eave are of noncombustible material, or ignition-resistant-materials as determined in accordance with SFM Standard 12-7A-5 Ignition-Resistant Material and the vent is located more than 12 feet from the ground or walking surface of a deck, porch, patio, or similar surface.

Exterior Coverings – Section R337.7

R337.7.3 Exterior Walls: The exterior wall covering or wall assembly shall comply with one of the following requirements:
• Noncombustible material.
• Ignition-resistant material.
• Heavy-timber exterior wall assembly.
• Log wall construction assembly.
• Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.

Exceptions: Any of the following shall be deemed to meet the assembly performance criteria and intent of this section:
• One layer of 5/8 – inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
• The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

• **R337.7.3.1 Extent of exterior wall covering:** Exterior wall coverings shall extend form the top of the foundation to the roof, and terminate a 2 inch nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.
R337.7.4 Open roof eaves: The exposed roof deck on the underside of unenclosed roof eaves shall consist of one of the following:
• Noncombustible material.
• Ignition-resistant material.
• One layer of 5/8 – inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
• The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

Exceptions: The following materials do not require protection:
• Solid wood rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2 inch.
• Solid wood blocking installed between rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2 inch.
• Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails.
• Fascia and other architectural trim boards.

R337.7.5 Enclosed roof eaves and roof eave soffits: The exposed underside of enclosed roof eaves having either a boxed-in roof eave soffit with a horizontal underside, or sloping rafter tails with an exterior covering applied to the underside of the rafter tail, shall be protected by one of the following:
• Noncombustible material.
• Ignition-resistant material.
• One layer of 5/8 – inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
• The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
• Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Exceptions: The following materials do not require protection:
• Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails.
• Fascia and other architectural trim boards.

R337.7.6 Exterior porch ceilings: The exposed underside of exterior porch ceilings shall be protected by one of the following:
• Noncombustible material.
• Ignition-resistant material.
• One layer of 5/8 – inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
• The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
• Porch ceiling assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3

Exception: Architectural trim boards.

R337.7.7 Floor projections: The exposed underside of a cantilevered floor projection where a floor assembly extends over an exterior wall shall be protected by one of the following:
• Noncombustible material.
• Ignition-resistant material.
• One layer of 5/8 – inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
• The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
• The underside of a floor projection assembly that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3

Exceptions: Architectural trim boards.

Wildland-Urban Interface (WUI) Checklist

R337.7.8 Underfloor protection: The underfloor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following:
• Noncombustible material.
• Ignition-resistant material.
• One layer of 5/8 – inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
• The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
• The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Exception: Heavy-timber structural columns and beams do not require protection.

R337.7.9 Underside of appendages: When required by the enforcement agency the underside of overhanging appendages shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following:
• Noncombustible material.
• Ignition-resistant material.
• One layer of 5/8 – inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
• The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
• The underside of a floor projection assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Exception: Heavy-timber structural columns and beams do not require protection.

Exterior Windows and Doors – Section R337.8

R337.8.2.1 Exterior windows and exterior glazed door assembly requirements: Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements:
• Be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 Safety Glazing, or;
• Be constructed of glass block units, or
• Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or;
• Be tested to meet the performance requirements of SFM Standard 12-7A-2.

R337.8.2.2 Structural glass veneer: The wall assembly behind structural glass veneer shall comply with exterior walls. Section R337.7.3

R337.8.3 Exterior doors: Exterior doors shall comply with one of the following:
• The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or;
• Shall be constructed of solid core wood that comply with the following requirements: ? Stiles and rails shall not be less than 1-3/8 inches thick.
• Raised panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the raised panel that may taper to a tongue not less than 3/8 inch thick.
• Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.
• Shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

Decking – Section R337.9

R337.9.2 Where required: The walking surface material of decks, porches, balconies and stairs shall comply with the requirements of this section when any portion of such surface is within 10 feet of the building.
R337.9.3 Decking surfaces: The walking surface material of decks, porches, balconies and stairs shall be constructed with one of the following materials:
• Ignition-resistant material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM 12-7A-5.
• Exterior fire retardant treated wood.
• Noncombustible material.
•Any material that complies with the performance requirements of SFM Standard 12-7A-4A when attached exterior wall covering is also either noncombustible or ignition-resistant material.

Exception: Wall material may be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements ASTM E 84 with a Class B flame spread rating.

DEFENSIBLE ZONE GUIDE:

(SOURCE: ReadyForWildfire.org)
WILDFIRES / COUNTY OF MONTEREY, CA

ZONE 0 - EMBER-RESISTANT ZONE

Zone 0 extends 5 feet from buildings, structures, decks, etc.

While not legally required yet, Zone 0 is key for wildfire defense and preventing fires from spreading to your home. Here are the current guidelines:
• Use gravel, pavers, or concrete instead of combustible mulch
• Clear dead weeds, grass, and debris; check roofs, gutters, and outdoor areas
• Keep branches trimmed 10 feet away from chimneys and stovepipes
• Minimize combustible items like furniture and planters on decks
• Move firewood and lumber to Zone 2 for safety
• Replace combustible fencing and gates with fire-resistant materials
• Shift garbage and recycling containers to a safer area outside this zone
• Relocate boats, RVs, and vehicles away from this zone to reduce fire risks

ZONE 1 - LEAN, CLEAN AND GREEN ZONE

Zone 1 extends 30 feet from buildings, structures, decks, etc. or to your property line, whichever is closer.

• Clear all dead plants, grass, and weeds
• Remove dead leaves and pine needles from your yard, roof, and gutters
• Trim overhanging branches and keep them 10 feet from your chimney
• Regularly trim trees to maintain a 10-foot gap from others
• Move wood piles to Zone 2
• Prune flammable plants and shrubs near windows
• Clear flammable vegetation and items from under decks, balconies, and stairs
• Maintain space between trees, shrubs, and flammable items like patio furniture and wood piles
• Ensure outbuildings and LPG tanks have 10 feet of clear space to bare soil and no flammable vegetation within an additional 10 feet around them

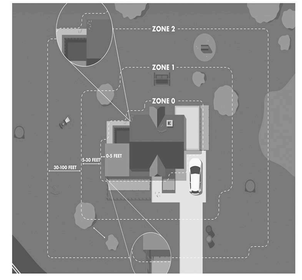
ZONE 2 - REDUCE FUEL ZONE

Zone 2 extends from 30 feet to 100 feet out from buildings, structures, decks, etc. or to your property line, whichever is closer.

• Trim annual grass to a maximum height of 4 inches
• Space out shrubs and trees horizontally (See diagram)
• Ensure vertical spacing between grass, shrubs, and trees (See diagram)
• Remove fallen leaves, needles, and small branches, but can leave up to 3 inches
• Keep exposed wood piles at least 10 feet clear from surroundings, down to the soil
• Ensure outbuildings and LPG tanks have 10 feet of clear space to bare soil and no flammable vegetation within an additional 10 feet around them

UNDERSTANDING LOCAL ORDINANCE

• Check local ordinances for defensible space or weed abatement; they may be stricter than state requirements.
• Consult your local fire department or fire protection district for specific local rules



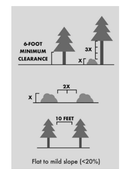
PLANT SPACING

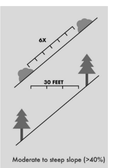
VERTICAL SPACING

• Trim tree branches up to at least 6 feet from the ground.
• Increase vertical space between shrubs and trees to prevent fire from climbing.
•Use a formula for vertical spacing: Multiply shrub height by 3 for clearance.

HORIZONTAL SPACING

Horizontal spacing depends on the slope of the land and the height of the shrubs or trees. Check the chart below to determine spacing distance.





1 DIAGRAM - DEFENSIBLE SPACE ZONES
N.T.S.

LICENSED ARCHITECT
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C-18594
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DRAWING:
WUI CHECKLIST &
DEFENSIBLE SPACE ZONE DIAGRAM

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

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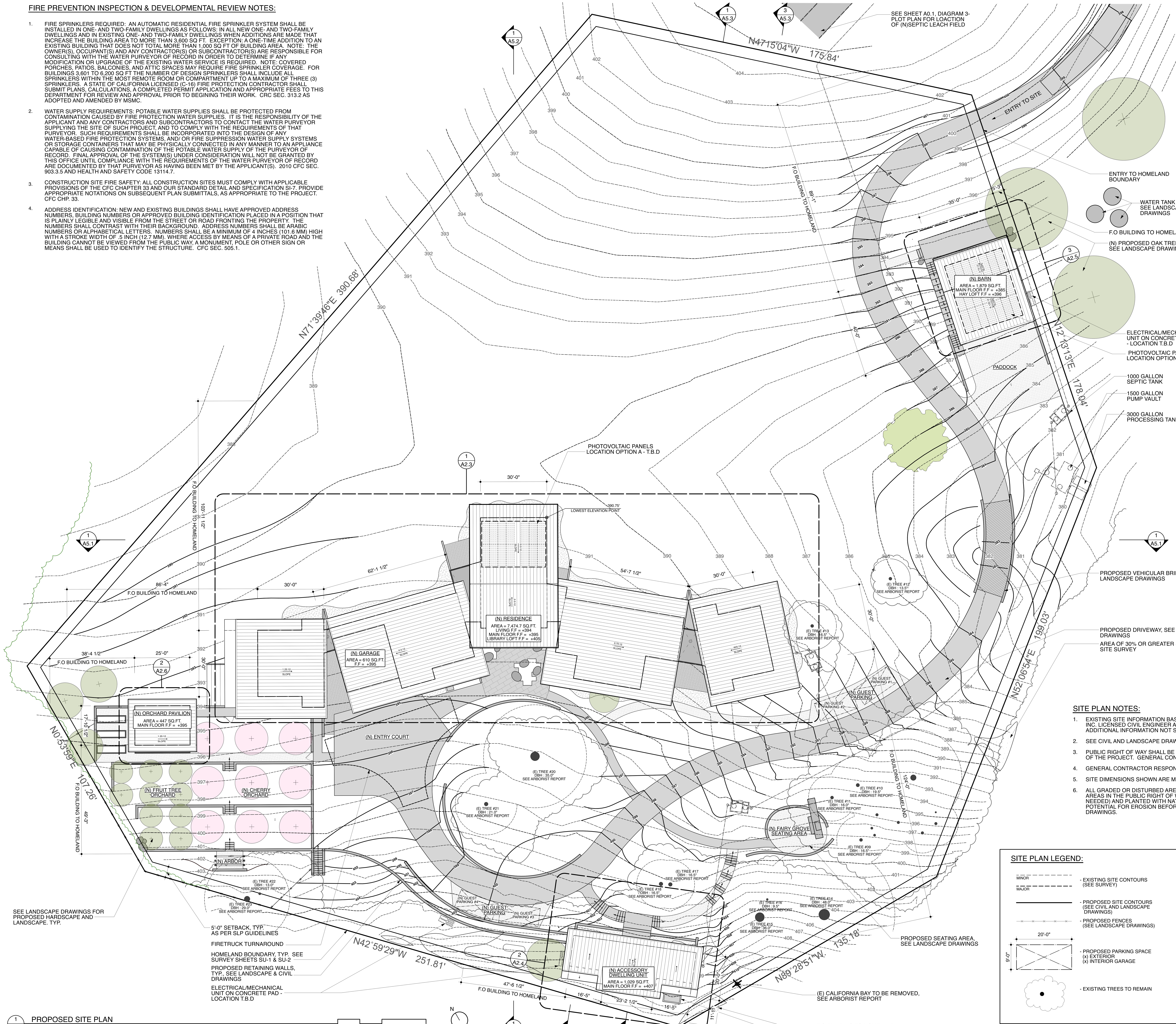
A0.4

FIRE PREVENTION INSPECTION & DEVELOPMENTAL REVIEW NOTES:

1. FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SQ FT. EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQ FT OF BUILDING AREA. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. NOTE: COVERED PORCHES, PATIOS, BALCONIES, AND ATTIC SPACES MAY REQUIRE FIRE SPRINKLER COVERAGE. FOR BUILDINGS 3,601 TO 6,200 SQ FT THE NUMBER OF DESIGN SPRINKLERS SHALL INCLUDE ALL SPRINKLERS WITHIN THE MOST REMOTE ROOM OR COMPARTMENT UP TO A MAXIMUM OF THREE (3) SPRINKLERS. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY MSMC.
2. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/ OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.
4. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A STROKE WIDTH OF .5 INCH (12.7 MM). WHERE ACCESS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SEC. 505.1.



1 A1.1 PROPOSED SITE PLAN
1" = 20'-0"

MONTEREY COUNTY FIRE DEPT. NOTES:

THE FOLLOWING ARE APPLICABLE NOTES FROM THE MONTEREY COUNTY GENERAL FIRE CONDITIONS CODE MATRIX :

1. FIRE 002 - ROADWAY ENGINEERING : THE GRADE FOR ALL ROADS SHALL NOT EXCEED 15 PERCENT. WHERE ROAD GRADES EXCEED 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE LENGTH OF VERTICAL CURVES IN ROADWAYS, EXCLUSIVE OF GUTTERS, DITCHES AND DRAINAGE STRUCTURES DESIGNED TO HOLD OR DIVERT WATER, SHALL NOT BE LESS THAN 100 FEET. NO ROADWAY TURN SHALL HAVE A HORIZONTAL INSIDE RADIUS OF LESS THAN 50 FEET. A ROADWAY TURN RADIUS OF 50 TO 100 FEET IS REQUIRED TO HAVE AN ADDITIONAL 4 FEET OF ROADWAY SURFACE. A ROADWAY TURN RADIUS OF 100 TO 200 FEET IS REQUIRED TO HAVE AN ADDITIONAL 2 FEET OF ROADWAY SURFACE. ROADWAY TURNAROUNDS SHALL BE REQUIRED ON DEAD-END ROADS IN EXCESS OF 150 FEET OF SURFACE LENGTH. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE ROAD. IF A HAMMERHEAD/T IS USED, THE TOP OF THE “T” SHALL BE A MINIMUM OF 60 FEET IN LENGTH.
2. FIRE 007 - DRIVEWAYS : DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL- DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL LONG WITH A MINIMUM 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE “T” SHALL BE A MINIMUM OF 60 FEET IN LENGTH.
3. FIRE 011 - ADDRESSES FOR BUILDINGS : ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
4. FIRE 012 - EMERGENCY WATER STANDARDS AND WATER SYSTEMS : THE PROVISIONS OF THIS CONDITION SHALL APPLY WHEN NEW PARCELS ARE APPROVED BY A LOCAL JURISDICTION. THE EMERGENCY WATER SYSTEM SHALL BE AVAILABLE ON-SITE PRIOR TO THE COMPLETION OF ROAD CONSTRUCTION, WHERE A COMMUNITY WATER SYSTEM IS APPROVED, OR PRIOR TO THE COMPLETION OF BUILDING CONSTRUCTION, WHERE AN INDIVIDUAL SYSTEM IS APPROVED. APPROVED WATER SYSTEMS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE TIME OF CONSTRUCTION. WATER SYSTEMS CONSTRUCTED, EXTENDED OR MODIFIED TO SERVE A NEW DEVELOPMENT, A CHANGE OF USE, OR AN INTENSIFICATION OF USE, SHALL BE DESIGNED TO MEET, IN ADDITION TO AVERAGE DAILY DEMAND, THE STANDARDS SHOWN IN TABLE 2 OF THE MONTEREY COUNTY GENERAL PLAN, NFPA STANDARD 1142, OR OTHER ADOPTED STANDARDS. THE QUANTITY OF WATER REQUIRED PURSUANT TO THIS CHAPTER SHALL BE IN ADDITION TO THE DOMESTIC DEMAND AND SHALL BE PERMANENTLY AND IMMEDIATELY AVAILABLE.
5. FIRE 014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) : FOR DEVELOPMENT OF STRUCTURES TOTALING LESS THAN 3,000 SQUARE FEET ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 4,900 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING 3,000 SQUARE FEET OR MORE ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 9,800 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING MORE THAN 10,000 SQUARE FEET ON A SINGLE PARCEL, THE REVIEWING AUTHORITY MAY REQUIRE ADDITIONAL FIRE PROTECTION WATER SUPPLY. OTHER WATER SUPPLY ALTERNATIVES, INCLUDING ISO RURAL CLASS 8 MOBILE WATER SYSTEMS, MAY BE PERMITTED BY THE FIRE AUTHORITY TO PROVIDE FOR THE SAME PRACTICAL EFFECT. THE QUANTITY OF WATER REQUIRED BY THIS CONDITION SHALL BE IN ADDITION TO THE DOMESTIC DEMAND AND SHALL BE PERMANENTLY AND IMMEDIATELY AVAILABLE.
6. FIRE 015 - FIRE HYDRANTS/FIRE VALVES : A FIRE HYDRANT OR FIRE VALVE IS REQUIRED. THE HYDRANT OR FIRE VALVE SHALL BE 18 INCHES ABOVE GRADE, 8 FEET FROM FLAMMABLE VEGETATION, NO CLOSER THAN 4 FEET NOR FURTHER THAN 12 FEET FROM A ROADWAY, AND IN A LOCATION WHERE FIRE APPARATUS USING IT WILL NOT BLOCK THE ROADWAY. THE HYDRANT SERVING ANY BUILDING SHALL BE NOT LESS THAN 50 FEET AND NOT MORE THAN 1000 FEET BY ROAD FROM THE BUILDING IT IS TO SERVE. MINIMUM HYDRANT STANDARDS SHALL INCLUDE A BRASS HEAD AND VALVE WITH AT LEAST ONE 2 1/2 INCH NATIONAL HOSE OUTLET SUPPLIED BY A MINIMUM 4 INCH MAIN AND RISER. MORE RESTRICTIVE HYDRANT REQUIREMENTS MAY BE APPLIED BY THE REVIEWING AUTHORITY. EACH HYDRANT/VALVE SHALL BE IDENTIFIED WITH A REFLECTORIZED BLUE MARKER, WITH MINIMUM DIMENSIONS OF 3 INCHES, LOCATED ON THE DRIVEWAY ADDRESS SIGN, NON-COMBUSTIBLE POST OR FIRE HYDRANT RISER. IF USED, THE POST SHALL BE WITHIN 3 FEET OF THE HYDRANT/VALVE, WITH THE BLUE MARKER NOT LESS THAN 3 FEET OR GREATER THAN 5 FEET ABOVE THE GROUND, VISIBLE FROM THE DRIVEWAY. ON PAVED ROADS OR DRIVEWAYS, REFLECTORIZED BLUE MARKERS SHALL BE PERMITTED TO BE INSTALLED IN ACCORDANCE WITH THE STATE FIRE MARSHAL'S GUIDELINES FOR FIRE HYDRANT MARKINGS ALONG STATE HIGHWAYS AND FREEWAYS, MAY 1988.
7. FIRE 016 - SETBACKS : ALL PARCELS 1 ACRE AND LARGER SHALL PROVIDE A MINIMUM 30-FOOT SETBACK FOR NEW BUILDINGS AND ACCESSORY BUILDINGS FROM ALL PROPERTY LINES AND/OR THE CENTER OF THE ROAD. FOR PARCELS LESS THAN 1 ACRE, ALTERNATE FUEL MODIFICATION STANDARDS OR OTHER REQUIREMENTS MAY BE IMPOSED BY THE LOCAL FIRE JURISDICTION TO PROVIDE THE SAME PRACTICAL EFFECT.
8. FIRE 017 - DISPOSAL OF VEGETATION AND FUELS : DISPOSAL, INCLUDING CHIPPING, BURYING, OR REMOVAL TO A LANDFILL SITE APPROVED BY THE LOCAL JURISDICTION, OF VEGETATION AND DEBRIS CAUSED BY SITE DEVELOPMENT AND CONSTRUCTION, ROAD AND DRIVEWAY CONSTRUCTION, AND FUEL MODIFICATION SHALL BE COMPLETED PRIOR TO FINAL CLEARANCE OF THE RELATED PERMIT.
9. FIRE 020 - DEFENSIBLE SPCE REQUIREMENTS (HAZARDOUS CONDITIONS) : REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF ____ FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
10. FIRE 022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS) : THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.
11. FIRE 024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING) : THE RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA STANDARD 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEMS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.
12. FIRE 028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD) : ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.

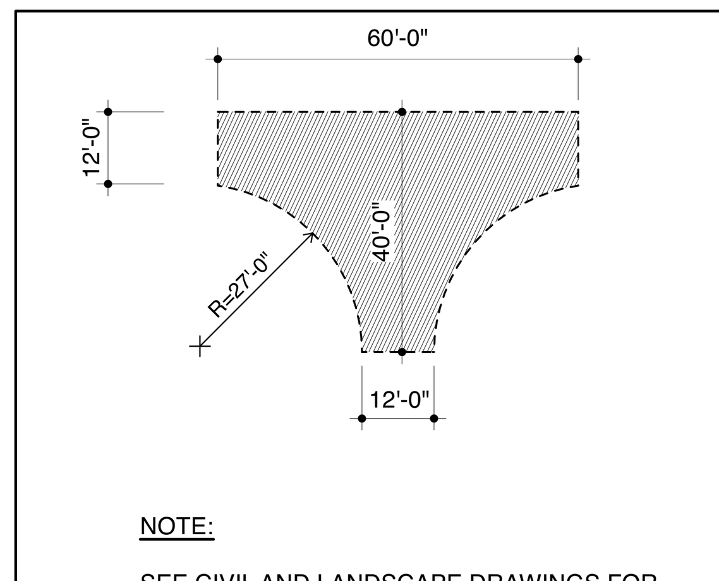
LICENSED ARCHITECT
MARK DAVID ENGLISH
C-18594
07.31.25
RENEWAL DATE
STATE OF CALIFORNIA

SITE PLAN NOTES:

1. EXISTING SITE INFORMATION BASED ON SURVEY PREPARED BY WHITSON ENGINEERING, INC. LICENSED CIVIL ENGINEER AND LAND SURVEYOR, ON APRIL 8, 2024. SEE SURVEY FOR ADDITIONAL INFORMATION NOT SHOWN HERE.
2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
3. PUBLIC RIGHT OF WAY SHALL BE KEPT CLEAN AND FREE OF DEBRIS FOR THE DURATION OF THE PROJECT. GENERAL CONTRACTOR RESPONSIBLE FOR SWEEPING DAILY.
4. GENERAL CONTRACTOR RESPONSIBLE FOR PUBLIC AND SITE SAFETY AT ALL TIMES.
5. SITE DIMENSIONS SHOWN ARE MEASURED TO F.O. FINISH, TYP. U.N.O.
6. ALL GRADED OR DISTURBED AREAS INCLUDING CONSTRUCTION STAGING AREAS AND AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE PROPERLY COMPACTED, NETTED (IF NEEDED) AND PLANTED WITH NATIVE GRASSES OR APPROVED PLANTING TO REDUCE POTENTIAL FOR EROSION BEFORE PROJECT FINAL. SEE LANDSCAPE AND CIVIL DRAWINGS.

SITE PLAN LEGEND:

- MINOR / MAJOR - EXISTING SITE CONTOURS (SEE SURVEY)
- PROPOSED SITE CONTOURS (SEE CIVIL AND LANDSCAPE DRAWINGS)
- PROPOSED FENCES (SEE LANDSCAPE DRAWINGS)
- 20'-0" × 9'-0" - PROPOSED PARKING SPACE (x) EXTERIOR (x) INTERIOR GARAGE
- EXISTING TREES TO REMAIN



NOTE:

SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

2 DIAGRAM - FIRETRUCK TURNAROUND
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DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

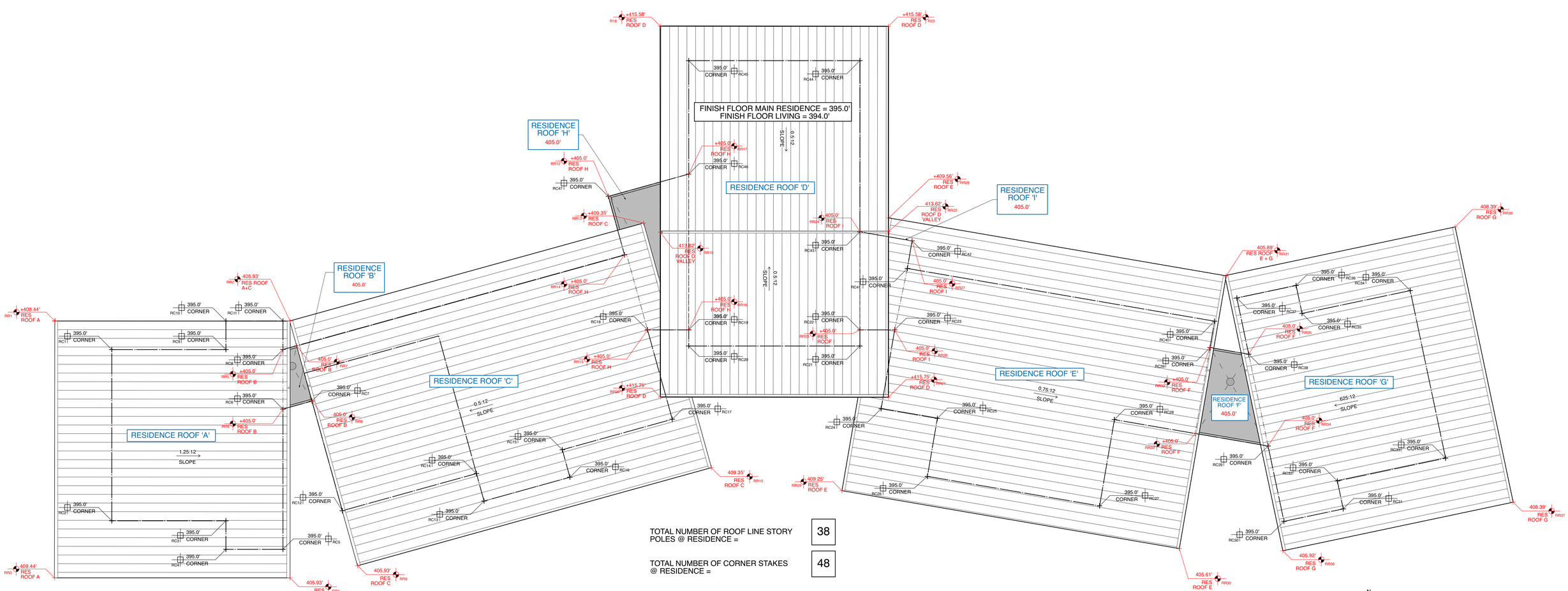
DRAWING: PROPOSED SITE PLAN

DRAFTED BY: SO
CHECKED BY:
PRINT DATE: 04.22.25
SCALE: AS NOTED

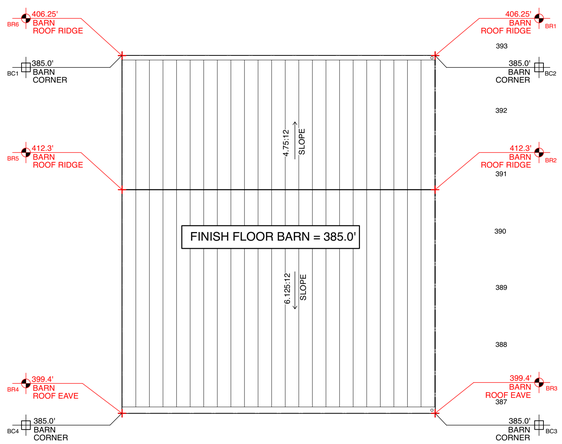
SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

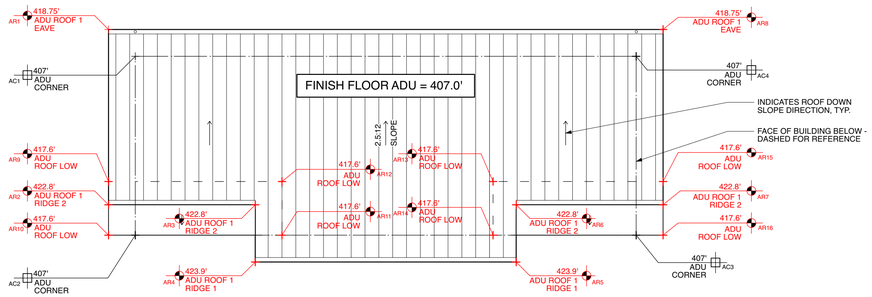
A1.1



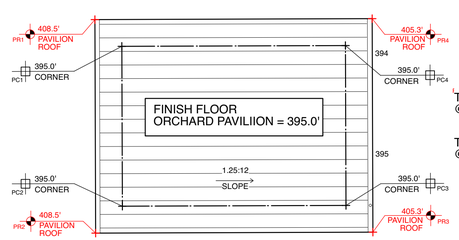
2 STORY POLE PLAN - RESIDENCE
1/8" = 1'-0"



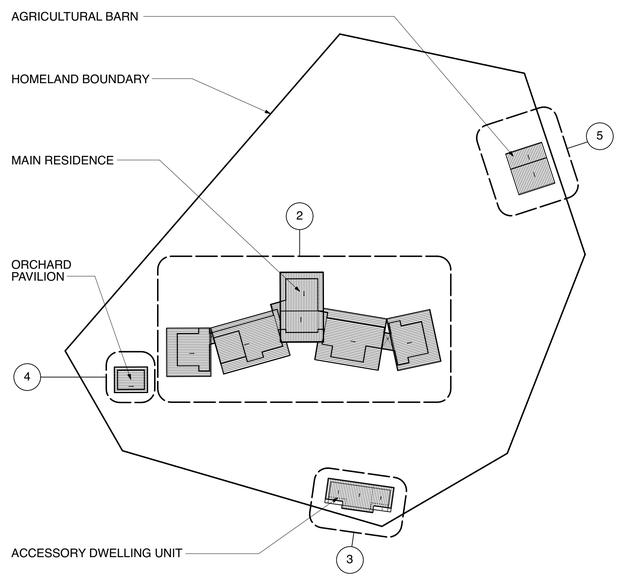
5 STORY POLE PLAN - BARN
1/8" = 1'-0"



3 STORY POLE PLAN - ACCESSORY DWELLING UNIT
1/8" = 1'-0"



4 STORY POLE PLAN - ORCHARD PAVILION
1/8" = 1'-0"



1 KEY PLAN - RESIDENCE
N.T.S.

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07.31.25
RENEWAL DATE
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DAVISSON RESIDENCE

20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

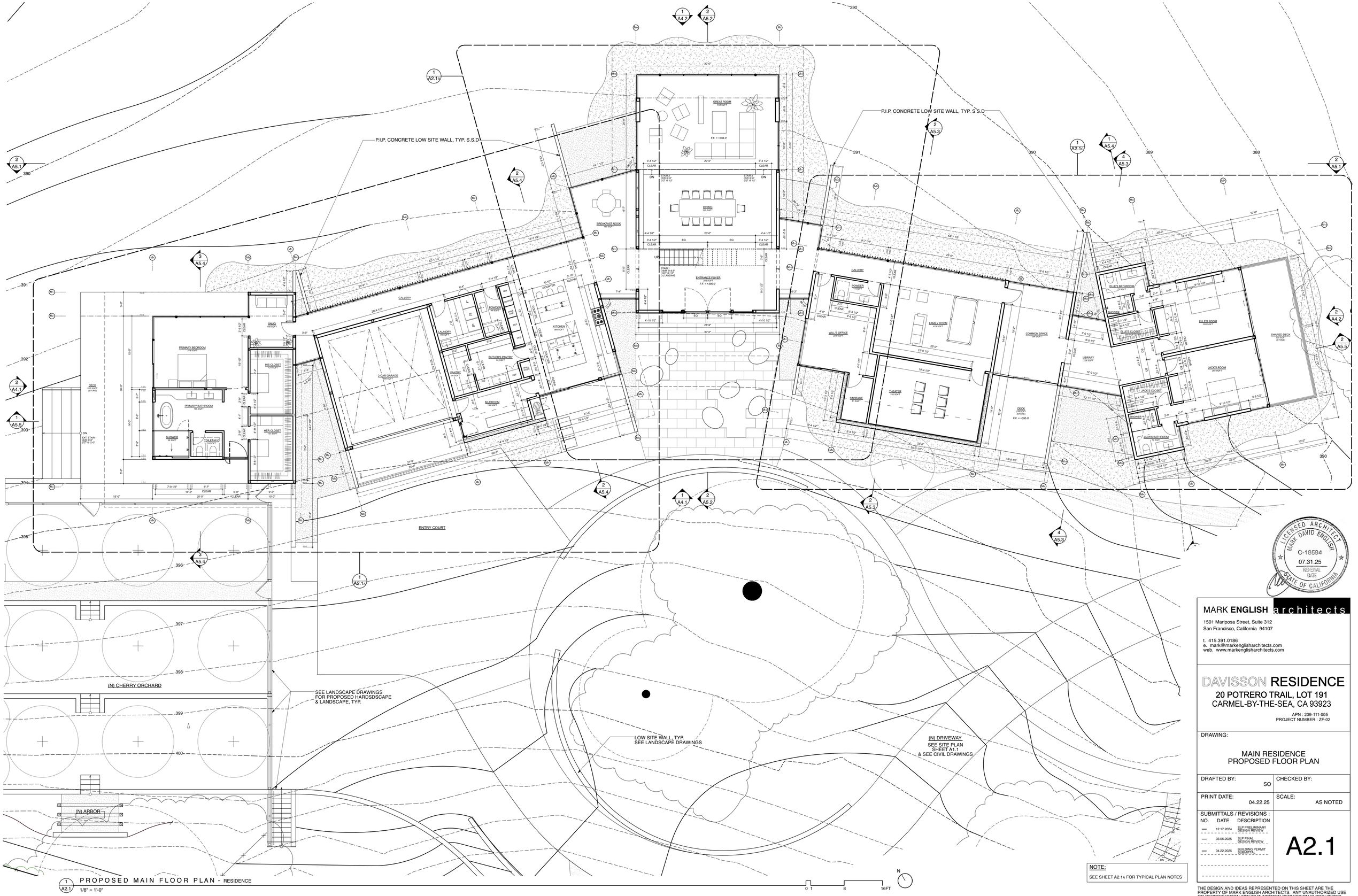
PROPOSED STAKING AND STORY POLE PLANS

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

A1.2



1 A2.1 PROPOSED MAIN FLOOR PLAN - RESIDENCE
1/8" = 1'-0"

N

0 1 8 16FT

NOTE:
SEE SHEET A2.1A FOR TYPICAL PLAN NOTES

LICENSED ARCHITECT
MARK DAVID ENGLISH
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07.31.25
RENEWAL DATE
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20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

MAIN RESIDENCE
PROPOSED FLOOR PLAN

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE:	SCALE:
04.22.25	AS NOTED

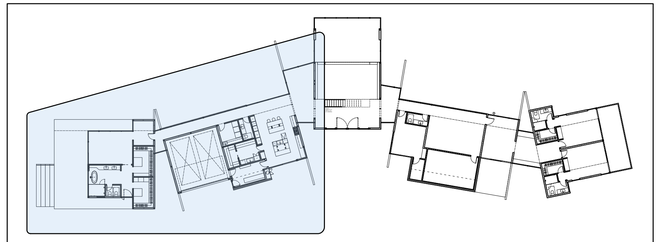
SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

A2.1

PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING, ELECTRIC, PLUMBING MECHANICAL, AND ENERGY CODE. CONTRACT SHALL COMPLY WITH ANY OTHER STANDARD OR CODE IN EFFECT AS OF DATE OF CONTRACT DOCUMENTS.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BE KNOWLEDGABLE OF CONDITIONS THERIN. THEY SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITION REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
3. SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, EXTENT AND LOCATION OF ALL FOUNDATIONS, PIERS, SHEAR WALLS AND FOR SIZE, SPACING AND DIRECTION OF ALL FRAMING.
4. DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL BE FOLLOWED. LARGE SCAL`E DRAWINGS OR DETAILS TAKE PRECEDENCE OVER SMALL SCALE ONES. SPECIFIC NOTES AND DETAILS TAKE PRECENDENCE OVER TYPICAL NOTES AND DETAILS.
5. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF WALL FRAMING OR CONCRETE, UNLESS NOTED OTHERWISE.
6. SEE PROPOSED SITE PLAN, SHEET A0.1, AND CIVIL PLANS FOR EXISTING AND PROPOSED CONTOURS AND ADDITIONAL INFORMATION.
7. SEE CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY SERVICE.
8. ALL EXTERIOR WALLS ARE 2x6 STUDS @ 16" o./c. U.N.O. - SEE STRUCTURAL DRAWINGS.
9. ALL INTERIOR WALLS ARE 2x4 STUDS @ 16" o./c. U.N.O. - SEE STRUCTURAL DRAWINGS.
10. PROVIDE AN ESCAPE OR RESCUE WINDOW IN EACH BEDROOM THAT INCORPORATES THE FOLLOWING: C.B.C. SECTION 1026 REQUIREMENTS - MINIMUM NET CLEAR HEIGHT OF 24" - A MINIMUM NET CLEAR WIDTH OF 20" - A MAXIMUM FINISHED SILL HEIGHT OF 44" A.F.F.
11. PROVIDE SMOKE & CARBON MONOXIDE DETECTORS IN ACCORDANCE TO C.B.C. REQUIREMENTS - SEE SHEETS EM2.1 & EM2.2 FOR LOCATIONS.
12. PROVIDE SAFETY GLAZING WITHIN SHOWER / TUB ENCLOSURE (INCLUDING EXTERIOR WINDOWS), PER CBC SECTION 2406.3



2 / A2.1A — KEY PLAN
N.T.S

1 / A2.1A — PROPOSED PARTIAL MAIN FLOOR PLAN - RESIDENCE
1/4" = 1'-0"

0 1 4 8FT

N

LICENSED ARCHITECT — MARK DAVID ENGLISH — C-18594 — 07.31.25 RENEWAL DATE — STATE OF CALIFORNIA

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DAVISSON RESIDENCE

20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

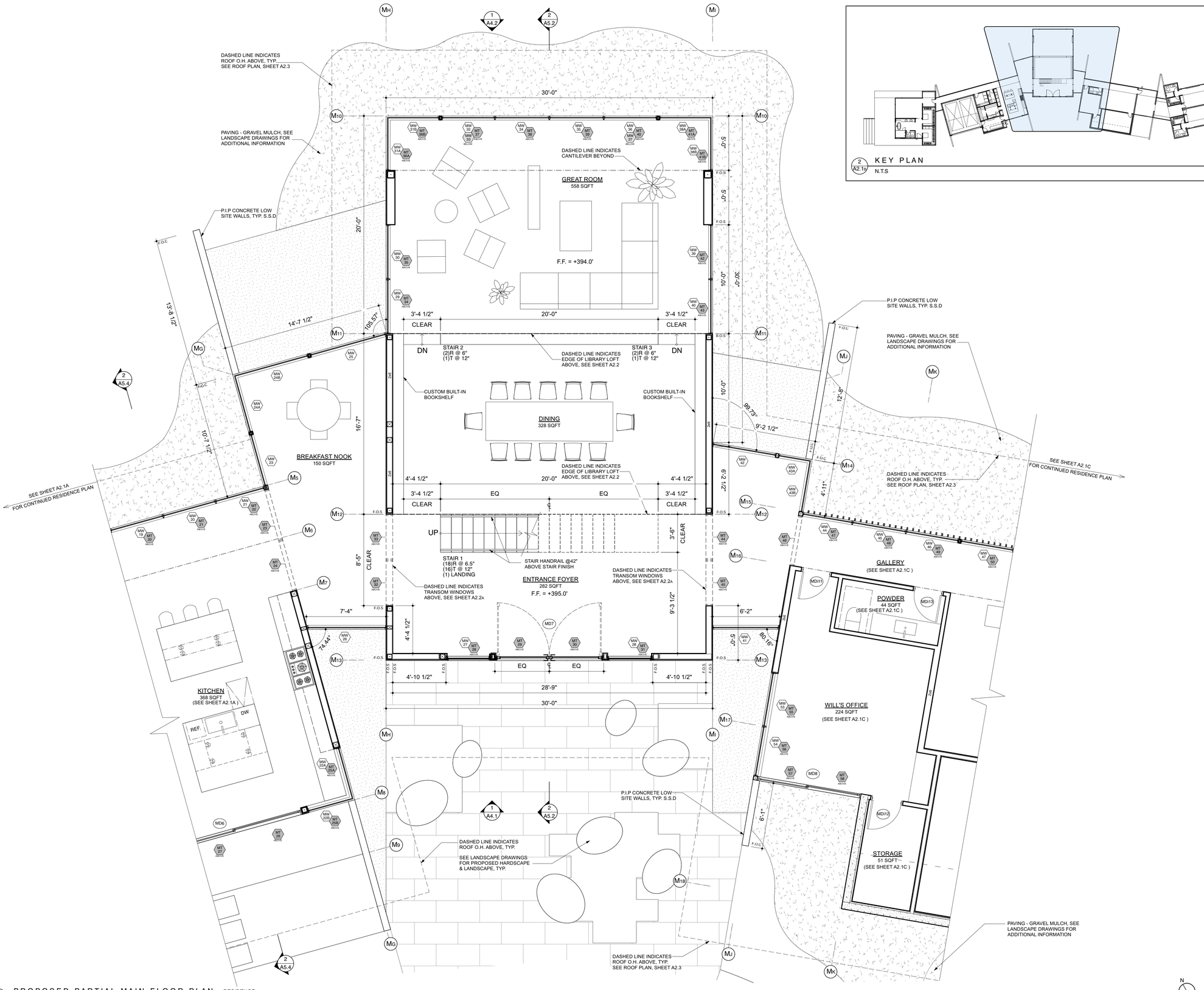
MAIN RESIDENCE
PROPOSED PARTIAL FLOOR PLAN

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

A2.1A



1 A2.1B PROPOSED PARTIAL MAIN FLOOR PLAN - RESIDENCE

1/4" = 1'-0"

0 1 4 8FT

2 A2.1B KEY PLAN

N.T.S

PLAN NOTES:

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LICENSED ARCHITECT
MARK DAVID ENGLISH
C-18594
07.31.25
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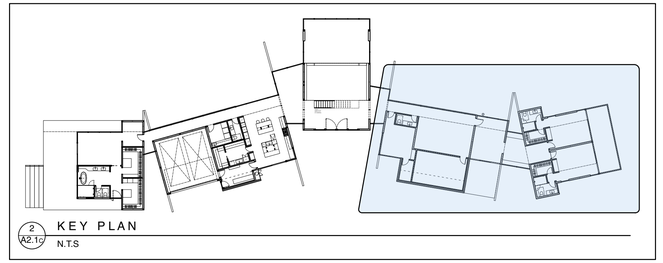

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1 A2.1c PROPOSED PARTIAL MAIN FLOOR PLAN - RESIDENCE
1/4" = 1'-0"

0 1 4 8FT

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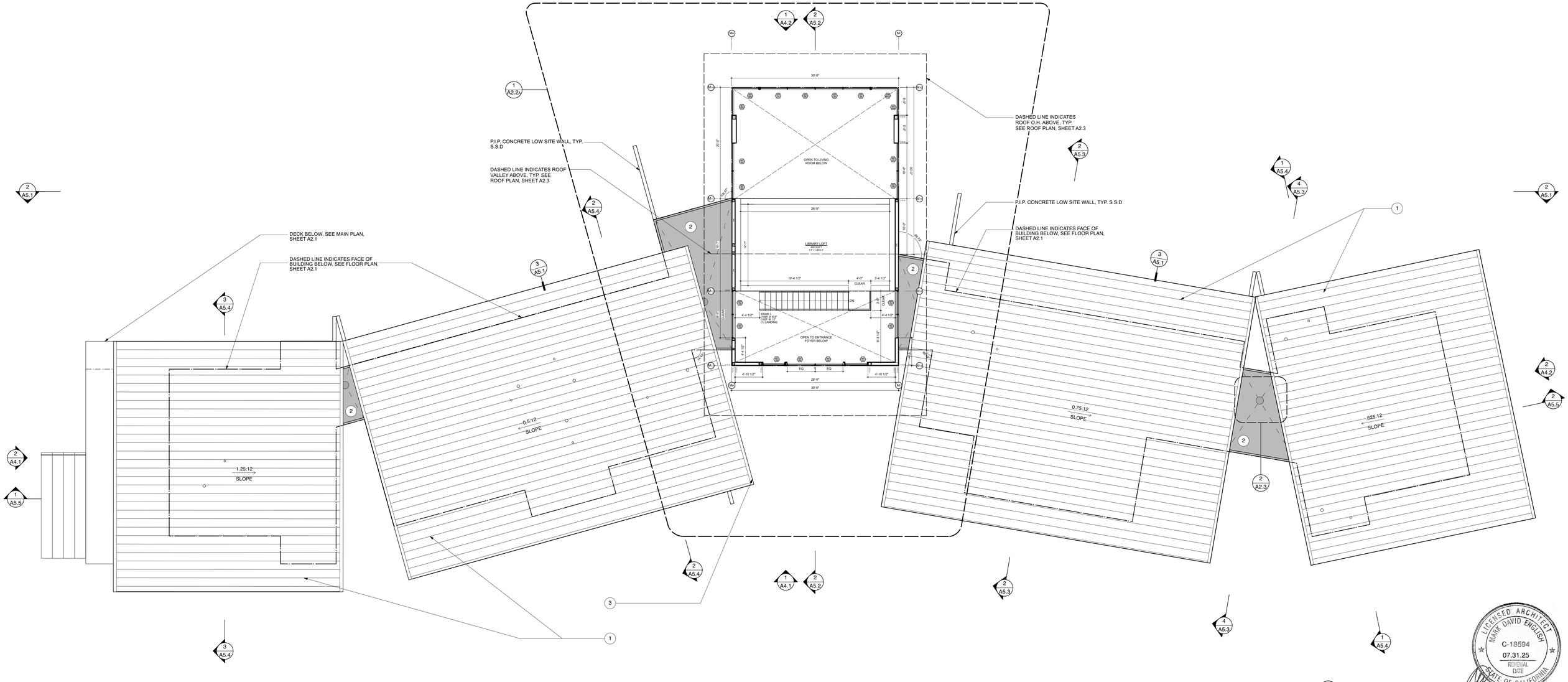

1 A2.2 PROPOSED LIBRARY LOFT PLAN - RESIDENCE
1/8" = 1'-0"

0 1 8 16FT

NOTE LEGEND:

1. STANDING SEAM ZINC ROOF CLADDING BY 'RHENZINK' OR APPROVED EQUAL W/MIN. 5/8:12 SLOPE OVER ROOF UNDERLAYMENT OVER EXTERIOR ROOF PLY OVER SLOPED ROOF STRUCTURE. FINISH COLOR DARK GREY 'BASALT' MATTE FINISH. INSULATE UNVENTED ROOF ASSEMBLY FRAMING CAVITY w/ CLOSED CELL SPRAY FOAM INSULATION BY "BAYSEAL OC" BY BAYER OR APPROVED EQUAL.
2. CLASS 'A' LOW-SLOPE ROOF ASSEMBLY: NATURAL STONE AGGREGATE BALLAST OVER TPO (THERMOPLASTIC POLYOLEFIN) MEMBRANE [SURE-WELD GRAY (T.B.C.)] ROOFING SYSTEM OVER TAPERED ROOF INSULATION (MIN. 1/4" PER FT). INSULATE UNVENTED ROOF ASSEMBLY FRAMING CAVITY w/ CLOSED CELL SPRAY FOAM INSULATION
3. PAINTED GALVANIZED METAL FASCIA TO MATCH WINDOW / DOOR [illegible]

ROOF NOTES:

1. SEE STRUCTURAL DRAWINGS FOR SIZE AND SPACING OF STRUCTURAL MEMBERS.
2. CONSOLIDATE AND ALIGN SANITARY VENTS AS POSSIBLE TO MINIMIZE ROOF PENETRATIONS.
3. REVIEW ALL ROOF PENETRATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
4. ALL 'EXPOSED' FLASHINGS TO BE 22 GA 'BONDERIZED' SHEET METAL. SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL.
5. G.C. TO CONFORM ALL FLASHING AND SHEET METAL WORK TO MIN. REQUIREMENTS AS SET FORTH BY S.M.A.C.N.A - ARCHITECTURAL SHEET METAL MANUAL AND TO RECOMMENTATIONS BY THE NRCA.
6. CORROSION RESISTANT WIRE MESH GUTTER PROTECTION (OPENING DIMENSION 1/16" MINIMUM / 1/8" MAXIMUM) TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS AS REQUIRED BY CRC R337.5.4

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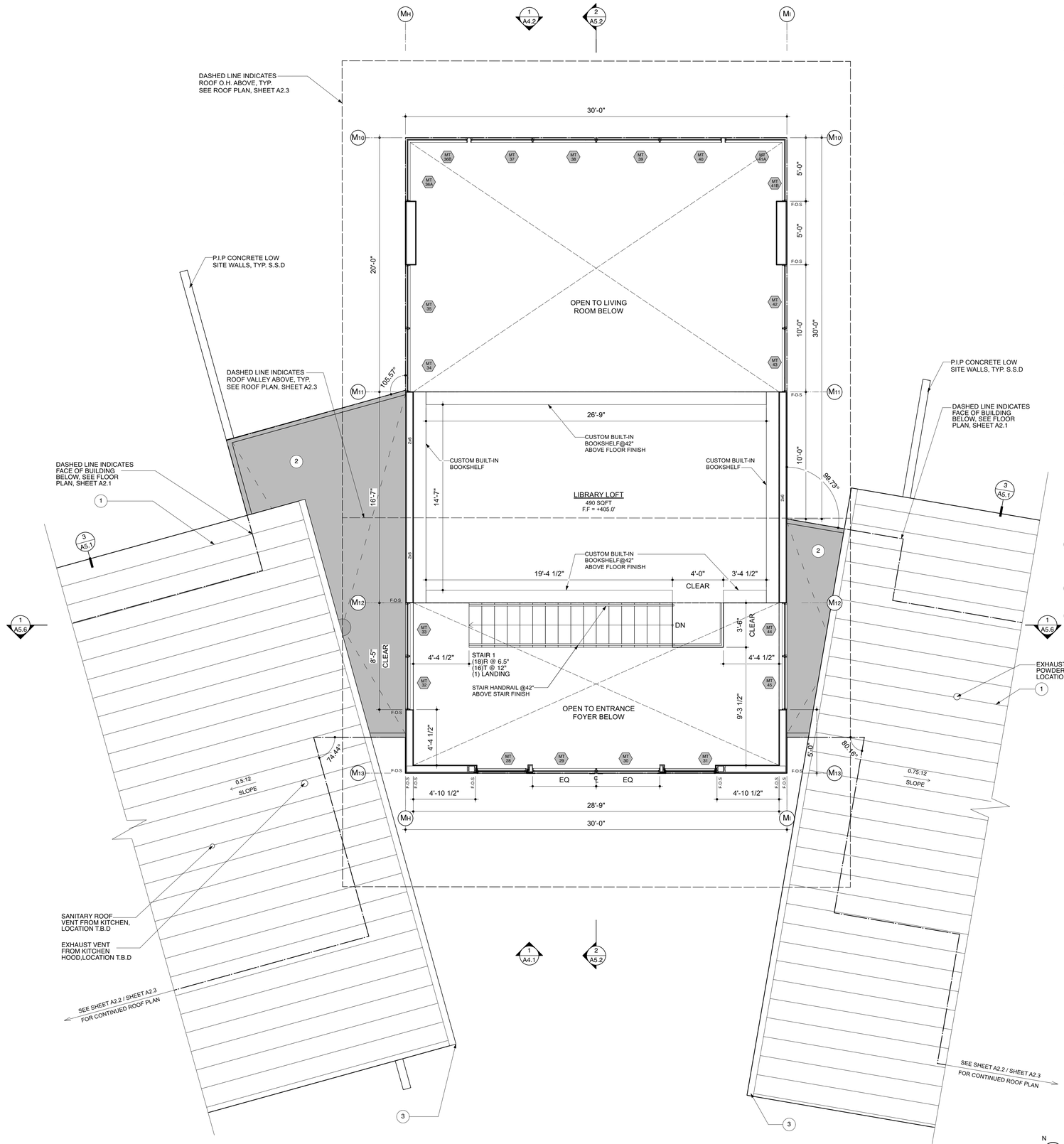
A2.2



1 A2.2A PROPOSED LIBRARY LOFT PLAN - RESIDENCE
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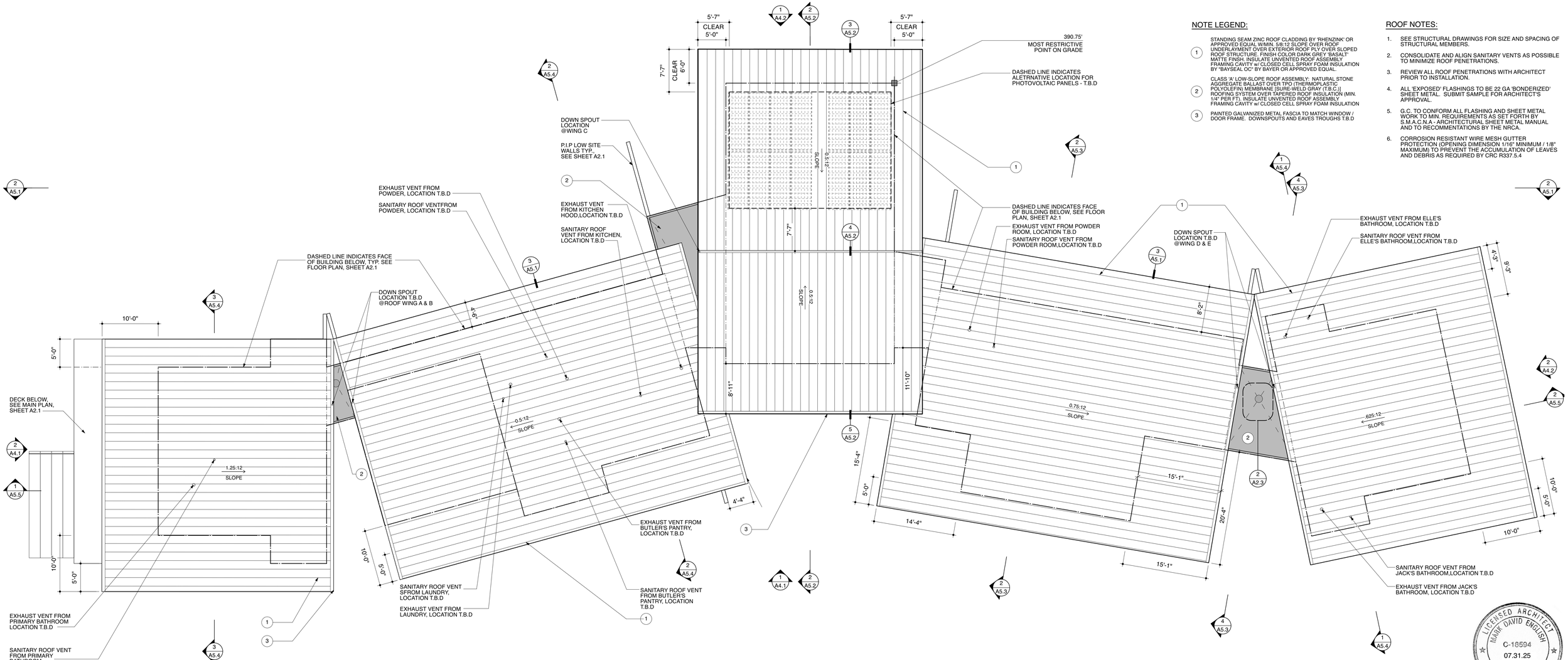


1 A2.3 PROPOSED ROOF PLAN - RESIDENCE
1/8" = 1'-0"

N
0 1 8 16FT

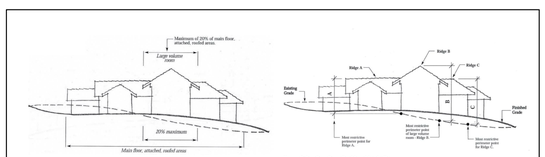


Figure 3-7 – One Story Building Volume Diagram.

Figure 3-8 – One Story Building Height Diagram.

3.2.1 ONE STORY

For Homelands with a "One Story" designation, the Building Height generally may not exceed 18 feet. In order to allow for large volume rooms, a maximum of 20% of the square footage of all main floor, attached, roofed areas may extend to 24 feet in height. This Guideline allows for a large volume room and not for second floor living space. *Fig 3.7; Fig 3.8.*

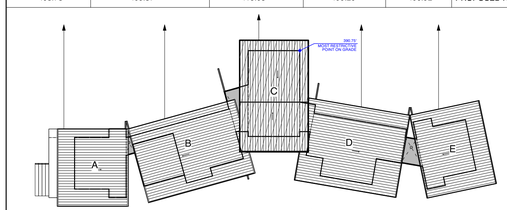
A = May be a maximum of 18' measured from most restrictive perimeter point (existing or finished grade).

B = May be a maximum of 24' measured from most restrictive perimeter point (existing or finished grade). This portion of the building is not to exceed 20% of the total main floor, attached and roofed areas.

C = May be a maximum of 18' measured from most restrictive perimeter point (existing or finished grade).

