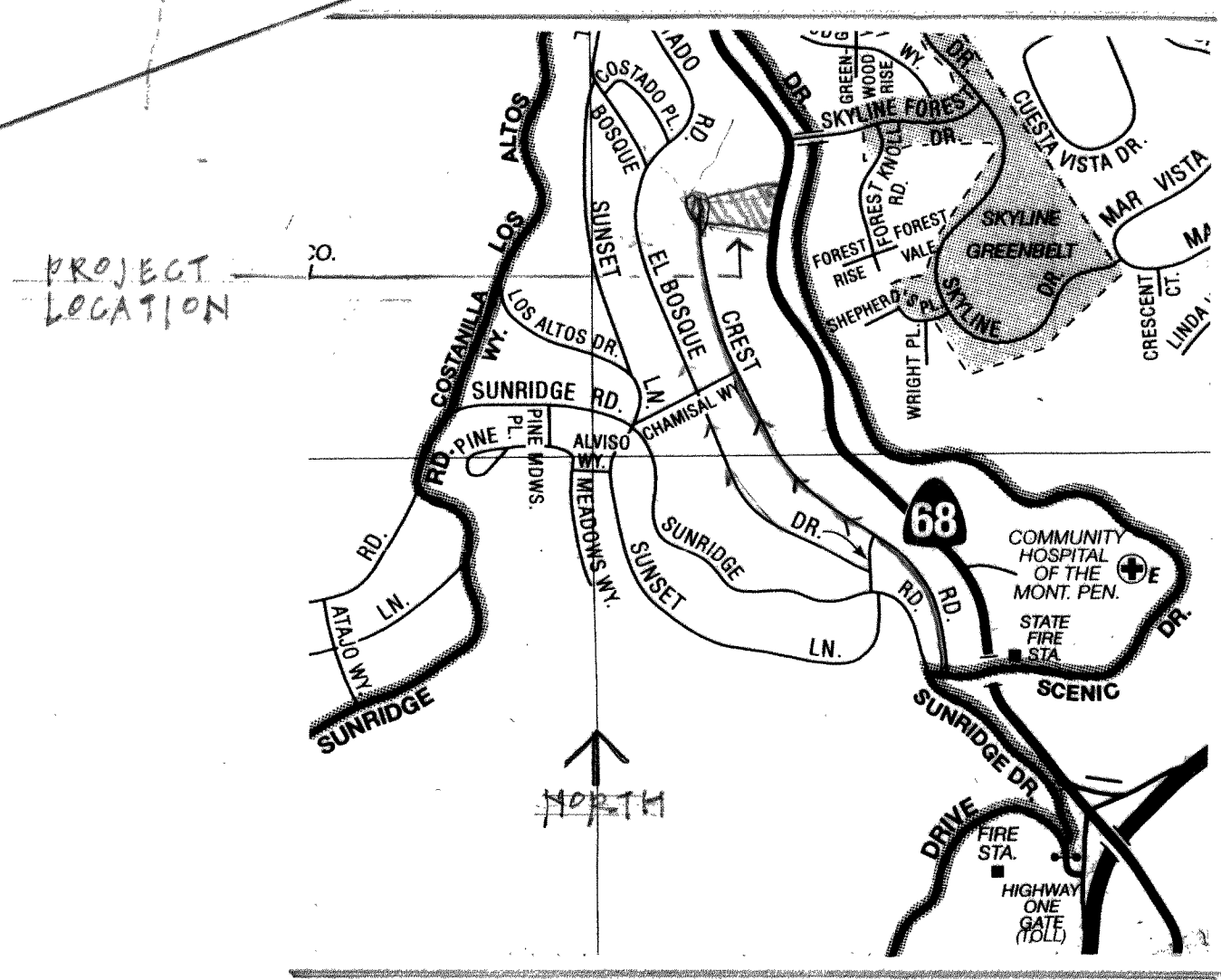


S I T E P L A N

SCALE: 1" = 10'-0"



LOCATION MAP

Design/Plans
Alan Turpen/Associates
Post Office Box 3063
Carmel, CA 93921
831-624-2833

Engineering
Messmer & Associates
603 Palm Avenue
Seaside, CA 93955
831-393-2302

Soils Consultant: GEOTECH

GRICE ENGINEERING
501 A BRUNKEN AVE
SALINAS, CA 93901
831.422.9019

Energy Consultant: HVAC
Monterey Energy Group
26465 Carmel Rancho Blvd.
Carmel, CA 93923
831-372-8328

All aspects of this project shall comply with Title 24 and the following codes:

2022 California Residence Code: CRC
2022 California Building Code: CBC
2022 California Mechanical Code: CMC
2022 California Plumbing Code: CPC
2022 California Electrical Code: CEC
2022 California Energy Code: CEC
2022 California Green Compliance: CGC

Occupancy group: R-3U
Description of use: SFR
Type of construction: V-PD
Fire sprinkler required: YES

Scope of work:
Construction of a new 2957 SF residence and two car garage; removal of eleven (10) trees. Exterior materials stucco and wood board and batt siding, asphalt shingle roofing, using earth tone colors.

Project Data

Project address:
4063 Crest Road
Pebble Beach, California 93953

APN: 008-091-040

Zone: MDR-4-D (CZ) PLN 24017

Owner:
Mr. and Mrs. Aaron Grech
25700 Hatton Road
Carmel, California 93923

Floor Areas:
Lower floor 2067 SF
Upper floor 890 SF
Total 2957 SF
Garage 506 SF

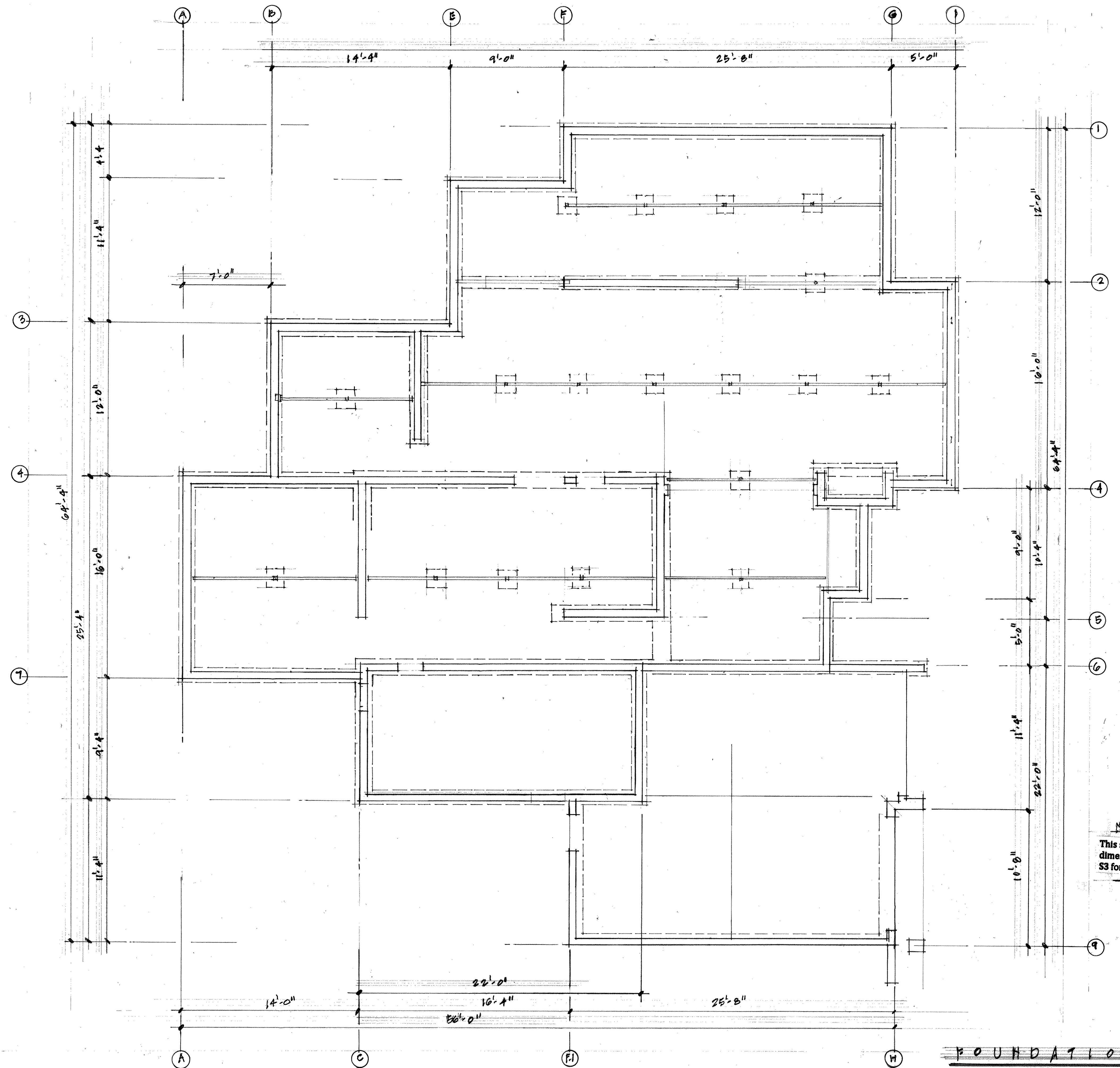
Parcel size: 19,889 SF/.456 AC

Proposed project foot print: 2573 SF

GRADING 75.00/GUT. PILL

INDEX TO DRAWINGS

1. Site plan
2. Foundation
3. Lower floor plan
4. Upper floor plan
5. Exterior elevation
6. Exterior elevation
7. Roof plan
8. Cross-section
9. S1 Specifications
10. S2 Standard details
11. S2.1 Shear details
12. S3 Foundation
13. S4 Floor roof framing
14. S5 Upper roof framing
15. S6 Structural details
16. S7 Structural details
17. S8 Framing details
18. Erosion control
19. Landscape plan
20. Irrigation plan
21. CP.1 Construction site management
22. GR.2 Cal.Green building standards
23. Exterior site lighting plan
24. Electrical plan
25. M0.3 Energy compliance
26. M2.1 HVAC plan
27. M2.8 Upper HVAC plan

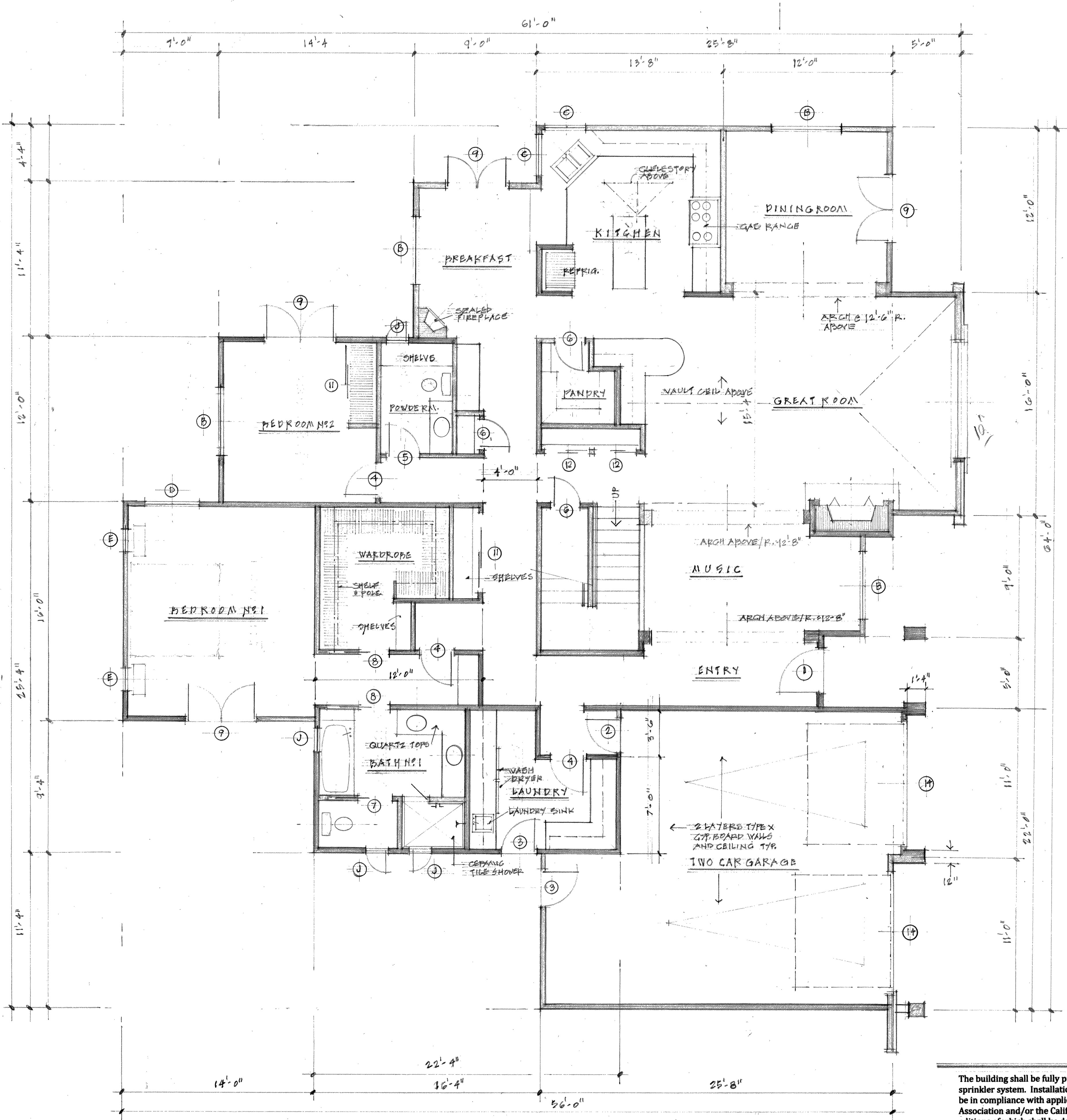


NOTE:
This sheet is provided for
dimensions only. See sheet
S3 for structural information.

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

NO.	DIMENSION	REMARKS
A	10'-0" x 5'-0"	ARCHED / (2) 1'-6" CASEMENTS
B	5'-0" x 4'-6"	BROWNING CASEMENT
C	2'-6" x 3'-6"	CASEMENT
D	4'-0" x 4'-6"	BROWNING CASEMENT
E	1'-9" x 3'-6"	CASEMENT
F	2'-6" x 4'-6"	CASEMENT / EXPRESS READ.
G	6'-0" x 3'-0"	ENDOWING CASEMENT
H	8'-0" x 2'-0"	CLEFESTORY
J	1'-9" x 1'-9"	CASEMENT / TEMPERED
K		
L		
M		
N		
O		
P		

WINDOW SCHEDULE

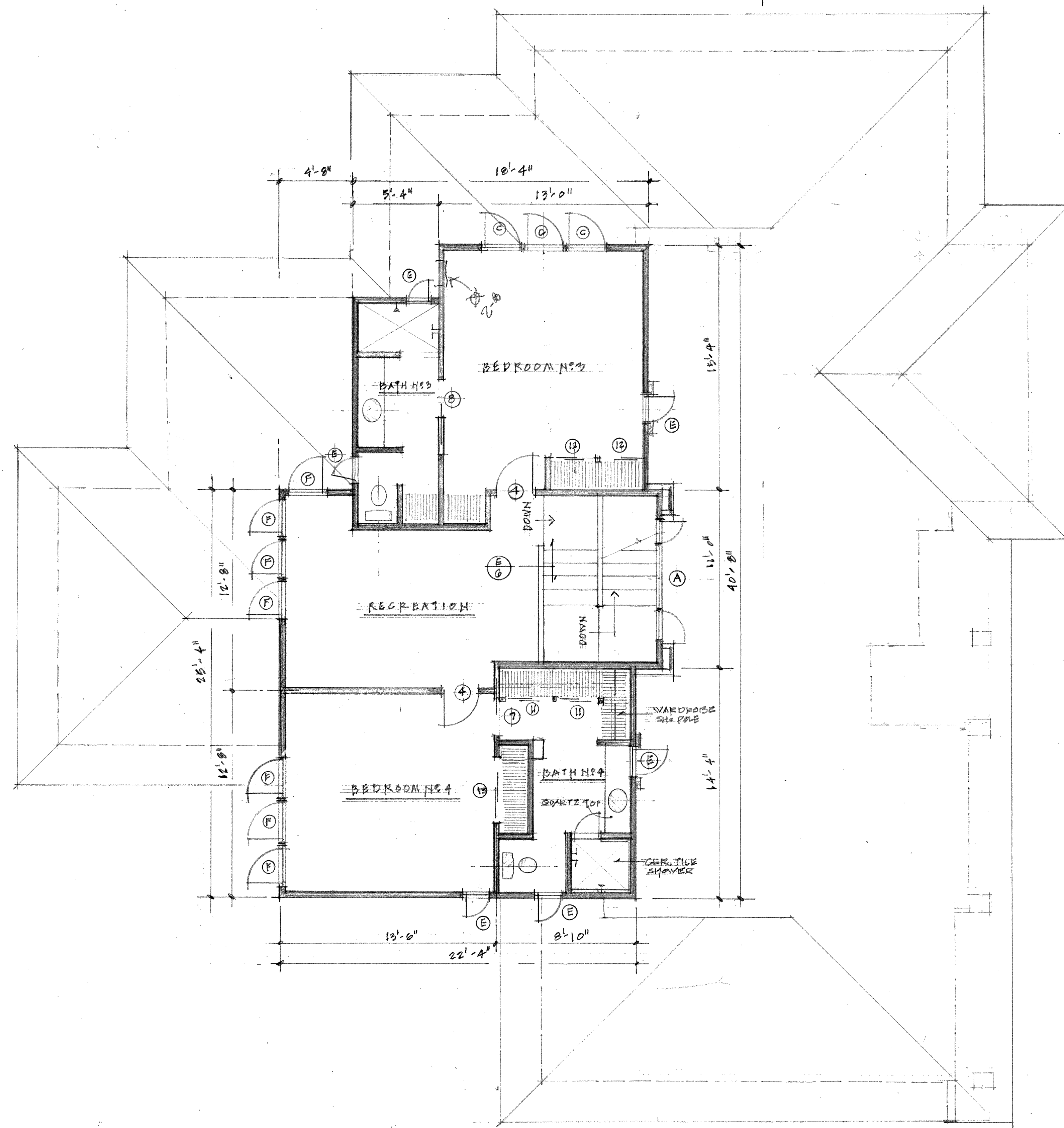


LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

The building shall be fully protected with an automatic fire sprinkler system. Installation approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or the California Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection.

