## EXHIBIT A DRAFT RESOLUTION

## Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

## KRECHUNIAK & NOORZOY (PLN160270) RESOLUTION NO. 17-

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically exempt per section 15303 (a) of the CEQA Guidelines;
- 2) Approve a Use Permit to allow the removal of four (4) Monterey pine and three (3) oak trees; and
- 3) Approve a Design Approval to allow the construction of a 2,781 square foot two-story single family dwelling with an attached 500 square foot two-car garage and grading (Approx. 300 cu. yds.), and is subject to 12 conditions of approval.

2889 17 Mile Dr. Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-201-009-000)

The Krechuniak & Noorzoy application (PLN160270) came on for public hearing before the Monterey County Zoning Administrator on February 23, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

#### **FINDINGS**

1. **FINDING:** CONSISTENCY / SITE SUITABILITY / NO VIOLATIONS /

HEALTH AND SAFETY – The proposed project and is consistent with the 2010 Monterey County General Plan, the Greater Monterey Peninsula Area Plan, and the requirements of the applicable zoning ordinance (Title 21), to include Monterey County Code (MCC) Chapter 21.44 (Design Control Zoning District), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the use proposed, and no violations exist on the property.

property

**EVIDENCE:** a) The proposed project consists of a Design Approval to allow the construction of a 2,781 square foot single family dwelling with an attached 500 square foot garage and associated grading. The project also includes a Use Permit to allow the removal of four (4) Monterey pine

- and three (3) oak trees. The proposed project is consistent with the allowable uses for the specified residential zone. The project site is an interior lot with existing single family residential homes to either side.
- The property is located at 2889 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007201-009-000), Greater Monterey Peninsula Area Plan, in the inland area of the Del Monte Forest. The parcel is zoned Medium Density Residential, 4 units per acre, with Building site 6, Design Control, and Parking and Major Recreational Equipment storage in Seaward Zone, Zoning District Overlays (MDR/4-B-6-D-RES), which allows the construction of a single family dwelling with issuance of a Design Approval and tree removal with the granting of a Use Permit. Therefore, the project is an allowed land use for this site.
- c) The project has been reviewed for site suitability by RMA-Planning. The project planner conducted site inspection on January 13, 2017, to verify that the project on the subject parcel conforms to the applicable plans and policies.
- d) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any active violations existing on the subject property.
- e) As proposed, the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- f) The following reports have been prepared and submitted for the proposed project:
  - Geotechnical Investigation (LIB160187) prepared by Soil Surveys Group, Inc., Salinas, California, May 16, 2016;
  - Preliminary Cultural Resources Reconnaissance (LIB160123) Prepared by Susan Morley, M. A., Register of Professional Archeologists, Marina, California, April 1, 2016;
  - Tree Resource Assessment (LIB160124) prepared by Frank Ono, Urban Forester, Member Society of American Foresters #48004, Pacific Grove, California, March 30, 2016.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the development and use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- g) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on June 16, 2016, voted to support the project as proposed by a 7-0 vote.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160270.

#### 2. **FINDING:**

- **DESIGN** The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.
- a) Pursuant to Chapter 21.44 of the Monterey County Code (Title 21 Zoning Ordinance), the proposed project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character...
- b) The proposed design of the residence is consistent with the existing neighborhood character. The surrounding residential development is two story architectural designs at the 27 foot maximum height limit. They are balanced and well proportion in the neighborhood with stucco finishes and earth tone colors. The proposed dwelling is located at the 20 foot setback from the front property line and will be partially screened by the proposed landscaping. The site design and the placement of the residence is the best location, given the tree cover on the site, to minimize the amount of tree removal and blend into the existing neighborhood character.
- c) The proposed development is only partially visible from 17 Mile Drive; therefore, the proposed single family structure would not have an impact on the public viewshed and would not create substantially adverse visual impacts when viewed from 17 Mile Drive. The proposed landscape plan will provide partial post-construction screening from pedestrian/ travelers and neighbors is consistent with the neighborhood character, and assures visual integrity.
- d) The project planner conducted a site inspection on January 30<sup>th</sup>, 2017 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA Planning for the proposed development found in Project File PLN160270.

#### 3. **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 (a) categorically exempts the construction of one single-family residence or a second dwelling unit in a residential zone.
- b) This project meets the standards of the exemption because the project involves for the construction of one (1) single family residence on a vacant lot.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 13<sup>th</sup>, 2017.
- d) 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, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160270.
- 4. **FINDING:** APPEALABILITY The decision on this project may be appealed to the

Board of Supervisors.

**EVIDENCE:** Section 21.44.070 of the Monterey County Zoning Ordinance states that

the proposed project is appealable to the Board of Supervisors.

#### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

- 1) Find the project Categorically exempt per section 15303 (a) of the CEQA Guidelines;
- 2) Approve a Use Permit to allow the removal of four (4) Monterey pine and three (3) oak trees; and
- 3) Approve a Design Approval to allow the construction of a 2,781 square foot two-story single family dwelling with an attached 500 square foot two-car garage and grading (Approx. 300 cu. yds.), in general conformance with the attached plans, colors, and materials and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 23<sup>rd</sup> day of February, 2017

	Mike Novo, AICP, Zoning Administrator
COPY OF THIS DECISION MAILED TO APPLICANT	ON
THIS APPLICATION IS APPEALABLE TO THE BOA	RD OF SUPERVISORS.
IF ANYONE WISHES TO APPEAL THIS DECISION,	AN APPEAL FORM MUST BE COMPLETED
AND SUBMITTED TO THE CLERK TO THE BOARD	ALONG WITH THE APPROPRIATE FILING
FEE ON OR BEFORE	

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 RMA-Planning and RMA-Building Services Department office in Salinas.

## **Monterey County Resource Management Agency Planning Department**

#### **Condition Compliance Status Report for PLN160270**

(as of 01/24/2017)

#### 1. PD001 - SPECIFIC USES ONLY

Current Status: On-Going

Responsible Department: Planning Department

Monitoring Measure:

Condition/Mitigation This Design Approval and Use Permit Permit (PLN160270) allows the construction of a 2,781 square foot single family dwelling with an attached 500 square foot garage and associated grading (approximately 1,084 cubic yards of cut and 74 cubic yards of fill) and the removal of four Monterey Pine trees and three Oak trees. The property is located at 2889 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-009-000), 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 RMA -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. (RMA - Planning)

Compliance or Monitoring Action to be Performed:

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

Comments By Staff Updated By: Last Update on:

12/9/2016 12:19:25PM

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#### **Condition Compliance Status Report for PLN160270**

#### 2. PD002 - NOTICE PERMIT APPROVAL

**Current Status: Not Met** 

Responsible Department: Planning Department

**Monitoring Measure:** 

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state: "A [Type of Permit] (Resolution Number \*\*\*) was approved by [Name of Hearing Body] for Assessor's Parcel Number \*\*\* on [Date the permit was approved]. The permit was granted subject to \*\*\* conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

Comments By Staff Last Update on: Updated By:

> 10/6/2016 12:22:35PM **QUENGAAV**

PLN160270

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

**Current Status: Not Met** 

Responsible Department: Planning Department

Condition/Mitigation **Monitoring Measure:** 

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

Compliance or Monitoring Action to be Performed:

The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

Comments By Staff Last Update on: Updated By:

> 10/6/2016 12:22:35PM QUENGAAV

4. PD006(A) - CONDITION COMPLIANCE FEE

**Current Status: Not Met** 

Responsible Department: Planning Department

**Monitoring Measure:** 

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

Compliance or Monitoring Action to be Performed:

Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of

Supervisors.

Comments By Staff Last Update on: Updated By:

> 10/6/2016 12:22:35PM **QUENGAAV**

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#### 5. PD011 - TREE AND ROOT PROTECTION

**Current Status: Not Met** 

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure:

Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA -Director of Planning. If there is any potential for damage, all work must stop in the

area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

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

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

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

Last Update on: Comments By Staff Updated By:

> 10/6/2016 12:22:35PM QUENGAAV

6. PD011(A) - TREE REMOVAL

**Current Status: Not Met** 

Responsible Department: Planning Department

Condition/Mitigation Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or

Monitoring Action to be Performed:

**Monitoring Measure:** 

Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of

tree removal.

Comments By Staff Last Update on: Updated By:

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#### **Condition Compliance Status Report for PLN160270**

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

**Current Status: Not Met** 

Responsible Department: Planning Department

Condition/Mitigation
Monitoring Measure:

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

Planning, prior to the issuance of building permits.

(RMA - Planning)

Compliance or Monitoring Action to be Performed:

Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

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

Comments By Staff Last Update on: Updated By:

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PLN160270

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#### **Condition Compliance Status Report for PLN160270**

#### 8. PD041 - HEIGHT VERIFICATION

**Current Status: Not Met** 

Responsible Department: Planning Department

Monitoring Measure:

Condition/Mitigation The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA -Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed:

Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is

consistent with what was approved on the building permit.

Comments By Staff Updated By: Last Update on:

> 10/6/2016 12:22:35PM **QUENGAAV**

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

**Current Status: Not Met** 

Responsible Department: Planning Department

Monitoring Measure:

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

Compliance or Monitoring Action to be Performed:

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

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

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

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

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

Comments By Staff

Last Update on:

Updated By:

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**QUENGAAV** 

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#### **Condition Compliance Status Report for PLN160270**

#### 10. WR001 - DRAINAGE PLAN

**Current Status: Not Met** 

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure:

The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water

Resources Agency)

Compliance or Monitoring Action to be Performed:

Prior to issuance of any construction permit, the owner/applicant shall submit a

drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources

Agency for review and approval.

Comments By Staff Last Update on: Updated By:

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#### 11. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Current Status: Not Met** 

Responsible Department: Public Works Department

Condition/Mitigation **Monitoring Measure:** 

Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount

shall be determined based on the parameters adopted in the current fee schedule.

Compliance or

Monitoring

Action to be Performed:

Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit

proof of payment to the DPW.

Comments By Staff Last Update on: Updated By:

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#### 12. PW0045 - COUNTYWIDE TRAFFIC FEE

**Current Status: Not Met** 

Responsible Department: Public Works Department

Condition/Mitigation Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Monitoring Measure:

Traffic Fee or the ad hoc fee pursuant to General Plan policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Monitoring Action to be Performed:

Compliance or

Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. The Owner/Applicant

shall submit proof of payment to the DPW.

Comments By Staff Last Update on: Updated By:

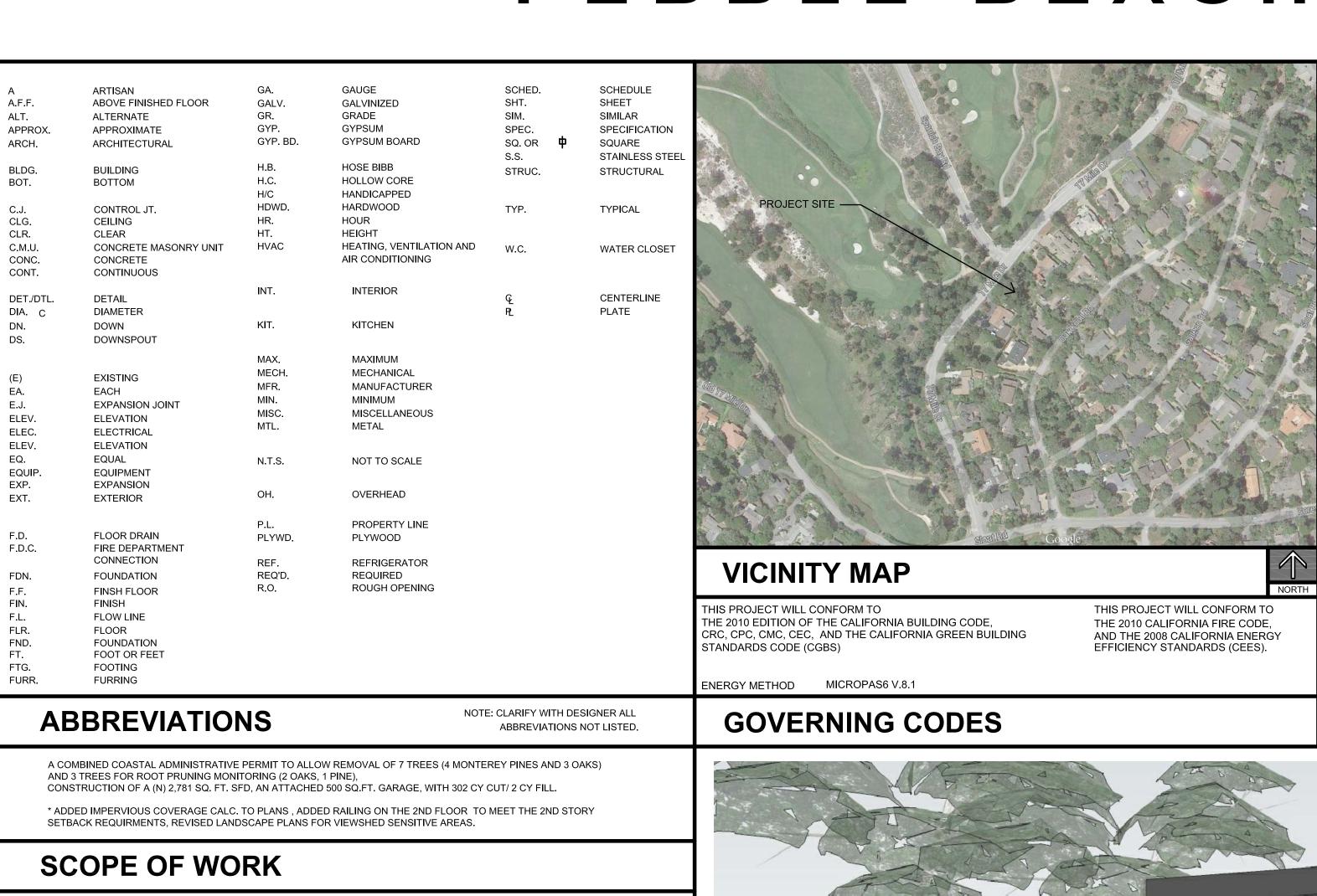
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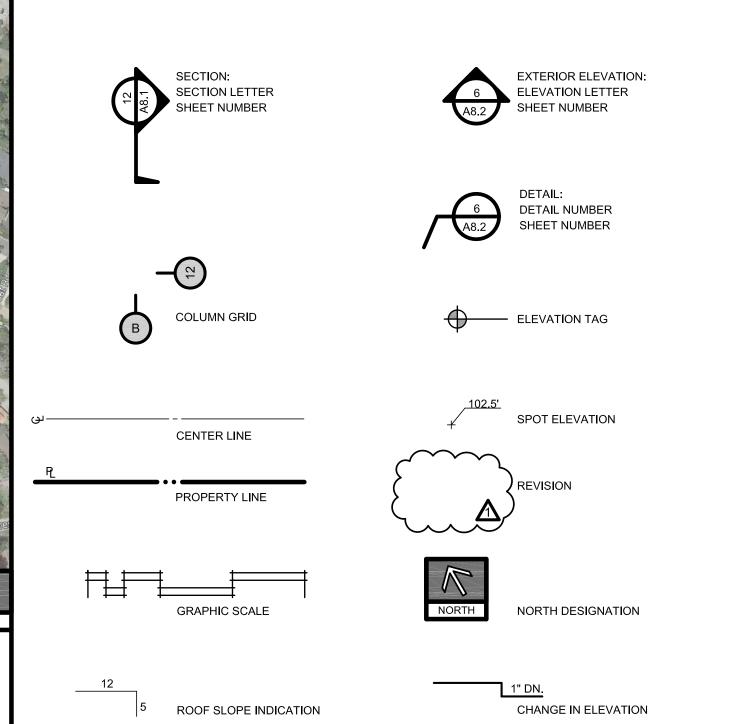
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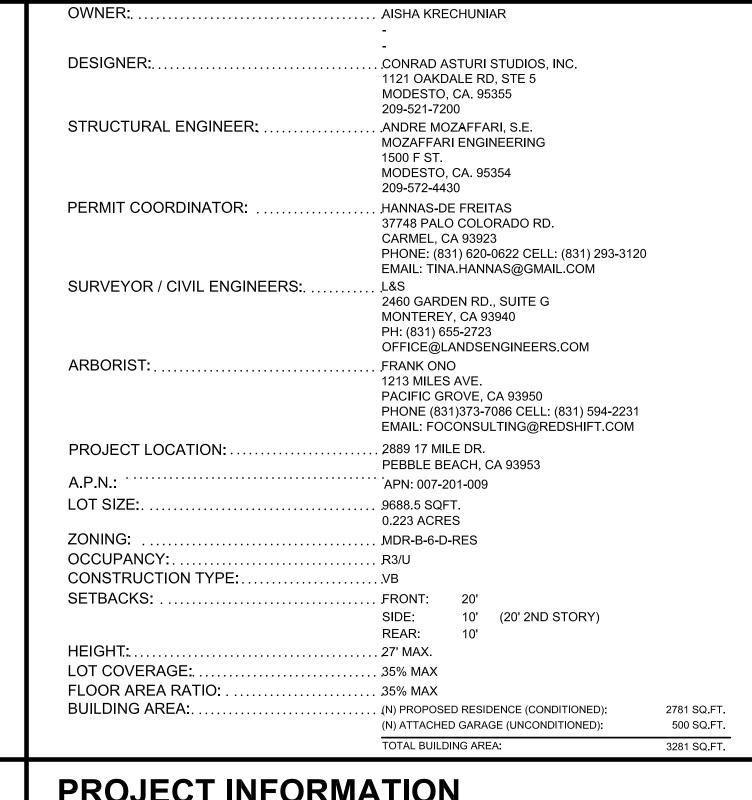
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# 17 MILE DRIVE RESIDENCE

**2889 17 MILE DRIVE** PEBBLE BEACH, CALIFORNIA







## PROPOSED FLOOR AREA RATIO

HALL / WINE STORAGE: .149 SQFT. .1764 SQFT. .1040 SQFT. PROPOSED CONDITIONED AREA TOTAL. MAIN HOUSE ATTACHED GARAGE. .9784 SQFT. TOTAL LOT AREA:. FLOOR FLOOR AREA RATIO:.

## PROPOSED LOT COVERAGE

PROPOSED FOOT PRINT	2247 SQFT.
PATIO'S / GARAGE BELOW	1078 SQFT.
SIDE PATIO	
TOTAL LOT COVERAGE:	
LOT LOT COVERAGE	34.4%

## **IMPERVIOUS COVERAGE**

PROPOSED CONDITIONED AREA TOTAL	. 2953	SQF
MAIN HOUSE ATTACHED GARAGE	. 475	SQF
DECKS / PATIO'S / MISC. CONCRETE:	.2008	SQF
TOTAL IMPERVIOUS COVERAGE:	5436	SQF
TOTAL LOT AREA:	.9784	SQI
TOTAL PERVIOUS COVERAGE:	4348	SOI

## **ARCHITECTURAL SYMBOLS**

## PROJECT INFORMATION

NO.	SHEET	NO.	SHEET
T0.1	COVER SHEET	L-1	IRRIGATION PLAN
T0.2	CAL. GREEN BLDG. STANDARDS CODE	L-2	LANDSCAPE PLANTING PLAN
T0.3	GENERAL NOTES & SPECIFICATIONS	L-3	DETAIL SHEET
		L-4	NOTES
C1	TITLE SHEET SHEET		
C2	GRADING PLAN		
C3	SITE CROSS SECTIONS		
C4	CONSTRUCTION DETAILS		
C5	EROSION CONTROL PLAN		
A1.0	SITE PLAN/TOPO AND TREE REMOVAL		
A1.1	(E) SITE PICTURES		
A2.0	GARAGE FLOOR PLAN		
A2.1	FIRST FLOOR PLAN		
A2.2	SECOND FLOOR PLAN		
A4.0	ROOF PLAN		
A5.0	EXTERIOR ELEVATIONS		
A5.1	EXTERIOR ELEVATIONS		
A5.2	EXTERIOR PERSPECTIVES		
A6.0	SECTIONS		
A6.1	SECTIONS		
A8.0	DETAILS		
A8.1	DETAILS		
A8.2	DETAILS		
A8.3	DETAILS		
E2.0	GARAGE FLOOR ELECTRICAL PLAN		
E2.1	FIRST FLOOR ELECTRICAL PLAN		
E2.2	SECOND FLOOR ELECTRICAL PLAN		

FLOOR AREA RATIO AND LOT COVERAGE

**PERSPECTIVE** 

SHEET INDEX

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PROJECT:

**17 MILE DR. RESIDENCE** 2889 17 MILE DR. PEBBLE BEACH, CA 93953 APN# 007-201-009

TIMELINE ISSUED FOR: 1ST SUBMITTAL PLAN CHECK CONSTRUCTION

PROJECT NO:

DESCRIPTION: **COVER SHEET** 

#### GENERAL NOTES

1. THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING HIS BID. THE LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE ROUGH GRADED TO PLUS OR MINUS 0.1"( ONE TENTH OF A FOOT) FINISH GRADE SHALL BE 2" BELOW CURBS AND WALKS INCLUDING ROUGH MOUNDING AND CONTOURS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SURFACE DRAINAGE FOR ALL PLANTING AREAS. NO LOW SPOTS OR STANDING WATER WILL BE ACCEPTED. THE SITE SHALL BE FREE FROM ALL DEBRIS.

2. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH ALL STATE, AND CITY STANDARD SPECIFICATIONS, AND ALL AMENDMENTS TO DATE, ALL WORK WHICH REQUIRES INSPECTION SHALL BE UNDER THE INSPECTION OF THE CITY.

3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY REGARDING ANY DISCREPANCIES WHICH MAY EXIST IN THE PLANS AND SPECIFICATIONS. IF THE PLANS AND OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO

4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, LANDSCAPE ARCHITECT. AND CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR LANDSCAPE ARCHITECT.

5. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

6. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED ENCROACHMENT PERMITS FROM THE CITY DEPARTMENT OF PUBLIC WORKS OR ANY OTHER APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF WORK WITHIN THE EXISTING CITY RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY PERMITS AND LICENSES REQUIRED FOR THE COMPLETION OF THE PROJECT.

7. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY MEMBERS OF THE UNDERGROUND SERVICE ALERT( USA) 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING( 800) 227 2600. CONTRACTOR SHALL RECORD THE USA ORDER NUMBER. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES UTILITIES, AND SERVICES TO THE DEVELOPMENT.

8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE COST OF REPLACING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND REPLACEMENT OF EXISTING IMPROVEMENTS.

9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP HIS OWN DEBRIS AND LEAVING THE SITE IN A SAFE CONDITION. UPON COMPLETION OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR A FINAL CLEAN-UP OF HIS WORK TO A MINIMUM BROOM CLEAN CONDITION.

10. LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLETION PER THE STATE WATER EFFICIENCY REQUIREMENTS AS DESCRIBED BELOW IN SECTION 492.9:

#### § 492.9. CERTIFICATE OF COMPLETION:

(A) THE CERTIFICATE OF COMPLETION (SEE APPENDIX C FOR A SAMPLE CERTIFICATE) SHALL INCLUDE THE FOLLOWING SIX( 6) ELEMENTS: (1) PROJECT INFORMATION SHEET THAT CONTAINS:

B. PROJECT NAME;

C. PROJECT APPLICANT NAME, TELEPHONE, AND MAILING ADDRESS;

D. PROJECT ADDRESS AND LOCATION; AND

E. PROPERTY OWNER NAME, TELEPHONE, AND MAILING ADDRESS; ( 2) CERTIFICATION BY EITHER THE SIGNER OF THE LANDSCAPE DESIGN PLAN, THE SIGNER OF THE IRRIGATION DESIGN PLAN, OR THE LICENSED LANDSCAPE CONTRACTOR THAT THE LANDSCAPE PROJECT HAS BEEN INSTALLED PER THE APPROVED LANDSCAPE

DOCUMENTATION PACKAGE; A, WHERE THERE HAVE BEEN SIGNIFICANT CHANGES MADE IN THE FIELD DURING CONSTRUCTION, THESE "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED WITH THE CERTIFICATION:

B. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

(3) IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER (SEE SECTION (4) LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE(SEE SECTION 492.11);

(5) IRRIGATION AUDIT REPORT( SEE SECTION 492.12); AND (6) SOIL ANALYSIS REPORT, IF NOT SUBMITTED WITH LANDSCAPE DOCUMENTATION PACKAGE, AND DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL REPORT

RECOMMENDATIONS (SEE SECTION 492.5). (B) THE PROJECT APPLICANT SHALL:

1. SUBMIT THE SIGNED CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY FOR 2. ENSURE THAT COPIES OF THE APPROVED CERTIFICATE OF COMPLETION ARE SUBMITTED TO THE LOCAL WATER PURVEYOR AND PROPERTY OWNER OR HIS OR

HER DESIGNEE. (C) THE LOCAL AGENCY SHALL:

1. RECEIVE THE SIGNED CERTIFICATE OF COMPLETION FROM THE PROJECT APPLICANT; 2. APPROVE OR DENY THE CERTIFICATE OF COMPLETION. IF THE CERTIFICATE OF COMPLETION IS DENIED, THE LOCAL AGENCY SHALL PROVIDE INFORMATION TO THE PROJECT APPLICANT REGARDING REAPPLICATION, APPEAL, OR OTHER ASSISTANCE.

#### PLANTING NOTES

I. SOIL PREPARATION, MULCH AND AMENDMENTS:

(A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.

(B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED (SEE SECTION 492.5).

(C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6 PERCENT ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.

(D) A MINIMUM THREE INCH(3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5 PERCENT OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS

(E) STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS.

(F) THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT. (G) ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE.

2. LANDSCAPE CONTRACTOR SHALL PROVIDE THE FOLLOWING PER THE STATE WATER EFFICIENCY REQUIREMENTS AS DESCRIBED BELOW IN SECTION 492.5:

ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL

MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.

#### **9 492.5. SOIL MANAGEMENT REPORT:**

(A) IN ORDER TO REDUCE RUNOFF AND ENCOURAGE HEALTHY PLANT GROWTH, A SOIL MANAGEMENT REPORT SHALL BE COMPLETED BY THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, AS FOLLOWS:

1. SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. A, SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.

B. THE SOIL ANALYSIS SHALL INCLUDE:

2 INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE;

4. TOTAL SOLUBLE SALTS;

5. SODIUM:

6. PERCENT ORGANIC MATTER; AND 7. RECOMMENDATIONS.

C. IN PROJECTS WITH MULTIPLE LANDSCAPE INSTALLATIONS (I.E. PRODUCTION HOME DEVELOPMENTS) A SOIL SAMPLING RATE OF 1 IN 7 LOTS OR APPROXIMATELY 15/ WILL SATISFY THIS REQUIREMENT. LARGE LANDSCAPE PROJECTS SHALL SAMPLE AT A RATE EQUIVALENT TO 1 IN 7 LOTS.

2. THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:

A. IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE: OR B. IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE

SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION. 3. THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS. 4. THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE

3. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY POTENTIAL PROBLEMS WHICH MAY RESULT DUE TO HARMFUL SUBSTANCES FOUND IN THE SOIL, FAILURE TO ACT AS SPECIFIED MAY RESULT IN THE CONTRACTOR ASSUMING FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO PLANT MATERIAL.

LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

4. ALL COMPACTED SOILS SHALL BE CULTIVATED OR AMENDED TO A FRIABLE CONDITION PRIOR TO PLANTING. CONTRACTOR SHALL INSTALL CLASS A TOP SOIL IN ALL PLANTERS AS NECESSARY TO MAINTAIN A FINISH GRADE 2" BELOW TOP OF CURB/SIDEWALKS, SCARIFY EXISTING SUBSOIL PRIOR TO INSTALLATION OF TOP SOIL AND ALLOW FOR SETTLING.

5. AFTER INSTALLATION OF THE IRRIGATION SYSTEM, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER SHALL BE REMOVED FROM THE SITE.

6. REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO ORDERING AND DELIVERY. ALL PLANT MATERIAL SHALL BE OF TOP QUALITY, UNDAMAGED, REPRESENTATIVE OF THE SPECIES, PROPERLY PRUNED IF NECESSARY, FREE FROM DISEASE OR PESTS, AND NOT ROOT BOUND. WATER UPON DELIVERY AND DAILY THEIR AFTER UNTIL PLANTED.

#### IRRIGATION NOTES

. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO THE WATER EFFICIENT LANDSCAPE ORDINANCE FOR THE STATE OF CALIFORNIA. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL THE IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES, STANDARD DRAWINGS & SPECIFICATIONS.

2. THE IRRIGATION CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE IRRIGATION CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID. ALL WORK SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND INSTALLATION OF SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING STRUCTURES,

3. THE POINT OF CONNECTION (AT THE APPROXIMATE LOCATION SHOWN) IS A PROPOSED 1" IRRIGATION MAINLINE WITH 1" BACKFLOW DEVICE.

4. THE IRRIGATION SYSTEM WAS DESIGNED ASSUMING A STARTING STATIC WATER PRESSURE OF 30 PSI AT THE POINT OF CONNECTION AND A DESIGN/LAYOUT PRESSURE OF 20- PSI. PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL VERIFY THE PRESSURE AT THE POINT OF CONNECTION AND REPORT ANY DISCREPANCY TO THE OWNERS AUTHORIZED REPRESENTATIVE.

5. INDICATED PIPE LOCATIONS ARE SCHEMATIC. DO NOT PLACE PIPES UNDER PAVING EXCEPT WHERE ABSOLUTELY NECESSARY. IRRIGATION CONTRACTOR SHALL COORDINATE PIPE INSTALLATION WITH OTHER TRADES. INSTALL CONCRETE THRUST BLOCKS AS REQUIRED ON IRRIGATION MAINLINES. CLASS 315 PVC PIP IS REQUIRED FOR ALL PIPE SIZES GREATER THAN 2". SCHEDULE 40 PIPE IS REQUIRED FOR ALL PIPE SIZES SMALLER THAN 2".

6. THE FINAL LOCATION OF THE AUTOMATIC IRRIGATION CONTROLLER/CONTROLLERS SHALL BE DETERMINED BY THE OWNER PRIOR TO INSTALLATION. ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT( 2.5AMP) SERVICE TO CONTROLLER LOCATION/LOCATIONS. EACH IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT GROUND WIRE, IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.

7. SPLICING OF ANY WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES, LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUNS. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES. ALL WIRE SHALL BE U.L. APPROVED FOR DIRECT BURIAL, COPPER AWG-UF 600 VOLT #14( MIN). USE ONLY PACKAGE APPROVED WIRE CONNECTORS

8. INSTALL ONE(1) SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES, EXTRA WIRE SHALL NOT MATCH OTHER WIRE COLORS, SPARE WIRES SHALL BE LABELED AS SUCH. ALL WIRES SHALL BE LABELED AT THE CLOCK WITH STATION NUMBERS. COMMON WIRE SHALL BE WHITE, CONTROL WIRES SHALL BE RED. PROVIDE INDEPENDENT GROUND WIRE IN THE EVENT OF THE USE OF MULTIPLE IRRIGATION CONTROLLERS

9. IRRIGATION VALVES SHALL BE LOCATED IN SHRUB PLANTING AREAS WHERE POSSIBLE. ( MAXIMUM OF 2'-0" FROM THE EDGE OF PAVEMENT OR LAWN FOR EASE OF ACCESS) ALL VALVES SHALL BE INSTALLED IN PLASTIC VALVE BOXES WITH LIDS AND ALIGNED NEATLY IN ROWS WHERE APPLICABLE.

10.ALL PIPING INSTALLED UNDER PAVING, THROUGH WALLS OR FOOTINGS, SHALL BE PLACED INSIDE SCHEDULE 40 SLEEVES OF ADEQUATE SIZE TO ALLOW FOR FREE MOVEMENT OF THE PIPE IN THE SLEEVE. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND INSTALLATION OF IRRIGATION SLEEVES THROUGH WALLS, UNDER ROADWAYS, UNDER PAVING, STRUCTURES, ETC. CONTRACTOR SHALL INSURE THAT SLEEVES UNDER PAVEMENT ARE SEALED FROM DEBRIS AND MARKED AT THE EDGES TO AID IN LOCATING THEM

11. IRRIGATION PIPES SHALL BE BURIED AT THE FOLLOWING MINIMUM DEPTHS: PVC PRESSURE MAINLINE 18" PVC LATERAL LINE 12"

12. CONTRACTOR SHALL FLUSH AND ADJUST SPRINKLER HEADS TO PROVIDE MAXIMUM COVERAGE OF PLANTED AREAS WITH MINIMUM OVERSPRAY. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. USE RAINBIRD PRESSURE COMPENSATING SCREENS, AS NECESSARY, TO PROVIDE FULL COVERAGE. IT IS THE INTENT OF THIS PLAN TO PROVIDE ADEQUATE IRRIGATION TO ALL PLANTING AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ANY ADJUSTMENTS TO THE IRRIGATION SYSTEM NECESSARY TO INSURE 100% COVERAGE OF ALL PLANTING AREAS. ALL HEADS SHALL BE ON SWING JOINT ASSEMBLIES.

13. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING HEADS AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

14. THE IRRIGATION CONTRACTOR SHALL PROVIDE A WATER COVERAGE CHECK OF ALL IRRIGATION HEADS PRIOR TO PLANTING.

15, ALL TURF SPRAY HEADS SHALL BE INSTALLED ON 4" POP-UP BODIES. ALL SHRUB HEADS SHALL BE INSTALLED ON 12" POP-UP BODIES. SERVICEABLE CHECK VALVES ARE REQUIRED WHERE ELEVATION DIFFERENTIAL MAY CAUSE LOW HEAD DRAINAGE.

16. LANDSCAPE CONTRACTOR SHALL PROVIDE THE FOLLOWING PER THE STATE WATER EFFICIENCY REQUIREMENTS AS DESCRIBED BELOW IN SECTION 492.10:

## § 492.10. IRRIGATION SCHEDULING:

A) FOR THE EFFICIENT USE OF WATER, ALL IRRIGATION SCHEDULES SHALL BE DEVELOPED, MANAGED, AND EVALUATED TO UTILIZE THE MINIMUM AMOUNT OF WATER REQUIRED TO MAINTAIN PLANT HEALTH. IRRIGATION SCHEDULES SHALL MEET THE FOLLOWING CRITERIA: 1. IRRIGATION SCHEDULING SHALL BE REGULATED BY AUTOMATIC IRRIGATION CONTROLLERS.

2. OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN 8:00 P.M. AND 10:00 A.M. UNLESS WEATHER CONDITIONS PREVENT IT. IF ALLOWABLE HOURS OF IRRIGATION DIFFER FROM THE LOCAL WATER PURVEYOR, THE STRICTER OF THE TWO SHALL APPLY. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.

3. FOR IMPLEMENTATION OF THE IRRIGATION SCHEDULE, PARTICULAR ATTENTION MUST BE PAID TO IRRIGATION RUN TIMES, EMISSION DEVICE, FLOW RATE, AND CURRENT REFERENCE EVAPOTRANSPIRATION, SO THAT APPLIED WATER MEETS THE ESTIMATED TOTAL WATER USE. TOTAL ANNUAL APPLIED WATER SHALL BE LESS THAN OR EQUAL TO MAXIMUM APPLIED WATER ALLOWANCE (MAWA). ACTUAL IRRIGATION SCHEDULES SHALL BE REGULATED BY AUTOMATIC IRRIGATION CONTROLLERS USING CURRENT REFERENCE EVAPOTRANSPIRATION DATA(E.G., CIMIS) OR SOIL MOISTURE SENSOR DATA

4. PARAMETERS USED TO SET THE AUTOMATIC CONTROLLER SHALL BE DEVELOPED AND SUBMITTED FOR EACH OF THE FOLLOWING:

A. THE PLANT ESTABLISHMENT PERIOD;

B. THE ESTABLISHED LANDSCAPE; AND C. TEMPORARILY IRRIGATED AREAS.

5. EACH IRRIGATION SCHEDULE SHALL CONSIDER FOR EACH STATION ALL OF THE FOLLOWING THAT APPLY: A. IRRIGATION INTERVAL (DAYS BETWEEN IRRIGATION

B. IRRIGATION RUN TIMES( HOURS OR MINUTES PER IRRIGATION EVENT TO AVOID

C. NUMBER OF CYCLE STARTS REQUIRED FOR EACH IRRIGATION EVENT TO AVOID D. AMOUNT OF APPLIED WATER SCHEDULED TO BE APPLIED ON A MONTHLY

E. APPLICATION RATE SETTING; F. ROOT DEPTH SETTING;

G. PLANT TYPE SETTING; H. SOIL TYPE:

I. SLOPE FACTOR SETTING;

J. SHADE FACTOR SETTING: AND K. IRRIGATION UNIFORMITY OR EFFICIENCY SETTING.

#### IRRIGATION NOTES, CONTINUED

17. LANDSCAPE CONTRACTOR SHALL PROVIDE THE FOLLOWING PER THE STATE WATER EFFICIENCY REQUIREMENTS AS DESCRIBED BELOW IN SECTION 492.11:

§ 492.11. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE:

A) LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER USE EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION. B) A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO, ROUTINE INSPECTION; AUDITING, ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS; AERATING AND DETHATCHING TURF AREAS; TOPDRESSING WITH COMPOST, REPLENISHING MULCH; FERTILIZING; PRUNING; WEEDING IN ALL LANDSCAPE AREAS, AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.

C) REPAIR OF ALL IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY INSTALLED COMPONENTS OR THEIR EQUIVALENTS OR WITH COMPONENTS WITH GREATER

D) A PROJECT APPLICANT IS ENCOURAGED TO IMPLEMENT ESTABLISHED LANDSCAPE INDUSTRY SUSTAINABLE BEST PRACTICES FOR ALL LANDSCAPE MAINTENANCE

18. LANDSCAPE CONTRACTOR SHALL PROVIDE THE FOLLOWING PER THE STATE WATER EFFICIENCY REQUIREMENTS AS DESCRIBED BELOW IN SECTION 492.12:

## § 492.12. IRRIGATION AUDIT, IRRIGATION SURVEY, & IRRIGATION WATER USE

A) ALL LANDSCAPE IRRIGATION AUDITS SHALL BE CONDUCTED BY A LOCAL AGENCY LANDSCAPE IRRIGATION AUDITOR OR A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE.

B) IN LARGE PROJECTS OR PROJECTS WITH MULTIPLE LANDSCAPE INSTALLATIONS (I.E. PRODUCTION HOME DEVELOPMENTS) AN AUDITING RATE OF 1 IN 7 LOTS OR APPROXIMATELY 15 PERCENT WILL SATISFY THIS REQUIREMENT.

C) FOR NEW CONSTRUCTION AND REHABILITATED LANDSCAPE PROJECTS INSTALLED AFTER DECEMBER 1, 2015, AS DESCRIBED IN SECTION 490.1: 1. THE PROJECT APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE

CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND ANY OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING:

2. THE LOCAL AGENCY SHALL ADMINISTER PROGRAMS THAT MAY INCLUDE, BUT NOT BE LIMITED TO, IRRIGATION WATER USE ANALYSIS, IRRIGATION AUDITS, AND IRRIGATION SURVEYS FOR COMPLIANCE WITH THE MAXIMUM APPLIED WATER ALLOWANCE.

REVISIONS





DRAWN BY:

KEW

08/22/16 SCALE: SEE PLAN JOB NUMBER: 2016-31

#### DIVISION 4.7 - PLANNING AND DESIGN

#### SECTION 4.101 - GENERAL

**4.101.1 PURPOSE.** THE PROVISIONS OF THIS DIVISION OUTLINE PLANNING, DESIGN AND DEVELOPMENT METHODS THAT INCLUDE ENVIRONMENTALLY RESPONSIBLE SITE SELECTION, BUILDING DESIGN, BUILDING SITING AND DEVELOPMENT TO PROTECT, RESTORE AND ENHANCE THE ENVIRONMENTAL QUALITY OF THE SITE AND RESPECT THE INTGRITY OF ADJACENT PROPERTIES.

**4.102.1 DEFINITIONS.** THE FOLLOWING WORDS AND TERMS SHALL, FOR THE PURPOSES OF THIS CHAPTER AND AS USED ELSEWHERE IN THIS CODE, HAVE THE MEANINGS SHOWN HEREIN.

FRENCH DRAIN. A TRENCH, HOLE OR OTHER DEPRESSED AREA LOOSELY FILLED WITH ROCK, GRAVEL, FRAGMENTS OF BRICK OR SIMILAR PERVIOUS MATERIAL USED TO COLLECT OR CHANNEL DRAINAGE OR RUNOFF WATER.

WATTLES. WATTLES ARE USED TO REDUCE SEDIMENT IN RUNOFF. WATTLES ARE OFTEN CONSTRUCTED OF NATURAL PLANT MATERIALS SUCH AS HAY, STRAW OR SIMILAR MATERIAL SHAPED IN THE FORM OF TUBES AND PLACED ON A DOWNFLOW SLOPE. WATTLES ARE ALSO USED FOR PERIMETER AND INLET CONTROLS.

#### 4.106 SITE DEVELOPMENT

**4.106.1 GENERAL.** PRESERVATION AND ISE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECTS

WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.

- RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
- 2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
- COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

**4.106.3 SURFACE DRAINAGE.** THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER FROM ENTERING THE BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE SURFACE WATER FLOWS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- 1. SWALES
- 2. WATER COLLECTION AND DISPOSAL SYSTEMS
- 3. FRENCH DRAINS4. WATER RETENTION GARDENS
- 5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS
  AND AID IN GROUNDWATER RECHARGE

**EXCEPTION:** ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH

**4.106.4. ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION**. NEW CONSTRUCTION SHALL COMPLY WITH SECTIONS 4.106.4.1 AND 4.106.4.2 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

4.106.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES. FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUMDEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

**4.106.4.1.1 IDENTIFICATION.** THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

A4.106.8.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES. TIER 1 AND TIER 2. FOR EACH DWELLING UNIT, A DEDICATED 208/240-VOLT BRANCH CIRCUIT SHALL BE INSTALLED IN THE RACEWAY REQUIRED BY SECTION 4.106.4.1. THE BRANCH CIRCUIT AND ASSOCIATED OVERCURRENT PROTECTIVE DEVICE SHALL BE RATED AT 40 AMPERES MINIMUM. OTHER ELECTRICAL COMPONENTS, INCLUDING A RECEPTACLE OR BLANK COVER, RELATED TO THIS SECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

A4.106.8.1.1 IDENTIFICATION. THE SERVICE PANEL OR
SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT
PROTECTIVE DEVICE DESIGNATED FOR FUTURE EV CHARGING PURPOSES
AS "EV READY" IN ACCORDANCE WITH THE CALIFORNIA
ELECTRICAL CODE. THE RECEPTACLE OR BLANK COVER SHALL

## **DIVISION 4.2 - ENERGY EFFICIENCY**

## SECTION 4.101 - GENERAL

BE IDENTIFIED AS "EV READY."

**4.201.1 SCOPE.** THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DOES NOT REGULATE MANDATORY ENERGY EFFICIENCY STANDARDS IN RESIDENTIAL BUILDINGS. FOR THE PURPOSE OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MADATORY BUILDING STANDARDS.

NOTE: IT IS THE INTENT OF THIS CODE TO ENCOURAGE BUILDINGS TO ACHIEVE EXEMPLARY PERFORMANCE IN THE AREA OF ENERGY EFFICIENCY. FOR THE PURPOSES OF ENERGY EFFICIENCY STANDARDS, THE CALIFORNIA ENERGY COMMISSION BELIEVES SPECIFICALLY, A GREEN BUILDING ACHIEVE AT LEAST A 15 PERCENT REDUCTION IN ENERGY USAGE WHEN COMPARED TO THE STATE'S MANDATORY ENERGY EFFICIENCY STANDARDS. THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S MANDATORY GREEN BUILDING STANDARDS FOR RESIDENTIAL BUILDINGS DO NOT REQUIRE COMPLIANCE WITH LEVELS OF MINIMUM ENERGY EFFICIENCY BEYOND THOSE REQUIRED BY THE CALIFORNIA ENERGY

## DIVISION 4.3 - WATER EFFICIENCY AND CONSERVATION

## SECTION 4.301 - GENERAL

**4.301.1 SCOPE.** THE PROVISIONS OF THIS CHAPTER SHALL ESTABLISH THE MEANS OF CONSERVING WATER USED INDOORS, OUTDOORS AND IN WASTEWATER CONVEYANCE.

## SECTION 4.302 - DEFINITIONS

**4.302.1 DEFINITIONS.** THE FOLLOWING WORDS AND TERMS SHALL, FOR PURPOSES OF THIS CHAPTER AND AS USED ELSEWHERE IN THIS CODE, HAVE THE MEANINGS SHOWN HEREIN.

## SECTION 4.303 - INDOOR WATER USE

**4.303.1 WATER CONSERVING PLUMBING FIXTURES.** PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

LOWING:

403.1.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. tANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE

SPECIFICATION FOR TANK-TYPE TOILETS.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

**4.303.1.2 URINALS.** THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

#### 4.303.1.3 SHOWERHEADS.

**4.303.1.3.1 SINGLE SHOWERHEAD.** SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTEAT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

**4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER.** WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLESTS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

#### 4.303.1.4. FAUCETS.

**4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS.** THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

**4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS.** THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.3 METERING FAUCETS. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.

4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

**NOTE:** WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

**4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.** PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE *CALIFORNIA PLUMBING CODE*, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE *CALIFORNIA PLUMBING CODE* 

#### SECTION 4.304 - OUTDOOR WATER USE

**4.304.1 IRRIGATION CONTROLLERS.** AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:

CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE - BASED CONTROLLERS
THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS'
NEEDS AS WEATHER CONDITIONS CHANGE.

2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPERATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

**NOTE:** MORE INFORMATION REGARDING IRRIGATION CONTROLLER FUNCTION AND SPECIFICATIONS IS AVAILABLE FROM THE IRRIGATION ASSOCIATION.

#### **DIVISION 4.4 - MATERIAL CONSERVATION AND RESOURCE EFFICIENCY**

#### SECTION 4.401 - GENERAL

**4.401.1 SCOPE.** THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF ACHIEVING MATERIAL CONSERVATION AND RESOURCE EFFICIENCY THROUGH PROTECTION OF BUILDINGS FROM EXTERIOR MOISTURE; CONSTRUCTION WASTE DIVERSION; EMPLOYMENT OF TECHNIQUES TO REDUCE POLLUTION THROUGH RECYCLING OF MATERIALS; AND BUILDING COMMISSIONING OR TESTING, ADJUST AND BALANCING.

### SECTION 4.402 - DEFINITIONS

**4.402.1 DEFINITIONS.** THE FOLLOWING WORDS AND TERMS SHALL, FOR THE PURPOSES OF THIS CHAPTER AND AS USED ELSEWHERE IN THIS CODE, HAVE THE MEANINGS SHOWN HEREIN

## SECTION 4.406 - ENHANCED DURABILITY AND REDUCED MAINTENANCE

**4.406.1 RODENT PROOFING.** ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

## SECTION 4.408 - CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE REDUCTION OF AT LEAST 50 PERCENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.

EXCEPTIONS:

- 1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
- 2. ALTERNATIVE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE LORSITE

**4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.** WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY THAT:

- RCING AGENCY THAT:

  1. IDENTIFIES THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYLCING,
- REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.

  2. SPECIFIES IF MATERIALS WILL BE SORTED ON-SITE OR MIXED FOR
- TRANSPORTATION TO A DIVERSION FACILITY.

  3. IDENTIFIES THE DIVERSION FACILITY WHERE THE MATERIAL COLLECTED WILL BE
- IDENIFIES CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF WASTE GENERATED.
- 5. SPECIFIES THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

**4.408.2.1 DOCUMENTATION.** DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5. THE WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE ACCESSIBLE DURING CONTRUCTION FOR EXAMINATION BY THE ENFORING AGENCY.

**4.408.2.2 ISOLATED JOBSITES.** THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

- 1. SAMPLE FORMS FOUND IN CHAPTER 8 MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THE WASTE MANAGEMENT PLAN.
- 2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C&D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE).

## SECTION 4.410 - BUILDING MAINTENANCE AND OPERATION

BUILDING:

**4.410.1 OPERATION AND MAINENANCE MANUAL.** AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB0BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE

DIRECTIONS TO THE OWNER OR OCCUPANT THATH THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.

- 2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
  A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS, AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
- B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.C. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.D. LANDSCAPE AND IRRIGATION SYSTEMS.
- D. LANDSCAPE AND IRRIGATION SYSTEMS.

  E. WATER REUSE SYSTEMS.

  INFORMATION FROM THE LOCAL LITELTY, WATER AND WASTE RECOVERY
- 3. INFORMATION FROM THE LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
- PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
   EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE
- TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
  6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN
- AND CONTROLLERS WHICH CONSERVE WATER.

  7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 15 FEET AWAY FROM THE
- FOUNDATION.
  8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT
- NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.

  9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS
  AVAILABLE.
- 10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFOCING AGENCY OR THIS CODE.

#### DIVISION 4.5 - ENVIRONMENTAL QUALITY

#### SECTION 4.501 - GENERAL

**4.501.1 SCOPE.** THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUANTITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING AND/OR HARMFUL TO THE COMFORT AND WELL-BEING OF A BUILDING'S INSTALLERS, OCCUPANTS AND NEIGHBORS.

#### **SECTION 4.502 - DEFINITIONS**

**4.502.1 DEFINITIONS.** THE FOLLOWING WORDS AND TERMS SHALL, FOR THE PURPOSES OF THIS CHAPTER AND AS USED ELSEWHERE IN THIS CODE, HAVE THE MEANINGS SHOWN

AGRIFIBER PRODUCTS. AGRIFIBER PRODUCTS INCLUDE WHEATBOARD, STRAWBOARD, PANEL SUBSTRATES AND DOOR CORES, NOT INCLUDING FURNITURE, FIXTURES AND EQUIPMENT (FF&E) NOT CONSIDERED BASE BUILDING ELEMENTS.

COMPOSITE WOOD PRODUCTS. COMPOSITE WOOD PRODUCTS INCLUDE HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD. COMPOSITE WOOD PRODUCTS DO NOT INCLUDE HARDBOARD, STRUCTURAL PLYWOOD, STRUCTURAL PANELS,

STRUCTURAL COMPOSITE LUMBER, ORIENTED STRAND BOARD, GLUED LAMINATED TIMBER AS SPECIFIED IN "STRUCTURAL GLUED LAMINATED TIMBER" (ANSI A190.1-2002) OR PREFABRICATED WOOD I-JOISTS.

MAXIMUM INCREMENTAL REACTIVITY (MIR). THE MAXIMUM CHANGE IN WEIGHT OF OZONE FORMED BYADDING A COMPOUND TO THE "BASE REACTIVE ORGANIC GAS (ROG) MIXTURE"

PER WEIGHT OF COMPOUND ADDED, EXPRESSED TO HUNDRETHS OF A GRAM (g O 3/g ROC).

NOTE: MIR VALUES FOR INDIVIDUAL COMPOUNDS AND HYDROCARBON SOLVENTS ARE SPECIFIED IN CCR, TITLE 17, SECTIONS 94700 AND 94701.

MOISTURE CONTENT. THE WEIGHT OF THE WATER IN WOOD EXPRESSED IN THE

PERCENTAGE OF TH WEIGHT OF THE OVEN-DRY WOOD.

PRODUCT-WEIGHTED MIR (PWMIR). tHE SUM OF ALL WEIGHTER MIR FOR ALL INGREDIENTS IN A PRODUCT SUBJECT TO THIS ARTICLE. THE PWMIR IS THE TOTAL PRODUCT REACTIVITY EXPRESSED TO THE HUNDRETHS OF A GRAM OF OZONE FORMED PER GRAM OF PRODUCT (EXCLUDING CONTAINER AND PACKAGING).

NOTE: PWMIR IS CALCULATED ACCORDING TO EQUATIONS FOUND IN CCR, TITLE 17,

REACTIVE ORGANIC COMPOUND (ROC). ANY COMPOUND THAT HAS THE POTENTIAL, ONCE EMITTED, TO CONTRIBUTE TO OZONE FORMATION IN THE ATMOSPHERE.

VOC. A VOLATILE ORGANIC COMPOUND BROUDLY DEFINED AS A CHEMICAL COMPOUND BASED ON CARBON CHAINS OR RINGS WITH VAPOR PRESSURES GREATER THAN -.1 MILLIMIETERS OF MERCURY AT ROOM TEMPERATURE. THESE COMPOUNDS TYPICALLY CONTAIN HYDROGEN AND MAY CONTAIN OXYGEN, NOTROGEN AND OTHER ELEMENTS. SEE CCR TITLE 17, SECTION 94508(a).

**NOTE:** WHERE SPECIFIC REGULATIONS ARE CITED FROM DIFFERENT ANGENCIES SUCH AS SCAQMD, ARB, ETC., THE VOC DEFINITION INCLUDED IN THAT SPECIFIC REGULATION IS THE ONE THAT PREVAILS FOR THE SPECIFIC MEASURE IN QUESTION.

## SECTION 4.503 - FIREPLACES

SECTION 94521(a).

4.503.1 GENERAL. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL OPPLINANCES.

## SECTION 4.504 - POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MACHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF THE ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WUTH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH

**4.504.2.1 ADHESIVES, SEALANT AND CAULKS.** ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:

1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLEN DICHLORIDE, METHEYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.

2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

4.504.2.2 PAINTS AND COATINGS. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORY LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED IN ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCE BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

4.504.2.3 AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(a)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTION 94522(c)(2) AND (d)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGUALTION 8, RULE 49.

**4.504.2.4 VERIFICATION.** VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. MANUFACTURER'S PRODUCT SPECIFICATION.

2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

**4.504.3 CARPET SYSTEMS.** ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

 CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
 CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOC (SPECIFICATION 01350).

NSF/ANSI 140 AT THE GOLD LEVEL.
 SCIENTIFIC CERTIFICATIONS SYSTEM INDOOR ADVANTAGE GOLD.

**4.504.3.1 CARPET CUSHION.** ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CCARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.

**4.504.3.2 CARPET ADHESIVE.** ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 50 PERCENT OF THE FLOOR AREA RECIEVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING
 1 VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE

- PRODUCTS DATABASE.
- **2.** PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
- 3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI)
- FLOORSCORE PROGRAM.

  4. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD OF THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS, "VERSION 1.1, FEBRUARY

2010 (ALSO KNOWN AS SPECIFICATION 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE

**4.504.5.1 DOCUMENTATION.** VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

PRODUCT CERTIFICATIONS AND SPECIFICATIONS
 CHAIN OF CUSTODY CERTIFICATIONS

2. CHAIN OF CUSTODY CERTIFICATIONS
3. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY

## SECTION 4.505 - INTERIOR MOISTURE CONTROL

**4.505.1 GENERAL.** BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA BUILDING STANDARDS CODE.

**4.505.2 CONCRETE SLAB FOUNDATIONS.** CONCRETE SLAB FOUNDATIONS REQUIRED TTO HAVE A VAPOR RETARDER BY **CALIFORNIA BUILDING CODE**, CCR, TITLE 24, PART 2, CHAPTER 19, SHALL ALSO COMPLY WITH THIS SECTION.

**4.505.2.1 CAPILLARY BREAK.** A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

1. A 4-INCH (101.6 MM) THICK BASE OF ½ INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION. SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.

2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR

3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

MOISTURE READINGS SHALL BE DETERMINED AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
 AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR

FRAMING.
INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE
CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR
FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE
MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

## SECTION 4.506 - INDOOR AIR QUALITY AND EXHAUST

CONTACT-TYPE MOISTURE METER.

**4.506.1 BATHROOM EXHAUST FANS.** MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:

1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE

THE BUILDING

2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION
SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY

HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

NOTE: FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION.

## SECTION 4.507 - ENVIRONMENTAL CONFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE

FOLLOWING METHODS:

1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWAREOR METHODS.

2. DUCT SYSTEMS ARE SIZED ACCORDING TO ACCA 29-D MANUAL D, ASHRAE

HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S
OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS
EXCEPTION: USE OF ALTERNATIVE DESIGN TEMPERATIRES NECESSARY TO ENSURE

THE SYSTEMS FUNCTION ARE ACCEPTABLE.

4.408.3 WASTE MANAGEMENT COMPANY. UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1.

NOTE: THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE

CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN

LANDFILLS, WHICH DO NOT EXCEED FOUR (4) LBS./SQ. FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 50 PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED TWO (2) POUNDS PER SQUARE FOOR OF THE

BUILDING AREA, SHALL MEET THE MINIMUM 50-PERCENT CONSTRUCTION WASTE

**4.408.5 DOCUMENTATION.** DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATED COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5 , SECTION 4.408.3 OR SECTION 4.408.4.

REDUCTION REQUIREMENT IN SECTION 4.408.1.

## NOTE

1. SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BULDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW.HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN

DOCUMENTING COMPLIANCE WITH THIS SECTION.

2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C&D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE).

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PROJECT:

17 MILE DR. RESIDENCE 2889 17 MILE DR. PEBBLE BEACH, CA 93953 APN# 007-201-009

17 MILE DRIVERIOR STRAUGHIOR

TIMELINE

DATE ISSUED FOR:

- 1ST SUBMITTAL

- PLAN CHECK

- BID / FINAL

- CONSTRUCTION

REVISIONS

PROJECT NO: 1426

DRAWN BY: CS

CHECKED BY: EA

DESCRIPTION:

CALIFORNIA GREEN

**BUILDING STANDARDS** 

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T0.2

PRINTED: SEPTEMBER 9, 2016

2013 CALIFORNIA GREEN BUILDING STANDARDS CODE - RESIDENTIAL MANDATORY MEASURES

THE CONTRACTUAL AGREEMENT FOR THE PROJECT SHALL BE AIA DOCUMENT A101, STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR.

C. THE DRAWINGS:

1. THE DRAWINGS AND SPECIFICATIONS FOR THE PROJECT WERE PREPARED BY AND ARE THE PROPERTY OF CONRAD ASTURI STUDIOS INC., THE DESIGNER. THE INTENT OF THESE DRAWINGS IS TO PROVIDE INFORMATION NECESSARY TO THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS IN ORDER TO BUILD THE WORK COMPLETE AND FINISHED, READY TO OCCUPY, WITHOUT EXCEPTION.

2. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY TAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENT. CONTRACTOR AND SUB-CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF ALL CODES APPLICABLE TO THIS PROJECT

3. COMPLETENESS: IT IS NOT INTENDED THAT THE CONTRACT DOCUMENTS INCLUDE EACH AND EVERY SUBSYSTEM/COMPONENT NECESSARY TO FULLY AND PROPERLY COMPLETE THE WORK. SUBSYSTEMS/COMPONENTS AND/OR DETAILS NORMALLY REQUIRED/INCLUDED AS TRADE PRACTICE MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN, NEVERTHELESS THE CONTRACTOR IS RESPONSIBLE FOR EACH FLEMENT OF WORK REQUIRED FOR A COMPLETE, PROPER AND FULLY FUNCTIONAL INSTALLATION.

4. THESE SPECIFICATIONS ARE TO BE TAKEN AS GENERAL NOTES AND ARE PART OF THE DRAWINGS. PORTIONS THAT OBVIOUSLY WERE NOT INTENDED TO APPLY MAY BE DISREGARDED, CODE PORTIONS THAT APPLY TO TYPICAL SINGLE FAMILY HOMES ARE MARKED "RES" AND PORTIONS THE APPLY TO LARGER PROJECTS ARE MARKED "COMM" FOR COMMERCIAL. THE DRAWINGS AND THE SPECIFICATIONS ARE MENT TO BE COOPERATIVE AND INCLUSIVE, INFORMATION SHOWN ON ONE OR THE OTHER IS AS IF IT WAS SHOWN ON BOTH. ONFLICTS BETWEEN THE DRAWINGS AND PECIFICATION MUST BE BROUGHT TO THE DESIGNER'S ATTENTION IN WRITING PRIOR TO PROCEEDING WITH THE WORK IN NO CASE DO DRAWINGS OVERRIDE SPECIFICATIONS OR SPECIFICATIONS OVERRIDE DRAWINGS. IN ALL CASES IT WILL BE ASSUMED THAT THE CONTRACTOR BID/PRICED THE MORE EXPENSIVE

5. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF CONRAD DESIGN GROUP LLC, WHICH RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR ALTERED IN ANY FORM OR MANNER. THEY ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF CONRAD DESIGN GROUP. USE OR COPYING OF THESE DRAWINGS IN PART OR IN WHOLE IS UNLAWFUL WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

ALL WORK PERFORMED AND MATERIALS SUPPLIED BY THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS OF ALL FEDERAL, STATE, LOCAL CODES AND ORDINANCES IN EFFECT AT THE TIME OF THIS CONSTRUCTION INCLUDING BUT NOT LIMITED TO THE LATEST ADOPTED VERSIONS WITH ALL AMENDMENTS OF THE FOLLOWING:

THE 2013 EDITION OF THE FOLLOWING CODES: CALIFORNIA BUILDING CODE (CBC) CALIFORNIA RESIDENTIAL CODE (CRC) CALIFORNIA ELECTRICAL CODE (CEC) CALIFORNIA MECHANICAL CODE (CMC) CALIFORNIA PLUMBING CODE (CPC) CAIFORNIA FIRE CODE (CEC) CALIFORNIA ENERGY CODE CALIFORNIA GREEN BUILDING STANDADS CODE & CURRENT VERSION OF NEPA

TYPE, ETC. E. THE DESIGNER WILL HAVE A MINIMAL ROLE IN NSTRUCTION OBSERVATION OF THIS PROJECT. THE ONTRACTOR IS PRIMARILY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT. ALL QUESTIONS / CLARIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE

SEE COVER SHEET FOR OCCUPANCY GROUP(S) CONST

THE CONTRACTOR SHALL <u>VISIT</u> THE SITE TO FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS. ON-SITE VERIFICATION OF ALL EXISTING CONDITIONS. DIMENSIONS AND/OR DETAILS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR FOR HIS OR HER INDIVIDUAL WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR, WHO SHALL NOTIFY THE OWNER AND DESIGNER (IN WRITING) OF THE SITUATION TO BE CLARIFIED OR CORRECTED. THIS SHALL OCCUR PRIOR TO COMMENCING THE WORK IN QUESTION, EXISTING CONDITIONS NOT SHOWN OR INDICATED ON THE DRAWINGS ARE TO REMAIN UNCHANGED. THE RESPONSIBILITY FOR IMPROPERLY COMPLETED WORK AND ANY FUTURE WORK AFFECTED DUE TO FAILING TO PROVIDE WRITTEN NOTIFICATION WITH RESULTING CLARIFICATION WILL BE BORNE SOLELY

BY THE INVOLVED CONTRACTORS. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK. MATERIALS AND METHODS OF CONSTRUCTION UTILIZED ON THE PROJECT. THE CONTRACTOR SHALL PROVIDE PROPER, FULL TIME SUPERVISION OF THE WORK AND SHALL COORDINATE THE WORK OF ALL TRADES TO INSURE A TIMELY COMPLETION OF THE WORK. THE CONTRACTOR SHALL COORDINATE ALL WORK AND CONSTRUCTION SCHEDULING WITH THE OWNER.

F. THE GENERAL CONTRACTOR SHALL DEVELOP AND IMPLEMENT A SAFETY PROGRAM PROTECTING ALL WORKMEN, THE OWNER AND THE GENERAL PUBLIC. THE GENERAL CONTRACTOR SHALL ENSURE COMPLIANCE BY ALL SUBCONTRACTORS AND THEIR WORKMEN.

THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES FROM DAMAGE AND SHALL BE RESPONSIBLE FOR ANY REQUIRED REPAIR TO ADJOINING PROPERTIES AS WELL AS REPAIRS TO EXISTING CURBS, SIDEWALKS AND UTILITIES.

NDERGROUND: THE CONTRACTOR SHALL EXERCISE CARE DURING ALL CLEARING, GRUBBING AND **EXCAVATION WORK. NO UNPROTECTED EXCAVATIONS** SHALL BE LEFT OPEN FOR MORE THAN 24 HOURS. NO ON-SITE BURNING SHALL BE PERMITTED. NO ON-SITE WATER RETENTION SHALL BE PERMITTED, WHEN NECESSARY THE CONTRACTOR SHALL PROVIDE PUMPS TO REMOVE STANDING WATER. NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTY SHALL BE PERMITTED WHERE APPLICABLE, CONTRACTOR WILL VERIFY LOCATION OF ALL PUBLIC UTILITIES BY CONTACTING THE COMPANIES OR THEIR UNDERGROUND SERVICE ALERT FACILITY TWO WORKING DAYS IN ADVANCE TO ALLOW THEM TO LOCATE AND MARK ALL PUBLIC UTILITIES.

RARY FACILITIES: THE CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES, SAFETY BARRICADES, SECURITY FENCING PLUS ALL REQUIRED TEMPORARY UTILITIES AND SIGNAGE AT THE JOB SITE.