4 A2.3 SLP DESIGN GUIDELINES SECTION 3.2.1
N.T.S

WING A	WING B	WING C	WING D	WING E	
410.00'	410.33'	414.75'	408.75'	407.00'	ALLOWABLE HEIGHT
408.78'	409.37'	415.08'	406.20'	406.92'	PROPOSED HEIGHT



PROPOSED SPACES	PROPOSED AREAS
PROPOSED MAIN FLOOR	6,984.7 SQ FT
PROPOSED 2 - CAR GARAGE	610 SQ FT
PROPOSED LIBRARY LOFT	491.6 SQ FT
TOTAL	**8,086.3 SQ FT**

LARGE VOLUME AREA

AREA UNDER RIDGES EXCEEDING 18'-0" FROM THE MOST RESTRICTIVE PERIMETER POINT = **2,598 SQFT**

TOTAL AREA UNDER ATTACHED RIDGES = **10,253 SQFT**

TOTAL AREA UNDER ALL ROOFS = 2,598 + 10,253 = **12,851 SQFT**

2,598 / 12,851 = 20%

3 A2.3 BUILDING HEIGHT CALCULATIONS
PER SLP DESIGN GUIDELINES SECTION 3.2.1

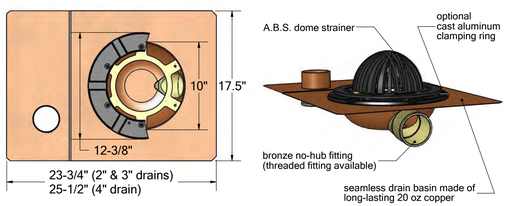
N

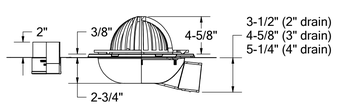
THUNDERBIRD PRODUCTS
1148 N Marshall Ave, El Cajon, CA 92020
tel: (619) 448-3567
fax: (619) 448-9072 tbirdusa.com

SIDE OUTLET ROOF DRAIN W/ OVERFLOW WITH OPTIONAL CLAMPING RING

ICC ES PMG

20 oz seamless copper drain basin with side outlet and attached overflow. Available in 2", 3", and 4" outlet sizes.
Available with overflow in line with drain (for plastic drain replacement). Shown with optional cast aluminum clamping ring.





optional:

cast aluminum dome, powder coated black

flat grate (in plastic, copper, or stainless)

PART #	
RDCBHZ2TA	2" male thread
RDCBHZ2NH	2" no-hub
RDCBHZ3NH	3" no-hub
RDCBHZ4NH	4" no-hub
OPTIONS	
-CR	clamp ring, cast alum
-FG	flat grate, materials: plastic, copper, stainless
-AL	dome, cast aluminum

2 A2.3 SPECIFICATION - ROOF DRAIN
N.T.S.

OR APPROVED EQUAL

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C-18594
07.31.25
RENEWAL DATE
STATE OF CALIFORNIA

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DAVISSON RESIDENCE

20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

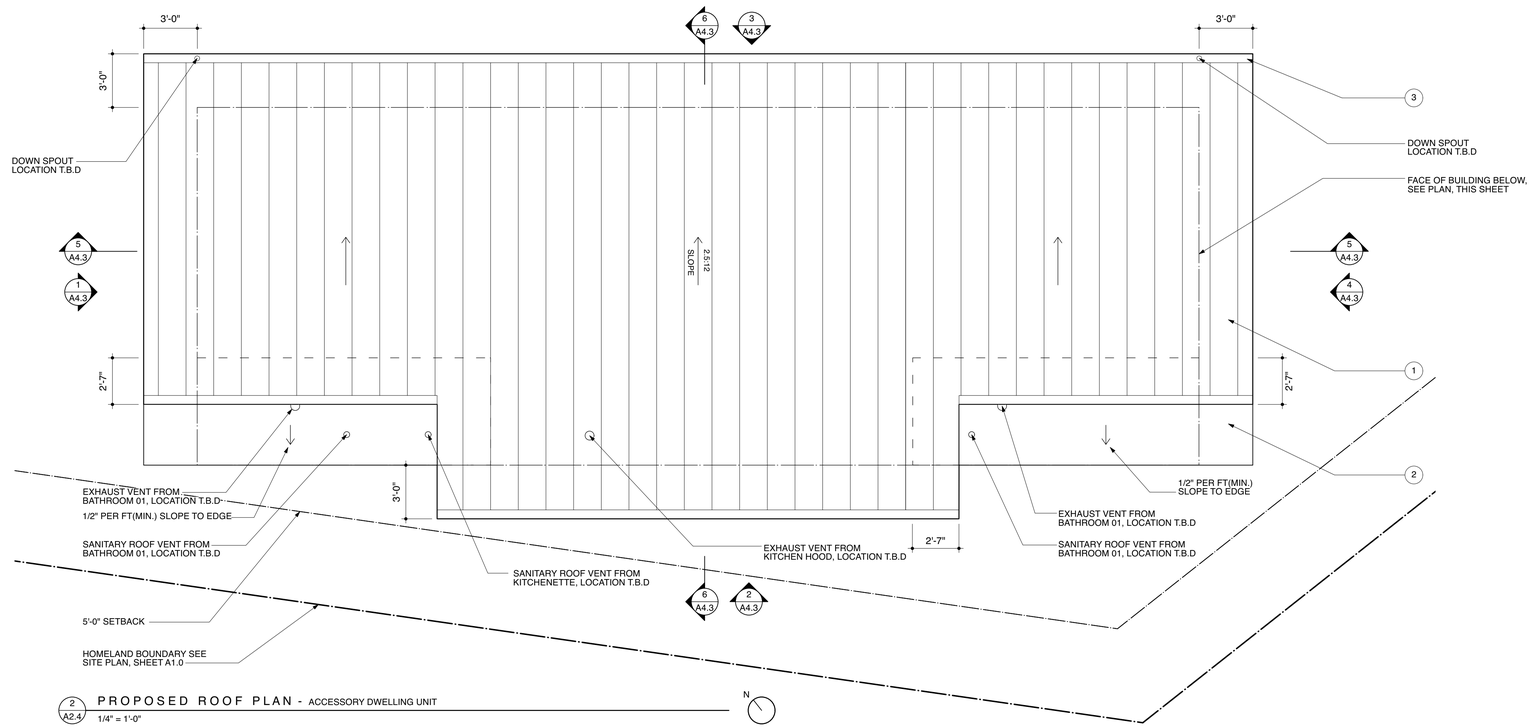
MAIN RESIDENCE
PROPOSED ROOF PLAN
& SPECIFICATION

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

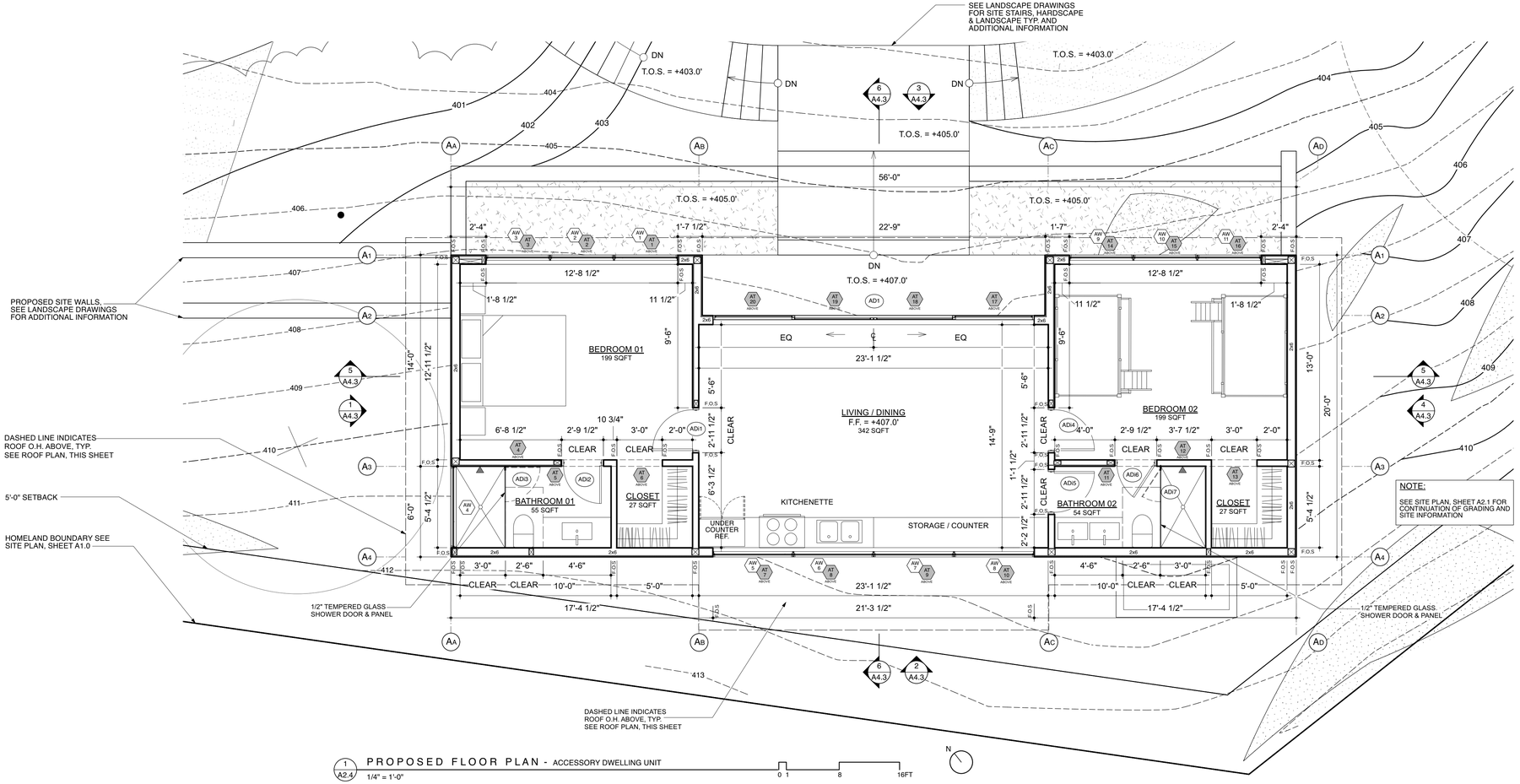
SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW.
—	04.22.2025	BUILDING PERMIT SUBMITTAL

A2.3



2 A2.4 PROPOSED ROOF PLAN - ACCESSORY DWELLING UNIT
1/4" = 1'-0"



1 A2.4 PROPOSED FLOOR PLAN - ACCESSORY DWELLING UNIT
1/4" = 1'-0"
0 1 8 16FT

NOTE LEGEND:

1. STANDING SEAM ZINC ROOF CLADDING BY 'RHENZINK' OR APPROVED EQUAL W/MIN. 5/8:12 SLOPE OVER ROOF UNDERLAYMENT OVER EXTERIOR ROOF PLY OVER SLOPED ROOF STRUCTURE. FINISH COLOR DARK GREY 'BASALT' MATTE FINISH. INSULATE UNVENTED ROOF ASSEMBLY FRAMING CAVITY w/ CLOSED CELL SPRAY FOAM INSULATION BY 'BAYSEAL OC' BY BAYER OR APPROVED EQUAL
2. CLASS 'A' LOW-SLOPE ROOF ASSEMBLY: NATURAL STONE AGGREGATE BALLAST OVER TPO (THERMOPLASTIC POLYOLEFIN) MEMBRANE [SURE-WELD GRAY (T.B.C.)] ROOFING SYSTEM OVER TAPERED ROOF INSULATION (MIN. 1/4" PER FT). INSULATE UNVENTED ROOF ASSEMBLY FRAMING CAVITY w/ CLOSED CELL SPRAY FOAM INSULATION
3. PAINTED GALVANIZED METAL FASCIA TO MATCH WINDOW / DOOR FRAME. DOWNSPOUTS AND EAVES TROUGHS T.B.D

ROOF NOTES:

1. SEE STRUCTURAL DRAWINGS FOR SIZE AND SPACING OF STRUCTURAL MEMBERS.
2. CONSOLIDATE AND ALIGN SANITARY VENTS AS POSSIBLE TO MINIMIZE ROOF PENETRATIONS.
3. REVIEW ALL ROOF PENETRATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
4. ALL 'EXPOSED' FLASHINGS TO BE 22 GA 'BONDERIZED' SHEET METAL. SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL.
5. G.C. TO CONFORM ALL FLASHING AND SHEET METAL WORK TO MIN. REQUIREMENTS AS SET FORTH BY S.M.A.C.N.A - ARCHITECTURAL SHEET METAL MANUAL AND TO RECOMMENTATIONS BY THE NRCA.
6. CORROSION RESISTANT WIRE MESH GUTTER PROTECTION (OPENING DIMENSION 1/16" MINIMUM / 1/8" MAXIMUM) TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS AS REQUIRED BY CRC R337.5.4

PLAN NOTES:

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2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BE KNOWLEDGABLE OF CONDITIONS THERIN. THEY SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITION REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
3. SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, EXTENT AND LOCATION OF ALL FOUNDATIONS, PIERS, SHEAR WALLS AND FOR SIZE, SPACING AND DIRECTION OF ALL FRAMING.
4. DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL BE FOLLOWED. LARGE SCAL E DRAWINGS OR DETAILS TAKE PRECEDENCE OVER SMALL SCALE ONES. SPECIFIC NOTES AND DETAILS TAKE PRECENDENCE OVER TYPICAL NOTES AND DETAILS.
5. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF WALL FRAMING OR CONCRETE, UNLESS NOTED OTHERWISE.
6. SEE PROPOSED SITE PLAN, SHEET A0.1, AND CIVIL PLANS FOR EXISTING AND PROPOSED CONTOURS AND ADDITIONAL INFORMATION.
7. SEE CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY SERVICE.
8. ALL EXTERIOR WALLS ARE 2x6 STUDS @ 16" o./c. U.N.O. - SEE STRUCTURAL DRAWINGS.
9. ALL INTERIOR WALLS ARE 2x4 STUDS @ 16" o./c. U.N.O. - SEE STRUCTURAL DRAWINGS.
10. PROVIDE AN ESCAPE OR RESCUE WINDOW IN EACH BEDROOM THAT INCORPORATES THE FOLLOWING: C.B.C. SECTION 1026 REQUIREMENTS - MINIMUM NET CLEAR HEIGHT OF 24" - A MONIMUM NET CLEAR WIDTH OF 20" - A MAXIMUM FINISHED SILL HEIGHT OF 44" A.F.F.
11. PROVIDE SMOKE & CARBON MONOXIDE DETECTORS IN ACCORDANCE TO C.B.C. REQUIREMENTS - SEE SHEETS EM2.1 & EM2.2 FOR LOCATIONS.
12. PROVIDE SAFETY GLAZING WITHIN SHOWER / TUB ENCLOSURE (INCLUDING EXTERIOR WINDOWS), PER CBC SECTION 2406.3

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APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

PROPOSED ACCESSORY DWELLING UNIT
MAIN FLOOR PLAN & ROOF PLAN

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

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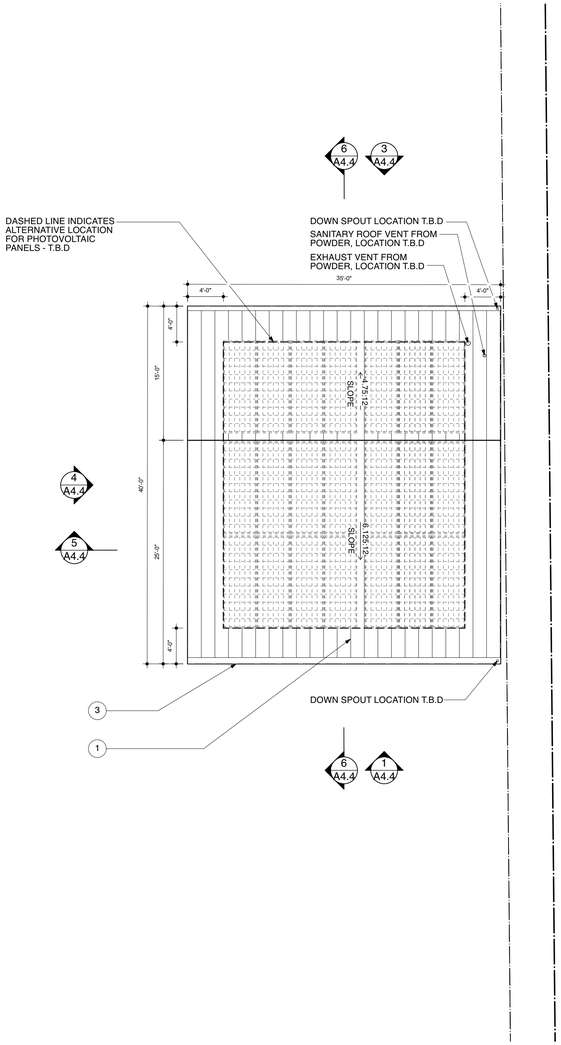
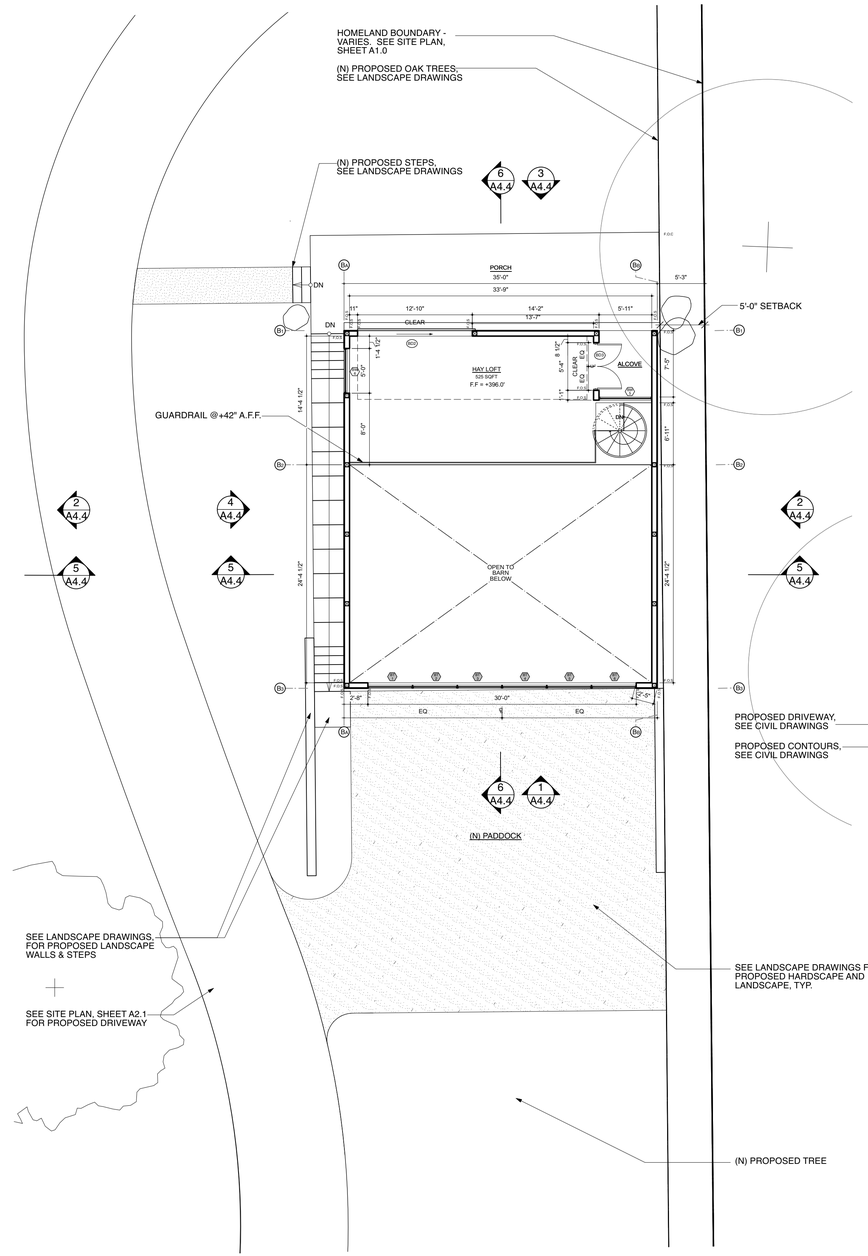
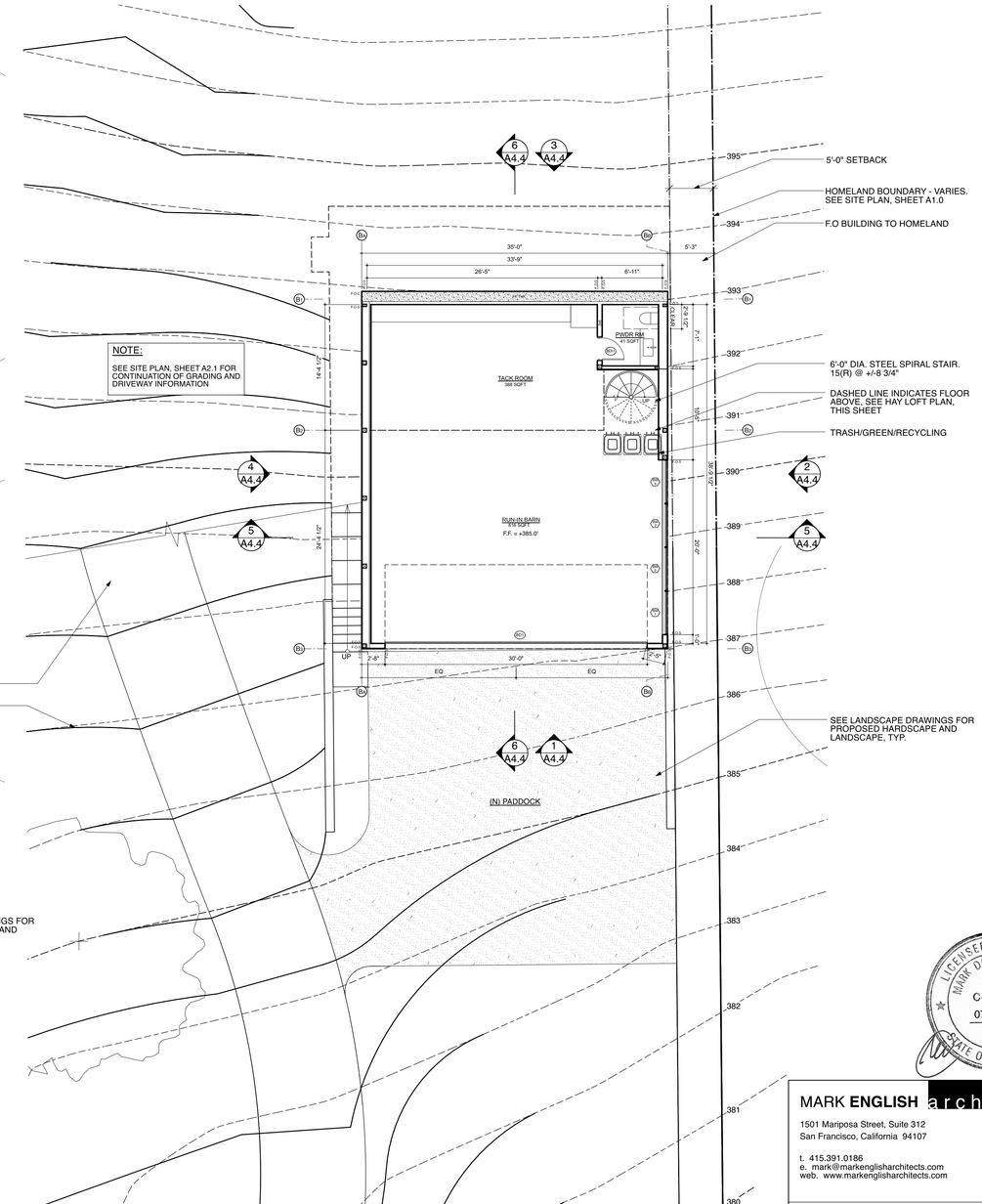
A2.4







3 A2.5 PROPOSED ROOF PLAN - BARN
1/8" = 1'-0"

2 A2.5 PROPOSED HAY LOFT FLOOR PLAN - BARN
1/8" = 1'-0"

1 A2.5 PROPOSED MAIN FLOOR PLAN - BARN
1/8" = 1'-0"
0 1 8 16FT

NOTE LEGEND:

1. STANDING SEAM ZINC ROOF CLADDING BY 'RHENZINK' OR APPROVED EQUAL W/MIN. 5/8:12 SLOPE OVER ROOF UNDERLAYMENT OVER EXTERIOR ROOF PLY OVER SLOPED ROOF STRUCTURE. FINISH COLOR DARK GREY 'BASALT' MATTE FINISH. INSULATE UNVENTED ROOF ASSEMBLY FRAMING CAVITY w/ CLOSED CELL SPRAY FOAM INSULATION BY 'BAYSEAL OC" BY BAYER OR APPROVED EQUAL.
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APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:
PROPOSED BARN
MAIN FLOOR PLAN, HAY LOFT PLAN, ROOF PLAN

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

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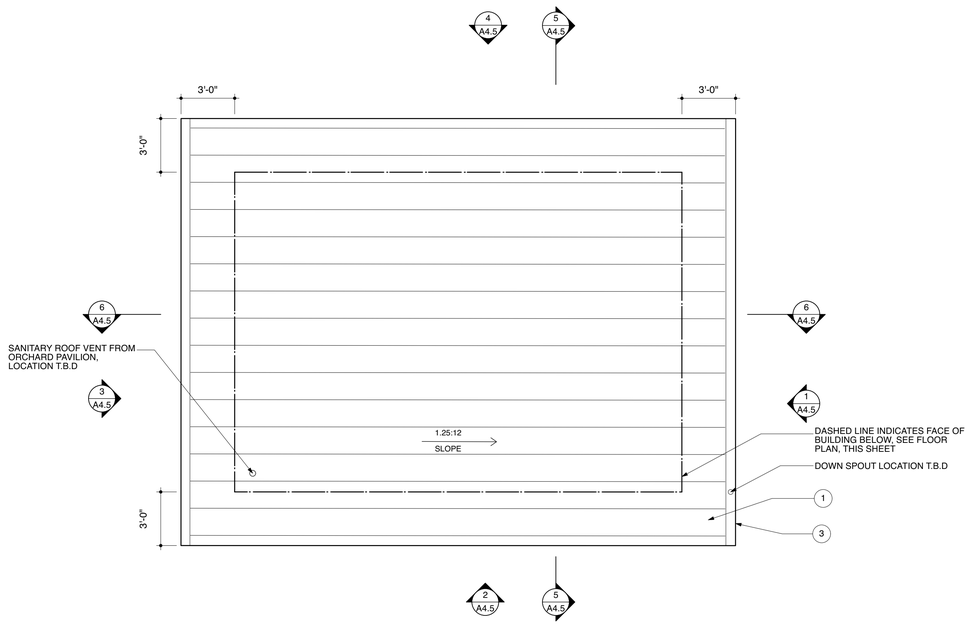
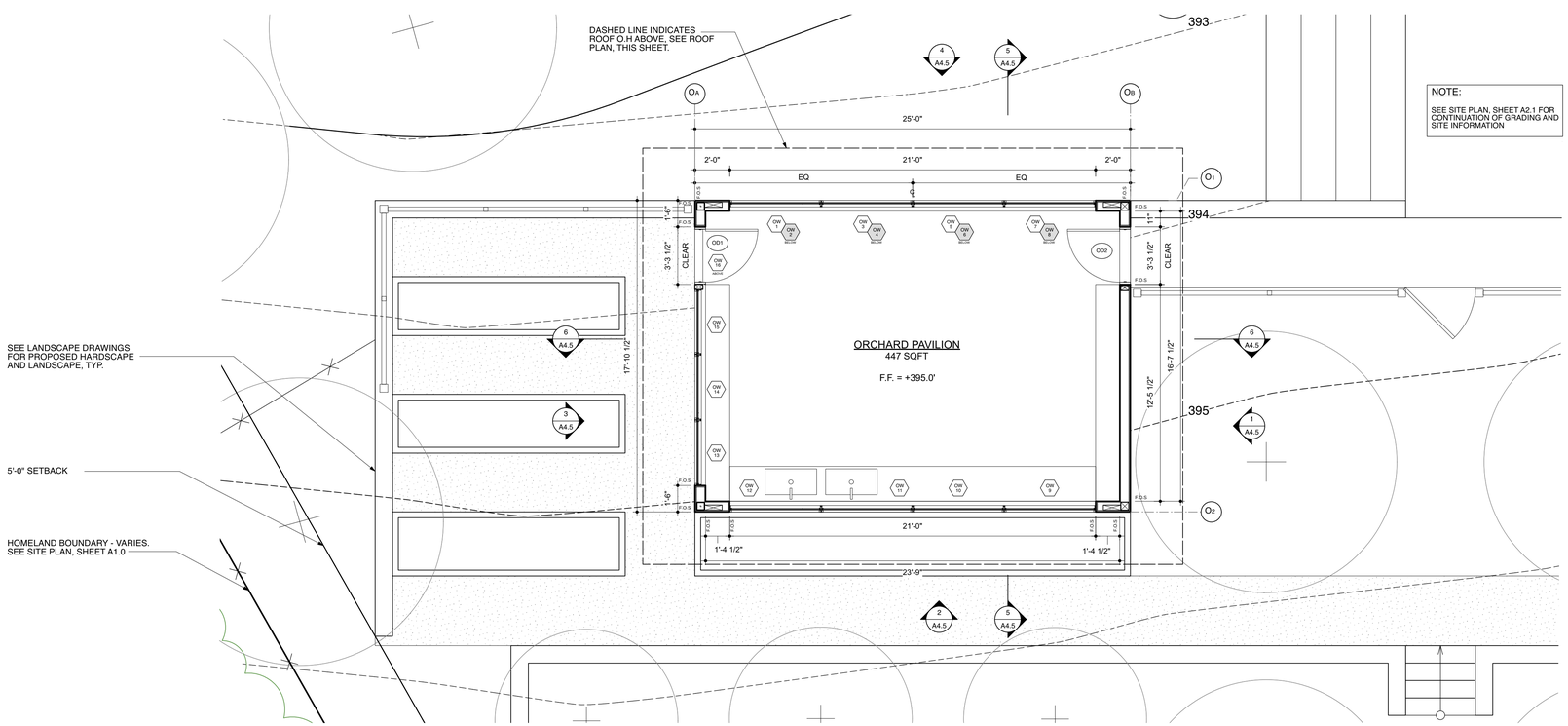
A2.5



2 A2.6 PROPOSED ROOF PLAN - ORCHARD PAVILION

1/4" = 1'-0"

N



1 A2.6 PROPOSED MAIN FLOOR PLAN - ORCHARD PAVILION

1/4" = 1'-0"

N

0 1 4 8FT

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APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

PROPOSED ORCHARD PAVILION
MAIN FLOOR PLAN,
ROOF PLAN

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

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A2.6

DOOR SCHEDULE - MAIN RESIDENCE (M)

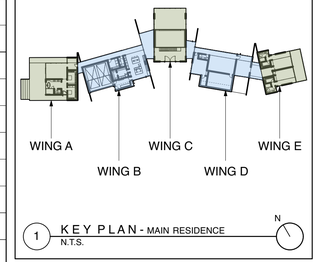
UNIT NUMBER		ROOM / LOCATION	NOMINAL SIZE		ROUGH OPENING SIZE		TYPE	SAFETY GLAZING	MANUFACTURER MODEL	FRAME TYPE / FINISH	DOOR HARDWARE	DETAILS			NOTES
			WIDTH	HEIGHT	WIDTH	HEIGHT						HEAD	JAMB	SILL	
MAIN RESIDENCE FLOOR PLAN - [SEE SHEET A2.1] EXTERIOR		**WING A**							'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D					
	MD1	PRIMARY BATHROOM	4'-8"	9'-0"	5'-0"		DUAL-GLAZED ALUMINUM EXTERIOR OFF-SET PIVOT	YES TEMPERED							
	MD2	DECK (PRIMARY BEDROOM)	9'-10 1/2" (UNIT)	9'-0"			DUAL-GLAZED ALUMINUM EXT. SLIDING - (1) SLIDING / (1) FIXED	YES TEMPERED							
		WING B													
	MD3	GARAGE	21'-9"	9'-0"			SECTIONAL OVERHEAD GARAGE DOOR		T.B.D	T.B.D					
	MD4	MUDROOM	3'-0"	9'-0"	3'-4"		DUAL-GLAZED ALUMINUM EXTERIOR INSWING	YES TEMPERED	'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D					
	MD5	GRILL STATION	PR 2'-6"		2'-10"				T.B.D	T.B.D					
	MD6	KITCHEN	12'-10 1/2" (UNIT)	9'-0"			DUAL-GLAZED ALUMINUM EXT. SLIDING - (1) SLIDING / (1) FIXED	YES TEMPERED							
		WING C													
	MD7	ENTRANCE FOYER	PR 4'-9"	9'-0"	10'-0"		DUAL-GLAZED ALUMINUM EXTERIOR INSWING	YES TEMPERED	'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D					
		WING D													
	MD8	WILL'S OFFICE	9'-7 1/2" (UNIT)	9'-0"			DUAL-GLAZED ALUMINUM EXT. SLIDING - (1) SLIDING / (1) FIXED	YES TEMPERED							
	MD9	COMMON SPACE	13'-9 1/2" (UNIT)	9'-0"			DUAL-GLAZED ALUMINUM EXT. SLIDING - (2) SLIDING / (1) FIXED	YES TEMPERED							
		WING E													
	MD10	JACK'S BEDROOM	14'-5" (UNIT)	9'-0"			DUAL-GLAZED ALUMINUM EXT. SLIDING - (2) SLIDING / (1) FIXED	YES TEMPERED							
	MD11	ELLE'S BEDROOM	14'-5" (UNIT)	9'-0"			DUAL-GLAZED ALUMINUM EXT. SLIDING - (2) SLIDING / (1) FIXED	YES TEMPERED							
INTERIOR		**WING A**							CUSTOM						
	MDi1	TOILET (PRIMARY BATHROOM)	2'-6"	8'-0"			1/2" THICK TEMPERED OPAQUE GLASS SWING	YES TEMPERED							
	MDi2	SHOWER (PRIMARY BATHROOM)	2'-4"	8'-0"			1/2" THICK TEMPERED OPAQUE GLASS SWING	YES TEMPERED							
	MDi3	PRIMARY BEDROOM	4'-0"	8'-0"	4'-4"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR POCKET	–							
	MDi4	SNUG	2'-8"	8'-0"	3'-0"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
		WING B													
	MDi5	LAUNDRY	2'-8"	8'-0"	3'-0"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
	MDi6	POWDER	2'-6"	8'-0"	2'-10"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
	MDi7	BUTLER'S PANTRY	2'-6"	8'-0"	2'-10"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
	MDi8	PANTRY	3'-0"	8'-0"	3'-4"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR POCKET	–							
	MDi9	MUDROOM	2'-8"	8'-0"	3'-0"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
	MDi10		2'-8"	8'-0"	3'-0"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
		WING D													
	MDi11	WILL'S OFFICE	2'-6"	8'-0"	2'-10"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
	MDi12	STORAGE	2'-8"	8'-0"	3'-0"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
	MDi13	POWDER	2'-6"	8'-0"	2'-10"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
	MDi14	THEATER	2'-8"	8'-0"	3'-0"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
	MDi15	COMMON SPACE	3'-0"	8'-0"	3'-4"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
		WING E													
	MDi16	ELLE'S BEDROOM	2'-8"	8'-0"	3'-0"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
	MDi17	ELLE'S CLOSET	2'-6"	8'-0"	2'-10"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
	MDi18	ELLE'S BATHROOM	2'-6"	8'-0"	2'-10"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
	MDi19	SHOWER (ELLE'S BATHROOM)	2'-4"	8'-0"			1/2" THICK TEMPERED OPAQUE GLASS SWING	YES TEMPERED							
	MDi20	JACK'S BEDROOM	2'-8"	8'-0"	3'-0"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
	MDi21	JACK'S CLOSET	2'-6"	8'-0"	2'-10"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
	MDi22	JACK'S BATHROOM	2'-6"	8'-0"	2'-10"	8'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–							
	MDi23	SHOWER (JACK'S BATHROOM)	2'-4"	8'-0"			1/2" THICK TEMPERED OPAQUE GLASS SWING	YES TEMPERED							

DOOR NOTES:

1. ALL ROUGH DOOR OPENING DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO DOOR FABRICATION.
2. EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING (R337.8.2.1 CRC).

EXTERIOR DOOR NOTES:

1. ALL ROUGH DOOR OPENING DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO DOOR FABRICATION.
2. BUILDER TO PROVIDE SHOP DRAWINGS AND COLOR SAMPLE OF DOOR FINISH FOR ARCHITECT'S REVIEW PRIOR TO ORDERING.
3. ALL GLAZED DOORS TO HAVE SAFETY GLAZING PER CRC SECTION R308.4 AND CRC SECTION R327.8.2.1.
4. ALL EXTERIOR DOORS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.
5. EXTERIOR SLIDING DOOR NFRC U-VALUE = 0.4 , SHGC = 0.3
6. EXTERIOR SWING DOOR NFRC U-VALUE = 0.45 , SHGC = 0.26
7. ALL EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING.
8. PER CBC 708A.4, EXTERIOR GARAGE DOOR PERIMETER GAPS SHALL BE LIMITED TO 1/8" BY ONE OF THE METHODS LISTED BELOW: i. PROVIDE WEATHER-STRIPPING PRODUCT MEETING SPECIFIC ASTM STANDARDS IN ACCORDANCE WITH CBC708A.4(1) ii. DOOR OVERLAPS ONTO JAMBS AND HEADERS. iii. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING.
9. EXTERIOR DOORS MUST COMPLY WITH SECTION CRC 337.8.3 FOR DOORS IN WUI ZONE.



1 KEY PLAN - MAIN RESIDENCE
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DAVISSON RESIDENCE

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CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

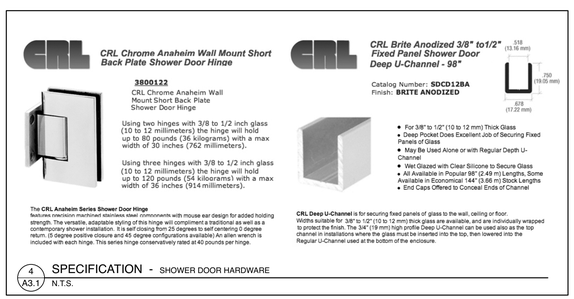
DRAWING:
PROPOSED MAIN RESIDENCE DOOR SCHEDULE, EXTERIOR DOOR ELEVATIONS, DETAILS, SPECIFICATIONS

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE:	SCALE:
04.22.25	AS NOTED

SUBMITTALS / REVISIONS :

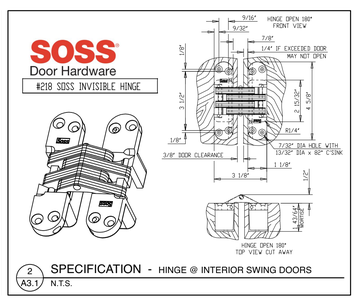
NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

A3.1

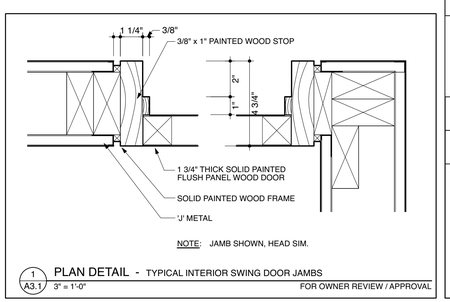


4 SPECIFICATION - SHOWER DOOR HARDWARE
A3.1 N.T.S.

3 SPECIFICATION - DOOR HANDLE
A3.1 N.T.S. @ INTERIOR SWING DOORS



2 SPECIFICATION - HINGE @ INTERIOR SWING DOORS
A3.1 N.T.S.



1 PLAN DETAIL - TYPICAL INTERIOR SWING DOOR JAMBS
A3.1 3" = 1'-0" FOR OWNER REVIEW / APPROVAL

WINDOW SCHEDULE - MAIN RESIDENCE (M)
WING A

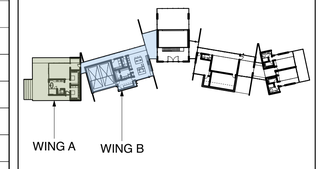
UNIT NUMBER		ROOM / LOCATION	NOMINAL SIZE		ROUGH OPENING SIZE		TYPE	SAFETY GLAZING	EGRESS	MANUFACTURER/ MODEL	FRAME TYPE / FINISH	DETAILS		
			WIDTH	HEIGHT	WIDTH	HEIGHT						HEAD	JAMB	SILL
MAIN RESIDENCE FLOOR PLAN - [SEE SHEET A2.1]		**WING A**												
WINDOWS	MW1	SHOWER (PRIMARY BATHROOM)	4'-9 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED		'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D			
	MW2	PRIMARY BATHROOM	6'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW3A	PRIMARY BEDROOM	4'-10 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED (BUTT GLAZED)	YES TEMPERED						
	MW3B		4'-10 1/2"	9'-0"				YES TEMPERED						
	MW4		4'-10 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW5		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW6		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW7	SNUG	4'-4 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
TRANSOMS	MT1	PRIMARY BATHROOM	5'-0"	3'-6"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED		'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D			
	MT2	SHOWER (PRIMARY BATHROOM)	4'-9 1/2"	3'-6"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT3	PRIMARY BATHROOM	6'-0"	3'-6"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT4	PRIMARY BEDROOM	4'-11 1/2"	3'-6"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT5		4'-11 1/2"	3'-6"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT6A		4'-10 1/2"	3'-6"			DUAL-GLAZED ALUMINUM FIXED (BUTT GLAZED)	YES TEMPERED						
	MT6B		4'-10 1/2"	L : 3'-6" S : 3'-1"			DUAL-GLAZED ALUMINUM FIXED (BUTT GLAZED)	YES TEMPERED						
	MT7		4'-10 1/2"	L : 3'-0 1/2" S : 2'-7 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT8		5'-0"	L : 2'-7 1/2" S : 2'-2 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT9		5'-0"	L : 2'-2 1/2" S : 1'-9"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT10	SNUG	4'-4 1/2"	1'-9"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						

WINDOW SCHEDULE - MAIN RESIDENCE (M)
WING B

UNIT NUMBER		ROOM / LOCATION	NOMINAL SIZE		ROUGH OPENING SIZE		TYPE	SAFETY GLAZING	EGRESS	MANUFACTURER/ MODEL	FRAME TYPE / FINISH	DETAILS		
			WIDTH	HEIGHT	WIDTH	HEIGHT						HEAD	JAMB	SILL
MAIN RESIDENCE FLOOR PLAN - [SEE SHEET A2.1]		**WING B**												
WINDOWS	MW8	GALLERY	5'-3 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED		'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D			
	MW9		2'-5 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW10		4'-10 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW11		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW12		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW13		4'-10 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW14		4'-10 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW15		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW16		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW17		4'-10 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW18		4'-10 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW19		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW20		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW21		4'-7 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW22A	KITCHEN	5'-0"	4'-10"			DUAL-GLAZED ALUMINUM FIXED (BUTT GLAZED)	YES TEMPERED						
	MW22B		4'-4 1/2"	4'-10"				YES TEMPERED						
	MW23	BREAKFAST NOOK	4'-10 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW24A		5'-6"	9'-0"			DUAL-GLAZED ALUMINUM FIXED (BUTT GLAZED)	YES TEMPERED						
	MW24B		7'-1 1/2"	9'-0"				YES TEMPERED						
	MW25		7'-3"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW26		7'-2 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
TRANSOMS	MT11	GALLERY	4'-10 1/2"	L : 1'-1 1/2" S : 10 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED		'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D			
	MT12		5'-0"	L : 1'-5" S : 1'-1 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT13		5'-0"	L : 1'-8" S : 1'-5"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT14		4'-10 1/2"	L : 1'-11" S : 1'-8"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT15		4'-10 1/2"	L : 2'-2 1/2" S : 1'-11"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT16		5'-0"	L : 2'-5 1/2" S : 2'-2 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT17		5'-0"	L : 2'-8 1/2" S : 2'-5 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT18		4'-10 1/2"	L : 2'-11 1/2" S : 2'-8 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT19		4'-10 1/2"	L : 3'-3" S : 3'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT20		5'-0"	L : 3'-6" S : 3'-3"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT21		5'-0"	L : 3'-9 1/2" S : 3'-6"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT22		4'-7 1/2"	L : 4'-0" S : 3'-9 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT23	KITCHEN	4'-10"	4'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT24		4'-10"	4'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT25A		5'-0"	4'-0"			DUAL-GLAZED ALUMINUM FIXED (BUTT GLAZED)	YES TEMPERED						
	MT25B		4'-4 1/2"	L : 4'-0" S : 3'-9 1/2"			DUAL-GLAZED ALUMINUM FIXED (BUTT GLAZED)	YES TEMPERED						
	MT26		6'-5 1/2"	L : 3'-9 1/2" S : 3'-5"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT27		6'-5 1/2"	L : 3'-5" S : 3'-1"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						

WINDOW NOTES:

1. ALL WINDOW DIMENSIONS TO BE CONFIRMED WITH ROUGH OPENINGS IN THE FIELD PRIOR TO ORDERING.
2. BUILDER TO PROVIDE WINDOW SHOP DRAWINGS AND COLOR SAMPLE OF WINDOW FINISH FOR ARCHITECT'S REVIEW PRIOR TO ORDERING.
3. SEE WINDOW ELEVATIONS, SHEET A3.2 THROUGH SHEET A3.6
4. ALL OPERABLE WINDOWS TO HAVE SECURELY FITTING SCREENS.
5. ALL WINDOWS TO HAVE TEMPERED GLAZING.
6. ALL WINDOWS AT HAZARDOUS LOCATIONS PER CRC SECTION R308.4 SHALL BE FULL PROTECTED ; ALL PANES
7. FIXED WINDOW ENERGY NFRC U-VALUE = 0.34 , SHGC = 0.33
8. OPERABLE WINDOW ENERGY NFRC U-VALUE = 0.49 , SHGC = 0.26
9. ALL WINDOWS MUST COMPLY WITH SECTION CRCR337.8.2.1 FOR WINDOWS IN A WUI ZONE.



1 KEY PLAN - MAIN RESIDENCE
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DAVISSON RESIDENCE
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CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:
PROPOSED MAIN RESIDENCE: WING 'A' & WING 'B' WINDOW SCHEDULE

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

A3.2

WINDOW SCHEDULE - MAIN RESIDENCE (M)
WING C

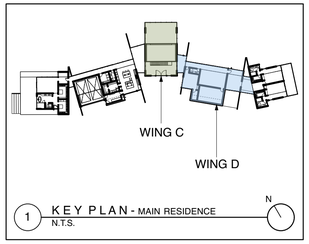
UNIT NUMBER		ROOM / LOCATION	NOMINAL SIZE WIDTH	NOMINAL SIZE HEIGHT	ROUGH OPENING SIZE WIDTH	ROUGH OPENING SIZE HEIGHT	TYPE	SAFETY GLAZING	EGRESS	MANUFACTURER/ MODEL	FRAME TYPE / FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL
MAIN RESIDENCE FLOOR PLAN - [SEE SHEET A2.1]		**WING C**												
WINDOWS	MW27	ENTRANCE FOYER	4'-7 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED		'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D			
	MW28		4'-7 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW29	GREAT ROOM	5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW30		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW31A		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED (BUTT GLAZED)	YES TEMPERED						
	MW31B		4'-10 1/2"	9'-0"				YES TEMPERED						
	MW32		4'-10 1/2"	6'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW33		4'-10 1/2"	3'-0"			DUAL-GLAZED ALUMINUM AWNING	YES TEMPERED						
	MW34		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW35		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW36		4'-10 1/2"	6'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW37		4'-10 1/2"	3'-0"			DUAL-GLAZED ALUMINUM AWNING	YES TEMPERED						
	MW38A		4'-10 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED (BUTT GLAZED)	YES TEMPERED						
	MW38B		5'-0"	9'-0"				YES TEMPERED						
	MW39		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW40		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
TRANSOMS	MT28	ENTRANCE FOYER	4'-7 1/2"	9'-7 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED		'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D			
	MT29		5'-0"	9'-7 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT30		5'-0"	9'-7 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT31		4'-7 1/2"	9'-7 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT32		4'-2 1/2"	L : 9'-4" S : 9'-1 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT33		4'-2 1/2"	L : 9'-1 1/2" S : 8'-10 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT34	GREAT ROOM	5'-0"	L : 9'-1/2" S : 8'-10 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT35		5'-0"	L : 9'-2 1/2" S : 9'-1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT36A		5'-0"	L : 9'-7" S : 9'-5"			DUAL-GLAZED ALUMINUM FIXED (BUTT GLAZED)	YES TEMPERED						
	MT36B		4'-10 1/2"	9'-7"			DUAL-GLAZED ALUMINUM FIXED (BUTT GLAZED)	YES TEMPERED						
	MT37		4'-10 1/2"	9'-7"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT38		5'-0"	9'-7"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT39		5'-0"	9'-7"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT40		4'-10 1/2"	9'-7"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT41A		4'-10 1/2"	9'-7"			DUAL-GLAZED ALUMINUM FIXED (BUTT GLAZED)	YES TEMPERED						
	MT41B		5'-0"	L : 9'-7" S : 9'-5"			DUAL-GLAZED ALUMINUM FIXED (BUTT GLAZED)	YES TEMPERED						
	MT42		5'-0"	L : 9'-2 1/2" S : 9'-1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT43		5'-0"	L : 9'-1/2" S : 8'-10 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT44	ENTRANCE FOYER	4'-2 1/2"	L : 9'-1 1/2" S : 8'-10 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT45		4'-2 1/2"	L : 9'-4" S : 9'-1 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						

WINDOW SCHEDULE - MAIN RESIDENCE (M)
WING D

UNIT NUMBER		ROOM / LOCATION	NOMINAL SIZE WIDTH	NOMINAL SIZE HEIGHT	ROUGH OPENING SIZE WIDTH	ROUGH OPENING SIZE HEIGHT	TYPE	SAFETY GLAZING	EGRESS	MANUFACTURER/ MODEL	FRAME TYPE / FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL
MAIN RESIDENCE FLOOR PLAN - [SEE SHEET A2.1]		**WING D**												
WINDOWS	MW41	INTERSTITIAL SPACE (BETWEEN ENTRANCE FOYER & FAMILY ROOM)	6'-2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED		'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D			
	MW42		5'-11"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW43A		3'-1 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW43B		4'-11"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW44	GALLERY	4'-7 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW45		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW46		4'-10 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW47		4'-10 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW48		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW49		5'-0"	6'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW50		5'-0"	3'-0"			DUAL-GLAZED ALUMINUM AWNING	YES TEMPERED						
	MW51		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW52		5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW53	WILL'S OFFICE	5'-0"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW54		4'-7 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW55	COMMON SPACE	4'-4 1/2"	6'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW56		4'-4 1/2"	3'-0"			DUAL-GLAZED ALUMINUM AWNING	YES TEMPERED						
	MW57		5'-0"	6'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW58		5'-0"	3'-0"			DUAL-GLAZED ALUMINUM AWNING	YES TEMPERED						
	MW59		4'-4 1/2"	6'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW60		4'-4 1/2"	3'-0"			DUAL-GLAZED ALUMINUM AWNING	YES TEMPERED						
	MW61	INTERSTITIAL SPACE (BETWEEN FAMILY ROOM & KID'S BEDROOMS)	6'-10 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW62		6'-10 1/2"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MW63		6'-1"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
TRANSOMS	MT46	GALLERY	4'-7 1/2"	4'-2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED		'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D			
	MT47		4'-7 1/2"	L : 4'-2" S : 3'-10 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT48		5'-0"	L : 3'-10 1/2" S : 3'-6 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT49		4'-10 1/2"	L : 3'-6 1/2" S : 3'-3"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT50		4'-10 1/2"	L : 3'-3" S : 2'-11 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT51		5'-0"	L : 2'-11 1/2" S : 2'-7 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT52		5'-0"	L : 2'-7 1/2" S : 2'-4"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT53		5'-0"	L : 2'-4" S : 2'-1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT54		5'-0"	L : 2'-1/2" S : 1'-9"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT55	WILL'S OFFICE	5'-0"	4'-2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT56		4'-7 1/2"	4'-2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT57		4'-7 1/2"	L : 4'-1 1/2" S : 3'-9 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT58		5'-0"	L : 3'-9 1/2" S : 3'-4 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT59	COMMON SPACE	4'-7"	L : 1'-6 1/2" S : 1'-4"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT60		4'-7"	L : 1'-4" S : 1'-1"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT61		4'-7"	L : 1'-1" S : 10 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT62		4'-4 1/2"	L : 1'-8 1/2" S : 1'-5"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT63		5'-0"	L : 1'-5" S : 1'-1 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	MT64		4'-4 1/2"	L : 1'-1 1/2" S : 10 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						

WINDOW NOTES:

1. ALL WINDOW DIMENSIONS TO BE CONFIRMED WITH ROUGH OPENINGS IN THE FIELD PRIOR TO ORDERING.
2. BUILDER TO PROVIDE WINDOW SHOP DRAWINGS AND COLOR SAMPLE OF WINDOW FINISH FOR ARCHITECT'S REVIEW PRIOR TO ORDERING.
3. SEE WINDOW ELEVATIONS, SHEET A3.2 THROUGH SHEET A3.6
4. ALL OPERABLE WINDOWS TO HAVE SECURELY FITTING SCREENS.
5. ALL WINDOWS TO HAVE TEMPERED GLAZING.
6. ALL WINDOWS AT HAZARDOUS LOCATIONS PER CRC SECTION R308.4 SHALL BE FULL PROTECTED ; ALL PANES
7. FIXED WINDOW ENERGY NFRC U-VALUE = 0.34 , SHGC = 0.33
8. OPERABLE WINDOW ENERGY NFRC U-VALUE = 0.49 , SHGC = 0.26
9. ALL WINDOWS MUST COMPLY WITH SECTION CRCR337.8.2.1 FOR WINDOWS IN A WUI ZONE.



1 KEY PLAN - MAIN RESIDENCE
N.T.S.

N

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MARK DAVID ENGLISH
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07.31.25
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DAVISSON RESIDENCE

20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:
PROPOSED MAIN RESIDENCE: WING 'C' & WING 'D' WINDOW SCHEDULE

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
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—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

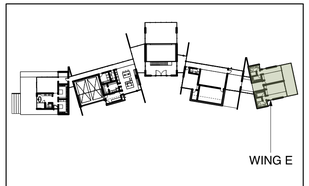
A3.3

WINDOW SCHEDULE - MAIN RESIDENCE (M)
WING E

UNIT NUMBER			ROOM / LOCATION	NOMINAL SIZE		ROUGH OPENING SIZE		TYPE	SAFETY GLAZING	EGRESS	MANUFACTURER/ MODEL	FRAME TYPE / FINISH	DETAILS		
				WIDTH	HEIGHT	WIDTH	HEIGHT						HEAD	JAMB	SILL
MAIN RESIDENCE FLOOR PLAN - [SEE SHEET A2.1]		**WING E**													
	WINDOWS	MW64	ELLE'S BEDROOM	3'-9"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED		'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D			
		MW65		3'-6"	6'-0"			DUAL-GLAZED ALUMINUM CASEMENT	YES TEMPERED						
		MW66		3'-6"	3'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
		MW67		4'-4 1/2"	6'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
		MW68	JACK'S BEDROOM	4'-4 1/2"	6'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
		MW69		3'-6"	6'-0"			DUAL-GLAZED ALUMINUM CASEMENT	YES TEMPERED						
		MW70		3'-6"	3'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
		MW71		3'-9"	9'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
	TRANSOMS	MT65	ELLE'S BEDROOM	4'-4 1/2"	1'-6"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED		'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D			
		MT66		3'-6"	L : 1'-10 1/2" S : 1'-7 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
		MT67		3'-9"	L : 2'-8 1/2" S : 2'-6"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
		MT68		4'-9 1/2"	2'-8 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
		MT69		4'-9 1/2"	2'-8 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
		MT70		4'-9 1/2"	2'-8 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
		MT71	JACK'S BEDROOM	4'-9 1/2"	2'-8 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
		MT72		4'-9 1/2"	2'-8 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
		MT73		4'-9 1/2"	2'-8 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
		MT74		3'-9"	L : 2'-8 1/2" S : 2'-6"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
		MT75		3'-6"	L : 1'-10 1/2" S : 1'-7 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						
		MT76		4'-4 1/2"	1'-6"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED						

WINDOW NOTES:

1. ALL WINDOW DIMENSIONS TO BE CONFIRMED WITH ROUGH OPENINGS IN THE FIELD PRIOR TO ORDERING.
2. BUILDER TO PROVIDE WINDOW SHOP DRAWINGS AND COLOR SAMPLE OF WINDOW FINISH FOR ARCHITECT'S REVIEW PRIOR TO ORDERING.
3. SEE WINDOW ELEVATIONS, SHEET A3.2 THROUGH SHEET A3.6
4. ALL OPERABLE WINDOWS TO HAVE SECURELY FITTING SCREENS.
5. ALL WINDOWS TO HAVE TEMPERED GLAZING.
6. ALL WINDOWS AT HAZARDOUS LOCATIONS PER CRC SECTION R308.4 SHALL BE FULL PROTECTED ; ALL PANES
7. FIXED WINDOW ENERGY NFRC U-VALUE = 0.34 , SHGC = 0.33
8. OPERABLE WINDOW ENERGY NFRC U-VALUE = 0.49 , SHGC = 0.26
9. ALL WINDOWS MUST COMPLY WITH SECTION CRCR337.8.2.1 FOR WINDOWS IN A WUI ZONE.



1 KEY PLAN - MAIN RESIDENCE
N.T.S.

LICENSED ARCHITECT
MARK DAVID ENGLISH
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DAVISSON RESIDENCE

20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:
PROPOSED MAIN RESIDENCE: WING 'E' WINDOW SCHEDULE

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
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—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

A3.4

DOOR SCHEDULE - ACCESSORY DWELLING UNIT (A)

UNIT NUMBER			ROOM / LOCATION	NOMINAL SIZE		ROUGH OPENING SIZE		TYPE	SAFETY GLAZING	MANUFACTURER MODEL	FRAME TYPE / FINISH	DOOR HARDWARE	DETAILS		
				WIDTH	HEIGHT	WIDTH	HEIGHT						HEAD	JAMB	SILL
ADU FLOOR PLAN - [SEE SHEET A2.4]	EXT	AD1	LIVING/DINING	21'-3 1/2" (UNIT)	9'-0"			DUAL-GLAZED ALUMINUM EXT. SLIDING - (2) SLIDING / (2) FIXED	YES TEMPERED	'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D				
	INTERIOR	ADi1	BEDROOM 01	2'-8"	7'-0"	3'-0"	7'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–	CUSTOM					
		ADi2	BATHROOM 01	2'-6"	7'-0"	2'-10"	7'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–						
		ADi3	SHOWER (BATHROOM 01)	2'-4"	7'-0"			1/2" THICK TEMPERED OPAQUE GLASS SWING	YES TEMPERED	CUSTOM					
		ADi4	BEDROOM 02	2'-8"	7'-0"	3'-0"	7'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–	CUSTOM					
		ADi5	BATHROOM 02	2'-8"	7'-0"	3'-0"	7'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–						
		ADi6		2'-6"	7'-0"	2'-10"	7'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–						
		ADi7	SHOWER (BATHROOM 02)	2'-4"	7'-0"			1/2" THICK TEMPERED OPAQUE GLASS SWING	YES TEMPERED	CUSTOM					

WINDOW SCHEDULE - ACCESSORY DWELLING UNIT (A)

UNIT NUMBER			ROOM / LOCATION	NOMINAL SIZE		ROUGH OPENING SIZE		TYPE	SAFETY GLAZING	EGRESS	MANUFACTURER/ MODEL	FRAME TYPE / FINISH	DETAILS			NOTES
				WIDTH	HEIGHT	WIDTH	HEIGHT						HEAD	JAMB	SILL	
MAIN RESIDENCE FLOOR PLAN - [SEE SHEET A2.4]	WINDOWS	AW1	BEDROOM 01	4'-3"	6'-1 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED		'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D				
		AW2		4'-3"	6'-1 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AW3		4'-3"	6'-1 1/2"			DUAL-GLAZED ALUMINUM CASEMENT	YES TEMPERED							
		AW4	BATHROOM 01	5'-4 1/2"	4'-9"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AW5	KITCHENETTE	5'-4"	7'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AW6		5'-4"	7'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AW7		5'-4"	7'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AW8		5'-4"	7'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AW9	BEDROOM 02	4'-3"	6'-1 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AW10		4'-3"	6'-1 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AW11		4'-3"	6'-1 1/2"			DUAL-GLAZED ALUMINUM CASEMENT	YES TEMPERED							
	TRANSOMS	AT1	BEDROOM 01	4'-3"	2'-7"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED		'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D				
		AT2		4'-3"	2'-7"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT3		4'-3"	2'-7"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT4		4'-3"	4'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT5		4'-3"	4'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT6		4'-3"	4'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT7	KITCHENETTE	5'-4"	5'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT8		5'-4"	5'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT9		5'-4"	5'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT10		5'-4"	5'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT11	BEDROOM 02	4'-3"	4'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT12		4'-3"	4'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT13		4'-3"	4'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT14		4'-3"	2'-7"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT15		4'-3"	2'-7"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT16		4'-3"	2'-7"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT17	LIVING/DINING	5'-4"	2'-7"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT18		5'-4"	2'-7"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT19		5'-4"	2'-7"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		AT20		5'-4"	2'-7"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							

DOOR NOTES:

1. ALL ROUGH DOOR OPENING DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO DOOR FABRICATION.
2. EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING (R337.8.2.1 CRC).

EXTERIOR DOOR NOTES:

1. ALL ROUGH DOOR OPENING DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO DOOR FABRICATION.
2. BUILDER TO PROVIDE SHOP DRAWINGS AND COLOR SAMPLE OF DOOR FINISH FOR ARCHITECT'S REVIEW PRIOR TO ORDERING.
3. ALL GLAZED DOORS TO HAVE SAFETY GLAZING PER CRC SECTION R308.4 AND CRC SECTION R327.8.2.1.
4. ALL EXTERIOR DOORS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.
5. EXTERIOR SLIDING DOOR NFRC U-VALUE = 0.4 , SHGC = 0.3
6. EXTERIOR SWING DOOR NFRC U-VALUE = 0.45 , SHGC = 0.26
7. ALL EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING.
8. PER CBC 708A.4, EXTERIOR GARAGE DOOR PERIMETER GAPS SHALL BE LIMITED TO 1/8" BY ONE OF THE METHODS LISTED BELOW: i. PROVIDE WEATHER-STRIPPING PRODUCT MEETING SPECIFIC ASTM STANDARDS IN ACCORDANCE WITH CBC708A.4(1) ii. DOOR OVERLAPS ONTO JAMBS AND HEADERS. iii. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING.
9. EXTERIOR DOORS MUST COMPLY WITH SECTION CRC 337.8.3 FOR DOORS IN WUI ZONE.