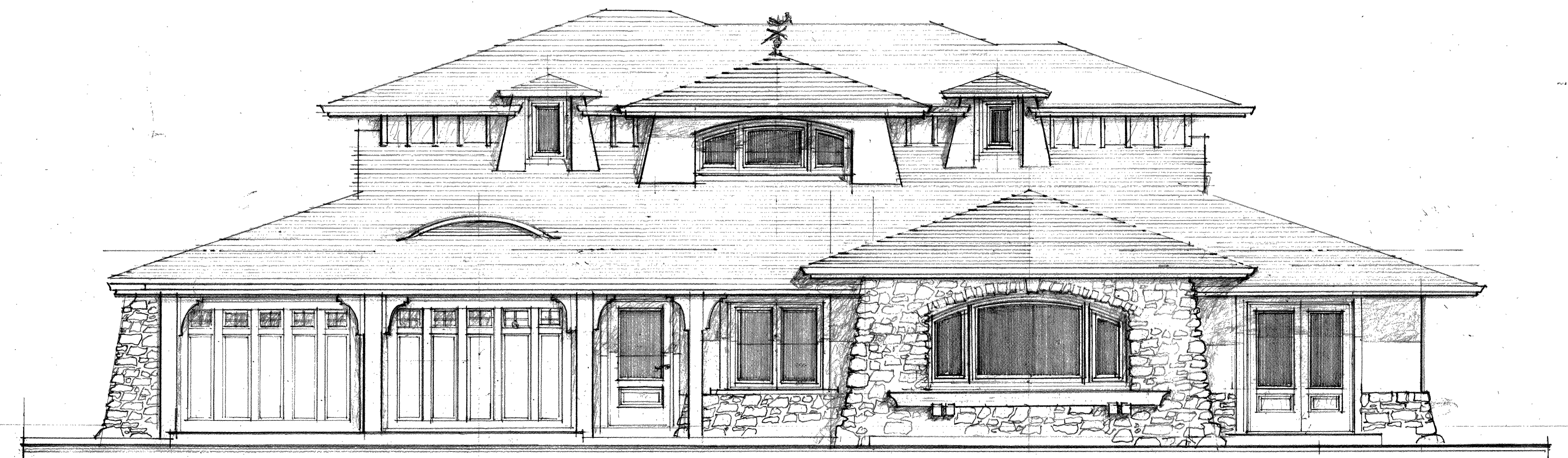
NO.	DIMENSION	REMARKS
①	3'-4" x 6'-8" x 2 1/4"	ENTRY DOOR
②	2'-8" x 6'-8" x 1 3/8"	SOLID CORE / 24" FIRE DR. W/ CLOSER
③	3'-0" x 6'-8" x 1 1/4"	SOLID CORE / 24" GLASS PANEL
④	2'-8" x 6'-8" x 1 3/8"	SOLID CORE / 2 PANEL
⑤	2'-6" x 6'-8" x 1 3/8"	S.G. 2 PANEL
⑥	2'-0" x 6'-8" x 1 3/8"	S.G. / 2 PANEL
⑦	2'-4" x 6'-8" x 1 3/8"	S.G. / 2 PANEL / POCKET DOOR
⑧	2'-6" x 6'-8" x 1 3/8"	S.G. / 2 PANEL / POCKET DOOR
⑨	6'-0" x 6'-8" x 1 3/4"	FRENCH DOORS / TEMP GLASS
⑩	2'-0" x 6'-8" x 1 3/8"	S.G. / 2 PANEL / POCKET DOOR
⑪	6'-0" x 6'-8" x 1 3/8"	SLIDING DOORS
⑫	3'-0" x 6'-8" x 1 3/8"	SLIDING DOORS
⑬	4'-0" x 6'-8" x 1 3/8"	SLIDING DOORS
⑭	9'-0" x 7'-4"	GARAGE DOOR
○		
○		