THE CONTRACTOR SHALL EXERCISE CARE DURING ALL DEMOLITION AND/OR REMOVAL WORK INCLUDING PROTECTING EXISTING STRUCTURES/WORK THAT IS TO REMAIN AS WELL AS PROVIDING TEMPORARY SHORING. BRACING AND SUPPORT WHEN AND WHERE REQUIRED THROUGHOUT CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING STRUCTURES, EQUIPMENT, AND/OR FINISHES SHALL BE REPAIRED AT THE EXPENSE OF THE INVOLVED CONTRACTOR/SUBCONTRACTOR, LOCATE ANY UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT (USA) PRIOR TO DIGGING ETC. CONTRACTORS SHALL NOT ALLOW ANY PORTION OF NEW OR EXISTING WORK TO BE OVERLOADED.

G. THE CONTRACTOR SHALL PERFORM ALL WORK IN A NEAT, ORDERLY AND WORKMANLIKE MANNER. COMPLYING WITH THE BEST TRADE PRACTICE BY THOSE SKILLED IN THE PARTICULAR TRADE, WORK, EQUIPMENT. FIXTURES, PIPING, ETC, SHALL BE PLUMB, LEVEL SQUARE, CENTERED, ETC. ALL WORK/EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS. ALL REJECTED WORK SHALL BE PROMPTLY REMOVED AND REPLACED.

H. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL EXISTING HAZARDOUS MATERIALS INCLUDING ASBESTOS AND LEAD PAINT. SHOULD ANY HAZARDOUS MATERIALS BE ENCOUNTERED. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER FOR DIRECTIONS FOR REMOVAL AND LAWFUL DISPOSAL.

. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE OCCURRING FROM THEIR SUBCONTRACTORS AND/OR WORKMEN/EMPLOYEES DURING CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEFT OR VANDALISM OF ALL ITEMS ON-SITE WHICH ARE PART OF THE CONTRACT FOR THE DURATION OF THE PROJECT

K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING <u>BUILDING PERMIT</u> AND AND ASSOCIATED EVELOPMENT FEES (IF ANY) AT THE OWNER'S EXPENSE COST TO THE CONTRACTOR). CONTRACTOR SHALL BE RESPONSIBLE FOR COST FOR: ALL OTHER PERMITS REQUIRED, ALL RE-INSPECTION FEES, ALL UTILITY METERS. BOXES AND CONNECTION FEES, ALL SPECIAL INSPECTIONS WHICH MAY BE REQUIRED BY LOCAL GOVERNMENT AGENCIES, ALL SITE INVESTIGATIONS FOR UNDERGROUND STRUCTURES, APPURTENANCES AND PROPERTY BOUNDARIES AS NEEDED.

MATERIALS: ALL MATERIALS SHALL BE NEW, UNUSED AND DELIVERED TO THE JOB SITE IN THEIR ORIGINAL CONTAINERS. ALL WOOD, GYPSUM BOARD AND SIMILAR MATERIALS SHALL BE STORED OFF THE GROUND AND PROTECTED FROM INCLEMENT WEATHER. ALL MATERIALS SUBJECT TO COLD DAMAGE SHALL BE STORED IN A HEATED LOCATION. N. ALL BIDS/PRICES SHALL REFLECT THE WORK AS PER

THE CONTRACT DOCUMENTS. ALTERNATES / SUBSTITUTIONS WILL BE CONSIDERED ONLY WHEN JBSTANTIAL SAVINGS ARE PROVIDED AND THE WORK/MATERIALS ARE OF EQUAL QUALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTING ANY CHANGES MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND OWNER. VERBAL APPROVALS WILL NOT BE ACCEPTED.

CHANGES: NO CHANGES WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER AND OWNER. IN NO CASE WILL CHANGES BE MADE WITHOUT THE DESIGNER'S REVIEW.

1. GUARANTEE: ALL WORK AND MATERIALS SHALL BE UARANTEED FOR A PERIOD OF ONE (1) YEAR, EXCEPT AS NOTED. GUARANTEE SHALL COMMENCE FROM THE DATE OF FINAL COMPLETION/OCCUPANCY PERMIT. ALL COSTS ASSOCIATED WITH CORRECTIONS, REPAIRS, REPLACEMENTS ETC. INCLUDING LABOR AND MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

THE FOLLOWING PAYMENT SECTION WILL APPLY IF THE CONSTRUCTION CONTRACT DOES NOT CONTAIN EXPLICIT DETAILS OF HOW PAYMENTS ARE TO BE MADE. THE GENERAL CONTRACTOR SHALL SUBMIT PAY REQUESTS ON A MONTHLY BASIS FOR WORK COMPLETED ON OR BEFORE THE 25TH OF EACH MONTH. TEN (10) PERCENT RETAINAGE SHALL BE WITHHELD FROM ALL MONTHLY PROGRESS PAYMENTS. THE TOTAL ACCUMULATED RETAINAGE WILL BE DUE AND PAYABLE UPON ISSUANCE OF AN OCCUPANCY PERMIT AND APPROVED COMPLETION OF THE PUNCH LIST. NO PAYMENT REQUEST SHALL BE MADE UNTIL BOTH A SCHEDULE OF VALUE AND A CONSTRUCTION SCHEDULE ARE SUBMITTED AND APPROVED BY THE OWNER. THI CONTRACTOR WILL SUBMIT A "PARTIAL WAIVER OF LIENS" ALONG WITH EACH PAY REQUEST. PAYMENT WIL BE APPROVED ONLY FOR WORK IN PLACE, NO PAYMENT WILL BE CONSIDERED FOR MATERIALS STORED ON-SITE.

ECT CLOSE OUT: AT COMPLETION OF THE PROJECT THE CONTRACTOR SHALL PROVIDE THE FOLLOWING:

1 NOTARIZED "FINAL RECEIPT AND WAIVER OF LIENS" FROM ALL SUBCONTRACTORS AND MATERIAL . PROVIDE CERTIFICATE OF OCCUPANCY WITH COPIES OF MUNICIPAL/COUNTY FINAL INSPECTION

3. PROVIDE THREE COPIES OF GENERAL CONTRACTORS GUARANTEE AND THREE COPIES OF GUARANTEES FROM ALL SUBCONTRACTORS STATING TIME PERIOD. 4. PROVIDE TWO SETS OF MAINTENANCE INSTRUCTIONS FOR ALL OPERATING EQUIPMENT 5. UPON COMPLETION OF ALL <u>PUNCH LIST</u> ITEMS, SUBMIT LETTER STATING THAT FACT SUBMIT FINAL INVOICE FOR PAYMENT OF RETENTION INDICATING ON THE INVOICE "FINAL INVOICE, NO ADDITIONAL MONEYS DUE"

ALL LABOR AND MATERIALS, EQUIPMENT, PERMITS, INSPECTIONS AND SHALL PERFORM ALL WORK, PERMANENT AND/OR TEMPORARY, NECESSARY FOR THE COMPLETION OF THE PROJECT. THE FINAL WORK SHALL BE COMPLETE, CLEANED AND READY FOR OCCUPANCY. THE WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE

. PREPARATION OF BUILDING PAD INCLUDING EXCAVATION, GRADING AND REQUIRED COMPACTION. 2. ALL UTILITY SERVICES, TEMPORARY AND PERMANENT, NECESSARY TO COMPLETE THE PROJECT 3. FOOTINGS, FOUNDATIONS, RETAINING WALLS, AND SLABS ON GRADE. 4. ALL STRUCTURAL FRAMING OF WALLS, FLOORS, CEILINGS AND ROOFS. 5. ALL THERMAL AND MOISTURE PROTECTION INCLUDING ROOFING AND FLASHING.

7. ALL INTERIOR FINISHES. 8. ALL EXTERIOR FINISHES 9. ALL CASEWORK/MILLWORK INDICATED ON THE 10. ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK INCLUDING FIXTURES. 11. ALL DEMOLITION AND REMOVAL AND DISPOSAL WORK

6. ALL DOORS, WINDOWS, AND HARDWARE.

NECESSARY TO COMPLETE THE PROJECT.

JOB SITE, REMOVING ALL DEBRIS AS THE JOB . PROVIDE GRADING, EXCAVATION, FILL AND COMPACTION NECESSARY FOR THE CONSTRUCTION OF

THE BUILDING PAD. 2. PROVIDE GRADING, EXCAVATION, FILL AND COMPACTION NECESSARY FOR THE CONSTRUCTION OF ROADWAYS PARKING AREAS SERVICE DRIVES WALKWAYS CURBS RETAINING WALLS DRAINAGE AND LANDSCAPING FEATURES, ETC., AS IDENTIFIED IN THE CONTRACT DOCUMENTS AND/OR AS REQUIRED FOR THE NECESSARY AND PROPER COMPLETION OF THE WORK. 3. FINISH GRADE THE AREA AROUND THE BUILDING SITE FOR "READY DRAINAGE" AWAY FROM THE BUILDING (COMM. CBC 1804.3, RESID. CRC R401.3) AND ADJOINING NEIGHBORING SIDE PROPERTIES. 4. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING. 5. WHERE DISCREPANCIES BETWEEN SOILS REPORT AND DRAWINGS OCCUR, CONTACT DESIGNER PROVIDE SPLASHBLOCKS AT ALL DOWNSPOU LOCATIONS AND PERIMETER DRAINAGE SYSTEM WHEN NOTED PER SOILS REPORT, UNLESS A SUBSURFACE DRAINAGE PIPING SYSTEM IS PROVIDED.

BOARD, PLASTER, STUCCO, ETC.)

RAMING NAILING REQUIREMENTS.

REQUIREMENTS.

REQUIREMENTS.

STAGGERED.

MINIMUM OF 7 DIAMETERS.

FLASHING IS PROVIDED.

PREVENT ROTATION.

WALLS AND CEILINGS.

CRC R302 11)

FOR ALL POSTS

REQUIREMENTS.

: GLUE-LAMINATED TIMBER:

GRADE OR FOUNDATION GRADE REDWOOD.

TYPICAL SILL BOLTING SHALL BE 1/2 INCH X 12 INCH

ANCHOR BOLTS WITHIN 9 INCHES OF EACH SILL PIECE

AND ALL CORNERS. SILL WASHERS TO BE 2"x2"x3/16"

ANY HOLDOWN ANCHORS MUST BÉ TIED INTO PLACE

PRIOR TO FOUNDATION INSPECTION (COMM. CBC 110).

6. REFER TO TABLE 2304.9.1 OF THE CBC FOR TYPICAL

EXTERIOR GLUE, INTERIOR PLYWOOD SHALL BE INTERIOR

REFER TO STRUCTURAL DRAWINGS FOR DETAILED

EXTERIOR PLYWOOD SHALL BE EXTERIOR (

CONFORMING TO PS 1, LATEST EDITION. REFER TO

PERCENT OF BOLT DIAM.; THREADED PORTION OF

BOLT/SCREW TO BE INSERTED BY TURNING, NOT BY

10. VERTICAL 2X MEMBERS SHALL BE LAMINATED

FOGETHER USING 16d NAILS, 9 INCHES ON CENTER,

THE APPROVAL OF THE STRUCTURAL ENGINEER. ALL

2. ENDS OF WOOD MEMBERS ENTERING MASONRY

A 1/2 INCH AIR SPACE AROUND TOP, END. AND SIDES.

PRESERVATIVE OR UNLESS 25 GAUGE SHEET METAL

RAFTERS FOR LATERAL SUPPORT AND TO PREVENT

ROTATION. PROVIDE METAL BRIDGING CENTERED

CENTER. RAFTERS SHALL BE FRAMED DIRECTLY

OPPOSITE EACH OTHER AT RIDGES AND NAILED TO

14. EACH TRADE IS RESPONSIBLE FOR REPAIRS TO

15. PROVIDE BACKING / BLOCKING FOR GYPSUM AND ANYWHERE NECESSARY TO PROVIDE 24" O.C. MAX.

NAILING FOR WALLBOARD AT ALL INTERSECTIONS OF

FIRESTOP ALL WALLS AND CONCEALED ENCLOSED

ONSTRUCTION AT 10 FEET ON CENTER "VERTICALLY" TO

PREVENT VERTICAL SPREAD OF FIRE, AT FLOOR LEVELS

FIRESTOPS) TO PREVENT THE HORIZONTAL SPREAD OF

FIRE MORE THAN 10'. FIRESTOP ALL CHASES, PLUMBING

AND SOUND WALLS AT EACH FLOOR LEVEL AND AT SIDE.

FIRESTOP ALL SOFFITS AT 10 FEET ON CENTER. (RESID.

18. PROVIDÉ AT LEAST AN EXTRA JOIST UNDER ALL

WALLS PARALLEL TO FRAMING (UNLESS SPECIFICALLY

19. ALL BEAMS AND HEADERS TO HAVE SOLID WOOD

WIDTH OF BEAM/WALL. PROVIDE ADDITIONAL TRIMMERS

POSITIVE CONNECTION TO BEAMS AND SHALL EXTEND

DOWN TO AND CONNECT TO FOOTINGS. PROVIDE METAL

PEDESTAL BASES PROJECTING 1 INCH ABOVE CONCRETE

FRAMES, DECKING, RAILINGS, FASCIA, ETC. EXPOSED TO

21 ALL HARDWARF CONNECTING WOOD MEMBERS SHALL

BE RECESSED WHERE REQUIRED BY ARCHITECTURAL

22. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL

ALL GLUE-LAMINATED LUMBER SHALL CONFORM TO

MOISTURE CONTENT SHALL NOT EXCEED 12 PERCENT.

INHIBITOR CONFORMING TO FEDERAL SPECIFICATIONS

MMM-125. FABRICATOR SHALL FURNISH AITC INSPECTION

WERE PRODUCED IN ACCORDANCE WITH PROVISIONS OF

CERTIFICATE, CERTIFYING THAT ALL GLU-LAM MEMBERS

AITC INSPECTION MANUAL FOR STRUCTURAL GLU-LAM

LUMBER. ALL LAMINATED BEAMS SHALL CONFORM TO

EXPOSED TO WEATHER SHALL BE PROTECTED WITH AN

I. INTERIOR WOOD TRIM: SHALL BE S4S, VERTICAL GRAIN,

COORDINATE MANUFACTURER AND COLORS SUBMIT TO

DRAWINGS, SUBMIT SHOP DRAWINGS FOR APPROVAL

PERMENTLY FLEXIBLE SEALANT. AT HORIZONTAL TRIM

GALVANIZED SHEET METAL WATER TABLE FLASHING IS

I FAVE A GAP. FREE OF SEALANT, UPPER COURSE LAYER

ALL TRIM WORK SHALL BE ATTACHED WITH FINISH

NAILS (GALVANIZED AT EXTERIOR), SET 1/8 INCH TO

RECEIVE FILLER. PRE-DRILL WHERE NECESSARY TO

. MITER ALL CORNERS AND BEVEL ALL JOINTS.

SPLITS, TOOL MARKS OR OTHER DEFECTS.

ALL SCRIBING, MITERING AND JOINTING SHALL B

PERFORMED ACCURATELY AND NEATLY TO PRODUCE

TIGHT, LEVEL, AND EVEN JOINTS. INSTALL ALL WORK

5. EDGE BAND ALL EXPOSED SHELF EDGES IN LIKE

6. GLUE ALL MILLWORK/CASEWORK JOINTS WITH

TRUSS LENGTHS AND CONFIGURATIONS TO BE

ACCOUNTED FOR BY THE TRUSS MANUFACTURER

2. PROVIDE BRACING AND LATERAL SUPPORT AS

REQUIRED BY TRUSS MANUFACTURER'S DESIGN AND

OF THE TRUSS SYSTEM AND RELATED COMPONENTS

AS REQUIRED BY CODE AND INDUSTRY STANDARDS.

STANDARDS, TO PREVENT ROTATION OR DISPLACEMENT

DURING CONSTRUCTION (TEMPORARY CONSTRUCTION

BRACING) AND LATER (PERMANENT BRACING AND TIES)

4. ALL RUNS OF LESS THAN 16 FEET SHALL BE DONE IN

WATERPROOF GLUE AND PROVIDE SHOP DRAWINGS FOR

7. SEE SECTION 5 (METAL) FOR GENERAL STAIRWAY INFO.

INSTALLED OVER HORIZONTAL TRIM. 1/4 INCH GAP IS

PROVIDED BETWEEN THE SIDING AND THE FLASHING

OF BUILDING PAPER IS LAPPED OVER THE VERTICAL

FLANGE OF SHEET METAL FLASHING.

AVOID SPLITTING

ONE PIECE.

ALL MILLWORK/CASEWORK

WOOD SIDING: ALL CUT EDGES TO BE FIELD-PRIMED

FORE INSTALLATION. AT SIDING ABUTTING VERTICAL

FOLLOWING. LOWER COURSE LAYER OF BUILDING PAPER

INDUSTRIAL APPEARANCE GRADE AND ALL MEMBERS

APPROVED PRESERVATIVE. REFER TO STRUCTURAL

FINISH LUMBER (UNLESS NOTED OTHERWISE

DOUGLAS FIR, REFER TO DRAWINGS FOR SIZES AND

2. EXTERIOR WOOD TRIM: REFER TO DRAWINGS

PLASTIC LAMINATE: REFER TO DRAWINGS

4 CASEWORK: AWI CUSTOM GRADE REFER TO

FRIM. PROVIDE AN 1/8 INCH GAP. AND INSTALL

BANDS WITH LAP SIDING ABOVE, PROVIDE THE

IS INSTALLED TO CONTINUE BEHIND THE TRIM AND

BEYOND THE SHEET METAL FLASHING, 26-GAUGE

OWNER FOR APPROVAL.

DRAWINGS FOR ADDITIONAL REQUIREMENTS.

LITH IZE WATER-RESISTANT TYPE GILLE WITH MOLD

FINISH VERIEY WITH ARCHITECTURAL DRAWINGS

AT SIDES WHERE POSSIBLE POSTS SHALL HAVE

20. ATTACH ALL SIDING, TRIM, WINDOW AND DOOR

WEATHER WITH GALVANIZED FASTENERS.

ENGINEERED); LOCATE TO AVOID PLUMBING CONFLICTS.

POSTS OR BUILT UP MULTIPLE STUD SUPPORTS FOR FULL

16. PROVIDE SOLID BLOCKING FOR ALL BATH

AND CEILING LEVELS. FIRESTOP ALL ENCLOSED

CONSTRUCTION "HORIZONTALLY" (WITH VERTICAL

ACCESSORIES, CASEWORK AND CABINETS.

FRAMING DUE TO THE PERFORMANCE OF THEIR WORK.

13. PROVIDE BLOCKING AS REQUIRED BY LIGHT WOOD

CONSTRUCTION STANDARDS (COM: C. B. C. 2308.8.2 AND

2308.10.6. RESID: CRC R502.7 & R802..3) AT CEILINGS AND

BETWEEN SUPPORTS OR AT A MAXIMUM OF 10 FEET ON

UNLESS WOOD IS TREATED WITH AN APPROVED

1 NO STRUCTURAL MEMBER SHALL BE CUT WITHOUT

CUTTING, NOTCHING, BORING OF FRAMING WOOD SHALL

WALLS, OR CONCRETE FOUNDATION WALLS, SHALL HAVE

DRIVING WITH A HAMMER: THREADS SHALL PENETRATE A

STRUCTURAL DRAWINGS FOR STRUCTURAL PLYWOOD

PROPER ROOF SLOPE, REFER TO ROOF PLANS. VERIFY

. LAG BOLTS AND SCREWS SHALL BE PREDRILLED AT 60

GRADE WITH EXTERIOR GLUE, STRUCTURAL 1,

CONDITIONS PRIOR TO SETTING BOLTS.

CONFORM TO C. B. C. REQUIREMENTS.

STEEL PLATE (UBC 1806.6, 1806.6.1) ALL SILL BOLTS AND

EMBEDDED 7 INCHES, AND 4 FOOT ON CENTER. PROVIDE

THE SITE SHALL BE CLEARED AND GRUBBED OF ALL TREES, BUSHES, STUMPS, UNDERGROWTH, AND VEGETATION. STUMPS OF TREES LARGER THAN ONE FOOT IN DIAMETER SHALL BE REMOVED IN THEIR ENTIRETY: ROOTS GREATER THAN 1/2" INCH IN DIAMETER SHALL BE REMOVED TO AT LEAST 18 INCHES BELOW FINAL GRADING. ALL CLEARED/GRUBBED MATERIAL SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OFF SITE. UNDEVELOPED PORTIONS OF THE SITE SHALL NOT BE DAMAGED OR UNNECESSARILY DISTURBED. IF DAMAGED THESE AREAS WILL BE RETURNED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST.

C. COMPACTION AND FILL: GRADE AND COMPACT EXISTING SUITABLE MATERIAL AND REQUIRED IMPORTED ENGINEERING FILL AS NECESSARY TO BRING BUILDING PADS AND ALL OTHER FEATURES TO PROPER LEVELS PROVIDE 2 PERCENT (1/4 INCH PER FOOT) SURFACE DRAINAGE FOR 10 FEET, MINIMUM, AROUND ALL

RENCHING: FOOTING, PLUMBING AND UTILITY TRENCHES SHALL BE OF DEPTH AND SIZE REQUIRED WITH LEVEL BOTTOMS, CUT FOR TRUE AND PLUMB WORK AS THE SOIL CONDITIONS DICTATE. REMOVE ALL ORGANIC MATERIALS AND BACKFILL WITH ENGINEERED FILL AS REQUIRED. BACKFILL WITH APPROVED MATERIAL IN 9 INCH LIFTS AND COMPACT TO A MINIMUM DENSITY OF 95 PERCENT PER ASTM D-1557.

HE GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITIES. ALL UTILITIES SHALL BE PLACED . THE CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION OPERATIONS. ALL EXISTING AND NEWLY INSTALLED UTILITIES SHALL BE ADEQUATELY PROTECTED: ANY DAMAGED UTILITIES (NEW OR EXISTING) SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST.

F. EXTERIOR CONCRETE: REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL CONCRETE REQUIREMENTS. UNLESS OTHERWISE NOTED ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS AND CONTAIN 5 SACKS OF CEMENT PER YARD, NOT MORE HAN 7 GALLONS OF WATER PER SACK OF CEMENT AND A SLUMP OF 4 INCHES, PLUS OR MINUS 1/2 INCH. ALL FOUNDATIONS SUPPORTING WOOD SHALL EXTEND 6 INCHES ABOVE GRADE.

PAVING: UNLESS OTHERWISE NOTED PAVING SHALL CONSIST OF 4" CONC. SLAB WITH CONTROL JOINTS 12' O.C. EACH WAY. CONTRACTOR TO PROVIDE CONTROL JOINT LAYOUT SKETCH FOR DESIGNER'S APPROVAL BEFORE FORMWORK IS APPROVED FOR PLACING CONCRETE. SPECIAL COLOR AND TEXTURE TO BE APPROVED PRIOR TO CONSTRUCTION.

3. CONCRETE (STRUCTURAL)

REFER TO STRUCTURAL DRAWINGS. PROVIDE SHOP DRAWINGS FOR ALL STRUCTURAL CONCRETE, INCLUDING SLABS, RETAINING WALLS AND CURBS, UNLESS OTHERWISE NOTED ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. ALSO, NOT MORE THAN 7 GALLONS OF WATER PER SACK OF CEMENT, A SLUMP OF 4 INCHES, AND MAXIMUM 3/4 INCH AGGREGATE. ALL FOUNDATIONS SUPPORTING WOOD SHALL EXTEND A MINIMUM OF 6 INCHES ABOVE FINISHED GRADE.

A. REFER TO STRUCTURAL DRAWINGS. PROVIDE SHOP DRAWINGS FOR ALL STRUCTURAL STEEL AND MISCELLANEOUS IRONWORK.

B. TUBE STEEL FOR RAILINGS, HANDRAILS, GATES, AND ENTRYWAYS REFER TO ARCHITECTURAL DRAWINGS.

CONCRETE, OR WOOD TYP.) 1. ALL STAIRWAY RUNS TO HAVE EQUAL RISERS PER CODE. ALL STAIRWAY RUNS TO HAVE EQUAL TREADS PER CODE. (EXAMPLE: MEASURE OF SMALLEST RISER MUST BE WITHIN 3/8" OF MEASUREMENT OF LARGEST 2. RISÉ & RUN: RESIDENTIAL: MAXIMUM RISER HEIGHT 7.75" & MINIMUM TREAD LENGTH 10" (PER CRC R311.7.5). COMMERCIAL: MAXIMUM RISER HEIGHT 7" & MINIMUM TREAD LENGTH 11" (PER CBC 1009.4). PREFERRED RISER HEIGHT: 7" INTERIOR, 6" EXTERIOR. PREFERRED TREAD LENGTH: 11" INTERIOR, 12" OR 16" AT EXTERIOR. HANDRAILS PROVIDE AT LEAST ONE HANDRAIL ONE

SIDE AT ALL STAIRWAYS OF 4 OR MORE RISERS. WHETHER OR NOT HANDRAIL IS NOTED ON PLANS HANDRAIL SIZE, SHAPE, AND HEIGHT PER CODE (RESID: CRC R311.7.8, COMM.: CBC SECTION 1012). (ALL STAIRS AT COMMERCIAL PROJECTS TO HAVE HANDRAILS BOTH SIDES.) HANDRAIL HEIGHT TO BE BETWEEN 34" AND 36" MORE THAN 30". WHETHER OR NOT SHOWN ON PLANS GUARDRAILS TO BE MINIMUM OF 42" HIGH. ANY OPENINGS IN GUARDRAIL SYSTEM TO BE SMALL ENOUGH O BLOCK PASSAGE OF 4" DIAMETER BALL. (RESID: CRC SECTION R312. COMM: CBC SECTION 1013) ANDINGS PROVIDE ADJACENT TO STAIRWAYS AS

TYPICALLY (COMM. CBC 1009.5). EXTERIOR LANDINGS SLOPED 1/8:12 FOR DRAINAGE.

A. DIMENSIONAL LUMBER, PLYWOOD, WOOD TRUSSES, AND CONNECTORS: REFER TO STRUCTURAL DRAWINGS. PROVIDE SHOP DRAWINGS AND CALCULATIONS FOR ALL TRUSSES AND MANUFACTURED MEMBERS PREPARED AND SIGNED BY A APPROPRIATELY LICENSED PROFESSIONAL ENGINEER.

EQD BY CODE. LENGTH TO EQUAL STAIRWAY WIDTH

FRAMING (UNLESS OTHERWISE NOTED) ALL FRAMING LUMBER SHALL CONFORM TO GRADING STANDARDS ACCEPTED BY THE C.B.C. 2. ALL 2X AND 4X FRAMING MEMBERS INCLUDING RAFTERS, JOISTS, HEADERS, POSTS, BEAMS/HORIZONTAL MEMBERS, BRACES, BLOCKING AND STUDS SHALL BE DUGLAS FIR, NO. 2 OR BETTER (MOISTURE CONTENT 12

MI OR STEEL PLATE WASHERS WHEN HEAD / NUT BEARS ON WOOD. HOLES FOR BOLTS SHALL BE DRILLED 1/32 (RESID, PER CRC R802.10.1, COMM, CBC 2303.4.1.1) INCH LARGER THAN THE BOLT DIAMETER. TIGHTEN ALL WHERE REQUIRED BY BUILDING OFFICIAL, PROVIDE BOLTS BEFORE APPLYING FINISHING MATERIALS (GYPSUM TRUSS DESIGN DRAWINGS AS PART OF THE BUILDING PERMIT APPLICATION. 4. ALL SILL PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR, UTILITY 7. THERMAL AND MOISTURE PROTECTION

> 1.PROVIDE VAPOR BARRIER BELOW ALL CONCRETE FLOOR SLABS. SYSTEM TO BE 0.006" POLYETHYLENE FILM LAPPED AND TAPED "VISQUEEN" AS MANUFACTURED BY ETHYL CORP. OR APPROVED EQUAL 2. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S RECOMMENDATIONS. TURN UP BARRIER 6 INCHES, TAPE AND SEAL AT WALLS, ALL PIPES, ABUTMENTS, ETC. PATCH PUNCTURES WITH BARRIER MATERIAL LAPPED 6 INCHES AND TAPED PRIOR TO PLACEMENT OF CONCRETE. DO NOT ALLOW BARRIER TO BE PUNCTURED BY SLAB REINFORCEMENT

. INSULATION MATERIALS INCLUDING FACINGS SHALL HAVE A FLAME SPREAD RATING AND A SMOKE 8. ALL LEDGER BOLTS SHALL BE SET IN WALLS TO INSURE DEVELOPED INDEX NOT TO EXCEED CODE STANDARDS. (RES: CRC R302.10.1 THROUGH .5). ENVELOPE: WALLS/FLOORS: FIBERGLASS INSULATION CERTAINTEED' OR EQUAL, KRAFT FACED BUILDING INSULATION BATTS. 'STANDARD' MINIMUM FOR WALLS R-VALUE = R-19 (2X6), R-13 (2X4). FLOORS, R-VALUE = R-19. CEILINGS: FIBERGLASS BATTS OR APPROVED LOOSE FILL, R-38 MINIMUM. "REFLECTIVE BARRIER": WHERE NOTED, REFERS TO A REQUIREMENT FOR A MANUFACTURED ALUMINUM FOIL COATING ON THE DOWNWARD FACING SIDE OF ROOF SHEATHING

<u>SOUND IÑSULATION:</u> 'CERTAINTEED' 3-1/2 INCH (R-11) OUND BATTS OR EQUAL, FULL HEIGHT FOR ALL BEDROOM AND BATH/TOILET ROOM WALLS. 6. REFER TO MECHANICAL/PLUMBING DRAWINGS FOR ADDITIONAL WORK.

. SINGLE PLY ROOFING (SINGLE-PLY MEMBRANE) (if used)

a. ROOF SYSTEM SHALL CONSIST OF A SINGLE-PLY PVC/CPA ROOFING SYSTEM WITH MECHANICAL ATTACHMENT SYSTEM AS MANUFACTURED BY I ROOFING SYSTEMS b. ROOF MEMBRANE: 50 MIL THICKNESS, MEETING ASTM D751 WITH UL CLASS-A FIRE RESISTANCE RATING. c. FLASHING: MEMBRANE FLASHING SHALL BE 80 MIL THICKNESS PVC / CPA ROOFING/FLASHING MEMBRANE; METAL FLASHING SHALL BE IB CLAD METAL PREFABRICATED FLASHING AND SHALL INCLUDE PREFABRICATED BASE FLASHING, CAP FLASHING. CORNER/EDGE FLASHING, DETAIL METAL FLASHING DRIP/GUTTER FLASHING, RIDGE CAP/CURB FLASHING, PIPE PENETRATION AND VENT FLASHING. d. INSULATION: REFER TO ROOF INSULATION ABOVE.

e. MECHANICAL FASTENERS: IB ROOFING SYSTEM SCREWS WITH PLATES LENGTHS AS REQUIRED f. SEALANTS AND ADHESIVES: AS PER IB ROOFING I. FIRE BARRICADES: AS REQUIRED, GLASS SLIP-SHEETS AS PER IB ROOFING SYSTEMS. ROOFING SYSTEM SHALL BE INSTALLED BY A ROOFING CONTRACTOR AUTHORIZED/CERTIFIED BY IB ROOFING

CONTRACTOR SHALL SUBMIT FOR APPROVAL: 3 COPIES OF ROOFING SYSTEM SPECIFICATION: 3 SAMPLES OF ROOFING MEMBRANE; 3 SAMPLES OF MEMBRANE FLASHING: 3 SAMPLES OF IB CLAD FLASHING, 3 SAMPLES OF EACH INSULATION: 3 SAMPLES OF EACH MECHANICAL FASTENER TYPE / SIZE: PLUS DIMENSIONED SHOP DRAWINGS SHOWING DRAINAGE WITH ALL REQUIRED DETAILS AND A SPECIMEN COPY OF ROOFING SYSTEM MANUFACTURER'S WARRANTY. 4. CONTRACTOR SHALL ARRANGE AT NO ADDITIONAL COST ALL REQUIRED MANUFACTURER'S SITE INSPECTIONS 5. WARRANTY: LIFETIME MATERIALS WARRANTY BY

STANDING SEAM ROOFING PANELS a. ROOF SYSTEM SHALL CONSIST OF ARCHITECTURAL GRADE STANDING SEAM ROOFING PANELS AND ACCESSORIES "DESIGN SPAN" STYLE AS MANUFACTURED BY BHP OR EQUAL. MATERIAL TO BE COPPER, 24 OZ HARD COPPER (ALTERNATE= COPPER COLOR OVER CBC, LATEST EDITION, LUMBER SHALL BE KILN-DRIED AND ZINCALUM STEEL) b. FLASHINGS & PENETRATIONS: CUSTOM COPPER INTEGRAL VALLEY, HIP & RIDGE c. GUTTER & DOWNSPOUTS: CUSTOM COPPER d. VENTILATION: PROVIDE CONT. RIDGE VENTS AND HIP

MANUFACTURER; LIFETIME WARRANTY BY INSTALLER.