WINDOW NOTES:

1. ALL WINDOW DIMENSIONS TO BE CONFIRMED WITH ROUGH OPENINGS IN THE FIELD PRIOR TO ORDERING.
2. BUILDER TO PROVIDE WINDOW SHOP DRAWINGS AND COLOR SAMPLE OF WINDOW FINISH FOR ARCHITECT'S REVIEW PRIOR TO ORDERING.
3. SEE WINDOW ELEVATIONS, SHEET A3.2 THROUGH SHEET A3.6
4. ALL OPERABLE WINDOWS TO HAVE SECURELY FITTING SCREENS.
5. ALL WINDOWS TO HAVE TEMPERED GLAZING.
6. ALL WINDOWS AT HAZARDOUS LOCATIONS PER CRC SECTION R308.4 SHALL BE FULL PROTECTED ; ALL PANES
7. FIXED WINDOW ENERGY NFRC U-VALUE = 0.34 , SHGC = 0.33
8. OPERABLE WINDOW ENERGY NFRC U-VALUE = 0.49 , SHGC = 0.26
9. ALL WINDOWS MUST COMPLY WITH SECTION CRCR337.8.2.1 FOR WINDOWS IN A WUI ZONE.

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RENEWAL DATE
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DAVISSON RESIDENCE

20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:
PROPOSED ACCESSORY DWELLING UNIT
DOOR & WINDOW SCHEDULE

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

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A3.5

DOOR SCHEDULE - BARN (B)

	UNIT NUMBER	ROOM / LOCATION	NOMINAL SIZE		ROUGH OPENING SIZE		TYPE	SAFETY GLAZING	MANUFACTURER MODEL	FRAME TYPE / FINISH	DOOR HARDWARE	DETAILS		
			WIDTH	HEIGHT	WIDTH	HEIGHT						HEAD	JAMB	SILL
BARN FLOOR PLAN - [SEE SHEET A2.5] EXTERIOR	BD1	RUN-IN BARN	31'-10"	10'-0"			SECTIONAL OVERHEAD GARAGE DOOR	–	CUSTOM					
	BD2	HAY LOFT	12'-10"	9'-3"			1 3/4" THICK S.C. WOOD EXTERIOR SLIDING DOOR - (1) SLIDING / (1) FIXED	–						
	BD3	ALCOVE	PR 5'-0"	7'-0"	5'-4"	7'-2"	1 3/4" THICK S.C. WOOD EXTERIOR SWING	–						
INT.	BDi1	POWDER ROOM	2'-6"	7'-0"	2'-10"	7'-2"	1 3/4" THICK S.C. WOOD INTERIOR SWING	–	CUSTOM					

WINDOW SCHEDULE - BARN (B)

		UNIT NUMBER	ROOM / LOCATION	NOMINAL SIZE		ROUGH OPENING SIZE		TYPE	SAFETY GLAZING	EGRESS	MANUFACTURER/ MODEL	FRAME TYPE / FINISH	DETAILS			NOTES
				WIDTH	HEIGHT	WIDTH	HEIGHT						HEAD	JAMB	SILL	
MAIN RESIDENCE FLOOR PLAN - [SEE SHEET A2.5]	WINDOWS	BW1	RUN-IN BARN	5'-0"	5'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED		'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D				
		BW2		5'-0"	5'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		BW3		5'-0"	5'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		BW4		5'-0"	5'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		BW5	ALCOVE	5'-11"	5'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		BW6	HAY LOFT	5'-0"	5'-0"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
	TRANSOMS	BT1	RUN-IN BARN	5'-3 1/2"	3'-4"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED		'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D				
		BT2		5'-3 1/2"	3'-4"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		BT3		5'-3 1/2"	3'-4"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		BT4		5'-3 1/2"	3'-4"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		BT5		5'-3 1/2"	3'-4"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		BT6		5'-3 1/2"	3'-4"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							

DOOR SCHEDULE - ORCHARD PAVILION (O)

	UNIT NUMBER	ROOM / LOCATION	NOMINAL SIZE		ROUGH OPENING SIZE		TYPE	SAFETY GLAZING	MANUFACTURER MODEL	FRAME TYPE / FINISH	DOOR HARDWARE	DETAILS		
			WIDTH	HEIGHT	WIDTH	HEIGHT						HEAD	JAMB	SILL
OP FLOOR PLAN - [SEE SHEET A2.6] EXTERIOR	OD1	ORCHARD PAVILION	3'-0"	8'-0"			DUAL-GLAZED ALUMINUM EXTERIOR INSWING	YES TEMPERED	CUSTOM					
	OD2		3'-0"	8'-0"			DUAL-GLAZED ALUMINUM EXTERIOR INSWING	YES TEMPERED						

WINDOW SCHEDULE - ORCHARD PAVILION (O)

		UNIT NUMBER	ROOM / LOCATION	NOMINAL SIZE		ROUGH OPENING SIZE		TYPE	SAFETY GLAZING	EGRESS	MANUFACTURER/ MODEL	FRAME TYPE / FINISH	DETAILS			NOTES
				WIDTH	HEIGHT	WIDTH	HEIGHT						HEAD	JAMB	SILL	
ORCHARD PAVILION FLOOR PLAN - [SEE SHEET A2.6]	WINDOWS	OW1	ORCHARD PAVILION	5'-2 1/2"	L : 7'-8 1/2" S : 7'-3"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED		'WEATHERSHEILD' OR APPROVED EQUAL	ALUMINIUM ANNODIZED FINISH T.B.D				
		OW2		5'-2 1/2"	4'-0"			DUAL-GLAZED ALUMINUM AWNING	YES TEMPERED							
		OW3		5'-2 1/2"	L : 7'-3" S : 6'-9 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		OW4		5'-2 1/2"	4'-0"			DUAL-GLAZED ALUMINUM AWNING	YES TEMPERED							
		OW5		5'-2 1/2"	L : 6'-9 1/2" S : 6'-4"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		OW6		5'-2 1/2"	4'-0"			DUAL-GLAZED ALUMINUM AWNING	YES TEMPERED							
		OW7		5'-2 1/2"	L : 6'-4" S : 5'-10 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		OW8		5'-2 1/2"	4'-0"			DUAL-GLAZED ALUMINUM AWNING	YES TEMPERED							
		OW9		5'-2 1/2"	L : 6'-4" S : 5'-10 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		OW10		5'-2 1/2"	L : 6'-9 1/2" S : 6'-4"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		OW11		5'-2 1/2"	L : 7'-3" S : 6'-9 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		OW12		5'-2 1/2"	L : 7'-8 1/2" S : 7'-3"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		OW13		4'-1 1/2"	8'-2 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		OW14		4'-1 1/2"	8'-2 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		OW15		4'-1 1/2"	8'-2 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							
		OW16		3'-0"	4'-2 1/2"			DUAL-GLAZED ALUMINUM FIXED	YES TEMPERED							

DOOR NOTES:

1. ALL ROUGH DOOR OPENING DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO DOOR FABRICATION.
2. EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING (R337.8.2.1 CRC).

EXTERIOR DOOR NOTES:

1. ALL ROUGH DOOR OPENING DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO DOOR FABRICATION.
2. BUILDER TO PROVIDE SHOP DRAWINGS AND COLOR SAMPLE OF DOOR FINISH FOR ARCHITECT'S REVIEW PRIOR TO ORDERING.
3. ALL GLAZED DOORS TO HAVE SAFETY GLAZING PER CRC SECTION R308.4 AND CRC SECTION R327.8.2.1.
4. ALL EXTERIOR DOORS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.
5. EXTERIOR SLIDING DOOR NFRC U-VALUE = 0.4 , SHGC = 0.3
6. EXTERIOR SWING DOOR NFRC U-VALUE = 0.45 , SHGC = 0.26
7. ALL EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING.
8. PER CBC 708A.4, EXTERIOR GARAGE DOOR PERIMETER GAPS SHALL BE LIMITED TO 1/8" BY ONE OF THE METHODS LISTED BELOW: i. PROVIDE WEATHER-STRIPPING PRODUCT MEETING SPECIFIC ASTM STANDARDS IN ACCORDANCE WITH CBC708A.4(1) ii. DOOR OVERLAPS ONTO JAMBS AND HEADERS. iii. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING.
9. EXTERIOR DOORS MUST COMPLY WITH SECTION CRC 337.8.3 FOR DOORS IN WUI ZONE.

WINDOW NOTES:

1. ALL WINDOW DIMENSIONS TO BE CONFIRMED WITH ROUGH OPENINGS IN THE FIELD PRIOR TO ORDERING.
2. BUILDER TO PROVIDE WINDOW SHOP DRAWINGS AND COLOR SAMPLE OF WINDOW FINISH FOR ARCHITECT'S REVIEW PRIOR TO ORDERING.
3. SEE WINDOW ELEVATIONS, SHEET A3.2 THROUGH SHEET A3.6
4. ALL OPERABLE WINDOWS TO HAVE SECURELY FITTING SCREENS.
5. ALL WINDOWS TO HAVE TEMPERED GLAZING.
6. ALL WINDOWS AT HAZARDOUS LOCATIONS PER CRC SECTION R308.4 SHALL BE FULL PROTECTED ; ALL PANES
7. FIXED WINDOW ENERGY NFRC U-VALUE = 0.34 , SHGC = 0.33
8. OPERABLE WINDOW ENERGY NFRC U-VALUE = 0.49 , SHGC = 0.26
9. ALL WINDOWS MUST COMPLY WITH SECTION CRCR337.8.2.1 FOR WINDOWS IN A WUI ZONE.

LICENSED ARCHITECT
MARK DAVID ENGLISH
C-18594
07.31.25
RENEWAL DATE
STATE OF CALIFORNIA

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DAVISSON RESIDENCE

20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:
PROPOSED BARN & ORCHARD PAVILION
DOOR & WINDOW SCHEDULE

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE:	SCALE:
04.22.25	AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
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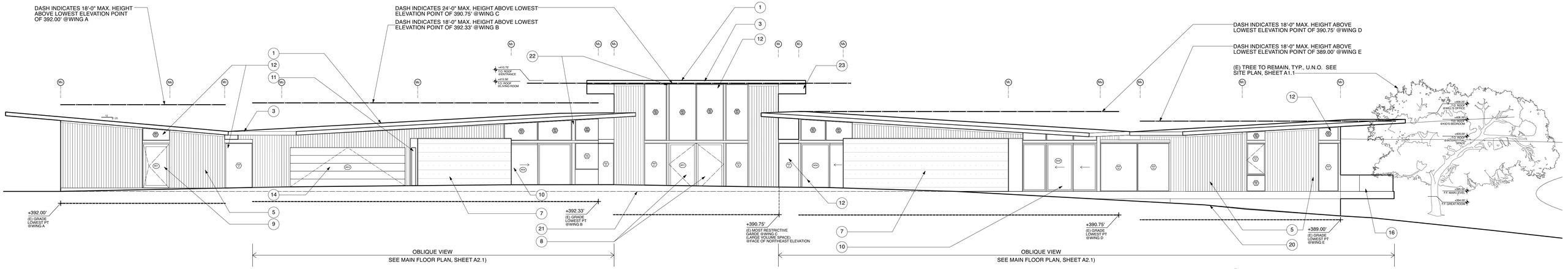
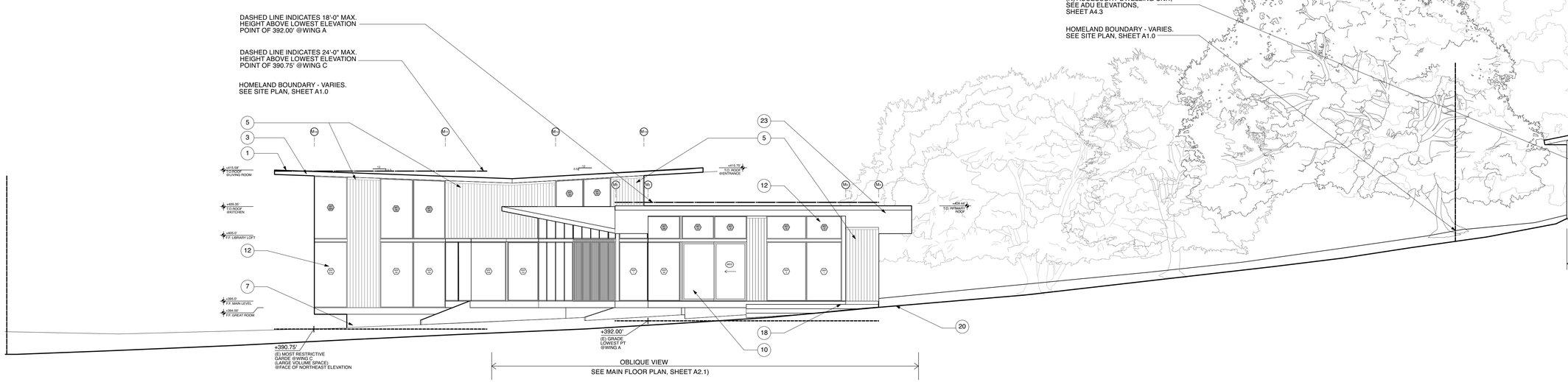
A3.6



1 A4.1 SOUTHWEST ELEVATION

1/8" = 1'-0"



2 A4.1 NORTHWEST ELEVATION

1/8" = 1'-0"

0 1 8 16FT

NOTE LEGEND:

1. STANDING SEAM ZINC ROOF CLADDING BY 'RHENZINK' OR APPROVED EQUAL W/MIN. 5/8:12 SLOPE OVER ROOF UNDERLAYMENT OVER EXTERIOR ROOF PLY OVER SLOPED ROOF STRUCTURE. FINISH COLOR DARK GREY 'BASALT' MATTE FINISH. INSULATE UNVENTED ROOF ASSEMBLY FRAMING CAVITY w/ CLOSED CELL SPRAY FOAM INSULATION BY "BAYSEAL OC" BY BAYER OR APPROVED EQUAL.
2. CLASS 'A' LOW-SLOPE ROOF ASSEMBLY: NATURAL STONE AGGREGATE BALLAST OVER TPO (THERMOPLASTIC POLYOLEFIN) MEMBRANE [SURE-WELD GRAY (T.B.C.)] ROOFING SYSTEM OVER TAPERED ROOF INSULATION (MIN. 1/4" PER FT). INSULATE UNVENTED ROOF ASSEMBLY FRAMING CAVITY w/ CLOSED CELL SPRAY FOAM INSULATION
3. PAINTED GALVANIZED METAL FASCIA TO MATCH WINDOW / DOOR FRAME. DOWNSPOUTS AND EAVES TROUGHS T.B.D
4. EXTERIOR CEMENT PLASTER WALL FINISH w/ SMOOTH TROWELLED EARTH TONED FINISH - (3) COATS MIN. o/ METAL LATH o/ HYDROGAP DRAINABLE HOUSE WRAP o/ WATER-RESISTIVE BARRIER o/ 1/2" EXTERIOR PLYWOOD o/ WALL CONSTRUCTION w/ FIBER GLASS BATT INSULATION.
5. CHARRED WESTERN RED CEDAR 'SHOU-SUGI BAN' 1x VERTICAL SIDING OVER W.P MEMBRANES OVER EXTERIOR PLYWOOD OVER 2x WALL CONSTRUCTION w/ FIBER GLASS BATT INSULATION.
6. 1x CHARRED RED CEDAR 'SHOU-SUGI BAN' VERTICAL FIN SCREEN, EQUALLY SPACED AND SECURED TO EXTERIOR BUILDING FACE @TOP & BOTTOM - TO BE DETERMINED.
7. EXPOSED, POURED IN PLACE, HORIZONTAL BOARD FORMED CONCRETE WALL - SEE LANDSCAPE DRAWINGS FOR SITE WALLS, TYP.
8. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME EXTERIOR SWING DOOR T.B.D. - SEE DOOR SCHEDULES
9. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME OFF-SET PIVOT DOOR T.B.D. - SEE DOOR SCHEDULES
10. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME SLIDING DOOR UNITS FINISH T.B.D. - SEE DOOR SCHEDULES
11. SOLID WOOD EXTERIOR SWING DOOR FINISH T.B.D. - SEE DOOR SCHEDULE
12. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME EXTERIOR WINDOW FINISH T.B.D. - SEE WINDOW SCHEDULES
13. CUSTOM BUTT GLAZED, SINGLE-GLAZED TEMPERED, ALUMINUM FRAME WINDOW. FINISH T.B.D. - SEE WINDOW SCHEDULES
14. OVERHEAD SECTIONAL GARAGE DOOR T.B.D.
15. CHAIN DRAIN DOWNSPOUT CONNECTED TO EAVES TROUGH - SEE DETAIL & SPECIFICATION, SHEET A5.1
16. EXTERIOR TERRACE RAILING: 2' x 1/2" ST STEEL VERTICAL PICKETS w/ TOP RAIL @ +42" ABOVE TERRACE FINISH. TEMPERED & LAMINATED GLASS PANELS TO BE SECURED TO VERTICAL PICKETS - T.B.D.
17. STONE TILE FINISH SET OVER CONCRETE ON GRADE
18. EXTERIOR CONCRETE PATIO / STAIRS - SEE LANDSCAPE DRAWINGS
19. DASHED LINE INDICATES FINISH FLOOR BEYOND
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21. (N) FINISH GRADE - SEE CIVIL DRAWINGS
22. ALUMINUM BRAKE METAL FINISH OVER POST/BEAM FINISH TO MATCH WINDOW & DOOR FRAMES
23. 1x T&G WESTERN RED CEDAR SOFFIT W/CLEAR FINISH OVER W.P MEMBRANE OVER CEMENTITIOUS BACKER BOARD OVER FRAMING @OVERHANGS. PROVIDE SPRAY FOAM INSULATION @UNVENTED ROOF ASSEMBLY

LICENSED ARCHITECT MARK DAVID ENGLISH C-18594 07.31.25 RENEWAL DATE STATE OF CALIFORNIA

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DAVISSON RESIDENCE

20 POTRERO TRAIL, LOT 191
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APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

PROPOSED MAIN RESIDENCE EXTERIOR ELEVATIONS

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

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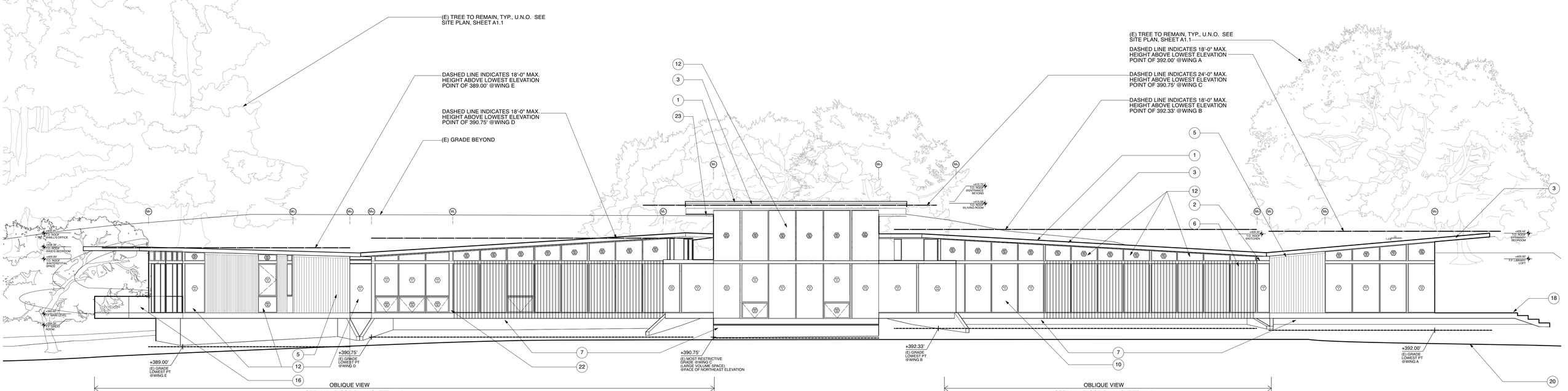
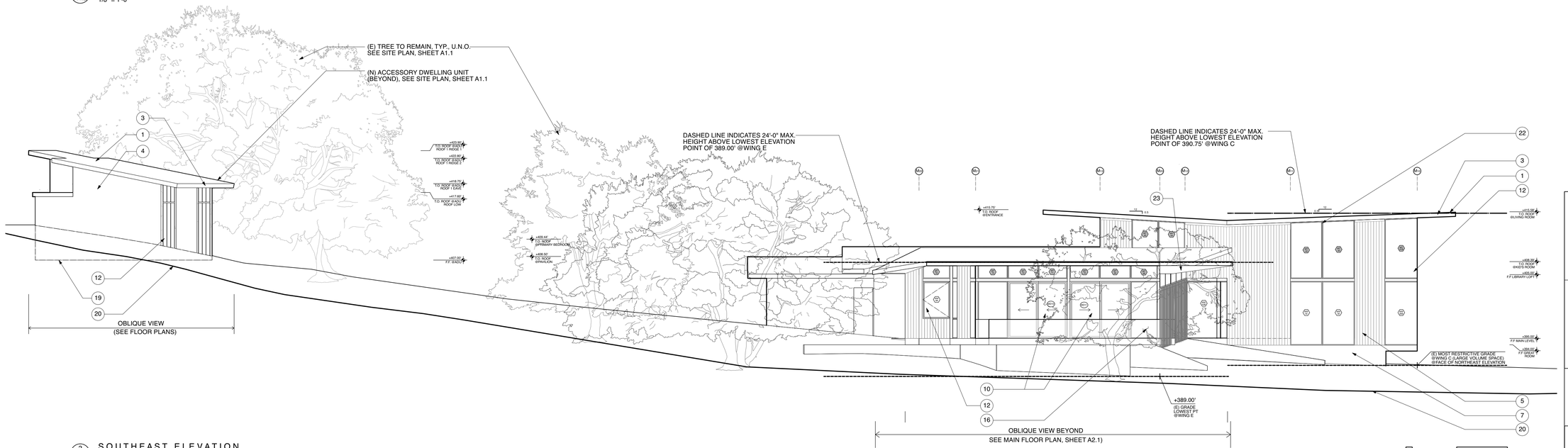
A4.1



1 A4.2 NORTHEAST ELEVATION

1/8" = 1'-0"



2 A4.2 SOUTHEAST ELEVATION

1/8" = 1'-0"

0 1 8 16FT

NOTE LEGEND:

1. STANDING SEAM ZINC ROOF CLADDING BY 'RHENZINK' OR APPROVED EQUAL W/MIN. 5/8-12 SLOPE OVER ROOF UNDERLAYMENT OVER EXTERIOR ROOF PLY OVER SLOPED ROOF STRUCTURE. FINISH COLOR DARK GREY 'BASALT' MATTE FINISH. INSULATE UNVENTED ROOF ASSEMBLY FRAMING CAVITY w/ CLOSED CELL SPRAY FOAM INSULATION BY "BAYSEAL OC" BY BAYER OR APPROVED EQUAL.
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8. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME EXTERIOR SWING DOOR T.B.D. - SEE DOOR SCHEDULES
9. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME OFF-SET PIVOT DOOR T.B.D. - SEE DOOR SCHEDULES
10. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME SLIDING DOOR UNITS FINISH T.B.D. - SEE DOOR SCHEDULES
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PROPOSED MAIN RESIDENCE EXTERIOR ELEVATIONS

DRAFTED BY:	CHECKED BY:
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SUBMITTALS / REVISIONS :

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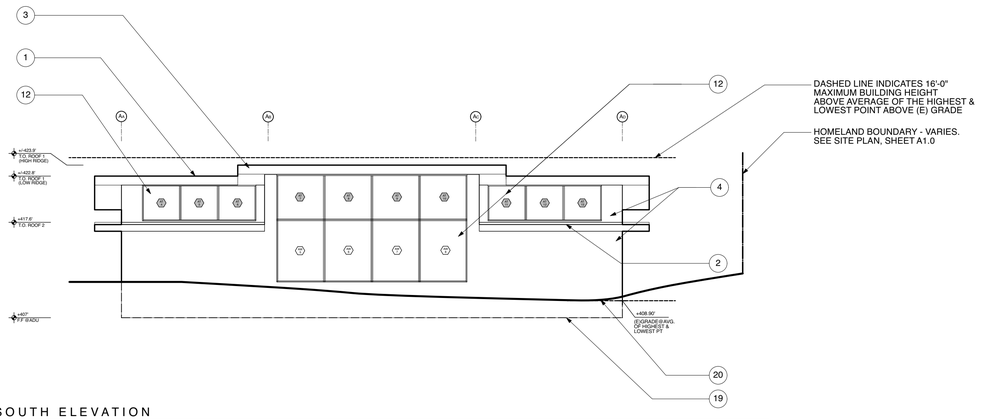
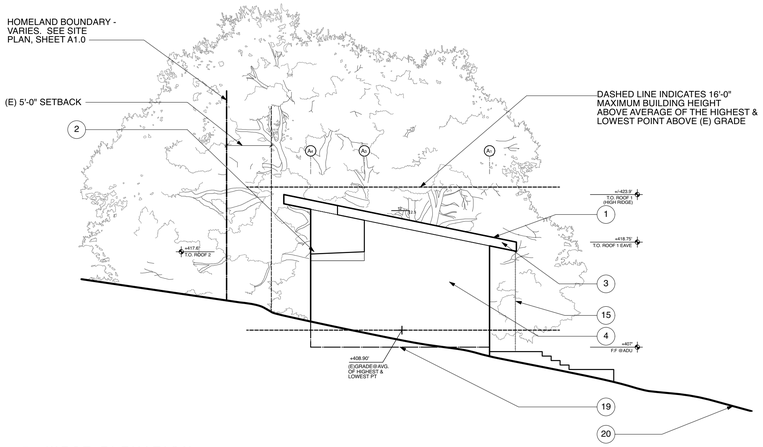
A4.2



2 A4.3 SOUTH ELEVATION

1/8" = 1'-0"

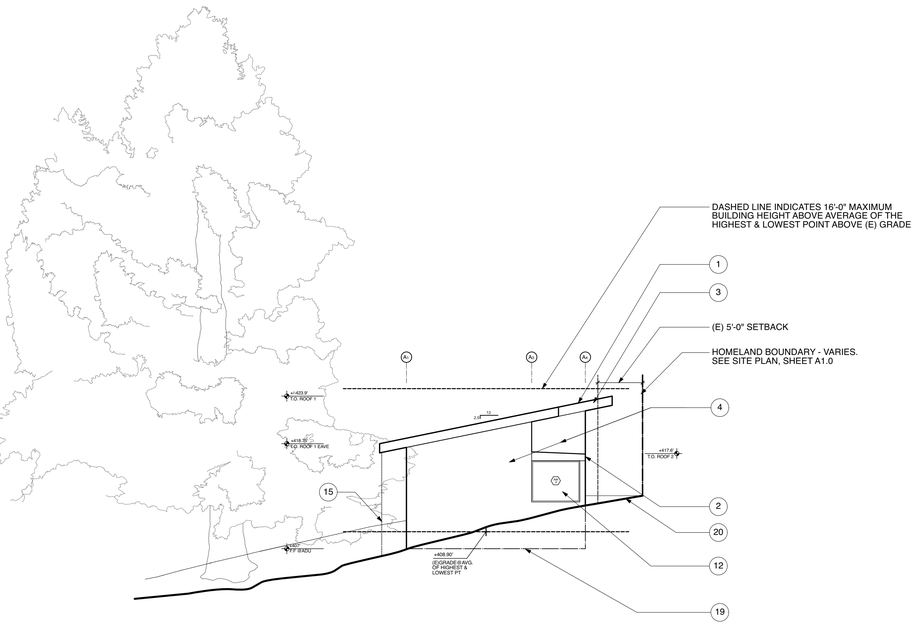


4 A4.3 WEST ELEVATION

1/8" = 1'-0"

6 A4.3 BUILDING CROSS SECTION

1/8" = 1'-0"



1 A4.3 EAST ELEVATION

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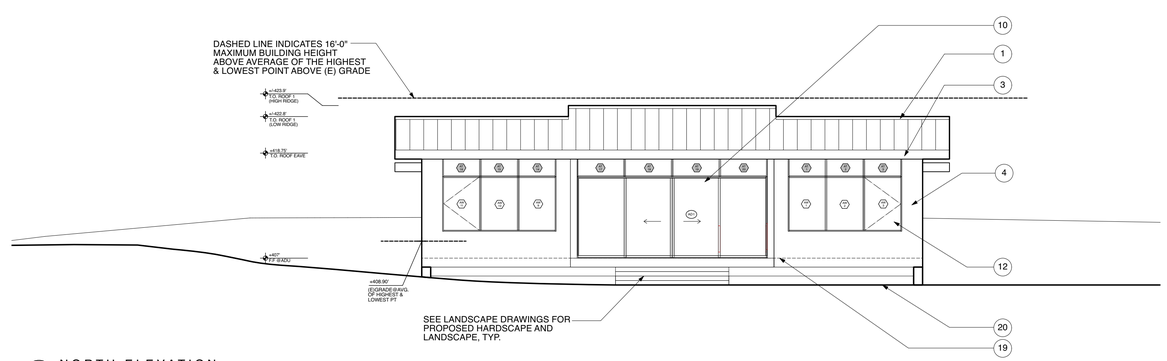
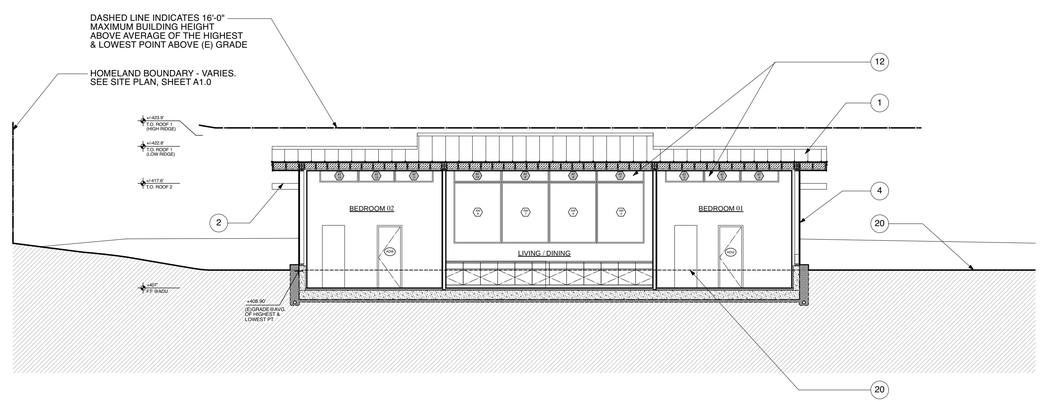


3 A4.3 NORTH ELEVATION

1/8" = 1'-0"



5 A4.3 BUILDING LONG SECTION

1/8" = 1'-0"

0 1 8 16FT

NOTE LEGEND:

1. STANDING SEAM ZINC ROOF CLADDING BY 'RHENZINK' OR APPROVED EQUAL W/MIN. 5/8:12 SLOPE OVER ROOF UNDERLAYMENT OVER EXTERIOR ROOF PLY OVER SLOPED ROOF STRUCTURE. FINISH COLOR DARK GREY 'BASALT' MATTE FINISH. INSULATE UNVENTED ROOF ASSEMBLY FRAMING CAVITY w/ CLOSED CELL SPRAY FOAM INSULATION BY 'BAYSEAL OC' BY BAYER OR APPROVED EQUAL.
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9. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME OFF-SET PIVOT DOOR T.B.D. - SEE DOOR SCHEDULES
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11. SOLID WOOD EXTERIOR SWING DOOR FINISH T.B.D. - SEE DOOR SCHEDULE
12. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME EXTERIOR WINDOW FINISH T.B.D. - SEE WINDOW SCHEDULES
13. CUSTOM BUTT GLAZED, SINGLE-GLAZED TEMPERED, ALUMINUM FRAME WINDOW. FINISH T.B.D. - SEE WINDOW SCHEDULES
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23. 1x T&G WESTERN RED CEDAR SOFFIT W/CLEAR FINISH OVER W.P MEMBRANE OVER CEMENTITIOUS BACKER BOARD OVER FRAMING @OVERHANGS. PROVIDE SPRAY FOAM INSULATION @UNVENTED ROOF ASSEMBLY

LICENSED ARCHITECT
MARK DAVID ENGLISH
C-18594
07.31.25
RENEWAL DATE
STATE OF CALIFORNIA

MARK **ENGLISH** architects

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DAVISSON RESIDENCE

20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

PROPOSED ACCESSORY DWELLING UNIT
EXTERIOR ELEVATIONS
& SECTIONS

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
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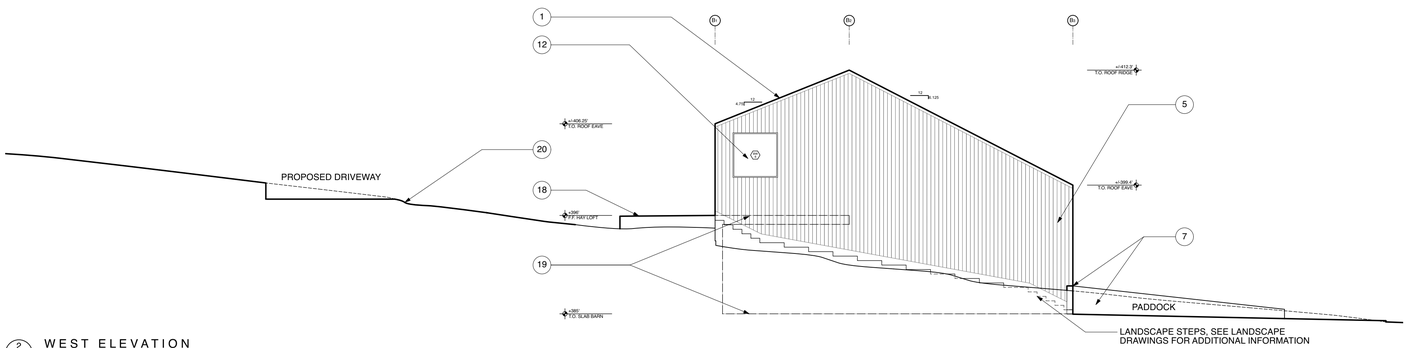
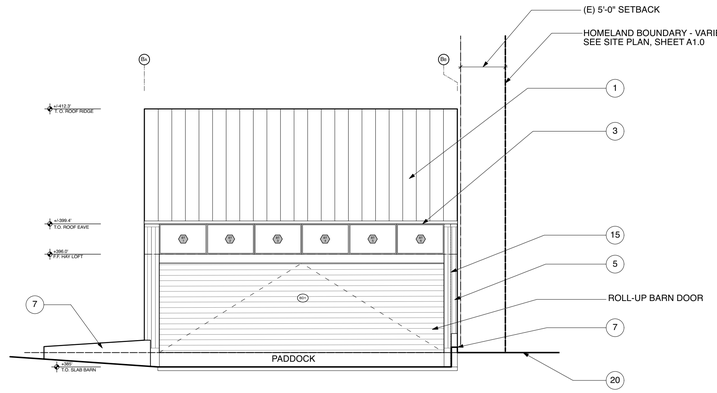
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

A4.3



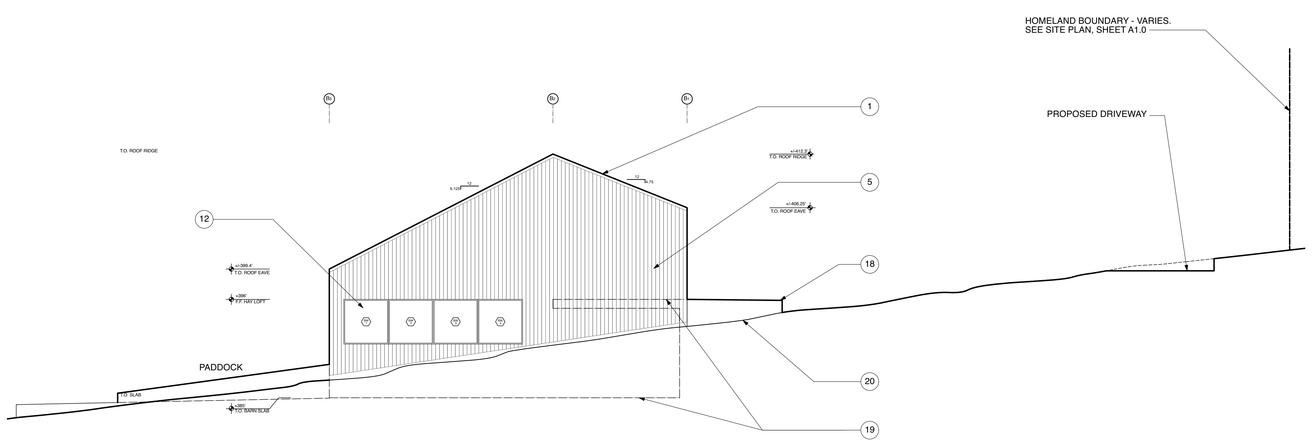
2 A4.4 WEST ELEVATION

1/8" = 1'-0"



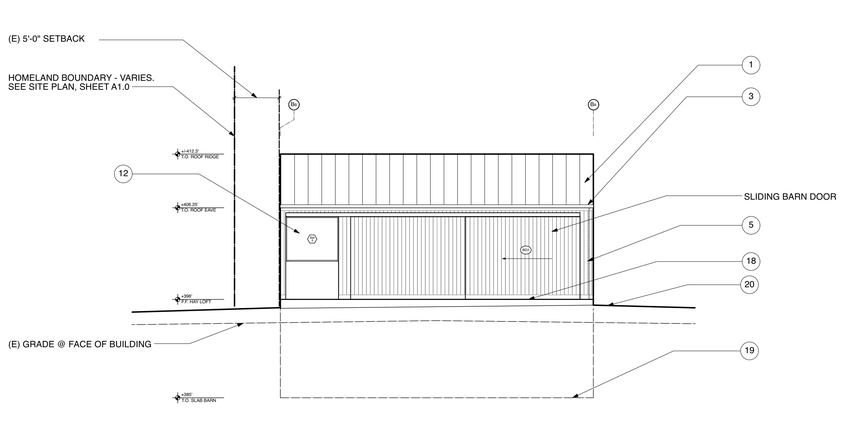
1 A4.4 SOUTH ELEVATION

1/8" = 1'-0"



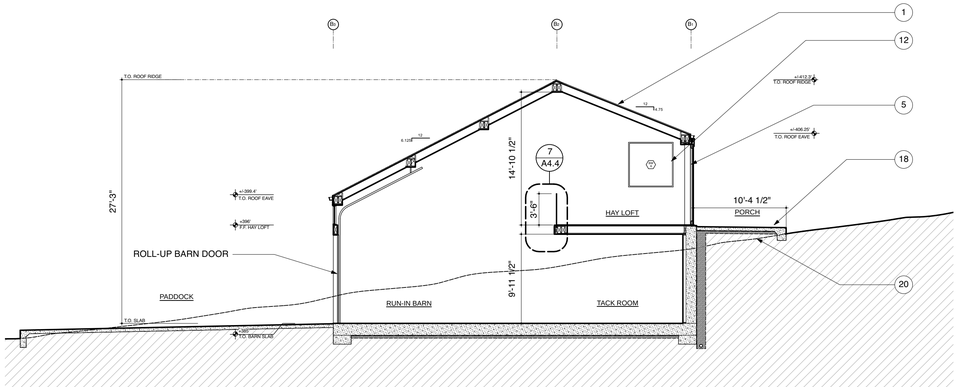
4 A4.4 EAST ELEVATION

1/8" = 1'-0"



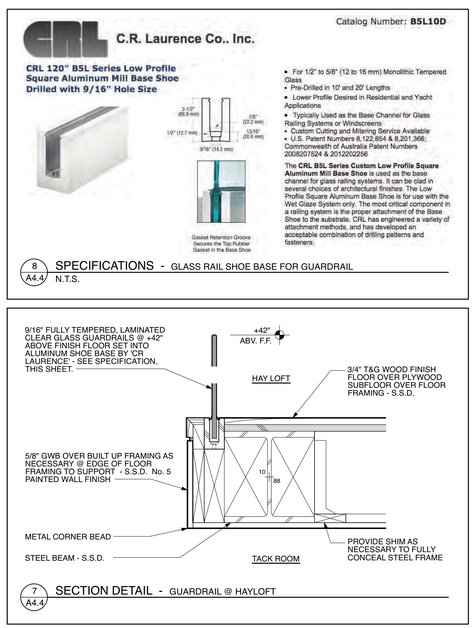
3 A4.4 NORTH ELEVATION

1/8" = 1'-0"



6 A4.4 BUILDING LONGITUDINAL SECTION

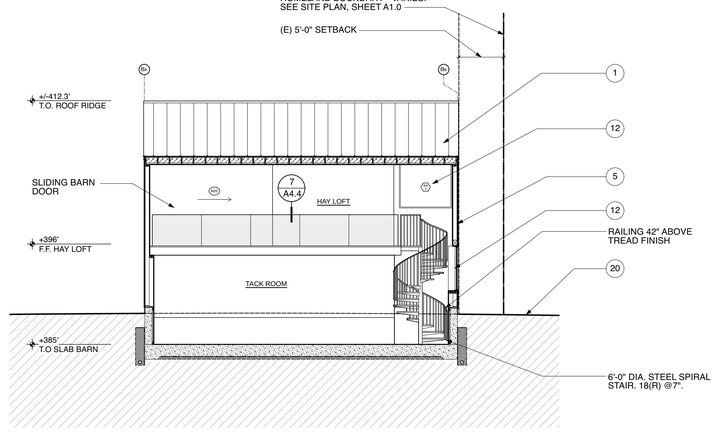
1/8" = 1'-0"



8 A4.4 SPECIFICATIONS - GLASS RAIL SHOE BASE FOR GUARDRAIL

N.T.S.

7 A4.4 SECTION DETAIL - GUARDRAIL @ HAYLOFT



5 A4.4 BUILDING CROSS SECTION

1/8" = 1'-0"

0 1 8 16FT

NOTE LEGEND:

1. STANDING SEAM ZINC ROOF CLADDING BY 'RHENZINK' OR APPROVED EQUAL W/MIN. 5/8:12 SLOPE OVER ROOF UNDERLAYMENT OVER EXTERIOR ROOF PLY OVER SLOPED ROOF STRUCTURE. FINISH COLOR DARK GREY 'BASALT' MATTE FINISH. INSULATE UNVENTED ROOF ASSEMBLY FRAMING CAVITY w/ CLOSED CELL SPRAY FOAM INSULATION BY "BAYSEAL OC" BY BAYER OR APPROVED EQUAL.
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5. CHARRED WESTERN RED CEDAR 'SHOU-SUGI BAN' 1x VERTICAL SIDING OVER W.P MEMBRANES OVER EXTERIOR PLYWOOD OVER 2x WALL CONSTRUCTION w/ FIBER GLASS BATT INSULATION.
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8. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME EXTERIOR SWING DOOR T.B.D. - SEE DOOR SCHEDULES
9. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME OFF-SET PIVOT DOOR T.B.D. - SEE DOOR SCHEDULES
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12. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME EXTERIOR WINDOW FINISH T.B.D. - SEE WINDOW SCHEDULES
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15. CHAIN DRAIN DOWNSPOUT CONNECTED TO EAVES TROUGH - SEE DETAIL & SPECIFICATION, SHEET A5.1
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APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

PROPOSED BARN EXTERIOR ELEVATIONS & SECTIONS

DRAFTED BY:	CHECKED BY:
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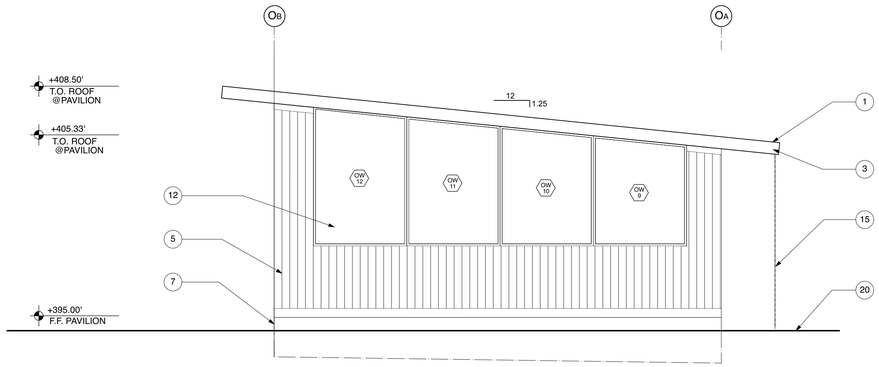
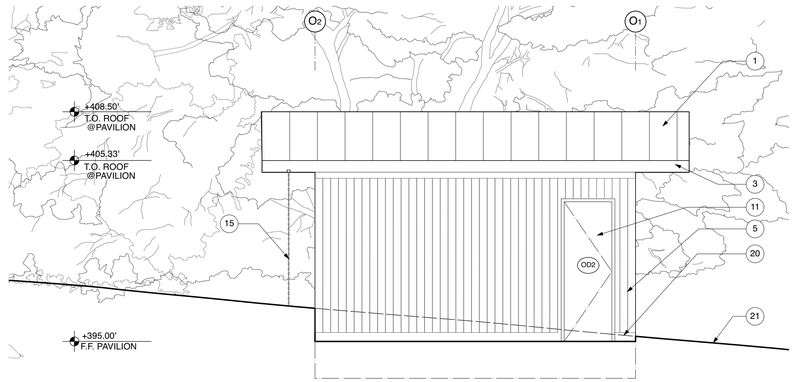
A4.4



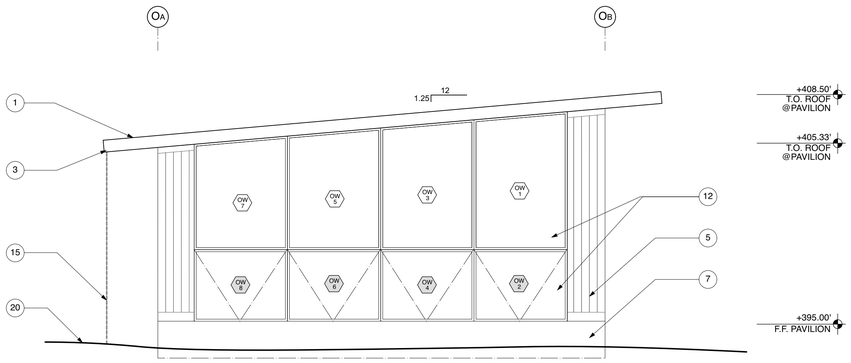
2 A4.5 NORTHEAST ELEVATION

1/4" = 1'-0"



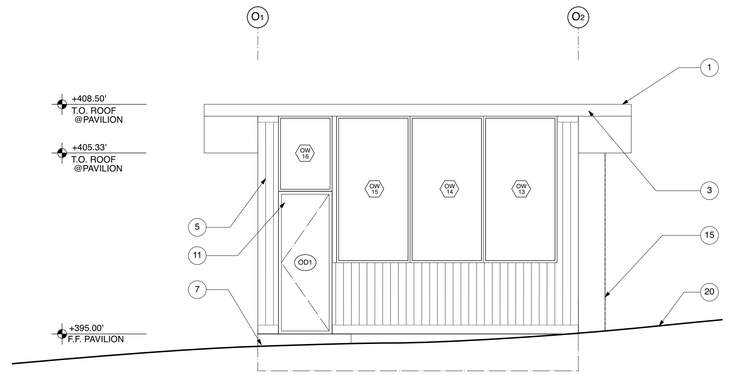
1 A4.5 SOUTHEAST ELEVATION

1/4" = 1'-0"



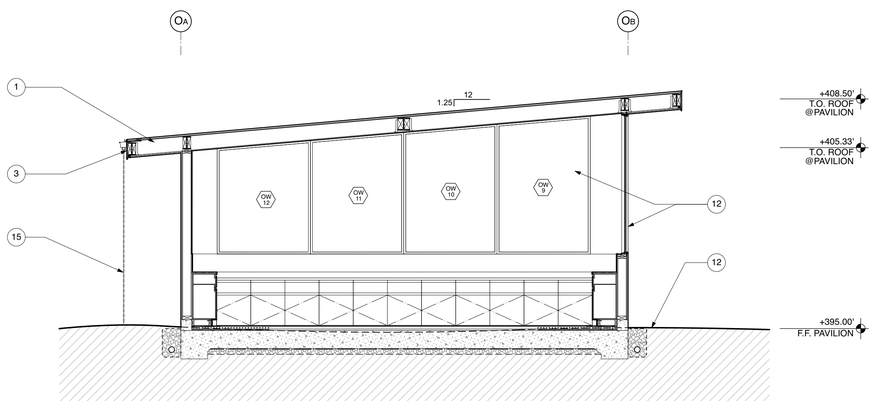
4 A4.5 SOUTHWEST ELEVATION

1/4" = 1'-0"



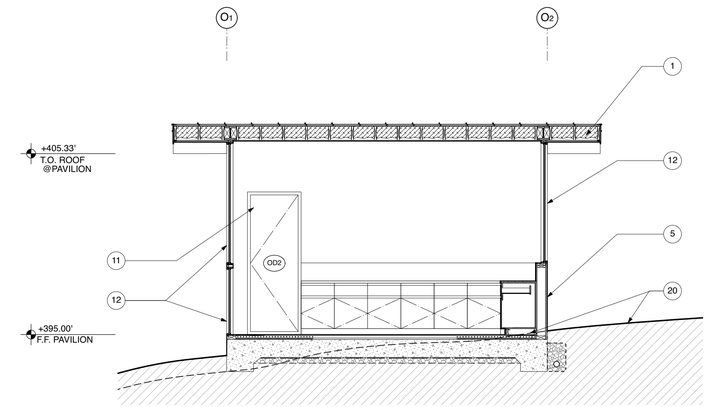
3 A4.5 NORTHWEST ELEVATION

1/4" = 1'-0"



6 A4.5 BUILDING LONGITUDINAL SECTION

1/4" = 1'-0"



5 A4.5 BUILDING CROSS SECTION

1/4" = 1'-0"

0 1 4 8FT

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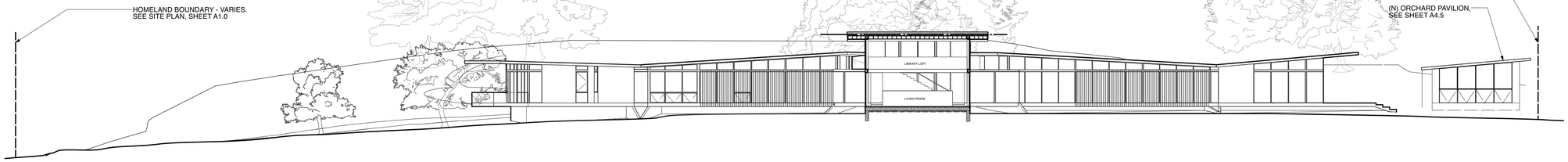
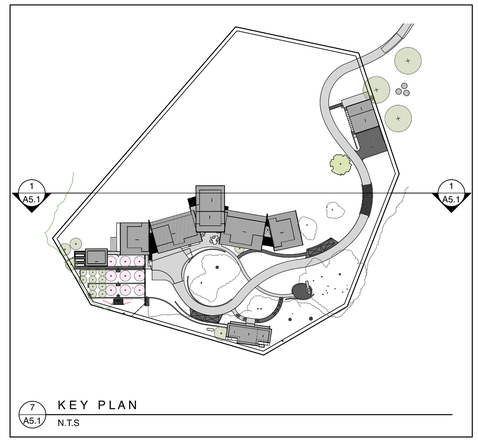
A4.5

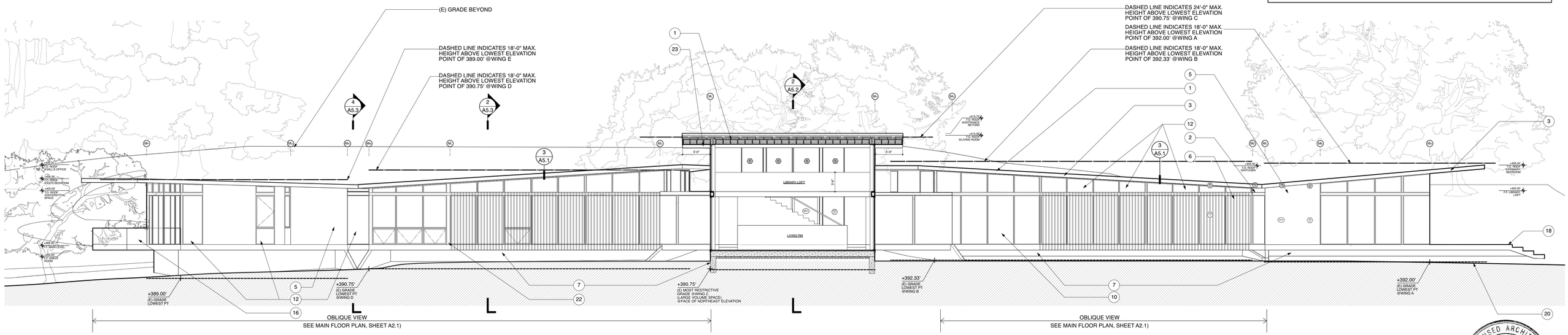


1 A5.1 **SITE SECTION** - RESIDENCE
1/16" = 1'-0"

0 16 32FT



7 A5.1 **KEY PLAN**
N.T.S



2 A5.1 **BUILDING SECTION** - RESIDENCE
1/8" = 1'-0"

0 1 8 16FT

RainChains.com Large Aluminum Rain #RCR-LG-AL Chain Kit

Technical Specifications:	
Top length:	7"
Top width:	4 3/8"
Outlet height:	3 1/2"
Outlet diameter	3"
Material:	aluminum, powder coated black

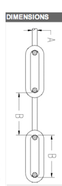
5 A5.1 **SPECIFICATION** - RAIN CHAIN SCUPPER
1 1/2" = 1'-0"
BUILDER & OWNER TO REVIEW FOR APPROVAL

berkeley point

Long Link Chain
Model: BPS0606-xxxx

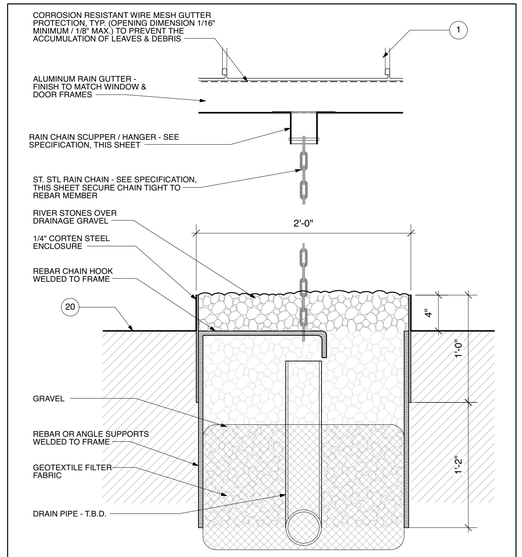
This stainless steel chain can be used for gates, hanger assemblies, tethers, leashes, fence support, and many other applications. The long link reduces the cost and weight of the chain without compromising on its strength. Aside from its uses in industries where food processing or corrosive environments are involved, its long life and non rusting properties have helped it find a place around the house, garden, farm and sea shore.