DOOR SCHEDULE

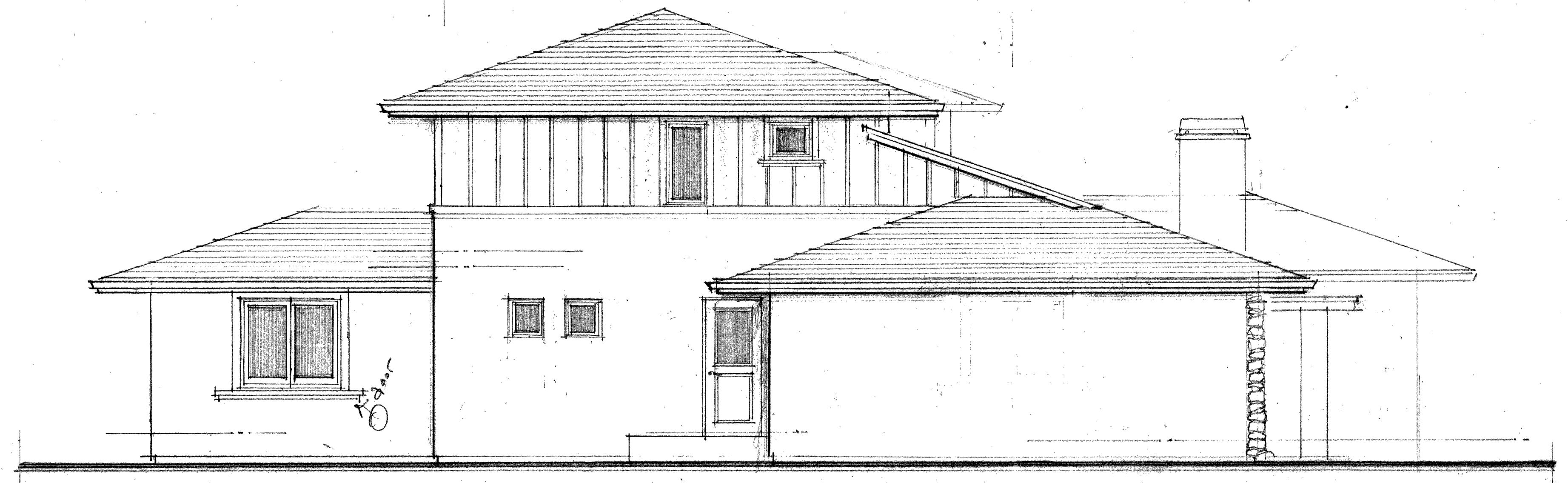


UPPER LEVEL FLOOR PLAN

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



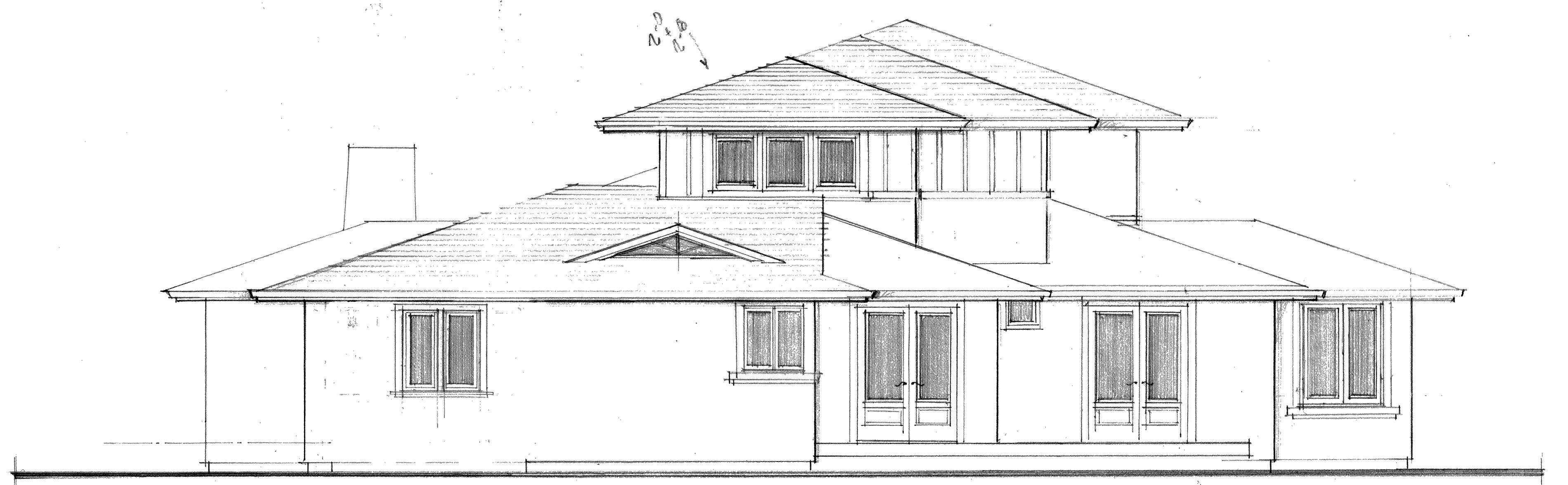
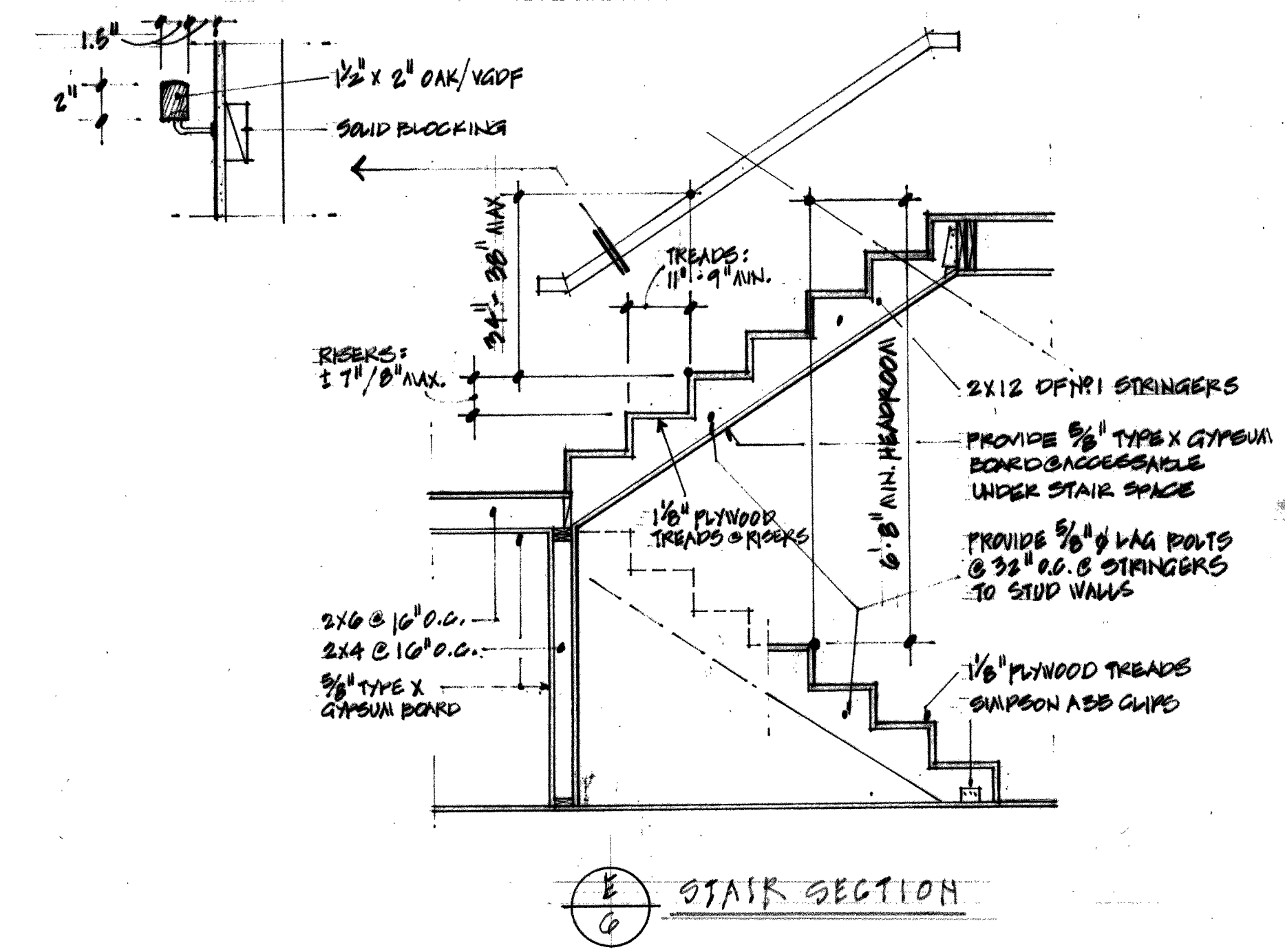
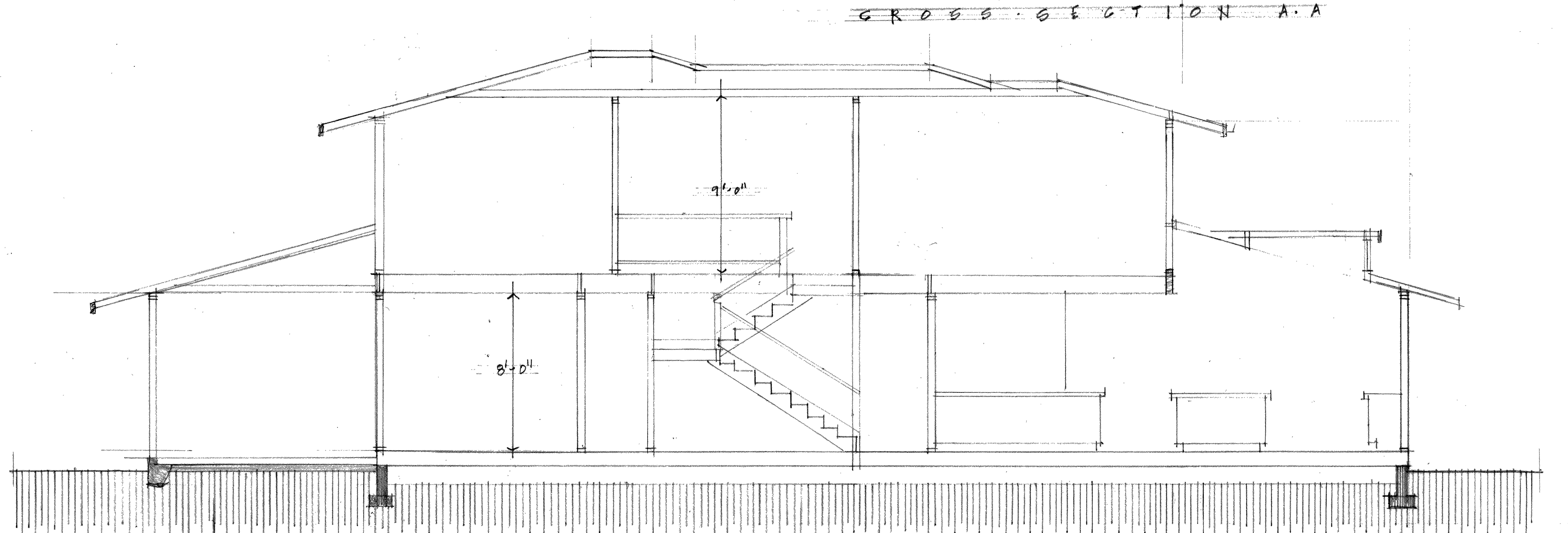
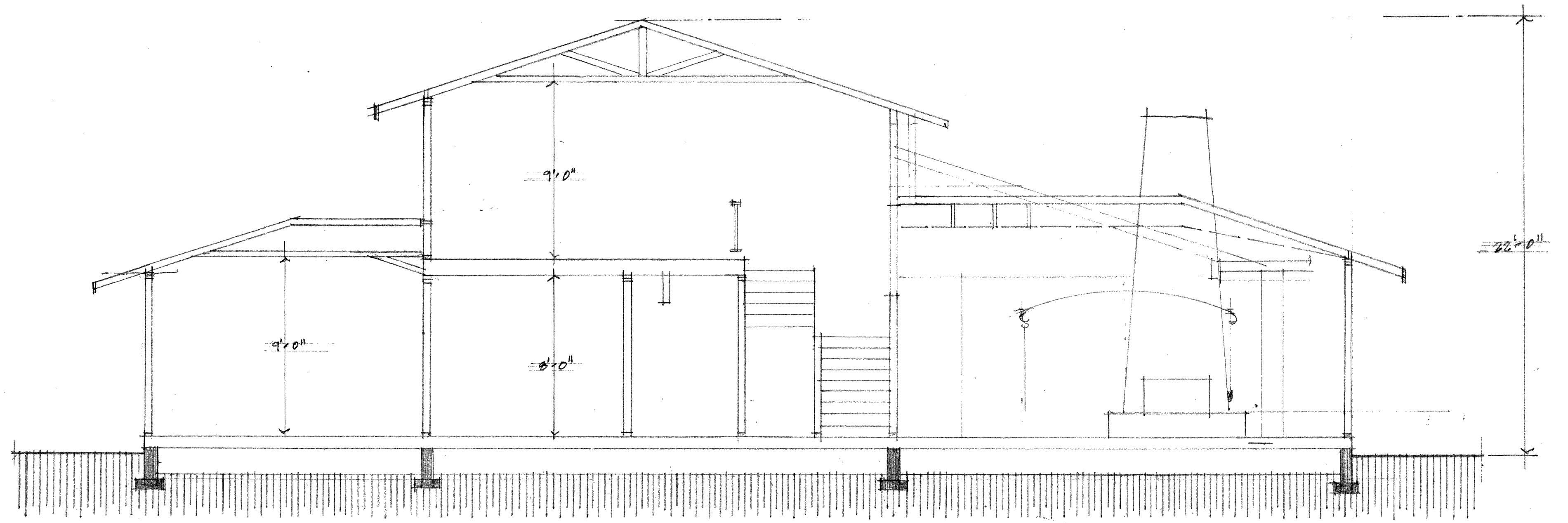
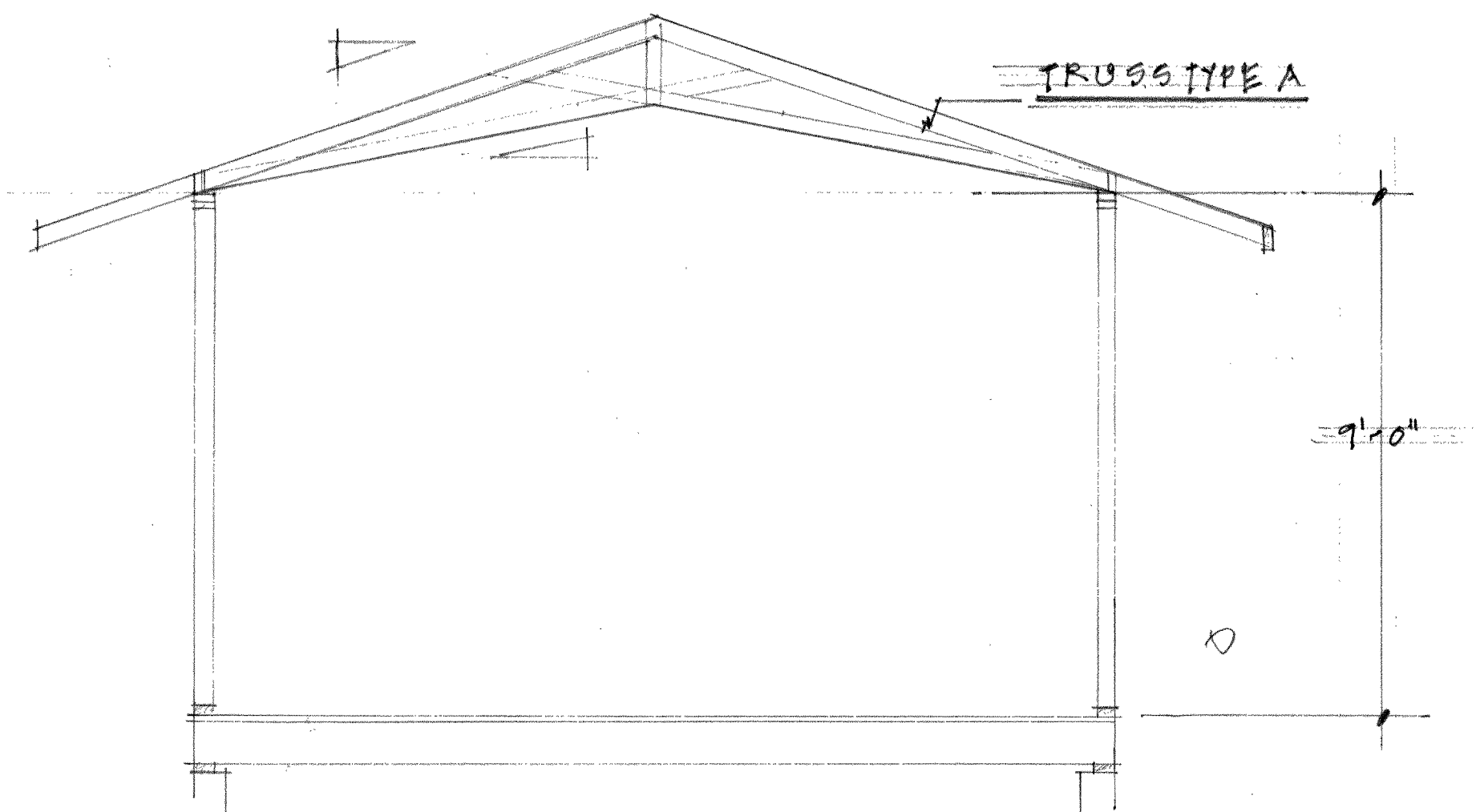
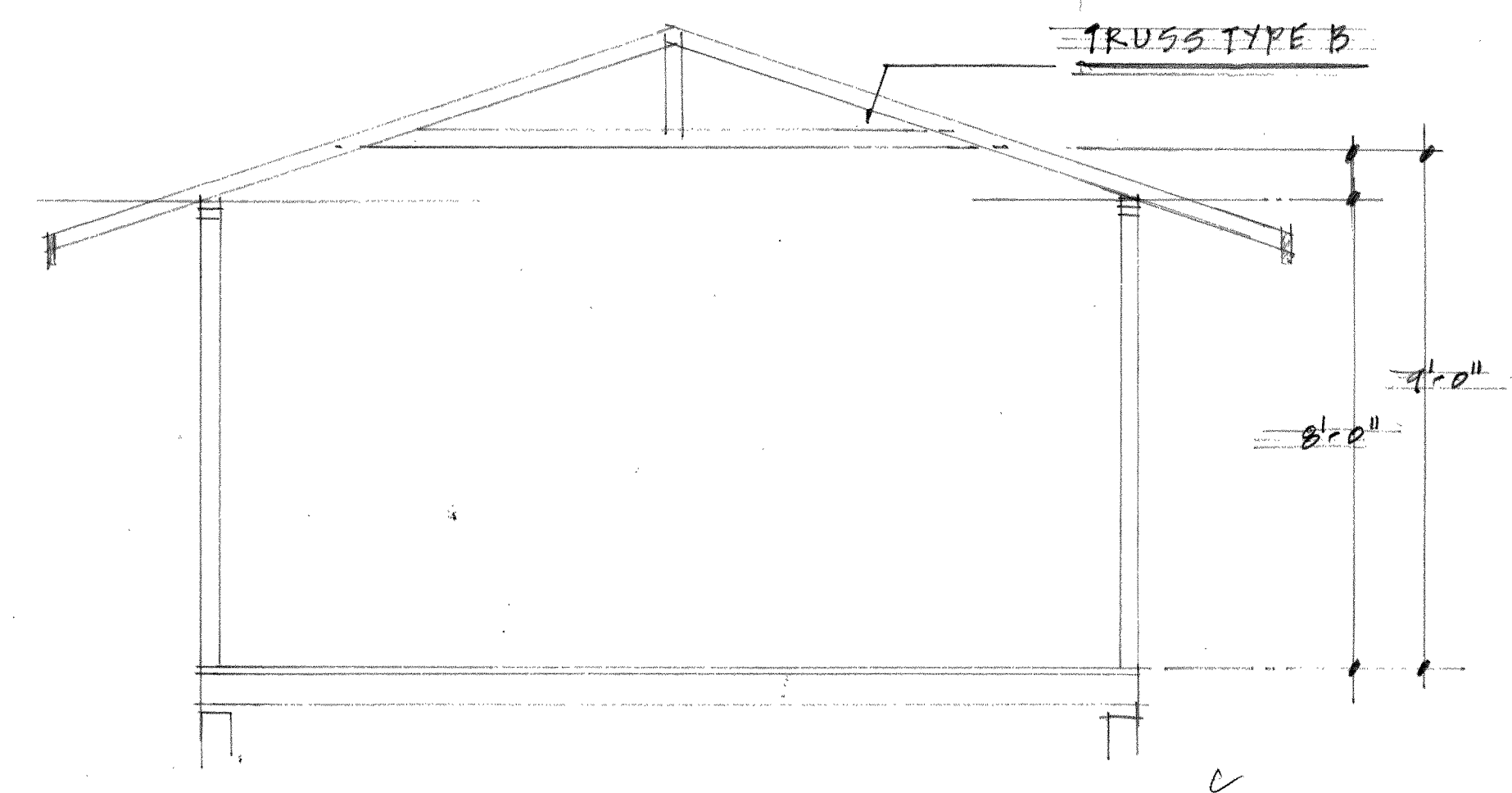
WEST ELEVATION



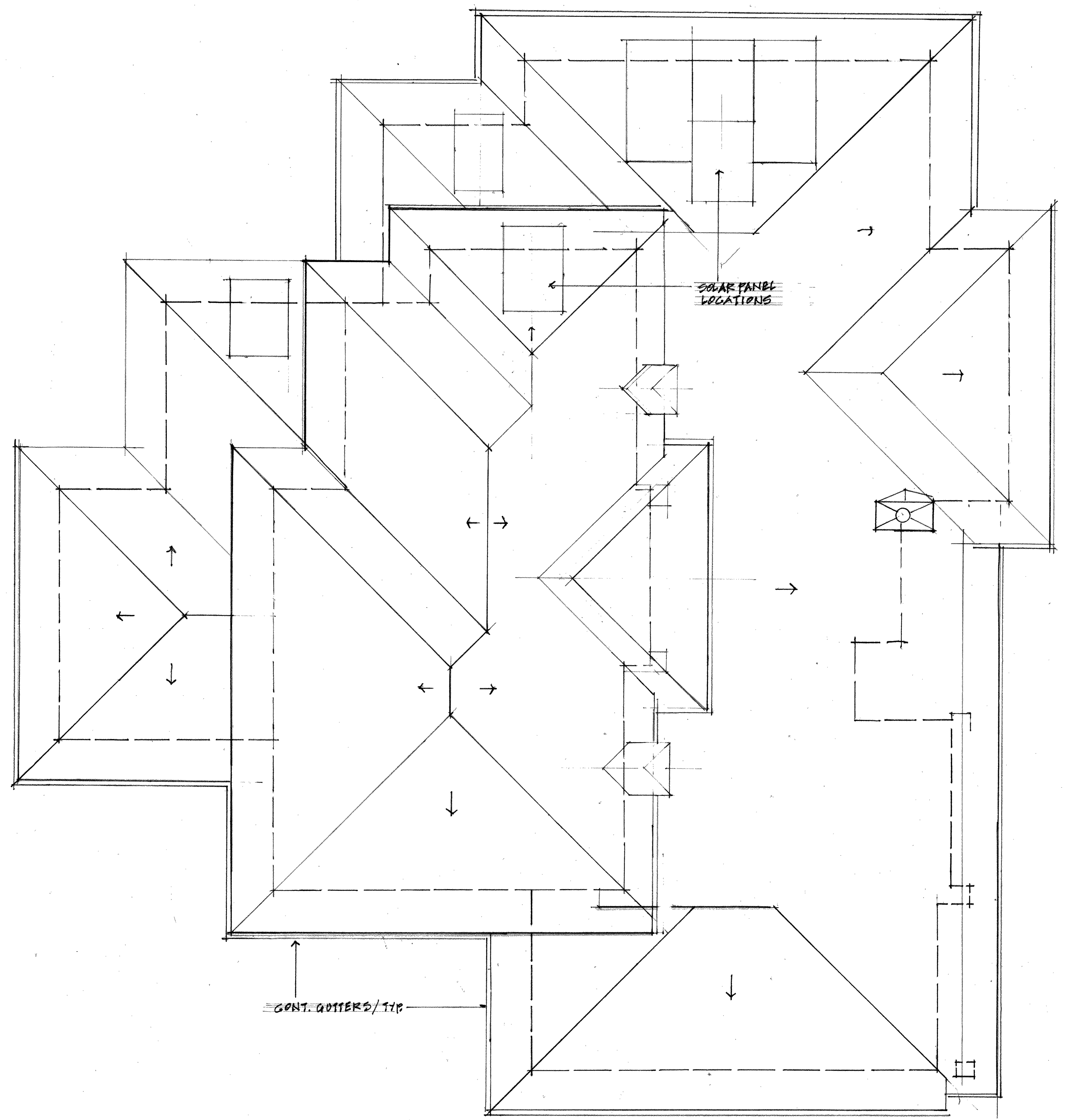
NORTH ELEVATION



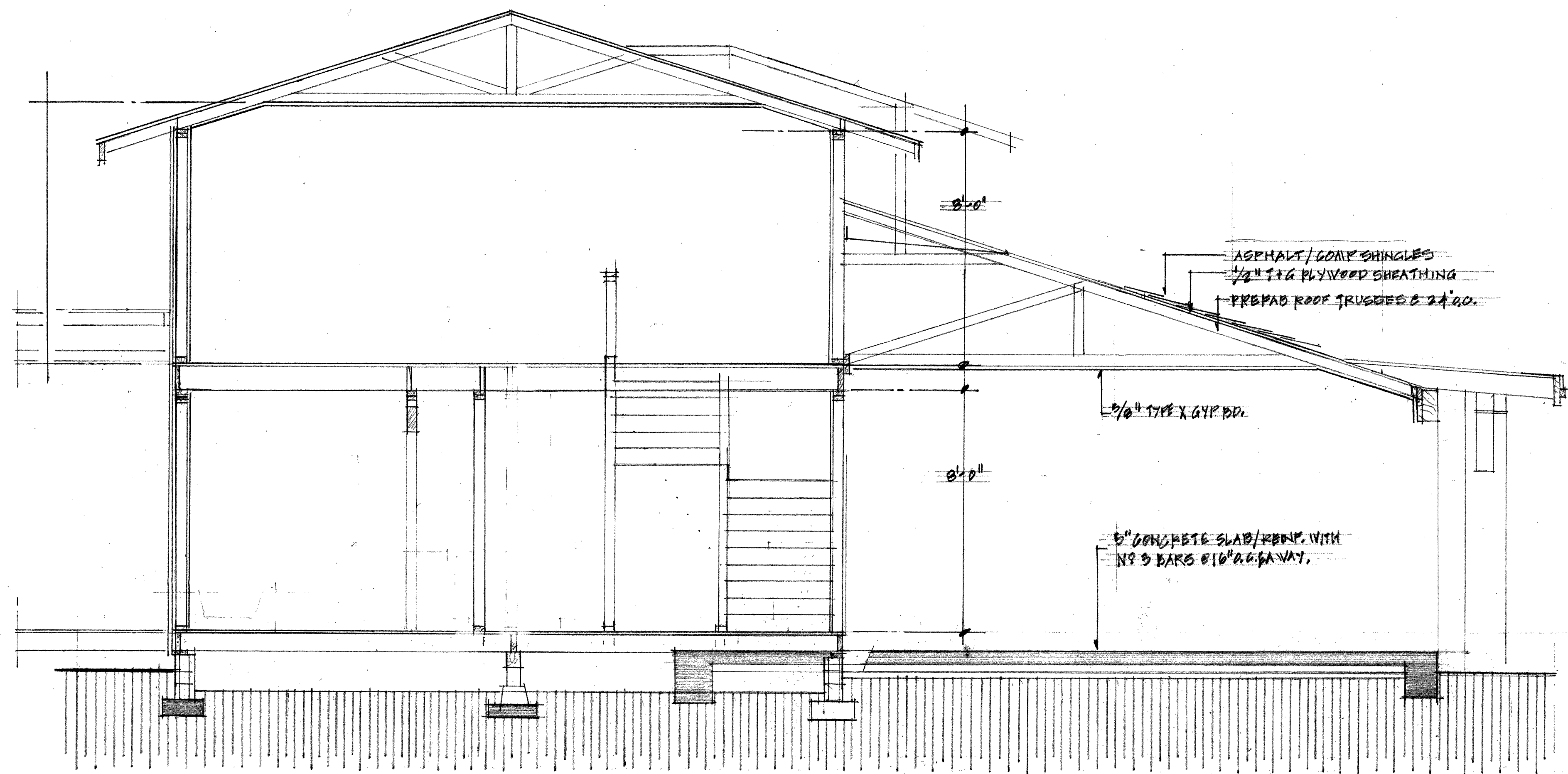
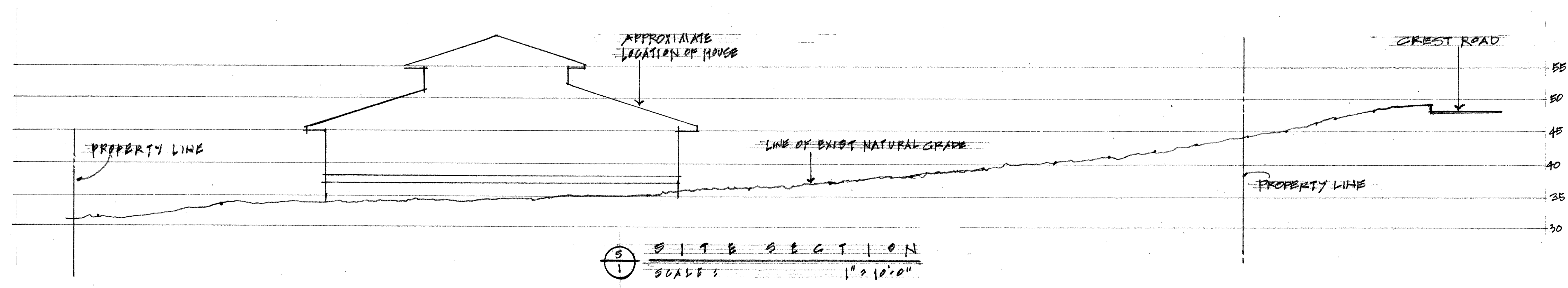
EAST ELEVATION