VENTS TO MATCH ROOF GABLE VENTS AS REQUIRED BY e. UNDERLAYMENT: PROVIDE 30# FELT UNDERLAYMENT W/ SLIP SHEET OR AS RECOMMENDED BY MANUFACTURER f. MECHANICAL FASTENERS: SSR CLIPS AS REQUIRED TO

PREVENT UPLIFT AND ALLOW EXPANSION & CONTRACTION WITH MINIMUM NOISE. PROVIDE "DRAG" FASTENERS ALONG TOP EDGE PER MANUFACTURERS RECOMMENDATIONS ONLY. ALL STAINLESS STEEL OR

CORRUGATED WEATHERED STEEL ROOFING PANELS (MIN SLOPE 3:12) a. 7/8" HIGH RIBS ARCHITECTURAL STYLE, EXTRA THICK. b. FLASHINGS & PENETRATIONS: INTEGRAL VALLEY, RAKE, HIP & RIDGE TO MATCH MATERIAL, VENT PIPES MAY USE RUBBER-LIKE GASKET. OVERLAP OR CONFORM LOWER EDGE AS REQUIRED TO SEAL AND PREVENT BLOCKAGES. c. GUTTER & DOWNSPOUTS: CUSTOM METAL d. VENTILATION: PROVIDE CONT. RIDGE VENTS AND HIP VENTS TO MATCH ROOF GABLE VENTS AS REQUIRED BY CODE. PROVIDE BLOCKING NEAR VENT OPENINGS e. UNDERLAYMENT: PROVIDE 30# FELT UNDERLAYMENT W/ SLIP SHEET OR AS RECOMMENDED BY MANUFACTURER. SEAL COMPLETELY ANY PENETRATIONS. f. MECHANICAL FASTENERS: GASKETED, LOCATE AND

ALIGN CAREFULLY FOR AESTHETIC PURPOSES. g. ENDS: PROVIDE O'HANG & WIGGLE BOARD CLOSURE. YPICAL WEATHER BARRIER: PROVIDE ONE LAYER 15# FELT OR BETTER OVER STUDS AND SHEATHING AT ALL EXTERIOR WALLS PER CODE, LAPPED TO SHED WATER AWAY FROM ALL FRAMING, BENEATH THE "ARCHITECTURAL" COVERINGS. (RESID CRC R703.2)

8. DOORS AND WINDOWS

. FIRE DOORS IN 2 HOUR WALLS TO BE 1 1/2 HOUR RATED WITH UL LABEL AND STEEL DOOR FRAME STRAIGHT, TRUE, LEVEL AND PLUMB WITHOUT BOW, SAG, 2. ANY DOOR BETWEEN DWELLING AND GARAGE TO BE A FIRE DOOR TYPICAL. FIRE DOORS IN RESIDENTIAL 1-HOUR WALLS TO BE 1 3/8" SOLID CORE WOOD OR 20 MINUTE RATED DOORS WITH UL LABEL (RESID R302.5.1). 3. ALL FIRE DOORS TO BE SELF-CLOSING

> NTERIOR WOOD DOORS (& INTERIOR WINDOWS WHERE 4. DO NOT APPLY WHEN TEMPERATURE IS FORECAST TO APPLICABLE): 1. REFER TO DRAWINGS FOR LOCATIONS AND CONFIGURATIONS. 2. INTERIOR WOOD DOORS SHALL BE SOLID CORE, FLUSH PANEL, PAINT GRADE, PREHUNG PLUMB AND LEVEL, READY FOR INSTALLATION IN THEIR REQUIRED

FANDARD WINDOWS SHALL BE "MILGARD" FIBERGLASS INTERSECT IN SPECIAL WAYS. PROVIDE FURRING OR RAME "UI TIMA" 3000 SERIES WINDOWS OR EQUAL. 1. REFER TO DRAWINGS FOR SIZE, LOCATIONS AND CONFIGURATIONS, SUCH AS FIXED OR CASEMENT. 2. VERIFY COLOR. WOOD VENEER ("WOODCLAD")

OFFICIAL AND OBTAIN APPROVAL PRIOR TO INSTALLATION SHGC NUMBERS. SOME VALUES MAY REQUIRE SPECIAL GLASS OR PARTICLUAR GAS FILLS. 4. ALL DWELLING SLIDING DOORS AND WINDOWS TO BI DOUBLE PANE. (UNO) 5. INSTALL ENTRANCES, SLIDING DOORS, AND OTHER WINDOWS PLUMB, LEVEL AND TRUE, SECURELY ANCHORED TO STRUCTURE. SEE DETAILS FOR SPECIAL

GLASS, REFER TO GLASS AND GLAZING FOR

5. INSTALL ENTRANCES, SLIDING DOORS, AND

HANG DOORS ACCURATELY WITH UNIFORM

AND SMOOTH OPERATION AFTER GLAZING.

STOREFRONTS PLUMB, LEVEL AND TRUE, SECURELY

ANCHORED TO STRUCTURE WITH STAINLESS STEEL

SCREWS, BOLTS AND OTHER REQUIRED FASTENERS

BY PROVIDING SYNTHETIC (NON-ABSORPTIVE) GASKETS.

CLEARANCES: MAKE FINAL ADJUSTMENTS FOR PROPER

WINDOWS

REQUIREMENTS.

WEATHERSTRIPPED.

BECAUSE OF THIS.

CONSTRUCTION USING NAIL FIN WINDOWS AND DEEP WINDOW OPENINGS. CAREFULLY FLASH AND SEAL ALL . ALUM. WINDOWS AND DOORS, WHERE APPLICABLE REFER TO DRAWINGS FOR SIZE, LOCATIONS AND ALL MATERIALS SHALL BE DELIVERED TO THE JOB SITE 8. BACKFLOW PREVENTION: ALL HOSE BIBS AND CONFIGURATIONS.

2. DOORS AND SLIDING DOORS: DARK BRONZE ANODIZED ALUMINUM FRAME WITH 1/4 INCH TEMPERED GLASS. TAMPERING, WATER AND/OR FREEZING 3. DOOR AND WINDOW FRAMES: DARK BRONZE ANODIZED ALUMINUM FRAMES WITH 1/4 INCH TEMPERED/PLATE 4 ALL DWELLING SLIDING DOORS AND WINDOWS AS COMPOUND. USE METAL EDGES AT ALL EXPOSED WELL AS STOREFRONT WINDOWS TO BE DOUBLE PANE.

4. WALLS TO RECEIVE PAINT AND/OR FABRIC TO BE 5. PROVIDE 1-HOUR FIREWALLS BETWEEN GARAGE(S) AND DWELLING. INCLUDE 1-HOUR ENCLOSURE THROUGH ATTIC TO ROOF SHEATHING AS REQUIRED. ALTERNATE 6. INSULATE DISSIMILAR METALS FROM DIRECT CONTACT MAY INCLUDE 1-HOUR CEILING AND 1-HOUR WALLS ALL SIDES- SEE FLOOR PLAN. GARAGES OVER 3,000 SQUARE FEET SHALL REQUIRE A 2-HOUR WALL. FOR ALL FIREWALLS/CEILINGS USE 5/8" TYPE-X GYPSUM WALLBOARD LAYER(S) AS REQUIRED BY CBC TABLES 8. ALL DOORS AND OPERABLE WINDOWS SHALL BE FULLY (CHAPTER 7) 6. PROVIDE 1-HOUR PROTECTION AT STORAGE AREAS

RES: 1/2" G.B.). APPLICABLE (SEE ENERGY FORMS): . REFER TO DRAWINGS FOR SIZE, LOCATION & C. INTERIOR VENEER PLASTER/PLASTER LATH (where CONFIGURATIONS. applicable only- see floor plan) 2. TO COMPLY WITH CALIFORNIA ENERGY STANDARDS AND ENERGY FORMS 3. PLASTIC FRAMES EXPAND AND CONTRACT WITH

F. GLASS AND GLAZING:

1. ALL GLASS SHALL CONFORM TO FEDERAL SPECIFICATION DD-G-45Id FOR EACH TYPE OF GLASS

TEMPERATURE CHANGES UP TO A HALF INCH OR MORE

AND MIGHT NOT BE APPROPRIATE IN THE LARGEST SIZES

2. ALL GLASS SHALL BE OF THICKNESS FOR THE SIZE AND APPLICATION RECOMMENDED BY THE MANUFACTURER. BUT NOT LESS THAN THE SPECIFIC THICKNESS HEREIN INDICATED. 3. ALL GLASS IN DOORS OR WINDOWS IN HAZARDOUS LOCATIONS TO BE TEMPERED OR SAFETY GLAZED PER CODE (COM, CBC SECTION 2406, RESID; CRC SECTION R308). HAZARDOUS LOCATIONS TO INCLUDE: ALL SWINGING DOOR GLASS, AND ALL SLIDING DOOR GLASS (EXCEPT APPROVED WARDROBE DOORS). ALL WINDOWS WITHIN A 24" ARC ON FITHER SIDE OF SWINGING OR SLIDING DOORS (CLOSED, AND WITHIN 60" OF WALKING SURFACE.) ANY GLAZING WITHIN 18" OF THE FLOOR. ANY WINDOW LESS THAN 60" ABOVE THE STANDING SURFACE OF ANY TUB. SHOWER, SAUNA, ETC. GLAZING NEAR POOLS. GLAZING AT STAIRWAY AREAS OR STAIRWAY

LANDINGS 3. PRIOR TO COMMENCING BUILT-UP ROOF INSTALLATION, 4. INSTALLATION SHALL COMPLY WITH FLAT GLASS JOBBERS ASSOCIATION GLAZING MANUAL. 5. FLOAT GLASS (EXTERIOR): 1/4 INCH CLEAR PER LOCAL STANDARDS WITH THERMAL INSULATION PROPERTIES. SUBMIT PRODUCT FOR REVIEW/APPROVAL. 6. TEMPERED GLASS: 1/4 INCH CLEAR PER LOCAL STANDARDS WITH THERMAL INSULATION PROPERTIES SUBMIT PRODUCT FOR REVIEW / APPROVAL 7. LOW-E GLASS (WHERE REQD. - SEE ENERGY FORMS): PROVIDE SUBMITTAL TO BUILDING DEPARTMENT FIELD INSPECTOR PRIOR TO INSTALLATION.

> REFER TO DRAWINGS FOR LOCATIONS, SIZES AND CONFIGURATIONS. 2. PROVIDE EACH OVERHEAD DOOR WITH MOUNTING SUPPORTS, TRACKS, AUTOMATIC WORM GEAR OR CHAIN. DRIVE OPERATION ONE WALL BUTTON OPERATION SWITCH AT DOOR (GARAGE) TO HOUSE AND TWO REMOTE OPENERS. "HIGH END" HOMES NEED INTERNET CON'N.

PROVIDE ALL HARDWARE NECESSARY TO COMPLETE THE PROJECT AS SPECIFIED AND AS REQUIRED. EACH ENTRY DOOR, EXTERIOR DOOR, AND GARAGE DOOR TO HOUSE TO RECEIVE DEADBOLT LOCKSET 2. INSTALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. INSTALL ALL HARDWARE PLUMB AND LEVEL TO FUNCTION PROPERLY MAKE FINAL HARDWARE ADJUSTMENTS AS REQUIRED AND INSTRUCT OWNERS PERSONNEL IN THE ADJUSTMENT, CARE AND MAINTENANCE OF THE HARDWARE KEYING: FACTORY MASTER AND GRAND MASTER KEY ALL HARDWARE IN ACCORDANCE WITH OWNER'S INSTRUCTIONS. PROVIDE TWO KEYS FOR EACH CYLINDER. THREE MASTER KEYS FOR EACH MASTER/GRAND MASTER SET.

4. FINISHES: TO BE SPECIFIED AT A LATER DATE PROVIDE REQUIRED FASTENERS OF TYPE. SIZE QUANTITY AND FINISH TO MATCH HARDWARE FOR ALL 6. PROVIDE TEMPORARY CONSTRUCTION LOCKS ON ALI EXTERIOR DOORS. 7. COMMERCIAL PROJECTS: SEE FURTHER NECESSARY FEATURES ON HANDICAPPED AND DOOR SCHEDULE

. EMERGENCY ESCAPE: PROVIDE EMERGENCY ESCAPE / RESCUE OPENINGS AT ALL SLEEPING ROOMS (BEDROOMS). OPENINGS TO CONSIST OF WINDOWS OR EXTERIOR DOORS TO BE MINIMUM 5.7 S.F. CLEAR, ALSO REQUIRED TO BE 20" WIDE, 24" HIGH, AND 44" MAXIMUM SILL HEIGHT (RESID R308.10).

SHEETS.

1. AT ATTICS PROVIDE MINIMUM 22"x30" ATTIC ACCESS DOOR(S) WITH MINIMUM HEADROOM OF 30" PER CBC 1209.2. PROVIDE WEATHERSTRIPPING (PER ENERGY STANDARDS). REQUIRED WHERE THERE IS AN ATTIC WITH CLEARANCE OF 30" HIGH FOR 60 SQUARE FEET (RESID SECTION R807), WHERE ATTIC FURNACES OR OTHER EQUIPMENT OCCURS ENLARGE OPENING SIZES TO ALLOW EQUIPMENT REMOVAL / REPLACEMENT. 2. AT UNDERFLOOR CRAWLSPACES (WHERE APPLICABLE) PROVIDE 18" x 24" ACCESS DOOR(S) CLEAR OF PLUMBING

& MECHANICAL. SKYLIGHTS SHALL HAVE A CURB A MINIMUM OF 4" HIGH AND BE PROVIDED WITH FULL FLASHING & COUNTER FLASHING AS REQUIRED TO PREVENT LEAKS. SKYLIGHT GLAZING TO MEET STRENGTH AND SAFETY STANDARDS (RESID: R308.6, COM. CBC SECTION 2405)

FELT: 15 POUND BUILDING PAPER OR APPROVED EQUAL 2. LATH; WIRE LATH/PAPER AS APPROVED BY BLDG. DEPT 3. CEMENT: PORTLAND CEMENT EXT. PLASTER, 3-COAT APPLIC, PER CBC 2512.

DROP BELOW FREEZING IN THE FOLLOWING 72 HOURS. 5. PROVIDE ALL NECESSARY ACCESSORIES INCLUDING CASING BEAD, CORNER BEAD, EXPANSION CONTROL, ETC. 6. TEXTURE: STEEL TROWEL SMOOTH, PROVIDE 4 FOOT X 4 FOOT SAMPLE PANEL FOR REVIEW/APPROVAL PRIOR TO CHIMNEYS PER U.B.C. SECTION 708.2. & 708.2.2. COMMENCING FINISH COAT. SIGNATURE MODERN ARCHITECTURAL STYLE MAY REQUIRE SURFACE EDGES TO "KISS", LINE UP OR

SPECIAL ENDS. VERIFY THESE SPECIAL ARCHITECTURAL REQUIREMENTS BEFOREHAND. WEEP SCREED: PROVIDE MIN. 26 GAUGE GALVANIZED WEEP SCREED WITH MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2". WEEP SCREED SHALL BE PROVIDED AT FOUNDATION PLATE LINE ON ALL STUCCOED EXTERIOR STUD WALLS.

FINISHED GRADE AND 2" ABOVE PAVED AREAS AND SHALL 4. ALL PIPING SHALL BE SUPPORTED / BRACED PER ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR PER SMACNA REQUIREMENTS FOR SEISMIC RESTRAINT OF CODE (COMM: CBC 2512.1.2., RES: CRC R703.6.2.1)

UM BOARD (typical wall finish unless noted) GYPSUM BOARD SHALL BE US GYPSUM OR EQUAL TAPED AND PREPARED TO RECEIVE THE INDICATED FINISH. ALL GYPSUM BOARD FOR WALLS AND CEILINGS SHALL BE 1/2 INCH MIN. AND 5/8" WHERE REQD. UTILIZE WATER-RESISTANT GREENBOARD FOR ALL WALLS IN ALL 7. DWV ROOF PENETRATIONS: CONTRACTOR TO GROUP BATH/TOILET/SHOWER ROOMS. GLASS REINFORCED CONCRETE PANELS MAY ALSO BE USED (MIN. 1/2" THICK.) LOCATE OUT OF VIEW WHERE POSSIBLE, AND MAKE

IN THEIR ORIGINAL UNOPENED CONTAINERS/BUNDLES AND STORED FOR PROTECTION AGAINST DAMAGE FROM COMPLIANT VACUUM BREAKER / BACKFLOW PREVENTION 3. GYPSUM BOARD SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE GYPSUM CONSTRUCTION HANDBOOK BY US GYPSUM UTILIZE A THREE COAT APPLICATION OF TAPE AND JOINT CORNERS AND EDGES.

UNDER STAIRWAYS AS REQUIRED BY CODE (COMM: 1-HR, PRIOR. PROVIDE EFFICIENCY STANDARD CERTIFICATIONS [

1. PLASTERBOARD SHALL BE US GYPSUM OR EQUA BLUEBOARD". TAPED AND PREPARED FOR INDICATED FINISH. ALL GYPSUM BOARD FOR WALLS AND CEILINGS SHALL BE 5/8 INCH THICKNESS. TYPE X. UTILIZE WATER-RESISTANT GREENBOARD FOR ALL WALLS IN ALL CONFLICTS AND RECEIVE DIRECTION PRIOR TO BATH/TOILET/SHOWER ROOMS, GLASS REINFORCED CONCRETE PANELS MAY ALSO BE USED (MIN. 1/2" THICK.) All GYPSUM WORK SHALL COMPLY WITH C. B. C. CHAPTER BATHROOM FAUCETS TO HAVE MAX FLOW OF 1.5 GPM. . ALL MATERIALS SHALL BE DELIVERED TO THE JOB SITE IN THEIR ORIGINAL UNOPENED CONTAINERS/BUNDLES AND STORED FOR PROTECTION AGAINST DAMAGE FROM TAMPERING, WATER AND/OR FREEZING. 3. LATH/VENEER PLASTER SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE GYPSUM CONSTRUCTION HANDBOOK BY US GYPSUM. UTILIZE A THREE COAT APPLICATION OF TAPE AND JOINT INSTALLED AT THE POINT OF USE AND IN ACCORDANCE COMPOUND. USE METAL EDGES AT ALL EXPOSED ORNERS AND EDGES. OWNER TO APPROVE FINISH METHOD. PLASTERERS TO BE JOURNEYMAN-LEVEL OR BETTER AND SKILLED 4. WALLS TO RECEIVE PAINT AND/OR FABRIC TO BE SMOOTH. PLASTERERS TO BE JOURNEYMAN-LEVEL OR BETTER AND SKILLED IN THEIR WORK.

1. ALL PAINT SHALL BE OF ONE MANUFACTURER AND SHALL BE FULLY COMPATIBLE WITH PRIMER AND BASE COATS. SUBMIT PAINT SPECIFICATION FOR REVIEW/APPROVAL. 2. ALL SURFACES TO BE PAINTED SHALL BE CLEANED TO OF 1024 SQ.IN. MINIMUM & PROVIDE CIRCLE 30" CLEAR. REMOVE PROCESSING COMPOUNDS, OILS AND OTHER CONTAMINANTS HARMFUL TO PAINT ADHESION, RUSTED AND/OR HIGHLY SOILED SURFACES: SHALL BE WIRE BRUSH CLEANED. 3. ALL PAINT/PRIMER SHALL BE APPLIED AT RATE TO INSURE A MINIMUM DRY FILM THICKNESS OF 1.5 MILS. ALL B-VENT FLUE OR TYPE III OR IV WHERE NECESSARY.

SURFACES SHALL RECEIVE A PRIME COAT AND TWO FINISH COATS FIRST FINISH COAT SHALL BE TINTED A LIGHTER SHADE THAN THE FINAL FINISH COAT. PRIME COAT MAY BE SHOP APPLIED. 4. ALL FERROUS METALS AFTER SURFACE PREPARATION SUITABLE EXTERIOR LOCATION, PROVIDE SUFFICIENT SHALL BE PRIMED WITH ONE COAT OF APPROVED PRIMER ACCESS AND WORKING SPACE TO WATER HEATERS PER PRIOR TO APPLICATION OF FINISH COATS. 5. ALL COATS SHALL BE APPLIED IN AN EVEN FILM. SPOTTING LAPS APPLICATION MARKS RUNS SAGS SLOPPINESS AND/OR OTHER SURFACE IMPERFECTIONS UPC SECTION 510.5. PROVIDE ANCHORS OR APPROVED WILL NOT BE ACCEPTED. DEFECTIVE PAINT APPLICATION STRAPS WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS HEIGHT. THE LOWER ANCHOR OR STRAP, A MINIMUM WILL BE PROMPTLY REMOVED AND RECOATED. OVERSPRAY OF ADJACENT MATERIAL IS NOT ACCEPTABLE OF 4" ABOVE THE CONTROLS.  $\,$  ALSO PROVIDE EXHAUST REFER TO DRAWINGS FOR LOCATIONS AND REQUIREMENTS

. SHALL BE SPECIFIED AT A LATER DATE 2. ALUMINUM DOORS AND PANEL FRAMES SHALL HAVE CLEAR FINISH; SHOWER DOORS SHALL OPEN OUTWARD OR SLIDE: GLASS SHALL BE FULLY LAMINATED SAFETY GLASS OR APPROVED PLASTIC/POLYCARBONATE.

MASONRY AND / OR FACTORY BUILT FIREPLACES SHALL BE EQUIPPED WITH TIGHT FITTING CLOSABLE METAL / GLASS DOORS, OUTSIDE AIR INTAKE WITH ARRESTORS FOR ALL FIREPLACE CHIMNEYS, ARRESTORS TO COMPLY WITH CRC R1003.9. CHIMNEYS TO TERMINATE 3. THERMOSTATS ON ALL SPACE HEATING SYSTEMS A MINIMUM OF 2' ABOVE ANY PORTION OF BUILDING WITHIN 10' (HORIZ ) WITHIN 10' (HORIZ.)

2. PRE-MANUFACTURED FIREPLACES TO BE LISTED AND

4. ALL TRANSVERSE, DUCT, PLENUM, AND FITTING JOINTS

RECEPTACLE OUTLET.

2. RANGES AND DRYERS REQUIRE 4-WIRE GROUNDED RECEPTACLE OUTLET. APPROVED WITH UL LISTING NUMBER (RES: CRC SECTION SHALL BE SEALED WITH PRESSURE SENSITIVE DUCT TAPE R1005). PROVIDE MANUFACTURER'S INSTALLATION SPECIFICATIONS AND PRODUCT LISTINGS TO BUILDING INSPECTOR PRIOR TO INSTALLATION.

1. PROVIDE STREET ADDRESS / SUITE NUMBER POSITIONED SUCH AS TO BE PLAINLY VISIBLE FROM THE STREET. USE 6" HIGH CONTRASTING CHARACTERS (CFC

D. ATTIC & CRAWLSPACE VENTILATION: BUILDINGS WITH WOOD FLOORS TO HAVE SCREENED OPENINGS AS NEEDED FOR UNDER-FLOOR VENTILATION AS REQUIRED TO PREVENT BUILD UP OF MOISTURE (RESID. CRC SECTION R408). ATTIC SPACES TO HAVE SCREENED METAL VENTS AS REQUIRED TO PREVENT BUILDUP OF MOISTURE (RESID. CRC SECTION R806.).

EXTERIOR OF BUILDING (RESID. CRC 303.3) OVIDE LOW 12" X 12" LOUVERED SCREENED VENT AT GARAGE EXTERIOR WALL AND POSSIBLE GASOLINE FUME APPLIANCES INSTALLED IN GARAGES SHALL BE EXHAUST, LOCATE AWAY FROM FIREWALLS, LOCATE AT INSTALLED SO THAT ANY FLAME THEY PRODUCE SHALL MUDSILL LINE FOR OUTSIDE AIR FOR WATER HEATER NOT BE AT LEAST 18" ABOVE THE FLOOR LEVEL. PROVIDE SHOWN ON PLANS. KEEP OUT OF DIRECT VIEW WHERE OUTSIDE COMBUSTION AIR AS REQD. BY UMC AND UPC (UPC 507). SUCH APPLIANCES SHALL ALSO BE F. STAIRWAYS - SEE STEEL DIVISION, SECTION 5.

A. REFER TO ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL REQUIREMENTS. PROVIDE DRAFTSTOPPING AROUND OPENINGS, VENTS, PIPES, CHIMNEYS, FIREPLACES, DUCTS OR SIMILAR OPENINGS THAT MIGHT AFFORD PASSAGE OF FIRE AT CEILING AND FLOOR LEVELS AND BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT

. ALL WORK, MATERIALS, AND EQUIPMENT SHALL CONFORM TO C.B.C., UNIFORM PLUMBING CODE, AND ALL SPECIAL RECESS AS REQD BY DESIGNER TO MEET THESE LOCAL CODE/ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION COMPLETE ALL PIPING WORK INCLUDING REQUIRED ESTS PRIOR TO FRAMING INSPECTION. 3. PVC PIPING IS NOT ACCEPTABLE FOR THE PROJECT FOR WATER SUPPLY, UNLESS APPROVED BY THE OWNER AND APPROVED FOR USE BY THE LOCAL BUILDING DEPARTMENT. MINIMUM THICKNESS OF PVC, INCLUDING

PLUMBING SYSTEM. . PIPE INSULATION: ALL HOT WATER, HOT WATER RETURN LINES, AND COLD WATER LINES ABOVE CEILINGS

AS POSSIBLE.

PUMP MOTOR PER UPC SECTION 415.

), FIRE SPRINKLERS: NEW HOMES TO HAVE AN

PRIVATE OR PUBLIC WATER SUPPLY SYSTEMS IS

ALL PLUMBING FIXTURES AND ACCESSORIES TO BE

INSTALLED TO PROVIDE A COMPLETE AND OPERATIONAL

SYSTEM IN ACCORDANCE WITH INDUSTRY STANDARDS.

PLUMBING FIXTURES. NO FIXTURE SHALL BE INSTALLED

REVIEW/APPROVAL SPECIFICATIONS FOR ALL PROPOSED 210.8)

CONTRACTOR SHALL SPECIFY AND SUBMIT FOR

TYPE. TOILETS TO BE INSTALLED. CENTERED IN A

FRONT OF THE TOILET. NOTIFY ARCHITECT OF ANY

b. SHOWER HEADS TO HAVE MAX FLOW OF 2.0 GPM.

c. SHOWERS & TUB-SHOWER COMBINATIONS SHALL BE

PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE

PRESSURE BALANCE / THERMOSTATIC MIXING VALVE

TYPE THAT PROVIDE SCALD AND THERMAL SHOCK

INSTALLED SHOWERHEAD THESE VALVES SHALL BE

WITH ASSE 1016 OR ASME A112.18.1 / CSA B125.1. GANG

TEMPERATURE-CONTROLLED WATER PIPE, SHALL BE

SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE

DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F

(49°C). WATER HEATER THERMOSTATS SHALL NOT BE

CONSIDERED A SUITABLE CONTROL FOR MEETING THIS

REQUIREMENTS OF THE U.P.C. (UPC 412.7). FLOOR AREA

e. WATER HEATERS TO BE EXTERNALLY WRAPPED WITH

INSULATED IN ACCORDANCE WITH ENERGY REQMTS

INSULATED WITH R-4 OR GREATER UNDER SLAB AND

f AT EACH WATER HEATER PROVIDE TEMPERATURE

RUN DOWNHILL PER CODE, WITH NO RESTRICTIONS,

TRAPS. VALVES. OR EXPOSED THREADED ENDS. TO A

g. STRAPPING: WATER HEATERS TO BE SECURED TO

RESIST EARTHQUAKES PER U.M.C. SECTION 504(d) AND

VENTING PER UPC SECTION 512-525, AND COMB. AIR PER

h. PROVIDE ROOFTOP DRAINAGE SYSTEMS COMPLYING

ALL DUCTWORK, HEA'TING, AND COOLING SYSTEMS

SHALL BE FURNISHED AND INSTALLED TO COMPLY WITH

U.B.C., UNIFORM MECHANICAL CODE, AND ALL LOCAL

2. CONTRACTOR SHALL SPECIFY AND SUBMIT FOR

REVIEW/APPROVAL BY OWNER ALL REQUIRED HVAC

EQUIPMENT NEEDED TO PROVIDE A COMPLETE AND

SHALL BE EQUIPPED WITH AN AUTOMATIC SETBACK.

OR MASTIC TO PREVENT AIR LOSS AND SHALL BE

INSULATED TO CONFORM TO CODE REQUIREMENTS.

SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS.

6. ALL GAS-FIRED FAN TYPE HVAC EQUIPMENT AND

COOKING APPLIANCES SHALL BE EQUIPPED WITH AN

MECHANICAL VENTILATION WITH AN EXHAUST FAN (WITH

AUTOMATIC DAMPER) PROVIDING 5 AIR CHANGES PER

MINIMUM, WITH BACKDRAFT DAMPER, EXAUSTED TO

OR 36" HIGH 3" IPS STEEL PIPES EMBEDDED IN CONC.

10 PROVIDE DRYER EXHAUST DUCT, NOT TO EXCEED A

EVERY ADDITIONAL ELBOW, SEE CA. MECH, CODE 504.3.

DRYER VENTS TO BE 4" DIAMETER AND EXTEND TO

OUTSIDE AIR WITH WEATHER CAP AND BACKDRAF

11. DUCTS TO BE APPROVED FLEX DUCTS W/ MIN.

50 CEM PER 1000 SQUARE FEET FOR TOTAL DUCT

LEAKAGE, MEASURED AT 50 PASCAL (.02" WATER

"DUCT BLASTER" TEST EQUIPMENT.

[01000-Specs-2016.dwg]

INSULATION. PLENUMS TO BE SHEET METAL WITH 1"

INSULATION OR BETTER. SEE ENERGY FORMS WHERE

APPLICABLE, FOR MORE RESTRICTIVE REQUIREMENTS.

COLUMN) OF POSITIVE PRESSURE, USING CALIBRATED

PERFORMANCE SPEC: CONTRACTOR SHALL NOT EXCEED

DAMPER. NO FASTENERS MAY PENETRATE THE DUCT

FLOOR PER UMC 304.9.

5. ALL FAN SYSTEMS EXHAUSTING AIR TO THE OUTSIDE

OPERATIONAL SYSTEM, CODE COMPLIANT, ACCORDING

CODES/ORDINANCES IN EFFECT AT THE TIME OF

WITH UBC 1506 AND UPC APPENDIX D.

CONSTRUCTION.

PRESSURE (T / P) RELIEF VALVE. T/P RELIEF LINE TO BE

R-12 INSULATION, ALL PIPING AT WATER HEATERS TO BE

(TITLE 24). ALL 3/4" OR LARGER HOT WATER MAINS TO BE

WITHIN WALLS. GAS WATER HEATERS TO USE APPROVED

ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO

PROTECTION FOR THE RATED FLOW RATE OF THE

SHOWERS, WHERE SUPPLIED WITH A SINGLE

CONTROLLED BY A MIXING VALVE THAT IS IN

PROVISION. PER 2013 CPC SECTION 408.3.

d. ALL SHOWERS TO MEET THE MINIMUM SIZE

KITCHEN SINKS TO HAVE MAX FLOW OF 1.8 GPM.

FOR ALL FIXTURES TO OWNERS APPROVAL. ALL

3. ADDITIONAL FIXTURE REQUIREMENTS:

COMMENCING WORK.

DEVICES.

PROHIBITED

13. FUEL BURNING APPLIANCES LOCATED IN BEDROOMS SHALL BE INSULATED, R-4 OR GREATER. TO BE AN APPROVED AND LISTED DIRECT VENT CONTRACTOR TO LOCATE AND INSPECT EXISTING APPLIANCE. FIREPLACES LOCATED IN BEDROOMS ARE TO WATER SUPPLY, DRAINAGE, AND SEWAGE LINES FOR BE EQUIPPED WITH AN APPROVED MEANS OF OBTAINING BEST LOCATION TO TIE-IN NEW WORK. AS MANY VENTS TOGETHER AS CURRENT CODES PERMIT All GYPSUM WORK SHALL COMPLY WITH C. B. C. CHAPTER ABSOLUTE MINIMUM NUMBER OF ROOF PENETRATATIONS THROUGH THE BUILDING STRUCTURE IT SHALL BE EITHER

ON PLANS).