DIMENSIONS

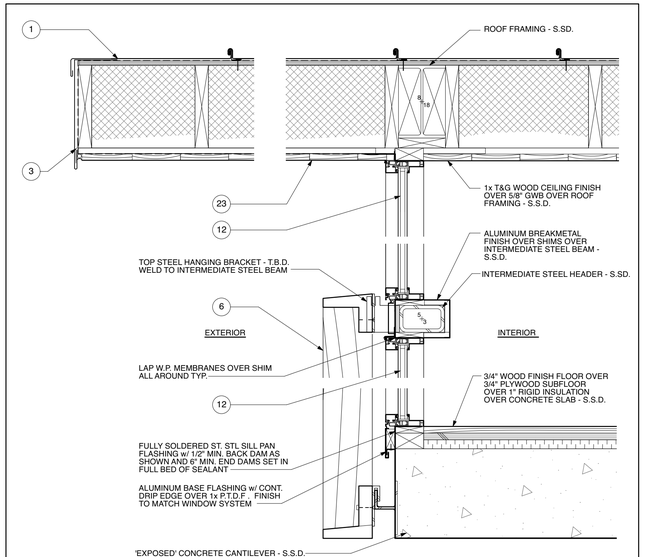


ITEM	SIZE	A	B	C	WLL	BL	WT
S0606-0001	5/64"	0.08"	0.48"	0.14"	180	720	0.06
S0606-0002	3/32-7/64"	0.10"	0.69"	0.16"	300	1,200	0.10
S0606-0003	1/8"	0.12"	1.03"	0.20"	380	1,520	0.11
S0606-0004	5/32"	0.15"	1.26"	0.35"	500	2,000	0.18
S0606-0005	3/16"	0.20"	1.42"	0.39"	900	3,600	0.28
S0606-0006	1/4"	0.24"	1.62"	0.47"	1,200	4,800	0.42

6 A5.1 **SPECIFICATION** - RAIN CHAIN
1 1/2" = 1'-0"
SIZE - T.B.D.
BUILDER & OWNER TO REVIEW FOR APPROVAL



4 A5.1 **SECTION DETAIL** - RAIN CHAIN DOWNSPOUT
1 1/2" = 1'-0"



3 A5.1 **SECTION DETAIL** - EXTERIOR VERTICAL WOOD FIN SCREEN
1 1/2" = 1'-0"

NOTE LEGEND:

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23. 1x T&G WESTERN RED CEDAR SOFFIT W/CLEAR FINISH OVER W.P MEMBRANE OVER CEMENTITIOUS BACKER BOARD OVER FRAMING @OVERHANGS. PROVIDE SPRAY FOAM INSULATION @UNVENTED ROOF ASSEMBLY

MARK **ENGLISH** architects
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DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

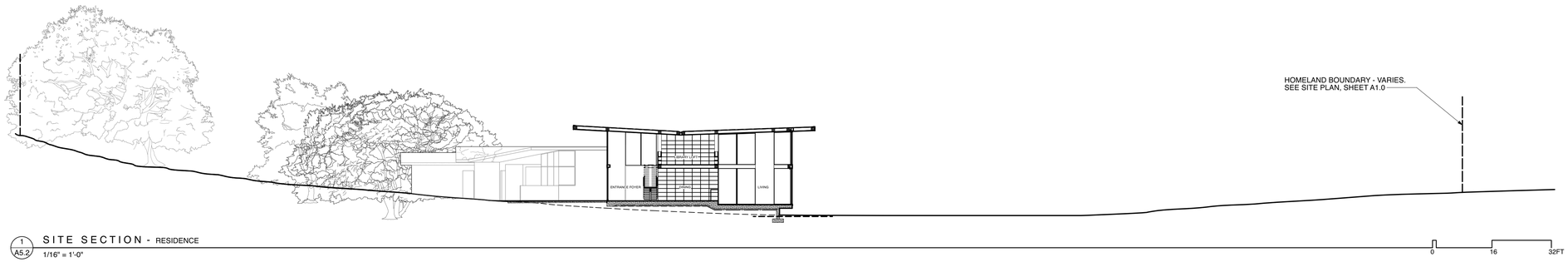
DRAWING:
PROPOSED SITE SECTION, MAIN RESIDENCE BUILDING SECTION & DETAILS

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

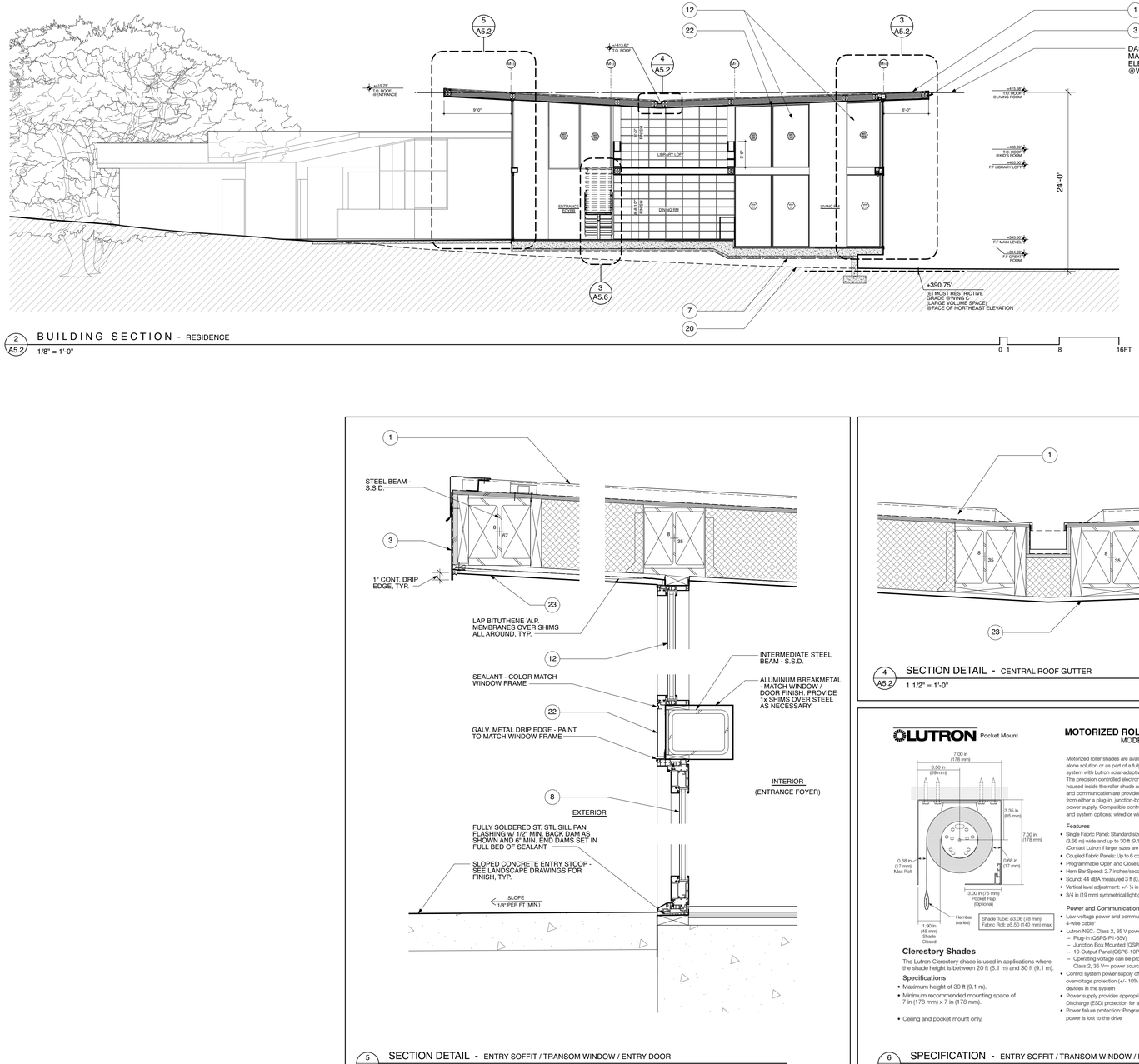
NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

A5.1



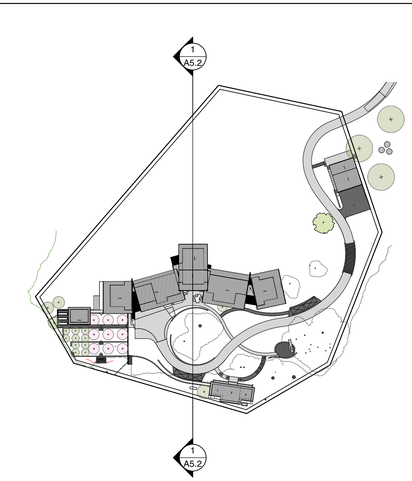
1 A5.2 SITE SECTION - RESIDENCE

1/16" = 1'-0"



2 A5.2 BUILDING SECTION - RESIDENCE

1/8" = 1'-0"



7 A5.2 KEY PLAN

N.T.S

NOTE LEGEND:

1. STANDING SEAM ZINC ROOF CLADDING BY 'RHENZINK' OR APPROVED EQUAL W/MIN. 5/8:12 SLOPE OVER ROOF UNDERLAYMENT OVER EXTERIOR ROOF PLY OVER SLOPED ROOF STRUCTURE. FINISH COLOR DARK GREY 'BASALT' MATTE FINISH. INSULATE UNVENTED ROOF ASSEMBLY FRAMING CAVITY w/ CLOSED CELL SPRAY FOAM INSULATION BY "BAYSEAL OC" BY BAYER OR APPROVED EQUAL
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3. PAINTED GALVANIZED METAL FASCIA TO MATCH WINDOW / DOOR FRAME. DOWNSPOUTS AND EAVES TROUGHS T.B.D
4. EXTERIOR CEMENT PLASTER WALL FINISH w/ SMOOTH TROWELLED EARTH TONED FINISH - (3) COATS MIN. o/ METAL LATH o/ HYDROGAP DRAINABLE HOUSE WRAP o/ WATER-RESISTIVE BARRIER o/ 1/2" EXTERIOR PLYWOOD o/ WALL CONSTRUCTION w/ FIBER GLASS BATT INSULATION.
5. CHARRED WESTERN RED CEDAR 'SHOU-SUGI BAN' 1x VERTICAL SIDING OVER W.P MEMBRANES OVER EXTERIOR PLYWOOD OVER 2x WALL CONSTRUCTION w/ FIBER GLASS BATT INSULATION .
6. 1x CHARRED RED CEDAR 'SHOU-SUGI BAN' VERTICAL FIN SCREEN, EQUALLY SPACED AND SECURED TO EXTERIOR BUILDING FACE @TOP & BOTTOM - TO BE DETERMINED.
7. EXPOSED, POURED IN PLACE, HORIZONTAL BOARD FORMED CONCRETE WALL - SEE LANDSCAPE DRAWINGS FOR SITE WALLS, TYP.
8. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME EXTERIOR SWING DOOR T.B.D. - SEE DOOR SCHEDULES
9. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME OFF-SET PIVOT DOOR T.B.D. - SEE DOOR SCHEDULES
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14. OVERHEAD SECTIONAL GARAGE DOOR T.B.D.
15. CHAIN DRAIN DOWNSPOUT CONNECTED TO EAVES TROUGH - SEE DETAIL & SPECIFICATION, SHEET A5.1
16. EXTERIOR TERRACE RAILING: 2" x 1/2" ST STEEL VERTICAL PICKETS w/ TOP RAIL @ +42" ABOVE TERRACE FINISH, TEMPERED & LAMINATED GLASS PANELS TO BE SECURED TO VERTICAL PICKETS - T.B.D.
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5 A5.2 SECTION DETAIL - ENTRY SOFFIT / TRANSOM WINDOW / ENTRY DOOR

1 1/2" = 1'-0"

4 A5.2 SECTION DETAIL - CENTRAL ROOF GUTTER

1 1/2" = 1'-0"

6 A5.2 SPECIFICATION - ENTRY SOFFIT / TRANSOM WINDOW / ENTRY DOOR

N.T.S.

3 A5.2 SECTION DETAIL - WINDOW WALL & SOFFIT @ LIVING RM

1 1/2" = 1'-0"

LICENSED ARCHITECT
MARK DAVID ENGLISH
C-18594
07.31.25
RENEWAL DATE
STATE OF CALIFORNIA

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DAVISSON RESIDENCE

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APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

PROPOSED SITE SECTION, MAIN RESIDENCE BUILDING SECTION & DETAILS

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

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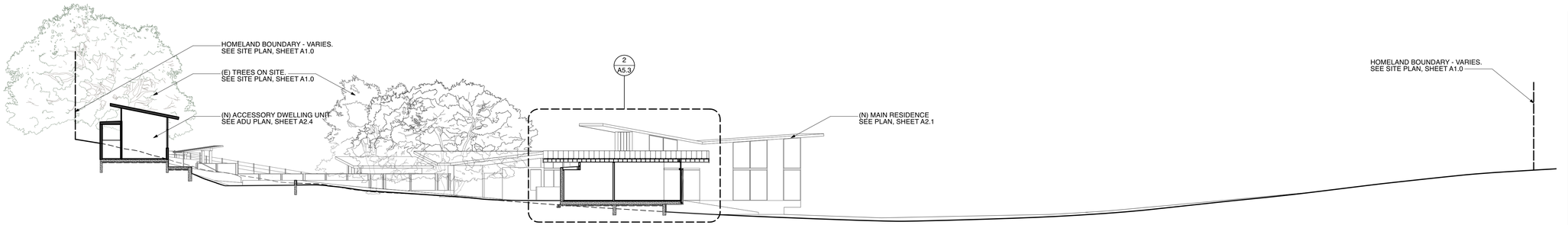
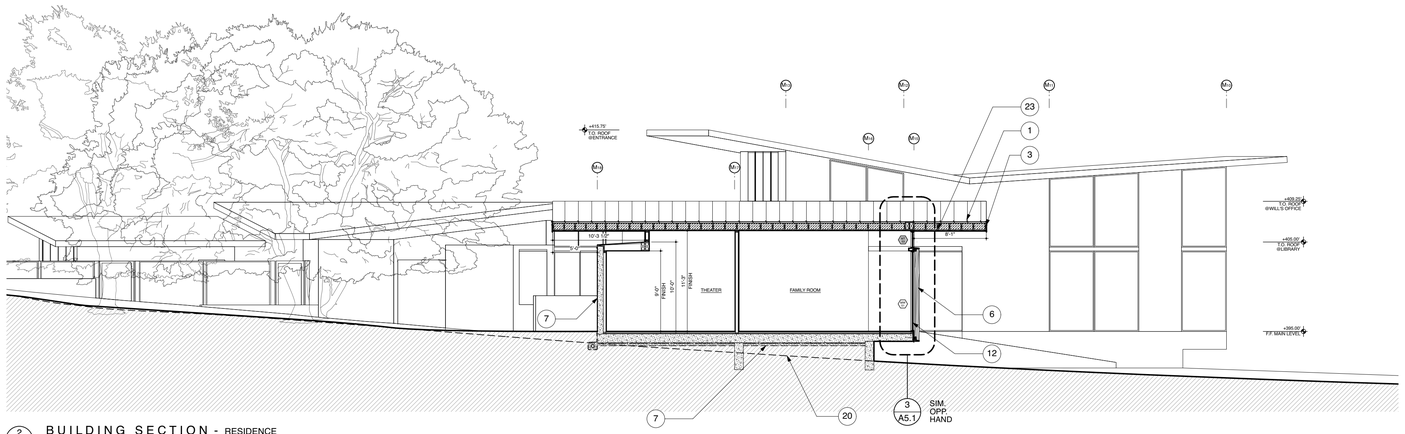
—	04.22.2025	BUILDING PERMIT SUBMITTAL

A5.2



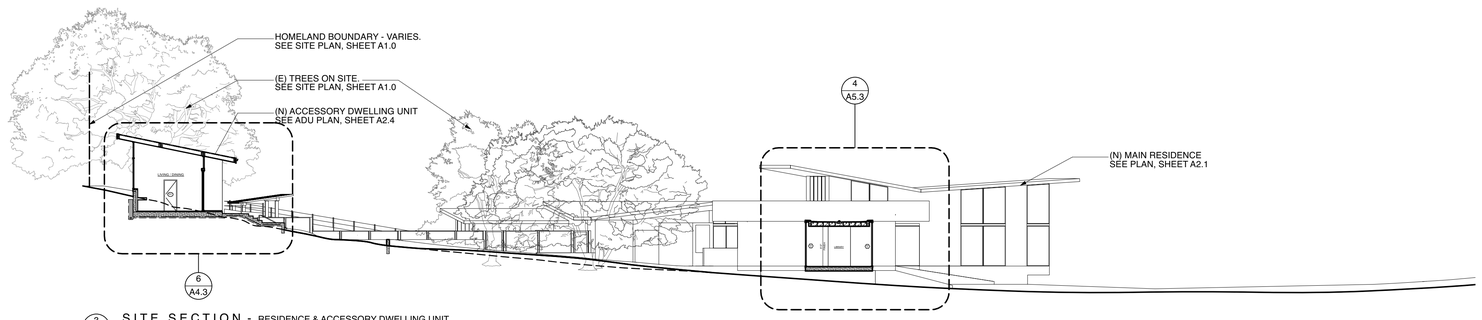
1 A5.3 SITE SECTION - RESIDENCE & ACCESSORY DWELLING UNIT

1/16" = 1'-0"



2 A5.3 BUILDING SECTION - RESIDENCE

1/8" = 1'-0"



3 A5.3 SITE SECTION - RESIDENCE & ACCESSORY DWELLING UNIT

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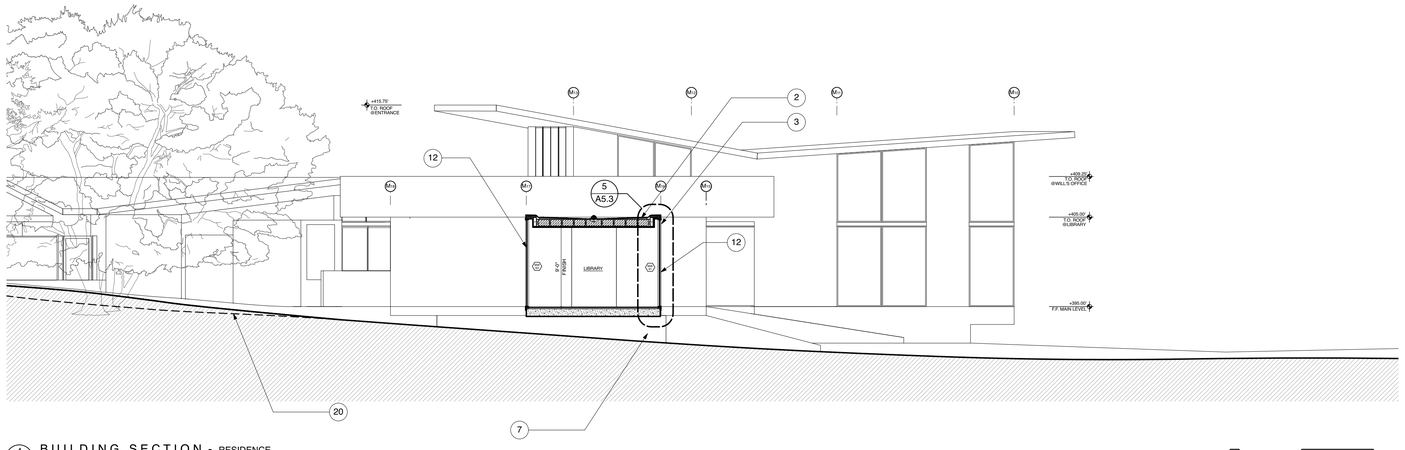
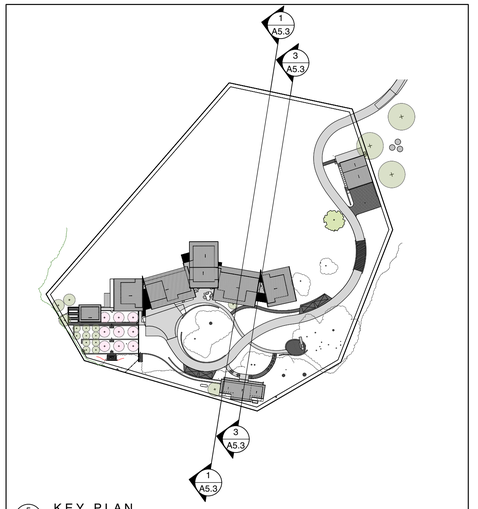


4 A5.3 BUILDING SECTION - RESIDENCE

1/8" = 1'-0"

0 1 8 16FT



5 A5.3 KEY PLAN

N.T.S

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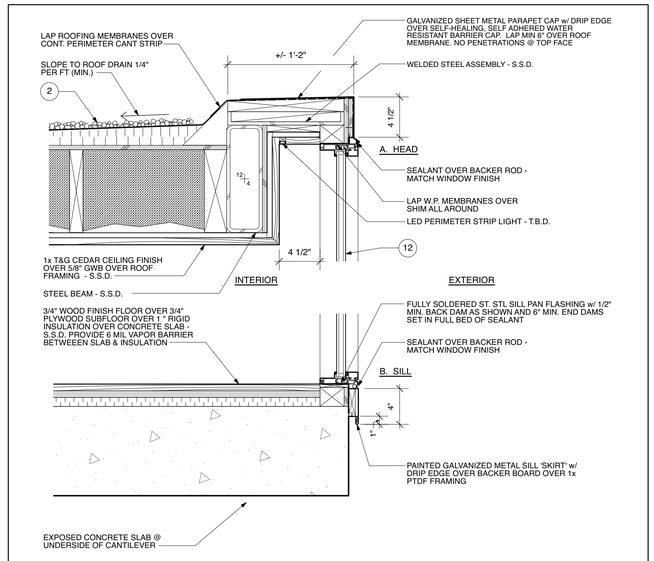

5 A5.3 SECTION DETAIL - FIXED EXTERIOR WINDOW

1 1/2" = 1'-0"

LICENSED ARCHITECT
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C-18594
07.31.25
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DAVISSON RESIDENCE

20 POTRERO TRAIL, LOT 191
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APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

PROPOSED SITE SECTIONS &
MAIN RESIDENCE BUILDING SECTIONS

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

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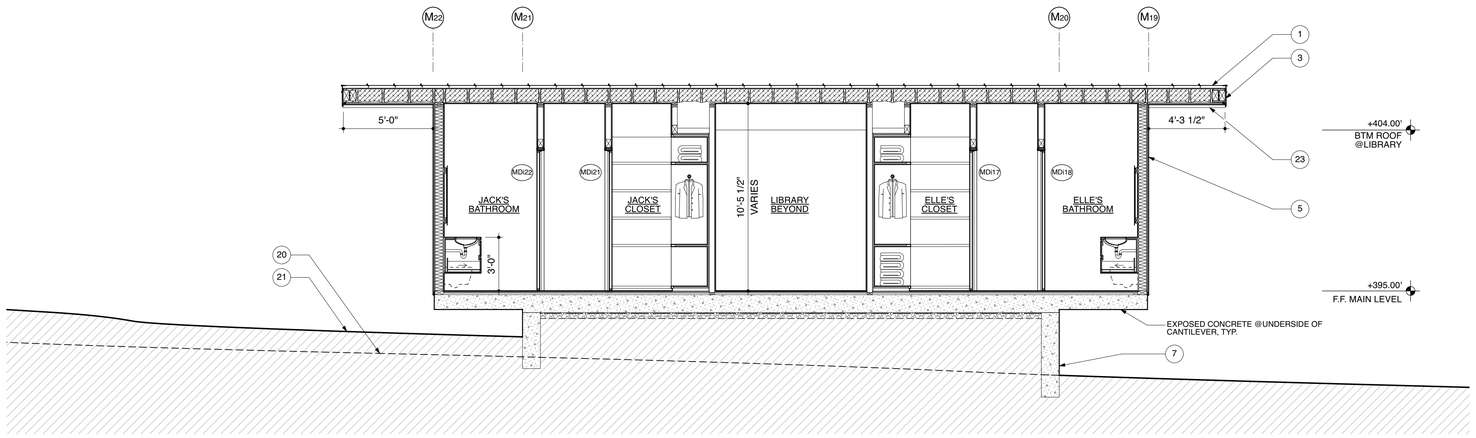
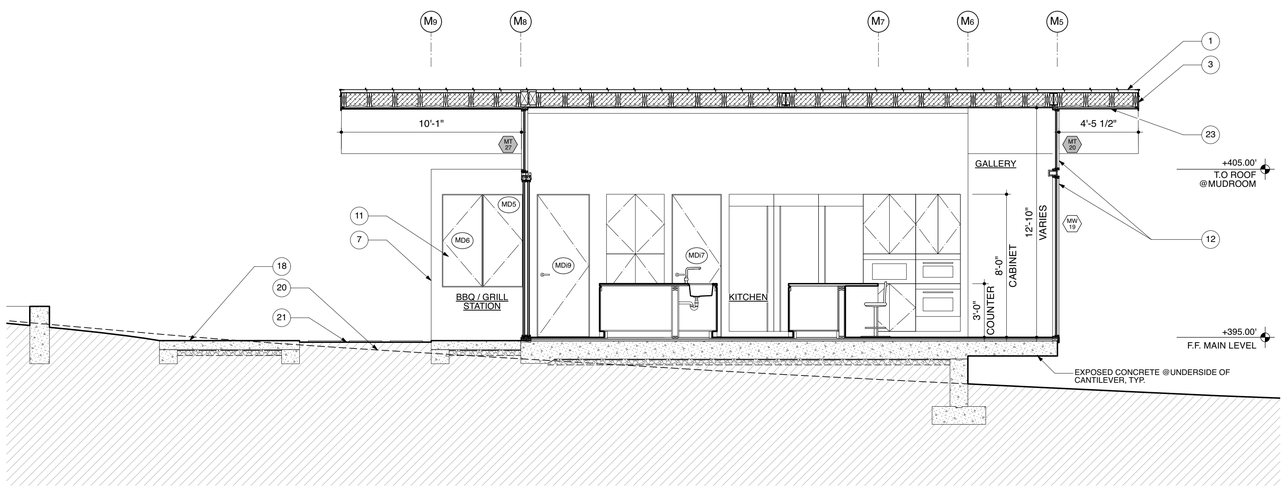
A5.3



1 A5.4 BUILDING CROSS SECTION - RESIDENCE

1/4" = 1'-0"



2 A5.4 BUILDING CROSS SECTION - RESIDENCE

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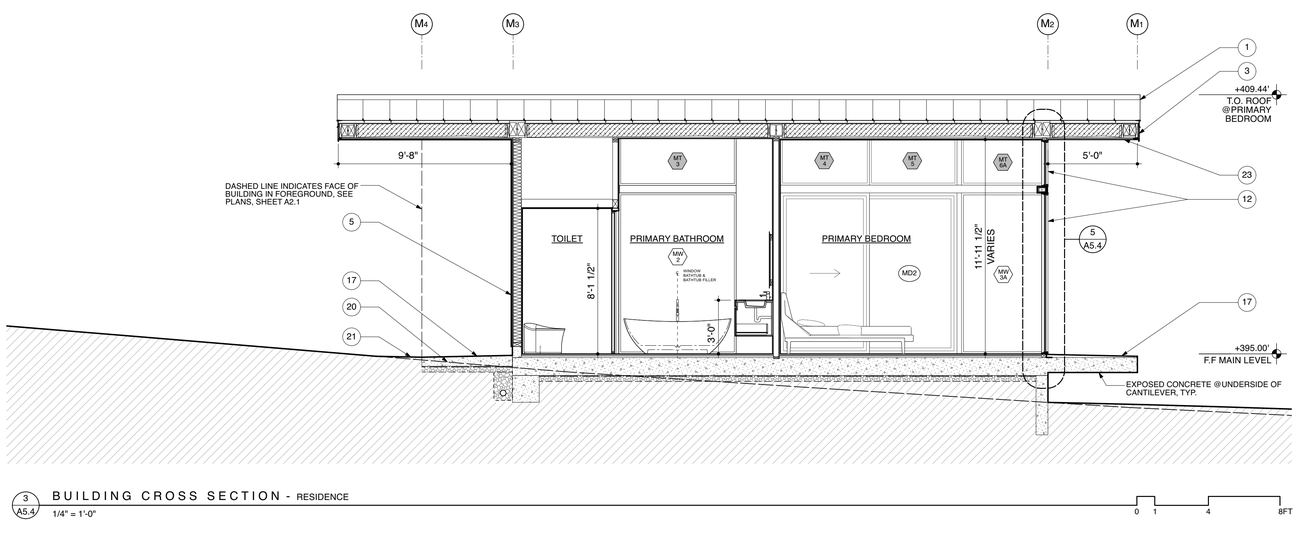
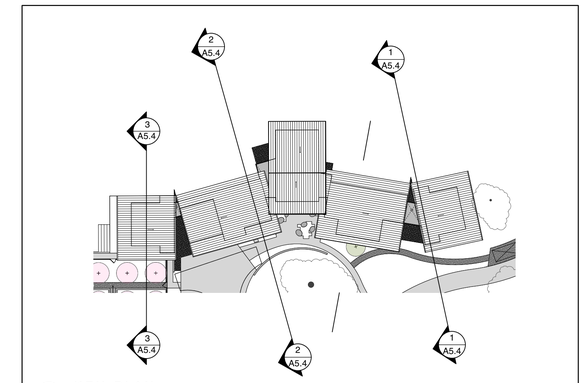


3 A5.4 BUILDING CROSS SECTION - RESIDENCE

1/4" = 1'-0"

0 1 4 8FT



4 A5.4 KEY PLAN

N.T.S

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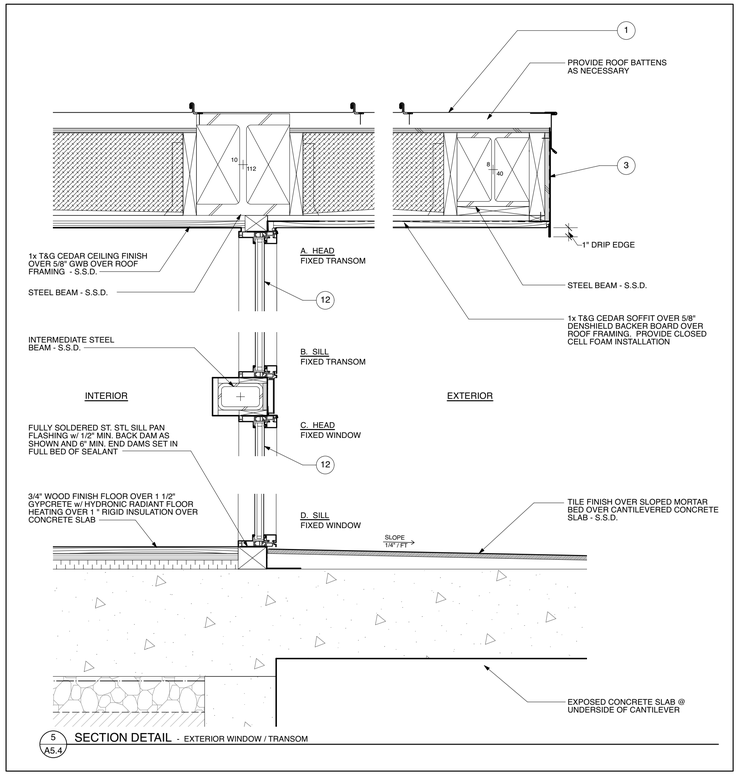

5 A5.4 SECTION DETAIL - EXTERIOR WINDOW / TRANSOM

LICENSED ARCHITECT
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BUILDING SECTIONS & DETAILS

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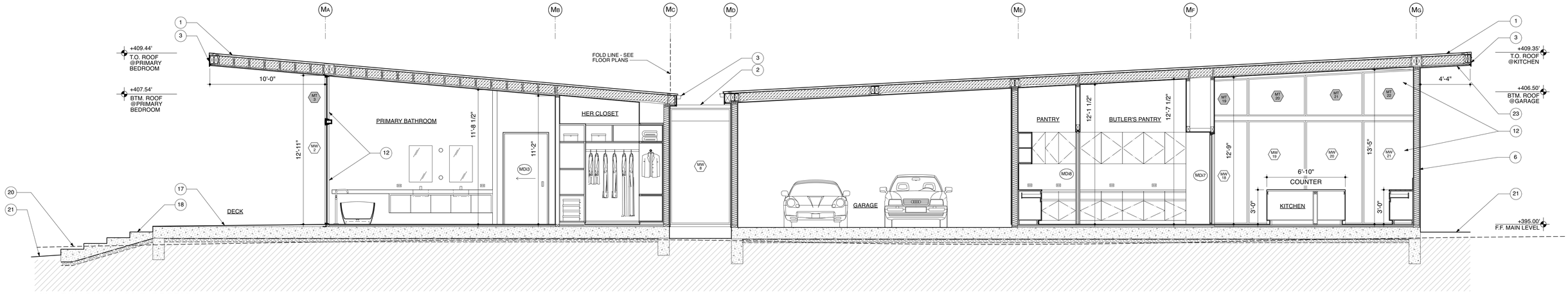
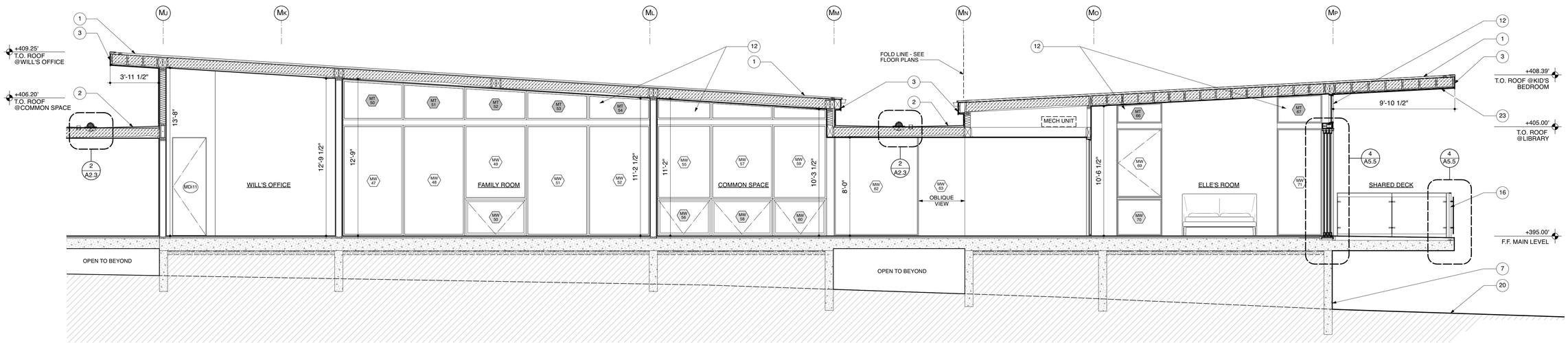
A5.4



1 A5.5 **BUILDING LONG SECTION -** RESIDENCE

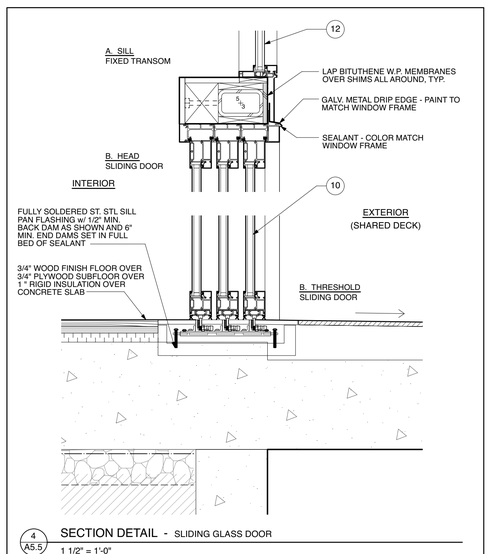
1/4" = 1'-0"



2 A5.5 **BUILDING LONG SECTION -** RESIDENCE

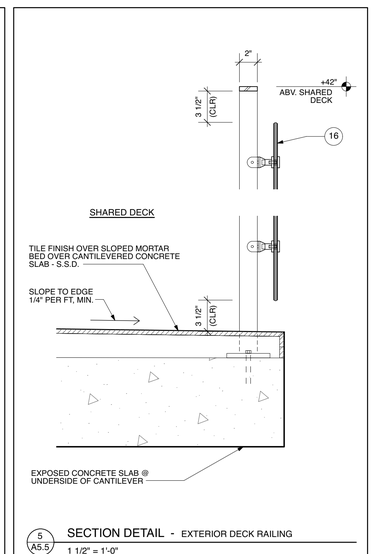
1/4" = 1'-0"

0 1 4 8FT



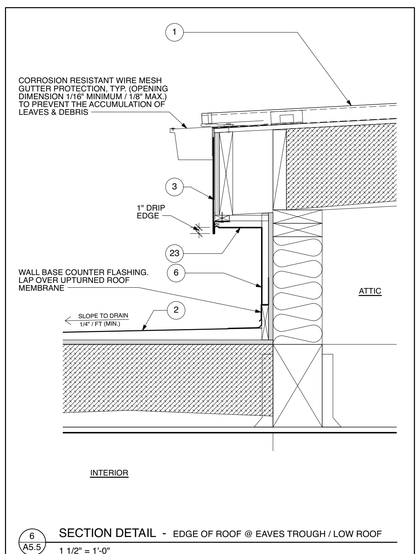
4 A5.5 **SECTION DETAIL -** SLIDING GLASS DOOR

1 1/2" = 1'-0"



5 A5.5 **SECTION DETAIL -** EXTERIOR DECK RAILING

1 1/2" = 1'-0"

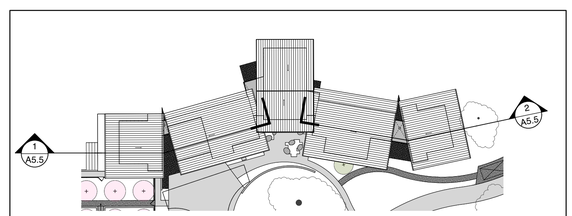


6 A5.5 **SECTION DETAIL -** EDGE OF ROOF @ EAVES TROUGH / LOW ROOF

1 1/2" = 1'-0"

NOTE LEGEND:

1. STANDING SEAM ZINC ROOF CLADDING BY 'RHENZINK' OR APPROVED EQUAL W/MIN. S/B:12 SLOPE OVER ROOF UNDERLAYMENT OVER EXTERIOR ROOF PLY OVER SLOPED ROOF STRUCTURE. FINISH COLOR DARK GREY 'BASALT' MATTE FINISH. INSULATE UNVENTED ROOF ASSEMBLY FRAMING CAVITY w/ CLOSED CELL SPRAY FOAM INSULATION BY "BAYSEAL OC" BY BAYER OR APPROVED EQUAL.
2. CLASS 'A' LOW-SLOPE ROOF ASSEMBLY: NATURAL STONE AGGREGATE BALLAST OVER TPO (THERMOPLASTIC POLYOLEFIN) MEMBRANE (SURE-WELD GRAY (T.B.C.)) ROOFING SYSTEM OVER TAPERED ROOF INSULATION (MIN. 1/4" PER FT). INSULATE UNVENTED ROOF ASSEMBLY FRAMING CAVITY w/ CLOSED CELL SPRAY FOAM INSULATION
3. PAINTED GALVANIZED METAL FASCIA TO MATCH WINDOW / DOOR FRAME. DOWNSPOUTS AND EAVES TROUGHS T.B.D
4. EXTERIOR CEMENT PLASTER WALL FINISH w/ SMOOTH TROWELLED EARTH TONED FINISH - (3) COATS MIN. o/ METAL LATH o/ HYDROGAP DRAINABLE HOUSE WRAP o/ WATER-RESISTIVE BARRIER o/ 1/2" EXTERIOR PLYWOOD o/ WALL CONSTRUCTION w/ FIBER GLASS BATT INSULATION.
5. CHARRED WESTERN RED CEDAR 'SHOU-SUGI BAN' 1x VERTICAL SIDING OVER W.P MEMBRANES OVER EXTERIOR PLYWOOD OVER 2x WALL CONSTRUCTION w/ FIBER GLASS BATT INSULATION.
6. 1x CHARRED RED CEDAR 'SHOU-SUGI BAN' VERTICAL FIN SCREEN, EQUALLY SPACED AND SECURED TO EXTERIOR BUILDING FACE @TOP & BOTTOM - TO BE DETERMINED.
7. EXPOSED, POURED IN PLACE, HORIZONTAL BOARD FORMED CONCRETE WALL - SEE LANDSCAPE DRAWINGS FOR SITE WALLS, TYP.
8. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME EXTERIOR SWING DOOR T.B.D. - SEE DOOR SCHEDULES
9. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME OFF-SET PIVOT DOOR T.B.D. - SEE DOOR SCHEDULES
10. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME SLIDING DOOR UNITS FINISH T.B.D. - SEE DOOR SCHEDULES
11. SOLID WOOD EXTERIOR SWING DOOR FINISH T.B.D. - SEE DOOR SCHEDULE
12. DUAL-GLAZED, TEMPERED, ALUMINUM FRAME EXTERIOR WINDOW FINISH T.B.D. - SEE WINDOW SCHEDULES
13. CUSTOM BUTT GLAZED, SINGLE-GLAZED TEMPERED, ALUMINUM FRAME WINDOW. FINISH T.B.D. - SEE WINDOW SCHEDULES
14. OVERHEAD SECTIONAL GARAGE DOOR T.B.D.
15. CHAIN DRAIN DOWNSPOUT CONNECTED TO EAVES TROUGH - SEE DETAIL & SPECIFICATION, SHEET A5.1
16. EXTERIOR TERRACE RAILING: 2" x 1/2" ST STEEL VERTICAL PICKETS w/ TOP RAIL @ +42" ABOVE TERRACE FINISH. TEMPERED & LAMINATED GLASS PANELS TO BE SECURED TO VERTICAL PICKETS - T.B.D.
17. STONE TILE FINISH SET OVER CONCRETE ON GRADE
18. EXTERIOR CONCRETE PATIO / STAIRS - SEE LANDSCAPE DRAWINGS
19. DASHED LINE INDICATES FINISH FLOOR BEYOND
20. (E) NATURAL GRADE - SHOWN DASHED WHERE REMOVED
21. (N) FINISH GRADE - SEE CIVIL DRAWINGS
22. ALUMINIUM BRAKE METAL FINISH OVER POST/BEAM FINISH TO MATCH WINDOW & DOOR FRAMES
23. 1x T&G WESTERN RED CEDAR SOFFIT W/CLEAR FINISH OVER W.P MEMBRANE OVER CEMENTITIOUS BACKER BOARD OVER FRAMING @OVERHANGS. PROVIDE SPRAY FOAM INSULATION @UNVENTED ROOF ASSEMBLY



3 A5.5 **KEY PLAN**

N.T.S

LICENSED ARCHITECT
MARK DAVID ENGLISH
C-18594
07.31.25
RENEWAL DATE
STATE OF CALIFORNIA

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DAVISSON RESIDENCE

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APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

PROPOSED MAIN RESIDENCE
BUILDING SECTIONS & DETAILS

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE:	SCALE:
04.22.25	AS NOTED

SUBMITTALS / REVISIONS :

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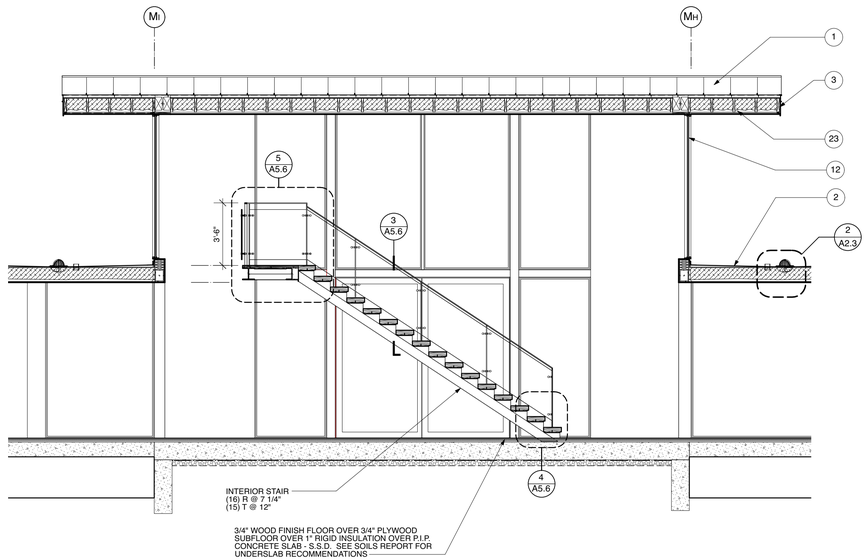
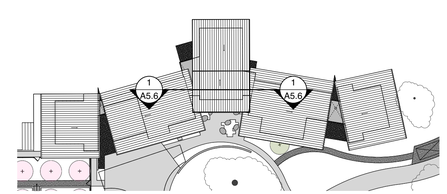
A5.5



1 A5.6 **PARTIAL BUILDING LONG SECTION -** INTERIOR STAIR TO MEZZANINE @ RESIDENCE

1/4" = 1'-0"

0 1 4 8FT



2 A5.6 **KEY PLAN**

N.T.S

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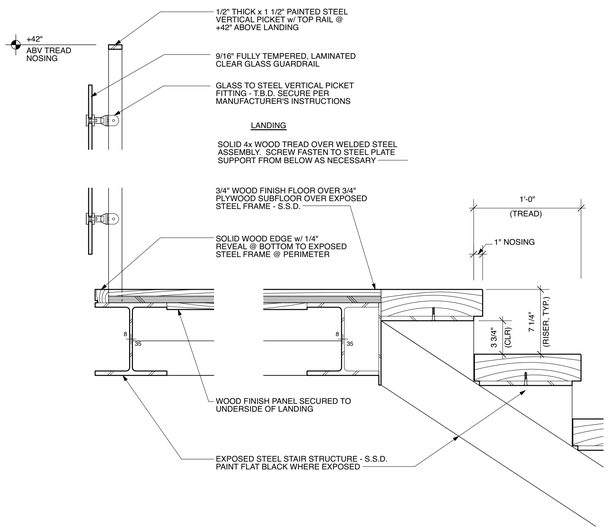
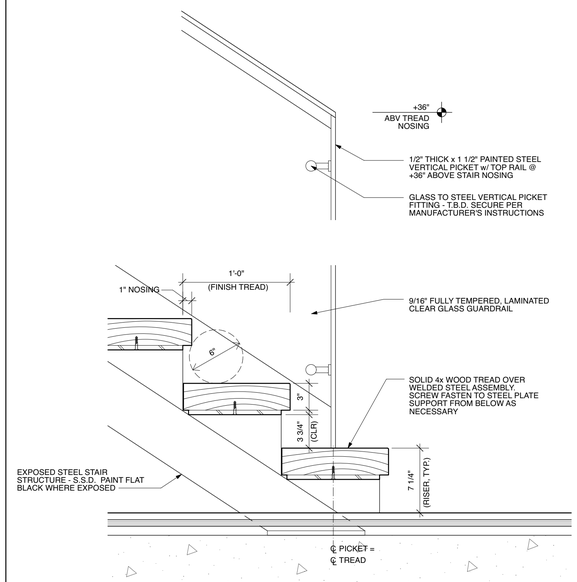


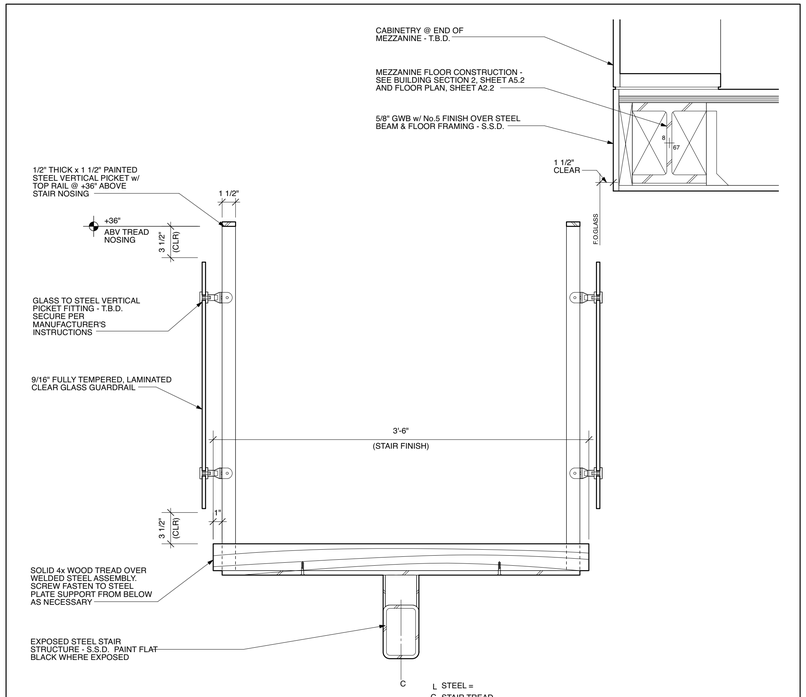
5 A5.6 **SECTION DETAIL -** TOP OF STAIR / LANDING

1 1/2" = 1'-0"



4 A5.6 **SECTION DETAIL -** INTERIOR STAIR TREAD

1 1/2" = 1'-0"



3 A5.6 **SECTION DETAIL -** INTERIOR STAIR TREAD

1 1/2" = 1'-0"

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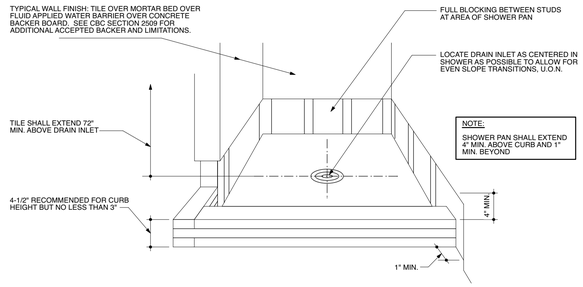
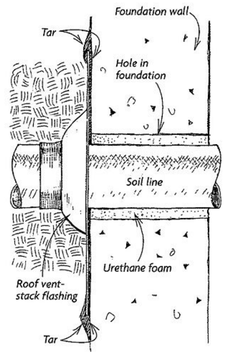
A5.6



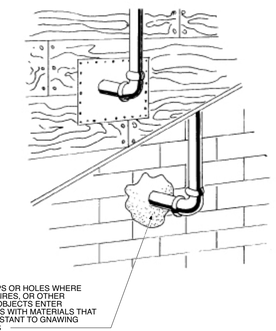
NOTE:

1. ENTIRE PAN AREA AND CURB SHALL BE SMOOTH AND FREE OF GAPS OR SHARP EDGES.
2. USE A FLOOR DRAIN WITH AN ADJUSTABLE ROUND TRAP COVER FOR MORE FLEXIBILITY IN MORTAR THICKNESS AND TILE LAYOUT.
3. SUBFLOOR SHALL BE CUT SO THAT THE DRAIN MAY REST FLUSH WITH BUT NOT UNDER THE SUBFLOOR.
4. GLAZED SHOWER OR TUB ENCLOSURES SHALL BE SAFETY GLAZING COMPLYING WITH CBC SECTION 2406.
5. WATER RESISTANT GYPSUM BOARD ("GREEN" GWB) SHALL NOT BE USED OVER A VAPOUR BARRIER OR WHEN IN DIRECT EXPOSURE TO WATER OR HIGH HUMIDITY. FOR MORE LIMITATIONS SEE CBC SECTION 2509.
6. WALL SURFACE TO BE SMOOTH, HARD, NONABOSORBENT AND INSTALLED OVER A MOISTURE RESISTANT UNDERLAYMENT TO +72" ABOVE DRAIN LINLET, SEE CBC R307.2 & R702.3.8 FOR MORE INFORMATION.

5 / A6.0 DIAGRAM - TYPICAL SHOWER TILE / CURB INSTALLATION
N.T.S.



A. SECTION DIAGRAM - PIPE ENTRY INTO BUILDING

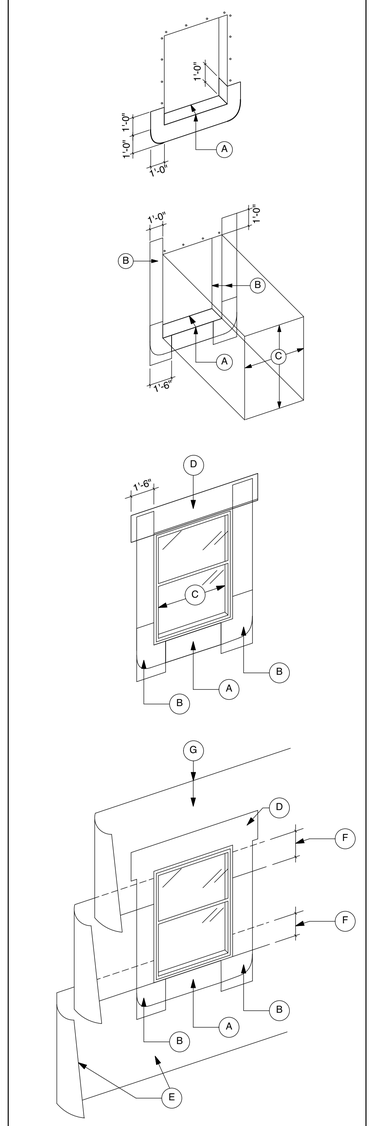


B. DIAGRAM - PIPE ENTRY INTO BUILDING

RODENT INTRUSION PREVENTION NOTES:

1. 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 SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
2. USE GALVANIZED HARDWARE CLOTH, HAIL SCREEN, OR WELDED WIRE MESH TO COVER VENTILATION OPENINGS AND WINDOWS.
3. EXTERIOR DOORS SHOULD FIT TIGHTLY SO THAT THE DISTANCE BETWEEN THE DOOR BOTTOM AND THE THRESHOLD IS LESS THAN 1/4"
4. RECOMMENDED MATERIALS FOR RODENT-PROOFING: A. REINFORCED CONCRETE - MINIMUM THICKNESS OF 2". NOT REINFORCED MINIMUM 3 3/4". B. GALVANIZED SHEET METAL - 24 GUAGE OR HEAVIER. PERFORATED SHEET METAL GRILLS SHOULD BE 14 GUAGE. C. HARDWARE CLOTH (WIRE MESH) - 19 GUAGE, 1/2" x 1/2" TO EXCLUDE RATS / 24 GUAGE, 1/4" x 1/4" INCH MESH TO EXCLUDE MICE. D. ALUMINUM - 22 GAUGE FOR FRAMES AND FLASHINGS; 20 GAUGE FOR KICK PLATES; 18 GAUGE FOR GUARDS.

4 / A6.0 DIAGRAMS - RODENT PROOFING FOR ENHANCED DURABILITY
N.T.S.



FLASHING SEQUENCE

A. INSTALL PAN (METAL OR SELF-ADHERED) AT THE SILL, FOLD UP ON THE JAMB 1'-0" FOLD DOWN 1'-0" BELOW THE SILL AND EXTEND 1'-0" HORIZONTALLY BEYOND THE JAMB.

B. INSTALL FLASHING (BUILDING PAPER OR SELF-ADHERED FLASHING) AT BOTH JAMBS, FOLD OVER PLYWOOD OR GYPSUM SHEATHING, EXTEND 1'-0" WHERE HEAD FLASHING WILL INTERSECT, LAP JAMB FLASHING 1'-6" OVER TOP OF SILL FLASHING.

C. APPLY CONTINUOUS SEALANT TO PERIMETER OF OPENING. INSTALL WINDOW, SHIM AND ADJUST AS REQUIRED TO ACHIEVE SQUARE, PLUMB AND LEVEL CONDITION.

D. INSTALL WINDOW FLASHING AT WINDOW HEAD AND EXTEND 1'-6" BEYOND EACH JAMB.

E. INSTALL BUILDING PAPER STARTING FROM THE BOTTOM, SLIP BUILDING PAPER UNDER WINDOW FLASHING AT THE WINDOW SILL.

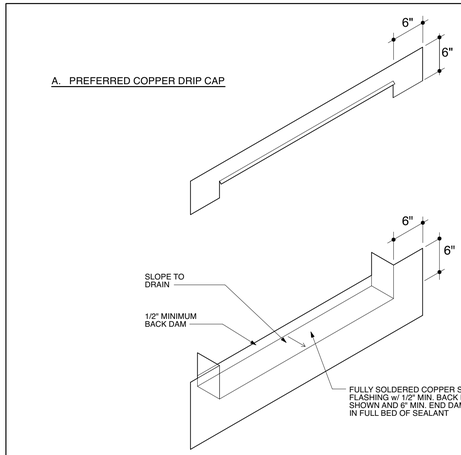
F. OVERLAP BUILDING PAPER AS REQUIRED BY CODE.

G. INSTALL BUILDING PAPER OVER JAMB FLASHING AND HEADFLASHING.

NOTE:

WINDOW, AND DOOR INSTALLATION NOTES ARE GUIDELINES ONLY. VERIFY INSTALLATION WITH MANUFACTURER'S RECOMMENDATIONS, TYP.

3 / A6.0 DIAGRAM - TYPICAL WINDOW FLASHING SEQUENCE
N.T.S.



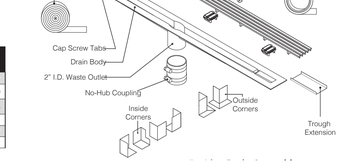
1 / A6.0 DIAGRAMS - RECOMMENDED METAL FLASHING @ EXTERIOR DOORS

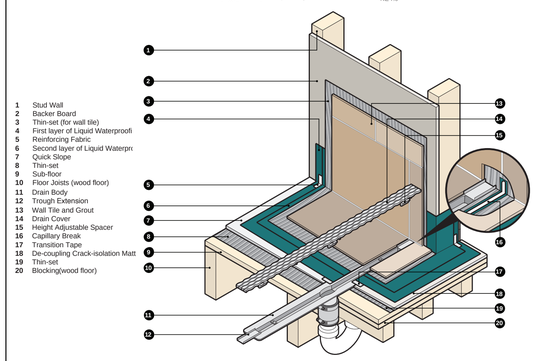
PROLINEdrain by QUICKDRAIN USA

Model Number	A	B	C	D
PLD26-N	26	13	13	28
PLD27.5-N	27.5	13.75	13.75	29.5
PLD30-N	30	12	18	32
PLD33-N	33	16.5	16.5	35
PLD36-N	36	15	21	38
PLD40-N	40	17	23	42
PLD44-N	44	19	25	46
PLD46-N	46	23	23	48
PLD48-N	48	21	27	50
PLD52-N	52	23	29	54
PLD57-N	57	25.5	31.5	59
PLD63-N	63	31.5	31.5	65
PLD68-N	68	34	34	70

Model Number	Height Adjustable Spacers	Cover Length
PLD26-N, PLD27.5-N	4	COVER32
PLD30-N, PLD33-N, PLD36-N	4	COVER40
PLD40-N, PLD44-N, PLD46-N	6	COVER48
PLD48-N, PLD52-N	6	COVER56
PLD57-N	8	COVER64
PLD63-N, PLD68-N	8	COVER72

Required Part (not included) - Drain Cover
- Available in the designs below and in these lengths – 32 ', 40", 48", 56", 64", and 72"





2 / A6.0 SPECIFICATION - SHOWER LINEAR SLOT DRAIN
N.T.S.

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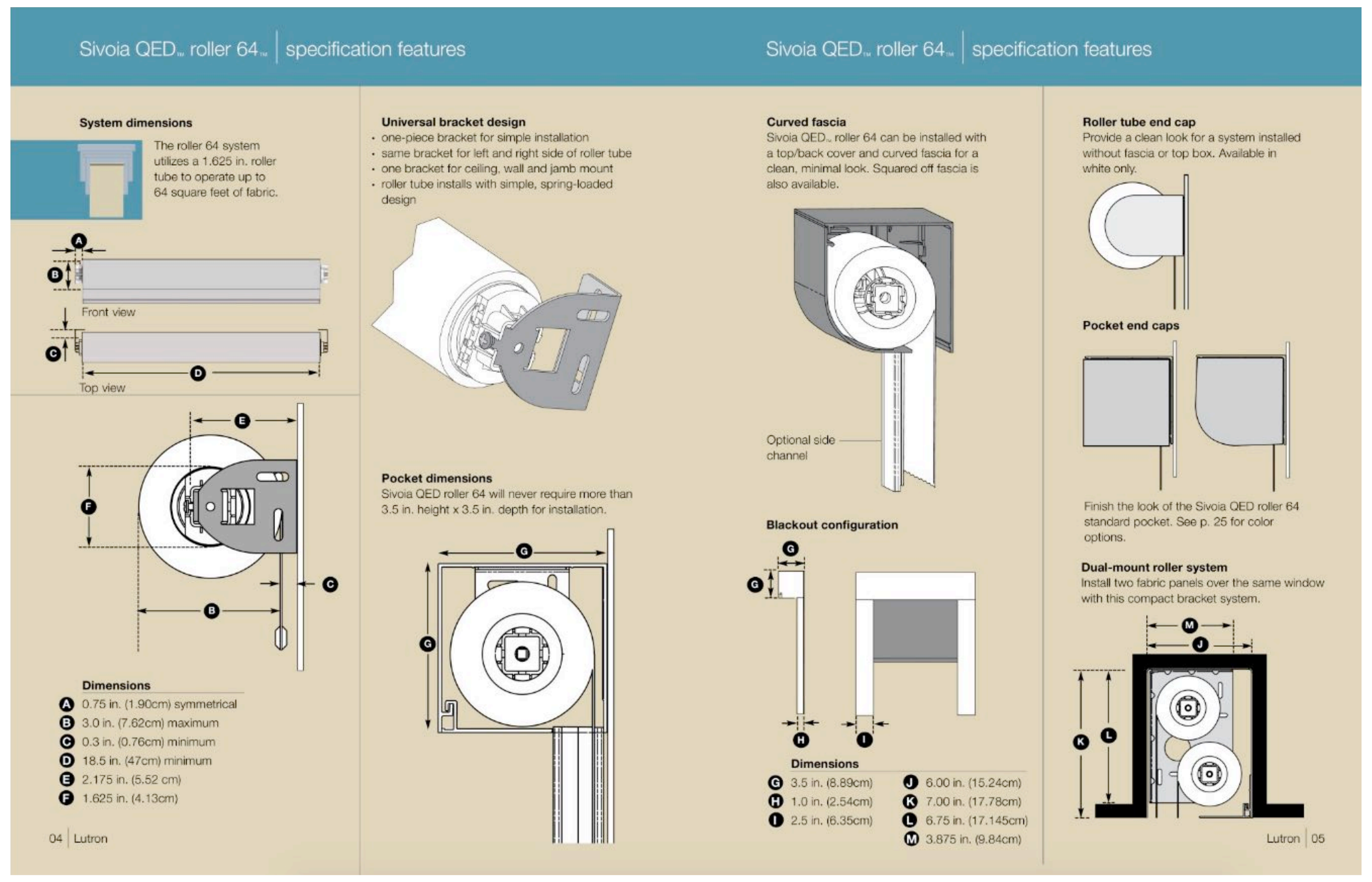


Sivoia QED® roller 64® | specification features
Sivoia QED® roller 64® | specification features
System dimensions
Universal bracket design
Curved fascia
Roller tube end cap
Pocket dimensions
Pocket end caps
Blackout configuration
Dual-mount roller system
Dimensions
04 | Lutron
Lutron | 05

SPECIFICATION - ROLLER SHADE

5 / EM2.0 N.T.S.