13
4x5 20
4x8 39



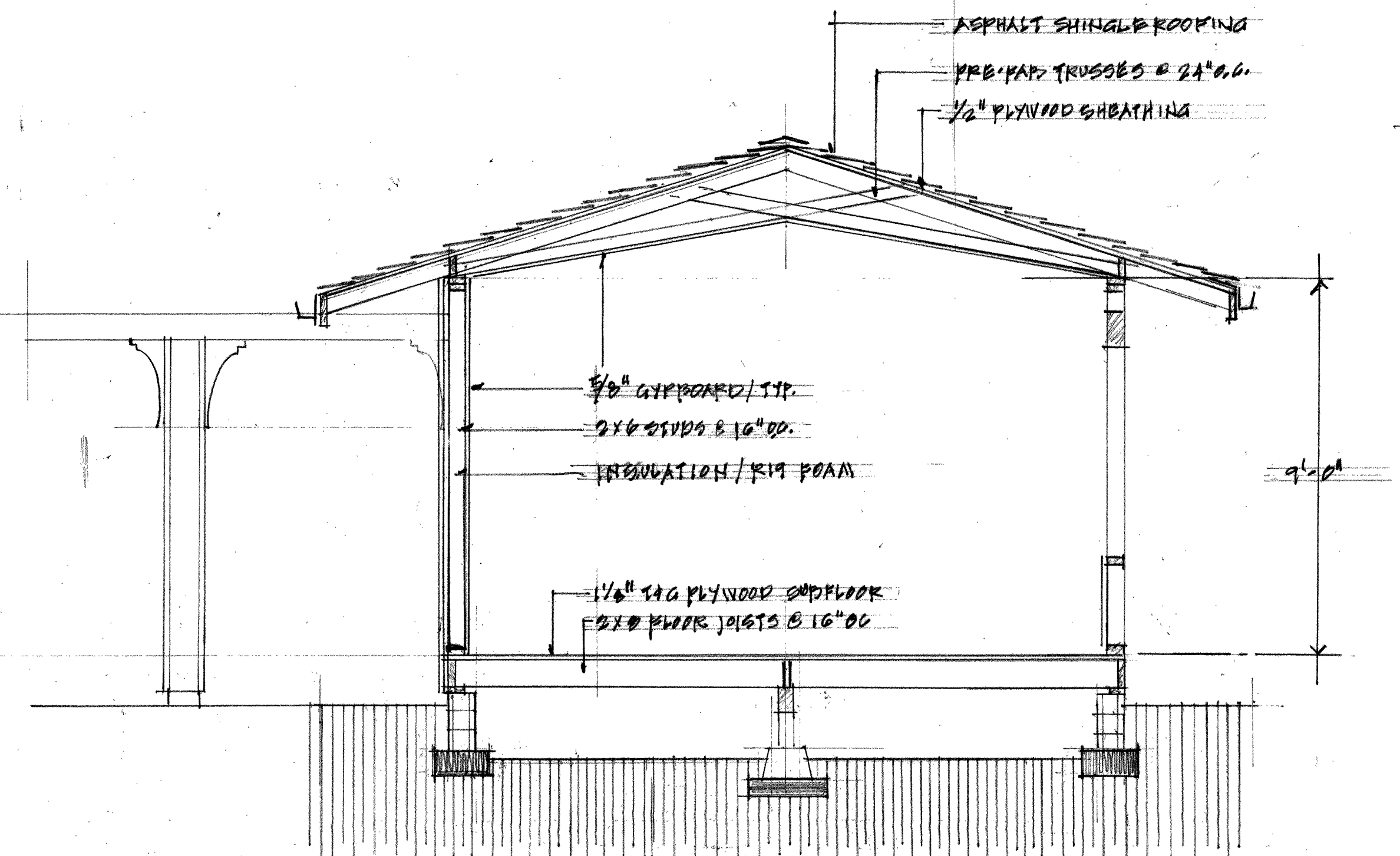
ROOF PLAN
SCALE: 1/4" = 1'-0"



A
8

CROSS SECTION A-A

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



B
8

CROSS SECTION B-B

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

GENERAL

A. BUILDING CODES: All construction shall meet the requirements of the California Building Code (C.B.C.) 2022 edition and amendments by the COUNTY OF MONTEREY

B. SIMILAR CONDITIONS: Conditions not specifically detailed shall conform with similar construction.

C. DISCREPANCIES: The Contractor shall verify all dimensions, elevations, materials and conditions prior to starting construction. Any discrepancies shall be reported to the Engineer prior to ordering materials and starting construction.

D. SHOP DRAWINGS: Prior to fabrication, The Contractor shall submit to the Engineer for approval shop drawings for all structural steel, reinforcing steel, glue laminated beams, and prefabricated trusses. Shop drawings are not change orders, but rather serve to demonstrate to the Engineer that the Contractor understands the requirements and design concept of the plans, details and specifications.

E. CHANGE ORDERS: No verbal change orders shall become legal and binding until approved in writing by the Engineer.

F. CONSTRUCTION, BRACING & SHORING: The Contractor shall be solely responsible for all bracing and shoring required during construction until all construction is complete. Contractor shall not store construction equipment or operate construction equipment in a manner such that the design live loads of the structure are exceeded. No construction materials shall be stored on overhanging framing.

G. SAFETY: The Contractor shall be solely responsible for safety on the job site adhere to all Federal, local, state and O.S.H.A. safety regulations.

TIMBER

1. MATERIALS

A. GRADING: All lumber shall conform to the following table unless otherwise noted on plans. Maximum moisture content of lumber shall be 19%. All douglas fir lumber which is exposed to weather shall be pressure-treated or protected with an approved alternate method. All grading shall conform to the rules and regulations of a recognized grading agency.

ITEM	SPECIES	SURFACE	GRADE	
Joist & rafter	D.F.	S4S	No.1 or better	WCLIB/WWPA
Beam & post	D.F.	S4S	No. 1 or better	WCLIB/WWPA
Studs	D.F	S4S	Construction	WCLIB/WWPA
Mud Sill	D.F	S4S	Pressure-treated	WCLIB/WWPA
Decking	D.F	S4S	Comercial	WCLIB/WWPA

STRESSES				
Douglas Fir No.1	2x- to 4x- & Btr.	Fb=1200 psi Fv=180 psi	Fv=180 psi Fv=170 psi	E=1.8X10^6 psi E=1.6x10^6 psi
Douglas Fir No.2	2x- to 4x- & larger	Fb=900 psi Fv=180 psi	Fv=180 psi Fv=170 psi	E=1.6x10^6 psi E=1.3x10^6 psi
Glue Laminated (GLB)		Fb=2400 psi Fv=285 psi	Fv=285 psi Fv=285 psi	E=1.8x10^6 psi E=2.0x10^6 psi
Microlam (LVL)		Fb=2500 psi Fv=285 psi	Fv=285 psi Fv=285 psi	E=2.0x10^6 psi E=2.0x10^6 psi
Parallam (PSL)		Fb=2900 psi Fv=285 psi	Fv=285 psi Fv=285 psi	E=2.0x10^6 psi
I Joists		Per manufacture specifications		
Steel Plate	(STL)	Fb=36 ksi Fv=36 ksi	Fv=36 ksi	E=29x10^6 psi
Nail Laterial		8d 10d 16d	(2 1/2"x0.131") (3"x0.148") (3 1/2"x0.162")	96 lbs 116 lbs 139 lbs
SDS screws		1/4"x3"	1 1/2" min. pen.	280 lbs

B. PLYWOOD: Plywood shall D.F. conforming to U.S. Product Standards PS 20-20 with exterior glue, grade stamped A.P.A. See framing plans for additional specifications.

C. NAILS: Nails shall be common wire nails. Nails exposed to weather shall be hot dipped galvanized. All nailing shall conform to the following table. (SEE ENGINEER FOR STAPLE ALTERNATIVES)

CONNECTION	NAILING
1. Joist to sill or girder, toenail	3-8d
2. Bridging to joist, toenail each end	2-8d
3. 1x8 subfloor or less to each joist face nail	2-8d
4. Wider than 1x8 subfloor to each joist face nail	3-8d
5. 2" subfloor to joist or girder, blind & face nail	2-16d
6. Sole plate to joist or blocking, face nail	16d @ 16" o.c.
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d T.N. 2-16d E.N.
9. Double studs, face nail	16d @ 24" o.c.
10. Double top plates, face nail	16d @ 16" o.c.
11. Blocking between joists or rafters to top plate, toe nail	3-8d
12. Rim joist to top plate, toenail	8d @ 8" o.c.
13. Top plates, Intersection, face nail	2-16d
14. Continuous header, two pieces, face nail	16d @ 16" o.c., top&bot.
15. Ceiling joists to plate, toenail	3-8d
16. Continuous header to stud, toenail	4-8d
17. Ceiling joist, laps over partitions, face nail	3-16d
18. Ceiling joist to parallel rafters, face nail	3-16d
19. Rafter to plate, toenail	3-8d
20. 1x- brace to each stud and plate, face nail	2-8d
21. 1x8 sheathing or less to each bearing, face nail	3-8d
22. Wider than 1x8 sheathing to each bearing, face nail	3-8d
23. Built-up corner studs, face nail	16d @ 24" o.c.
24. Built-up girder and beams	See Engineer
25. 2" Planks	2-16d @ ea. bearing
26-34	See table 2304.10.1 CBC-'22'

D. FRAMING HARDWARE; Framing hardware shall be by Simpson Company or approved equal. All hardware exposed to the weather shall be (G90).

II. WORKMANSHIP

A. WOOD SILLS: Wood sills shall be set on a smooth, level foundation or on a continuous bed of cement grout minimum 3/8" thick. See foundation plan for size and spacing of anchor bolts. minimum two bolts per plate.

B. CUTTING & NOTCHING: No structural member shall be cut or notched unless specifically shown or noted on the plans or approved in writing by the Engineer. Where there is a chance of splitting from nailing, holes shall be pre-drilled. All split lumber shall be replaced.

C. BOLT HOLES: Bolt holes shall be 1/8" oversize. Standard steel cut washers shall be used at all bearing or heads and nuts of bolts and lags. Bolts, nuts, lags and washers exposed to weather shall be galvanized. All nuts shall be of construction which will make them inaccessible.

TIMBER Cont.

WORKMANSHIP Cont.

D. NAIL GUNS: The use of nail guns shall not be permitted unless approved by the Engineer.

E. FRAMING HARDWARE: All framing hardware shall be by approval of the Engineer. Framing hardware shall be installed per manufacture's recommendations. Where more than one size fastener is available, the fastener with the higher value (i.e., more nails, larger bolts, etc.) shall be used.

ALL NAILS, BOLTS AND HARDWARE INSTALLED IN PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED (G90) OR STAINLESS STEEL.

GLUE LAMINATED TIMBER

1. MATERIALS

A. GENERAL: All Glue laminated Timber shall conform to "Standard Specifications for Structural Glued Laminated Timber." A.I.T.C./A.N.S.I A190.1 and ASTM D 3737. All beams shall have a allowable fiber stress in bending Fb=2400 psi and have tension laminations top and bottom. Glue laminated beams shall be 24F-V8 unless other wise noted on the plans.

B. LAMINATIONS: All laminations shall be Douglas Fir. Maximum thickness of laminations shall be 1-3/4" net. All end joints shall be scarfed minimum 1:12 maximum 1:8. Portions of scarfs in adjacent laminations shall be separated by a minimum of 6". Laminations shall be joint with exterior type glue. Maximum allowable moisture content shall be 16%.

C. SHIPPING & HANDLING: All beams shall be wrapped for shipping and furnished with a certificate of inspection for manufacture. Contractor shall keep beams wrapped and protected from weather until they are incorporated into the structure.

D. CAMBER: All single span glulam beams shall be fabricated with standard camber unless other wise noted on the plans. Glulam beams continuous over supports or aligned on top of walls shall be fabricated with no camber.

CONCRETE

1. MATERIALS

A. GENERAL: All concrete used in this work shall be regular weight concrete (145 p.c.f.). Concrete shall develop a minimum compressive strength at an age of 28 days as follows: 2,500 PSI U.O.N.

B. PORTLAND CEMENT: Portland Cement shall be Type 1 and conform to A.S.T.M. C-150.

C. AGGREGATE: Concrete aggregate shall be hardrock and conform to A.S.T.M. C-33. Maximum size of aggregate shall be 3/4" inch.

D. WATER: Water used in mixing concrete shall be potable and free from deleterious substance conforming to A.S.T.M. C1602.

E. ADMIXTURES: Admixtures shall not be added to the concrete unless approved in writing by the Engineer.

F. REINFORCING: All reinforcing steel shall conform to A.S.T.M A-615 Grade 40 unless otherwise noted on plans. All reinforcing No.5 bars and larger shall be Grade 60. Reinforcing shall be free from any dirt, concrete, greasse, rust or other foreign substance that may prevent proper bonding.

G. WELDED WIRE FABRIC: Welded wire fabric shall conform to A.S.T.M. A-1064/A.S.T.M. A184.

II. WORKMANSHIP

B. PLACEMENT OF CONCRETE: Placement of concrete shall be in conformance with A.C.I. Specification 301-10. Concrete shall not be dropped through reinforcing steel so as to cause the segregation of aggregates. Use hoppers, chutes or trunks of varying lengths so that the free unconfined fall of concrete shall not exceed five feet, using sufficient number to ensure the concrete being kept level at all times.

C. DEBRIS: All debris shall be removed from forms prior to placing of concrete.

D. SHORING: Contractor shall be solely responsible for design and construction of bracing and formwork. Contractor shall design shoring to include a construction loads and loads from shoring above where applicable. Shoring shall not be removed until concrete has reached design strength or if shoring is needed to support shoring above.

E. CONSTRUCTION JOINTS: Construction joints shall have the entire surface removed to expose clean aggregate solidly embedded. The contractor shall obtain the Engineer's written approval for all construction joints not detailed on the plans.

F. INSERTS: Inserts to be cast in concrete such as reinforcing, dowels, bolts, anchors, pipes, sleeves and conduits shall be securely tied in the forms before placing the concrete to prevent their movement. Pipes , sleeves or chases except electrical conduits less than 1 inch in diameter shall not be embedded in the concrete except where specifically shown on the plans or approved in writing by the Engineer. No conduit placed in a concrete slab shall have an outside diameter greater than one-third the thickness of the slab or be placed in a slab less than four inches thick. Minimum clear distance between conduit shall be six inches.