CATEGORY III OR IV VENT PIPE (TYPICALLY, ONLY STAINLESS STEEL CATEGORY III OR IV VENT PIPE IS LANDSCAPE IRRIGATION SYSTEMS SHALL HAVE CODE COMPATIBLE WITH ALL TYPES OF WATER HEATERS. 9. AT WHIRLPOOL BATHTUBS, PROVIDE ACCESS PANEL TO

SCREEN, FILTER AND ADJUSTABLE DAMPERS AS

REQUIRED TO MAINTAIN RECOMMENDED VENTILATION OF

OUTSIDE AIR PER OCCUPANT (WHETHER OR NOT SHOWN

REFER TO ARCHITECTURAL FOR ADDITIONAL REQMTS. NO SUB-PANELS IN CLOTHES CLOSETS OR BATHROOMS ANY SUB-PANELS TO BE INSTALLED IN ACESSIBLE AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM PER AREAS WHERE THEY WILL NOT BE BLOCKED BY OTHER 11. NO-LEAD SOLDER: THE USE OF SOLDERS CONTAINING OBJECTS. MORE THAN 2/10THS OF 1% LEAD IN MAKING JOIINTS ON ALL ELECTRICAL WORK, LIGHTING FIXTURES, FANS,

AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED TO COMPLY WITH C.B.C., C.R.C. (RESIDENTIAL), NATIONAL ELECTRICAL CODE AND ALL LOCAL CODE/ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION. ALL INTERIOR GARAGE, EXTERIOR OUTLETS, THROOM CONVENIENCE OUTLETS AND ALL KITCHEN

COUNTER OUTLETS TO HAVE GFI PROTECTION. (CEC

. CONTRACTOR SHALL SPECIFY AND SUBMIT FOR REVIEW / APPROVAL BY OWNER ALL REQUIRED

FIXTURES ARE CONTRACTOR FURNISHED AND INSTALLED. ELECTRICAL EQUIPMENT, LIGHT FIXTURES, FANS, APPLIANCES, ETC. NEEDED TO PROVIDE A COMPLETE AND OPERATIONAL, CODE COMPLIANT, SYSTEM IN a. ALL TOILETS TO BE 1.28 GAL. FLUSH, ULTRA LOW FLUSH ACCORDANCE WITH INDUSTRY STANDARDS. PROVIDE CERTIFICATION OF EFFICIENCY FOR ALL APPLIANCES. MINIMUM 32" WIDE SPACE WITH A MINIMUM 24" CLEAR IN FLUORESCENT LAMP BALLASTS SHALL BE CODE

> E. GENERAL FLUORESCENT LIGHTING FOR KITCHENS SHALL PROVIDE NOT LESS THAN 40 LUMENS PER WATT.

F. ELECTRICAL CONTRACTOR SHALL <u>SIZE BREAKERS</u> FOR PROPER CIRCUITING AND PROVIDE/MOUNT PANEL SCHEDULES. PROVIDE A MINIMUM OF ONE 20 AMP PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION CIRCUIT FOR THE BATHROOMS WITH NO ADDITIONAL OUTLETS ON THIS DEDICATED CIRCUIT. PROVIDE A MINIMUM OF TWO 20 AMP CIRCUITS AT THE KITCHEN COUNTER FOR SMALL APPLIANCES - LIMITED TO SUPPLING THESE COUNTER AND WALL OUTLETS.

LOW VOLTAGE: ELECTRICAL CONTRACTOR SHALL COORDINATE INSTALLATION OF CABLE TV JACKS. TELEPHONE JACKS, SECURITY ALARM SYSTEMS, DATA CABLES, ETC. AS NEGOTIATED BY BUILDER AND OWNER ACCORDANCE WITH ASSE 1069. HANDLE POSITION STOPS

PROVIDE AND INSTALL DOOR BELL AND CHIME

SUBMIT CHIME FOR REVIEW/ APPROVAL. ALL EQUIPMENT TO BE HARDWIRED, INCLUDING LOW VOLTAGE ITEMS (UNLESS NOTED OTHERWISE). MISC: PROVIDE ALL REQUIRED POWER TO LANDSCAPE,

CONTROLS, POOL PUMPS AND EQUIPMENT,

AT OUTDOOR MECHANICAL UNITS, PROVIDE POWER AND DISCONNECTS, AND WEATHERPROOF GFI CONVENIENCE OUTLET FOR SERVICING, WHETHER OR NOT LOCATIONS ARE SHOWN ON PLANS. AT INTERIOR UNITS & WH PROVIDE CONVENIENCE OUTLET FOR SERVICING (AND LIGHT IF UNIT IS ATTIC MOUNTED). (UPC

TREET. WALKS. AND SECURITY LIGHTING: IRRIGATION

ALL EXTERIOR OUTLETS TO HAVE WEATHERPROOF COVERS. ALL EXTERIOR FIXTURES TO BE APPROVED FOR DAMP AND WET LOCATIONS (CEC 410-10).

OUNDING: PROVIDE CONCRETE ENCASED CTRODE AT BUILDING(S) AND GROUNDS AT MAIN ELECTRICAL PANEL (AND AT ALL SEPARATED BUILDINGS) PER NEC 250-52.

. SMOKE DETECTORS: SEE ELECTRICAL PLAN FOR DETECTORS, PROVIDE SMOKE DETECTORS AT EACH BEDROOM AND AT HALLWAYS OR AREAS BETWEEN SLEEPING AREAS AND REST OF HOUSE ALL SMOKE DETECTORS TO BE 120 VOLT PERMANENTI Y WIRED. WITH BATTERY BACKUP AND AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING. LOCATE WITHIN 12" OF CEILING AND CLEAR OF DOORS. LOCATE A MINIMUM OF 3' AWAY FROM ANY EXPECTED AIR CURRENTS OR AIR

ARBON MONOXIDE ALARMS: PROVIDE MONOXIDE LARMS PER CALIFORNIA RESIDENTIAL CODE SECTION R315. THESE CAN BE COMBINATION ALARMS USED WITH SMOKE DETECTOR(S) LOCATED OUTSIDE SLEEPING

AREAS, AND MINIMUM ONE FOR EACH FLOOR. GASOLINE FUMES) TO BE MOUNTED 44" ABOVE FINISHED TO INDUSTRY STANDARDS. PROVIDE CERTIFICATION FOR FLOOR TYPICAL (18" MINIMUM PER UMC 303.1.3). . BATHROOM RECEPTACLES SHALL BE SUPPLIED BY A

O AMP CIRCUIT DEDICATED TO BATHROOMS.

BEDROOM RECEPTACLE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. PROVIDE LISTED, COMBINATION TYPE, ARC FAULT BREAKERS TO PROVIDE PROTECTON TO THE ENTIRE BRANCH CIRCUIT

ROOMS, BEDROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS. (CEC 210.12B) JTLET BOXES ON OPPOSITE SIDES OF FIREWALLS HALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24" (ONE STUD BAY) OR BE OF APPROVED 8. BATHROOMS NOT PROVIDED WITH OPENABLE WINDOW METAL (OR OTHER APPROVED BOXES) APPROVED FOR FOR VENTILATION TO HAVE AN EXHAUST FAN OF 50 CFM USE IN FIREWALLS.

AT ALL 120 VOLT. 15 AND 20 AMP BRANCH CIRCUITS

REQUIRED BY CEC TO BE ARC FAULT PROTECTED.

INCLUDING FAMILY ROOMS, DINING ROOMS, LIVING

T. DRYERS AND COOKING UNITS TO BE FED WITH CONDUCTOR WIRES WITH AN ISOLATED NEUTRAL AND . GAS-FIRED FURNACES AND WATER HEATERS & OTHER ALL SUCH OUTLETS SHALL BE FOUR PRONG TYPE. PROVIDE POWER FOR ALL WHIRLPOOL TUBS AS NEEDED. PUMP MOTOR TO BE ON A GFI CIRCUIT. AND ON

A SEPARATE GFI CIRCUIT IF OVER 10 AMPS. PROTECTED FROM MECHANICAL DAMAGE FROM ONCOMING CARS BY BARRIER WALLS, CONCRETE CURBS, REQUIRED BY NEW CODE FOR CHILD SAFETY.

BATHROOMS, GARAGES, LAUNDRY, AND UTILITY ROOMS TOTAL HORIZONTAL AND VERTICAL DESIGN LENGTH OF 14 MUST BE HIGH EFFICACY OR CONTROLLED BY A MANUAL FEET, INCLUDING TWO 90 DEGREE ELBOWS. WHERE MORE - ON OCCUPANT SENSOR. ALL HARDWIRED LIGHTING IN THAN TWO ELBOWS ARE REQUIRED, DEDUCT 2 FEET FOR OTHER ROOMS (HALLWAYS, DINING ROOMS, FAMILY ROOMS, AND BEDROOMS) SHALL BE HIGH EFFICACY OR CONTROLLED BY A MANUAL - ON OCCUPANT SENSOR OR A DIMMER MUST CONTROL IT.

> DIMMER SWITCHES: ALL SWITCHES ON A MULTIPLE SWITCHED CIRCUIT SHALL BE CONTROLLED BY THE DIMMER SWITCH ON THAT CIRCUIT.

ALL OUTDOOR LIGHTING MUST BE HIGH EFFICACY OR CONTROLLED BY A MOTION SENSOR WITH INTEGRAL

ROVIDED AT ALL OUTDOOR OUTLETS, KITCHEN COUNTER OUTLETS, BATHROOM OUTLETS, GARAGE OUTLETS AND OUTLETS WITHIN 6' OF SINKS, CEC 210.8 CONRAD

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CA. 93921

CARMEL BY THE SEA

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PROJECT:

CONRAD ASTURI STUDIOS, INC.

17 MILE DR. RESIDENCE 2889 17 MILE DR. PEBBLE BEACH, CA 93953 APN# 007-201-009

TIMELINE

ISSUED FOR:

**1ST SUBMITTAL** 

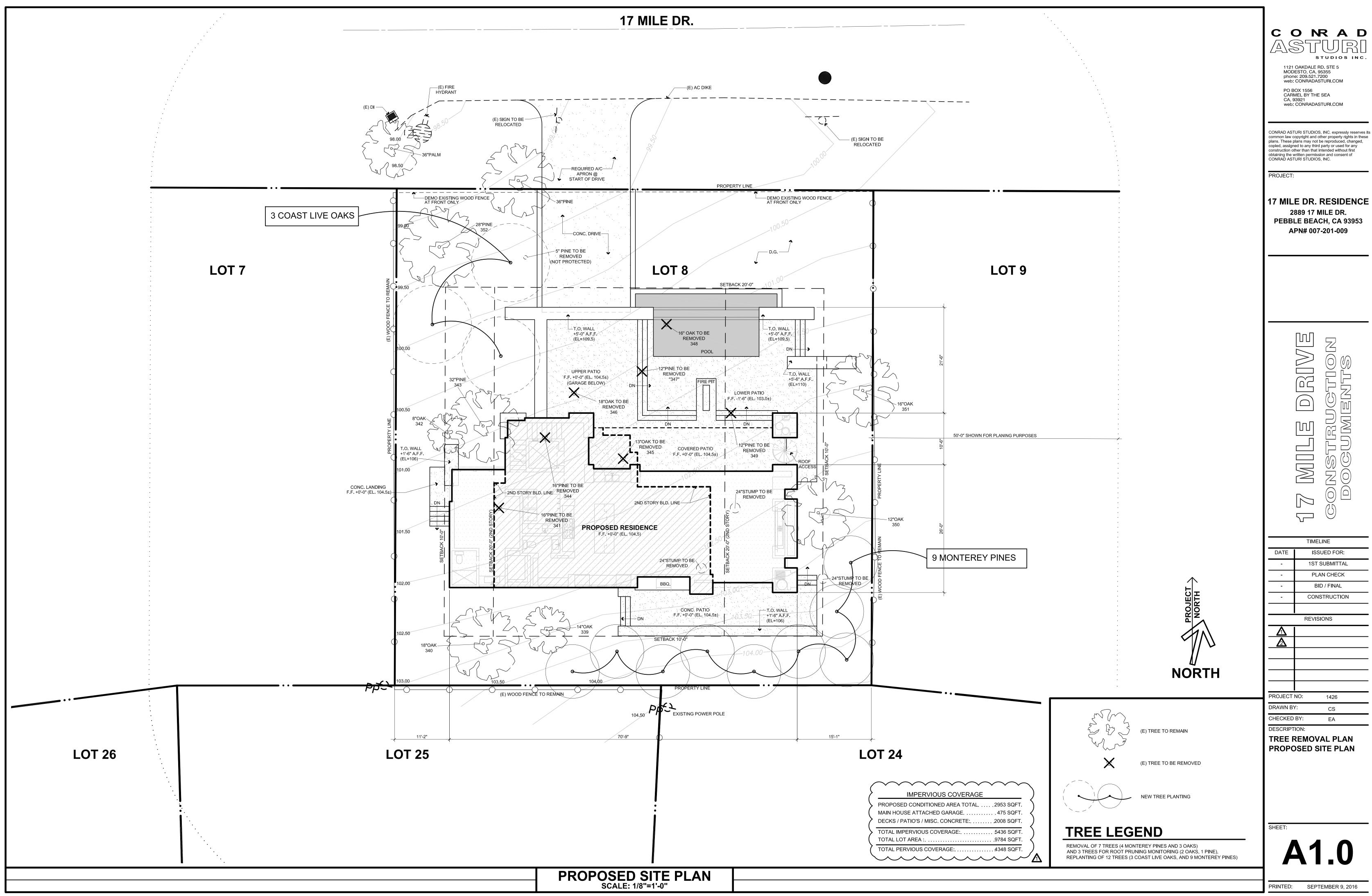
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PLAN CHECK BID / FINAL CONSTRUCTION

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PROJECT NO:

GENERAL NOTES AND SPECIFICATIONS





A. FRONT OF LOT



C. FRONT OF LOT



**B. 17 MILE DR VIEW** 



D. INSIDE LOT

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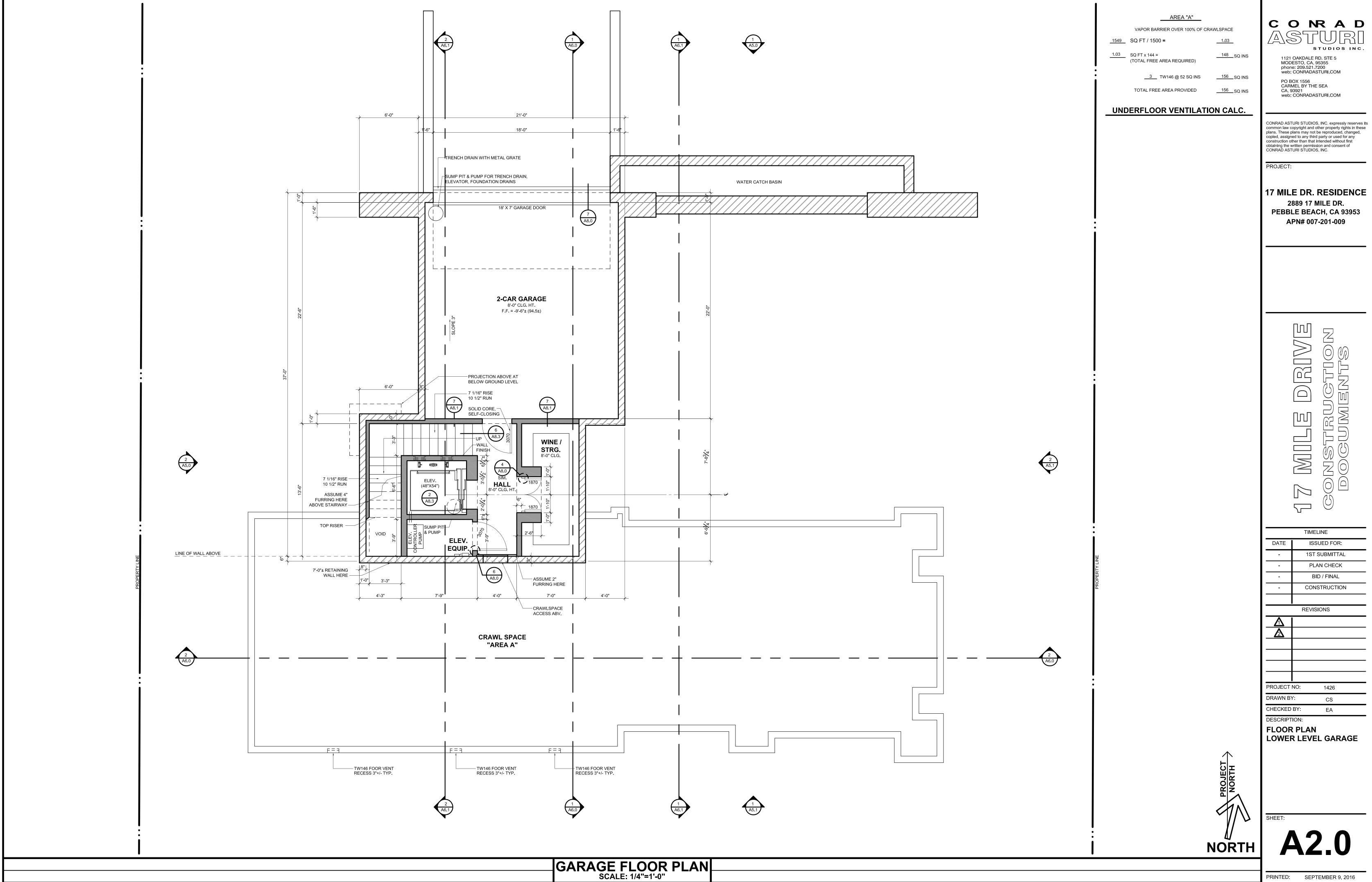
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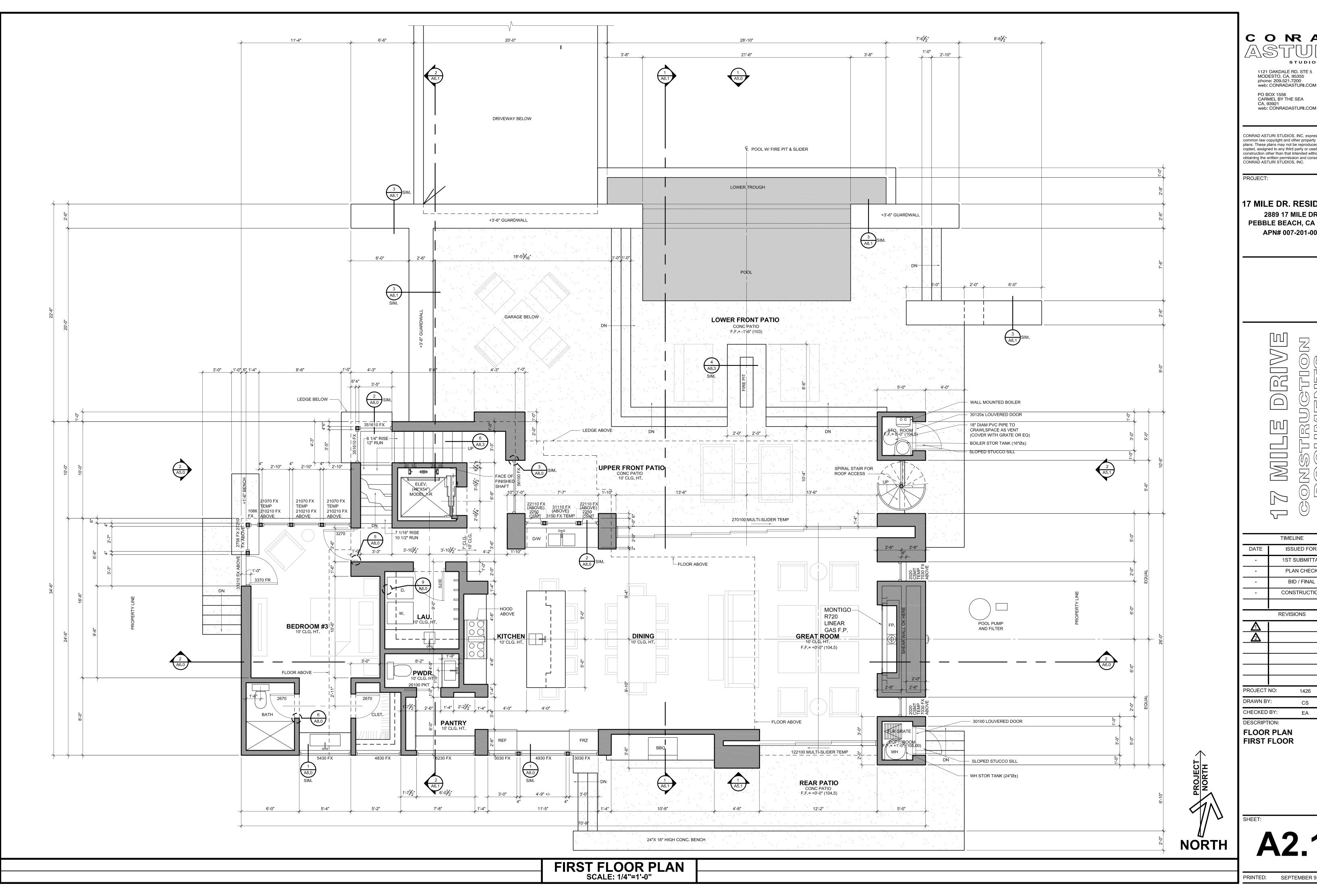
(E) SITE PICTURES

DESCRIPTION:

SHEET:

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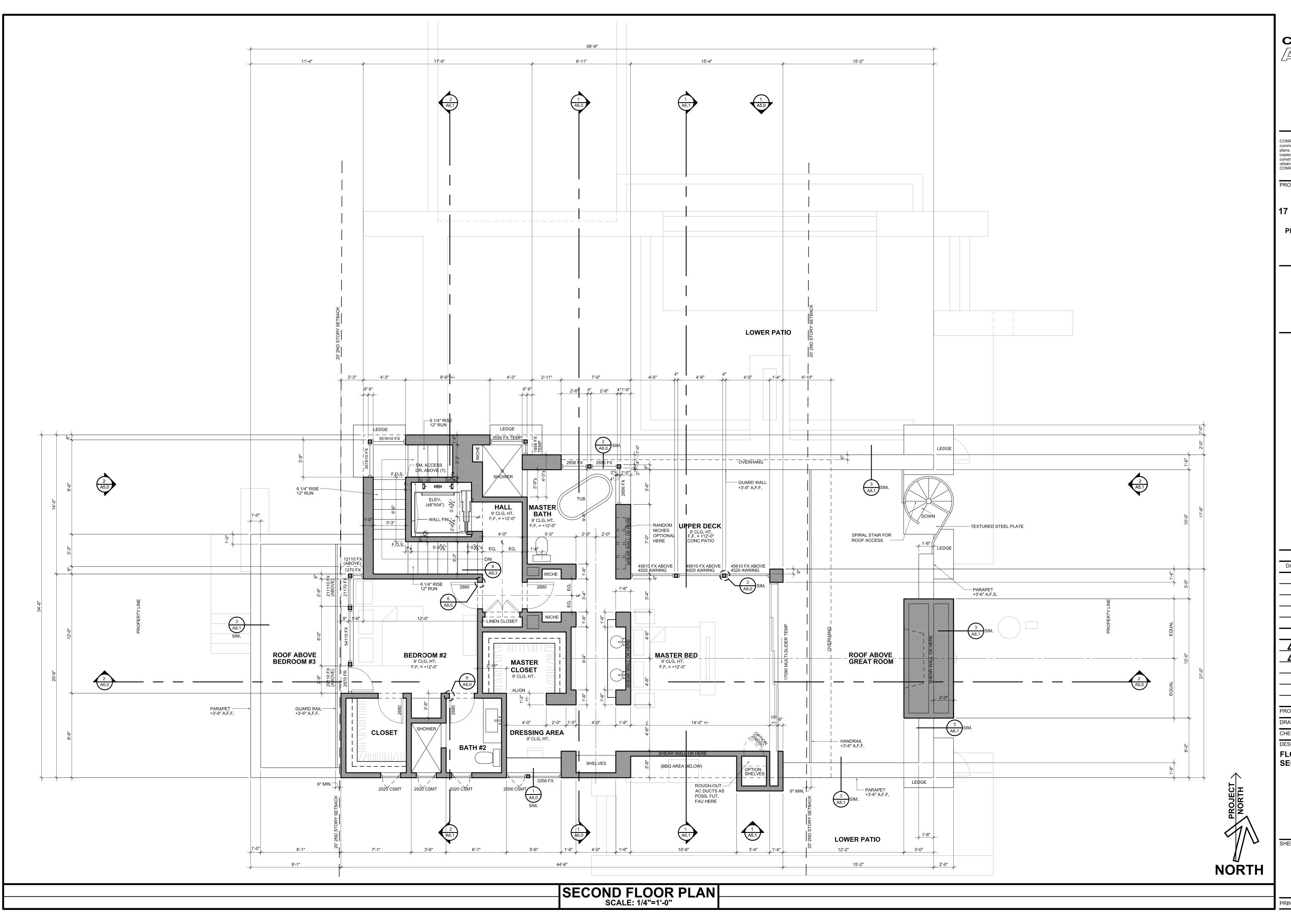
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PROJECT NO: 1426 CS

CHECKED BY: EA DESCRIPTION: FLOOR PLAN FIRST FLOOR



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> 17 MILE DRIVE CONSTRUCTION DOCUMENTS

TIMELINE

DATE ISSUED FOR:

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- PLAN CHECK

- BID / FINAL

- CONSTRUCTION

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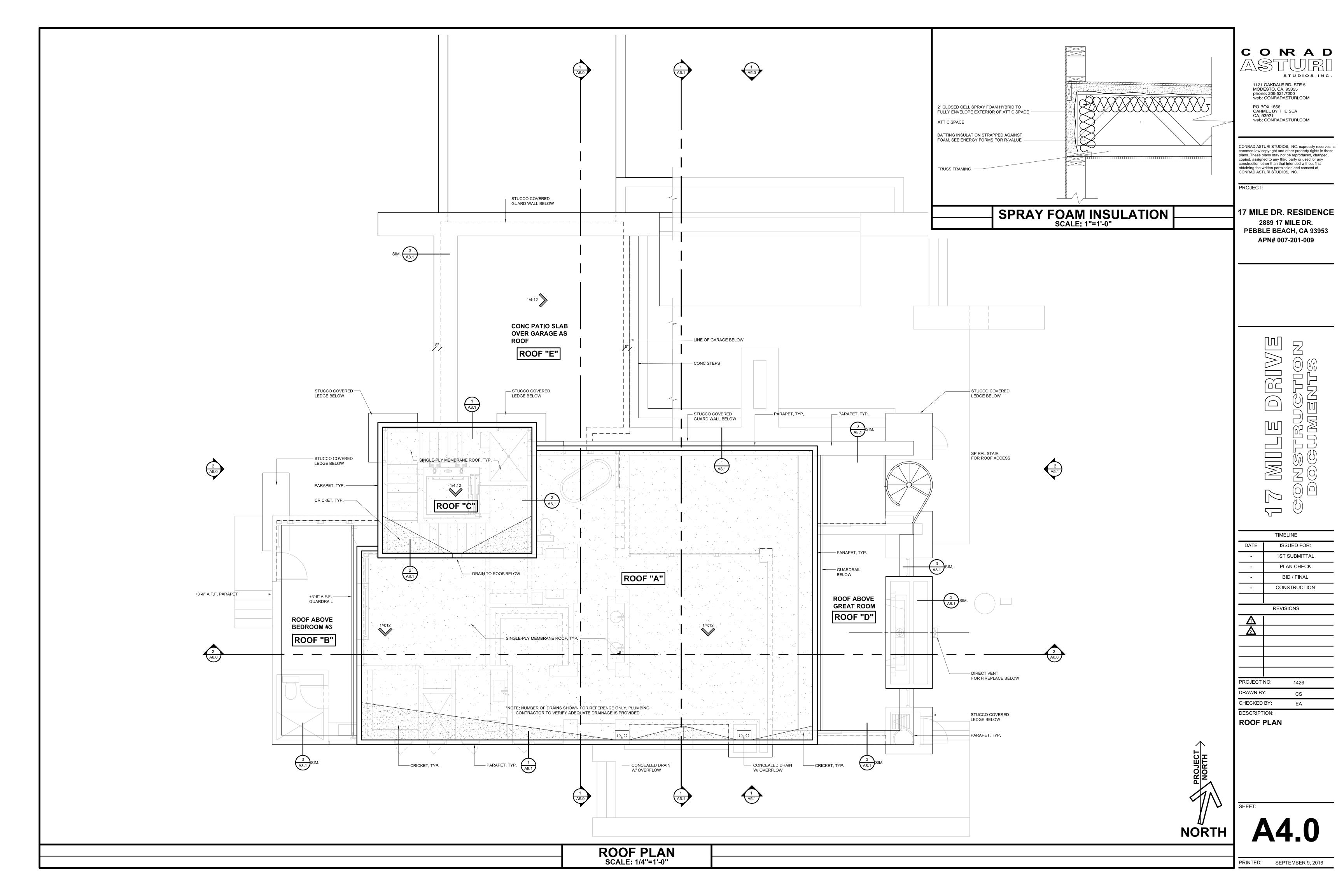
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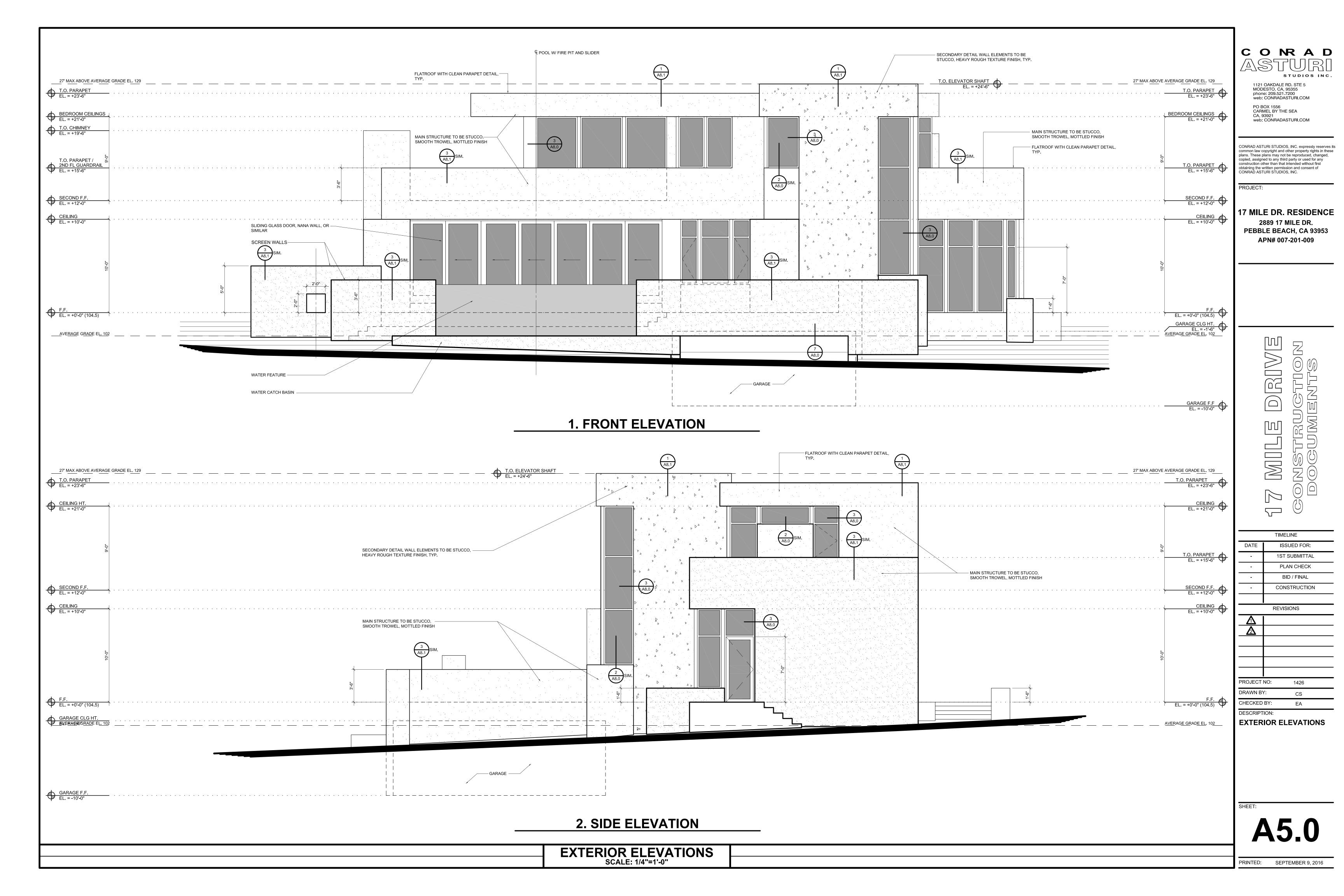
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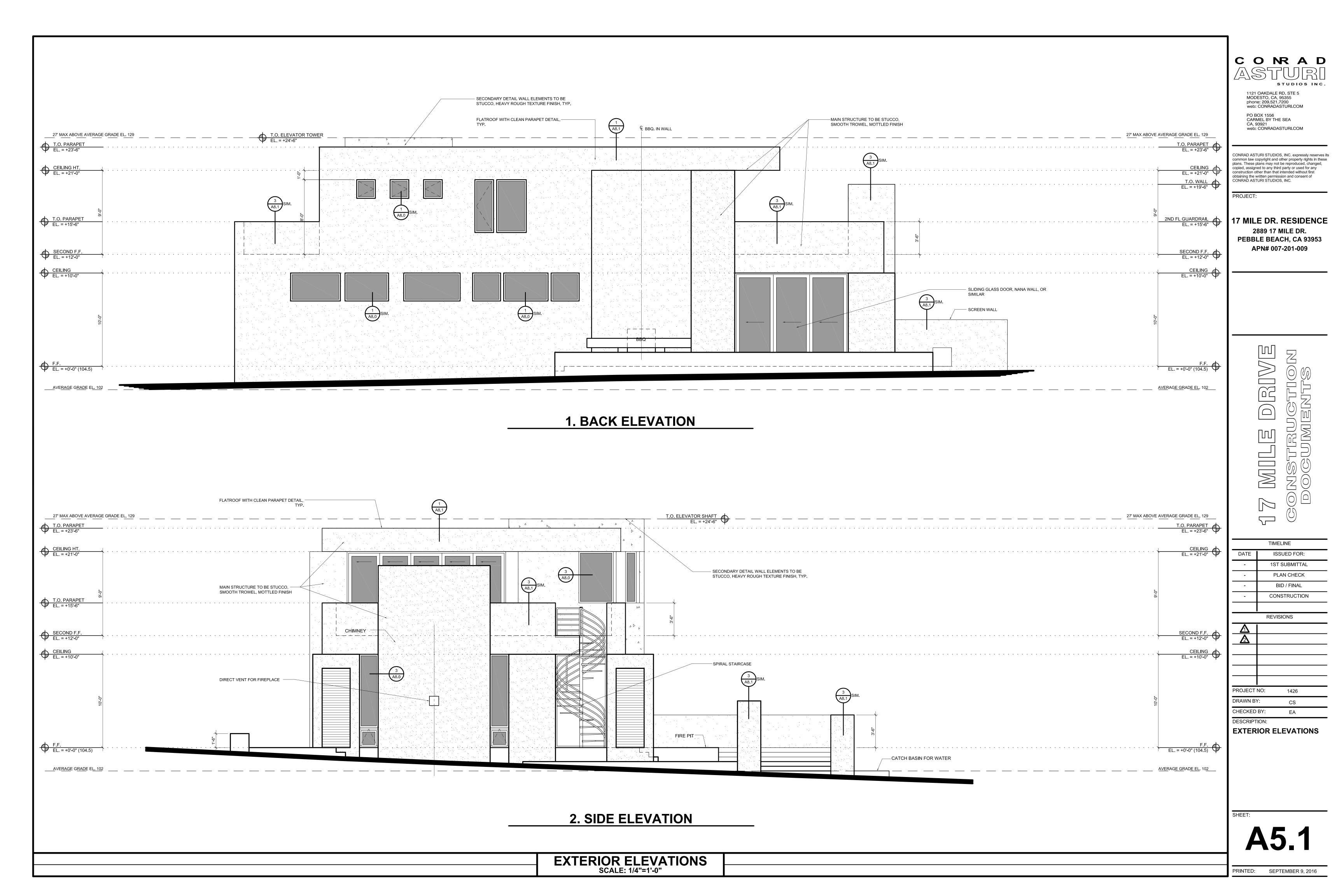
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FLOOR PLAN
SECOND LEVEL