MECHANICAL & PLUMBING NOTES:

1. SEE MECHANICAL ENGINEER DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.
2. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF CGBSC SECTION 4.507.2
3. EXACT LOCATION OF SUPPLY AND RETURN GRILLES TO BE COORDINATED IN FIELD WITH ARCHITECT PRIOR TO INSTALLATION.
4. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FT. FROM ANY OPENINGS INTO THE BUILDING (I.E. DOORS, WINDOWS OPENINGS) & MINIMUM OF 3 FT FROM PROPERTY LINES.
5. ALL EXHAUST FANS IN BATHROOMS MUST BE CAPABLE OF FIVE (5) AIR CHANGES PER HOUR AND MUST VENT DIRECTLY TO OUTSIDE AIR. THE POINT OF DISCHARGE AT A ROOF IS TO BE FIVE (5) OR MORE FEET FROM ANY PROPERTY LINE. ALL MECHANICAL VENTILATION FANS IN BATHROOMS SHALL HAVE AN EXHAUST CAPACITY OF AT LEAST 50 CFM.
6. EARTHQUAKE-ACTUATED GAS SHUTOFF VALVE, CERTIFIED BY THE STATE ARCHITECT AS CONFORMING TO CRS 12-16-1, SHALL BE AT OR NEAR THE METER SUPPLYING GAS TO THE BUILDING.
7. BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT; DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH MUST BE READILY ACCESSIBLE. CGBSC SECTION4.506
8. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
9. ALL CONTROL VALVES FOR SHOWERS AND TUB-SHOWERS SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER CPC 408.3.
10. THE WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH. THE CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL SHALL NOT BE LESS THAN 24".
11. SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISH INTERIOR AREA 1,024 SQ.IN., AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE.
12. SHOWERS AND TUBS WITH SHOWERS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT UP TO 72 INCHES ABOVE THE DRAIN INLET PER CBC 1210.2.3
13. PROVIDE SAFETY GLAZING WITHIN SHOWER/TUB ENCLOSURES PER CBC 2406
14. PROVIDE WATER HEATER PRESSURE/TEMPERATURE RELIEF VALVE WITH DRAIN TO OUTSIDE OF BUILDING OR OTHER APPROVED LOCATION. CPC 1504.10.3. NO DRAIN MAY BE INSTALLED WHERE IT WOULD BE SUBJECT TO FREEZING. CPC 418.5.
15. PROVIDE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL EXTERIOR HOSE BIBS, AND LAWN SPRINKLER/IRRIGATION SYSTEMS. CPC 422.8.
16. MAXIMUM FLOW RATE REQUIREMENTS FOR PLUMBING FIXTURES PER CGBSC SECTION 4 303.1 ARE AS FOLLOWS:

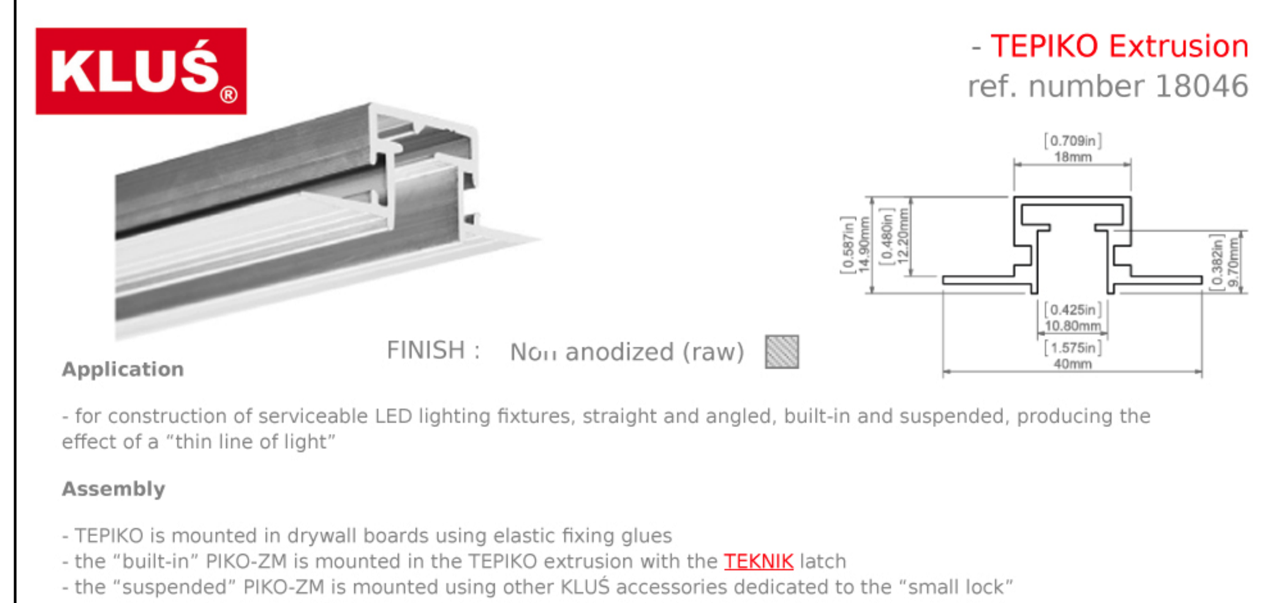
A. SHOWERHEADS:	1.8 GALLONS PER MINUTE
B. WATER CLOSETS:	1.28 GALLONS PER FLUSH
C. LAVATORY FAUCETS:	1.2 GALLONS PER MINUTE
D. KITCHEN FAUCETS:	1.8 GALLONS PER MINUTE WITH 2.2 GPM TEMPORARY FLOW

KLUŚ
FLEXIBLE LED STRIP K-1820-24
high density
Model
Color Temperature
Lumen Output per meter/ per foot
Volt
Watts per meter/ foot
Beam Angle
Diodes per meter/ foot
K-22-1820-HD-24V 2200 1082L/M 330L/F
K-25-1820-HD-24V 2500 1328L/M 405L/F
K-27-1820-HD-24V 2700 1470L/M 448L/F
K-30-1820-HD-24V 3000 1510L/M 460L/F
K-35-1820-HD-24V 3500 1590L/M 485L/F
K-40-1820-HD-24V 4000 1640L/M 500L/F
K-50-1820-HD-24V 5000 1836L/M 560L/F
24 18.2W/M 5.6W/F 120° 266/M 81/F
Chip Type
CRI
Max run length (meter/ feet)
2016 90+ 16'4"/5 m

SPECIFICATION - LED STRIP LIGHT

1 / EM2.0 N.T.S.

OR APPROVED EQUAL

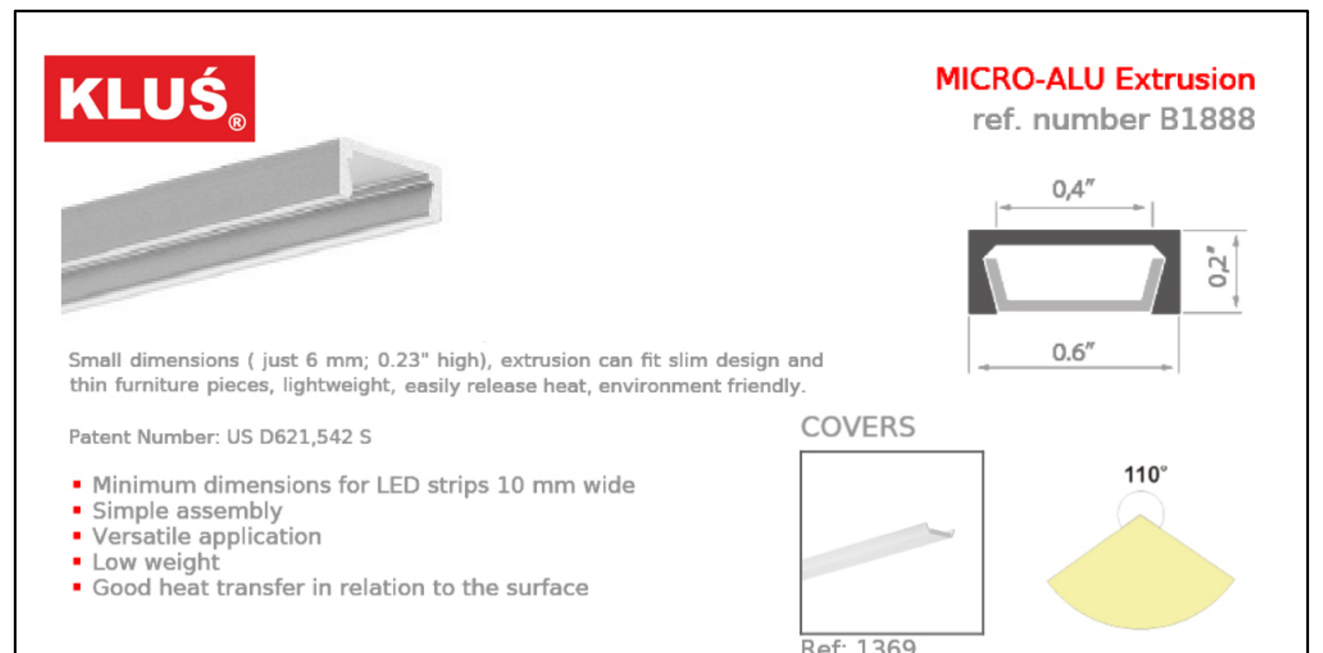


KLUŚ
- TEPIKO Extrusion
ref. number 18046
FINISH : Non anodized (raw)
Application
- for construction of serviceable LED lighting fixtures, straight and angled, built-in and suspended, producing the effect of a "thin line of light"
Assembly
- TEPIKO is mounted in drywall boards using elastic fixing glues
- the "built-in" PIKO-ZM is mounted in the TEPIKO extrusion with the TEKNIK latch
- the "suspended" PIKO-ZM is mounted using other KLUS accessories dedicated to the "small lock"

SPECIFICATION - ALUMINUM EXTRUSION 1

2 / EM2.0 N.T.S. CEILING FLUSH MOUNTED

OR APPROVED EQUAL

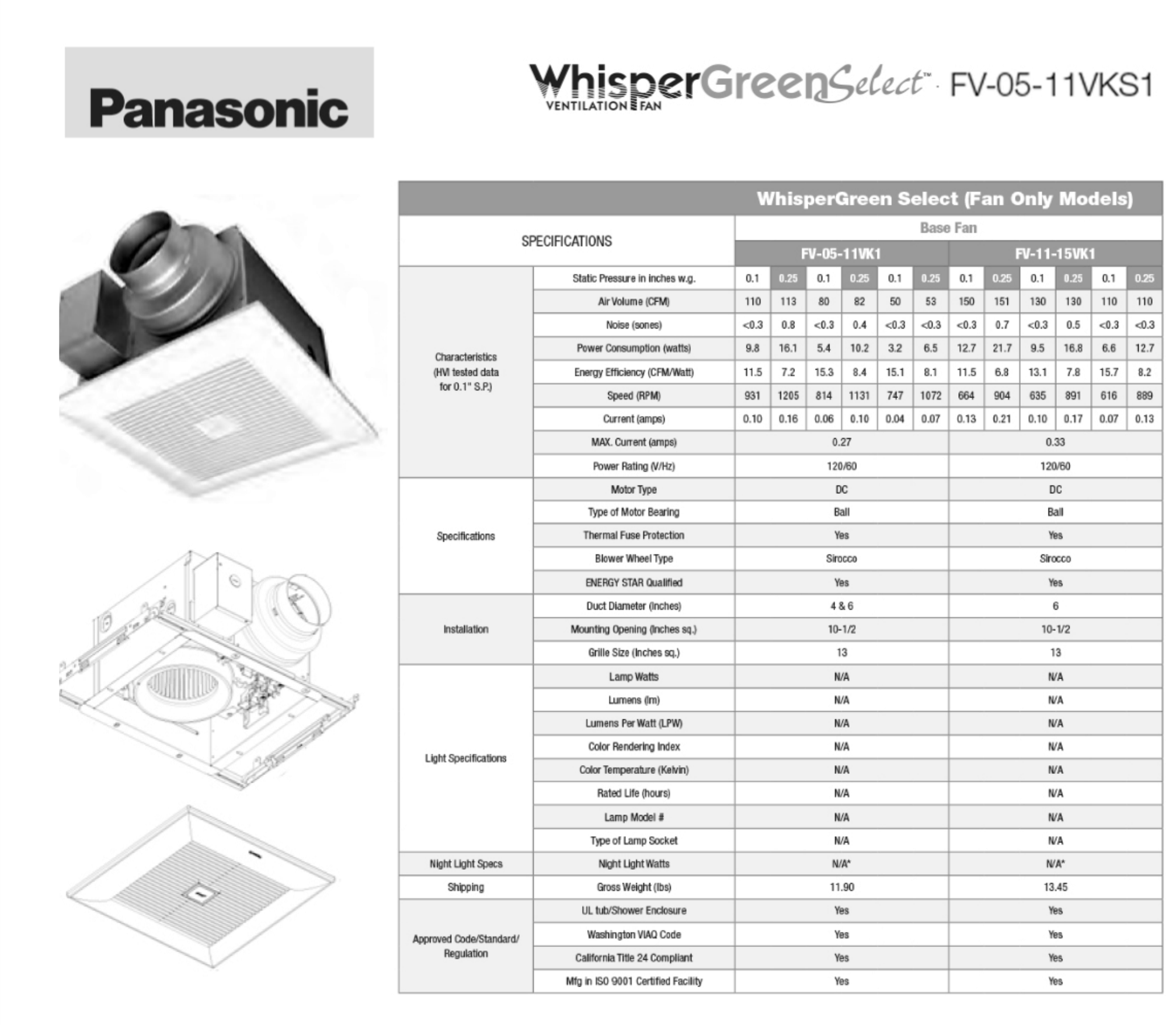


KLUŚ
MICRO-ALU Extrusion
ref. number B1888
0.4"
0.2"
0.6"
Small dimensions (just 6 mm; 0.23" high), extrusion can fit slim design and thin furniture pieces, lightweight, easily release heat, environment friendly.
Patent Number: US D621,542 S
COVERS
110°
Minimum dimensions for LED strips 10 mm wide
Simple assembly
Versatile application
Low weight
Good heat transfer in relation to the surface
Ref: 1369

SPECIFICATION - ALUMINUM EXTRUSION 2

3 / EM2.0 N.T.S. UNDER CABINET MOUNTED

OR APPROVED EQUAL



SPECIFICATION - BATHROOM EXHAUST FAN:

4 / EM2.0 N.T.S. CEILING FLUSH MOUNTED

FOR OWNER APPROVAL

ELECTRICAL/ LIGHTING NOTES:

A. EXACT LOCATION OF LIGHT FIXTURES TO BE COORDINATED IN THE FIELD w/ OWNER AND ARCHITECT.

B. ALL SURFACE MOUNTED AND DECORATIVE FIXTURES TO BE SELECTED BY OWNER AND INSTALLED BY G.C.

C. CENTER AND ALIGN LIGHT FIXTURES AS SHOWN AND PROVIDE EQUAL SPACING BETWEEN SIMILAR FIXTURES IN SEQUENCE.

D. DIMENSIONS SHOWN ARE FROM FINISH WALL SURFACE, U.O.N.

E. NOTIFY THE ARCHITECT REGARDING CONFLICTS BETWEEN THE ELECTRICAL PLANS AND OTHER DRAWINGS PRIOR TO INSTALLATION.

F CONTRACTOR IS TO REVIEW ALL RESIDENTIAL EQUIPMENT AND APPLIANCE SPECIFICATIONS AND VERIFY ALL POWER AND GAS REQUIREMENTS.

G. VERIFY ALL LIGHTING & ELECTRICAL APPLIANCE LOCATIONS & POWER REQUIREMENTS BEFORE ANY SHEETROCK INSTALLATION OCCURS. VERIFY WITH OWNER ANY FUTURE APPLIANCE LOCATIONS PRIOR TO SHEETROCK INSTALLATION.

H. ALL ELECTRICAL SWITCH PLATES TO BE 42" ABOVE FINISH FLOOR (A.F.F.) TO CENTER UNLESS NOTED OTHERWISE.

I. ALL ELECTRICAL OUTLETS, PHONE JACKS AND T.V. HOOKUPS TO BE 12" A.F.F. TO CENTER UNLESS NOTED OTHERWISE.

J. ALL OUTLETS AND SWITCHES ABOVE COUNTERS, VANITIES AND SIMILAR SITUATIONS SHALL BE MOUNTED HORIZONTALLY.

K. ALL MULTIPLE SWITCHES SHOWN IN ONE LOCATION SHALL BE GANG-SWITCHED WITH ONE COVER PLATE.

L. ALL ELECTRICAL OUTLETS IN BATHROOMS, OUTSIDE, IN KITCHEN COUNTER OUTLETS, AND ALL OUTLETS WITHIN 6'-0" OF A KITCHEN SINK TO BE GROUND FAULT PROTECTED (GFCI) PER 2016 CEC.

M. RECEPTACLES IN BATHROOMS MUST BE SUPPLIED BY AT LEAST ONE 20 AMP CIRCUIT WHICH SHALL HAVE NO OTHER OUTLET.

N. ALL MOTORLOADS TO BE ON DEDICATED CIRCUITS: DISPOSALS, DISHWASHERS, ETC.

O. OUTLETS OPPOSING ONE ANOTHER IN FIREWALLS SHALL BE SEPARATED BY 24" HORIZONTAL MINIMUM DISTANCE.

P. MINIMUM OF TWO 20 AMP DEDICATED SMALL APPLIANCE CIRCUITS TO KITCHEN / DINING AREA SHALL BE SUPPLIED FOR COUNTER OUTLETS (THESE CANNOT SERVE DINING ROOM,OUTSIDE PLUGS, RANGEHOOD, DISPOSALS, DISHWASHERS OR MICROWAVE - ONLY THE REQUIRED COUNTERTOP/ WALL OUTLETS - INCLUDING THE REFRIGERATOR.

Q. SMOKE DETECTORS PER C.B.C. SEC. 907.2.10 ARE REQUIRED IN ALL SLEEPING ROOMS AND THEIR ACCESS HALLWAYS, AND AT LEAST ONE PER FLOOR LEVEL OR BASEMENT. ALL NEW SMOKE DETECTORS ARE TO BE HARDWIRED 110V W/ BATTERY BACK-UP AND MUST BE INTER-CONNECTED IN ACCORDANCE WITH C.B.C. SECTION 907.2.10 AND ARE TO BE AUDIBLE IN ALL SLEEPING AREAS. VERIFY LOCATION WITH ARCHITECT IN THE FIELD.

R. CARBON MONOXIDE DETECTORS ARE REQUIRED PER CRC SEC. R315 IN ALL SLEEPING ROOMS AND AT LEAST ONE PER FLOOR LEVEL. ALL DETECTORS ARE TO BE HARDWIRED WITH BATTERY BACK-UP AND MUST BE INTER-CONNECTED. COMBINATION SMOKE AND CARBON DETECTORS WITH PROPER LISTING ARE PERMISSABLE AND PREFERED. SEE ADDITIONAL CARBON MONOXIDE NOTES BELOW ON THIS SHEET.

S. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION.

T. ALL CLOSET ELECTRICAL FIXTURES SHALL COMPLY WITH N.E.C. 410-8.

U. ALL LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND CERTIFIED AIR TIGHT TO ASTM E283

V. ALL EXHAUST FANS IN BATHROOMS MUST BE CAPABLE OF FIVE (5) AIR CHANGES PER HOUR AND MUST VENT DIRECTLY TO OUTSIDE AIR. THE POINT OF DISCHARGE AT A ROOF IS TO BE FIVE (5) OR MORE FEET FROM ANY PROPERTY LINE. ALL MECHANICAL VENTILATION FANS IN BATHROOMS SHALL HAVE AN EXHAUST CAPACITY OF AT LEAST 50 CFM.

W. A. ALL LIGHTING TO BE HIGH EFFICACY. CEC TABLE 150.0-A
B.SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS. JA8 LAMPS MUST BE MARKED AS "JA8-2016" OR JA8-2016-E" (JA8-2016-E ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES.) CEC150.0(K)(2K)
C. ALL JA8 COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPT CLOSETS LESS THAN 70 SF AND HALLWAYS.) CEC 150.0(K)(2K)
I. CEILING RECESSED DOWNLIGHT LUMINAIRES
II. LED LUMINAIRES WITH INTEGRAL SOURCES.
III. PIN BASED LED LAMPS (I.E. MR16, AR111, ETC)
IV. GU-24 BASED LED LIGHT SOURCES
D.AT LEAST ONE FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR. CEC 150.0(K)(2K)
E. AT LEAST ONE FIXTURE IN THE GARAGE SHALL BE CONTROLLED BY A VACANCY SENSOR CEC150.0 (K)(2J)
F. AT LEAST ONE FIXTURE IN EACH LAUNDRY ROOM SHALL BE CONTROLLED BY A VACANCY SENSOR. CEC150.0(K)(2J)
G. AT LEAST ONE FIXTURE IN EACH UTILITY ROOM SHALL BE CONTROLLED BY A VACANCY SENSOR CEC150.0(K)(2J)
H. ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING IN ACCORDANCE WITH CEC150.0(K)3:
I. PHOTOCONTROL AND MOTION SENSOR.
II. PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL.
III. ASTRONOMICAL TIME SWITCH CONTROL
IV. ENERGY MANAGEMENT CONTROL SYSTEMS

X. ALL WIRING MATERIALS AND OTHER ELECTRICAL COMPONENTS TO MEET LOCAL CODE REQUIREMENTS.

Y. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER PER CEC 210.12

Z. PROVIDE AT LEAST ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES. CEC 210.11(C)(2).

AA. PROVIDE AT LEAST ONE 20 AMP CIRCUIT FOR BATHROOM OUTLETS, WITH NO OTHER OUTLETS ON THE CIRCUIT. CEC 210.11(C)(3).

BB. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES ARE TO BE SUITABLE FOR DAMP LOCATIONS PER CEC 410.10 (A).

CC. ALL LIGHTING FIXTURES RECESSED IN CEILING TO HAVE 1-HR FIRE RATING OR TO BE ENCLOSED IN SHROUD OF NOT LESS THAN 1-HR FIRE RATED CONSTRUCTION AS REQUIRED.

DD. ALL 15 AMP/ 20 AMP DWELLING UNIT RECEPTACLE OUTLETS SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES. CEC ARTICLE 406.12

EE. EXTERIOR RECEPTACLES SHALL BE WITHIN 6'-6" A.F.F. GFCI , WITH A WEATHERPROOF COVER.

FF. PENDANT, TRACK LIGHTS OR CEILING SUSPENDED PANEL FANS ARE PROHIBITED LESS THAN 8' ABOVE THE TOP OF A TUB OR SHOWER WATER DAM, OR WITHIN 3' OF THE EDGE OF THE TUB OR SHOWER. PER CEC 410.4 (D)

MANDATORY CARBON MONOXIDE DETECTORS REQUIREMENTS:

1. PER CALIFORNIA LEGISLATURE ENACTED SB 183, ALL RESIDENTIAL PROPERTY OWNERS ARE TO INSTALL CARBON MONOXIDE DETECTORS IN DWELLING UNITS HAVING A FOSSIL FUEL BURNING HEATER OR APPLIANCE, FIREPLACE, OR ATTACHED GARAGE.
2. OWNERS SHALL INSTALL CO DEVICES IN A MANNER CONSISTENT WITH BUILDING STANDARDS APPLICABLE TO NEW CONSTRUCTION FOR THE RELEVANT TYPE OF OCCUPANCY IF IT IS TECHNICALLY FEASIBLE PER 2019 CALIFORNIA BUILDING CODE, SECTION 420.4, AND THE 2019 CALIFORNIA RESIDENTIAL CODE, SECTION R315.
3. CO DEVICES SHALL PRODUCE A DISTINCT AUDIBLE ALARM.
4. PER THE CALIFORNIA BUILDING STANDARDS COMMISSION, A NEW DEVICE MUST BE INSTALLED WHEN THE OWNER APPLIES FOR A PERMIT TO ALTER, REPAIR OR MAKE AN ADDITION TO A DWELLING UNIT WHOSE COST VALUATION IS ONE THOUSAND OR MORE DOLLARS.
5. INSTALL CO WALL-MOUNTED OR CEILING MOUNTED DETECTORS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. COMBINATION CO/SMOKE ALARMS ARE AVAILABLE AND MAY BE USED IF STATE FIRE MARSHAL (SFM) APPROVED.
7. CO ALARMS HAVE A LIMITED LIFESPAN (VARIES BY ALARM), AND MUST BE REPLACED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOMEOWNERS SHOULD MAINTAIN THE RECORDS OF THE DATE THEY INSTALLED THE ALARM, AS WELL AS RETAIN A COPY OF THE MANUFACTURER'S INSTRUCTIONS.
8. LIKE SMOKE ALARMS, CO ALARMS SHOULD BE TESTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. BATTERIES SHOULD BE REPLACED AT LEAST ANNUALLY.

ALLOWABLE TYPES OF CO ALARMS, REQUIRED POWER SOURCE, INSTALLATION PROTOCOL AND AGENCY APPROVAL:

1. CO ALARMS THAT ARE SOLELY BATTERY POWERED ARE ACCEPTABLE FOR INSTALLATION IN EXISTING BUILDINGS WHERE THE WALL COVERINGS ARE NOT REMOVED FOR CONSTRUCTION PURPOSES.
2. FOR NEW CONSTRUCTION, CO ALARMS MUST BE POWERED BY THE BUILDING'S WIRING SYSTEM, I.E. BE "HARD-WIRED," BE INTERCONNECTED, AND HAVE BATTERY BACK-UP.
3. CO ALARMS INSTALLED IN CALIFORNIA ARE REQUIRED TO BE APPROVED BY THE CALIFORNIA STATE FIRE MARSHAL (SFM)

REQUIRED INSTALLATION LOCATIONS WITHIN THE DWELLING UNIT:

RESIDENTIAL BUILDINGS SHALL HAVE CO ALARMS INSTALLED IN THE FOLLOWING LOCATIONS:

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

LICENSED ARCHITECT MARK DAVID ENGLISH C-18594 07.31.25 RENEWAL DATE STATE OF CALIFORNIA

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DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923
APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:
ELECTRICAL, MECHANICAL, PLUMBING NOTES

DRAFTED BY: SO	CHECKED BY:
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

EM1.0

1 EM2.1 **PROPOSED MAIN FLOOR ELECTRICAL / MECHANICAL PLAN** - RESIDENCE

1/8" = 1'-0"

0 1 8 16FT

ELECTRICAL LEGEND

SPECIFICATIONS TO BE DETERMINED

- 120 V. DUPLEX OUTLET
- 208/ 220 V. DUPLEX OUTLET (+48" A.F.F., U.N.O.)
- 120 V. DOUBLE DUPLEX OUTLET (+8" A.F.F., U.N.O.)
- GFCI 120V GROUND FAULT INTERRUPTER (+42" A.F.F., U.N.O.)
- SWITCHED OUTLET; HALF HOT (+8" A.F.F., U.N.O.)
- F.D. 120 V. DUPLEX FLOOR OUTLET (FLUSH)
- SINGLE POLE SWITCH (+48" A.F.F., U.N.O.)
- THREE WAY SWITCH (+48" A.F.F., U.N.O.)
- E DSL / ETHERNET (+8" A.F.F., U.N.O.)
- D DIMMER SWITCH (+48" A.F.F., U.N.O.)
- M MOTION OCCUPANCY SENSOR SWITCH (+48" A.F.F., U.N.O.)
- TV CABLE T.V. (+8" A.F.F., U.N.O.)
- T THERMOSTAT (+48" A.F.F., U.N.O.)
- SD SMOKE DETECTOR/ CO DETECTOR WALL MOUNTED PER 2019 CBC
- SD SMOKE DETECTOR/ CO2 ALARM CEILING MOUNTED
- GAS FUEL GAS
- GAS KEY
- TELEPHONE JACK
- TEL/DAT TELEPHONE/ DATA (CAT 5)
- G.D. GARBAGE DISPOSAL
- H.B. HOSE BIBB
- A DOOR ALARM

NOTE: HEATING SYSTEM

A COMBINATION OF DUCTED + DUCTLESS MULTI-ZONE MINI SPLIT SYSTEM.

INTERIOR LIGHTING / MECHANICAL LEGEND

SPECIFICATIONS TO BE DETERMINED

NOTE:
ALL LIGHT FIXTURES TO BE HIGH-EFFICACY, PER CEC 150.0(k)

- SURFACE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- PENDANT MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- AUTO CLOSET LIGHT
- RECESSED LOW VOLTAGE LIGHT FIXTURE
- LED STRIP LIGHTING
- EXHAUST FAN - MIN. 5 AIR CHANGES / HR
- CEILING MOUNTED HEATING / COOLING CASSETTE - SEE SPEC., SHEET EM-1
- FLOOR AIR SUPPLY REGISTER
- WALL / TOE KICK AIR SUPPLY REGISTER
- CEILING AIR SUPPLY REGISTER
- RETURN AIR REGISTER
- TRACK LIGHTS

EXTERIOR LIGHTING KEY

SEE SPECIFICATIONS, SHEET E1.0

- LED RECESSED EXTERIOR LOW WALL DOWNLIGHT BY 'BEGA' SPECIFICATION NUMBER: 22 272 LAMP: 6.5W LED
- LED WALL MOUNTED EXTERIOR DOWNLIGHT BY 'BEGA' SPECIFICATION NUMBER: 33 579 LAMP: 3.2W LED
- LED RECESSED SOFFIT EXTERIOR DOWNLIGHT BY 'BEGA' SPECIFICATION NUMBER: 24 832 LAMP: 16.8W LED DIMMABLE
- LED EXTERIOR DRIVEWAY BOLLARD DOWLIGHT BY 'BEGA' SPECIFICATION NUMBER: 88 500 LAMP: 6.0W LED DIMMABLE

NOTE:

PER THE TOWN OF WOODSIDE EXTERIOR LIGHTING REQUIREMENTS, THE BULBS ON ALL FIXTURES SHALL ONLY BE VISIBLE FROM THE BOTTOM OF THE LIGHTS. BULBS SHALL BE LOCATED BEHIND A NON-TRANSLUCENT SURFACE, TYP.

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LICENSED ARCHITECT
MARK DAVID ENGLISH
C-16594
07.31.25
RENEWAL DATE
STATE OF CALIFORNIA

DAVISSON RESIDENCE

20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

RESIDENCE MAIN FLOOR
ELECTRICAL / MECHANICAL PLAN

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
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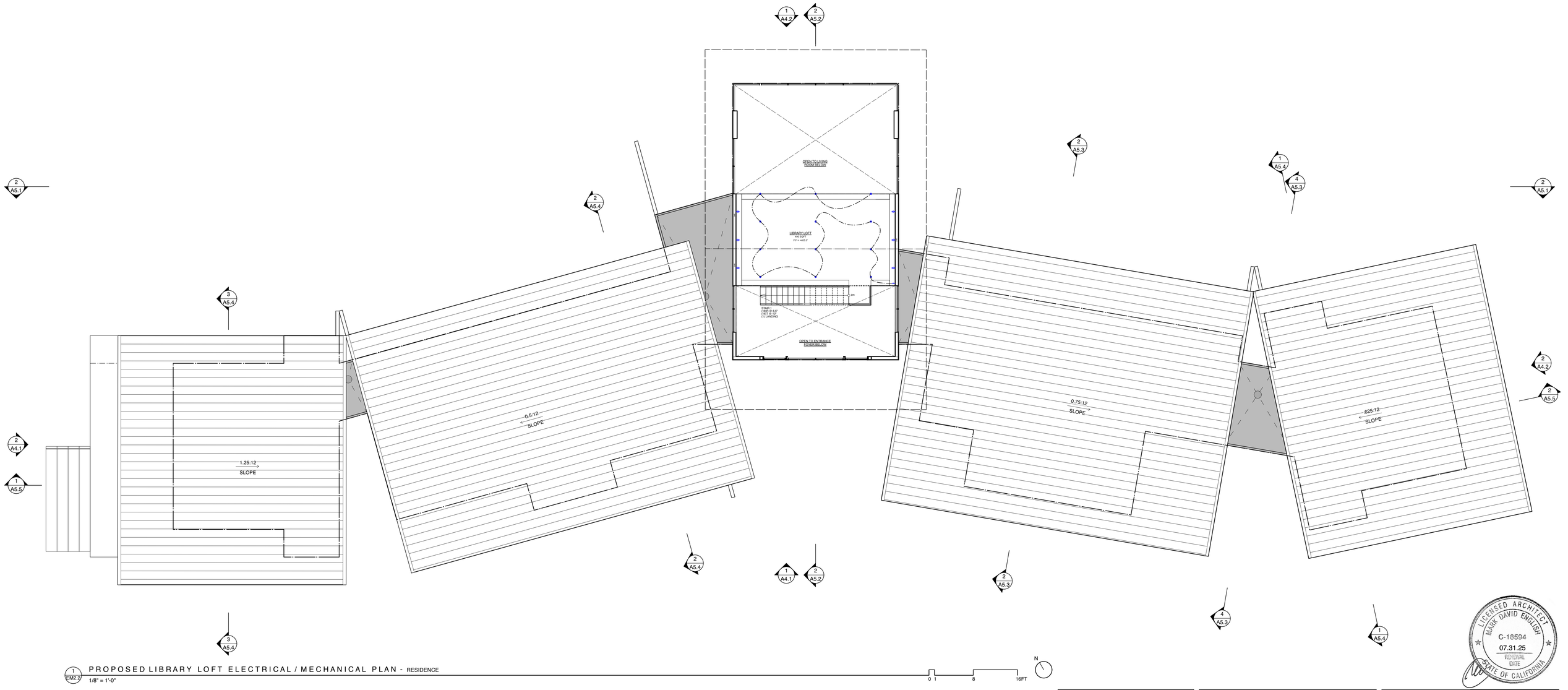
—	04.22.2025	BUILDING PERMIT SUBMITTAL

EM2.1



EM2.2 PROPOSED LIBRARY LOFT ELECTRICAL / MECHANICAL PLAN - RESIDENCE

1/8" = 1'-0"

0 1 8 16FT

N

ELECTRICAL LEGEND

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- H.B. HOSE BIBB
- A DOOR ALARM

INTERIOR LIGHTING / MECHANICAL LEGEND

SPECIFICATIONS TO BE DETERMINED

NOTE:
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- WALL MOUNTED LIGHT FIXTURE
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- EXHAUST FAN - MIN. 5 AIR CHANGES / HR
- CEILING MOUNTED HEATING / COOLING CASSETTE - SEE SPEC., SHEET EM-1
- FLOOR AIR SUPPLY REGISTER
- WALL / TOE KICK AIR SUPPLY REGISTER
- CEILING AIR SUPPLY REGISTER
- RETURN AIR REGISTER
- TRACK LIGHTS

EXTERIOR LIGHTING KEY

SEE SPECIFICATIONS, SHEET E1.0

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NOTE:

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APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

RESIDENCE LIBRARY LOFT
ELECTRICAL / MECHANICAL PLAN

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE:	SCALE:
04.22.25	AS NOTED

SUBMITTALS / REVISIONS :

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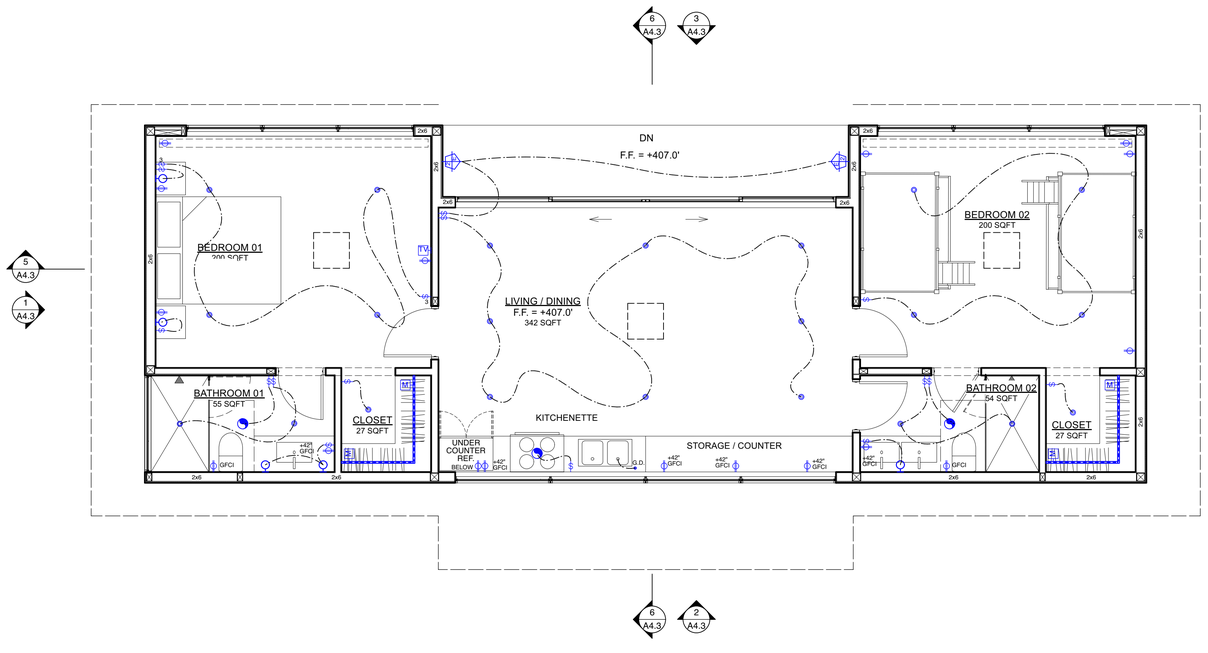
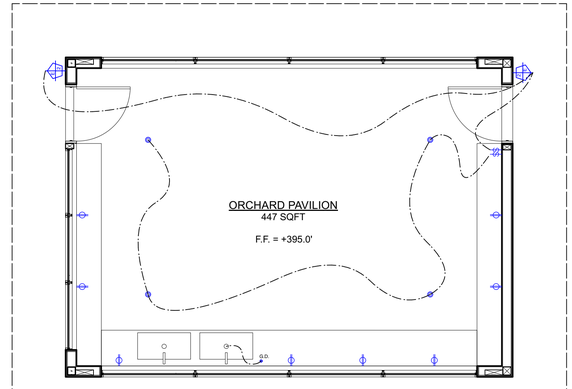
EM2.2





1 EM2.3 PROPOSED ELECTRICAL / MECHANICAL PLAN - ACCESSORY DWELLING UNIT
1/4" = 1'-0"

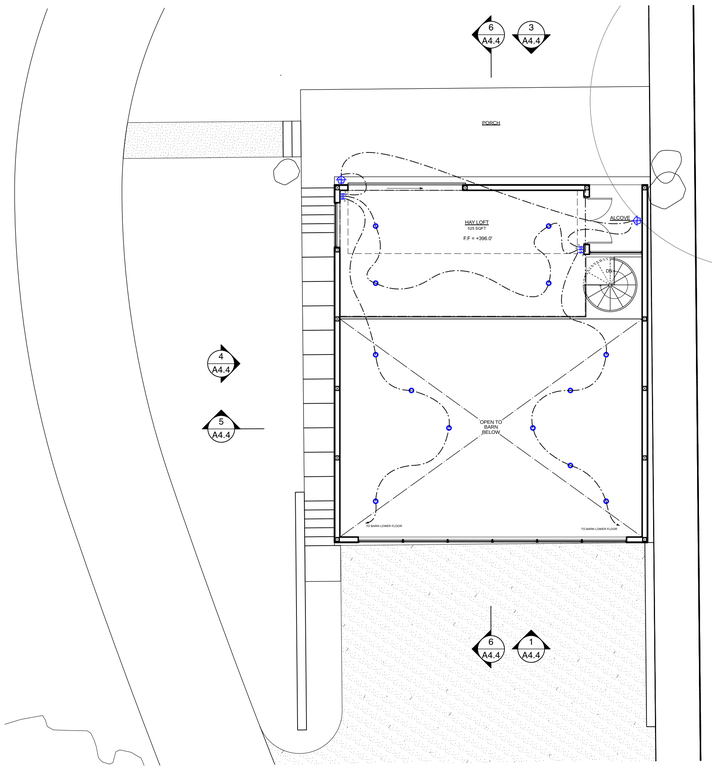
0 1 8 16FT

N

2 EM2.3 PROPOSED ELECTRICAL / MECHANICAL PLAN - ORCHARD PAVILION
1/4" = 1'-0"

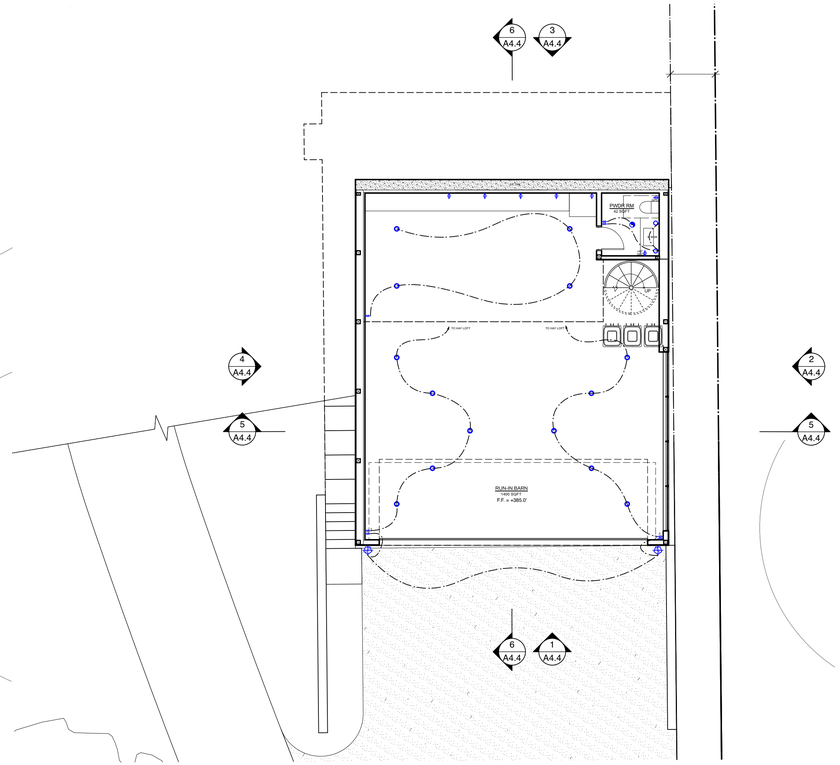
0 1 4 8FT

N



3 EM2.3 PROPOSED HAY LOFT ELECTRICAL / MECHANICAL PLAN - BARN
1/8" = 1'-0"

N



4 EM2.3 PROPOSED MAIN FLOOR ELECTRICAL / MECHANICAL PLAN - BARN
1/8" = 1'-0"

0 1 8 16FT

N

ELECTRICAL LEGEND

SPECIFICATIONS TO BE DETERMINED

- 120 V. DUPLEX OUTLET
- 208/ 220 V. DUPLEX OUTLET (+48" A.F.F., U.N.O.)
- 120 V. DOUBLE DUPLEX OUTLET (+8" A.F.F., U.N.O.)
- GFCI 120V GROUND FAULT INTERRUPTER (+42" A.F.F., U.N.O.)
- SWITCHED OUTLET; HALF HOT (+8" A.F.F., U.N.O.)
- F.O. 120 V. DUPLEX FLOOR OUTLET (FLUSH)
- S SINGLE POLE SWITCH (+48" A.F.F., U.N.O.)
- 3 THREE WAY SWITCH (+48" A.F.F., U.N.O.)
- E DSL / ETHERNET (+8" A.F.F., U.N.O.)
- D DIMMER SWITCH (+48" A.F.F., U.N.O.)
- M MOTION OCCUPANCY SENSOR SWITCH (+48" A.F.F., U.N.O.)
- TV CABLE T.V. (+8" A.F.F., U.N.O.)
- T THERMOSTAT (+48" A.F.F., U.N.O.)
- SD SMOKE DETECTOR/ CO DETECTOR WALL MOUNTED PER 2019 CBC
- SD SMOKE DETECTOR/ CO2 ALARM CEILING MOUNTED
- GAS FUEL GAS
- GAS KEY
- TELEPHONE JACK
- TEL/DAT TELEPHONE/ DATA (CAT 5)
- G.D. GARBAGE DISPOSAL
- H.B. HOSE BIBB
- A DOOR ALARM

NOTE: HEATING SYSTEM @ADU

CEILING MOUNTED, DUCTLESS CASSETTES SYSTEM.

INTERIOR LIGHTING / MECHANICAL LEGEND

SPECIFICATIONS TO BE DETERMINED

NOTE:
ALL LIGHT FIXTURES TO BE HIGH-EFFICACY, PER CEC 150.0(k)

- SURFACE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- PENDANT MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- AUTO CLOSET LIGHT
- RECESSED LOW VOLTAGE LIGHT FIXTURE
- LED STRIP LIGHTING
- EXHAUST FAN - MIN. 5 AIR CHANGES / HR
- CEILING MOUNTED HEATING / COOLING CASSETTE - SEE SPEC., SHEET EM-1
- FLOOR AIR SUPPLY REGISTER
- WALL / TOE KICK AIR SUPPLY REGISTER
- CEILING AIR SUPPLY REGISTER
- RETURN AIR REGISTER
- TRACK LIGHTS

EXTERIOR LIGHTING KEY

SEE SPECIFICATIONS, SHEET E1.0

- LED RECESSED EXTERIOR LOW WALL DOWNLIGHT BY 'BEGA' SPECIFICATION NUMBER: 22 272 LAMP: 6.5W LED
- LED WALL MOUNTED EXTERIOR DOWNLIGHT BY 'BEGA' SPECIFICATION NUMBER: 33 579 LAMP: 3.2W LED
- LED RECESSED SOFFIT EXTERIOR DOWNLIGHT BY 'BEGA' SPECIFICATION NUMBER: 24 832 LAMP: 16.8W LED DIMMABLE
- LED EXTERIOR DRIVEWAY BOLLARD DOWLIGHT BY 'BEGA' SPECIFICATION NUMBER: 88 500 LAMP: 6.0W LED DIMMABLE

NOTE:

PER THE TOWN OF WOODSIDE EXTERIOR LIGHTING REQUIREMENTS, THE BULBS ON ALL FIXTURES SHALL ONLY BE VISIBLE FROM THE BOTTOM OF THE LIGHTS. BULBS SHALL BE LOCATED BEHIND A NON-TRANSLUCENT SURFACE, TYP.

LICENSED ARCHITECT
MARK DAVID ENGLISH
C-18594
07.31.25
RENEWAL DATE
STATE OF CALIFORNIA

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DAVISSON RESIDENCE

20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

ACCESSORY DWELLING UNIT, ORCHARD PAVILION & BARN ELECTRICAL / MECHANICAL PLAN

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE:	SCALE:
04.22.25	AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

EM2.3

GENERAL INFORMATION

01	**Project Name**	Residential Building			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	20 PotreroTrail Lot 191			
04	**City**	Carmel ByThe Sea	05	**Standards Version**	2022
06	**Zip code**	93923	07	**Software Version**	CBECC-Res 2022.3.2
08	**Climate Zone**	3	09	**Front Orientation (deg/ Cardinal)**	225
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Newly Constructed	13	**Number of Bedrooms**	2
14	**Addition Cond. Floor Area (ft²)**	0	15	**Number of Stories**	1
16	**Existing Cond. Floor Area (ft²)**	n/a	17	**Fenestration Average U-factor**	0.4
18	**Total Cond. Floor Area (ft²)**	1029	19	**Glazing Percentage (%)**	71.88%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area**	n/a
22	**Fuel Type**	All electric	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 DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	34.7	32.5	42.3			
Proposed Design	30.8	32.5	42.3	3.9	0	0
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 0.00 kWdc
- PV System(s) removed due to Reduced PV Requirement of 0 kWdc

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	7.12	48.06	5.76	43.11	1.36	4.95
Space Cooling	0.01	1.22	0.22	16.05	-0.21	-14.83
IAQ Ventilation	0.37	4.02	0.37	4.02	0	0
Water Heating	2.56	27.72	1.74	18	0.82	9.72
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	**10.06**	**81.02**	**8.09**	**81.18**	**1.97**	**-0.16**
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.85	8.78	0.85	8.78		
Appl. & Cooking	1.95	22.35	1.96	22.51		
Plug Loads	4.39	46.69	4.39	46.69		
Outdoor Lighting	0.2	1.9	0.2	1.9		
TOTAL COMPLIANCE	**17.45**	**160.74**	**15.49**	**161.06**		

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	20.64	17.97	2.67	12.94
Net EUI[2]	20.64	17.97	2.67	12.94

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

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	**Exception**	**Module Type**	**Array Type**	**Power Electronics**	**CFI**	**Azimuth (deg)**	**Tilt Input**	**Array Angle (deg)**	**Tilt: (x in 12)**	**Inverter Eff. (%)**	**Annual Solar Access (%)**
0	No PV - required PV less than 1.8kWdc	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV exception 2: No PV required when minimum PV size (Section 150.1(c)14) < 1.8 kWdc (0 kW)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

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
- Verified heat pump rated heating capacity

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft²)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
Residential Building	1029	1	2	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft²)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Status**
First Floor	Conditioned	HVAC System1	1029	13.7	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**
Southwest Wall	First Floor	R-19 Wall	225	Front	884.8	255.6	90
Northwest Wall	First Floor	R-19 Wall	315	Left	328.8	25.5	90
Northeast Wall	First Floor	R-19 Wall	45	Back	644	458.5	90
Southeast Wall	First Floor	R-19 Wall	135	Right	328.8	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Area (ft²)**	**Skylight Area (ft²)**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Cool Roof**
Roof (Slope 2.5/12)	First Floor	R-30 Roof No Attic	225	Front	1029	0	2.5	0.1	0.85	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft²)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
Window	Window	Southwest Wall	Front	225			1	255.6	0.4	NFRC	0.45	NFRC	Bug Screen
Window 2	Window	Northwest Wall	Left	315			1	25.5	0.4	NFRC	0.45	NFRC	Bug Screen
Window 3	Window	Northeast Wall	Back	45			1	458.5	0.4	NFRC	0.45	NFRC	Bug Screen

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	**Zone**	**Area (ft²)**	**Perimeter (ft)**	**Edge Insul. R-value and Depth**	**Edge Insul. R-value and Depth**	**Carpeted Fraction**	**Heated**
Slab	First Floor	1029	160.2	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 24 in. O. C.	R-30	None / None	0.035	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

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

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	**# of Units**	**Tank Vol. (gal)**	**NEEA Heat Pump Brand**	**NEEA Heat Pump Model**	**Tank Location**	**Duct Inlet Air Source**	**Duct Outlet Air Source**
DHW Heater 1	1	40	Rheem	PROPH40 T2 RH375 15 (40 gal, JA13)	Outside	First Floor	First Floor

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	**System Type**	**Heating Unit Name**	**Heating Equipment Count**	**Cooling Unit Name**	**Cooling Equipment Count**	**Fan Name**	**Distribution Name**
HVAC System1	Heat pump heating cooling	Heat Pump System 1	3	Heat Pump System 1	3	n/a	n/a

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	**System Type**	**Number of Units**	**Heating Efficiency Type**	**HSPF/HSPF2/COP**	**Cap 47**	**Cap 17**	**Cooling Efficiency Type**	**SEER/SEER2**	**EER/EER2/CEER**	**Zonally Controlled**	**Compressor Type**	**HERS Verification**
Heat Pump System 1	Ductless MiniSplit HP	3	HSPF2	7.2	12000	7400	EER2SEER2	13.3	10.6	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	**Verified Airflow**	**Airflow Target**	**Verified EER/EER2**	**Verified SEER/SEER2**	**Verified Refrigerant Charge**	**Verified HSPF/HSPF2**	**Verified Heating Cap 47**	**Verified Heating Cap 17**
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	**Airflow (CFM)**	**Fan Efficacy (W/CFM)**	**IAQ Fan Type**	**Includes Heat/Energy Recovery?**	**IAQ Recovery Effectiveness - SRE/ASRE**	**Includes Fault Indicator Display?**	**HERS Verification**	**Status**
SFam IAQVentRpt	50	0.35	Exhaust	No	n/a / n/a	No	Yes	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Matt Policarpio	Documentation Author Signature: Matt Policarpio
Company: NRG Compliance	Signature Date: 04/16/2025
Address: 4480 Main St Suite B	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Riverside, CA 92501	Phone: 707-237-6957

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: Mark English	Responsible Designer Signature: Mark English
Company: Mark English Architects	Date Signed: 04/16/2025
Address: 523 Francisco Street	License:
City/State/Zip: San Francisco, CA 94133	Phone: (415) 391-0186

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.

LICENSED ARCHITECT
MARK DAVID ENGLISH
C-16594
07.31.25
RENEWAL DATE
STATE OF CALIFORNIA

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DAVISSON **RESIDENCE**
20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923
APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:
TITLE 24 ENERGY DOCUMENTS - CERTIFICATE OF COMPLIANCE: RESIDENCE

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

T-24.1

RESIDENCIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type		Date
Davisson, Will & Monica ADU	☑ Single Family ☐ Multi Family	☐ Addition Alone ☐ Existing+ Addition/Alteration	4/16/2025
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area** / **Addition** / **# of Units**	
20 PotreroTrail Lot 191 Carmel ByThe Se	CA Climate Zone 03	1,029 / n/a / 1	

INSULATION

Construction Type	Cavity	Area (ft^2)	Special Features	Status
Wall — Wood Framed	R 19	1,447		New
Roof — Wood Framed Rafter	R 30	1,029		New
Slab — Unheated Slab-on-Grade	- no insulation	1,029	Perim = 160'	New

FENESTRATION — Total Area: 740 | Glazing Percentage: 71.9% | New/Altered Average U-Factor: 0.40

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (SW)	255.6	0.400	0.45	none	none	N/A	New
Left (NW)	25.5	0.400	0.45	none	none	N/A	New
Rear (NE)	458.5	0.400	0.45	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
3	Electric Heat Pump	7.20 HSPF2	Split Heat Pump	13.3 SEER2	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	Ductless / with Fan	Ductless	n/a	n/a	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Heat Pump	40	3.10	Standard	New

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (042022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 150.0(j)1:	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(a):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

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

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

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

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) 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 Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Fillers 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. *

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
Davisson, Will & Monica ADU	4/16/2025
System Name	**Floor Area**
HVAC System	1,029

ENGINEERING CHECKS

Number of Systems	3
Heating System	
Output per System	12,000
Total Output (Btuh)	36,000
Output (Btuh/sqft)	35.0
Cooling System	
Output per System	12,000
Total Output (Btuh)	36,000
Total Output (Tons)	3.0
Total Output (Btuh/sqft)	35.0
Total Output (sqft/Ton)	343.0
Air System	
CFM per System	0
Airflow (cfm)	0
Airflow (cfm/sqft)	0.00
Airflow (cfm/Ton)	0.0
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.00

SYSTEM LOAD

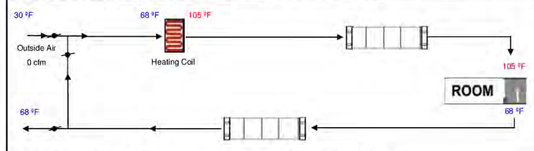
	COIL COOLING PEAK CFM	Sensible	Latent	COIL HTG. PEAK CFM	Sensible
Total Room Loads	1,465	31,630	310	590	23,571
Return Vented Lighting		0			
Return Air Ducts		0			0
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		0			0
TOTAL SYSTEM LOAD		31,630	310		23,571

HVAC EQUIPMENT SELECTION

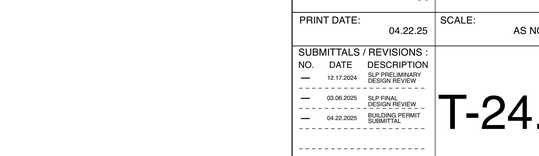
Ductless Mini Split Heat Pump		35,518	0	24,982
Total Adjusted System Output (Adjusted for Peak Design conditions)		35,518	0	24,982
TIME OF SYSTEM PEAK		Aug 3 PM		Jan 1 AM

Note: values above given at ARI conditions

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents 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 Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated 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)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(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)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic 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.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

2022 Single-Family Residential Mandatory Requirements Summary

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

*Exceptions may apply.

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DAVISSON RESIDENCE

20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923

APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

TITLE 24 ENERGY DOCUMENTS - RESIDENCE MEASURES SUMMARY, MANDATORY MEASURES

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

T-24.2

GENERAL INFORMATION

01	Project Name	Residential Building			
02	Run Title	Title 24 Analysis			
03	Project Location	20 Potrero Trail #191			
04	City	Carmel	05	Standards Version	2022
06	Zip code	93923	07	Software Version	CBECC-Res 2022.3.2
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	225
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.5
18	Total Cond. Floor Area (ft^2)	8086.3	19	Glazing Percentage (%)	61.50%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	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 DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	43.4	53.5	39.1			
Proposed Design	28.3	41.2	30.9	15.1	12.3	8.2

RESULT[3]: PASS

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 3.86 kWdc
- PV System resized to 3.86 kWdc (a factor of 3.858) to achieve 'Standard Design PV' PV scaling.