G. CORING: Coring shall not be permitted in any concrete unless approved in writing by the Engineer.

H. ARCHITECTURAL ITEMS: Contractor shall refer to the Architectural Drawings for molds grooves, ornaments, dips or grounds required to be cast into the concrete and for the extent of depressions, curbs ramps and similar items. Concrete structural sections shall be increased in dimensions to provide the minimum net concrete thickness and cover shown on the details.

I. SPLICES: Reinforcing shall be spliced as indicated on drawings. Where additional splices are needed, bars shall have a lap of 48 bar diameters and splices shall be greater than five feet apart. Splice bars in walls, beams, grade beams, etc. as follows: top bars at center line of support, bottom bars at the support. All reinforcing steel shall be securely wired in place and adequately supported above ground and away from the forms. Vertical reinforcing shall be secured top and bottom and at intervals not to exceed 160 bar diameters.

J. BENDS: All reinforcing bar bends are to be made cold. Field bending of bars greater than #5 shall not be allowed. All bars are to be bent one time only.

K. WELDING: No welding of reinforcing bars is permitted unless authorized in writing by the Engineer.

CONCRETE Cont.

WORKMANSHIP Cont.

L. REBAR COVER: All dimensions showing the location of reinforcing steel not noted as clear, are to center of steel. All dimensions indicated as clear (CLR) shall be held at that dimension. Minimum coverage shall be as follows:

1. Cast against and permanently exposed to earth-----3 in.
2. Cast in forms but exposed to earth and weather-----2 in.
3. Slab, walls and joists not exposed to earth and weather-----3/4 in.
4. Beams, Columns, ties, stirrups and spirals not exposed to earth and weather.-----1 1/2"
5. Slabs on grade-----1 1/2"

M. WELDED WIRE FABRIC: Welded wire fabric shall be of gauge and mesh size as indicated on the plans. WWF shall be lapped one mesh at all splices, six inches minimum. Fabric shall be raised to the center of the slab with hooks as the pour progresses and shall be visible at that depth at the free edge of pour.

MASONRY

1. MATERIALS

A. CONCRETE MASONRY UNITS: Concrete Masonry Units shall be natural gray, hollow, open-end masonry units suitable for bearing wall construction. Units shall be regular weight Grade-N-1 conforming to A.S.T.M. C-90-14, with a minimum compressive strength Fm=1500 psi. The linear shrinkage from the saturated to the oven-dry condition shall not exceed 0.05% maximum. Masonry units shall have cured for not less than 28 days when placed in the structure. Chipped or cracked blocks shall not be used. If any such blocks are discovered in any finished wall, they shall be promptly removed and replaced with new blocks. Masonry units shall not be wet before being used.

B. MORTAR: Mortar shall be Type S conforming to A.S.T.M C-270-05, with a minimum compressive strength of 1800 psi at age 28 days. Mortar shall be composed of one quart Portland Cement and four parts of sand based on dry loose volumes and not less than one-fourth nor more than one-half part lime putty or dry hydrated lime. The total clay content including that in the sand shall not exceed two percent of the sand content or six percent of the cement content.

C. CEMENT: Cement shall be Portland Cement and conform to A.S.T.M. C-150-05, Type 1 or type 2.

D. LIME: Hydrated lime shall be Type S and conform to A.S.T.M. C-207.

E. AGGREGATE: Aggregate for masonry grout shall conform to A.S.T.M. C-404, maximum size shall be 3/8". Sand used in mortar shall conform to A.S.T.M. C-144, except that not less than five percent shall pass the 0.100 sieve.

F. WATER: All water used shall be potable, clean and free from injurious amounts of oil, acid, alkali, organic matter or any other harmful substance.

G. GROUT: Grout shall conform to A.S.T.M. C-476 and develop a minimum compressive strength of 2000 psi at age 28 days. Grout shall consist of one and one-fourth parts Portland Cement to not more than three parts sand and not less than one and one-fourth parts nor more than two parts pea gravel, maximum size 3/8" inch, based on dry loose volume.

H. ADMIXTURES: Admxtures will not be permitted in mortar grout unless sustaining data has been submitted to and approved by the Engineer in writing.

I. REINFORCING: Reinforcement shall conform to A.S.T.M. A-615 Grade 40 unless other wise indicated on the plans. All reinforcing bars #5 and larger shall be grade 60. All reinforcing steel shall be lapped as indicated. Where laps and splices are not indicated, they shall be a minimum of 40 bar diameters and well staggered. Use the lap length of the larger bar if bars of two different sizes are used.

II. WORKMANSHIP

A. GENERAL: Masonry shall be laid in running bond and shall be cured and dried before design being used. Surface shall clean and free from dirt when incorporated into walls. When cutting is necessary, all cuts shall be neat, regular and shall be gauged and ground to smooth surfaces. Masonry units shall be laid true, straight lines with all surfaces plumb and corners square. Prior to laying masonry units, the Contractor shall carefully check elevations of the various offsets and predetermine the coursing of block work and the thickness of joints at breaks of grade. Contractor shall coordinate all masonry work with that of the other trades. No plumbing pipe, conduit or material of any other type shall be embedded unless their location has been detailed on the plans. No chases, recesses or openings of any type are allowed unless indicated on the plans. Alignment of vertical cells: All masonry units shall be built to preserve the unobstructed vertical continuity of the cells to be filled. The vertical alignment shall be sufficient to maintain a clear, unobstructed vertical flue measuring not less than 3 inches by 3 inches, except where open-end units are used.

B. MIXING: Mortar shall be thoroughly machine mixed with the proportions specified. Water and sand shall be mixed first and then the cement and the lime are added in that order. Minimum mixing time shall be four minutes. Tempering shall only be performed by dropping water into a basin formed in the mortar and then thoroughly working the water into the mix. Tempering by splashing water over the mix is not permitted. Any mortar which is not used within one hour after initial mixing shall not be used.

C. CONSTRUCTION JOINTS: Construction joints shall be formed by stopping the gout pour for a minimum of one and one-half inches below the uppermost unit at all times when grouting is stopped for a period of one hour or longer. The top surface of the concrete foundation or other bed joints must be clean, smooth concrete with aggregate exposed before start of laying.

D. LAYING: In placing mortar in horizontal joints, the bottom ends of the unit shall be completely covered with mortar. Solidly fill head joints. Raking shall be held to a minimum. No toothing shall be allowed. Any overhanging mortar shall be removed.

E. GROUTING: All cells shall be filled solid with grout. Maximum height of grout pour shall be four feet per batch. Before grouting all obstructions and debris shall be removed from the inside of the cells and from the reinforcing bars. Clean-out openings of sufficient size shall be provided at the bottom of all cells at each lift or pour of grout, except when such lift is four feet or less in height. The clean-outs shall be sealed after inspection and before grouting. No grout shall be poured unless mortar has been allowed to set for a period sufficient to prevent blowouts. Reinforcing shall be fully embedded in grout and shall not be bedded in mortar or mortar joints. Any mortar droppings or any other foreign material shall be immediately removed from the reinforcing. All vertical bars shall be placed prior to laying wall. Horizontal reinforcing shall be tied to vertical bars using one course of deep cut, two and one-half inch minimum bond beam units. Vertical reinforcing shall be held in position at the top, bottom and intervals not exceeding 160 bar diameters.

F. INSERTS: Where inserts, anchor bolts, reinforcing, etc., protrude from the wall, the hole in the block shall be cut, drilled or chipped to specified size size before being incorporated into the wall. Any block that cracks during fabrication of the hole shall be discarded.

MASONRY

WORKMANSHIP Cont.

G. WALL CLEANING AND PROTECTION: Concrete scum and grout stains shall be removed from walls immediately. After walls are constructed they should not be saturated with water for curing or any other purpose. All joints shall be checked for tightness and where cracks a visible, chip out the mortar, tuck point and tool to match adjacent jointing.

H. SHORING: Contractor shall support walls as required for vertical and lateral loads until all masonry units reinforcing and grout are in place and properly cured and walls are securely attached to surrounding framing.

STRUCTURAL STEEL

1. MATERIALS

A. STRUCTURAL STEEL: Structural steel and all miscellaneous Steel shall conform to A.S.T.M. A-36. WF beams and columns shall conform to A.S.T.M. A992-50.

B. STRUCTURAL TUBING: Structural tubing shall conform to A.S.T.M. A-500 Grade B.

C. BOLTS: Bolts shall conform to A.S.T.M. A-307 unless otherwise noted on plans. High strength bolts where called out shall conform to A.S.T.M. A490 unless otherwise noted on plans.

II. WORKMANSHIP

A. FABRICATION: Fabrication and erection shall be in accordance with A.I.S.C. specifications for Design Fabrication and Erection of Structural Steel for Buildings. All steel fabrication shall be performed in a shop approved by the building department. Contractor shall submit shop drawings for approval by the Engineer prior to fabrications.

B. CORROSION PROTECTION: All steel shall receive one coat of shop paint unless embedded in concrete. All steel exposed to weather shall be galvanized or protected from corrosion by an approved alternate method.

C. HOLES: All holes shall be 1/8" oversize, burning of holes is not permitted without written approval by the Engineer.

D. WELDING: All welding shall be performed with E-70 electrodes by welders certified for the welds to be made. All welding shall conform to the structural welding code of the American Welding Society.

E. INSPECTION: Special inspection as required by Section 1705 of the California Building Code shall be provided.

SPECIAL INSPECTIONS

SPECIAL INSPECTION PER CBC 1705
AISC 360, AISC 341, TMS 402/ACI 530

- ☐ 1. Verify material type high-strength bolts,nuts and washers

☐ 2. High strength bolting. ☐ Bearing type (Periodic) ☐ Slip critical (Continuous)

☐ 3. Material verification structural steel, ☐ ASTM stds, ☐ mill test reports.

☐ 4. Material verification weld filler, ☐ AWS stds, ☐ Compliance cert.

☐ 5. Structural steel welding ☐ CP and PP groove welds (Continuous),☐ Multipass fillet (Continuous),
☐ Single pass fillet > 5/16" (Continuous),☐ Single pass fillet < 5/16" (Periodic)

☐ 6. Welding of Reinforcing Steel (NOT ALLOWED)

☐ 7. Steel frame joint details. Submit shop drawings to engineer
- ☐ CONCRETE

☐ 1. Reinforcing Steel, grade size and location (Periodic)

☐ 2. Reinforcing Steel welding, NOT ALLOWED

☐ 3. Bolts installed in concrete where loads increased (Continuous)

☐ 4. Verify mix design. (Periodic)

☐ 5. Field Sampling and testing (Continuous)

☐ 6. Inspection of concrete or shotcrete placement. (Continuous)

☐ 7. Inspection of concrete curing. (Periodic)

☐ 8. Inspection of prestressed concrete (Continuous)

☐ 9. Inspection of precast concrete (Periodic)

☐ 10. Verify in-situ concrete strength (Periodic)

☐ 11. Inspect form work shape location, dimensions (Periodic)
- ☐ MASONRY FIREPLACE

☐ 1. Pre-construction verifications,☐mortar proportions (Periodic),☐mortar joints (Periodic).
☐ Location of reinforcement,connectors,anchors, etc. (Periodic).

☐ 2. Verify,☐Size location of elements (Periodic),☐Type size and location of anchors (Periodic).
☐ Size ,grade & type of reinforcement (Periodic), ☐ Cold weather protection. (Periodic)

☐ 3. Prior to grouting verify,☐clean grout space (Periodic),☐location of reinforcement & anchors(Periodic)
☐ Proportions of site mixed grout. (Periodic),☐Construction of mortar joints (Periodic)

☐ 4. Grouting, ☐ Verify grout placement. (Continuous)☐ Observe grouting (Continuous).

☐ 5. Observe testing specimens (Continuous)

☐ 6. Verify compliance w/ inspection provisions
- ☐ WOOD/SEISMIC SHEAR PANELS W/ FASTENER SPACING LESS THAN 6 INCHES O.C.

☐ 1. Verify ☐grade thickness of sheathing (Periodic) ☐Size of members at panel edges(Periodic),
☐ Nail diameter & length(Periodic), ☐ Spacing and number of fasteners in ea. line(Periodic)

☐ 2. Verify ☐ size and spacing of anchor bolts (Periodic) ☐Type and location of holdowns(Periodic).

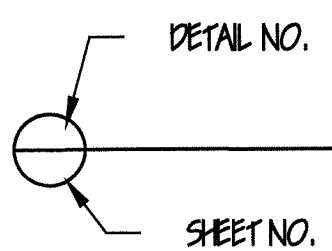
☐ 3. Inspection of gluing operations (ie epoxy adhesive set anchors) (Continuous)
- ☐ PIER FOUNDATION

☐ 1. Observe drilling operations. (Continuous)

☐ 2. Verify location,diameter,plumbness, length/embedment,bearing strata.(Continuous)

ABBREVIATIONS

A.B.....Anchor Bolt	F.O.S.....Face of Stud	
Alt.....Alternate	F.L.....Floor	
Althd.....All thread rod	F.Fdn.....Foundation	
Approx.....Approximate	Ftg.....Footing	
Arch.....Architect	Ga.....Gauge	S.O.G.....Slab on Grade
Bd.....Board	GLU-Lam.....Glue Laminated	Sht.....Sheet
Bldg.....Building	Grd.....Grade	Shtg.....Sheathing
BM.....Beam	Gypbd.....Gypsum board	Sim.....Similar
Bot.....Bottom	Hdg.....Hot dipped	Specs.....Specification
Btwn.....Between	Galv.....Galvanized	Sq.....Square
Galv.....Galvanized	Hdr.....Header	Std.....Standard
Clr.....Clear	Hgr.....Hanger	Sym.....Symmetrical
Col.....Column	HSS.....Hollow steel section	T & G.....Tongue & Groove
Conc. Blk.....Concrete Block	Int.....Interior	T.N.....Toe Nail
Conc.....Concrete	Jst.....Joist	T.O.C.....Top of Concrete
Conn.....Connection	Jt.....Joint	T.O.W.....Top of Wall
Const.....Construction	M.B.....Machine Bolt	T.S.....Tube Steel
Cont.....Continuous	M.I.W.....Malleable Iron	Typ.....Typical
Cr.....Crate	Max.....Maximum	U.O.N.....Unless Otherwise
Csk.....Countersink	Min.....Minimum	Noted
D.F.....Douglas Fir	(N).....New	Vert.....Vertical
Dbl.....Double	N.I.C.....Not In Contract	W.W.M.....Welded Wire Mesh
Dia.....Diameter	N.T.S.....Not to Scale	W.....With
Drgw.....Drawing	O.C.....On Center	W/O.....Without
(E).....Existing	O.H.....Opposite Hand	
E.N.....Edge Nailing	O.....Over	
Ea.....Each	Opg.....Opening	
Elev.....Elevation	P.I.....Panel Index	
Eq.....Equal	P.T.D.F.....Pressure Treated	
Exp.....Expansion	PL.....Plate	
Ext.....Exterior	Plywd.....Plywood	
F.G.....Finish Grade	Rdwd.....Redwood	
F.L.....Field Nailing	Reinf.....Reinforcing	
F.O.G.....Face of Grain	Req'd.....Required	
F.O.M.....Face of Masonry	S.B.....Solid Blocking	



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SPECIFICATIONS

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David Messmer
1/13/25

GRECH RESIDENCE
4093 CREST ROAD
PEBBLE BEACH, CA.