**A2.2** 



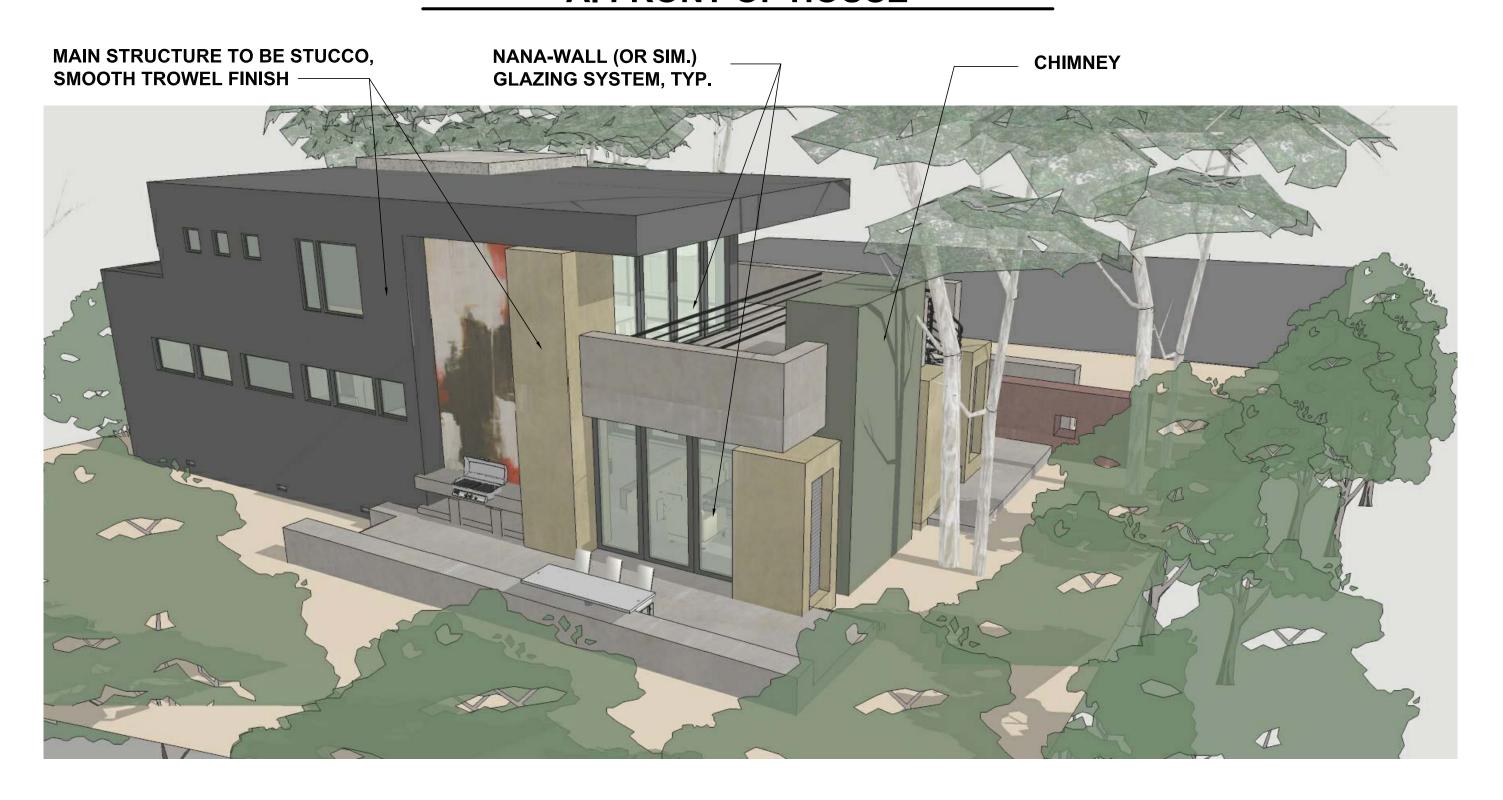








## A. FRONT OF HOUSE



C. BACK OF HOUSE

## **B. FRONT / RIGHT SIDE OF HOUSE**



**B. FRONT / LEFT SIDE OF HOUSE** 

ARTIST'S RENDERING, SHOWN FOR ORIENTATION,
MATERIAL TEXTURE, AND COLOR REFERENCE.. DETAILS
MAY VARY SLIGHTLY.

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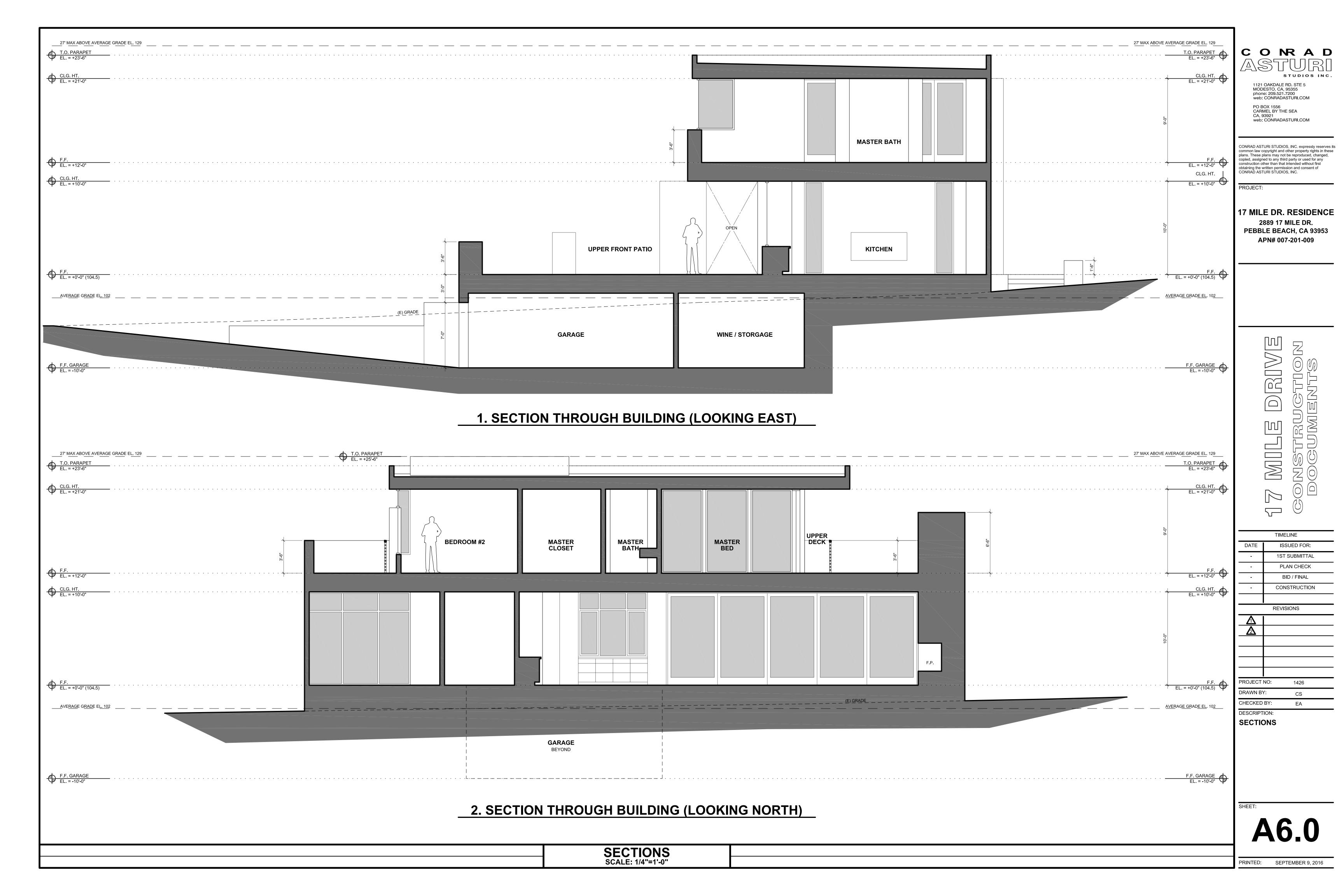
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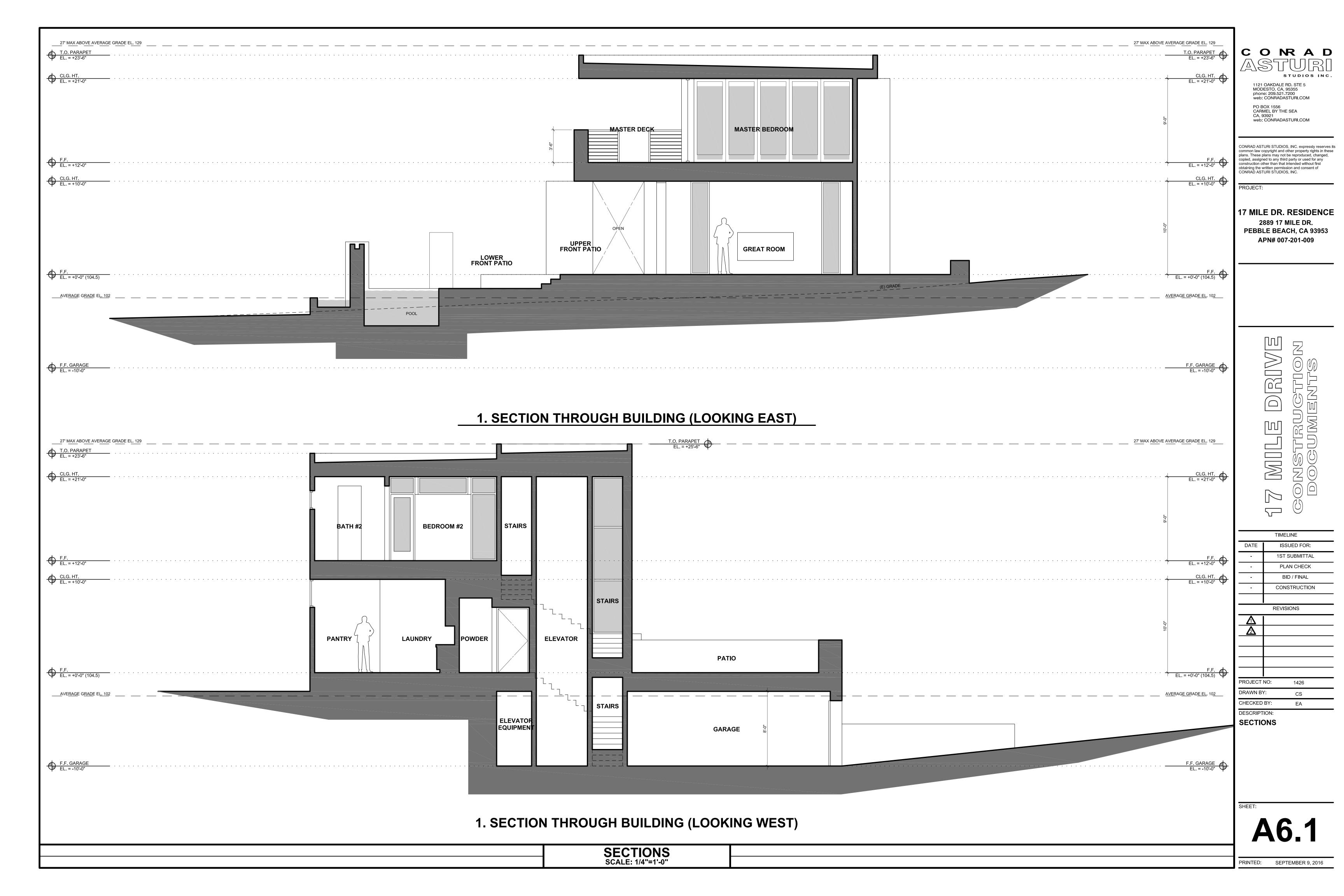
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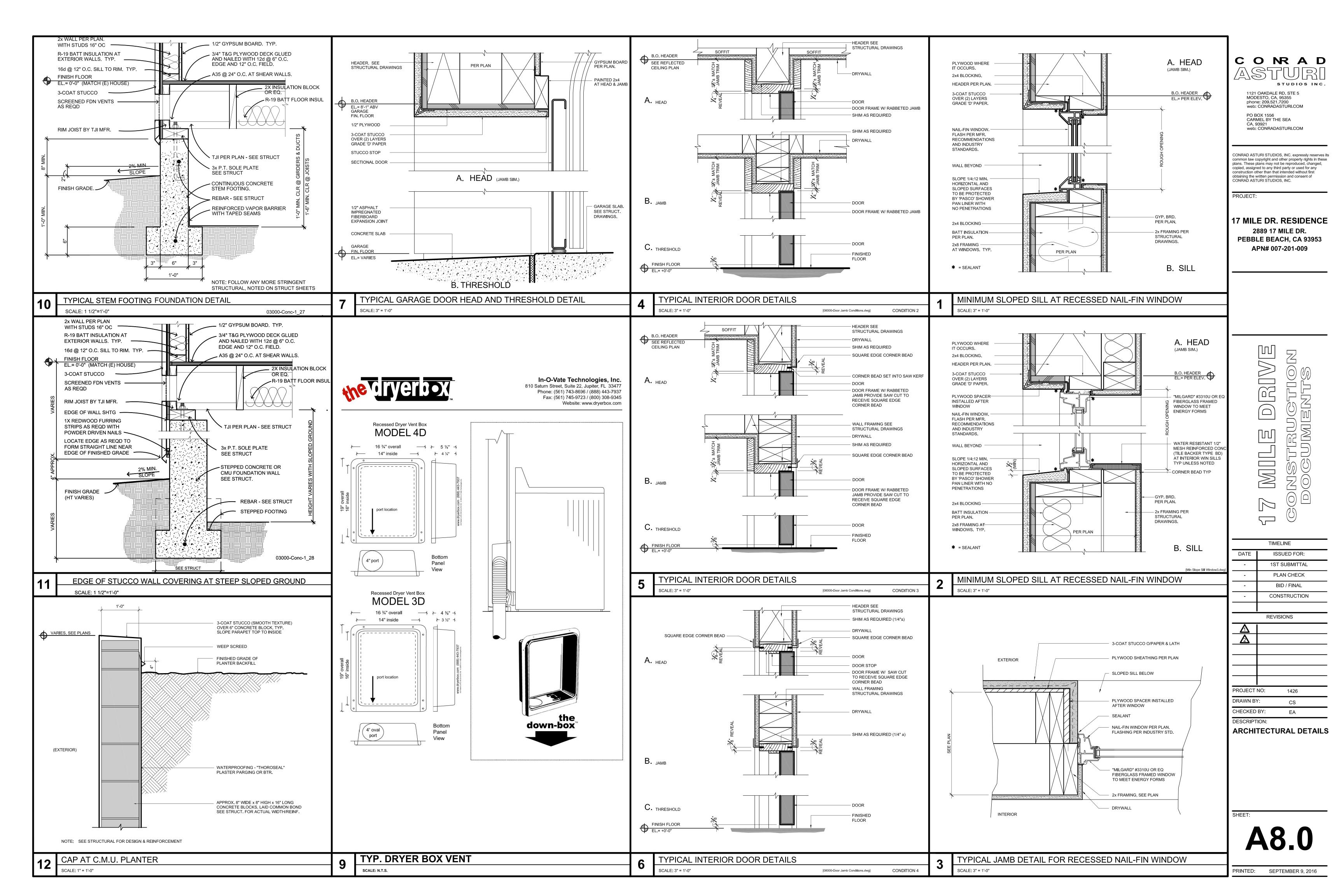
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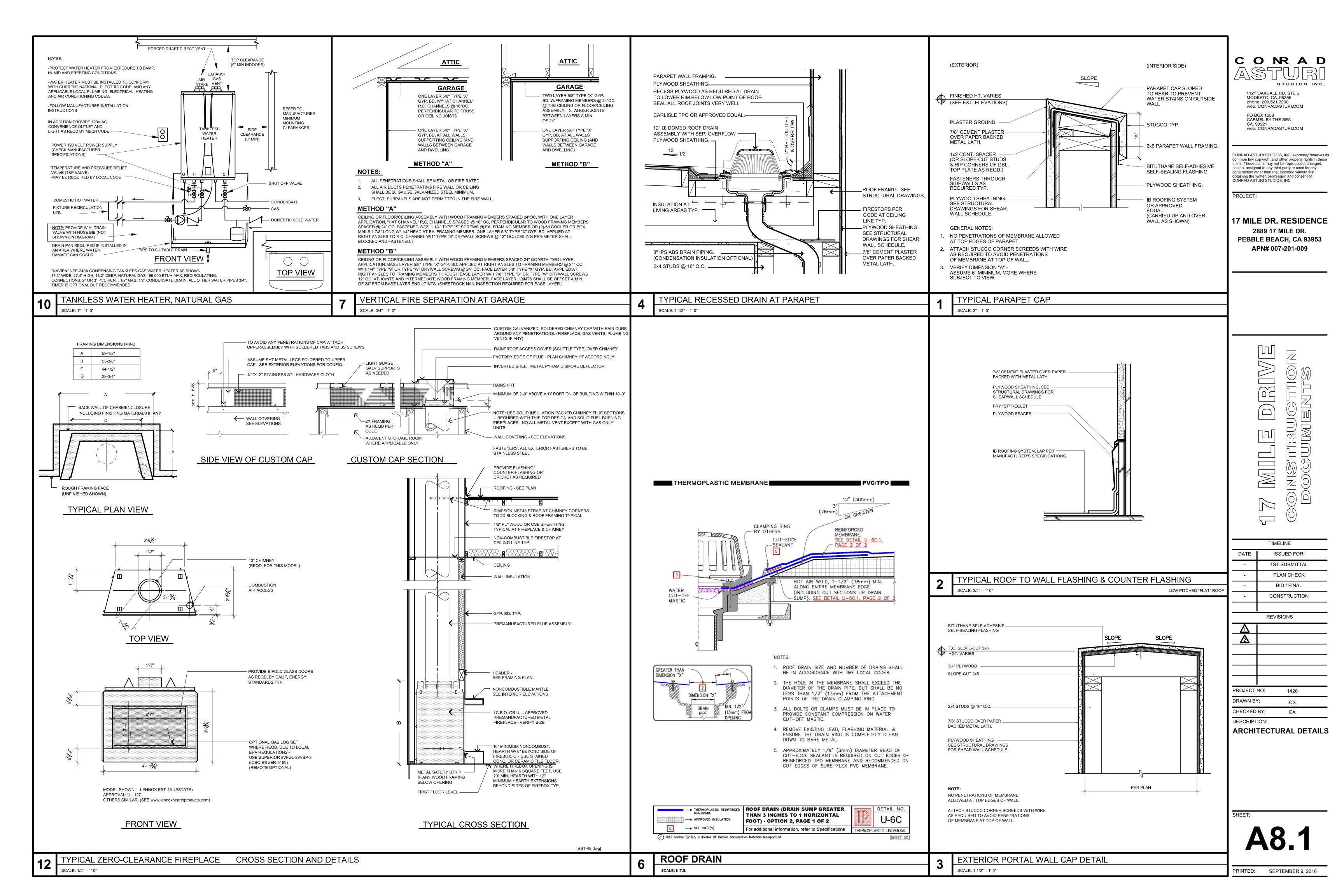
**PERSPECTIVES** 

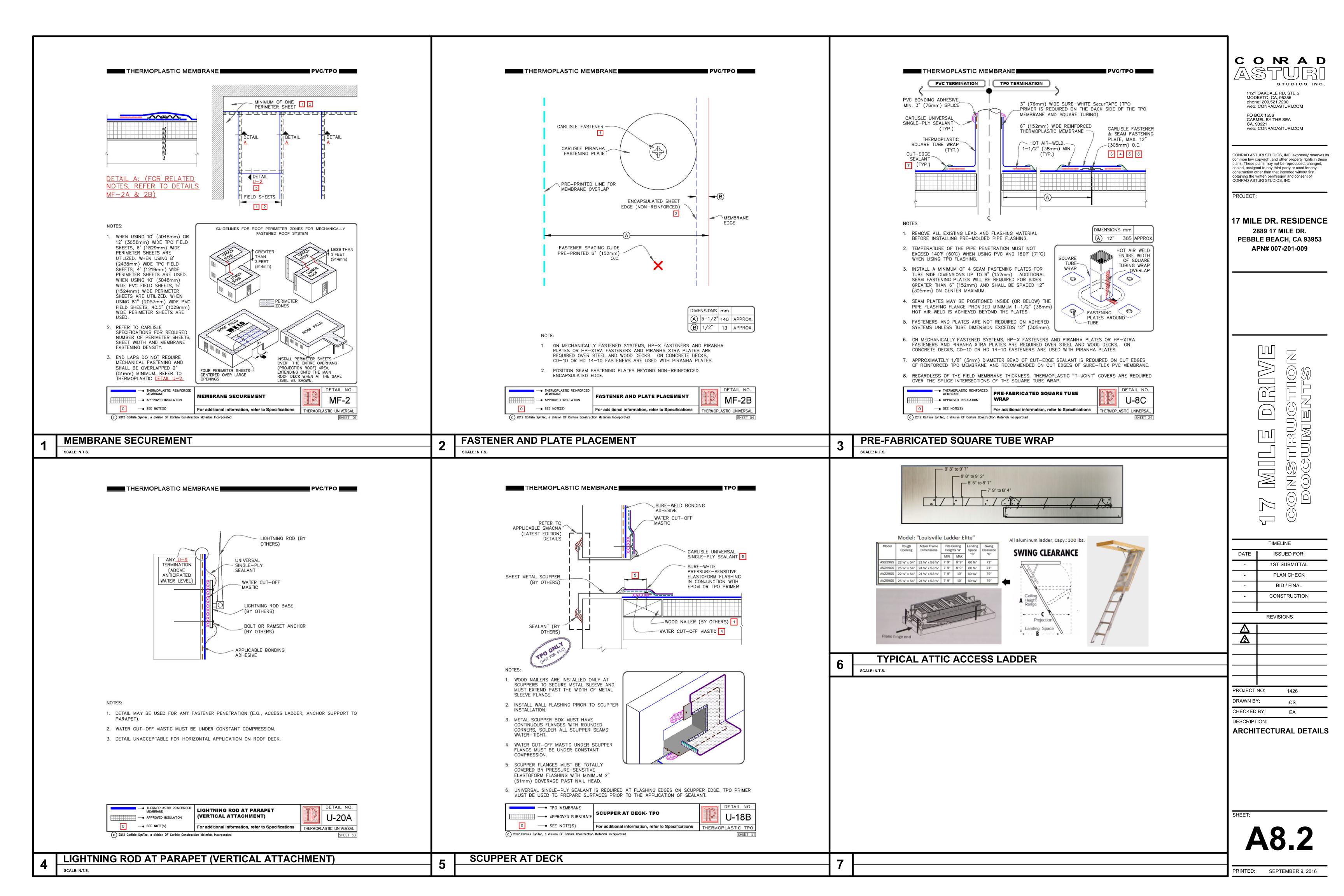
**A5.2** 

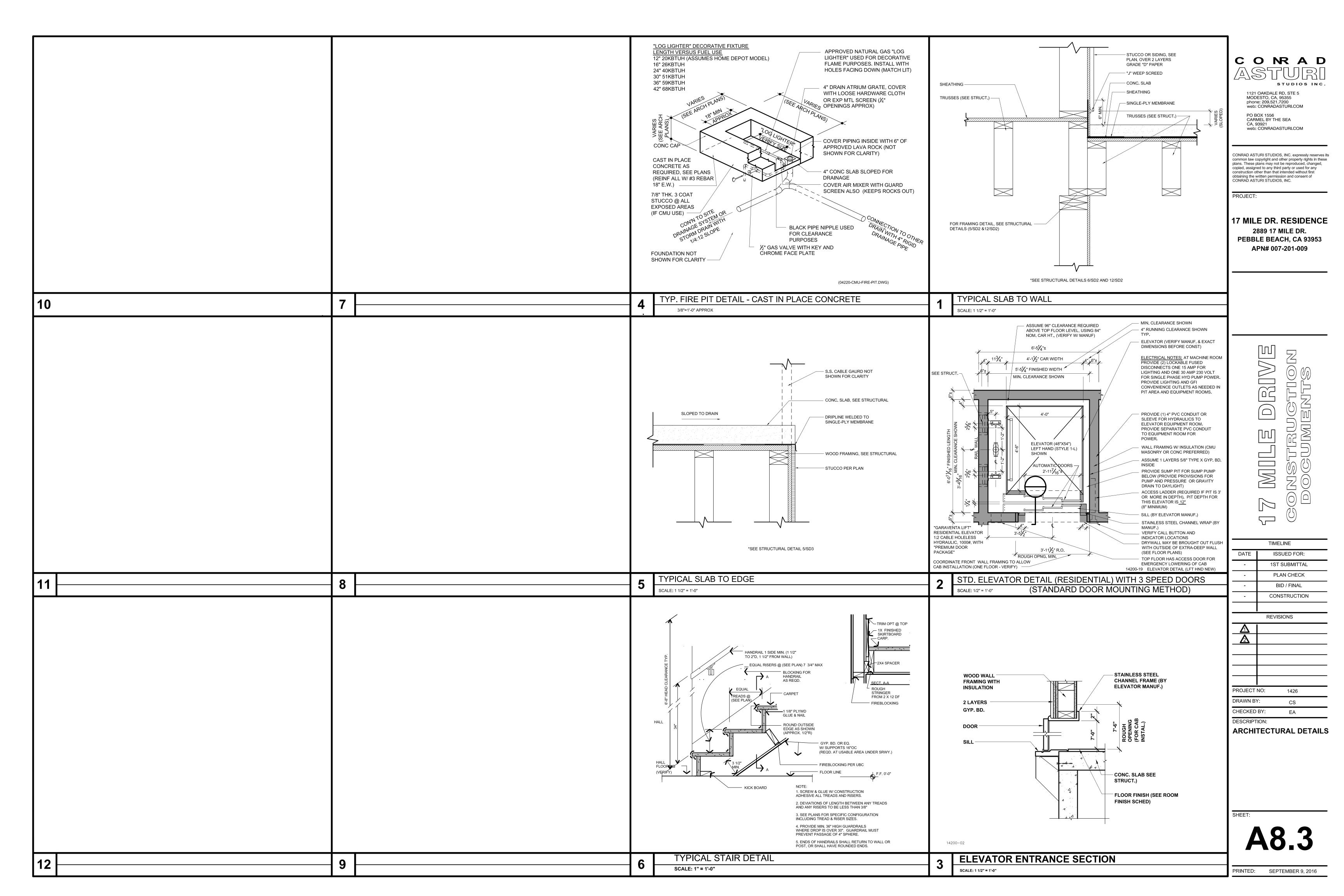












## **GENERAL NOTES**

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON. IN ADDITION ALL WORK SHALL ALSO COMPLY WITH TITLE 24 AND 2013 CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA ENERGY CODE AS THEY MAY APPLY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE

4. IN THE EVENT THAT THE CONTRACTOR FINDS A CONFLICT OR A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE OWNER. AND OR THE OWNER'S REPRESENTATIVE(S) IMMEDIATELY. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION. 6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR THE ACCURACY OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.

THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE SHERIFF, FIRE DEPARTMENT, AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY 9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND OR THE ENGINEER AT THE CONTRACTOR'S

EXPENSE WHETHER SHOWN ON THE PLANS OR NOT, EVEN IF DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK 10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL MANHOLES, VALVE AND MONUMENT COVERS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE. 13. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL

PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER AND THE ENGINEER FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS 14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE

A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.

B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST. KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST. LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE

THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY. 16. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: DEBRIS FROM THE SITE, TREES, ROOT BALLS AND FENCING. 17. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED (USING SEEDING MIX SHOWN ON EROSION CONTROL PLAN) OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY PUBLIC WORKS DEPARTMENT. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING

18. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF 7:00 AM TO 5:00 PM. CONSTRUCTION EQUIPMENT SHALL HAVE MUFFLERS IN GOOD CONDITION.

CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF OF ANY JURISDICTIONAL BODY, FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CA. PHONE (831) 443-3050. 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA.

22. FOR ALL TRENCH EXCAVATIONS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HÈAĹTH, 21 WEST LAUREL DRIVÉ, SUITE 45, SALINAS CALIFORNIA 93906, PHONE (831) 443-3050, PRIOR TO ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES. 23. AT COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS-BUILT PLANS TO THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OF PUBLIC WORKS. SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS. . PAVEMENT SECTION TO BE DETERMINED AS SHOWN ON THESE PLANS.

A SEPARATE PERMIT IS REQUIRED FOR THE CONSTRUCTION OF ALL RETAINING WALLS. 26. TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.

## **GRADING NOTES**

REFER TO GENERAL NOTES AND DETAILS AS SHOWN ON THESE PLANS. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, THE CALIFORNIA BUILDING CODE AND GEOTECHNICAL REPORT ENTITLED:

"GEOTECHNICAL INVESTIGATION FOR THE PROPOSED NEW SINGLE FAMILY RESIDENCE LOCATED AT 2889 17 MILE DRIVE, APN 007-201-009, IN PEBBLE BEACH, CALIFORNIA; JOB #6662"

PREPARED BY: SOIL SURVEYS GROUP, INC. 103 CHURCH STREET SALINAS, CALIFORNIA 93901

## DATED: MARCH 16, 2016

ALL GRADING AND COMPACTION SHALL BE DONE IN THE PRESENCE OF AND TESTED BY THE SOILS ENGINEER AND/OR SOILS TESTING CONSULTANT, WHO WILL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORT FROM SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT PRIOR TO SCHEDULING ANY INSPECTIONS

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING. 5. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS

6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER. ALL CUT AND FILL SLOPE SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR SOILS ENGINEER AND APPROVED BY THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT. 8. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER AND LANDSCAPE MAINTENANCE WILL BE REQUIRED UNTIL GROUND COVER IS ESTABLISHED. 9. ELEVATION BENCHMARK: SEE SHEET C1.

CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN. 12. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE

STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER. 13. STRIPINGS TO BE USED AS TOPSOIL SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS. 14. IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED DURING CONSTRUCTION WORK SHALL BE STOPPED IMMEDIATELY WITHIN 165 FT OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY RMA-PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAELOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF RESOURCES AND TO DEVELOPE PROPER

MITIGATION MEASURES REQUIRED FOR THE DISCOVERY. 15. ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RESEEDED WHEN GRADING IS COMPLETE. NO HAUL ROADS SHALL BE ALLOWED IN AREAS WHICH ARE NOT SHOWN TO BE GRADED WITHOUT PRIOR APPROVAL OF THE ENGINEER. RESTORATION OF HAUL ROADS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. 16. EARTHWORK QUANTITIES ARE SHOWN ON SHEET C3.

17. ALL GRADES TO BE A MINIMUM OF 5% AWAY FROM FOUNDATIONS FOR 10 FEET UNLESS SPECIFIED OTHERWISE ON PLANS. 18. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 17 TO A DEPTH OF NOT LESS THAN 18 AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

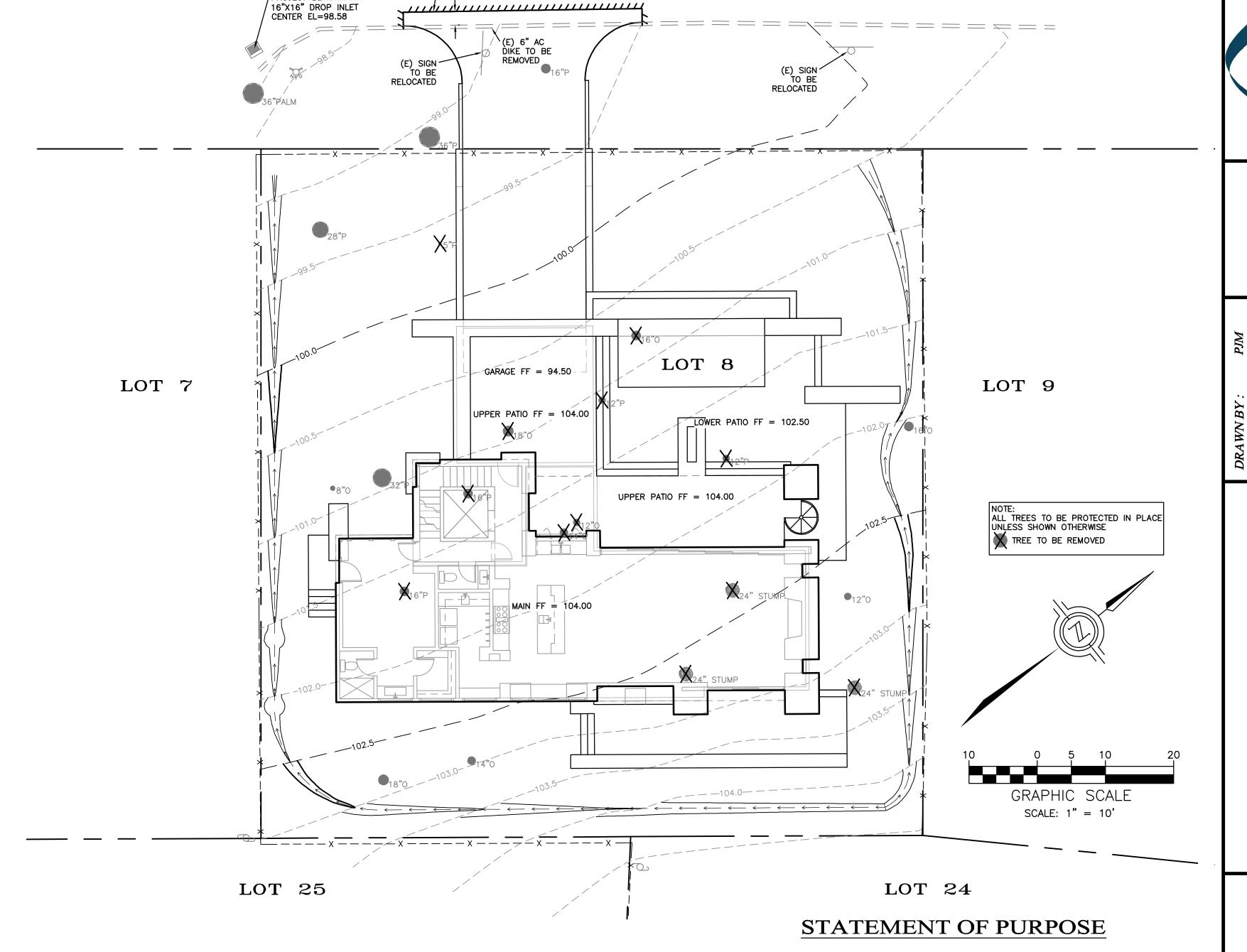
19. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN: A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION. B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES. C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED

(MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090) 20. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS. 21. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 5 TO 1, AND THE HEIGHT IS GREATER THAN 5 FT, BY BENCHING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.

THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

22. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH. NO ROCK OVER 12" IN ITS MAXIMUM DIMENSION MAY MAY BE USED IN A FILL. 23. PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOLOGICAL REPORT. 24. ALL FILL SOILS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

25. OVER EXCAVATION SHOULD BE CONDUCTED BELOW THE FOUNDATIONS AND FLOOR SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. 26. A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.



17 MILE DRIVE

(N) SAWCUT LINE

PROJECT BENCHMARK

## FIRE DEPARTMENT NOTES

1. FIRE011-ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4 IN HEIGHT. 1/2 IN STROKE. CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

P. FIRE022-FIRE PROTECTION EQUIPMENT & SYSTEMS-FIRE SPRINKLER SYSTEM- (HAZARDOUS CONDITIONS). THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER`SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMÚM 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 SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE

## **ABBREVIATIONS**

## **SYMBOLS**

36"	O EXISTING	TREE (	TO REM	MAIN)	0	EXISTING SIGN
	<b>EXISTING</b>	SPOT (	GRADE	·	<b>⊕</b> AD	NEW AREA DRAIN
200	<b>EXISTING</b>	FIRE H	YDRANT	•	°C0	NEW CLEAN-OUT
₩ W X	<b>EXISTING</b>	WATER	VALVE		• DS	NEW DOWN SPOUT
WM	<b>EXISTING</b>	WATER	<b>METER</b>	•—	— 957	DESIGN SPOT ELEVATIO
0	<b>EXISTING</b>	POWER	POLE			
	<b>EXISTING</b>	VAULT	AS NOT	ΓED		
(SD)	<b>EXISTING</b>	STORM	DRAIN	MANHO	LE	
	<b>EXISTING</b>	STORM	DRAIN	CATCH	BASIN	

THESE PLANS WERE PRODUCED TO PROVIDE FOR GRADING, DRAINAGE, & EROSION CONTROL FOR AND DURING THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AT 2889 17 MILE DRIVE, PEBBLE BEACH, CALIFORNIA 93953 APN 007-201-009

## LEGEND

	AFN 007-201-009		
XX- 	EXISTING JOINT UTILITY TRENCH EXISTING STORM DRAIN (SIZE VARIES) EXISTING SANITARY SEWER (GRAVITY)	APPLICANT: CONRAD ASTURI STUDIOS 1121 OAKDALE ROAD, SUITE 5 MODESTO, CA (209) 521-7200	
——————————————————————————————————————	NEW WALL DRAIN NEW STORM DRAIN (SIZE VARIES)	SHEET INDEX	
w	NEW UNDER DRAIN NEW WATER LINE NEW WALL (SHOWN FOR LOCATION ONLY) NEW SAWCUT LINE	C1 TITLE SHEET C2 GRADING PLAN	

NEW FINISH GRADE (SECTIONS AND PROFILES)

DESIGN MAJOR CONTOUR

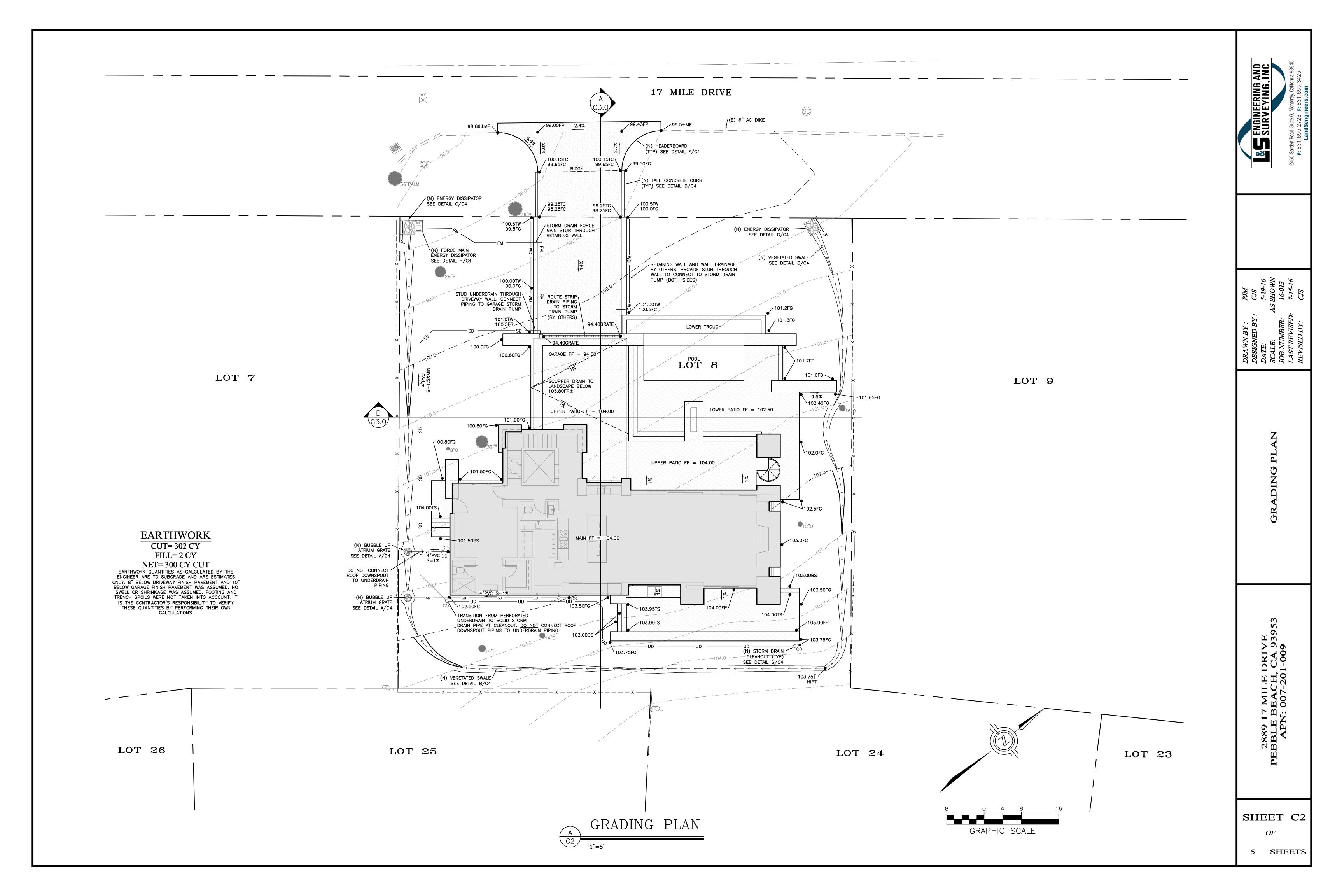
DESIGN MINOR CONTOUR

NEW BUILDING FOOTPRINT

C1	TITLE SHEET
C2	GRADING PLAN
C3	SITE CROSS SECTIONS
C4	CONSTRUCTION DETAILS
C5	EROSION CONTROL PLAN

## SHEET C1 OF

> 0 0



0+60

0+00

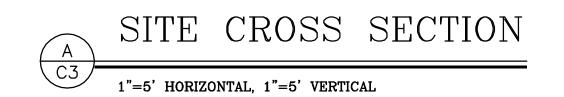
0+10

0+20

0+30

0+40

0+50



0+70

0+80

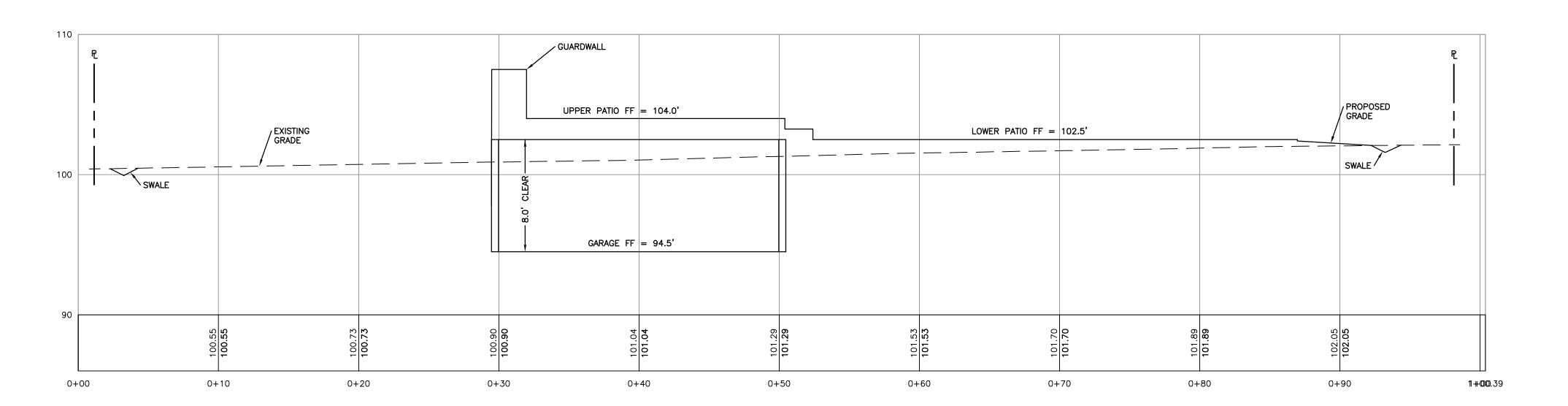
1+00

1+10

1+25.49

1+20

0+90





ENGINEERING AND SURVEYING, INC 2460 Garden Road, Suite G, Monterey, California 93940 P: 831.655.2723 F: 831.655.3425

5-19-16 AS SHOWN ER: 16-013 SED: 7-15-16

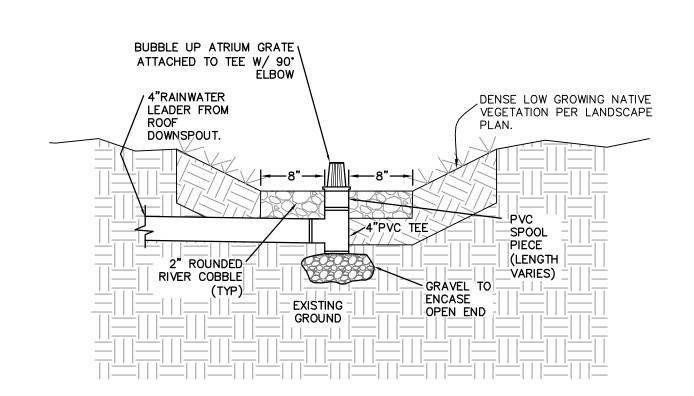
DATE: SCALE: AS S JOB NUMBER: LAST REVISED:

SITE CROSS SECTIONS

2889 17 MILE DRIVE PEBBLE BEACH, CA 93953 APN: 007-201-009

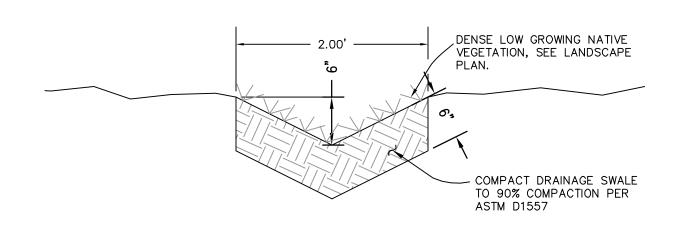
SHEET C3

OF



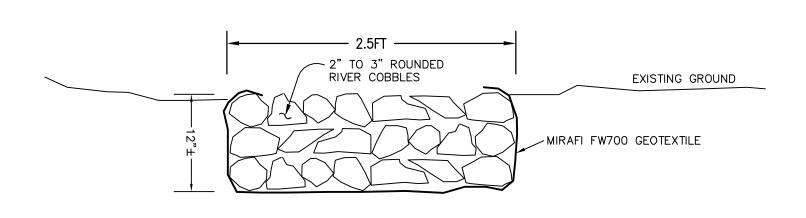


SCALE: 1"=1'

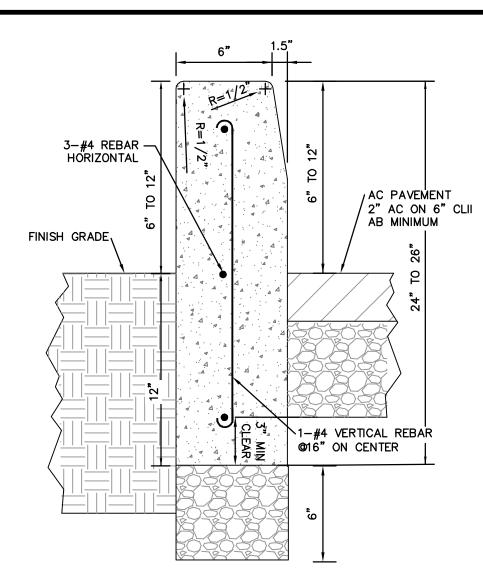


VEGETATED DRAINAGE SWALE

SCALE: 1"=1"







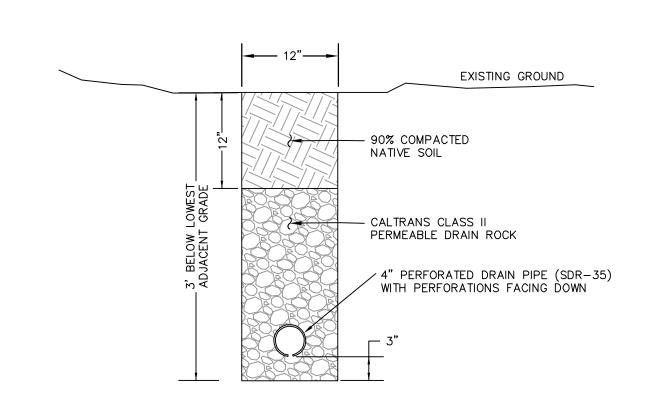
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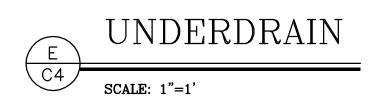
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SECTION 73 OF THE STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, STANDARD SPECIFICATION; LATEST EDITION.

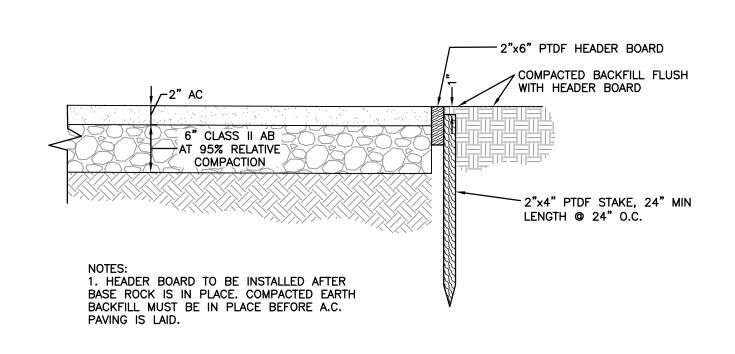
2. CONCRETE TO BE CLASS B (5 SACK)

3. ALL EXPOSED SURFACES TO BE FINISHED

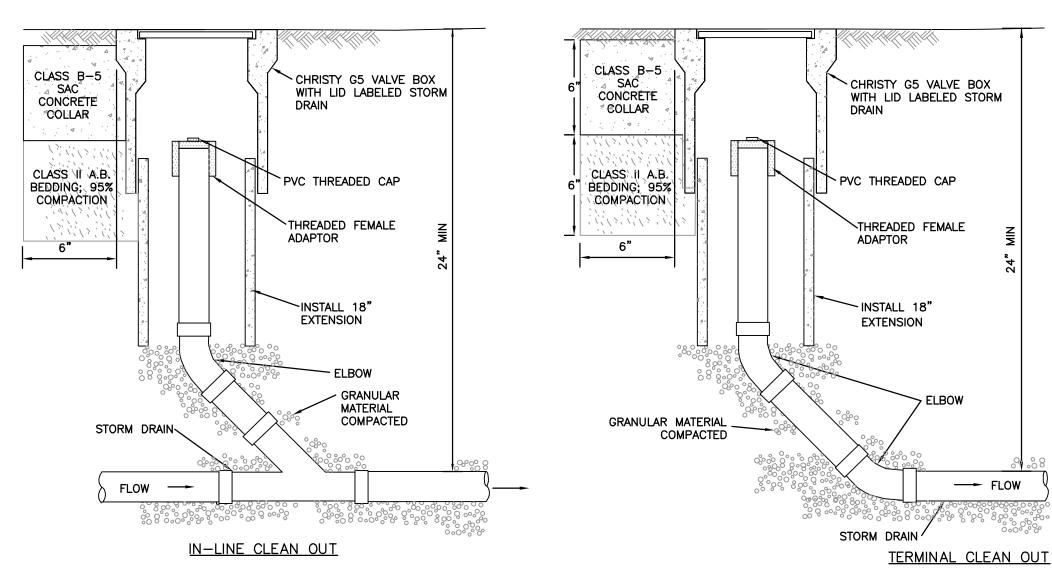
TALL CONCRETE CURB



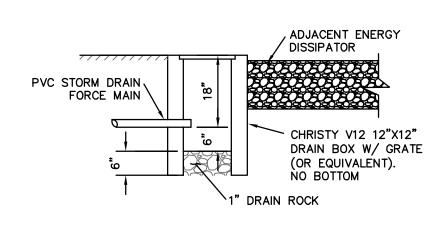








STORM DRAIN CLEAN-OUT



FORCE MAIN ENERGY DISSIPATOR

2889 17 MILE DRIVE EBBLE BEACH, CA 93953 APN: 007-201-009

SHEET C4

## EROSION/DUST CONTROL NOTES

. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.

2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION. B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES. C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT. (MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)

3. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.

4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF RMA-PLANNING AND RMA-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED

7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE

C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST. D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

8 CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.

10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

STORM DRAIN INLET PROTECTION

1. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM

2. INSTALL STORM DRAIN INLET PROTECTION AS SHOWN ON DETAIL B/C5.

S STORM DRAIN INLET PROTECTION SHALL BE INSPECTED MONTHLY DURING DRY PERIODS AND IMMEDIATELY AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE

1. FIBER ROLLS WILL BE INSTALLED AT LOCATIONS SHOWN ON THIS PLAN AND PER DETAIL D/C5. CONTRACTOR MAY USE SILT FENCE AS AN ALTERNATE/SUPPLEMENTAL EROSION CONTROL/SEDIMENT

TYPICAL CONSTRUCTION ENTRANCE

1. CONSTRUCTION ENTRANCE SHALL BE INSTALLED PER DETAIL C/C5 AT THE LOCATION SHOWN ON

2. RUN-OFF FROM CONSTRUCTION ENTRANCE SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.

3. ALL VEHICLES LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE MAIN ROAD.

4. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE MAIN ROAD ADJACENT TO THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.

6. THE CONSTRUCTION ENTRANCE MAY BE FIELD MODIFIED TO MEET SITE CONDITIONS.

5. THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED PERIODICALLY TO ENSURE

CONCRETE WASHOUT

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

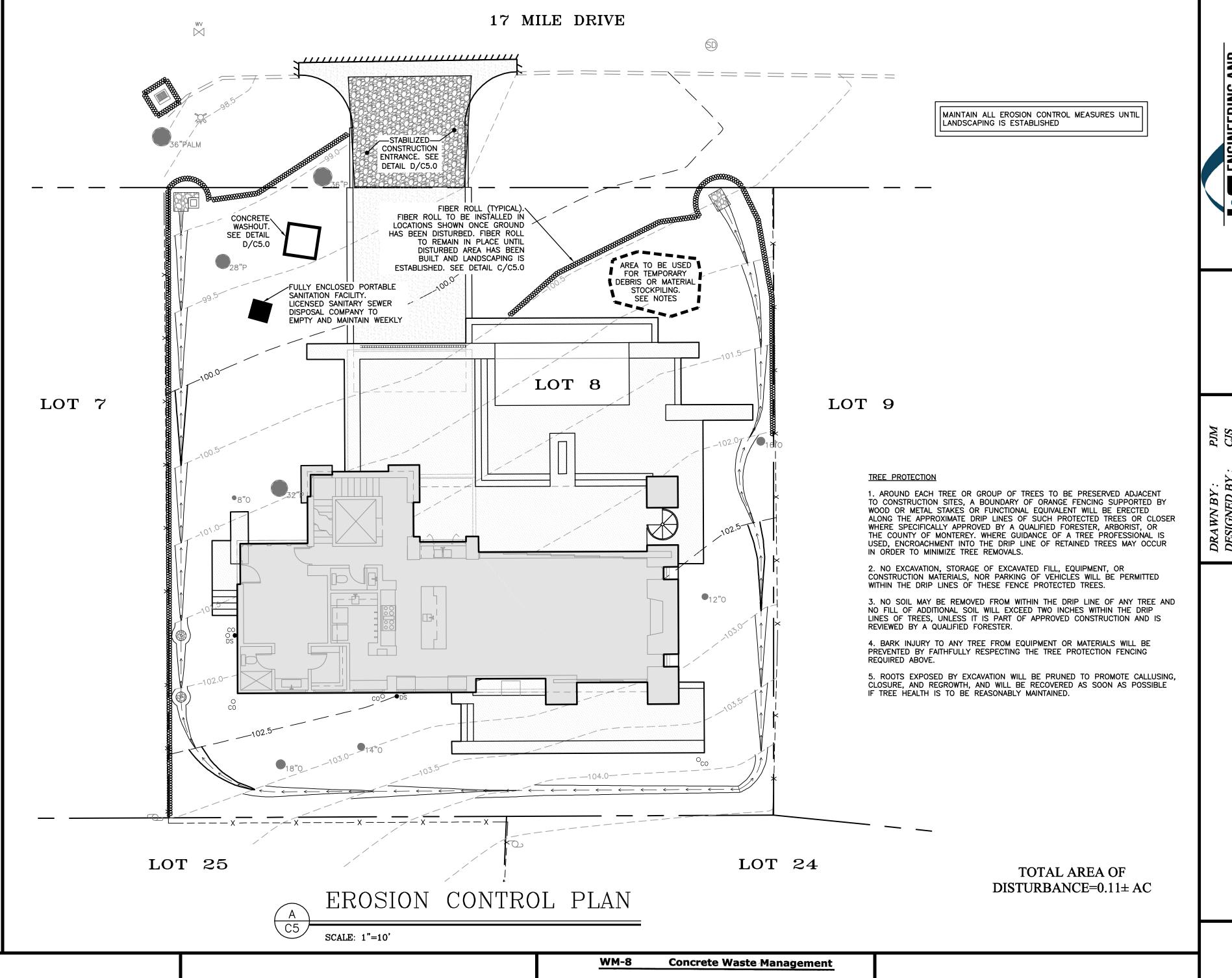
MATERIAL DELIVERY AND STORAGE

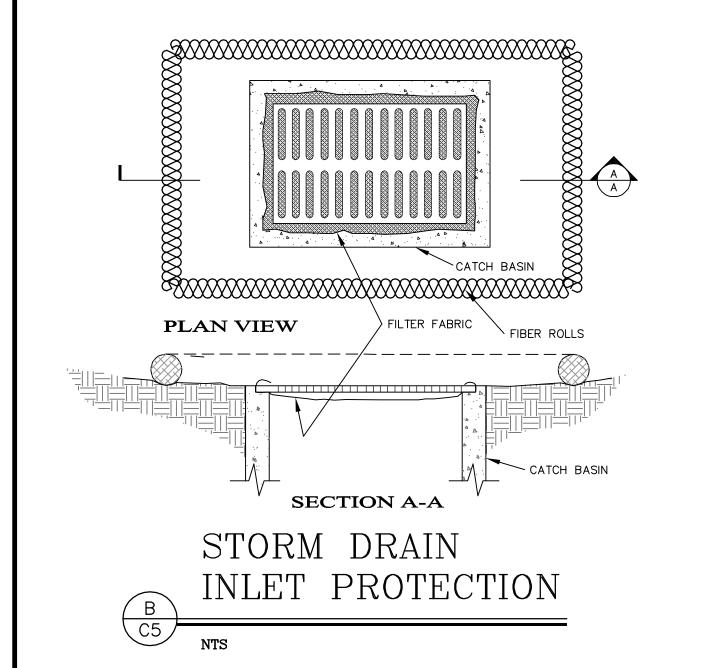
IMMEDIATELY.

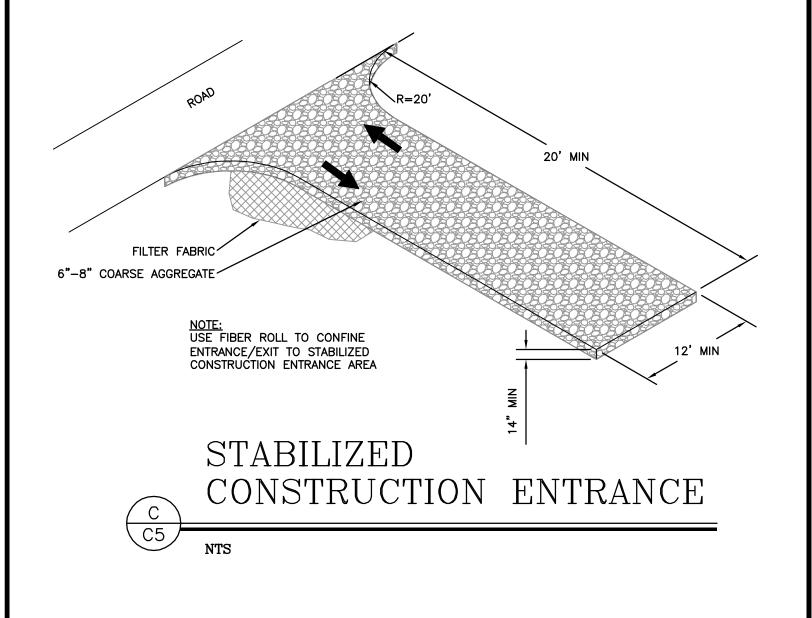
NEAR STORAGE AREAS.

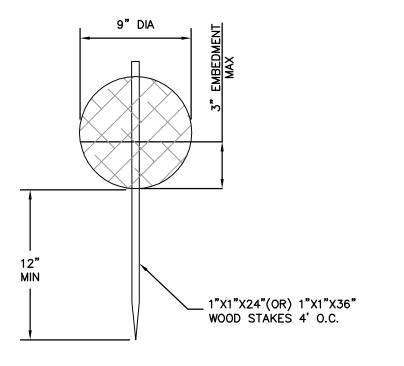
- LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
- 2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE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

ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).





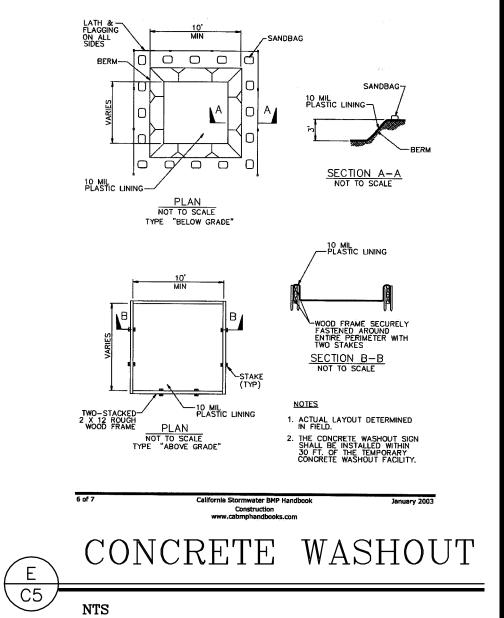




1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. POSITION FIBER ROLLS END—TO—END, TYING THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION. 3. PLACE FIBER ROLLS SECURELY IN A TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.