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)	Margin (EDR1)	Margin (EDR2)
Space Heating	9.65	64.74	5.54	39.87	4.11	24.87
Space Cooling	0	0	0.14	9.76	-0.14	-9.76
IAQ Ventilation	0.24	2.55	0.24	2.55	0	0
Water Heating	0.45	5.04	0.33	3.56	0.12	1.48
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	**10.34**	**72.33**	**6.25**	**55.74**	**4.09**	**16.59**
Photovoltaics	-0.41	-12.9	-0.41	-12.91		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.34	3.49	0.34	3.49		
Appl. & Cooking	0.57	7.19	0.58	7.24		
Plug Loads	0.79	8.37	0.79	8.37		
Outdoor Lighting	0.09	0.88	0.09	0.88		
TOTAL COMPLIANCE	**11.72**	**79.36**	**7.64**	**62.81**		

ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	12.98	7.99	4.99	38.44
Net EUI[2]	10.47	5.47	5	47.76

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

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Effi (%)	Annual Solar Access (%)
3.86	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

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
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- 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
Residential Building	8086.3	1	4	1	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
First Floor	Conditioned	HVAC System1	8086.3	12.3	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
Southwest Wall	First Floor	R-19 Wall	225	Front	901.7	525.4	90
West Wall	First Floor	R-19 Wall	270	n/a	1183.2	460.7	90
Northwest Wall	First Floor	R-19 Wall	315	Left	740.4	665.3	90
North Wall	First Floor	R-19 Wall	0	n/a	1265.1	883.8	90
Northeast Wall	First Floor	R-19 Wall	45	Back	776	775.5	90
East Wall	First Floor	R-19 Wall	90	n/a	1658.1	966.4	90
Southeast Wall	First Floor	R-19 Wall	135	Right	722	331.8	90
South Wall	First Floor	R-19 Wall	180	n/a	858.1	364.5	90
Interior Surface Wall	First Floor>>__Garage__	Int R-19 Wall	n/a	n/a	497	20	n/a
Northwest Wall 2	__Garage__	R-0 Wall	315	Left	193.8	0	90
Northeast Wall 2	__Garage__	R-0 Wall	45	Back	5.5	0	90
South Wall 2	__Garage__	R-0 Wall	180	n/a	246.8	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof (Slope 0.5/12)	First Floor	R-30 Roof No Attic (Flat)	225	Front	1968	0	0.5	0.1	0.85	No
Roof (Slope 0.7/12)	First Floor	R-30 Roof No Attic (Flat)	225	Front	5118.3	0	0.7	0.1	0.85	No
Roof (Slope 0.6/12)	First Floor	R-30 Roof No Attic (Flat)	0	n/a	1000	0	0.6	0.1	0.85	No
Roof (Slope 0.5/12) 2	__Garage__	R-0 Roof No Attic	45	Back	610	0	0.5	0.1	0.85	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shadng
Window	Window	Southwest Wall	Front	225			1	525.4	0.5	NFRC	0.45	NFRC	Bug Screen
Window 2	Window	West Wall		270			1	460.7	0.5	NFRC	0.45	NFRC	Bug Screen
Window 3	Window	Northwest Wall	Left	315			1	665.3	0.5	NFRC	0.45	NFRC	Bug Screen
Window 4	Window	North Wall		0			1	883.8	0.5	NFRC	0.45	NFRC	Bug Screen
Window 5	Window	Northeast Wall	Back	45			1	775.5	0.5	NFRC	0.45	NFRC	Bug Screen
Window 6	Window	East Wall		90			1	966.4	0.5	NFRC	0.45	NFRC	Bug Screen
Window 7	Window	Southeast Wall	Right	135			1	331.8	0.5	NFRC	0.45	NFRC	Bug Screen
Window 8	Window	South Wall		180			1	364.5	0.5	NFRC	0.45	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
Door	Interior Surface Wall	20	0.5

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab	First Floor	8086.3	656.4	none	0	80%	No
Slab 2	__Garage__	610	197.7	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.07	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: Wood Siding/sheathing/decking
R-0 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 24 in. O. C.	R-0	None / None	0.482	Roofing: 5 PSF (Normal Gravel) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x10 Inside Finish: Gypsum Board

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-30 Roof No Attic (Flat)	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 24 in. O. C.	R-30	None / None	0.035	Roofing: 5 PSF (Normal Gravel) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board
Int 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

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

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

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	2	50	Rheem	PROPH50 T2 RH37515 (50 gal, JA13)	TankZone	__Garage__	__Garage__

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
HVAC System1	Heat pump heating cooling	Heat Pump System 1	4	Heat Pump System 1	4	HVAC Fan 1	Air Distribution System 1

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling			Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/HS PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/EER 2/CEER			
Heat Pump System 1	Multi-split HP-ducted+ductless	4	HSPF2	7.2	78000	66000	EER2SEER2	13.3	10.6	Zonally Controlled	Single Speed	Heat Pump System 1-hers-htpump

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DAVISSON RESIDENCE

20 POTRERO TRAIL, LOT 191
CARMEL-BY-THE-SEA, CA 93923
APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:

TITLE 24 ENERGY DOCUMENTS - CERTIFICATE OF COMPLIANCE: ACCESSORY DWELLING UNIT

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

T-24.3

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type			Date
Davisson, Will & Monica Residence	☑ Single Family ☐ Multi Family	☐ Addition Alone ☐ Existing+ Addition/Alteration		4/16/2025
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
20 Potrero Trail #191 Carmel	CA Climate Zone 03	8,086	n/a	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	R 19	3,131		New
Roof	Wood Framed Rafter	R 30	8,086		New
Slab	Unheated Slab-on-Grade	- no insulation	8,086	Perim = 656'	New
Demising	Wood Framed	R 19	477		New

FENESTRATION

Total Area: 4,973 | Glazing Percentage: 61.5% | New/Altered Average U-Factor: 0.50

Orientation	Area (ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (SW)	525.4	0.500	0.45	none	none	N/A	New
Front (W)	460.7	0.500	0.45	none	none	N/A	New
Left (NW)	665.3	0.500	0.45	none	none	N/A	New
Left (N)	883.8	0.500	0.45	none	none	N/A	New
Rear (NE)	775.5	0.500	0.45	none	none	N/A	New
Rear (E)	996.4	0.500	0.45	none	none	N/A	New
Right (SE)	331.8	0.500	0.45	none	none	N/A	New
Right (S)	364.5	0.500	0.45	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
4	Electric Heat Pump	7.20 HSPF2	Split Heat Pump	13.3 SEER2	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	Ducted	Ducted	Conditioned	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
2	Heat Pump	50	3.20	Standard	New

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(042022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

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

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

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

Ducts and Fans:

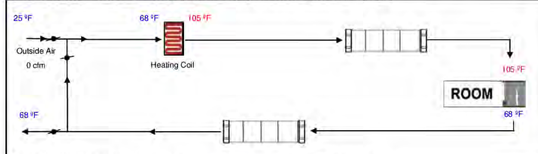
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards-Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) 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 Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A Clean-filter pressure drop and labeling must meet the requirements in §150.0(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. *

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

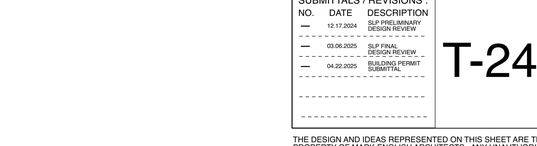
Project Name		Date
Davisson, Will & Monica Residence		4/16/2025
System Name		**Floor Area**
HVAC System		8,086

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK			COIL HTG. PEAK	
			CFM	Sensible	Latent	CFM	Sensible
Number of Systems	4						
Heating System							
Output per System	78,000	Total Room Loads	10,061	208,420	2,986	4,360	169,362
Total Output (Btuh)	312,000	Return Vented Lighting		0			
Output (Btuh/sqft)	38.6	Return Air Ducts		2,217			1,988
Cooling System		Return Fan		0			0
Output per System	60,000	Ventilation	0	0	0	0	0
Total Output (Btuh)	240,000	Supply Fan		0			0
Total Output (Tons)	20.0	Supply Air Ducts		2,217			1,988
Total Output (Btuh/sqft)	29.7						
Total Output (sqft/Ton)	404.3	TOTAL SYSTEM LOAD		212,855	2,986		173,339
Air System							
CFM per System	0	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	0	Heat Pump		229,177	0		189,557
Airflow (cfm/sqft)	0.00						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0%	Total Adjusted System Output (Adjusted for Peak Design conditions)		229,177	0		189,557
Outside Air (cfm/sqft)	0.00						
Note: values above given at ARI conditions		TIME OF SYSTEM PEAK		Aug 3 PM			Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



2022 Single-Family Residential Mandatory Requirements Summary

Ventilation and Indoor Air Quality:

§ 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. *

§ 150.0(o) 1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.(o)1Bii&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-ii.
§ 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 Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated 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)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(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)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic 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.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on sleep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

2022 Single-Family Residential Mandatory Requirements Summary

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

*Exceptions may apply.

LICENSED ARCHITECT
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C-18594
07.31.25
RENEWAL DATE
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APN : 239-111-005
PROJECT NUMBER : ZF-02

DRAWING:
TITLE 24 ENERGY DOCUMENTS - ACCESSORY DWELLING UNIT MEASURES SUMMARY, MANDATORY MEASURES

DRAFTED BY:	CHECKED BY:
SO	
PRINT DATE: 04.22.25	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
—	12.17.2024	SLP PRELIMINARY DESIGN REVIEW
—	03.06.2025	SLP FINAL DESIGN REVIEW
—	04.22.2025	BUILDING PERMIT SUBMITTAL

T-24.4

STRUCTURAL GENERAL NOTES

SCOPE OF WORK: SCOPE INCLUDES A NEW SINGLE-STORY SINGLE FAMILY RESIDENCE, A SINGLE-STORY ADDITIONAL DWELLING UNIT (ADU), AN ORCHARD PAVILION, A TWO-STORY BARN, SITE RETAINING WALLS AND A BRIDGE LOCATED IN CARMEL, CA.

GOVERNING CODE:

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

LIMITATIONS:

THE LATERAL FORCE RESISTING SYSTEM SHOWN ON THESE DRAWINGS IS DESIGNED TO ACHIEVE MINIMUM REQUIRED STANDARDS FOR STRUCTURAL SEISMIC RESISTANCE, AND IS INTENDED TO REDUCE THE RISK OF LIFE LOSS OR INJURY. THIS WORK WILL NOT NECESSARILY PREVENT LOSS OF LIFE OR INJURY, NOR PREVENT EARTHQUAKE DAMAGE TO NEW OR REHABILITATED BUILDINGS.

1. **GENERAL**

MATERIALS AND QUALITY OF WORK 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 IN A REASONABLE AND TIMELY MANNER. DO NOT PROCEED WITH AFFECTED WORK UNTIL DISCREPANCIES 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. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE AT ALL TIMES FOR THE CONDITIONS OF THE JOB SITE, INCLUDING, BUT NOT LIMITED TO:
   a. SAFETY OF PERSONS, PROPERTY AND STRUCTURES,
   b. MEANS, METHODS, PROCEDURES, TECHNIQUES OR SEQUENCES OF CONSTRUCTION,
   c. COMPLIANCE WITH APPLICABLE CAL/OSHA REQUIREMENTS AND GUIDELINES,
   d. ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

   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 (1) HARDCOPY OR ELECTRONIC PORTABLE DOCUMENT FORMAT (PDF) COPY OF REQUIRED SUBMITTALS TO OWNER’S REPRESENTATIVE FOR REVIEW. MULTIPLE COPIES OF THE SAME SUBMITTAL WILL NOT BE RETURNED. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR MAKING ANY ADDITIONAL COPIES OF REVIEWED SUBMITTALS, AS MAY BE REQUIRED. THE ENGINEER SHALL HAVE 15 WORKING DAYS FROM DATE OF RECEIPT TO COMPLETE AND RETURN THE SUBMITTAL REVIEW.

B. SUBSTITUTION REQUESTS SHALL DEMONSTRATE THE REQUESTED SUBSTITUTION’S ABILITY TO MEET OR EXCEED THE REQUIREMENTS OF THE ORIGINALLY SPECIFIED ITEM. THE REQUEST SHALL ALSO INCLUDE A ROUGH COST SAVINGS ESTIMATE TO THE OWNER, REFERENCES TO DETAILS WHERE SUBSTITUTION IS PROPOSED TO BE APPLIED, AND ALL SUPPORTING DOCUMENTATION REQUIRED FOR THE ITEM BY THIS SECTION OF THE NOTES.

C. SHOP DRAWINGS, MILL CERTIFICATES, AND/OR OTHER RELEVANT CERTIFICATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BEFORE FABRICATION, FOR THE ITEMS LISTED BELOW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SHOP DRAWINGS WITH ALL TRADES AND FIELD CONDITIONS.

   NOTE: SUBMITTING COPIES OF THE STRUCTURAL DRAWINGS IS UNACCEPTABLE AND WILL BE REJECTED FOR COMPLETE REVISION.

   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.WELD PROCEDURE SPECIFICATIONS, INCLUDING NEW WELDS TO EXISTING STRUCTURAL STEEL, AND PROCEDURE QUALIFICATION RECORDS FOR WELDS THAT ARE NOT PREQUALIFIED, FOR EACH TYPE OF WELD TO BE USED AND PRODUCT DATA FOR WELDING FILLER METAL.
      c. MANUFACTURER’S PRODUCT DATA FOR PRIMER AND FINISH PAINT, INCLUDING COLOR CHARTS.
      d. 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.
      b. DRAWINGS FOR FABRICATION, BENDING, AND PLACEMENT OF REINFORCING STEEL IN ACCORDANCE WITH ACI 315.
      c. WELD PROCEDURE SPECIFICATIONS, INCLUDING NEW WELDS TO EXISTING STRUCTURAL STEEL, AND PROCEDURE QUALIFICATION RECORDS FOR WELDS THAT ARE NOT PREQUALIFIED, FOR EACH TYPE OF WELD TO BE USED ON REINFORCING STEEL.
   3) CAST-IN-PLACE CONCRETE
      a. MIX DESIGNS FOR EACH TYPE OF CONCRETE ON THE PROJECT INCLUDING RESULTS OF SLUMP, COMPRESSION, AND SHRINKAGE TESTS AND OTHER PROJECT SPECIFIC CRITERIA
      b. MATERIAL CERTIFICATES
      c. PROPOSED CONSTRUCTION AND CONTROL JOINT LOCATIONS
      d. CURING MATERIALS AND METHODS
      e. PRODUCT DATA FOR NON-SHRINK GROUT
      f. FORMWORK TYPE, FORMWORK, JOINT LOCATIONS, CHAIRS, FORM TIES, ETC.
      g. PROPOSED ROUGHENING METHODS AND TECHNIQUES TO PREPARE EXISTING SURFACES TO RECEIVE NEW CONCRETE, IN ACCORDANCE WITH AMPLITUDE NOTED IN THE CONCRETE SECTION OF THESE NOTES.
   4) MECHANICAL ANCHORS AND EPOXY ANCHORS
      a. PRODUCT DATA FOR EACH TYPE OF SYSTEM INCLUDING ANCHOR TESTING IN ACCORDANCE WITH ACI 355.2 FOR MECHANICAL ANCHORS AND ACI 355.4 FOR EPOXY ANCHORS.
      b. CERTIFICATION OF ANCHOR INSTALLERS PER ACI/CRSI WHERE ANCHORS ARE INSTALLED IN HORIZONTAL OR VERTICAL CONDITIONS WITH SUSTAINED TENSION.
   5) DEFERRED AND DELEGATED DESIGN SUBMITTALS SHALL BE SUBMITTED TO THE ENGINEER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMISSION TO THE AUTHORITY HAVING JURISDICTION FOR PLAN CHECK AND BUILDING PERMIT. THE DESIGN SHALL BE IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE AND PROJECT-SPECIFIC DESIGN CRITERIA LISTED IN SECTION 5:
      a. SPIRAL STAIRS. REFER TO DESIGN STORY DRIFT PER SECTION 5D AND ASCE 7-16, SECTION 13.5.10.
      b. EXTERIOR CLADDING, INCLUDING WINDOW GLAZING. EXTERIOR CLADDING SHALL BE DESIGNED TO ACCOMMODATE:
         (i) DESIGN STORY DRIFT PER SECTION 5D.
         (ii) STRUCTURE ASSUMES EXTERIOR CLADDING DOESN'T RELY ON SUPERSTRUCTURE FOR SUPPORT. WHERE THIS IS NOT SATISFIED, COORDINATE WITH SEOR. SEE PLANS FOR ROOF DISPLACEMENTS DUE TO SUPERIMPOSED DEAD LOAD AND DESIGN LIVE LOAD, IN ADDITION TO INITIAL DEAD LOAD DEFLECTION DUE TO SELF-WEIGHT. THE CONTRACTOR SHALL SURVEY THE AS-BUILT PROFILE OF THE BUILDING STRUCTURE PRIOR TO FABRICATION AND INSTALLATION.
      c. GLASS GUARDRAILS AND HANDRAILS

3. **SPECIAL INSPECTION REQUIREMENTS AND TESTING**

A. PROVIDE SPECIAL INSPECTIONS AND TESTING FOR ALL ITEMS AS REQUIRED BY THE GOVERNING JURISDICTION. JURISDICTION SPECIFIC SPECIAL INSPECTION FORM SHALL SUPPLEMENT SPECIAL INSPECTION REQUIREMENTS NOTED IN THIS SECTION.

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.
         3. WELDING.
      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.
      h. FORMWORK (INCLUDING FORM REMOVAL AND RESHORES)
         1. SHAPE
         2. LOCATION
         3. DIMENSIONS
         NOTE: TESTING DURING CONSTRUCTION IS NOT REQUIRED FOR FOUNDATION CONCRETE, EXCLUDING CAST-IN-PLACE DRILLED PILES OR CAISSONS, WHERE THE STRUCTURAL DESIGN IS BASED ON F'C NO GREATER THAN 2500 PSI AND NON-STRUCTURAL SLABS-ON-GRADE.
   2) NON-SHRINK GROUT
      a. PLACEMENT
      b. CAST AND TEST SPECIMENS FOR COMPRESSION STRENGTH
   3) STEEL:
      a. MATERIAL TEST REPORTS AND CERTIFICATIONS AS LISTED IN SECTION N3.2 OF AISC 360
      b. INSPECTION TASKS SHALL BE PERFORMED AS REQUIRED BY AISC360 SECTION N5.4, N5.6 AND N5.7. TASKS IN TABLES N5.4-1 THROUGH N5.4-3 AND N5.6-1 THROUGH N5.6-3 SHALL BE PERFORMED.
      c. FOR ELEMENTS PART OF THE SEISMIC FORCE RESISTING SYSTEM SFRS PERFORM THE TASKS OUTLINED IN AISC341 TABLE J6.1 THROUGH J6.3 AND AS APPLICABLE, TABLE J7.1 THROUGH J7.3 AND J8.1
      d. FOR ITEMS a. THROUGH c. ABOVE SUBMIT THE FOLLOWING:
         1. INSPECTION REPORTS
         2. NDT REPORTS
   4) 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 AND 100% ULTRASONIC TESTING FOR ALL COMPLETE PENETRATION WELDS BETWEEN THE PRIMARY MEMBERS OF MOMENT-RESISTING FRAMES, EXCEPT WHEN THE THICKNESS OF THE MATERIALS TO BE WELDED IS LESS THAN 5/16". IN ADDITION, MAGNETIC PARTICLE TESTING SHALL BE PERFORMED ON 25% OF ALL BEAM-TO-COLUMN COMPLETE PENETRATION WELDS.
      c. CONTINUOUS INSPECTION OF ALL FILLET WELDS EXCEEDING 5/16".
      d. PERIODIC VISUAL INSPECTION OF THE FOLLOWING ITEMS:
         1. SINGLE-PASS FILLET WELDS NOT EXCEEDING 5/16".
         2. WELDING OF STAIRS AND RAILING SYSTEMS.
   5) POST INSTALLED ANCHORS. WHERE ANCHORS ARE LOADED IN SUSTAINED TENSION, INSPECTION SHALL BE CONTINUOUS. REFER TO THE DRAWINGS FOR LOCATIONS.
      a. CONCRETE
         1. EPOXY REBAR AND THREADED RODS
         2. MECHANICAL ANCHORS
   6) STRUCTURAL WOOD
      a. PERIODIC SPECIAL INSPECTION FOR NAILING, SCREWING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS.
   7) 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 CONCRETE.

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) CONCRETE WALL/SLAB REINFORCEMENT AND CONSTRUCTION
   3) STRUCTURAL STEEL FRAMING
   4) LATERAL FORCE RESISTING ELEMENTS
   5) WOOD FRAMING

   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

C. DESIGN DEAD LOADS
   1) SUPERIMPOSED DEAD LOADS NOTED ON PLANS

D. EARTHQUAKE DESIGN DATA

1) SEISMIC IMPORTANCE FACTOR, I:	1.0
2) RISK CATEGORY:	II
3) USGS MCEr SPECTRAL RESPONSE ACCELERATIONS:	
a. Ss = 1.204 g	
b. S1 = 0.450 g	
4) SITE CLASS: D	
5) ASCE 7 DESIGN SPECTRAL RESPONSE ACCELERATIONS:	
a. SDS = 0.817 g	
b. SD1 = 0.555 g	
6) SEISMIC DESIGN CATEGORY:	D
7) BASIC SEISMIC-FORCE RESISTING SYSTEM:	PLYWOOD SHEAR WALL STEEL ORDINARY MOMENT FRAME
8) RESPONSE MODIFICATION FACTOR, R:	6.5 (PLYWOOD SHEAR WALL) 3.5 (STEEL ORDINARY MOMENT FRAME)
9) SEISMIC RESPONSE COEFFICIENT, Cs (AT STRENGTH LEVEL):	0.126
10)ANALYSIS PROCEDURE USED:	ELF
11)DESIGN STORY DRIFT:	2.0%

E. WIND:

1) RISK CATEGORY:	II
2) BASIC WIND SPEED:	91 MPH
3) WIND DIRECTIONALITY FACTOR, Kd:	0.85
4) EXPOSURE CATEGORY TYPE:	C
5) TOPOGRAPHIC FACTOR, Kzt:	1
6) ENCLOSURE CLASSIFICATION:	PARTIALLY ENCLOSED

F. FOUNDATIONS:

1) MAT SLAB:	
a. ALLOWABLE BEARING PRESSURE:	1000 PSF
b. COEFFICIENT OF FRICTION	0.30
c. SUBGRADE MODULUS	75 KCF
d. PASSIVE PRESSURE	300 PCF
2) RETAINING WALLS:	
a. ACTIVE PRESSURE:	60 PCF
b. AT-REST PRESSURE:	100 PCF
c. SEISMIC PRESSURE:	28 PCF (CANTILEVERED WALLS) 38.4 PCF (BASEMENT WALLS)
d. SURCHARGE COEFFICIENT:	0.50

6. **FOUNDATION, FILL, AND SITE WORK**

   FOUNDATION DESIGN IS BASED ON THE ORIGINAL GEOTECHNICAL REPORT PREPARED BY HARO, KASUNICH AND ASSOCIATES, INC. DATED 07/2007 AND REVISIONS PROVIDED BY SOIL SURVEYS GROUP, INC. DATED: 11/19/2024.

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. WHERE SITEWORK IS REQUIRED, COMPLY WITH THE GEOTECHNICAL REPORT.

D. THE SPECIAL INSPECTOR SHALL INSPECT THE CONDITION AND ASSURE THE ADEQUACY OF ALL SUBGRADES, FILLS, AND BACKFILLS BEFORE PLACEMENT OF FOUNDATIONS, FOOTINGS, SLABS, AND WALLS AND SHALL SUBMIT REPORTS TO THE ARCHITECT DESCRIBING THE FINDINGS INCLUDING ANY NON-CONFORMING WORK.

E. PLACE BACKFILL BEHIND RETAINING WALLS AFTER CONCRETE HAS ATTAINED FULL DESIGN STRENGTH. BRACE BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS AND SLABS ON GRADE HAVE ATTAINED FULL DESIGN STRENGTH.

F. 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 1 UNIT VERTICAL IN 10 UNITS HORIZONTAL (10% 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 1 UNIT VERTICAL IN 10 UNITS HORIZONTAL. REFER TO THE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION AND MINIMUM EMBEDMENT FOR ALL SHALLOW FOUNDATIONS.

G. EXPANSIVE SOIL SHALL BE EXCAVATED AND REPLACED WITH STRUCTURAL FILL PER GEOTECHNICAL REQUIREMENTS AT ALL MAT SLAB AND SHALLOW FOUNDATIONS AT ALL BUILDINGS AND SITE WALLS. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

7. **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 C150 TYPE I OR II OR ASTM C595 TYPE 1L.

REGISTERED PROFESSIONAL ENGINEER
DENNY KWAN
No. S4887
EXP. 06/30/25
STRUCTURAL
STATE OF CALIFORNIA

04/18/2025
DATE SIGNED

■ STRUCTURAL ENGINEER

Holmes
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
T+1 415 693 1600 holmes.us

DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191

APN :
PROJECT NUMBER :

DRAWING:

GENERAL NOTES

DRAFTED BY: JB	CHECKED BY:
PRINT DATE: 04/18/2025	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
1	04/18/25	PERMIT SET

S0.1

D. CONCRETE SHALL BE HARDROCK CONCRETE AND CONFORM TO ALL REQUIREMENTS OF ASTM C33, UNLESS OTHERWISE NOTED. WHERE LIGHTWEIGHT CONCRETE IS SPECIFIED, IT SHALL CONFORM TO ASTM C330. 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	F'c MIN. STRENGTH, PSI	TEST AGE, DAYS	MAX. W/CM	MAX. AGGREGATE SIZE
MAT FOUNDATIONS	4,000	28	-	1"
SLAB-ON-GRADE	4,000	28	0.45	3/4"
EXTERIOR SLAB-ON-GRADE	3,000	28	-	1"
SHEARWALLS	6,000	56	-	3/4"
RETAINING WALLS	4,000	28	-	3/4"

NOTES:
1) ALL CONCRETE IS NORMAL WEIGHT (145 PCF) UNLESS OTHERWISE NOTED.
2) COORDINATE AIR CONTENT WITH REQUIRED FIRE RATING, S.A.D.
3) SLUMP SHALL COMPLY WITH ACI 301.
4) FOR SLABS AND BEAMS, LIMIT THE MAXIMUM PERCENTAGE OF CONCRETE SHRINKAGE TO 0.03% AT 28 DAYS AND 0.04% AT 90 DAYS.
5) MAX. W/CM = 0.50 UNLESS OTHERWISE NOTED.

E. CONCRETE MIXES SHALL MEET EITHER OF THE FOLLOWING CEMENT/GLOBAL WARMING POTENTIAL LIMITS:

GLOBAL WARMING POTENTIAL		
REGION[1]	SAN FRANCISCO / LOS ANGELES, CA	
CONCRETE COMPRESSIVE STRENGTH (F'c)	PORTLAND CEMENT LIMITS (LBS/CY)[2][3]	EMBODIED CARBON LIMITS (KG CO^2e/M^3)[2][3]
0-2500 PSI	362	260
2501-3000 PSI	410	298
3001-4000 PSI	456	313
4001-5000 PSI	503	338
5001-6000 PSI	431	356
6001-8000 PSI	594	394
>8000 PSI	657	433

NOTES:
1) SELECT CONCRETE CRITERIA / LIMITS BASED ON GEOGRAPHICAL LOCATION OF PROJECT. IF PROJECT IS LOCATED OUTSIDE OF THE ABOVE REGIONS, REFER TO NATIONAL INDUSTRY AVERAGES SUMMARIZED BY THE CARBON LEADERSHIP FORUM.
2) OPTION OF COMPLIANCE FOR EITHER CEMENT OR GWP LIMITS, PER SECTION 19.0.050 OF THE BAY AREA LOW CARBON CONCRETE CODE.
3) CEMENT VOLUME OR CARBON EMISSIONS MAY BE ASSESSED BY EITHER THE 'MIX METHOD' OR THE 'PROJECT METHOD'. FOR PROJECTS LOCATED IN CALIFORNIA, CONCRETE MIX DESIGNS SHALL FOLLOW THE REQUIREMENTS OF THE MARIN COUNTY LOW CARBON CONCRETE CODE, ADOPTED NOVEMBER 19, 2019. REFER TO TABLE FOR SPECIFIC LIMITS ON CEMENT AND/OR GLOBAL WARMING POTENTIAL, WHICH HAVE BEEN SET PER THE ADOPTED CODE LANGUAGE IN THE FOLLOWING LINK: https://www.marincounty.org/depts/cd/divisions/sustainability/lowcarbonconcrete

F. THE USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IN CONCRETE OR GROUT IS NOT PERMITTED.

G. THE ACTUAL SLUMP AND TOLERANCE SHALL BE ESTABLISHED BY THE CONTRACTOR AND CONCRETE SUPPLIER, AS REQUIRED TO SATISFY THE CONTRACTOR'S MEANS AND-METHODS FOR PLACEMENT, FIELD AND INSTALLATION CONDITIONS (INCLUDING REINFORCING CONGESTION), FINISH REQUIREMENTS, AND AS REQUIRED TO SATISFY THE PERFORMANCE CRITERIA SPECIFIED ABOVE.

H. IN AREAS OF HEAVY REINFORCING AND CONGESTION, CONTRACTOR SHALL PROVIDE ADEQUATE MEANS AND METHODS TO PROPERLY INSTALL CONCRETE (I.E., HIGH-RANGE WATER-REDUCING ADMIXTURE, FORM VIBRATORS, ETC.) AT SUCH LOCATIONS, THE CONTRACTOR MAY USE 3/8" MINIMUM CRUSHED ROCK OF NOT LESS THAN 1500 LBS/CU. YD.

I. NO WATER SHALL BE ADDED AT THE TIME OF INSTALLATION WITHOUT WRITTEN APPROVAL OF THE ENGINEER OF RECORD AND SHALL BE REVIEWED AND APPROVED BY THE CONCRETE MIX SUPPLIER.

J. ALL CONCRETE WITH EXPOSED SURFACES SHALL HAVE HIGH-RANGE ATER-REDUCING ADMIXTURE (SUPERPLASTICIZER).

K. HIGH-RANGE WATER-REDUCING ADMIXTURE SHALL COMPLY WITH ASTM C494, TYPE F OR TYPE G. PRODUCTS INCLUDE THE FOLLOWING:
1) EUCON 37/1037 OR PLASTOLSERIES, EUCLID CHEMICAL COMPANY,
2) DARACEM, W.R. GRACE COMPANY, OR
3) SIKAMENT 300, SIKA CORP.

L. AT SLABS-ON-GRADE, CONTRACTOR SHALL ALLOW FOR SAW CUTS LOCATED ALONG THE LESSER OF EVERY COLUMN GRID AND 10'-0", UNLESS OTHERWISE NOTED. ASPECT RATIOS OF PANELS SHALL NOT EXCEED 1.5. SUBMIT SHOP DRAWINGS SHOWING LOCATIONS OF ANY PROPOSED CONTROL AND CONSTRUCTION JOINTS FOR ENGINEER'S AND ARCHITECT'S REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

M. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 10 DAYS AFTER PLACING IN ANY APPROVED MANNER IN ACCORDANCE WITH ACI 301, INCLUDING CURING COMPOUND, CURING PAPER, WATER SPRAY, FLOODING WITH WATER (FOR SLABS), ETC. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS.

N. CONCRETE SHALL BE ADEQUATELY CURED DURING HOT AND COLD WEATHER CONDITIONS. REFER TO ACI-305 AND ACI-306 FOR HOT AND COLD WEATHER CONCRETING, RESPECTIVELY.

O. PIPES: PLASTIC OR METAL CONDUITS MAY BE EMBEDDED IN THE SLAB PROVIDING THAT THE FOLLOWING CRITERIA ARE MET:
1) PIPES OTHER THAN ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY THE ENGINEER. MAXIMUM PIPE SIZE SHALL BE 1 INCH DIA. AND LOCATED WITHIN THE MIDDLE THIRD OF THE SLAB. MINIMUM SPACING SHALL BE SIX (6) TIMES THE PIPE DIAMETER. PIPES SHALL NOT IMPAIR THE STRENGTH OF THE MEMBER. ELECTRICAL PIPES SHALL BE LIMITED TO SERVICE LIGHTING IN PARKING GARAGE ONLY.
2) CONDUITS MUST NOT INTERRUPT THE REINFORCING.

P. PENETRATIONS & INSERTS:
1) PENETRATIONS SHALL NOT BE PERMITTED EXCEPT AS SHOWN IN STRUCTURAL DRAWINGS OR TYPICAL DETAILS.
2) ALL INSERTS AND SLEEVES SHALL BE CAST IN PLACE WHENEVER POSSIBLE. DRILLED AND POWER-DRIVEN FASTENERS WILL BE PERMITTED ONLY WHEN IT CAN BE SHOWN THAT THE INSERTS WILL NOT SPALL THE CONCRETE AND ARE LOCATED TO AVOID THE REINFORCING AND TENDONS AND ANCHORAGES. THE CONTRACTOR MUST LOCATE TENDONS ON THE SURFACE SLAB.
3) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING PENETRATION AND INSERT SIZE AND LOCATIONS FOR ENGINEER AND ARCHITECT REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

Q. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ASSURE COMPLETE CONSOLIDATION AND DENSIFICATION OF CONCRETE.

8. **FORMWORK**

A. DESIGN AND CONSTRUCT FORMWORK IN ACCORDANCE WITH ACI 347 "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" AND ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE", UNLESS OTHERWISE NOTED.

B. REMOVE FORMS AND SHORES IN ACCORDANCE WITH THE FOLLOWING:
1) WALLS – REMOVE FORMS AND SHORES NO SOONER THAN 72 HOURS.
2) FOOTINGS – REMOVE FORMS AND SHORES NO SOONER THAN 48 HOURS.

C. AS REQUIRED, PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING MEMBERS TO PREVENT AIR POCKETS OR "HONEYCOMBS". CONCRETE CAST WITH AIR POCKETS OR HONEYCOMBS IS NOT ACCEPTABLE.

D. PROVIDE 3/4" BY 3/4" CHAMFER STRIPS ON ALL EXTERNAL CORNERS OF BEAMS, COLUMNS, AND WALLS, UNLESS OTHERWISE NOTED.

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 OR A706 AND SHALL BE MINIMUM GRADE 60. GRADE 80 BARS SHALL BE ASTM A706. HEADED SHEAR STUD REINFORCING SHALL COMPLY WITH ASTM A1044

B. MAINTAIN COVERAGE TO FACE OF BARS, INCLUDING SLEEVES AND PENETRATIONS, AS FOLLOWS, UNLESS OTHERWISE NOTED:

CONVENTIONALLY REINFORCED CONCRETE	
LOCATION	CLEAR COVER
CONCRETE DEPOSITED AGAINST EARTH (EXCEPT SLAB ON GRADE)	3"
SLAB ON GRADE	1 1/2"
CONCRETE EXPOSED TO EARTH OR WEATHER	1 1/2" (#5 AND SMALLER, W31/D31 WIRE AND SMALLER) 2" (#6 AND LARGER)
INTERIOR SLABS & WALLS	3/4" (#11 & SMALLER) 1 1/2" (#14 & #18)

C. ALL REINFORCING STEEL THAT IS TO BE WELDED SHALL CONFORM TO THE LATEST STANDARD FOR LOW-ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT ASTM A706 (GRADE 60 ONLY). BILLET STEEL ASTM A615 REINFORCEMENT MAY BE SUBSTITUTED FOR LOW ALLOY ASTM A706 IF (1) THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI, (2) THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25, AND (3) MINIMUM ELONGATION IN 8" SHALL BE AT LEAST 14% FOR BAR SIZES #3 THROUGH #6, AT LEAST 12% FOR BAR SIZES #7 THROUGH #11, AND AT LEAST 10% FOR BAR SIZES #14 AND #18.

D. 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.

E. 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.

F. IN LIEU OF LAP SPLICES, REBAR COUPLERS MAY BE USED. ERICO'S AND/OR ERICO'S CADWELD LENTON. DAYTON BAR-LOCKS AND SIMILAR DEVICES MAY BE USED ONLY IF REINFORCING DETAILER ACCOUNTS FOR COUPLER SIZE, 24" STAGGERING OF COUPLERS AND REINFORCING BAR SPACING. ALTERNATES WILL BE CONSIDERED UPON SUBMITTAL OF MANUFACTURER'S TESTING REPORT. THE COUPLERS SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE REBAR.

G. IN LIEU OF COUPLERS, MAIN LONGITUDINAL REINFORCING BARS OF ASTM A706 STEEL MAY BE WELDED PER AWS D1.4. WELDED SPLICES SHALL NOT BE USED WITHIN A JOINT OF THE SEISMIC FRAME, OR WITHIN A DISTANCE OF ONE BEAM/COLUMN DEPTH FROM A JOINT.

H. HOOK DISCONTINUOUS ENDS OF REINFORCING STEEL PER TYPICAL DETAIL, UNLESS OTHERWISE NOTED. WHERE SPECIFIED OR WHERE REINFORCING IS IN A CONGESTED ZONE SO AS NOT TO PERMIT HOOK BARS, PROVED A "T-HEAD" TERMINATOR: LENTON "D6" OR "D16" TERMINATOR OR APPROVED EQUAL.

I. 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.

J. REBAR PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

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

L. PRIOR TO PLACING CONCRETE, ALL REINFORCEMENT SHALL BE FREE OF LOOSE RUST, MUD, OIL OR OTHER CONTAMINANTS THAT WILL RESTRICT BOND CAPACITY FROM BEING ACHIEVED.

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", FIVE STAR GROUT, OR SIKAGROUT-212.
2) WHERE HIGH FLUIDITY OR INCREASED PLACING TIME IS REQUIRED, USE EUCLID CHEMICAL COMPANY'S "EUCO HI-FLOW GROUT", MASTER BUILDERS' "MASTERFLOW 928", OR SIKAGROUT-212.

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

11. **PATCHING OF CONCRETE**

A. ALL INSERT HOLES, SHE-BOLTS, ETC., AND OTHER IMPERFECTIONS ON THE SURFACES OF THE CONCRETE SHALL BE FILLED WITH GROUT, BRUSHED AND SACKED TO A UNIFORM FINISH. ALL HOLES THROUGH TO THE OUTSIDE OF THE BUILDING MUST BE MADE WATERTIGHT.

B. MATERIALS AND METHODS USED FOR PATCHING OF CONCRETE IN THE EVENT OF SPALLING, HONEYCOMBING, LARGE CRACKS, ETC., SHALL BE BY MASTER BUILDERS, SIKA, OR EQUIVALENT. FINAL FINISHED APPEARANCE SUBJECT TO APPROVAL. SUBSTITUTES WILL BE CONSIDERED UPON SUBMITTAL OF MANUFACTURER'S TESTING REPORT.

12. **FRAMING LUMBER**

A. ALL FRAMING LUMBER SHALL BE GRADED PER WCLIB GRADING RULES NO. 17.

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.

13. **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. ALL TJI PREFABRICATED WOOD I-JOISTS SHALL BE FABRICATED BY TRUS JOIST.

14. **PLYWOOD (PW) OR ORIENTED STRAND BOARD (OSB)**

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 OR TYPE 2-M-W FOR ORIENTED STRAND BOARD, 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 ARCHITECT. PROVIDE RING-SHANK NAILS AT FLOOR AND ROOF SHEATHING.

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" EDGE DISTANCE FOR FRAMING, BLOCKING AND PLYWOOD EDGES. USE SMOOTH-SHANK NAILS FOR PLYWOOD WALL SHEATHING.

F. STAPLES FOR PLYWOOD DIAPHRAGMS SHALL BE 14 GAGE ROUND SEMI-FLATTENED OR FLATTENED, PLAIN OR ZINC-COATED STEEL WIRE, WITH A NOMINAL CROWN WIDTH OF 7/16", DRIVEN BY PNEUMATIC OR MECHANICAL DEVICE.

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

H. PANELS SHALL HAVE THE FOLLOWING PROPERTIES UNLESS OTHERWISE NOTED.
1) 1/2" NOMINAL SHALL BE 15/32" ACTUAL THICKNESS WITH 32/16 SPAN RATING.
2) 3/4" NOMINAL SHALL BE 23/32" ACTUAL THICKNESS WITH 48/24 SPAN RATING.

15. **ROUGH CARPENTRY**

A. FOR SCHEDULE OF MINIMUM NAILING TABLE 2304.10.2 OF THE 2022 CBC/2021 IBC 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'-0" AND FLOOR JOISTS AT 8'-0" UNLESS OTHERWISE NOTED.

H. 2x JOISTS SHALL BE SISTERED (VERTICAL SCREW 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) DAYS PRIOR TO THE TIME OF DOOR AND WINDOW INSTALLATION.

REGISTERED PROFESSIONAL ENGINEER
DENNY KWAN
No. S4887
EXP. 06/30/25
STRUCTURAL
STATE OF CALIFORNIA

04/18/2025
DATE SIGNED

■ STRUCTURAL ENGINEER

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APN :
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GENERAL NOTES

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K. ALL TIMBER FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON STRONG-TIE'S STANDARD FASTENERS OR APPROVED EQUIVALENT INSTALLER PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. USP LUMBER CONNECTORS WITH REFERENCE NUMBERS FOR SUBSTITUTION MAY BE USED IN LIEU OF SIMPSON HARDWARE. ENGINEER MAY APPROVE OF OTHER SUBSTITUTIONS UPON THE FOLLOWING:
   1) WRITTEN REQUEST FOR OTHER BRANDS
   2) SUBMISSION OF MANUFACTURER'S TESTING REPORTS
   3) REFERENCES TO PERTINENT DETAILS WHERE SUBSTITUTIONS ARE TO BE APPLIED.

L. ALL STRUCTURAL WOOD WALLS SHALL BE FRAMED WITH 2x6 MINIMUM STUDS AT 16" ON CENTER AT EXTERIOR WALLS AND 2x4 MINIMUM STUDS AT 16" ON CENTER AT INTERIOR WALLS UNLESS OTHERWISE NOTED.

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

16. **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
   6) UC4B – GROUND CONTACT, HEAVY DUTY USE
   7) UC4C – GROUND CONTACT, EXTREME DUTY
   8) UC5A – MARINE USE, NORTHERN WATERS

B. ALL PLYWOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

C. 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 G185 (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 LISTED 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.
   6) AS AN ALTERNATIVE, FOR THE SITUATION WHEN THE BASE OF A HOLDDOWN IS IN CONTACT WITH A PRESSURE TREATED SILL PLATE, THE CONTRACTOR CAN PROVIDE A PRESSURE TREATMENT BARRIER BETWEEN THE BASE OF THE HOLDDOWN AND THE SILL PLATE.

17. **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 (HSS): ASTM A500 Gr. C (Fy = 50 KSI).
   5) STRUCTURAL TEES (WT, MT, AND ST) SHALL CONFORM TO THE ASTM SPECIFICATION OF THE CORRESPONDING FULL DEPTH SHAPE (WT SHALL CONFORM TO ASTM SPECIFICATION FOR W, ETC.)

B. STRUCTURAL FASTENERS INCLUDING BOLTS, THREADED RODS, AND ANCHOR RODS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS, UNLESS OTHERWISE NOTED.
   1) ERECTION, CEMENT GROUTED, AND TIMBER CONNECTION BOLTS: ASTM A307 WITH WELDABILITY SUPPLEMENT S1 GRADE A.
   2) HIGH STRENGTH BOLTS: ASTM F3125 GRADE A325; WHERE TWIST-OFF TYPE BOLTS ARE SPECIFIED, PROVIDE ASTM F3125 GRADE F1852 W/ F436 WASHERS
   3) SLIP CRITICAL BOLTS: (1) PART OF THE GRAVITY BEAM CONNECTIONS, USE ASTM F3125 GRADE 325 (2) PART OF THE SFRS, USE ASTM F3125 GRADE A490 OR F2280 W/ F436 WASHERS
   4) THREADED RODS: ASTM A36.
   5) HIGH STRENGTH THREADED RODS: ASTM A193 GRADE B7.
   6) STEEL HEADED STUD ANCHORS: ASTM A108.
   7) ANCHOR RODS, INCLUDING EPOXY GROUTED ANCHORS: ASTM F1554 WITH WELDABILITY SUPPLEMENT S1 GRADE 55.

C. ALL HIGH-STRENGTH BOLTS SHALL BE INSTALLED, TIGHTENED, AND INSPECTED IN ACCORDANCE WITH THE SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS, 2020 PRODUCED BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC).

D. ALL BOLTS FOR EXTERIOR USE SHALL BE ZINC-COATED BY THE BOLT MANUFACTURER BY EITHER THE HOT-DIP PROCESS IN ACCORDANCE WITH ASTM A153, CLASS C OR THE MECHANICAL DEPOSIT PROCESS IN ACCORDANCE WITH ASTM B695, CLASS 50.

E. LOCATE AND INSTALL ALL ANCHOR RODS, EPOXY ANCHORS, AND MECHANICAL ANCHORS BEFORE FABRICATING STEEL CONNECTION ELEMENTS. FURNISH ANCHOR RODS WITH DOUBLE HEAVY HEX NUTS JAMMED AT THE EMBEDDED CONCRETE END. A RIGID STEEL TEMPLATE SHALL BE USED TO LOCATE ANCHOR RODS WHILE PLACING CONCRETE. COORDINATE ANCHOR ROD INSTALLATION WITH REINFORCING AND FORMWORK. NO HEATING OR BENDING OF THE ANCHOR RODS IS PERMITTED. HOLES IN THE BASE PLATE MATERIAL SHALL NOT BE ENLARGED BY BURNING. ANCHOR ROD LOCATIONS SHALL BE INSPECTED BY THE OWNER'S TESTING AGENCY PRIOR TO CONCRETE PLACEMENT.

F. DEFAULT BEAM SPACING: STEEL BEAMS ARE EQUALLY SPACED BETWEEN DIMENSION POINTS NOT TO EXCEED THE MAXIMUM DECK ALLOWABLE UNSHORED SPAN U.O.N., SEE METAL DECK SCHEDULE FOR SPAN. BEAM-TO-BEAM OR BEAM-TO-GIRDER CONNECTIONS MAY BE SNUG TIGHT, U.O.N AS SLIP CRITICAL (SC). ALL OTHER BOLTED CONNECTIONS SHALL SATISFY SLIP CRITICAL CRITERIA U.O.N. ALL BOLT HOLES SHALL BE STANDARD SIZE U.O.N.

G. 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 A123. 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.

H. PAINT STEEL (EXCEPT GALVANIZED STEEL AND PORTIONS TO BE ENCASED IN CONCRETE OR MASONRY) WITH ONE COAT OF PRIMER STANDARD TNEMEC V10 OR EQUIVALENT SUBJECT TO ENGINEER'S APPROVAL. ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF THE MANUFACTURER'S SPECIFICATIONS.

I. ALL CONCRETE-ENCASED STEEL SHALL BE CLEAN OF GREASE, PAINT AND OTHER CONTAMINANTS.

J. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST AISC 'SPECIFICATIONS' FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. SHOP DRAWINGS SHALL BE SUBMITTED AND REVIEWED BY THE ARCHITECT/ENGINEER PRIOR TO COMMENCING FABRICATION.

K. WELDING SHALL CONFORM TO THE LATEST EDITION OF THE ANSI/AWS D1.1 STRUCTURAL WELDING CODE. USE E70XX ELECTRODES U.O.N. WELDING OF METAL DECK AND OTHER SHEET METAL SHALL CONFORM TO THE LATEST EDITION OF AWS D1.3, USE E70XX ELECTRODES. ALL WELD SIZES SPECIFIED ON THE DRAWINGS ARE EFFECTIVE WELD SIZES (E), WELDS SHOWN ON SHOP DRAWINGS (S) SHALL BE INCREASED AS REQUIRED TO ACHIEVE WHAT IS SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOINT PREPARATIONS AND WELDING PROCEDURES.

L. WELDED STUDS SHALL CONFORM TO THE LATEST EDITION OF ANSI/AWS D1.1 STRUCTURAL WELDED CODE. WELDED STUDS SHALL BE FUSION WELDED TO THE BASE MATERIAL USING AUTOMATIC MECHANIZED WELDING EQUIPMENT. FILLET WELDS ARE NOT PERMITTED U.O.N.

M. STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO VIEW IN THE COMPLETED BUILDING ARE DESIGNATED ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) AND ARE SUBJECT TO THE AISC AESS REQUIREMENTS.

18. **SEISMIC MOMENT FRAME CONNECTIONS**

A. ALL STEEL MEMBERS AND CONNECTIONS DESIGNATED AS 'SFRS' SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS IN ADDITION TO THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AND AISC SPECIFICATION FOR JOINTS USING HIGH STRENGTH BOLTS.

B. WELDING SHALL CONFORM TO THE LATEST EDITION OF THE ANSI/AWS D1.8 STRUCTURAL WELDING CODE SEISMIC SUPPLEMENT. USE E70XX ELECTRODES.

C. DEMAND CRITICAL WELDS SHALL COMPLY WITH AISC 341 AND AWS D1.8 AND SHALL AT A MINIMUM BE PROVIDED FOR THE FOLLOWING SFRS CONNECTIONS:
   1) COMPLETE JOINT PENETRATION WELDS AT COLUMN SPLICES.
   2) COMPLETE JOINT PENETRATION WELDS AT COLUMN BASE PLATES.
   3) COMPLETE JOINT PENETRATION WELDS AT COLUMN TO BEAM CONNECTIONS.

D. ALL WELDS SHALL BE STARTED AND ENDED ON WELD RUN-OFF TABS. WELD TABS SHALL BE REMOVED, WELD ENDS SHALL BE GROUND TO A SMOOTH CONTOUR, AND MAGNETIC PARTICLE TESTED (MT) FOR DEFECTS WITH ACCEPTANCE CRITERIA AS PER AWS D1.1. NOTIFY THE ENGINEER AND PROVIDE A PLAN FOR THE REPAIR AND CORRECTION OF DEFECTS.

E. WELD "DAMS" OR "END DAMS" SHALL NOT BE USED.

F. IF GROOVE WELD BACKING (ALSO KNOWN AS "BACKING OR BACKER BARS") ARE USED UNDER THE BOTTOM BEAM FLANGE-TO-COLUMN CJP GROOVE WELD, THE WELD BACKING SHALL BE REMOVED. THE REMOVAL AREA TO BE GROUNDED TO SOUND, BRIGHT METAL, AND THE AREA SUBJECTED TO MAGNETIC PARTICLE EXAMINATION FOR DEFECTS. A REINFORCING FILLET WELD, SIZED AT LEAST 1/4 OF THE BOTTOM FLANGE THICKNESS SHALL BE PLACED IN THIS LOCATION.

G. IF GROOVE WELD BACKING IS USED UNDER THE TOP BEAM FLANGE-TO-COLUMN FLANGE CJP GROOVE WELD, AND IS NOT REMOVED, THE BACKING SHALL NOT EXCEED 1/4" THICKNESS AND SHALL BE ATTACHED TO THE COLUMN BY EITHER A FILLET WELD ALONG THE COMPLETE BAR LENGTH ON THE UNDERSIDE OF THE BAR, OR BY A PARTIAL JOINT PENETRATION (PJP) GROOVE WELD FROM THE UNDERSIDE OF THE BACKING FOR THE FULL LENGTH OF THE BACKING. OTHER METHODS OF WELDING THE BACKING TO THE COLUMN MAY BE USED SUBJECT TO THE ENGINEER'S APPROVAL.

H. WELDERS THAT WILL MAKE WELDS WITH RESTRICTED ACCESS, SUCH AS, BUT NOT LIMITED TO, THE BOTTOM FLANGE-TO-COLUMN WELDS THROUGH A COPE HOLE OR ACCESS HOLE IN THE BEAM WEB, SHALL BE QUALIFIED BY THE CONTRACTOR USING THE SAME WELDING PROCEDURE AS WILL BE USED FOR PRODUCTION.

I. MILL SCALE SHALL BE REMOVED FROM THE COLUMN IN THE AREA WHERE THE BEAM FLANGES WILL BE WELDED TO THE COLUMN.

19. **SFRS QUALITY CONTROL AND QUALITY ASSURANCE, CHAPTER J AISC-341-16**

A. FOR STEEL ELEMENTS THAT ARE INDICATED TO BE PART OF THE SEISMIC LOAD RESISTING SYSTEM (SFRS) ON THE DRAWINGS THE CONTRACTOR SHALL IMPLEMENT THE QUALITY ASSURANCE PLAN OUTLINED IN AISC 341-16 CHAPTER J AND AS MODIFIED HEREIN. AISC 341 IS AVAILABLE FOR FREE DOWNLOAD AT WWW.AISC.ORG. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE SPECIFIC REQUIREMENTS FOR SUBMITTALS AND FOR THE QUALIFICATIONS AND DUTIES OF THE CONTRACTOR'S QUALITY CONTROL PERSONNEL. THE PROJECT OWNERS ATTENTION IS DIRECTED TO THE SPECIFIC REQUIREMENTS FOR THE QUALIFICATIONS AND DUTIES OF THE QUALITY ASSURANCE AGENCY TO BE RETAINED BY THE OWNER TO PERFORM THE QUALITY ASSURANCE TASKS.

   THE STEEL ELEMENTS THAT ARE PART OF THE SEISMIC LOAD RESISTING SYSTEM (SFRS) ARE DESIGNATED ON THE PLANS. ELEMENTS AND CONNECTIONS OF THE SFRS ARE IDENTIFIED, DEMAND CRITICAL WELDS ARE LOCATED, AND PROTECTED ZONES ARE LOCATED AND DIMENSIONED.

   THE CONTRACTOR SHALL COOPERATE WITH THE QUALITY ASSURANCE AGENCY AND SHALL COORDINATE AND SCHEDULE THE WORK OF BOTH THE QUALITY CONTROL AND QUALITY ASSURANCE INSPECTORS.

B. MODIFICATIONS TO CHAPTER J, AISC 341-16
   1) DOCUMENTS IDENTIFIED IN ITEMS (a) THROUGH (e) AT THE END OF SECTION J3 SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO START OR ERECTION.
   2) SECTION J5.3, QC INSPECTION REPORTS SHALL BE REVIEWED AND INITIALED BY THE QA INSPECTOR, AND THEN SUBMITTED TO THE ENGINEER FOR INFORMATION ONLY.
   3) SECTION J6-2, TABLE J6.2 TITLED VISUAL INSPECTION DURING WELDING: FOR WELDS DESIGNATED AS DEMAND CRITICAL, INSPECTION LEVEL FOR THE TASKS UNDER THE HEADING "WELDING TECHNIQUES" SHALL BE CHANGED TO P (PERFORM) FOR BOTH QA AND QC, AND THE QA INSPECTOR SHALL DOCUMENT THE INSPECTION.
   4) SECTION J6.2a: THERE IS NO WELDING IN THE K-AREA.
   5) SECTION J8: THE GENERAL CONTRACTOR SHALL PROVIDE PERSONNEL THAT SHALL BE RESPONSIBLE FOR INSPECTION OF THE PROTECTED ZONE AFTER THE COMPLETION OF THE STRUCTURAL STEEL ERECTION AND BEFORE THE INSTALLATION OF FIREPROOFING AND CEILING FINISHES. SUCH PERSONNEL SHALL VERIFY THAT HOLES AND UNAPPROVED ATTACHMENTS HAVE NOT BEEN MADE IN THE PROTECTED ZONE AND SHALL PROVIDE REPORTS TO THAT EFFECT.

20. **MECHANICAL ANCHORS**

A. EXPANSION ANCHORS INTO CONCRETE SHALL BE
   1) SIMPSON STRONG-BOLT 2 (ICC-ES ESR-3037)
      INSTALL ANCHORS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. SCREW ANCHORS INTO CONCRETE SHALL BE:
   1) SIMPSON TITEN HD (ICC-ES ESR-2713)
      INSTALL SCREWS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

C. PROVIDE STAINLESS (AISI 316) STEEL FASTENERS FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER OR IN CHEMICALLY CORROSIVE ENVIRONMENTS. PROVIDE ZINC COATED OR GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED. WHERE STAINLESS STEEL FASTENERS ARE USED IN CONJUNCTION WITH GALVANIZED OR OTHER DISSIMILAR BASE METALS, PROVIDE ELECTRICAL ISOLATION AS NOTED ON THE DRAWINGS. NOTIFY THE ENGINEER FOR CLARIFICATION IF NO ELECTRICAL ISOLATION IS SPECIFIED.

D. 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. DO NOT CUT EXISTING REINFORCEMENT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.

E. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.

F. WHEN INSTALLING ANCHORS, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS.

21. **EPOXY GROUTING OF DOWELS, REBAR, ANCHOR RODS 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. EPOXY GROUT FOR DOWNWARD HOLES SHALL BE EITHER NON-SAG OR LIQUID TYPE, NORMAL SET. HORIZONTAL OR OVERHEAD HOLES SHALL BE NON-SAG TYPE. FOR OVERHEAD APPLICATIONS A PISTON PLUG SHALL BE USED.

F. UNLESS OTHERWISE NOTED, EPOXY TYPES SHALL BE AS FOLLOWS:
   FOR DOWELS AND REBAR IN CONCRETE, EPOXY SHALL BE:
      a. SIMPSON SET-3G (ICC-ES ESR-4057)

   FOR ANCHOR BOLTS IN CONCRETE, EPOXY SHALL BE
      a. SIMPSON SET-3G (ICC-ES ESR-4057)

   ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF PRODUCT EVALUATION REPORT IN ACCORDANCE WITH ACI 355.4.

G. WHEN INSTALLING ANCHORS, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS.

H. 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.

I. LOCATE EXISTING REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ANCHORS.

22. **SIMPSON STRONG-WALL HIGH-STRENGTH WOOD SHEAR WALLS**

A. STRONG-WALL WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC. "HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.

B. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.

C. THIS PRODUCT IS PART OF THE LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. THE DESIGN OF SIMPSON STRONG-WALL SYSTEM IS THE RESPONSIBILITY OF SIMPSON STRONG-TIE COMPANY INC.

D. SIMPSON STRONG-TIE SHALL BE NOTIFIED IN ALL INSTANCES WHERE MODIFICATION OF THE DETAILS SHOWN ON THE DRAWINGS IS REQUIRED.

E. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, HOLD-DOWN SET-OUT ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS OF THE STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF SIMPSON STRONG-TIE FOR CLARIFICATION PRIOR TO CONSTRUCTION.

F. INSTALLATION OF THE PRODUCT SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS. THE INSTALLATION OF MODIFIED OR ALTERED PRODUCTS SHALL NOT BE PERMITTED.

G. ALL SIMPSON STRONG-WALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE PRODUCT.

H. SEE ICC-ES ESR-2652 FOR ADDITIONAL INFORMATION.

23. **EXPANDED POLYSTYRENE GEOFOAM FOR LIGHTWEIGHT FILL**

A. ALL EXPANDED POLYSTYRENE GEOFOAM (GEOFOAM) TO BE USED FOR LIGHTWEIGHT FILL APPLICATIONS SHALL BE SUBMITTED FOR REVIEW PRIOR TO USE.

B. GEOFOAM PRODUCTS SHALL MEET ASTM D6817.

C. FOAM PRODUCTS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 8.0 PSI AT 5% DEFORMATION (EPS 15). SUBMIT PRODUCT SPECIFICATIONS TO THE ENGINEER.

D. SUBGRADE PREPARATIONS SHALL FOLLOW THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT, IF APPLICABLE.

E. GEOFOAM BLOCKS SHALL BE TREATED BY THE MANUFACTURER WITH A TESTED AND PROVEN TERMITE TREATMENT SUITABLE FOR BELOW GRADE APPLICATIONS, 3 YEAR MINIMUM FIELD EXPOSURE. THE TREATMENT SHALL BE EPA REGISTERED.

F. GEOFOAM SHALL BE PROTECTED FROM DAMAGE DURING SHIPPING AND CONSTRUCTION. DAMAGED BLOCKS ARE TO BE REPLACED.

G. GEOFOAM SHALL BE PROTECTED FROM MOISTURE DURING SHIPPING AND CONSTRUCTION AND NOT TO BE PLACED ON A WET SUBSTRATE MATERIAL.

H. GEOFOAM BLOCKS SHALL BE PLACED LEVEL AND HORIZONTAL. TOP OF BLOCKS MAY BE SLOPED OR CUT TO DEVELOP REQUIRED SLOPES FOR THE FINISHED SURFACES ABOVE.

I. 'GEO-GRIPPER' PLATES OR EQUIVALENT RESTRAINT SHALL BE USED TO PREVENT LATERAL GEOFOAM BLOCK MOVEMENT. USE MANUFACTURER'S MINIMUM RECOMMENDATIONS, UNLESS OTHERWISE NOTED ON DRAWINGS.

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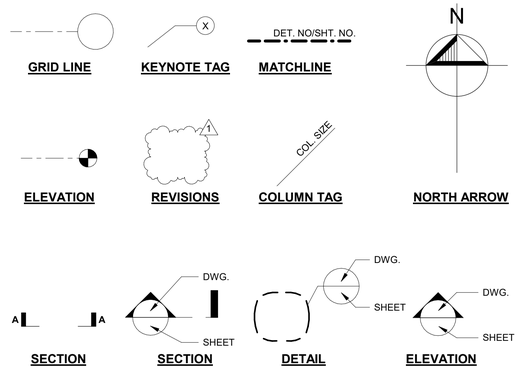

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GENERAL SYMBOLS

1/4" = 1'-0"

(A)	ABOVE
A.B.	ANCHOR BOLT
ADD'L	ADDITIONAL
ADJ.	ADJACENT
A.F.F.	ARCHITECTURAL FINISHED FLOOR
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
A.T.R.	ALL THREAD ROD
(B)	BELOW
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
B.O.	BOTTOM OF
BOT.	BOTTOM
BTWN.	BETWEEN
℄	CENTERLINE
C.F.	CUBIC FEET
C.I.P.	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR.	CENTER
COL.	COLUMN
CNTRSNK.	COUNTER SUNK
COLL.	COLLECTOR
COMP.	COMPACTED
CONC.	CONCRETE
COND.	CONDITION
CONN.	CONNECTION
CONT.	CONTINUOUS
DBL.	DOUBLE
DCW	DEMAND CRITICAL WELD
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
I.D.	INSIDE DIAMETER
IN.	INCH
INT.	INTERIOR
LB.	POUND
LONG.	LONGITUDINAL
LLV	LONG LEG VERTICAL
LV.	LEVEL
L.S.	LAG SCREW
LVL	LAMINATED VENEER LUMBER
L.W.	LIGHT WEIGHT
MANUF.	MANUFACTURER
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
ML.	MICROLLAM
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.S.	NEAR SIDE
N.T.S	NOT TO SCALE
N.W.	NORMAL WEIGHT
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
PAR.	PARALLEL
PERP.	PERPENDICULAR
PL	PLATE
PSL	PARALLEL STRAND LUMBER
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
P/T	POST TENSIONED
REF.	REFERENCE
R.C.	RELATIVE COMPACTION
REINF.	REINFORCING
REQ'D	REQUIRED
REV.	REVISION
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D	SEE MECHANICAL 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
T.O.C	TOP OF CONCRETE
T.O.S.	TOP OF SLAB/STEEL
TRNSV.	TRANSVERSE
TS	TUBE STEEL
TYP.	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
V.W.A.	VERIFY WITH ARCHITECT
W/	WITH
WD.	WOOD
W/O	WITHOUT
W.P.	WORKING POINT
WT.	WEIGHT

1 S0.4

ABBREVIATIONS

N.T.S.