DATE: 7/19/24

SCALE: AS NOTED

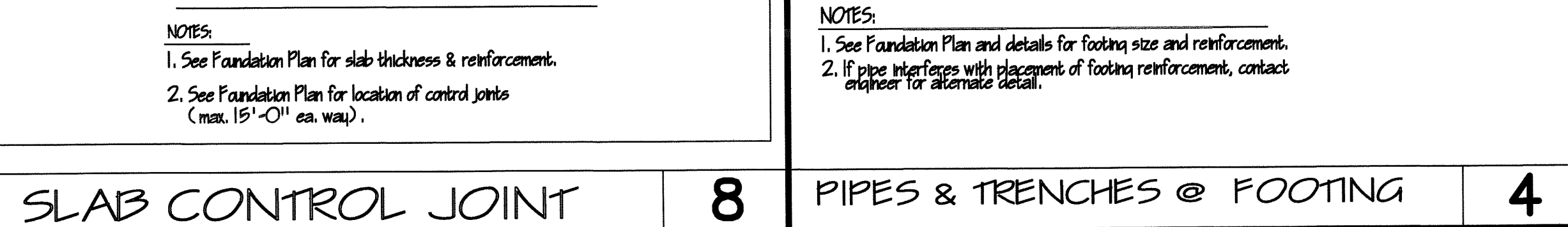
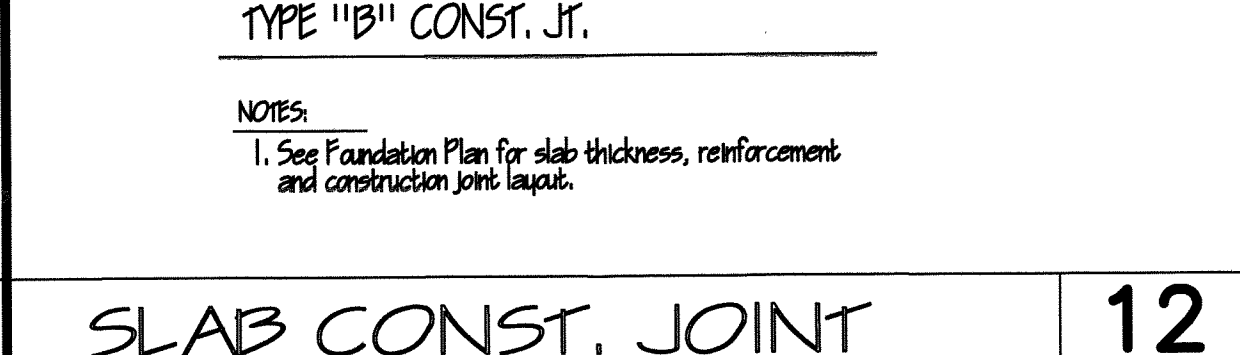
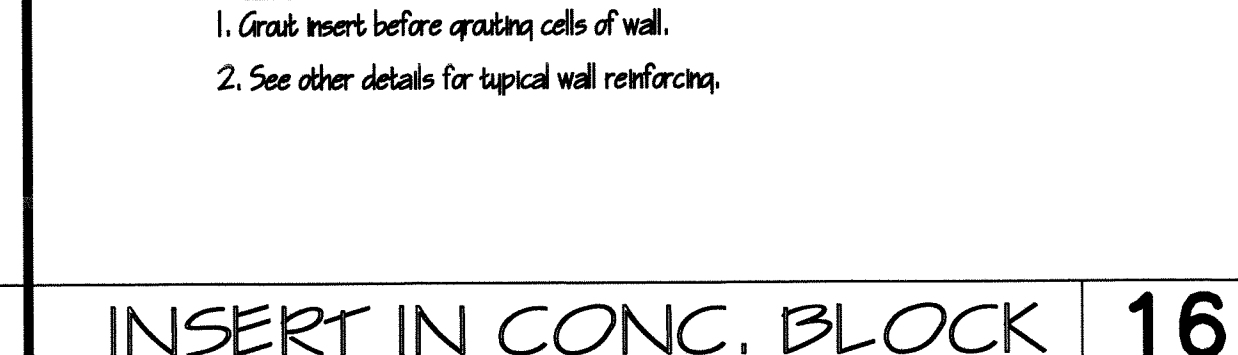
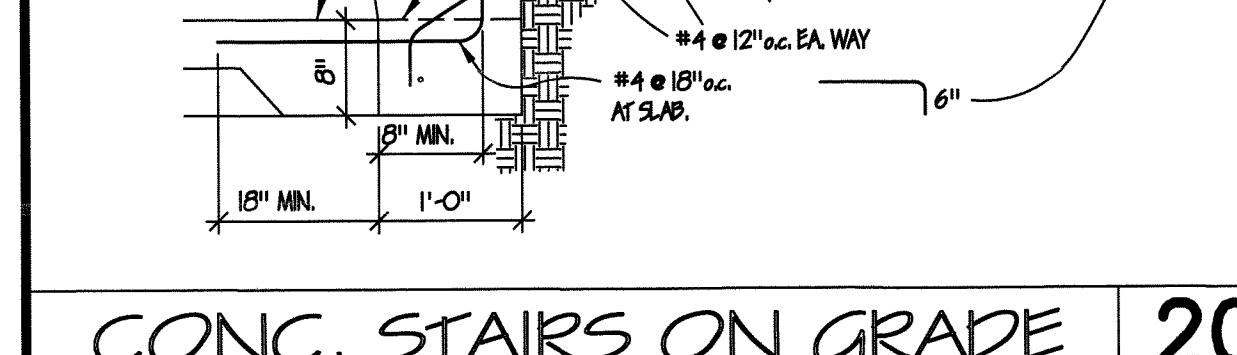
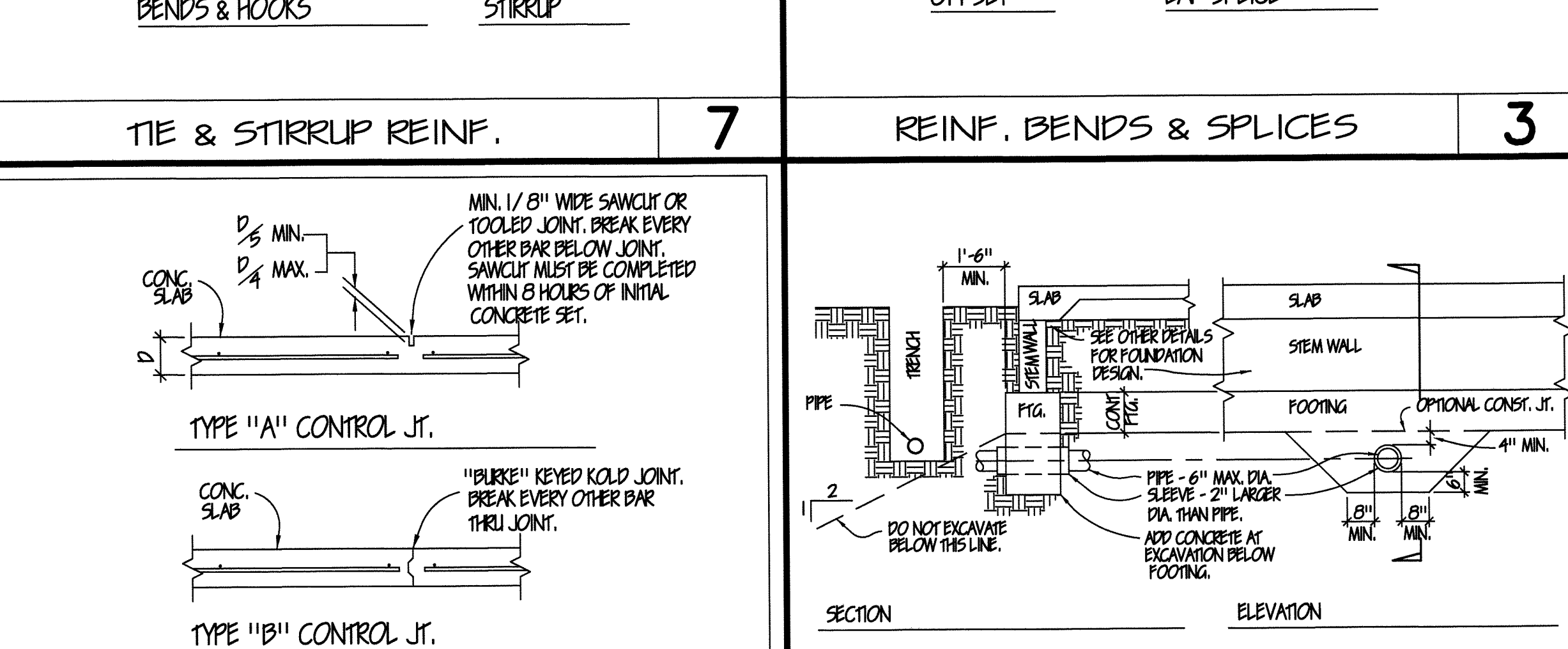