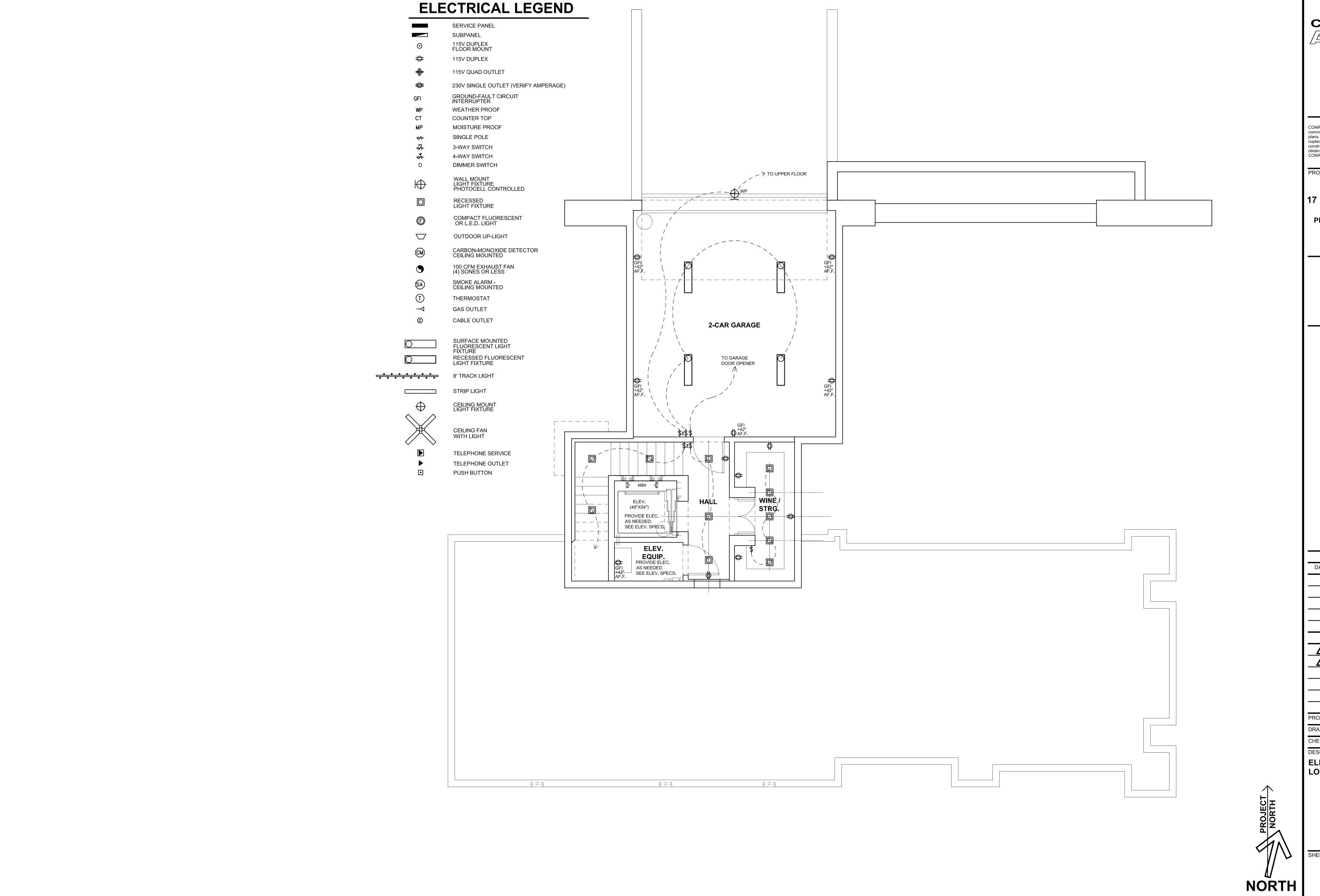


WASTE COLLECTION AREA

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

SHEET C5 OF

> 9 9



CONAD ASTUDIOS INC.

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PROJECT:

17 MILE DR. RESIDENCE 2889 17 MILE DR. PEBBLE BEACH, CA 93953 APN# 007-201-009

> 17 MILE DRIWE GONSTRUCTION DOGUMENTS

TIMELINE

DATE ISSUED FOR:

- 1ST SUBMITTAL

- PLAN CHECK

- BID / FINAL

- CONSTRUCTION

REVISIONS

PROJECT NO: 1426

DRAWN BY: CS

CHECKED BY: EA

CHECKED BY: EA

DESCRIPTION:

ELECTRICAL PLAN

ELECTRICAL PLAN LOWER LEVEL GARAGE

E2.0

GARAGE ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

#### **ELECTRICAL LEGEND** TAO - model: WS-W53 SERVICE PANEL SUBPANEL dwelLED™ LED Outdoor 115V DUPLEX FLOOR MOUNT 115V DUPLEX PRODUCT DESCRIPTION 115V QUAD OUTLET Architecturally harmonious form gravity cast from aluminum for structural 230V SINGLE OUTLET (VERIFY AMPERAGE) durability. The architectural design features a sliver window of glass with an optical pattern for visual interest. Effective down lighting integrated WEATHER PROOF for illuminating pathways. COUNTER TOP Wet location listed and ADA compliant for interior or exterior installations. MOISTURE PROOF SPECIFICATIONS SINGLE POLE Construction: Sturdy gravity cast aluminum 3-WAY SWITCH 4-WAY SWITCH Color Temperature: 3000K DIMMER SWITCH • CRI: 90 **FEATURES** IP65, ETL & cETL wet location listed RECESSED LIGHT FIXTURE Gravity cast aluminum housing COMPACT FLUORESCENT Powder coat finishes OR L.E.D. LIGHT · Downlight adds functional path lighting **OUTDOOR UP-LIGHT** · Patterned crystal glass insert adds visual interest CARBON-MONOXIDE DETECTOR ADA compliant (interior / exterior) CEILING MOUNTED Meets 2013 California Title 24 Efficiency No driver or transformer needed SMOKE ALARM -CEILING MOUNTED Smooth and continuous ELV dimming THERMOSTAT 277V available (special order) **GAS OUTLET** CABLE OUTLET WACLIGHTING SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE Responsible Lighting® RECESSED FLUORESCENT LIGHT FIXTURE 8' TRACK LIGHT STRIP LIGHT **CEILING FAN** WITH LIGHT SYMBOL ON PLANS: WALL MOUNTED LIGHT FIXTURE **TELEPHONE SERVICE** TELEPHONE OUTLET **PUSH BUTTON** WAC LIGHTING **Model: WL-LED100** LEDme® Step Light Responsible Lighting® (48"X54") PROVIDE ELEC. AS NEEDED, SEE ELEV. SPECS. Fixture Type: Catalog Number: Project: Location: BEDROOM #3 back PRODUCT DESCRIPTION Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters. Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night. SPECIFICATIONS • 316 marine grade cast stainless steel (SS) available Construction: Die-cast aluminum or 316 marine grade cast stainless steel Direct wiring, no driver needed **Power:** Direct wiring, no remote driver needed. Input voltage: 120V or 277V · Low profile, flush to wall aesthetics with no visible hardware Turtle friendly (AM, RD colors) Light Source: 3000K CCT Samsung HV-AC High Power LED, CRI: 85 40,000 hour rated life Optional color lenses. Total power consumption of 3.9W • Balanced lighting, free of shadows with minimum glare • Up to 200 fixtures can be connected in parallel Replaceable LED module Includes bracket for J-Box mount. See next page for spacing recommendations 5 year WAC Lighting product warranty **Dimming:** Dim to 10% with electronic low voltage (ELV) dimmer Approved dimmers: Lutron Skylark SELV-300P-WH and Leviton Vizia VPE04 Standards: IP66, UL & cUL Listed for wet locations **FIXTURE PERFORMANCE** WL-LED100-C-BZ WL-LED100-C-SS WL-LED100-RD-SS WL-LED100-RD-BK WL-LED100-RD-BN WL-LED100-RD-BZ WL-LED100-BL-BZ WL-LED100F-C-SS

WL-LED100F-RD-BZ

WL-LED100F-BL-BZ

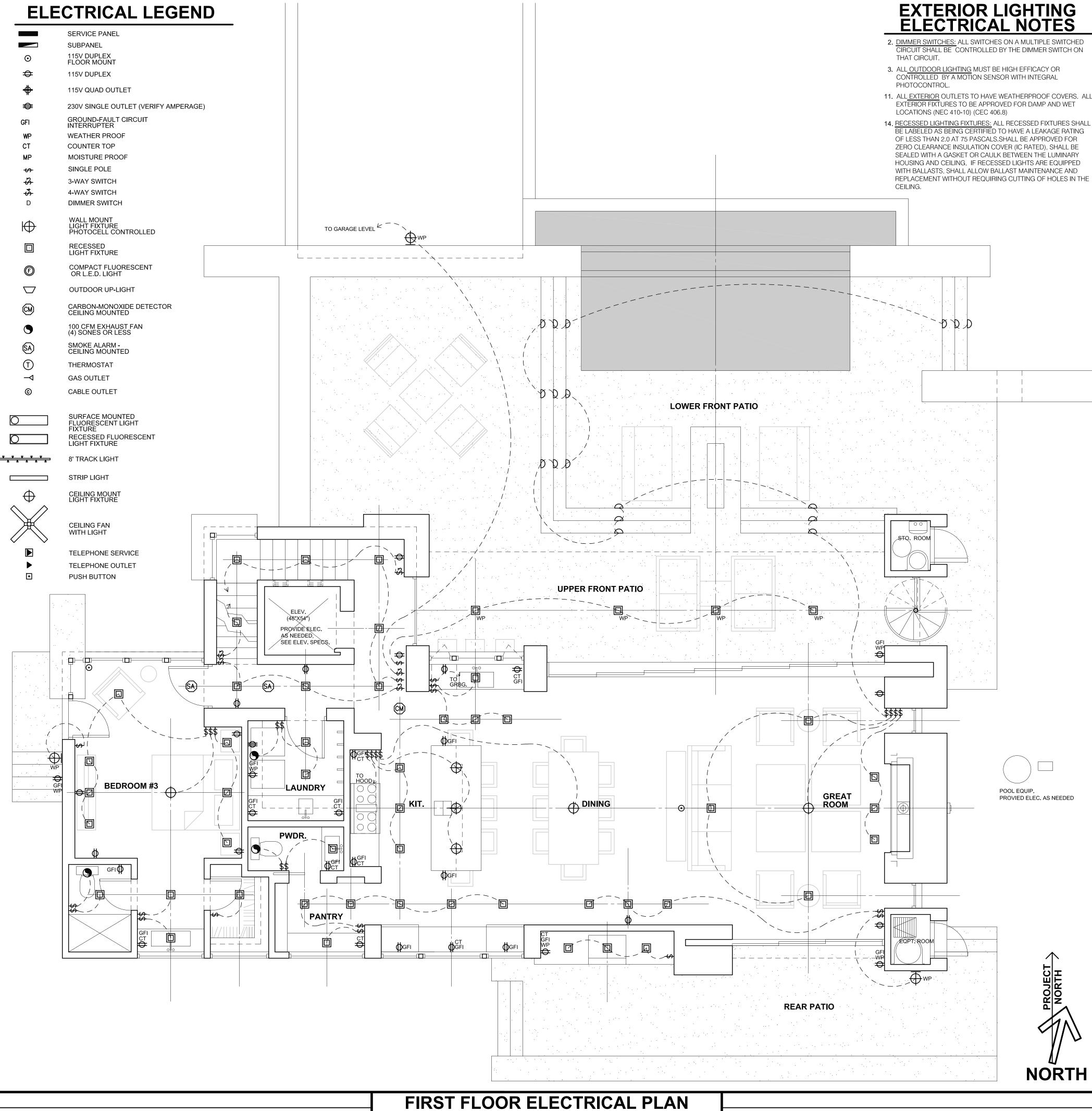
WL-LED100F-BL-BN

**RECESSED STEP / WALL LIGHT** 

WL-LED100F-BL-SS

SYMBOL ON PLANS:

WL-LED100F-BL-BK



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

C O NR A D

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PROJECT:

17 MILE DR. RESIDENCE 2889 17 MILE DR. PEBBLE BEACH, CA 93953 APN# 007-201-009

BID / FINAL CONSTRUCTION **REVISIONS** PROJECT NO: 1426 DRAWN BY

TIMELINE

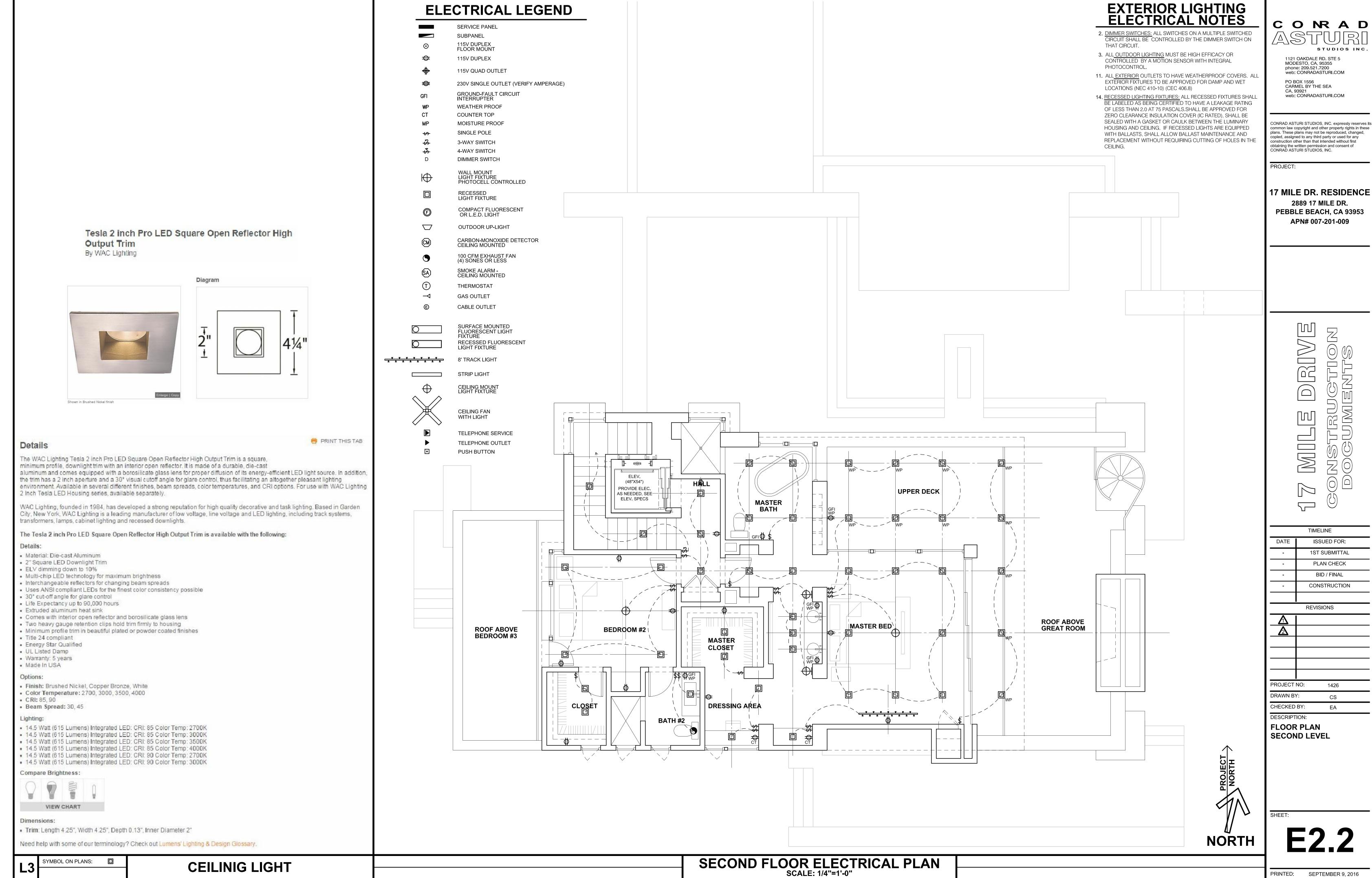
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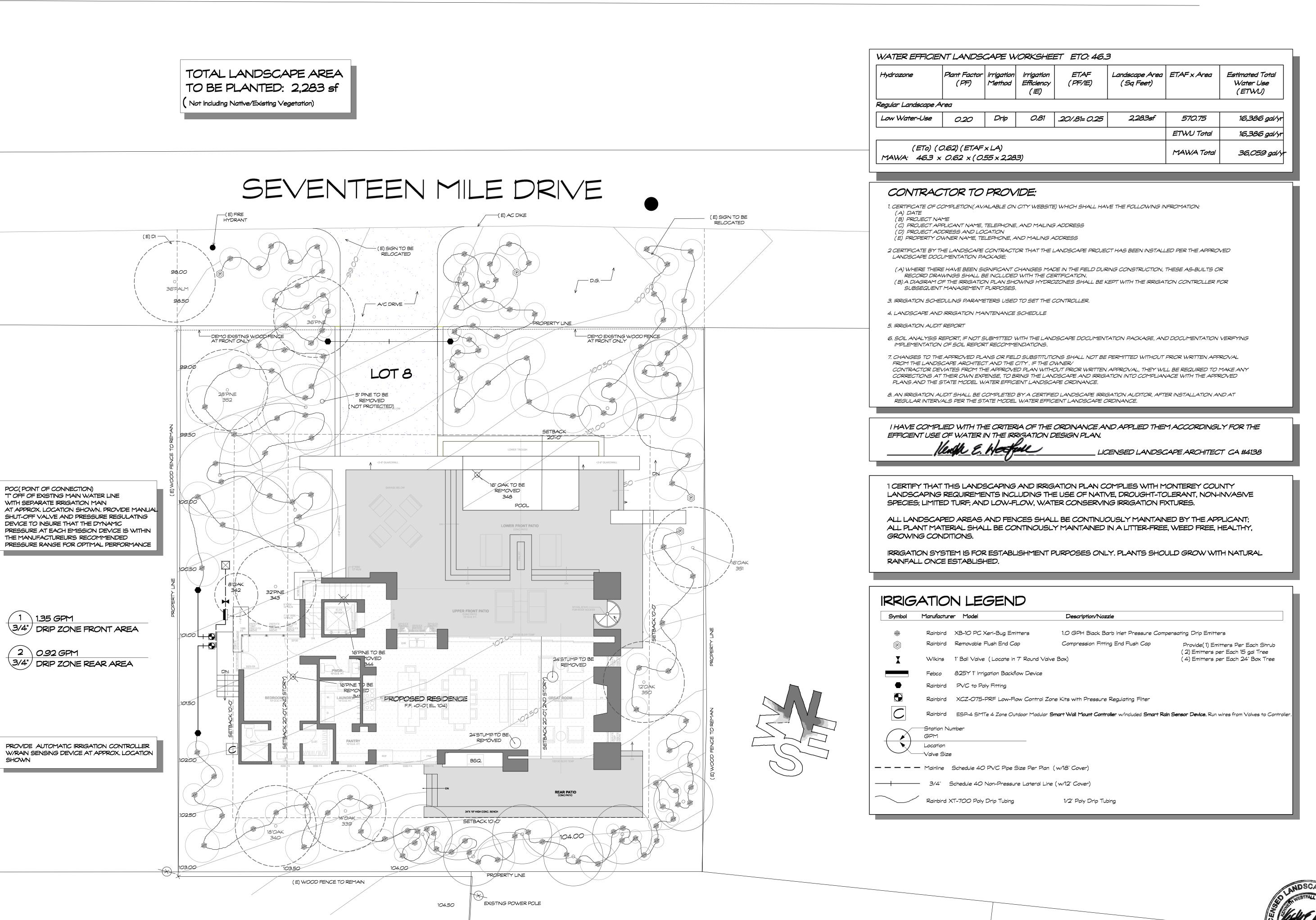
PLAN CHECK

CHECKED BY: EΑ DESCRIPTION:

**ELECTRICAL PLAN** FIRST FLOOR



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LOT 24

**LOT 25** 

REVISIONS BY

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WESTER ILL

17 MILE DRIVE 2889 17 MILE DRIVE PEBBLE BEACH, CA 93953 APN: 007-201-0 1 ANIDACADE IPPIGATION DI A

DRAWN BY:

DATE: 08/22/16 SCALE: 1/8"=1"-0"

**JOB NUMBER:** 2016-31

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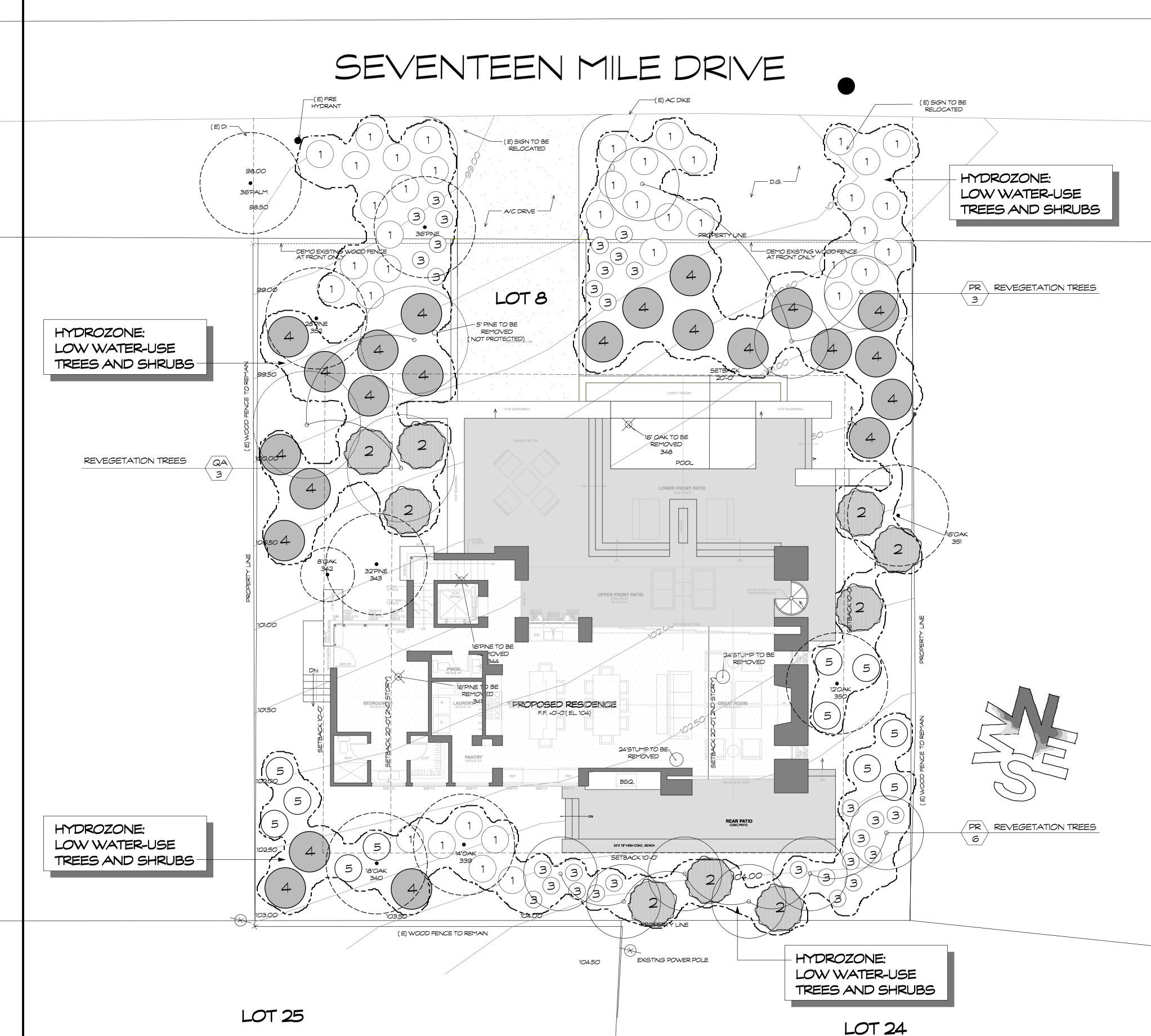
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**LOT 23** 

## TOTAL LANDSCAPE AREA TO BE PLANTED: 2,283 sf

Not Including Native/Existing Vegetation)



I CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING THE USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES.

ALL LANDSCAPED AREAS AND FENCES SHALL BE CONTINUOUSLY MAINTAINED BY THE APPLICANT; ALL PLANT MATERIAL SHALL BE CONTINOUSLY MAINTAINED IN A LITTER-FREE, WEED FREE, HEALTHY, GROWING CONDITIONS.

IRRIGATION SYSTEM IS FOR ESTABLISHMENT PURPOSES ONLY. PLANTS SHOULD GROW WITH NATURAL RAINFALL ONCE ESTABLISHED.

## PLANTING NOTES:

SOIL PREPARATION, MULCH AND AMENDMENTS:

- (A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
- (B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED (SEE SECTION 492.5). (C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA
- SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6 PERCENT ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
- (D) A MINIMUM THREE INCH(3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5 PERCENT OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH.
- DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH. (E) STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS.
- (F) THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT. (G) ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.

#### § 492.5. SOIL MANAGEMENT REPORT:

- (A) IN ORDER TO REDUCE RUNOFF AND ENCOURAGE HEALTHY PLANT GROWTH, A SOIL MANAGEMENT REPORT SHALL BE COMPLETED BY THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, AS FOLLOWS:
- (1) SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. A. SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE
- SAMPLING DEPTH FOR THE INTENDED PLANTS. B. THE SOIL ANALYSIS SHALL INCLUDE:
- 2. INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE;
- 4. TOTAL SOLUBLE SALTS;
- 5. SODIUM;
- 6. PERCENT ORGANIC MATTER; AND
- C. IN PROJECTS WITH MULTIPLE LANDSCAPE INSTALLATIONS (I.E. PRODUCTION HOME DEVELOPMENTS) A SOIL SAMPLING RATE OF 1 IN 7 LOTS OR APPROXIMATELY 15 PERCENT WILL SATISFY THIS REQUIREMENT. LARGE LANDSCAPE PROJECTS SHALL SAMPLE AT A RATE EQUIVALENT TO 1IN 7 LOTS.
- (2) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING: A IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR B. IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE
- CERTIFICATE OF COMPLETION.
- (3) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS.
- (4) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

## PLANT LEGEND

## TREES

Symbol	Botanic Name	Common Name	Size	Quantity	Comments	Water-Use
PR	Pinus radiata	Monterey Pine	15 gal	3	Revegetation Trees	Low
QA	Quercus agrifolia	Coast Live Oak	15 gal	9	Revegetation Trees	Low
3HR	UBS					
Symbol	Botanical Name	Common Name	Slze	Quantity	Comments	Water-Use
1	Arctostaphylos edmundsii	Little Sur Manzanita	5 gal	38	Evergreen Low Growing, Pink Flower	Very Low
2	Ceanothus griseus 'Horizontalis'	Ceanothus	5 gal	21	Evergreen, Purple Flower	Low
3	Mahonia repens	Creeping Mahonia	5 gal	30	Green Holly-Like Leaves, 1'x3' wide	Low
4	Rhamnus californica	Coffeeberry	5 gal	11	Evergreen Shrub, 6'+ High,	Low
_	Ribes viburnifolium	Catalina Currant	5 gal	11	Everence Red Store Green Fellow	1
5	Ribes Viburriirollurri	Catalina Currant	المواد	11	Evergreen, Red Stems, Green Foliage	Low

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

LICENSED LANDSCAPE ARCHITECT CA #4138



SHEETS

DRAWN BY:

08/22/16 SCALE: 1/8"=1-0"

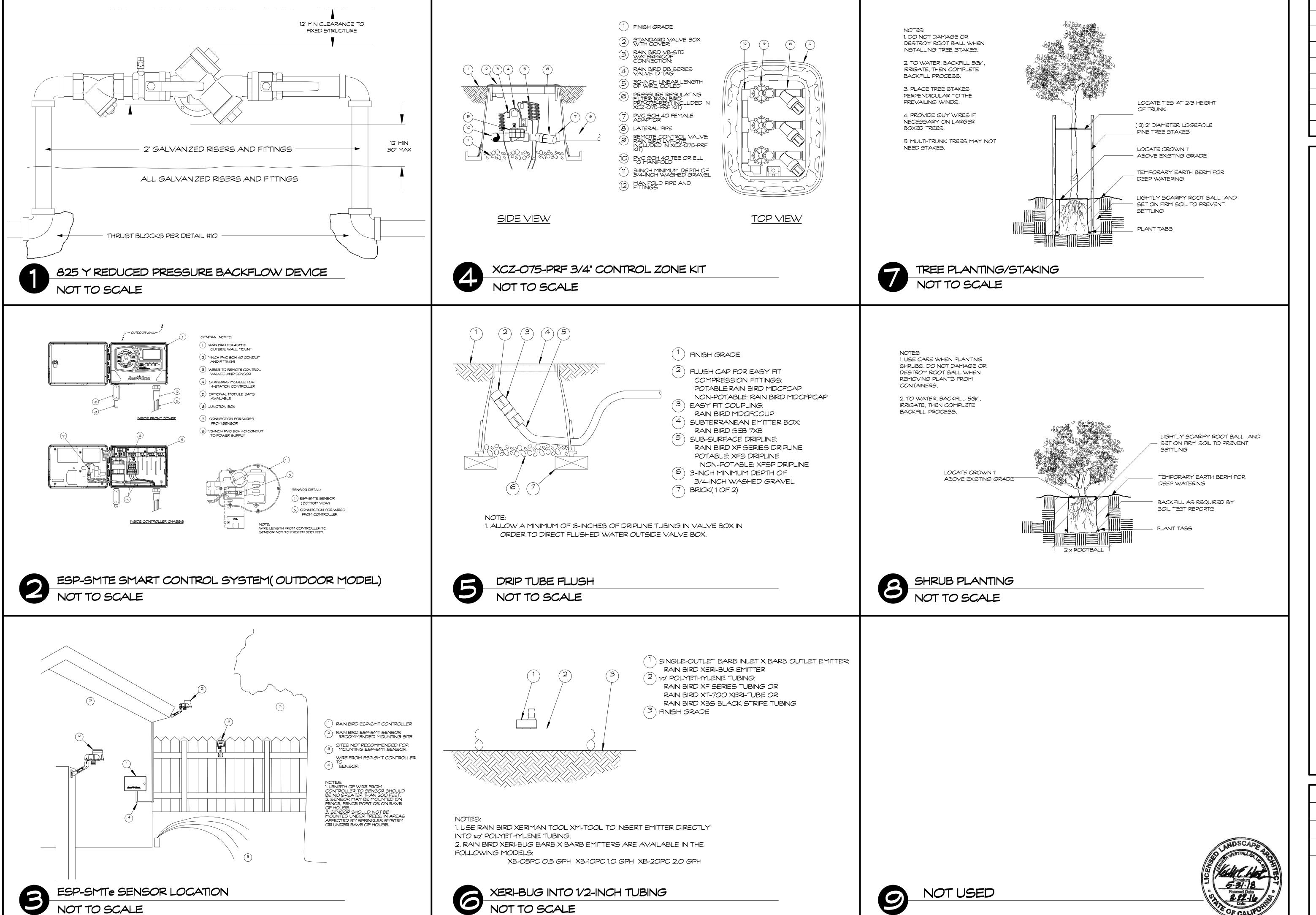
JOB NUMBER:

2016-31

SHEET:

REVISIONS

**LOT 23** 



NOT TO SCALE

REVISIONS

DRAWN BY: 08/22/16 NO SCALE

JOB NUMBER: 2016-31

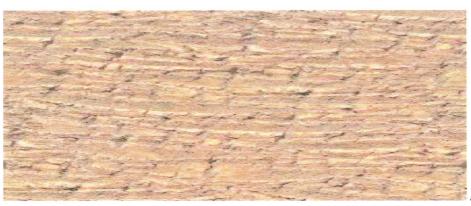
PUN 160270\_2889 17 WileDr: \_APN: 007-201-009\_Design Approval\_Colors & Maderials
PLANNER: D. LISTER



MAIN EXTERIOR: GREY STUCCO



**ACCENT EXTERIOR: TAN STUCCO** 



ACCENT EXTERIOR: TAN TEXTURED/STUCCO



ACCENT EXTEROR: RUST STUCCO



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## PLANNER: D. LISTELL



ACCENT LANDSCAPE PANELS: PATINA STEEL/RUST COLOR



ROOFING: ASPHAULT WITH GREY GRAVEL



DOOR AND WINDOW FRAMES: DARKBRONZE