04/18/2025
DATE SIGNED

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20 POTRERO TRAIL, LOT 191

APN :
PROJECT NUMBER :

DRAWING:

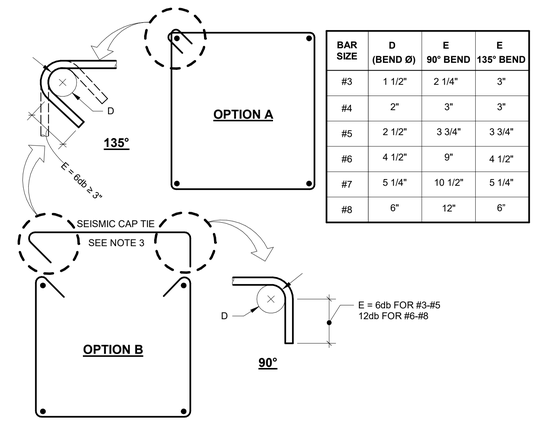
ABBREVIATIONS AND GENRAL SYMBOLS

DRAFTED BY:	CHECKED BY:
JB	
PRINT DATE: 04/18/2025	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
1	04/18/25	PERMIT SET

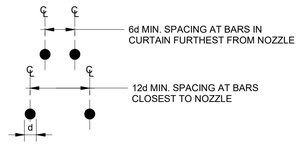
S0.4



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.

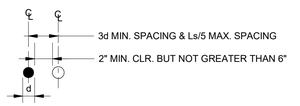
9 S1.1 **SEISMIC STIRRUP / TIE SCHEDULE** N.T.S.



DOUBLE CURTAIN SPACING

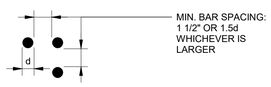
SINGLE CURTAIN SPACING

A BAR SPACING AT NON-LAPPED BARS, U.O.N.



B LAPPED BAR SPACING
WHERE d = DIAMETER OF LARGER BAR

IN SHOTCRETE

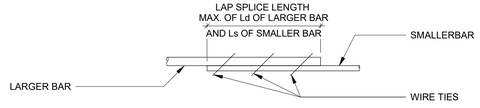


A BAR SPACING FOR NON-SPLICED BARS

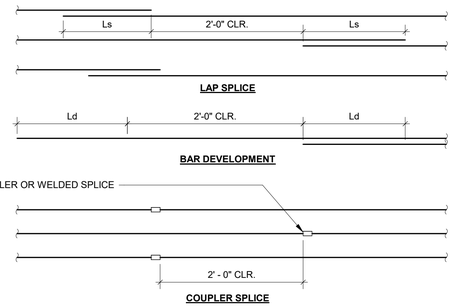
B BAR SPACING FOR BARS SPLICED WITH A NON-CONTACT LAP

IN CONCRETE

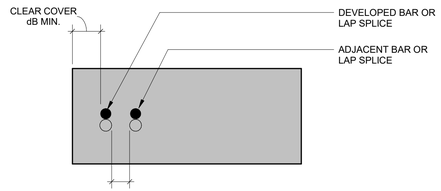
7 S1.1 **BAR SPACING** 1" = 1'-0"



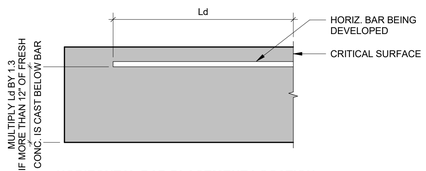
LAP SPLICE OF DIFFERENT SIZED BARS



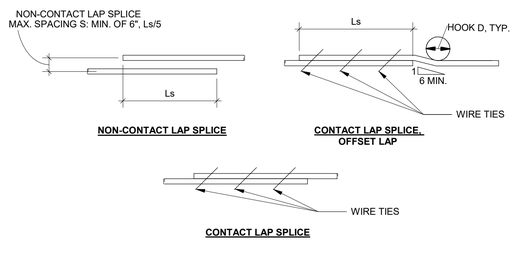
SPLICE AND DEVELOPMENT STAGGER DETAIL



MIN. BAR CLEAR SPACING OF DEVELOPED BARS AND CONTACT SPLICES



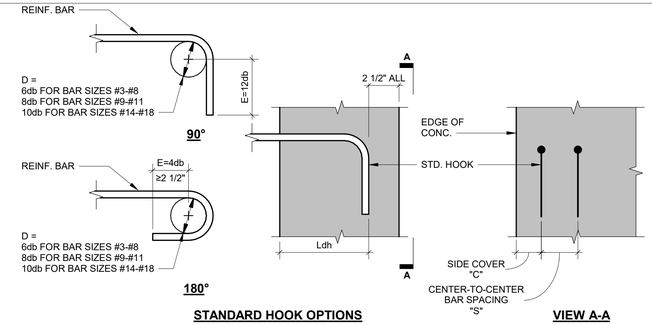
HORIZONTAL BAR PLACEMENT LOCATION DEVELOPMENT LENGTH MODIFIER



LAP SPLICE OPTIONS

NOTES:
1. SEE NOTE 6 IN THE SPLICE / DEVELOPMENT SCHEDULE.
2. Dagg IS THE MAXIMUM AGGREGATE SIZE.
3. FOR GRADE 80 REINFORCING, IF CLEAR SPACING IS LESS THAN 6", PROVIDE CONFINING REINFORCING, SEE NOTE 8 IN THE SPLICE / DEVELOPMENT SCHEDULE
4. BAR COVER REQUIREMENTS MAY BE GREATER.

4 S1.1 **SPLICE / DEVELOPMENT DETAILS** N.T.S.



STANDARD HOOK OPTIONS **VIEW A-A**

BAR SIZE	GRADE 60 REINFORCING: E (HOOK EXTENSION) D (INSIDE BEND ø)	90° BEND	180° BEND	MIN. HOOKED BAR SPACING S = 6"DB, SEE NOTE 7	MIN. HOOKED BAR SIDE COVER, C, SEE NOTES 8 & 9	GRADE 60 REINFORCING: Ldh (DEVELOPMENT LENGTH) f'c (psi) 2500	3000	4000	5000
#3	2 1/4	4 1/2	2 1/2	2 1/4	2 1/4	6	6	6	6
#4	3	6	2 1/2	3	3	6	6	6	6
#5	3 3/4	7 1/2	2 1/2	3 3/4	3 3/4	8 1/2	8	7 1/2	7 1/4
#6	4 1/2	9	3	4 1/2	4 1/2	11	10 1/2	9 3/4	9 1/2
#7	5 1/4	10 1/2	3 1/2	5 1/4	5 1/4	13 3/4	13 1/4	12 1/4	12
#8	6	12	4	6	6	16 3/4	16	15	14 1/2
#9	9 1/4	13 3/4	4 3/4	7	7	20 1/4	19 1/4	18	17 1/2
#10	10 1/4	15 1/4	5 1/4	7 3/4	7 3/4	24	23	21 1/2	20 3/4
#11	11 1/2	17	5 3/4	8 1/2	8 1/2	28 1/4	26 3/4	25 1/4	24 1/4

NOTES:
1. ALL UNITS IN INCHES, U.O.N.
2. THIS TABLE CONTAINS MIN. LENGTHS FOR HOOKED BAR DEVELOPMENT NOT OTHERWISE SPECIFIED ON THESE DRAWINGS. THESE LENGTHS MAY BE REDUCED IN CERTAIN SITUATIONS, SUBJECT TO PRIOR REVIEW & APPROVAL OF THE ENGINEER.
3. HOOK DEVELOPMENT LENGTHS ARE FOR GRADE 60 REINFORCING.
4. SEE GRADE 80 TABLE FOR GRADE 80 REINFORCING.
5. MULTIPLY Ldh BY 1.33 FOR LIGHTWEIGHT CONCRETE.
6. MULTIPLY Ldh BY 1.2 FOR EPOXY-COATED REINFORCEMENT.
7. S IS THE MINIMUM CENTER-TO-CENTER SPACING OF HOOKED BARS. WHERE HOOK SPACING IS LESS THAN S FOR #11 AND SMALLER BARS, MULTIPLY Ldh BY 1.6.
8. MULTIPLY Ldh BY 1.25 IF MINIMUM SIDE COVER IS NOT MET FOR #11 AND SMALLER BARS.
9. FOR HOOKS TERMINATING INSIDE COLUMN CORE, MIN SIDE COVER SHALL BE 2 1/2" AND SUPERSEDES THE SIDE COVER REQUIREMENTS OF THIS TABLE. MULTIPLY Ldh BY 1.25 IF THIS REQUIREMENT IS NOT MET.
10. WHERE HOOKS TERMINATE AT ENDS OF DISCONTINUOUS MEMBERS WITH SIDE AND TOP (OR BOTTOM) COVER LESS THAN 2 1/2", PROVIDE HOOK CONFINEMENT PER END MEMBER HOOK CONFINEMENT DETAIL.
11. HOOKS SHALL BE AS CLOSE AS PRACTICAL TO THE FAR ENDS OF BEAM-COLUMN JOINTS AND CORBELS.
12. HOOKS SHALL NOT BE USED TO DEVELOP BARS IN COMPRESSION.

2 S1.1 **GRADE 60 HOOKED BAR DEVELOPMENT LENGTH** N.T.S.

BAR SIZE	Ld (DEVELOPMENT LENGTH) f'c (psi) 2500	3000	4000	5000	Ls (LAP SPLICE LENGTH) f'c (psi) 2500	3000	4000	5000
#3	18	17	15	13	24	22	19	17
#4	24	22	19	17	32	29	25	23
#5	30	28	24	22	39	36	31	28
#6	36	33	29	26	47	43	37	34
#7	53	48	42	38	69	63	54	49
#8	60	55	48	43	78	72	62	56
#9	68	62	54	48	88	81	70	63
#10	77	70	61	54	100	91	79	71
#11	85	78	67	60	110	101	87	78

GRADE 60 REINFORCING LAP SPLICE / DEVELOPMENT SCHEDULE

NOTES:
1. ALL UNITS IN INCHES, U.O.N.
2. THIS TABLE CONTAINS MIN. LENGTHS FOR LAP SPLICES & BAR DEVELOPMENT NOT OTHERWISE SPECIFIED ON THESE DRAWINGS. THESE LENGTHS MAY BE REDUCED IN CERTAIN SITUATIONS, SUBJECT TO PRIOR REVIEW & APPROVAL OF THE ENGINEER.
3. MULTIPLY Ld AND Ls BY 1.33 FOR LIGHTWEIGHT CONCRETE.
4. MULTIPLY Ld AND Ls BY 1.2 FOR EPOXY-COATED REINFORCEMENT. IF CLEAR COVER IS LESS THAN 3" db OR CLEAR SPACING IS LESS THAN 6" db MULTIPLY Ld AND Ls BY 1.5 INSTEAD OF 1.2.
5. CLEAR SPACING OF BARS OR WIRES BEING DEVELOPED OR LAP SPLICED SHALL BE AT LEAST 2*db AND CLEAR COVER SHALL BE AT LEAST db. IF THIS REQUIREMENT IS NOT MET, MULTIPLY Ld AND Ls BY 1.5.
6. MULTIPLY Ld AND Ls BY 1.3 IF MORE THAN 12" OF FRESH CONCRETE IS PLACED BELOW HORIZ. REINFORCEMENT.
7. DO NOT FIELD BEND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE.
8. WHEN SPLICING BARS OF DIFFERENT DIAMETERS, Ls SHALL BE THE GREATER OF Ld OF THE LARGER BAR AND Ls OF THE SMALLER BAR.

1 S1.1 **GRADE 60 LAP SPLICE / DEVELOPMENT SCHEDULE** N.T.S.

04/18/2025
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20 POTRERO TRAIL, LOT 191

APN :
PROJECT NUMBER :

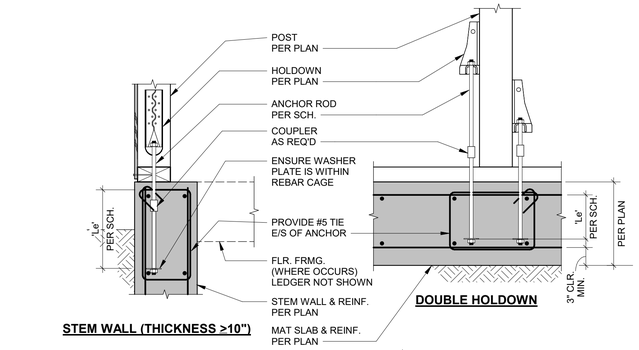
DRAWING:
TYPICAL CONCRETE DETAILS

DRAFTED BY:	CHECKED BY:
JB	
PRINT DATE: 04/18/2025	SCALE: AS NOTED

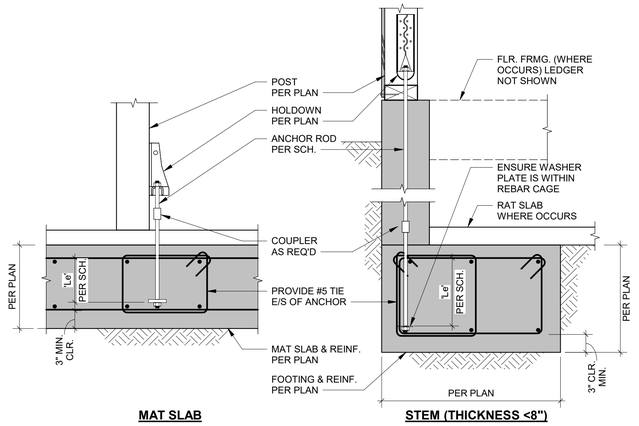
SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
1	04/18/25	PERMIT SET

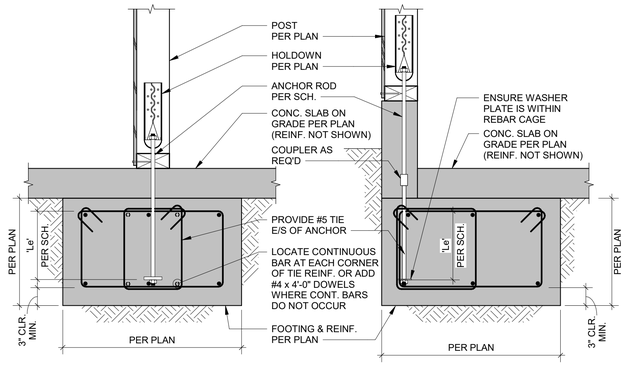
S1.1



STEM WALL (THICKNESS >10") — **DOUBLE HOLDOWN**



MAT SLAB — **STEM (THICKNESS <8")**



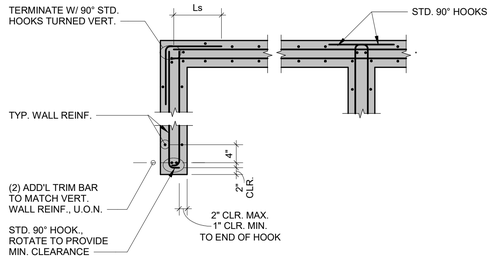
INTERIOR FOOTING — **PERIMETER FOOTING**

HOLDOWN	ANCHOR Ø	WASHER SIZE	CAPACITY (LBS.)	Le[1] (INTERIOR FTG., MAT SLAB)	Le[1] (EXTERIOR FTG., STEM WALL <8")	Le (STEM WALL >8")	MIN. POST SIZE U.O.N.
HDU2	5/8"	3x3x3/8"	3075	6"	6"	12"	4x4
HDU4	5/8"	3x3x3/8"	4565	6"	6"	12"	4x4
HDU5	5/8"	3x3x1/2"	5645	6"	6"	12"	4x4
HDU8	7/8"	3x3x1/2"	7870	6"	6"	12"	4x6
HDU11	1"	3x3x1/2"	11175	8"	8"	12"	4x8
HDU14	1"	3x3x1/2"	14390	12"	14"	12"	4x8

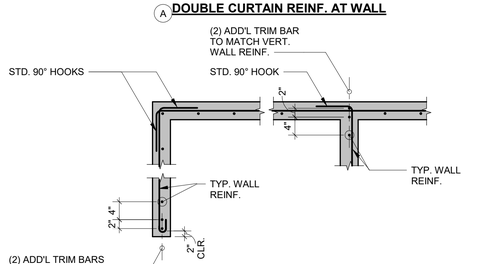
NOTES:
1. IF REQUIRED EMBEDMENT IS DEEPER THAN FOOTING CALLOUT ON PLAN, FOOTING SHALL BE LOCALLY DEEPENED TO PROVIDE 3" MIN. CLR. BETWEEN ANCHOR HEAD AND SOIL. EMBEDMENT DIMENSION IS TAKEN FROM TOP OF REBAR TIE, NOT TOP OF FOOTING DEEPEN TIES TO MATCH.
2. ALL HARDWARE (ALL-THREAD ROD, COUPLERS, WASHERS, NUTS, ETC.) IN CONTACT WITH CONCRETE TO BE HOT DIPPED GALVANIZED.
3. FOR PROJECTS IN THE CITY OF LOS ANGELES LISTED HOLDDOWN CAPACITY SHALL BE MULTIPLIED BY A MODIFICATION FACTOR OF 0.75.

7 S1.2 TYPICAL FOUNDATION HOLDOWN DETAILS

1" = 1'-0"



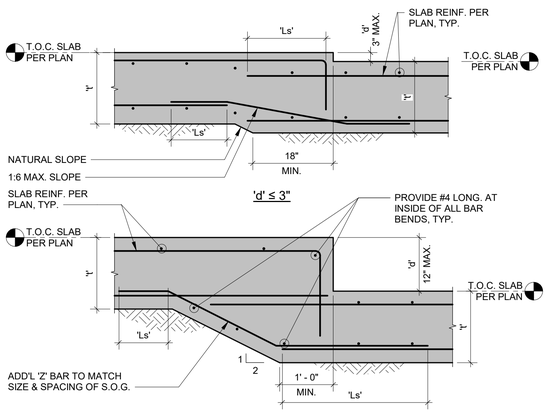
A **DOUBLE CURTAIN REINF. AT WALL**



B **SINGLE CURTAIN REINF. AT WALL**

5 S1.2 WALL REINFORCING AT CORNERS AND INTERSECTIONS

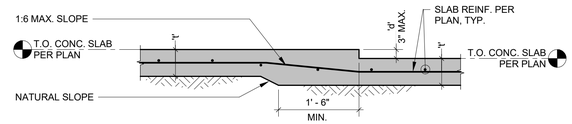
N.T.S.



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.

4 S1.2 CONCRETE MAT SLAB DEPRESSION

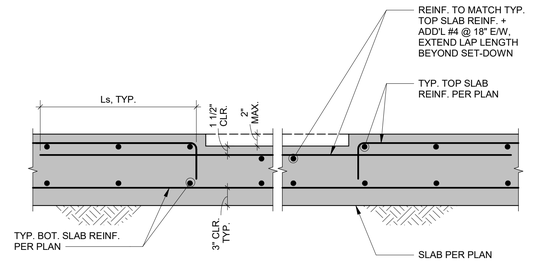
3/4" = 1'-0"



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.

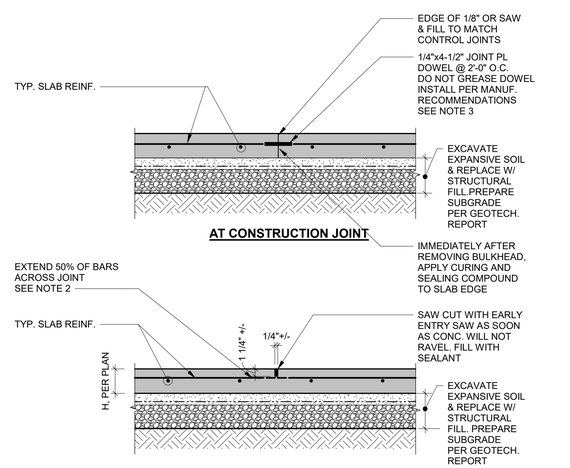
3 S1.2 CONCRETE SLAB-ON GRADE DEPRESSION

3/4" = 1'-0"



2 S1.2 TYPICAL SLAB SET-DOWN

1" = 1'-0"



NOTES:
1. CONTRACTOR TO SUBMIT THE CONTROL AND CONSTRUCTION JOINT PLAN TO THE SEOR AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO POURING THE SLAB-ON-GRADE.
2. BARS MAY BE CONTINUOUS AT CONTROL JOINTS IN REGIONS NOT SENSITIVE TO DISTRIBUTED SHRINKAGE CRACKING (E.G., COVERED, ETC.). INCLUDE PROPOSED LOCATIONS IN THE PLAN NOTED IN NOTE 1.
3. AT REGIONS SUBJECT TO WHEEL TRAFFIC, SPACE JOINT PLATE DOWELS AT 1'-6" O.C.
4. DO NOT CUT SLAB BARS AT CONTROL JOISTS AT STRUCTURAL SLAB-ON-GRADES. PER PLAN FOR LOCATIONS.

1 S1.2 TYPICAL SLAB-ON-GRADE

1" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
DENNY KWAN
No. S4887
EXP. 06/30/25
STRUCTURAL
STATE OF CALIFORNIA
04/18/2025
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APN :
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TYPICAL CONCRETE DETAILS

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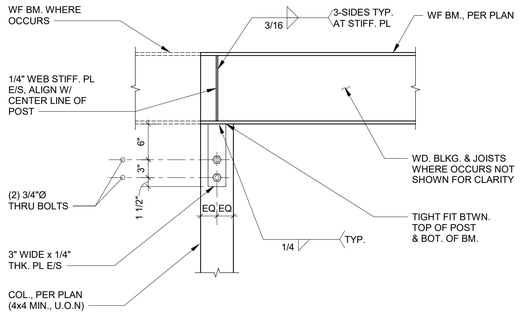
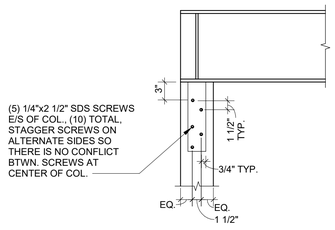
S1.2



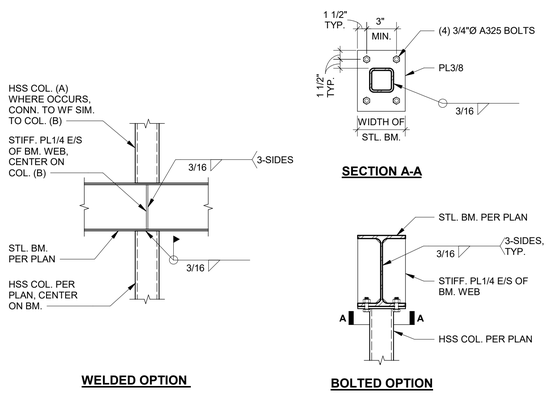
BOLTED CONNECTION



CONTRACTOR'S OPTION: SDS CONNECTION
SEE BOLTED CONNECTION FOR INFORMATION NOT SHOWN

8 S1.3 WF BEAM TO WOOD COLUMN CONNECTION

1" = 1'-0"



SECTION A-A

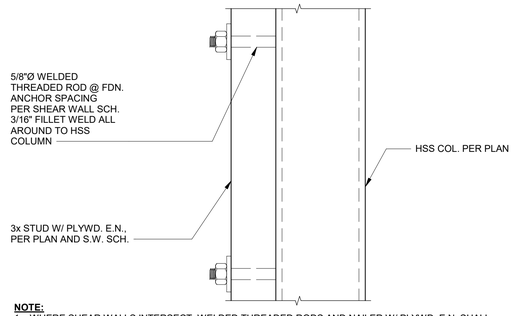
WELDED OPTION

BOLTED OPTION

NOTE:
1. FOR BEAMS NOT WIDE ENOUGH FOR BOLT CLEARANCES, MUST USE WELDED CONN.

7 S1.3 TYPICAL STEEL BEAM TO HSS COLUMN

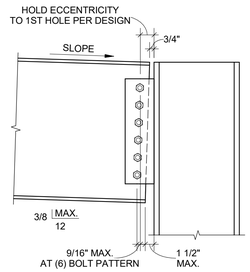
1" = 1'-0"



NOTE:
1. WHERE SHEAR WALLS INTERSECT, WELDED THREADED RODS AND NAILER W/ PLYWD. E.N. SHALL MATCH AT EA. FACE WITH THE TIGHTEST SPACING REQUIREMENTS OF THE INTERSECTING WALLS PER THE SHEAR WALL SCH.

6 S1.3 NAILER AT HSS POST

3" = 1'-0"

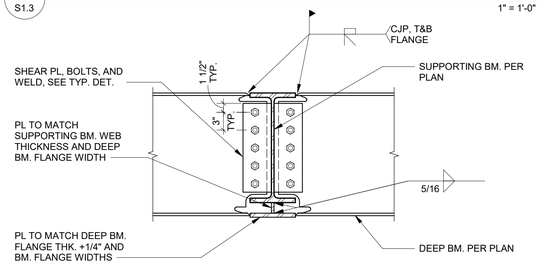


CONN. TO COL. FLANGE

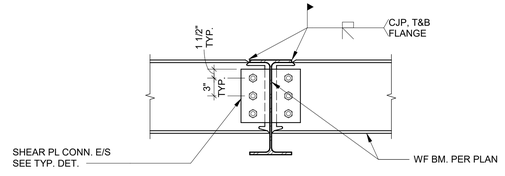
NOTES:
1. FOR PLATE THICKNESS, BOLTS, BOLT SPACING, WELDING SEE TYP. DETAILS.
2. DETAILER TO CONFIRM MINIMUM EDGE DISTANCE IS MET PER AISC.
3. IT IS RECOMMENDED, HOLES BE SKEWED IN PLATE, HOLES TO BE DRILLED SQUARE TO BEAM, & BEAM END BE SQUARE CUT.

5 S1.3 TYPICAL SLOPED BEAM DETAILS

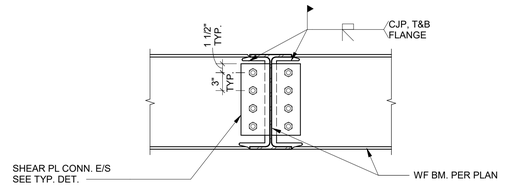
1" = 1'-0"



DEEP BEAM CONDITION



NON-MATCHING BEAM DEPTHS

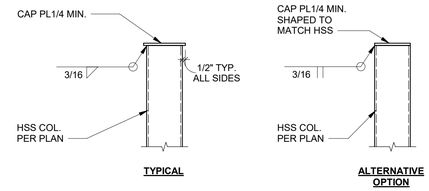


MATCHING BEAM DEPTHS

NOTE:
1. THIS DETAIL ONLY APPLIES TO BEAMS WITH EQUAL DEPTHS ON EACH SIDE OF THE SUPPORTING BEAM.

4 S1.3 TYPICAL GRAVITY MOMENT CONNECTION (BEAM)

1" = 1'-0"



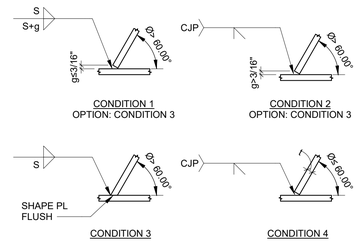
CAP PLATE

ROUND, SQUARE, RECTANGULAR HSS OR PIPE

NOTES:
1. ALL HSS AND PIPE COLUMNS TO RECEIVE CAP PLATE U.O.N.
2. WHERE TYP. 1/2" OVERHANG WILL INTERFERE W/ OTHER STRUCTURAL OR ARCHITECTURAL DETAILING, USE ALTERNATIVE OPTION.

3 S1.3 TYPICAL HSS CAP PLATE DETAIL

1" = 1'-0"

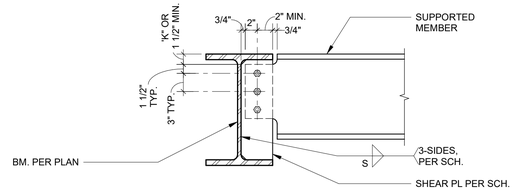


NOTE:
1. SEE TYPICAL CONDITION FOR ADDITIONAL DETAILING.

2 S1.3 TYPICAL SKEWED SHEAR PLATE WELDING

1" = 1'-0"

SHEAR PLATE CONNECTION SCHEDULE			
NOMINAL SIZE OF SUPPORTED MEMBER	# OF 3/4"Ø GROUP A BOLTS, SEE NOTE 1	SHEAR PL t (IN), SEE NOTE 2	SHEAR PL WELD S (IN)
W8x, W10x	2	1/4	3/16
W12x, W14x	3	1/4	3/16



NOTES:
1. GROUP A AS DEFINED IN SECTION 3.1 OF THE AISC SPECIFICATION.
2. PLATE GRADE ASSUMED TO BE ASTM A572 GR. 50 KSI.
3. BEAMS AND SHEAR PLATES SHALL HAVE STANDARD (STD) HOLES UNLESS OTHERWISE NOTED. AT CONTRACTOR'S OPTION, SHORT-SLOTTED HOLES MAY BE PROVIDED IN THE SHEAR PLATES.
4. BOLTS AT BEAM TO COLUMN CONNECTIONS SHALL BE SLIP CRITICAL (SC). BOLTS AT BEAM TO BEAM CONNECTIONS MAY BE SNUG TIGHT UNLESS OTHERWISE NOTED.

1 S1.3 TYPICAL WF TO WF SHEAR PLATE CONNECTION

1" = 1'-0"

04/18/2025
DATE SIGNED

■ STRUCTURAL ENGINEER

Holmes
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
T: 415.693.1600 holmes.us

DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191

APN :
PROJECT NUMBER :

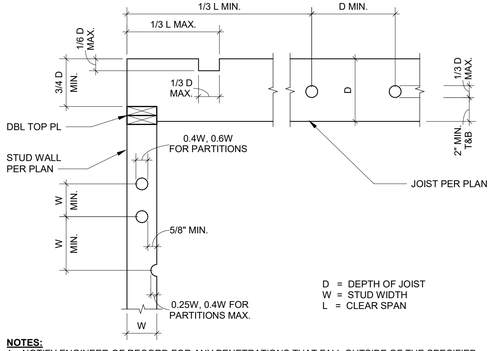
DRAWING:
TYPICAL STEEL DETAILS

DRAFTED BY: JB	CHECKED BY:
PRINT DATE: 04/18/2025	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
1	04/18/25	PERMIT SET

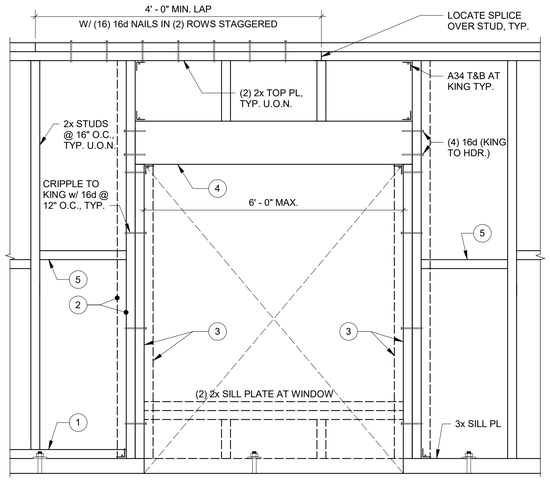
S1.3



NOTES:
1. NOTIFY ENGINEER OF RECORD FOR ANY PENETRATIONS THAT FALL OUTSIDE OF THE SPECIFIED PARAMETERS.
2. REFER TO MANUFACTURER SPECIFICATIONS FOR ALLOWABLE HOLES / NOTCHES IN ENGINEERED WOOD.
3. THIS DETAIL APPLIES TO SAWN STUDS AND JOISTS ONLY. WHERE SAWN LUMBER BEAMS ARE PENETRATED OR NOTCHED, VERIFY WITH S.E.O.R.

9 S1.4 HOLES & NOTCHES IN STUDS & JOIST FOR SAWN LUMBER

N.T.S.



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" Ø 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.
3. 2x TRIMMER STUD AT ROUGH OPENING. SINGLE STUD AT OPNG < 3'-0" DLB. STUD AT OPENING > 3'-0".
4. HDR. PER PLAN. 4x8 MIN. AT 2x4 WALL & 6x8 MIN. AT 2x6 WALL, U.O.N. W/ A34 CLIP T&B, E/E (4 TOTAL)
5. 2x BLOCKING AT WALL MID-HEIGHT & 6'-0" O.C. AT WALLS OVER 12'-0" IN HEIGHT

8 S1.4 TYPICAL WALL/HEADER FRAMING

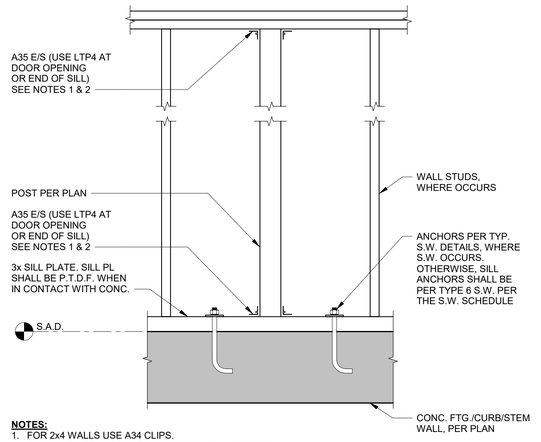
N.T.S.

MEMBER	HANGER	
	FACE MOUNT	TOP FLANGE
2x ROOF RAFTER	LSU³ 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	HUCQ	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 S1.4 TYPICAL HANGER SCHEDULE

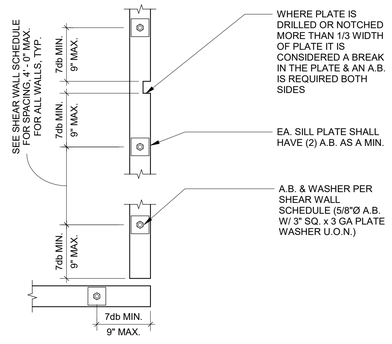
N.T.S.



NOTES:
1. FOR 2x4 WALLS USE A34 CLIPS.
2. SIMILAR CONDITION AT SILL PLATE OVER WOOD FRAMING.
3. FOR POSTS AT HOLDOWNS, SEE HOLDOWN SCHEDULE. FOR CONNECTION REQUIREMENTS.

6 S1.4 TYPICAL WOOD POST BASE AT SILL PLATE

1" = 1'-0"

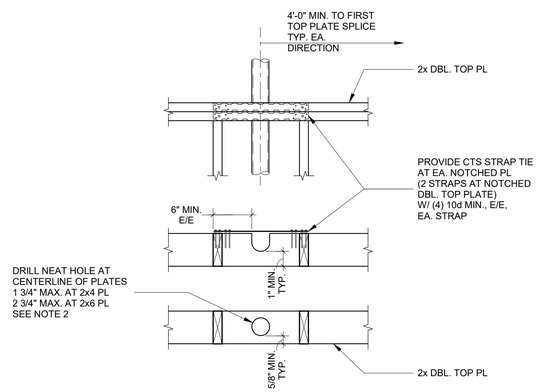


PLAN VIEW

NOTES:
1. db REFERS TO A.B. Ø.
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) AT 4'-0" MAX. SPACING.

5 S1.4 TYPICAL SILL BOLTING LAYOUT

1" = 1'-0"



NOTE:
1. FLOOR JOISTS LOCATED UNDER PLUMBING WALL SHALL BE DOUBLED (U.O.N.) & SPACED TO GIVE PROPER CLEARANCE FOR PIPING.
2. FOR PENETRATIONS LARGER THAN DIMENSIONS SHOWN, CONTRACTOR SHALL VERIFY WITH ENGINEER.

4 S1.4 HOLES & STRAPS AT STUD WALL TOP PLATE FOR MEP

1" = 1'-0"

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 2019 CBC TABLE 2308.7.3.1
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 S1.4 NAILING SCHEDULE

N.T.S.

REGISTERED PROFESSIONAL ENGINEER
DENNY KWAN
No. S4887
EXP. 06/30/25
STRUCTURAL
STATE OF CALIFORNIA
04/18/2025
DATE SIGNED

■ STRUCTURAL ENGINEER

Holmes
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
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DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191

APN :
PROJECT NUMBER :

DRAWING:
TYPICAL WOOD DETAILS

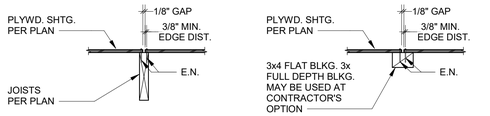
DRAFTED BY: JB	CHECKED BY:
PRINT DATE: 04/18/2025	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
1	04/18/25	PERMIT SET

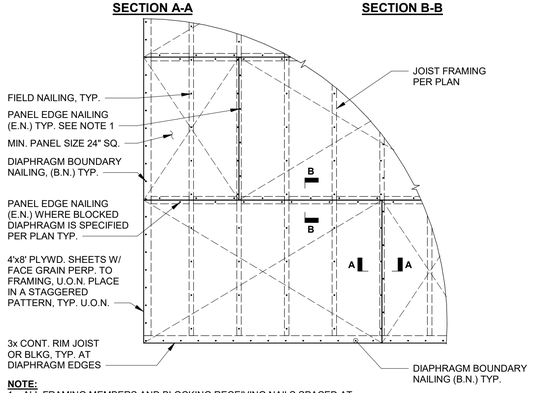
S1.4

4/18/2025 1:37:51 PM Autodesk Docs://25017_10 20 Potrero Trail, Lot 191 Carmel-By-The-Sea/25017-10_20 POTRERO TRAIL_S25_BIM360-HUS.rvt



SECTION A-A

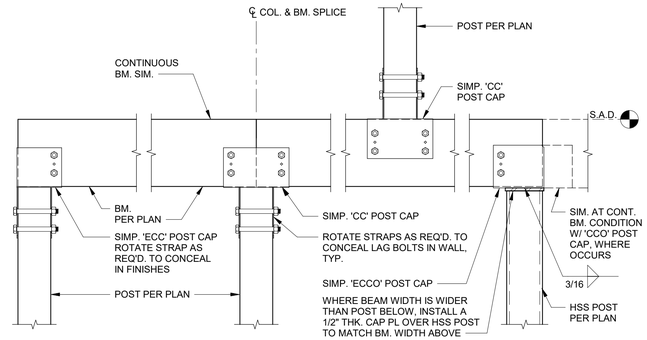
SECTION B-B



NOTE:
1. ALL FRAMING MEMBERS AND BLOCKING RECEIVING NAILS SPACED AT 2 1/2" O.C. OR TIGHTER SHALL BE 3x MIN. WIDTH

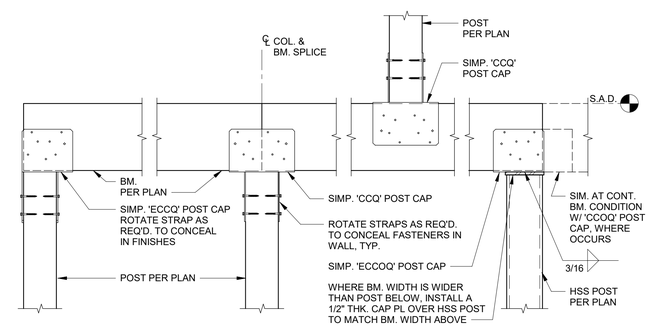
9 S1.5 TYPICAL DIAPHRAGM FRAMING

1/2" = 1'-0"



A **POST END CAP** B **POST CAP** C **BASE CAP** D **HSS POST**

BOLTED OPTION



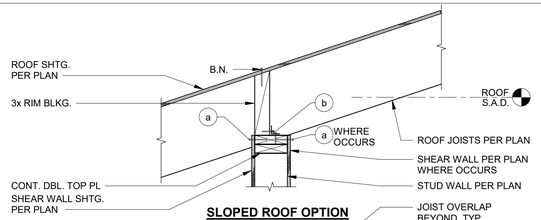
A **POST END CAP** B **POST CAP** C **BASE CAP** D **HSS POST**

SDS OPTION

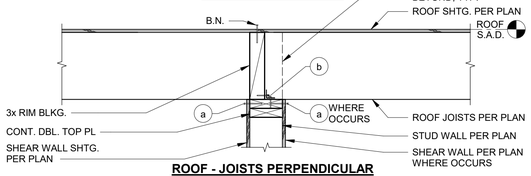
NOTE:
1. WHERE BEAMS INTERSECT AT A SINGLE POST PROVIDE SIMPSON ECCLQ/CCCQ/CCTQ AS REQUIRED

7 S1.5 WOOD BEAM TO POST CONNECTION

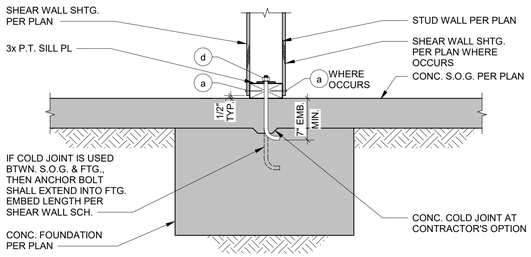
1" = 1'-0"



SLOPED ROOF OPTION



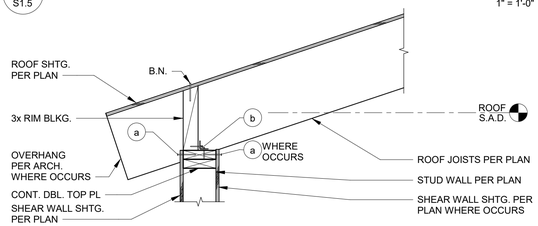
ROOF - JOISTS PERPENDICULAR



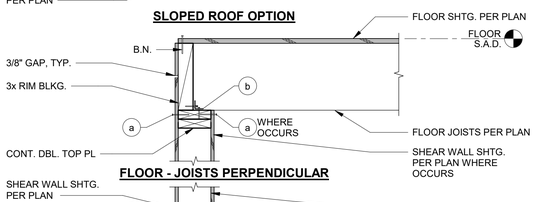
NOTES:
1. KEY NOTES INDICATED WITH LETTERS REFER TO SHEAR WALL SCHEDULE ON DETAIL 1 / S1.5
2. WHERE ONLY 1 SIDE OF SHEAR WALL SHEATHING IS CALLED OUT PLAN, SHEATHING MAY BE APPLIED ON EITHER SIDE OF WALL.
3. REINFORCING NOT SHOWN IN CONCRETE ELEMENTS, SEE FOUNDATION DETAILS FOR BALANCE OF INFORMATION.
4. SEE FRAMING PLANS FOR DIRECTION OF JOISTS. BOTH PARALLEL AND PERPENDICULAR JOISTS ARE SHOWN ON THIS DETAIL FOR REFERENCE.

5 S1.5 TYPICAL INTERIOR SHEAR WALL

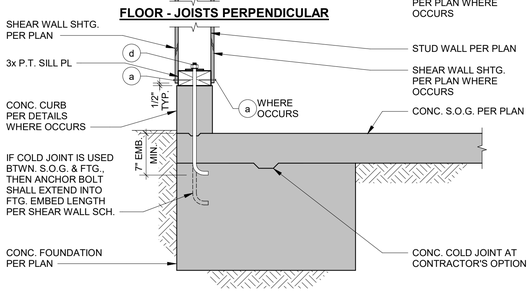
1" = 1'-0"



SLOPED ROOF OPTION



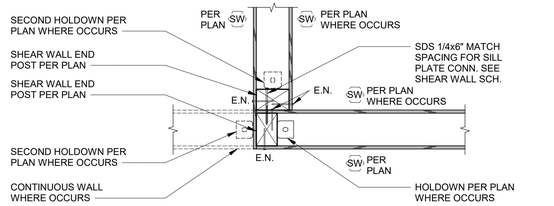
FLOOR - JOISTS PERPENDICULAR



NOTES:
1. KEY NOTES INDICATED WITH LETTERS REFER TO SHEAR WALL SCHEDULE ON DETAIL 1 / S1.5
2. WHERE ONLY 1 SIDE OF SHEAR WALL SHEATHING IS CALLED OUT PLAN, SHEATHING MAY BE APPLIED ON EITHER SIDE OF WALL.
3. REINFORCING NOT SHOWN IN CONCRETE ELEMENTS, SEE FOUNDATION DETAILS FOR BALANCE OF INFORMATION.
4. SEE FRAMING PLANS FOR DIRECTION OF JOISTS. BOTH PARALLEL AND PERPENDICULAR JOISTS ARE SHOWN ON THIS DETAIL FOR REFERENCE.

4 S1.5 TYPICAL EXTERIOR SHEAR WALL

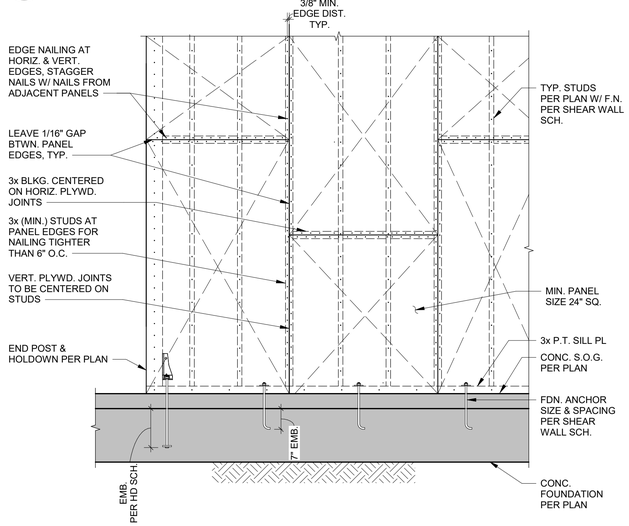
1" = 1'-0"



PLAN VIEW

3 S1.5 SHEAR WALL INTERSECTION

1" = 1'-0"



2 S1.5 TYPICAL PLYWOOD SHEAR WALL ELEVATION

1/2" = 1'-0"

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.	286	24" O.C.	16" O.C.	48" O.C.
4	10d @ 4" O.C.	424	16" O.C.	12" O.C.	48" O.C.
3	10d @ 3" O.C.	552	12" O.C.	8" O.C.	32" O.C.
2	10d @ 2" O.C.	708	8" O.C.	8" O.C.	24" O.C.
4/4	10d @ 4" O.C. E/S	848	8" O.C.	6" O.C.	24" O.C.
3/3	10d @ 3" O.C. E/S	1104	6" O.C.	4" O.C.	16" O.C.
2/2	10d @ 2" O.C. E/S	1416	4" O.C.	4" O.C.	12" O.C.

NOTES:
1. USE 1/2" CDX PLYWOOD UNLESS OTHERWISE NOTED.
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 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 5/8"Ø L-BOLTS W/ 7" EMB. & 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 5/8"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 1 3/4" AND SHALL HAVE A 3" SQ. x 3 GA PLATE WASHER AT THE SILL. CONTRACTOR MAY USE BPS/8-3 OR BPSS/8-3 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 3 1/2" 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 S1.5 SHEAR WALL SCHEDULE

N.T.S.

04/18/2025
DATE SIGNED

■ STRUCTURAL ENGINEER

Holmes
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
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DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191

APN :
PROJECT NUMBER :

DRAWING:
TYPICAL WOOD DETAILS

DRAFTED BY:	CHECKED BY:
JB	
PRINT DATE: 04/18/2025	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
1	04/18/25	PERMIT SET

S1.5

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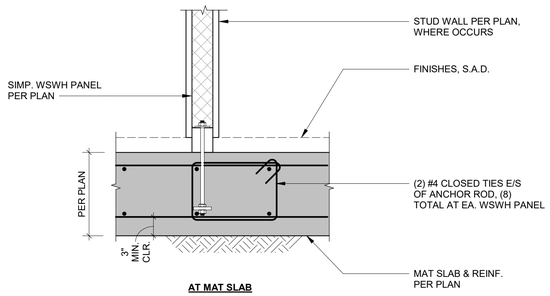
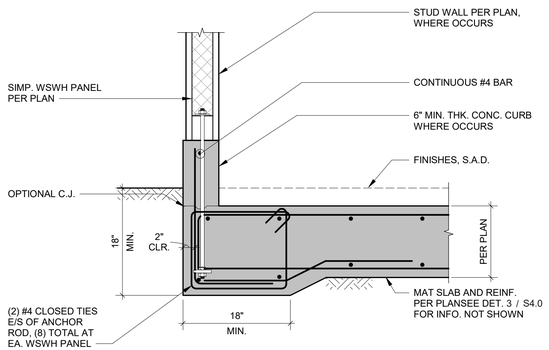


AT MAT SLAB

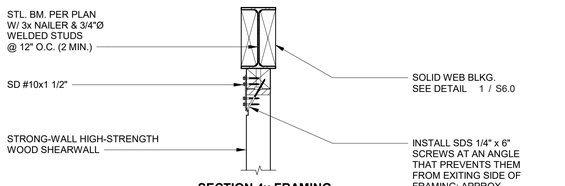


AT THICKENED EDGE

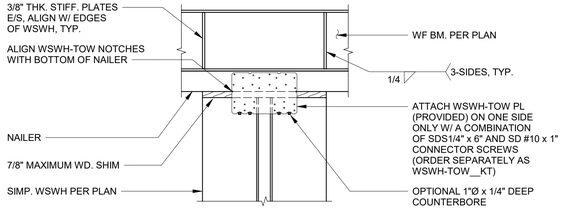
8 S1.6 WSWH ANCHORAGE TO FOOTING

1" = 1'-0"

WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8



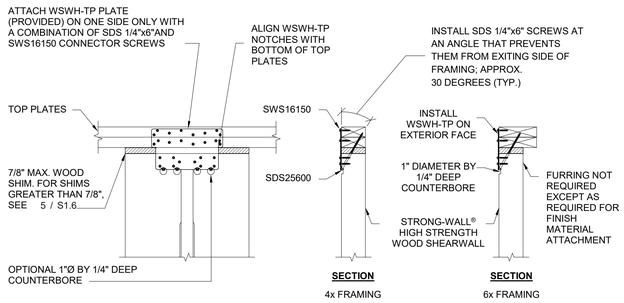
SECTION 4x FRAMING



7 S1.6 WF BEAM OVER SIMPSON WSWH

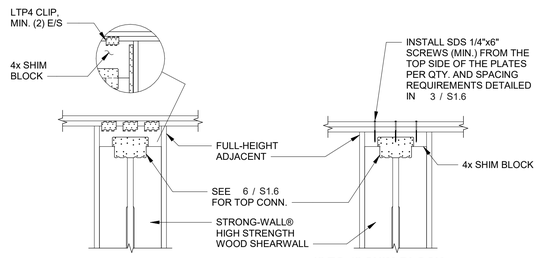
1" = 1'-0"

WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8

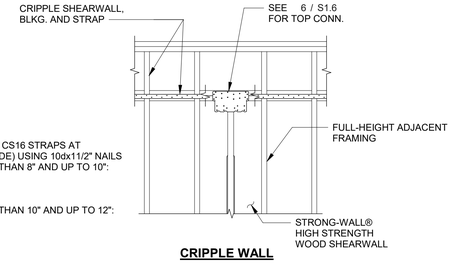


6 S1.6 TOP CONNECTION

1" = 1'-0"



4 1/8" TO 12" SHIM BLOCK **1" TO 4" SHIM BLOCK**



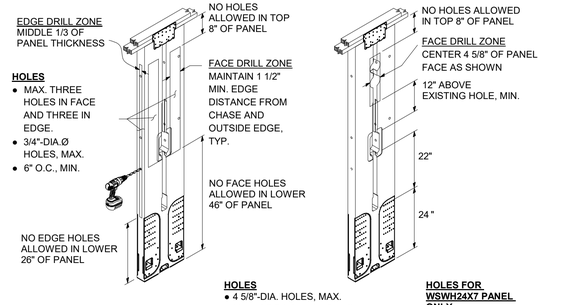
FOR 8" TO 12" BLOCK DEPTHS:
ATTACH SIMPSON STRONG-TIE ® CS16 STRAPS AT EDGE OF WSWH PANEL (EACH SIDE) USING 10dx11/2" NAILS
SHIM BLOCK HEIGHTS GREATER THAN 8" AND UP TO 10":
- 8 NAILS INTO BLOCK
- 8 NAILS INTO WSWH PANEL

SHIM BLOCK HEIGHTS GREATER THAN 10" AND UP TO 12":
- 10 NAILS INTO BLOCK
- 10 NAILS INTO WSWH PANEL

CRIPPLE WALL

5 S1.6 TOP OF WALL HEIGHT ADJUSTMENTS

1" = 1'-0"



HOLES
- 4 5/8"-DIA. HOLES, MAX.
- MAX. OF TWO 4 5/8"-DIA.Ø HOLES OR ONE 41/4"x12" HOLE.
- NO MINIMUM ON-CENTER SPACING REQUIRED.

HOLES FOR WSWH24X7 PANEL ONLY
- MAX. OF ONE 4 5/8"x6" HOLE.
- 8" FROM TOP OF PANEL, MIN.

ALLOWABLE SMALL HOLES
FACE AND EDGE DRILL ZONES

ALLOWABLE LARGE HOLES
IN ADDITION TO ALLOWABLE SMALL HOLES

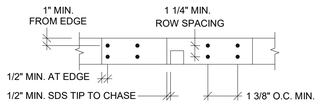
4 S1.6 TRIM ZONE AND ALLOWABLE HOLES

1" = 1'-0"

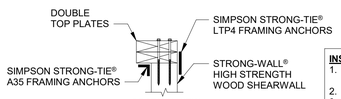
QTY. OF SDS 1/4"x6" SCREWS REQ'D	
WSWH12	4
WSWH18	8
WSWH24	16

EDGE DISTANCE FOR SCREWS		
SLOPE	A (in.)	B (in.)
0:12-4:12	2	3
5:12-8:12	1 1/2	4 1/2
9:12-12:12	1 1/2	5 1/2

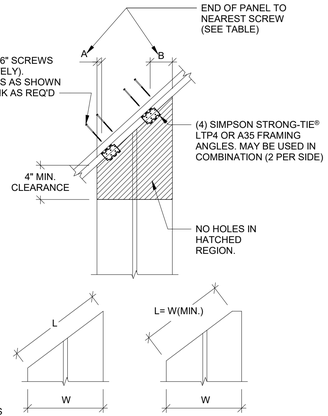
NOTES:
1. MAINTAIN END DISTANCES TO PREVENT SCREWS FROM PENETRATING THROUGH THE OUTER EDGES.
2. INSTALL SCREWS PERPENDICULAR TO THE TOP PLATE.
3. EDGE DISTANCES ASSUME DOUBLE TOP PLATE.



PLAN VIEW
SDS SCREW SPACING



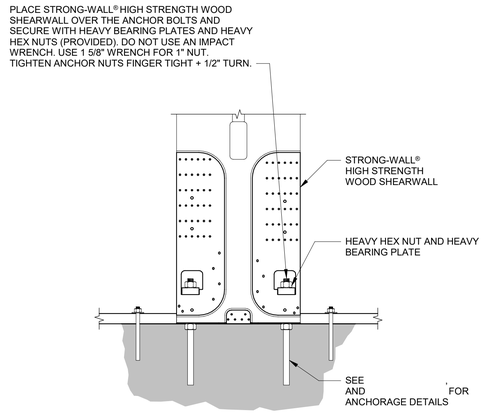
SECTION VIEW
2x6 OR WIDER FRAMING



INSTALLATION NOTES:
1. ACTUAL CUT LENGTH (L) MUST BE GREATER THAN OR EQUAL TO PANEL WIDTH (W).
2. THIS DETAIL APPLICABLE FOR SLOPES UP TO 12:12.
3. PANELS TALLER THAN 12' MUST BE DESIGNED FOR THE APPLICATION.

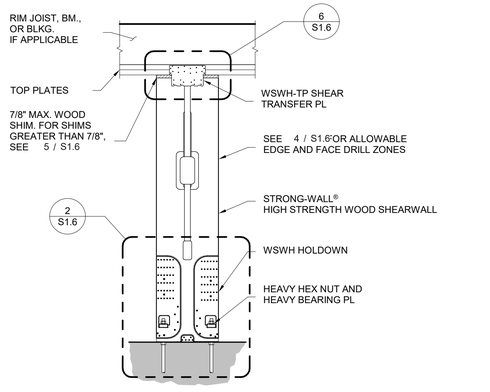
3 S1.6 RAKE WALL

1" = 1'-0"



2 S1.6 STANDARD INSTALLATION BASE CONNECTION

1" = 1'-0"



1 S1.6 SINGLE STORY WSWH ON CONCRETE

1" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
DENNY KWAN
No. S4887
EXP. 06/30/25
STRUCTURAL
STATE OF CALIFORNIA

04/18/2025
DATE SIGNED

■ STRUCTURAL ENGINEER

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DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191

APN :
PROJECT NUMBER :

DRAWING:
TYPICAL SIMPSON WSWH DETAILS

DRAFTED BY:	CHECKED BY:
JB	
PRINT DATE: 04/18/2025	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

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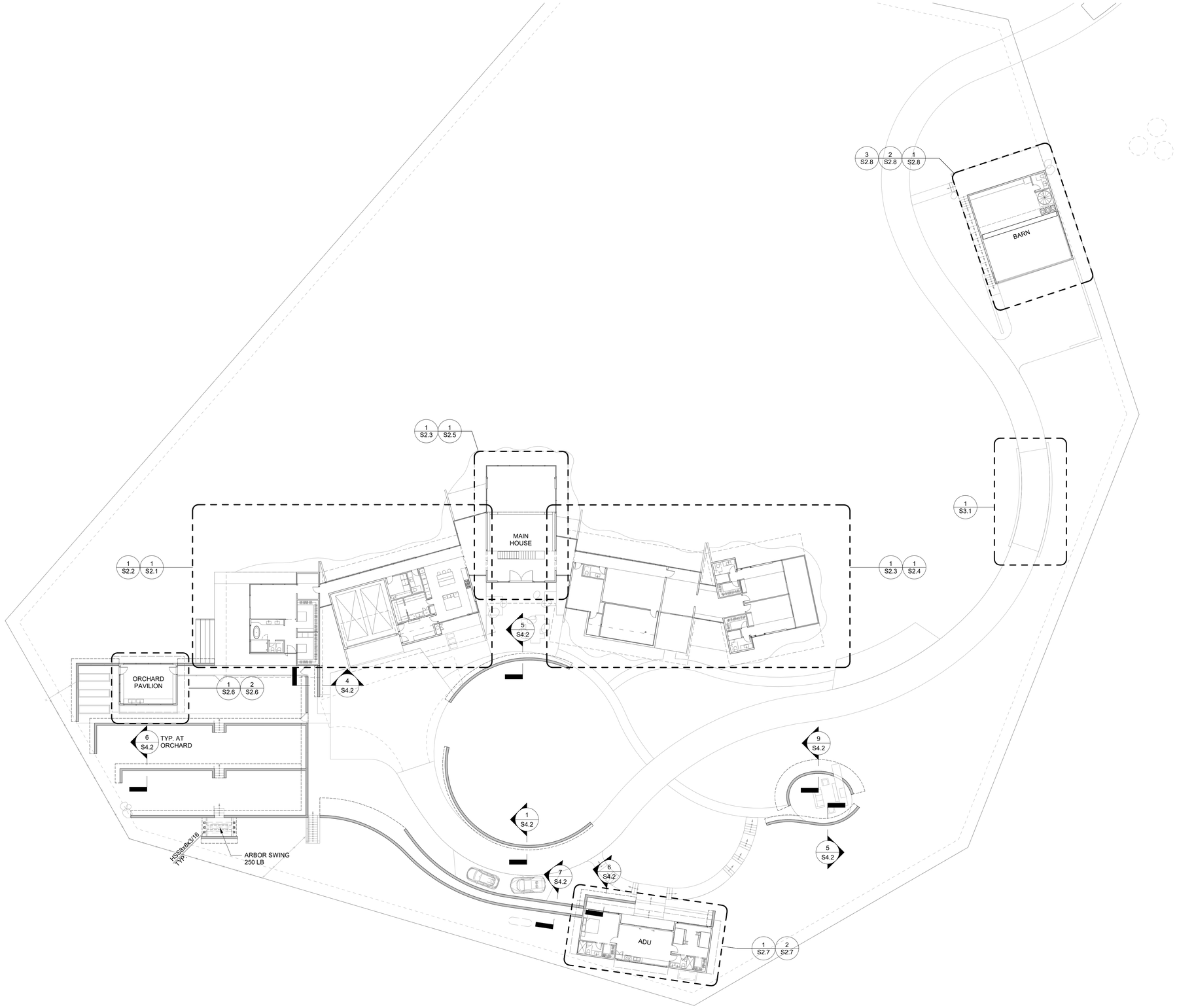
S1.6



1 S2.0 **SITE PLAN**

1" = 20'-0"

REGISTERED PROFESSIONAL ENGINEER
DENNY KWAN
No. S4887
EXP. 06/30/25
STRUCTURAL
STATE OF CALIFORNIA

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20 POTRERO TRAIL, LOT 191

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SITE PLAN

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JB	
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S2.0

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GENERAL SHEET NOTES:

1. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
2. ALL FOUNDATIONS/EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.
3. CONTRACTOR TO PROVIDE SHORING DESIGN, DRAWINGS AND CALCULATIONS AS REQUIRED.
4. ALL STRUCTURAL TIMBER FRAMED WALLS SHALL BE 2x6 STUDS @ 16" U.O.N.
5. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND OTHER INFORMATION NOT SHOWN.
6. SEE CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR RELATED NON-STRUCTURAL ELEMENTS EMBEDDED OR CONNECTED TO THE STRUCTURE (INSERTS, SLEEVES, DISTRIBUTION LINES, EQUIPMENT, ETC.).
7. SEE SHEETS S1.X FOR ALL TYPICAL DETAILS NOT REFERENCED HEREIN.
8. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
9. NEW PLYWOOD SHEATHING AT SHEAR WALLS MAY BE APPLIED ON EITHER SIDE OF THE WALL STUDS.