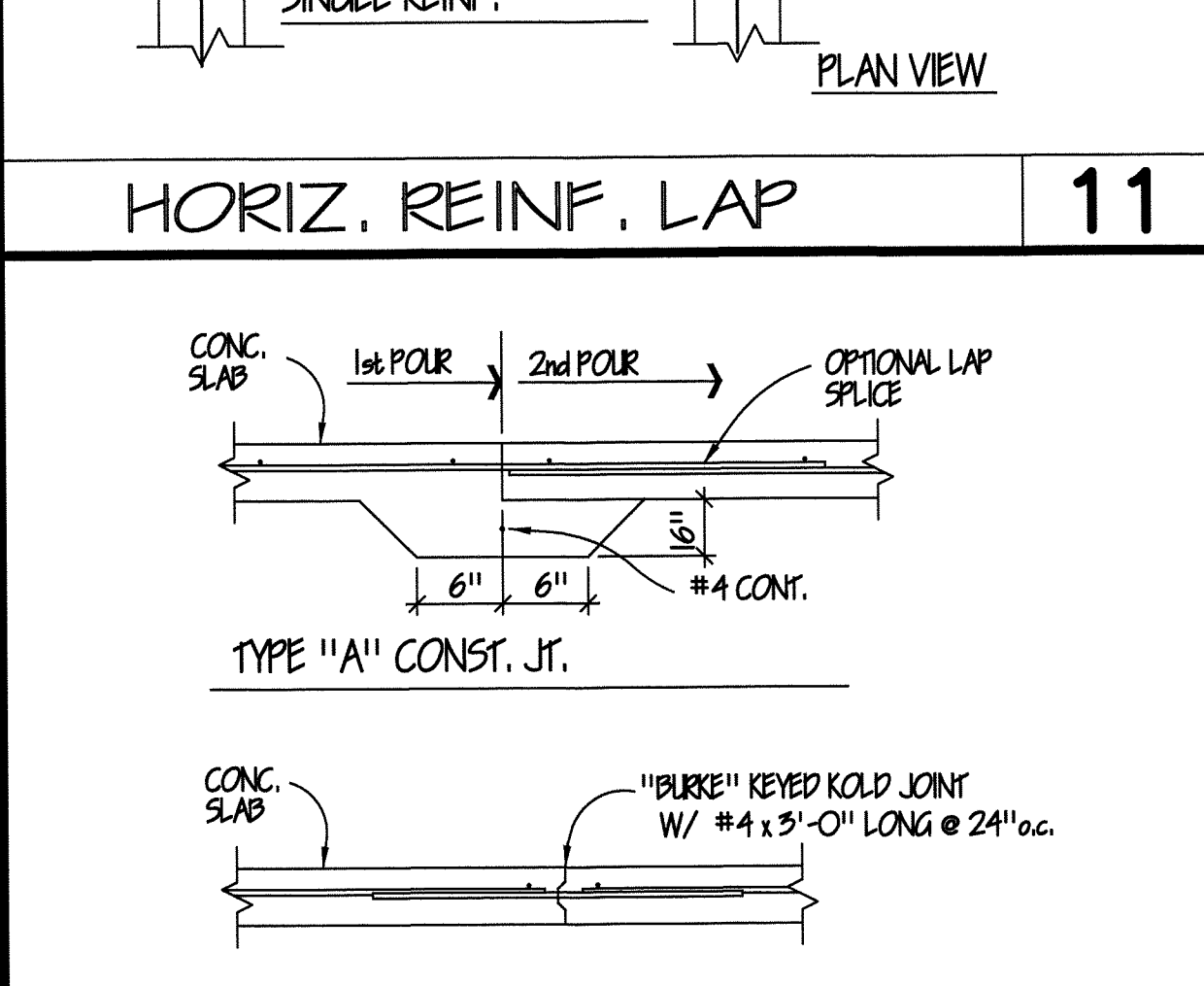
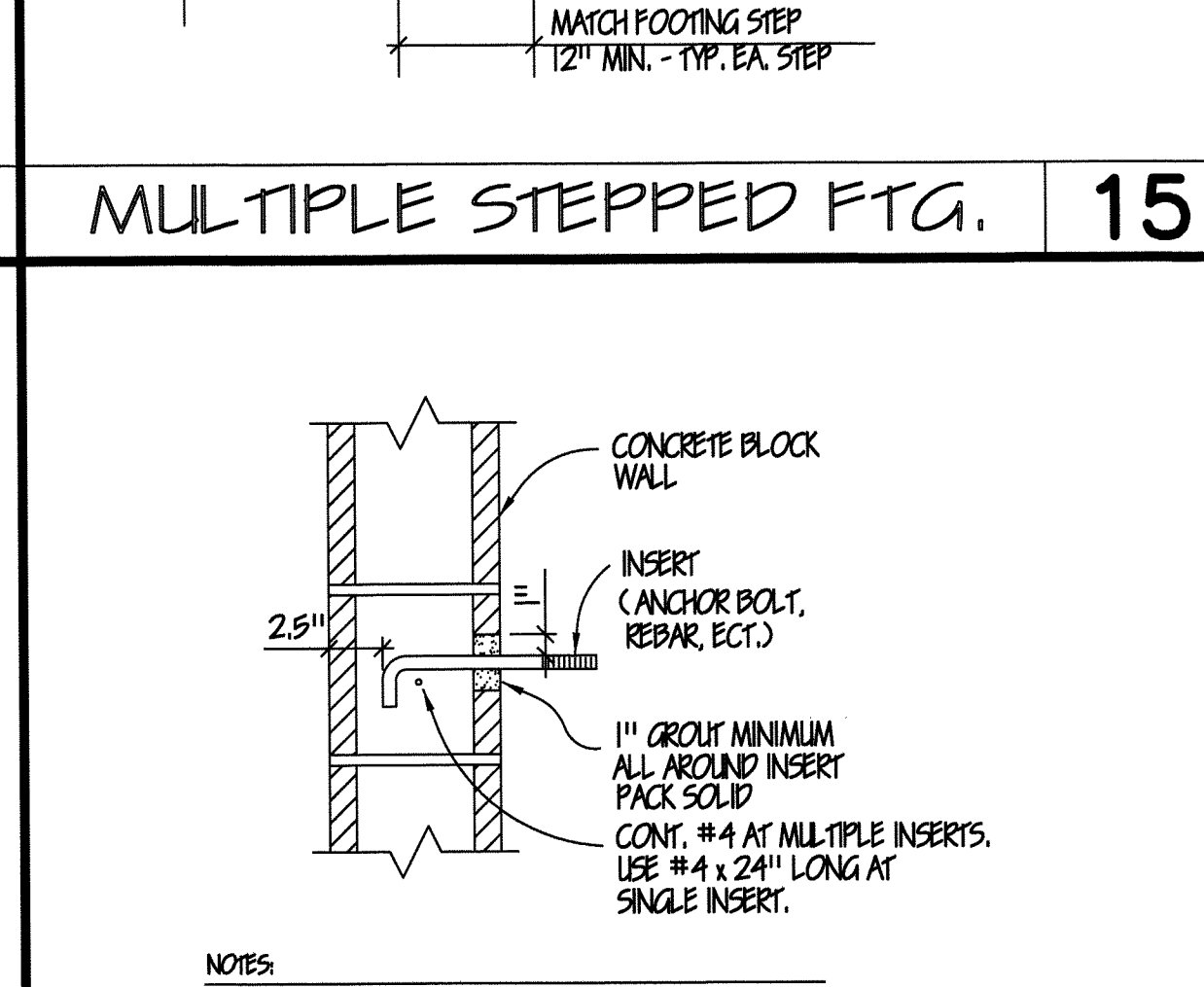
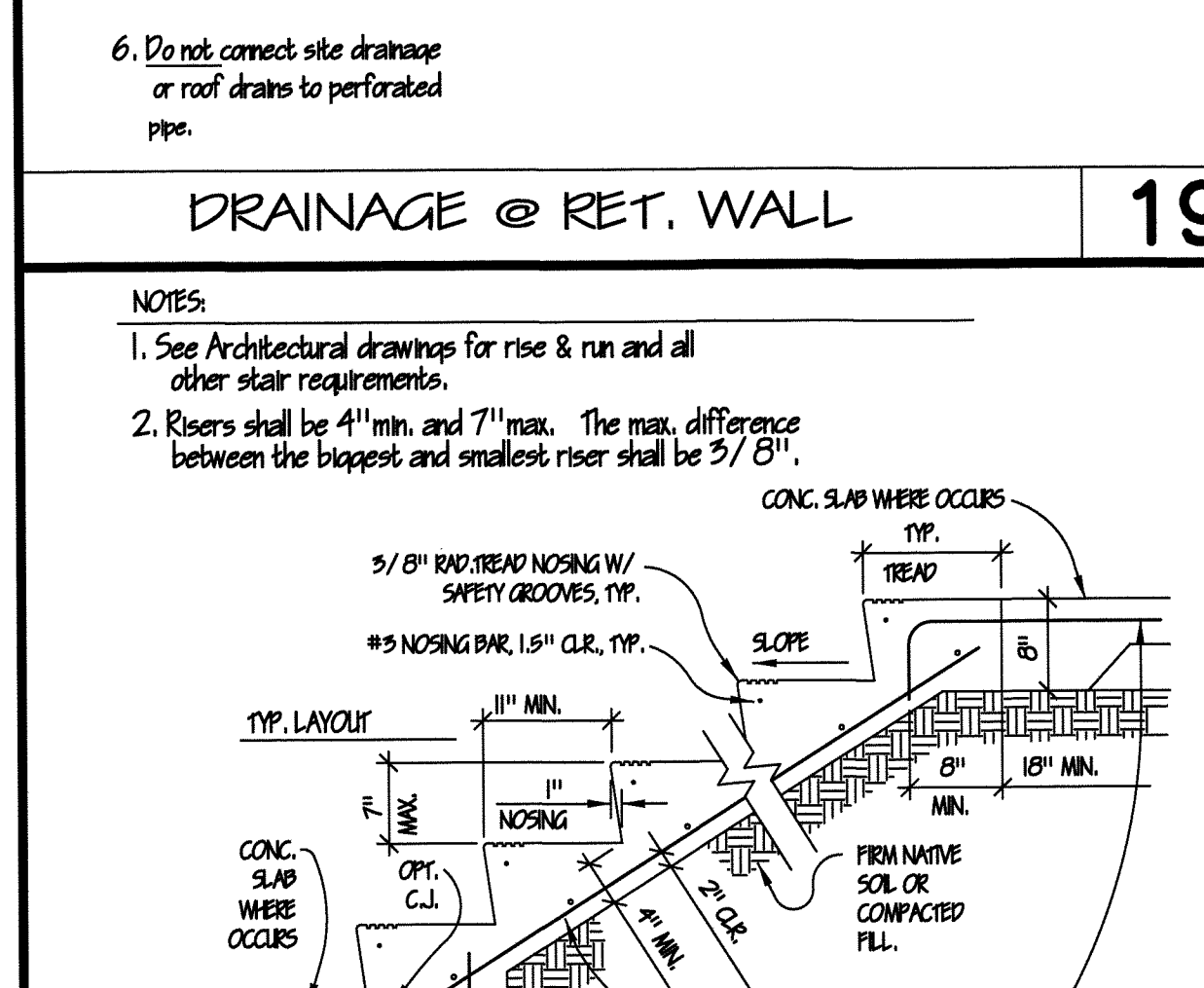
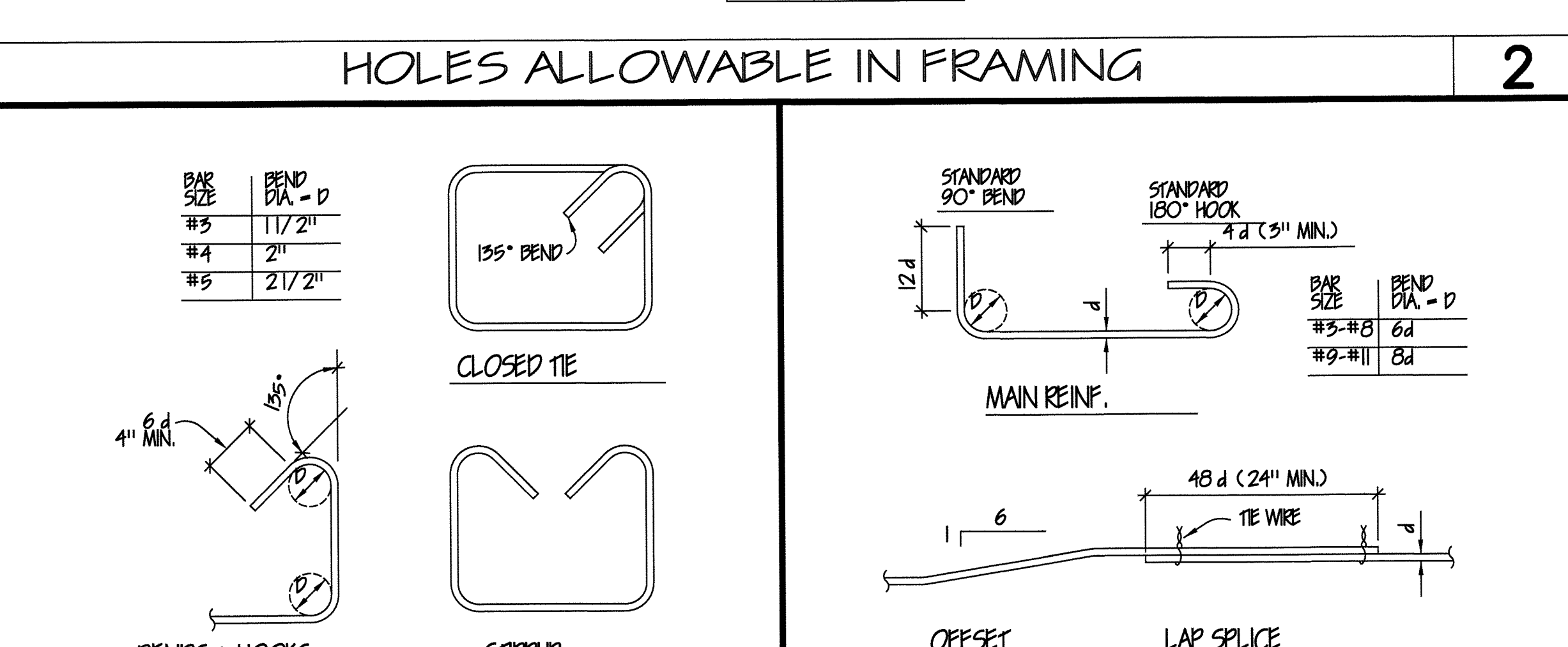
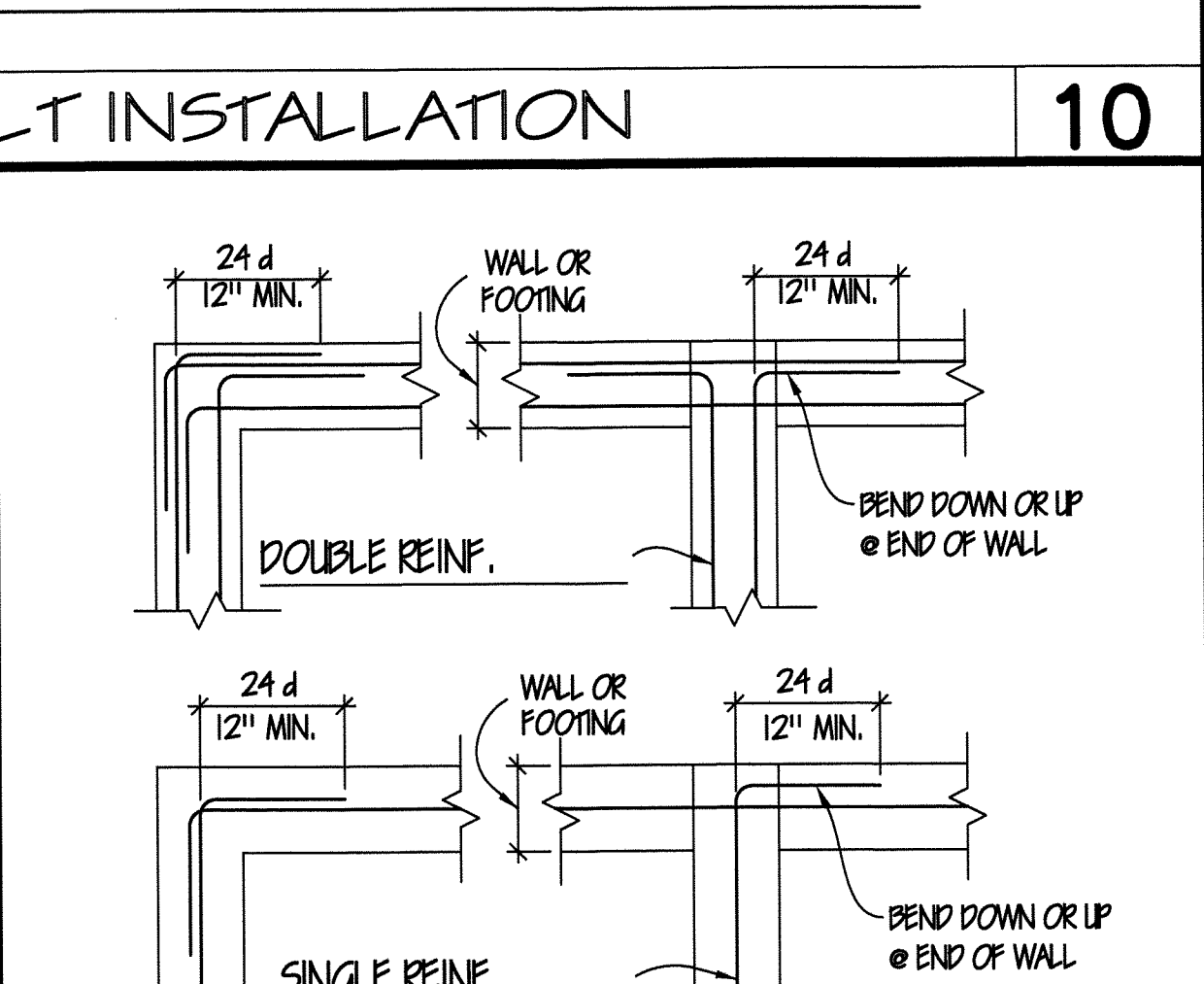
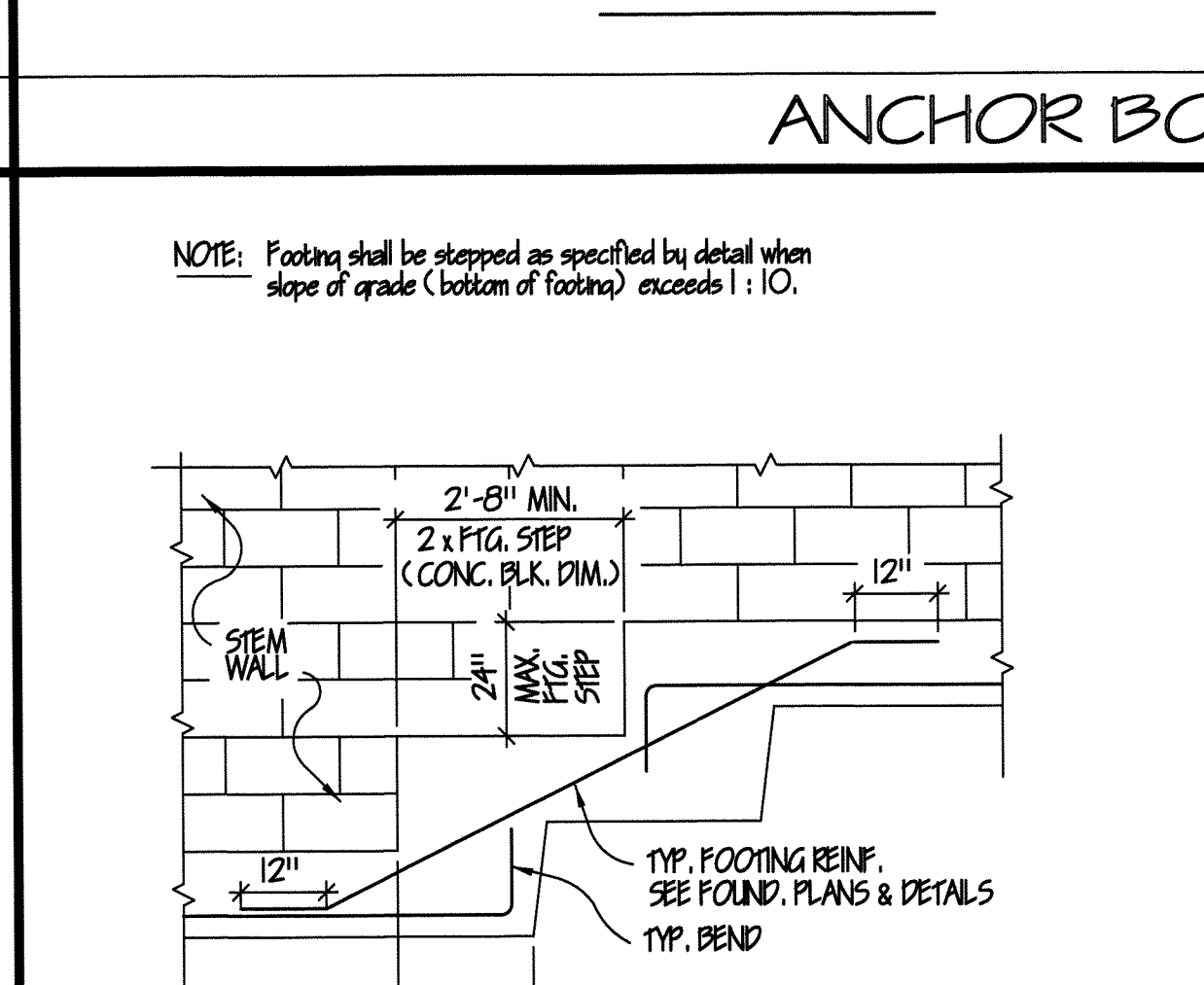