KEY NOTES:

(1) FLOORING
- (1A) 12" THK. MAT SLAB W/ #5 @ 12" O.C., E/W, T&B
- (1B) 10" THK. SUSPENDED SLAB W/ #5 @ 9" O.C., E/W, T&B
- (1C) 5" THK. S.O.G. SLAB W/ #5 # 12" O.C., E/W, T&B
- (1D) 16" THK. MAT SLAB W/ #8 @ 12" O.C. BOT. BARS E/W & #5 @ 12" O.C. TOP BARS E/W
- (1E) 1/2" PLYWD. SHTG. W/ 10d @ 6" O.C. E.N./B.N. & 10d @ 12" O.C. F.N.
- (1F) 3/4" PLYWD. SHTG. W/ 10d @ 6" O.C. E.N./B.N. & 10d @ 12" O.C. F.N.

(2) SIMPSON HOLDOWN REQUIRED AT EA. END OF SHEAR WALL, U.O.N. HOLDOWN POST TO RECEIVE EDGE NAILING. SEE DET. 7 / S1.2
- (2A) HDU2
- (2B) HDU5
- (2C) HDU8
- (2D) HDU11
- (2E) HSS POST HOLDOWN, SEE DET. 6 / S1.3 AND 9 / S4.0 FOR ANCHORAGE

(3) COLLECTORS AND STRAPS. STRAP MAY BE INSTALLED ON UNDERSIDE OF FRAMING, SEE DET. 7 / S6.0 FOR TYP. CONDITION AND DET. 9 / S6.0 FOR LAPPING STRAPS AT STL. BM.
- (3A) COLLECTOR JOIST U.O.N. WITH E.N. @ 3" O.C. ALONG ENTIRE LENGTH OF MEMBER.
- (3B) SIMPSON CS14 STRAP OVER JOIST/BM. (OR 3x FULL DEPTH BLKG. WHERE JOISTS ARE PERP. TO STRAP), PROVIDE 18" MIN. END LENGTH U.O.N. ON PLAN.
- (3C) SIMPSON CMSTC16 STRAP OVER DBL JOIST/BM. (OR 4x FULL DEPTH BLKG. WHERE JOISTS ARE PERP. TO STRAP, PROVIDE 24" MIN. END LENGTH U.O.N. ON PLAN.

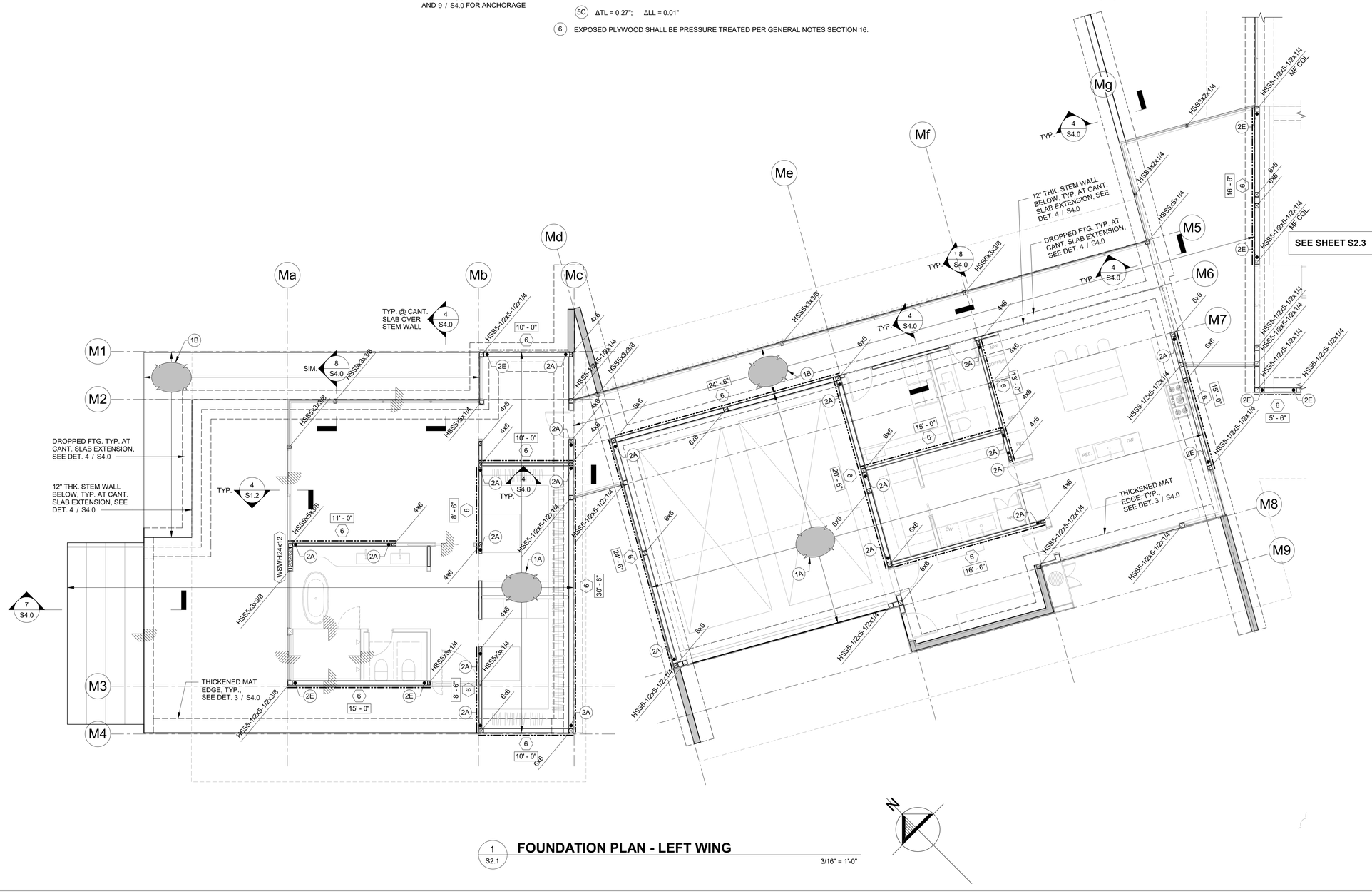
(4) SUPER IMPOSED DEAD LOAD. HATCHED AREA INDICATES EXTENT OF LOAD.
- (4A) MAX. ALLOWABLE LOAD (SOLAR PANEL ARRAY) = 4 PSF

(5) BEAMS HAVE BEEN DESIGNED W/ FOLLOWING MAX. DEFLECTION. CONTRACTOR TO VERIFY GLAZING SYSTEM'S DEFLECTION CRITERIA & CONTACT ENGINEER IF DESIGN DEFLECTIONS EXCEED MANUFACTURER'S SPECIFICATIONS:
NOTE: GLAZING SHALL NOT BE INSTALLED UNTIL ALL STRUCTURAL FRAMING AND ARCHITECTURAL FINISHES ARE IN PLACE FOR AT LEAST 7 DAYS. (TL = TOTAL LOAD, LL= LIVE LOAD):
- (5A) ΔTL = 0.05"; ΔLL = 0.01"
- (5B) ΔTL = 0.25"; ΔLL = 0.01"
- (5C) ΔTL = 0.27"; ΔLL = 0.01"
- (5D) ΔTL = 0.12"; ΔLL = 0.01"

(6) EXPOSED PLYWOOD SHALL BE PRESSURE TREATED PER GENERAL NOTES SECTION 16.

LEGEND:

- STUD WALL
- (N) CONC. WALL
- STRUCTURAL WALL (B)
- SHEAR WALL SHTG. S.W. MARK, SEE SCH. 1 / S1.5 MIN. LENGTH
- WD. COLUMN
- WD. COLUMN (B)
- HSS COLUMN
- HSS COLUMN (B)
- WD. OR STL. BEAM
- HEADER, SEE DET. 7 / S1.4
- SIMPSON STRAP, SEE NOTE (3)
- GRAVITY MOMENT CONNECTION SEE DET. 4 / S1.3, U.O.N. ON PLAN
- SLRS MOMENT CONNECTION
- JOIST SPAN
- DEPRESSION / SLAB STEP
- CONCRETE SLAB
- OPNG.
- SIMP. 'HDU' HOLDOWN, SEE NOTE (2)
- PLYWOOD
- MAT SLAB THICKENED EDGE SEE DET. 3 / S4.0
- SHADE POCKET



1 S2.1 **FOUNDATION PLAN - LEFT WING**

3/16" = 1'-0"

04/18/2025
DATE SIGNED

■ STRUCTURAL ENGINEER
Holmes
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
T: 415.693.1600 holmes.us

DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191

APN :
PROJECT NUMBER :

DRAWING:
FOUNDATION PLAN - LEFT WING

DRAFTED BY:	CHECKED BY:
JB	
PRINT DATE: 04/18/2025	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
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S2.1

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GENERAL SHEET NOTES:

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2. ALL FOUNDATIONS/EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.
3. CONTRACTOR TO PROVIDE SHORING DESIGN, DRAWINGS AND CALCULATIONS AS REQUIRED.
4. ALL STRUCTURAL TIMBER FRAMED WALLS SHALL BE 2x6 STUDS @ 16" U.O.N.
5. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND OTHER INFORMATION NOT SHOWN.
6. SEE CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR RELATED NON-STRUCTURAL ELEMENTS EMBEDDED OR CONNECTED TO THE STRUCTURE (INSERTS, SLEEVES, DISTRIBUTION LINES, EQUIPMENT, ETC.).
7. SEE SHEETS S1.X FOR ALL TYPICAL DETAILS NOT REFERENCED HEREIN.
8. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
9. NEW PLYWOOD SHEATHING AT SHEAR WALLS MAY BE APPLIED ON EITHER SIDE OF THE WALL STUDS.

KEY NOTES:

(1) FLOORING
- (1A) 12" THK. MAT SLAB W/ #5 @ 12" O.C., E/W, T&B
- (1B) 10" THK. SUSPENDED SLAB W/ #5 @ 9" O.C., E/W, T&B
- (1C) 5" THK. S.O.G. SLAB W/ #5 # 12" O.C., E/W, T&B
- (1D) 16" THK. MAT SLAB W/ #8 @ 12" O.C. BOT. BARS E/W & #5 @ 12" O.C. TOP BARS E/W
- (1E) 1/2" PLYWD. SHTG. W/ 10d @ 6" O.C. E.N./B.N. & 10d @ 12" O.C. F.N.
- (1F) 3/4" PLYWD. SHTG. W/ 10d @ 6" O.C. E.N./B.N. & 10d @ 12" O.C. F.N.

(2) SIMPSON HOLDOWN REQUIRED AT EA. END OF SHEAR WALL, U.O.N. HOLDOWN POST TO RECEIVE EDGE NAILING. SEE DET. 7 / S1.2
- (2A) HDU2
- (2B) HDU5
- (2C) HDU8
- (2D) HDU11
- (2E) HSS POST HOLDOWN, SEE DET. 6 / S1.3 AND 9 / S4.0 FOR ANCHORAGE

(3) COLLECTORS AND STRAPS. STRAP MAY BE INSTALLED ON UNDERSIDE OF FRAMING, SEE DET. 7 / S6.0 FOR TYP. CONDITION AND DET. 9 / S6.0 FOR LAPPING STRAPS AT STL. BM.
- (3A) COLLECTOR JOIST U.O.N. WITH E.N. @ 3" O.C. ALONG ENTIRE LENGTH OF MEMBER.
- (3B) SIMPSON CS14 STRAP OVER JOIST/BM. (OR 3x FULL DEPTH BLKG. WHERE JOISTS ARE PERP. TO STRAP), PROVIDE 18" MIN. END LENGTH U.O.N. ON PLAN.
- (3C) SIMPSON CMSTC16 STRAP OVER DBL JOIST/BM. (OR 4x FULL DEPTH BLKG. WHERE JOISTS ARE PERP. TO STRAP, PROVIDE 24" MIN. END LENGTH U.O.N. ON PLAN.

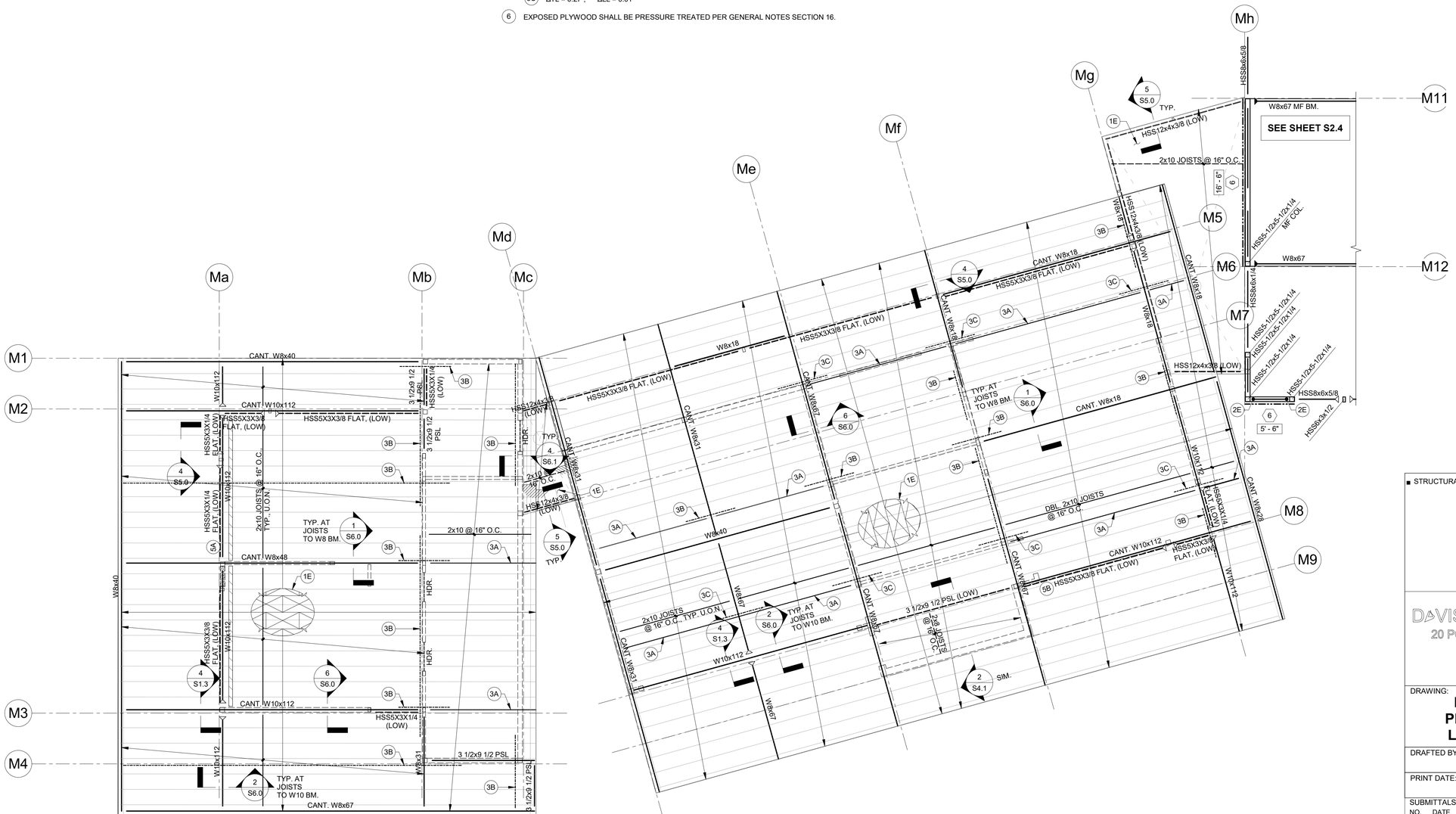
(4) SUPER IMPOSED DEAD LOAD. HATCHED AREA INDICATES EXTENT OF LOAD.
- (4A) MAX. ALLOWABLE LOAD (SOLAR PANEL ARRAY) = 4 PSF

(5) BEAMS HAVE BEEN DESIGNED W/ FOLLOWING MAX. DEFLECTION. CONTRACTOR TO VERIFY GLAZING SYSTEM'S DEFLECTION CRITERIA & CONTACT ENGINEER IF DESIGN DEFLECTIONS EXCEED MANUFACTURER'S SPECIFICATIONS:
NOTE: GLAZING SHALL NOT BE INSTALLED UNTIL ALL STRUCTURAL FRAMING AND ARCHITECTURAL FINISHES ARE IN PLACE FOR AT LEAST 7 DAYS. (TL = TOTAL LOAD, LL= LIVE LOAD):
- (5A) ΔTL = 0.05"; ΔLL = 0.01"
- (5B) ΔTL = 0.25"; ΔLL = 0.01"
- (5C) ΔTL = 0.27"; ΔLL = 0.01"
- (5D) ΔTL = 0.12"; ΔLL = 0.01"

(6) EXPOSED PLYWOOD SHALL BE PRESSURE TREATED PER GENERAL NOTES SECTION 16.

LEGEND:

- STUD WALL
- (N) CONC. WALL
- STRUCTURAL WALL (B)
- SHEAR WALL SHTG. S.W. MARK, SEE SCH. 1 / S1.5 MIN. LENGTH (SW X'-XX")
- WD. COLUMN (C1)
- WD. COLUMN (B)
- HSS COLUMN (C1)
- HSS COLUMN (B)
- WD. OR STL. BEAM
- HEADER, SEE DET. 7 / S1.4
- SIMPSON STRAP, SEE NOTE (3)
- GRAVITY MOMENT CONNECTION SEE DET. 4 / S1.3, U.O.N. ON PLAN
- SLRS MOMENT CONNECTION
- JOIST SPAN (SIZE @ XX"O.C.)
- DEPRESSION / SLAB STEP
- CONCRETE SLAB
- OPNG.
- SIMP. 'HDU' HOLDOWN, SEE NOTE (2)
- PLYWOOD
- MAT SLAB THICKENED EDGE SEE DET. 3 / S4.0
- SHADE POCKET



1 S2.2 **ROOF FRAMING PLAN - LEFT WING ROOF**

3/16" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
DANNY KWAN
No. S4887
EXP. 06/30/25
STRUCTURAL
STATE OF CALIFORNIA

04/18/2025
DATE SIGNED

■ STRUCTURAL ENGINEER

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235 Montgomery St, STE 1250
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DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191

APN :
PROJECT NUMBER :

DRAWING:
ROOF FRAMING PLAN - LEFT WING LEFT WING ROOF

DRAFTED BY:	CHECKED BY:
JB	
PRINT DATE: 04/18/2025	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
1	04/18/25	PERMIT SET

S2.2

GENERAL SHEET NOTES:

1. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
2. ALL FOUNDATIONS/EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.
3. CONTRACTOR TO PROVIDE SHORING DESIGN, DRAWINGS AND CALCULATIONS AS REQUIRED.
4. ALL STRUCTURAL TIMBER FRAMED WALLS SHALL BE 2x6 STUDS @ 16" U.O.N.
5. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND OTHER INFORMATION NOT SHOWN.
6. SEE CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR RELATED NON-STRUCTURAL ELEMENTS EMBEDDED OR CONNECTED TO THE STRUCTURE (INSERTS, SLEEVES, DISTRIBUTION LINES, EQUIPMENT, ETC.).
7. SEE SHEETS S1.X FOR ALL TYPICAL DETAILS NOT REFERENCED HEREIN.
8. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
9. NEW PLYWOOD SHEATHING AT SHEAR WALLS MAY BE APPLIED ON EITHER SIDE OF THE WALL STUDS.

KEY NOTES:

(1) FLOORING
- (1A) 12" THK. MAT SLAB W/ #5 @ 12" O.C., E/W, T&B
- (1B) 10" THK. SUSPENDED SLAB W/ #5 @ 9" O.C., E/W, T&B
- (1C) 5" THK. S.O.G. SLAB W/ #5 # 12" O.C., E/W, T&B
- (1D) 16" THK. MAT SLAB W/ #8 @ 12" O.C. BOT. BARS E/W & #5 @ 12" O.C. TOP BARS E/W
- (1E) 1/2" PLYWD. SHTG. W/ 10d @ 6" O.C. E.N./B.N. & 10d @ 12" O.C. F.N.
- (1F) 3/4" PLYWD. SHTG. W/ 10d @ 6" O.C. E.N./B.N. & 10d @ 12" O.C. F.N.

(2) SIMPSON HOLDOWN REQUIRED AT EA. END OF SHEAR WALL, U.O.N. HOLDOWN POST TO RECEIVE EDGE NAILING. SEE DET. 7 / S1.2
- (2A) HDU2
- (2B) HDU5
- (2C) HDU8
- (2D) HDU11
- (2E) HSS POST HOLDOWN, SEE DET. 6 / S1.3 AND 9 / S4.0 FOR ANCHORAGE

(3) COLLECTORS AND STRAPS. STRAP MAY BE INSTALLED ON UNDERSIDE OF FRAMING, SEE DET. 7 / S6.0 FOR TYP. CONDITION AND DET. 9 / S6.0 FOR LAPPING STRAPS AT STL. BM.
- (3A) COLLECTOR JOIST U.O.N. WITH E.N. @ 3" O.C. ALONG ENTIRE LENGTH OF MEMBER.
- (3B) SIMPSON CS14 STRAP OVER JOIST/BM. (OR 3x FULL DEPTH BLKG. WHERE JOISTS ARE PERP. TO STRAP), PROVIDE 18" MIN. END LENGTH U.O.N. ON PLAN.
- (3C) SIMPSON CMSTC16 STRAP OVER DBL JOIST/BM. (OR 4x FULL DEPTH BLKG. WHERE JOISTS ARE PERP. TO STRAP, PROVIDE 24" MIN. END LENGTH U.O.N. ON PLAN.

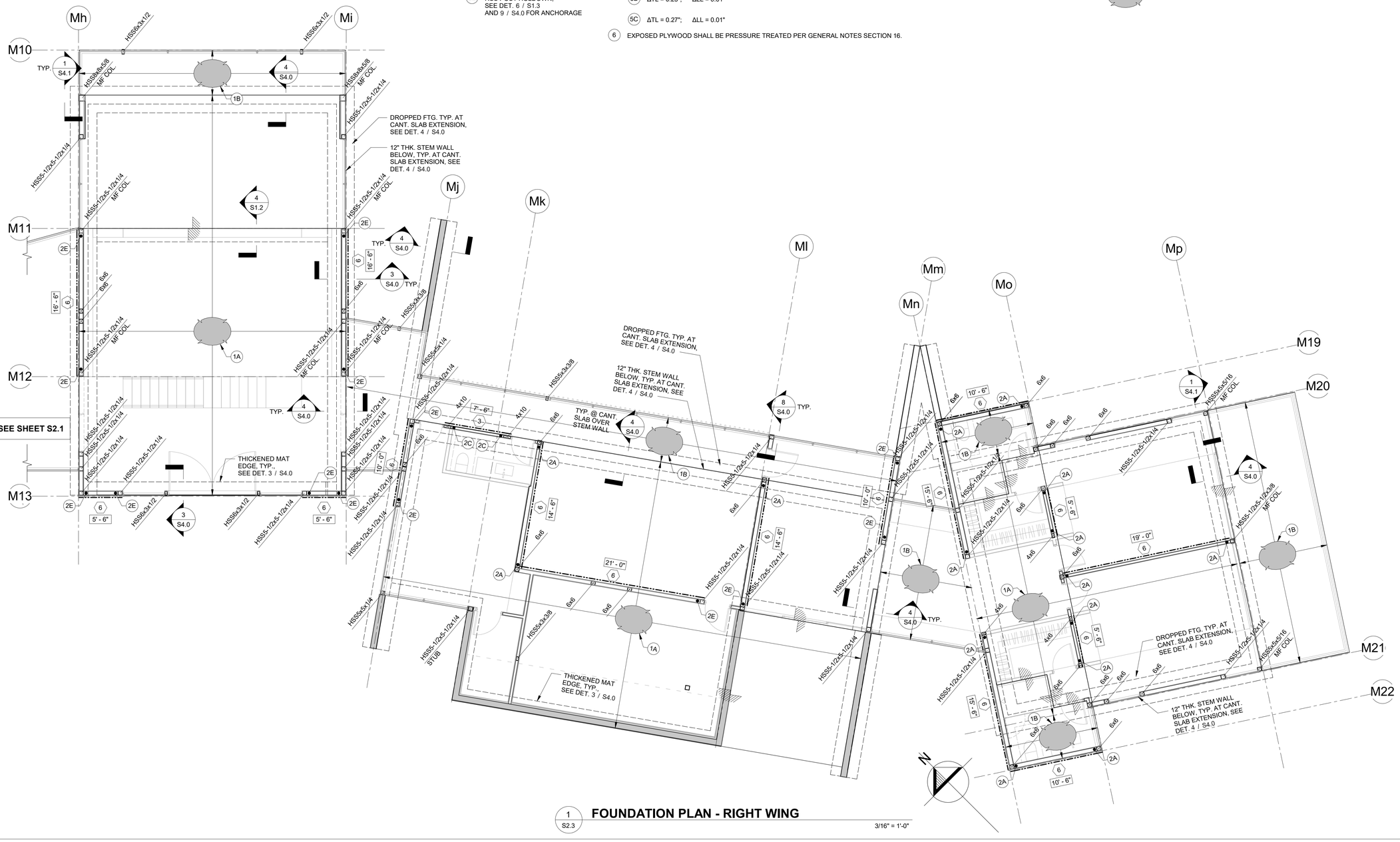
(4) SUPER IMPOSED DEAD LOAD. HATCHED AREA INDICATES EXTENT OF LOAD.
- (4A) MAX. ALLOWABLE LOAD (SOLAR PANEL ARRAY) = 4 PSF

(5) BEAMS HAVE BEEN DESIGNED W/ FOLLOWING MAX. DEFLECTION. CONTRACTOR TO VERIFY GLAZING SYSTEM'S DEFLECTION CRITERIA & CONTACT ENGINEER IF DESIGN DEFLECTIONS EXCEED MANUFACTURER'S SPECIFICATIONS:
NOTE: GLAZING SHALL NOT BE INSTALLED UNTIL ALL STRUCTURAL FRAMING AND ARCHITECTURAL FINISHES ARE IN PLACE FOR AT LEAST 7 DAYS. (TL = TOTAL LOAD, LL= LIVE LOAD):
- (5A) ΔTL = 0.05"; ΔLL = 0.01"
- (5B) ΔTL = 0.25"; ΔLL = 0.01"
- (5C) ΔTL = 0.27"; ΔLL = 0.01"
- (5D) ΔTL = 0.12"; ΔLL = 0.01"

(6) EXPOSED PLYWOOD SHALL BE PRESSURE TREATED PER GENERAL NOTES SECTION 16.

LEGEND:

- STUD WALL
- (N) CONC. WALL
- STRUCTURAL WALL (B)
- SHEAR WALL SHTG. S.W. MARK, SEE SCH. 1 / S1.5 MIN. LENGTH
- WD. COLUMN
- WD. COLUMN (B)
- HSS COLUMN
- HSS COLUMN (B)
- WD. OR STL. BEAM
- HEADER, SEE DET. 7 / S1.4
- SIMPSON STRAP, SEE NOTE (3)
- GRAVITY MOMENT CONNECTION SEE DET. 4 / S1.3, U.O.N. ON PLAN
- SLRS MOMENT CONNECTION
- JOIST SPAN
- DEPRESSION / SLAB STEP
- CONCRETE SLAB
- OPNG.
- SIMP. 'HDU' HOLDOWN, SEE NOTE (2)
- PLYWOOD
- MAT SLAB THICKENED EDGE SEE DET. 3 / S4.0
- SHADE POCKET



1 S2.3 **FOUNDATION PLAN - RIGHT WING**

3/16" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER DENNY KIMM No. S4887 EXP. 06/30/25 STATE OF CALIFORNIA

04/18/2025
DATE SIGNED

■ STRUCTURAL ENGINEER

Holmes
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
T: 415.693.1600 holmes.us

DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191

APN :
PROJECT NUMBER :

DRAWING:
FOUNDATION PLAN - RIGHT WING

DRAFTED BY:	CHECKED BY:
JB	
PRINT DATE: 04/18/2025	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
1	04/18/25	PERMIT SET

S2.3

4/18/2025 1:37:59 PM Autodesk Docs://25017-10 20 Potrero Trail, Lot 191 Carmel-By-The-Sea/25017-10_20 POTRERO TRAIL_S25_BIM360-HUS.rvt

GENERAL SHEET NOTES:

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2. ALL FOUNDATIONS/EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.
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4. ALL STRUCTURAL TIMBER FRAMED WALLS SHALL BE 2x6 STUDS @ 16" U.O.N.
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6. SEE CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR RELATED NON-STRUCTURAL ELEMENTS EMBEDDED OR CONNECTED TO THE STRUCTURE (INSERTS, SLEEVES, DISTRIBUTION LINES, EQUIPMENT, ETC.).
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8. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
9. NEW PLYWOOD SHEATHING AT SHEAR WALLS MAY BE APPLIED ON EITHER SIDE OF THE WALL STUDS.

KEY NOTES:

1. FLOORING
   - 1A. 12" THK. MAT SLAB W/ #5 @ 12" O.C., E/W, T&B
   - 1B. 10" THK. SUSPENDED SLAB W/ #5 @ 9" O.C., E/W, T&B
   - 1C. 5" THK. S.O.G. SLAB W/ #5 # 12" O.C., E/W, T&B
   - 1D. 16" THK. MAT SLAB W/ #8 @ 12" O.C. BOT. BARS E/W & #5 @ 12" O.C. TOP BARS E/W
   - 1E. 1/2" PLYWD. SHTG. W/ 10d @ 6" O.C. E.N./B.N. & 10d @ 12" O.C. F.N.
   - 1F. 3/4" PLYWD. SHTG. W/ 10d @ 6" O.C. E.N./B.N. & 10d @ 12" O.C. F.N.
2. SIMPSON HOLDOWN REQUIRED AT EA. END OF SHEAR WALL, U.O.N. HOLDOWN POST TO RECEIVE EDGE NAILING. SEE DET. 7 / S1.2
   - 2A. HDU2
   - 2B. HDU5
   - 2C. HDU8
   - 2D. HDU11
   - 2E. HSS POST HOLDOWN, SEE DET. 6 / S1.3 AND 9 / S4.0 FOR ANCHORAGE
3. COLLECTORS AND STRAPS. STRAP MAY BE INSTALLED ON UNDERSIDE OF FRAMING, SEE DET. 7 / S6.0 FOR TYP. CONDITION AND DET. 9 / S6.0 FOR LAPPING STRAPS AT STL. BM.
   - 3A. COLLECTOR JOIST U.O.N. WITH E.N. @ 3" O.C. ALONG ENTIRE LENGTH OF MEMBER.
   - 3B. SIMPSON CS14 STRAP OVER JOIST/BM. (OR 3x FULL DEPTH BLKG. WHERE JOISTS ARE PERP. TO STRAP), PROVIDE 18" MIN. END LENGTH U.O.N. ON PLAN.
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4. SUPER IMPOSED DEAD LOAD. HATCHED AREA INDICATES EXTENT OF LOAD.
   - 4A. MAX. ALLOWABLE LOAD (SOLAR PANEL ARRAY) = 4 PSF
5. BEAMS HAVE BEEN DESIGNED W/ FOLLOWING MAX. DEFLECTION. CONTRACTOR TO VERIFY GLAZING SYSTEM'S DEFLECTION CRITERIA & CONTACT ENGINEER IF DESIGN DEFLECTIONS EXCEED MANUFACTURER'S SPECIFICATIONS:
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LEGEND:

- STUD WALL
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- STRUCTURAL WALL (B)
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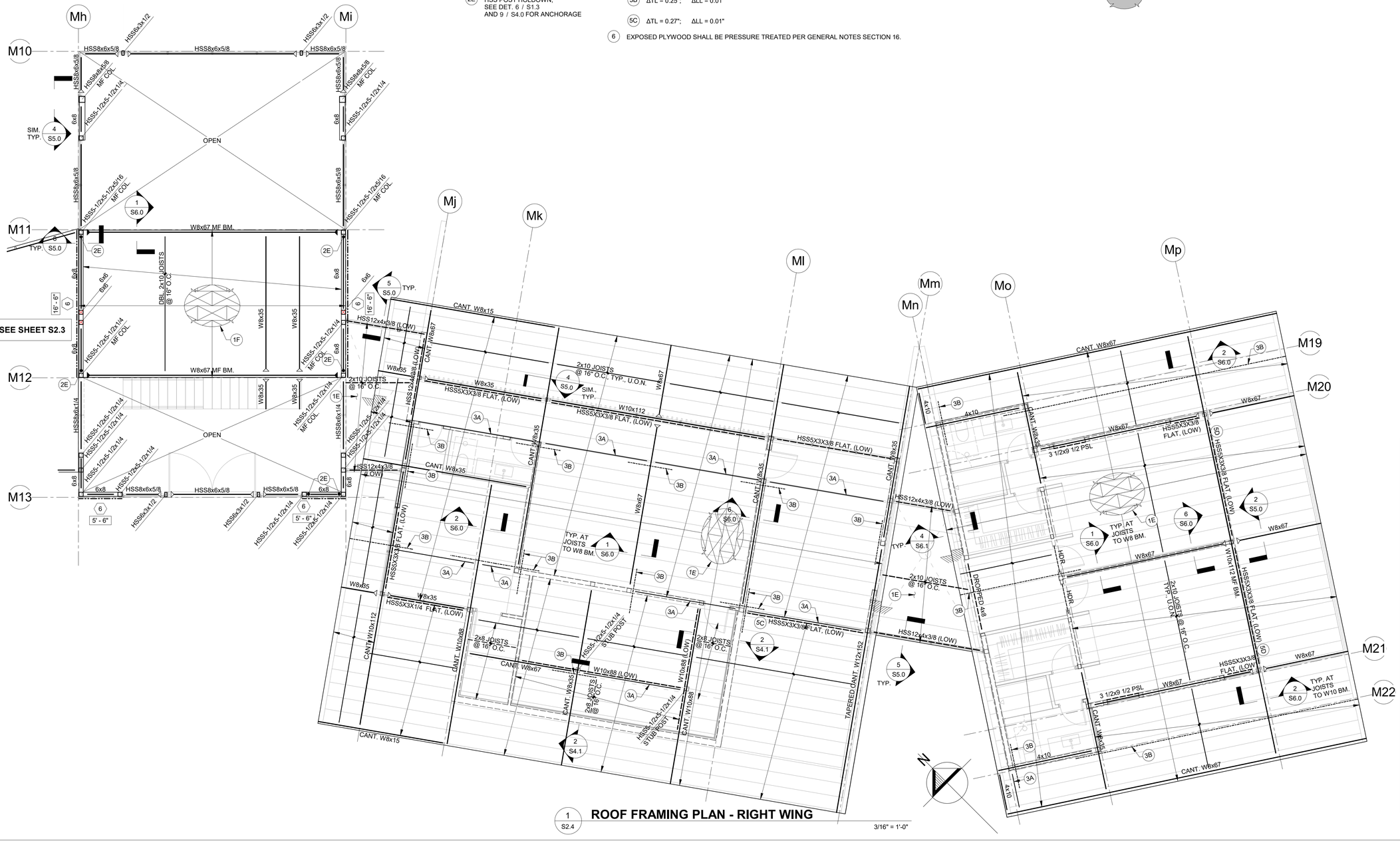
- WD. COLUMN (C1)
- WD. COLUMN (B)
- HSS COLUMN (C1)
- HSS COLUMN (B)
- WD. OR STL. BEAM
- HEADER, SEE DET. 7 / S1.4
- SIMPSON STRAP, SEE NOTE 3
- GRAVITY MOMENT CONNECTION SEE DET. 4 / S1.3, U.O.N. ON PLAN
- SLRS MOMENT CONNECTION
- JOIST SPAN (SIZE @ XX"O.C.)
- DEPRESSION / SLAB STEP
- CONCRETE SLAB
- OPNG.
- SIMP. 'HDU' HOLDOWN, SEE NOTE 2
- PLYWOOD
- MAT SLAB THICKENED EDGE SEE DET. 3 / S4.0
- SHADE POCKET



1 S2.4 **ROOF FRAMING PLAN - RIGHT WING**

3/16" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
DENNY KWAN
No. S4887
EXP. 06/30/25
STRUCTURAL
STATE OF CALIFORNIA

04/18/2025
DATE SIGNED

■ STRUCTURAL ENGINEER

Holmes
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
T: +1 (415) 693 1600 holmes.us

DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191

APN :
PROJECT NUMBER :

DRAWING:
ROOF FRAMING PLAN - RIGHT WING

DRAFTED BY:	CHECKED BY:
JB	
PRINT DATE: 04/18/2025	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
1	04/18/25	PERMIT SET

S2.4

4/18/2025 1:38:01 PM Autodesk Docs://25017.10 20 Potrero Trail, Lot 191 Carmel-By-The-Sea/25017-10_20 POTRERO TRAIL_S25_BIM360-HUS.rvt

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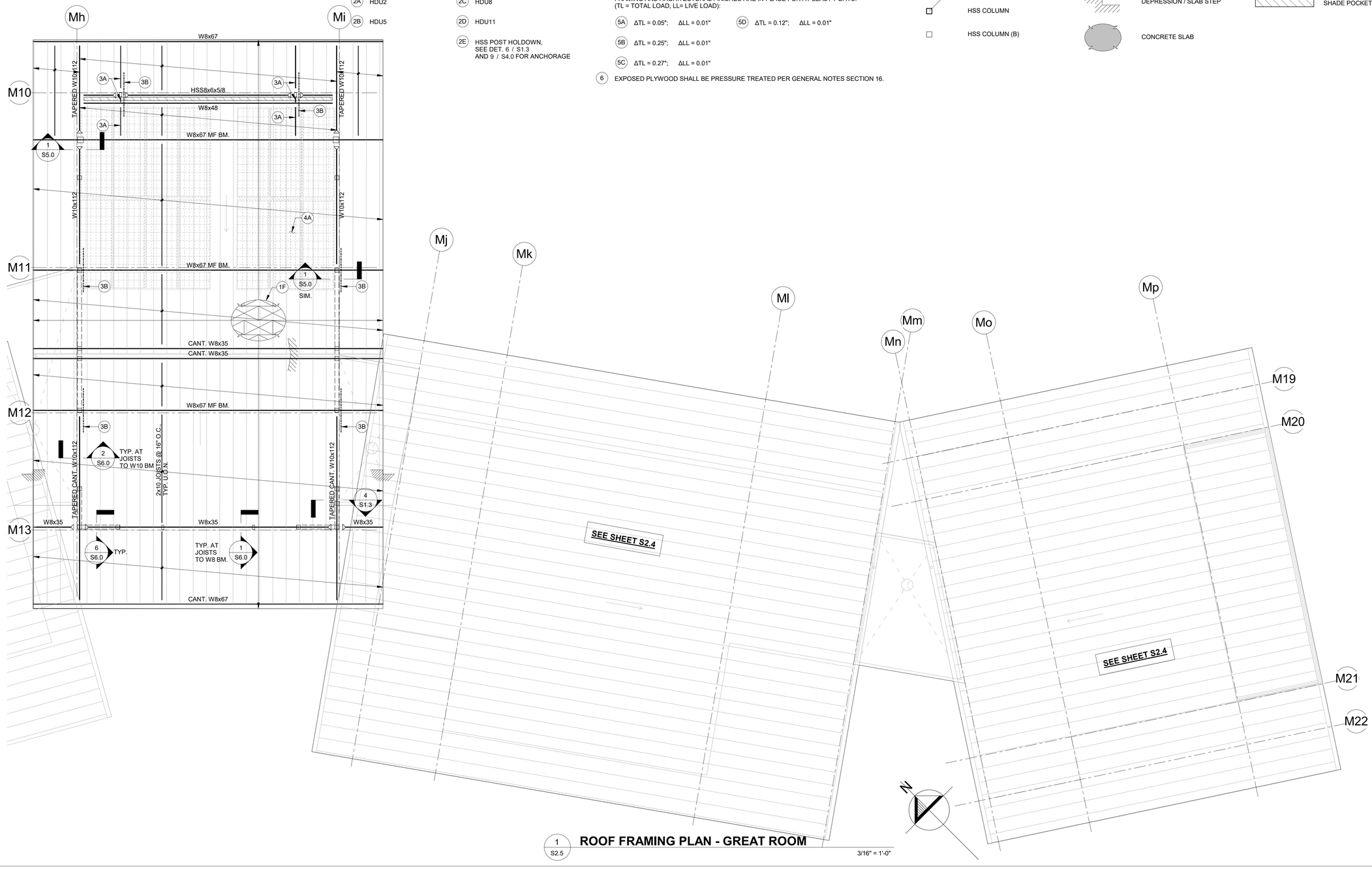

1 S2.5 **ROOF FRAMING PLAN - GREAT ROOM**

3/16" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
DENNY KWAN
No. S4887
EXP. 06/30/25
STRUCTURAL
STATE OF CALIFORNIA

04/18/2025
DATE SIGNED

■ STRUCTURAL ENGINEER

Holmes
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
T: 415.693.1600 holmes.us

DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191

APN :
PROJECT NUMBER :

DRAWING:
ROOF FRAMING PLAN - GREAT ROOM

DRAFTED BY:	CHECKED BY:
JB	
PRINT DATE: 04/18/2025	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
1	04/18/25	PERMIT SET

S2.5

4/18/2025 1:38:01 PM Autodesk Docs://25017.10 20 Potrero Trail, Lot 191 Carmel-By-The-Sea/25017-10_20 POTRERO TRAIL_S25_BIM360-HJS.rvt

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- WD. COLUMN (B)
- HSS COLUMN (C1)
- HSS COLUMN (B)
- WD. OR STL. BEAM
- HEADER, SEE DET. 7 / S1.4
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- SLRS MOMENT CONNECTION
- JOIST SPAN (SIZE @ XX"O.C.)
- DEPRESSION / SLAB STEP
- CONCRETE SLAB
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- SIMP. 'HDU' HOLDOWN, SEE NOTE 2
- PLYWOOD
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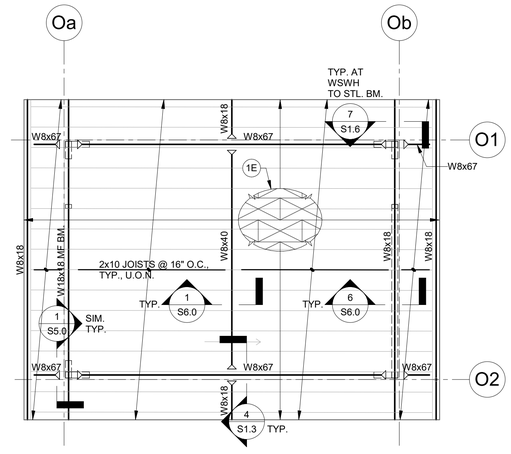
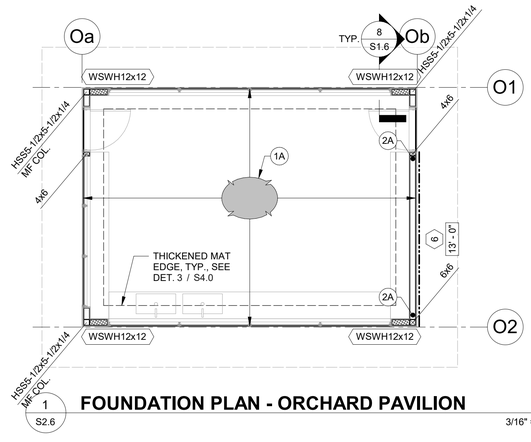


2 S2.6 **ROOF FRAMING PLAN - ORCHARD PAVILION**

3/16" = 1'-0"



1 S2.6 **FOUNDATION PLAN - ORCHARD PAVILION**

3/16" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
DENNY KWAN
No. S4887
EXP. 06/30/25
STRUCTURAL
STATE OF CALIFORNIA

04/18/2025
DATE SIGNED

■ STRUCTURAL ENGINEER

Holmes
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
T: 415.693.1620 holmes.us

DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191

APN :
PROJECT NUMBER :

DRAWING:
FRAMING PLAN - ORCHARD PAVILION

DRAFTED BY:	CHECKED BY:
JB	
PRINT DATE: 04/18/2025	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
1	04/18/25	PERMIT SET

S2.6

4/18/2025 1:38:02 PM Autodesk Docs://25017_10 20 Potrero Trail, Lot 191 Carmel-By-The-Sea/25017-10_20 POTRERO TRAIL_ S25_BIM360-HUS.rvt

GENERAL SHEET NOTES:

1. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
2. ALL FOUNDATIONS/EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.
3. CONTRACTOR TO PROVIDE SHORING DESIGN, DRAWINGS AND CALCULATIONS AS REQUIRED.
4. ALL STRUCTURAL TIMBER FRAMED WALLS SHALL BE 2x6 STUDS @ 16" U.O.N.
5. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND OTHER INFORMATION NOT SHOWN.
6. SEE CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR RELATED NON-STRUCTURAL ELEMENTS EMBEDDED OR CONNECTED TO THE STRUCTURE (INSERTS, SLEEVES, DISTRIBUTION LINES, EQUIPMENT, ETC.).
7. SEE SHEETS S1.X FOR ALL TYPICAL DETAILS NOT REFERENCED HEREIN.
8. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
9. NEW PLYWOOD SHEATHING AT SHEAR WALLS MAY BE APPLIED ON EITHER SIDE OF THE WALL STUDS.

KEY NOTES:

(1) FLOORING
- (1A) 12" THK. MAT SLAB W/ #5 @ 12" O.C., E/W, T&B
- (1B) 10" THK. SUSPENDED SLAB W/ #5 @ 9" O.C., E/W, T&B
- (1C) 5" THK. S.O.G. SLAB W/ #5 # 12" O.C., E/W, T&B
- (1D) 16" THK. MAT SLAB W/ #8 @ 12" O.C. BOT. BARS E/W & #5 @ 12" O.C. TOP BARS E/W
- (1E) 1/2" PLYWD. SHTG. W/ 10d @ 6" O.C. E.N./B.N. & 10d @ 12" O.C. F.N.
- (1F) 3/4" PLYWD. SHTG. W/ 10d @ 6" O.C. E.N./B.N. & 10d @ 12" O.C. F.N.

(2) SIMPSON HOLDOWN REQUIRED AT EA. END OF SHEAR WALL, U.O.N. HOLDOWN POST TO RECEIVE EDGE NAILING. SEE DET. 7 / S1.2
- (2A) HDU2
- (2B) HDU5
- (2C) HDU8
- (2D) HDU11
- (2E) HSS POST HOLDOWN, SEE DET. 6 / S1.3 AND 9 / S4.0 FOR ANCHORAGE

(3) COLLECTORS AND STRAPS. STRAP MAY BE INSTALLED ON UNDERSIDE OF FRAMING, SEE DET. 7 / S6.0 FOR TYP. CONDITION AND DET. 9 / S6.0 FOR LAPPING STRAPS AT STL. BM.
- (3A) COLLECTOR JOIST U.O.N. WITH E.N. @ 3" O.C. ALONG ENTIRE LENGTH OF MEMBER.
- (3B) SIMPSON CS14 STRAP OVER JOIST/BM. (OR 3x FULL DEPTH BLKG. WHERE JOISTS ARE PERP. TO STRAP), PROVIDE 18" MIN. END LENGTH U.O.N. ON PLAN.
- (3C) SIMPSON CMSTC16 STRAP OVER DBL JOIST/BM. (OR 4x FULL DEPTH BLKG. WHERE JOISTS ARE PERP. TO STRAP, PROVIDE 24" MIN. END LENGTH U.O.N. ON PLAN.

(4) SUPER IMPOSED DEAD LOAD. HATCHED AREA INDICATES EXTENT OF LOAD.
- (4A) MAX. ALLOWABLE LOAD (SOLAR PANEL ARRAY) = 4 PSF

(5) BEAMS HAVE BEEN DESIGNED W/ FOLLOWING MAX. DEFLECTION. CONTRACTOR TO VERIFY GLAZING SYSTEM'S DEFLECTION CRITERIA & CONTACT ENGINEER IF DESIGN DEFLECTIONS EXCEED MANUFACTURER'S SPECIFICATIONS:
NOTE: GLAZING SHALL NOT BE INSTALLED UNTIL ALL STRUCTURAL FRAMING AND ARCHITECTURAL FINISHES ARE IN PLACE FOR AT LEAST 7 DAYS. (TL = TOTAL LOAD, LL= LIVE LOAD):
- (5A) ΔTL = 0.05"; ΔLL = 0.01"
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(6) EXPOSED PLYWOOD SHALL BE PRESSURE TREATED PER GENERAL NOTES SECTION 16.

LEGEND:

- STUD WALL
- (N) CONC. WALL
- STRUCTURAL WALL (B)
- SHEAR WALL SHTG. S.W. MARK, SEE SCH. 1 / S1.5 MIN. LENGTH (SW / X'-XX")
- C1 WD. COLUMN
- WD. COLUMN (B)
- C1 HSS COLUMN
- HSS COLUMN (B)
- WD. OR STL. BEAM
- HEADER, SEE DET. 7 / S1.4
- SIMPSON STRAP, SEE NOTE (3)
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- SLRS MOMENT CONNECTION
- SIZE @ XX"O.C. JOIST SPAN
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- OPNG.
- (2) SIMP. 'HDU' HOLDOWN, SEE NOTE (2)
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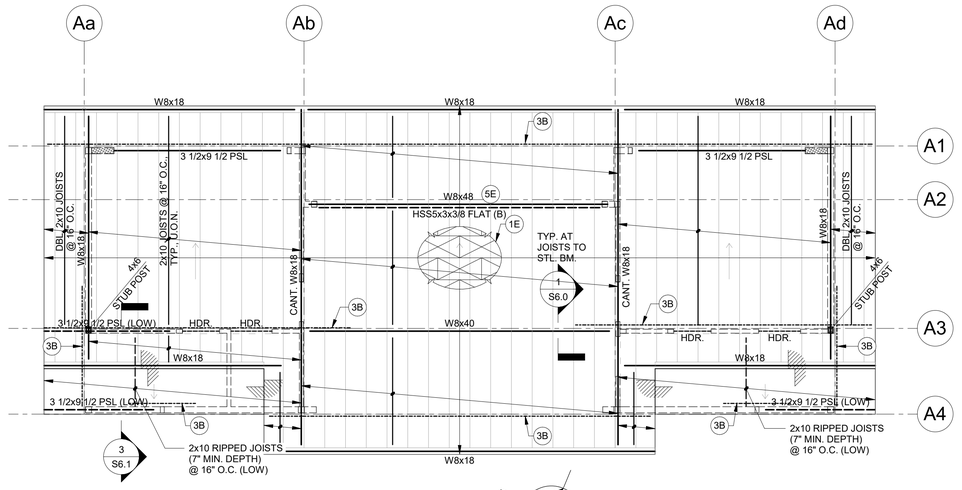
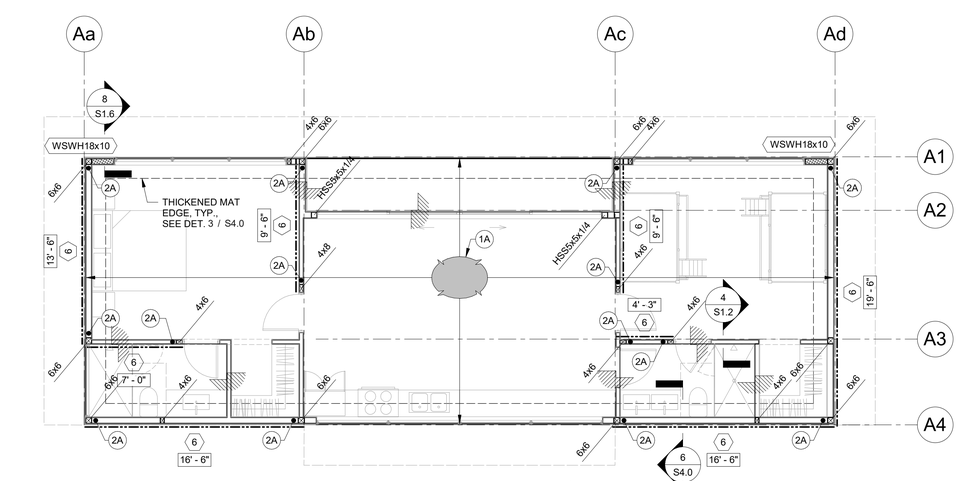


2 S2.7 **ROO FRAMING PLAN - ADU**

3/16" = 1'-0"



1 S2.7 **FOUNDATION PLAN - ADU**

3/16" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER DENNY KWAN No. S4887 EXP. 06/30/25 STRUCTURAL STATE OF CALIFORNIA

04/18/2025
DATE SIGNED

■ STRUCTURAL ENGINEER

Holmes
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
T: 415.693.1600 holmes.us

DAVISSON RESIDENCE
20 POTRERO TRAIL, LOT 191

APN :
PROJECT NUMBER :

DRAWING:

FRAMING PLAN - ADU

DRAFTED BY:	CHECKED BY:
JB	
PRINT DATE: 04/18/2025	SCALE: AS NOTED

SUBMITTALS / REVISIONS :

NO.	DATE	DESCRIPTION
1	04/18/25	PERMIT SET

S2.7

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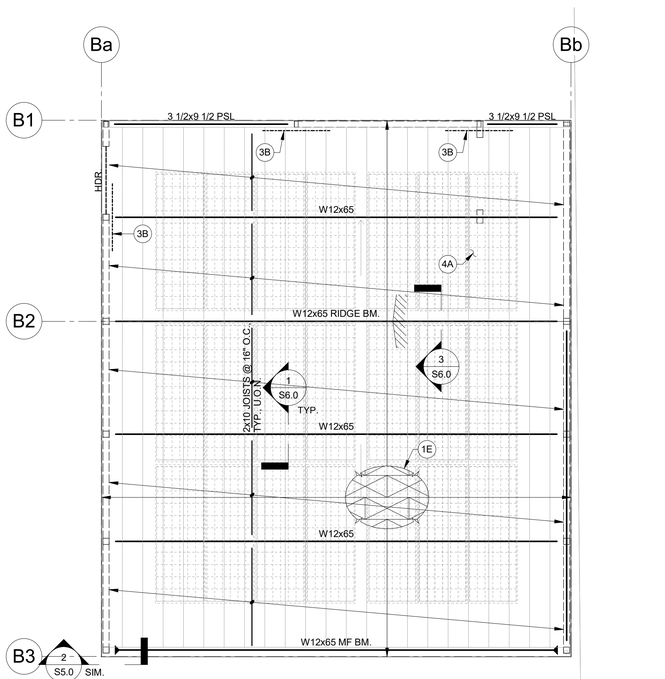
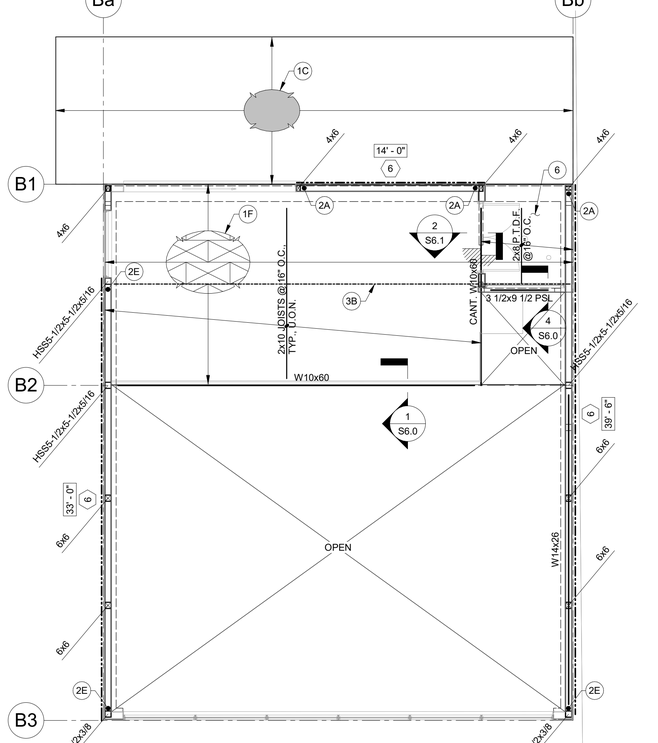


3 / S2.8 **ROOF FRAMING PLAN - BARN**

3/16" = 1'-0"



2 / S2.8 **LOFT FRAMING PLAN - BARN**

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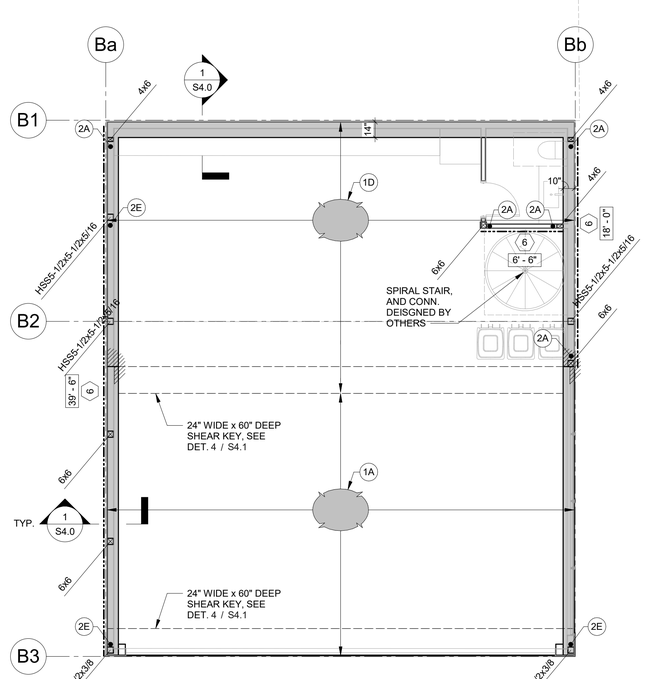

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