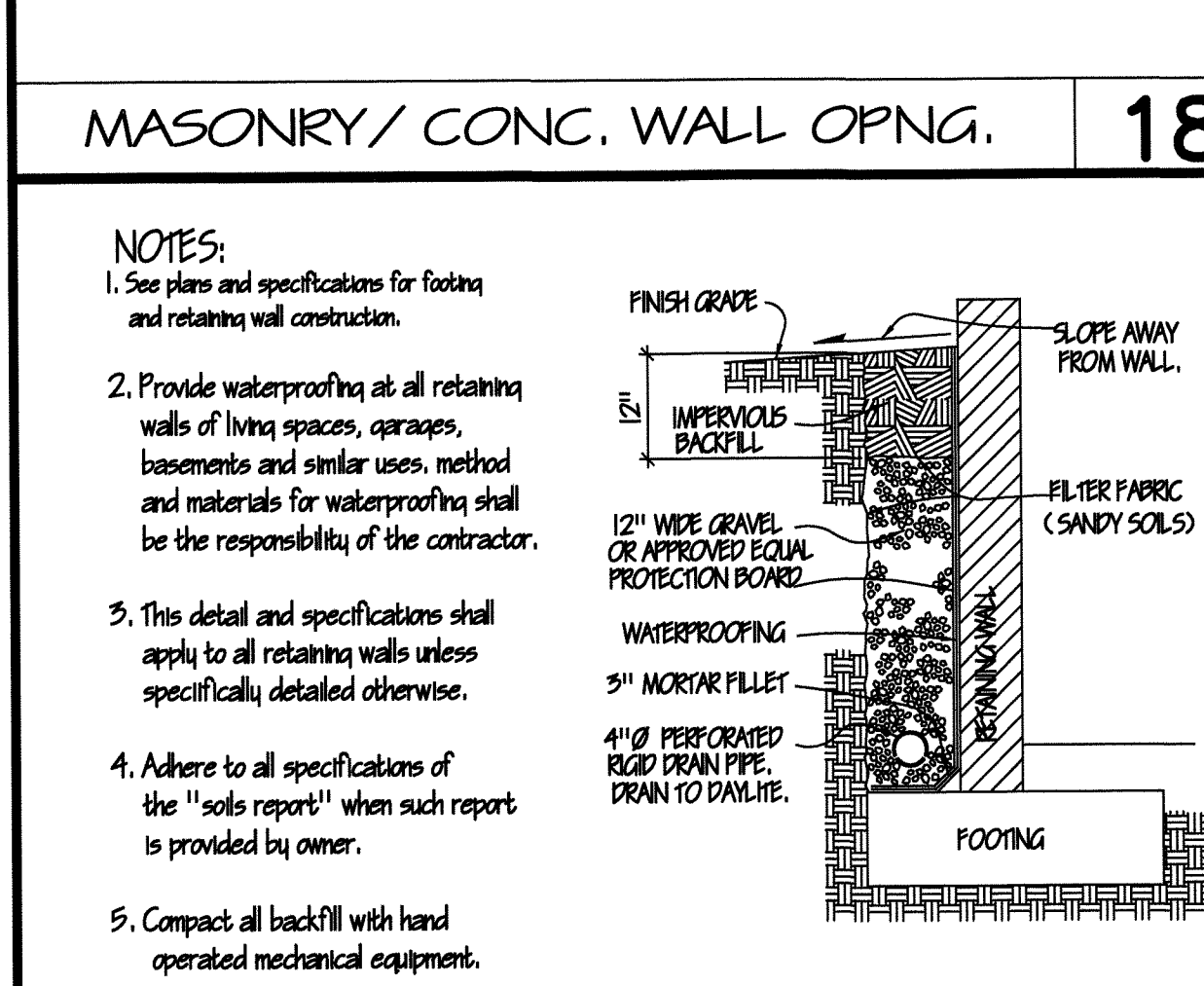
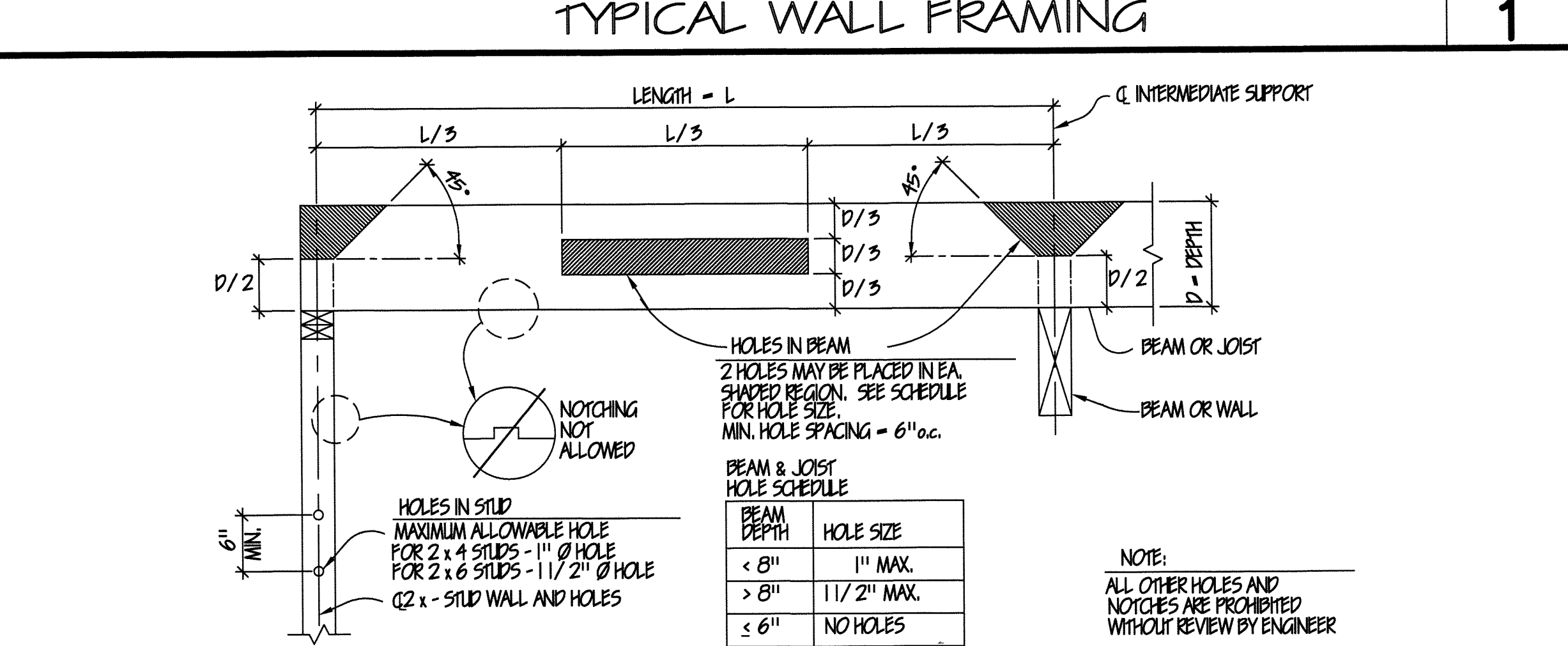
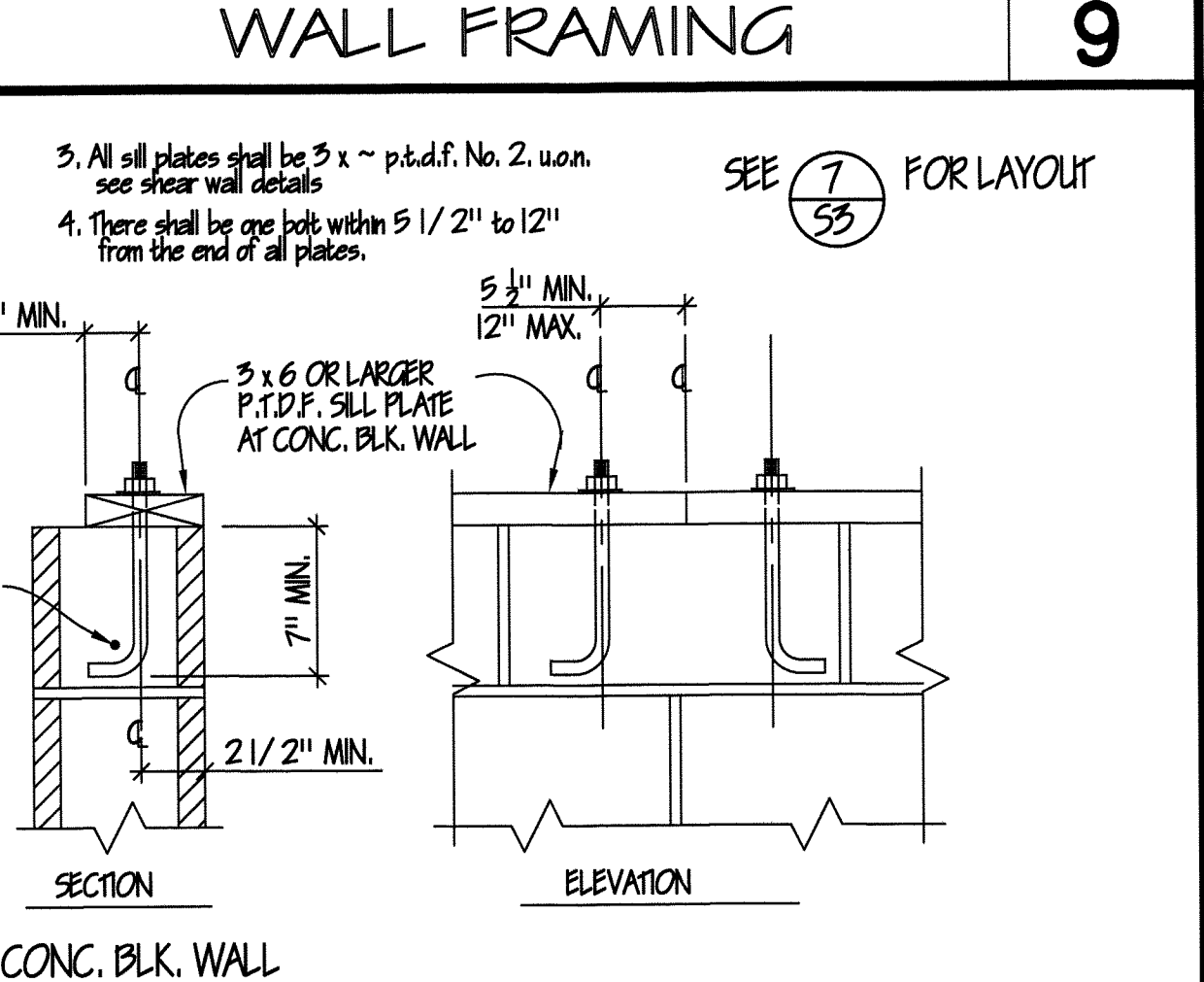
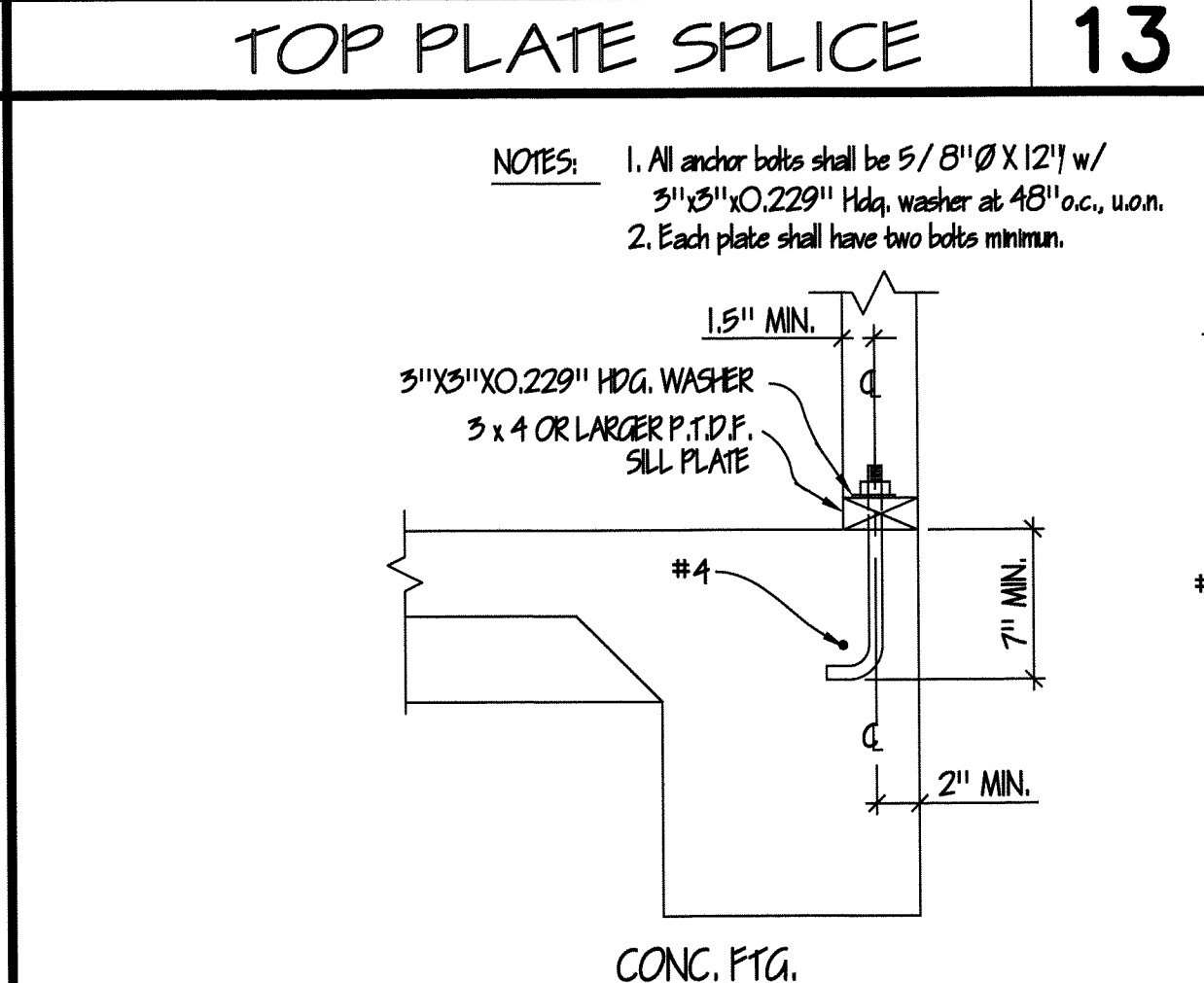
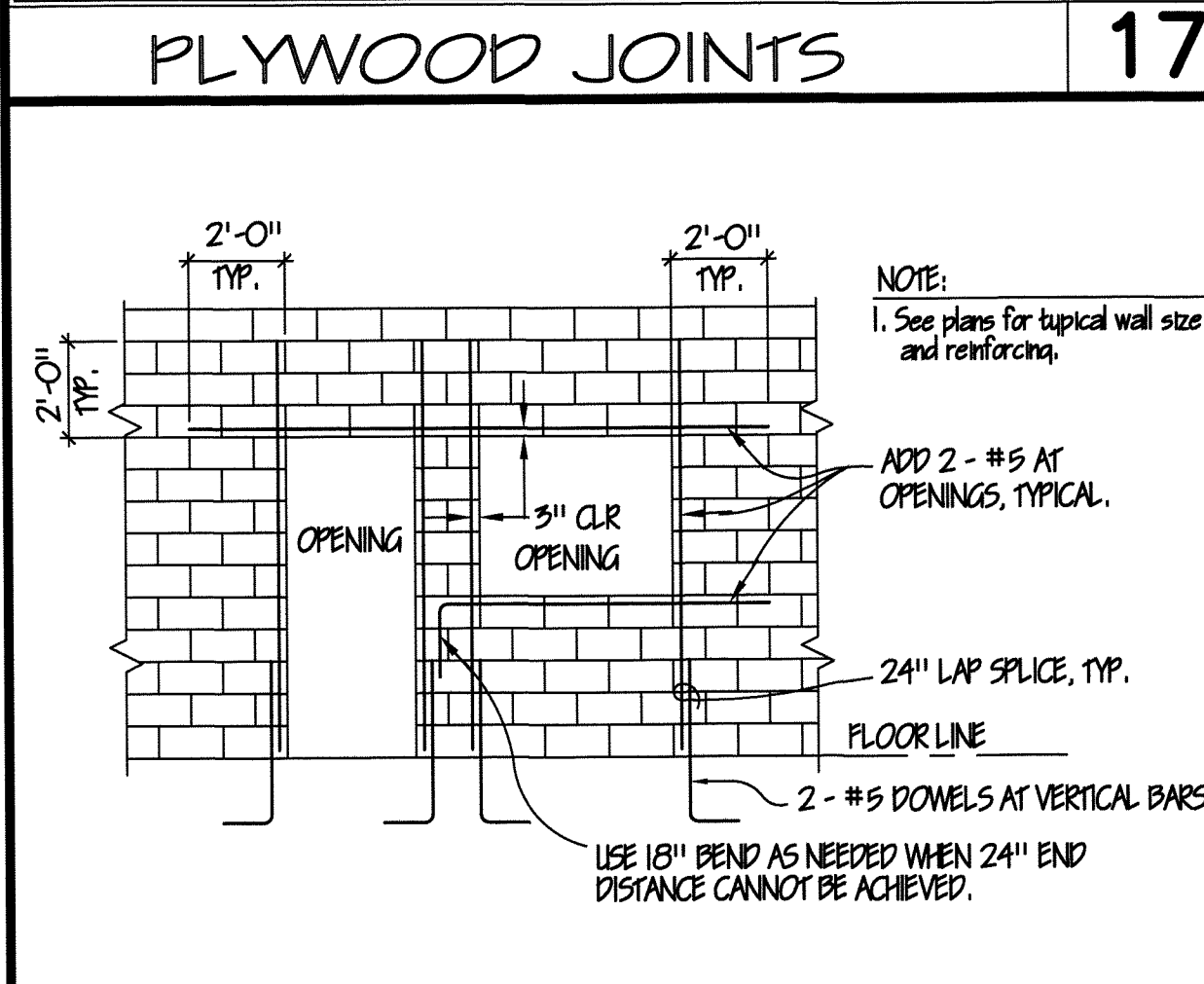
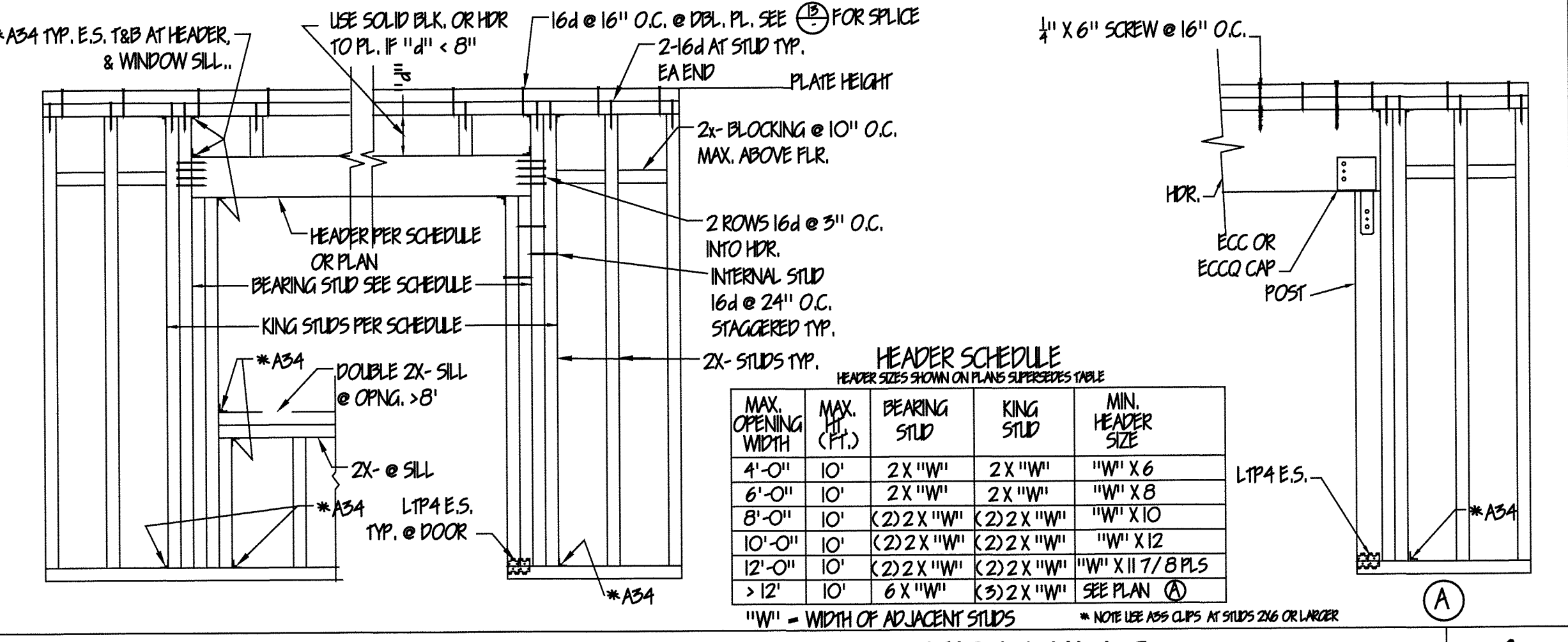
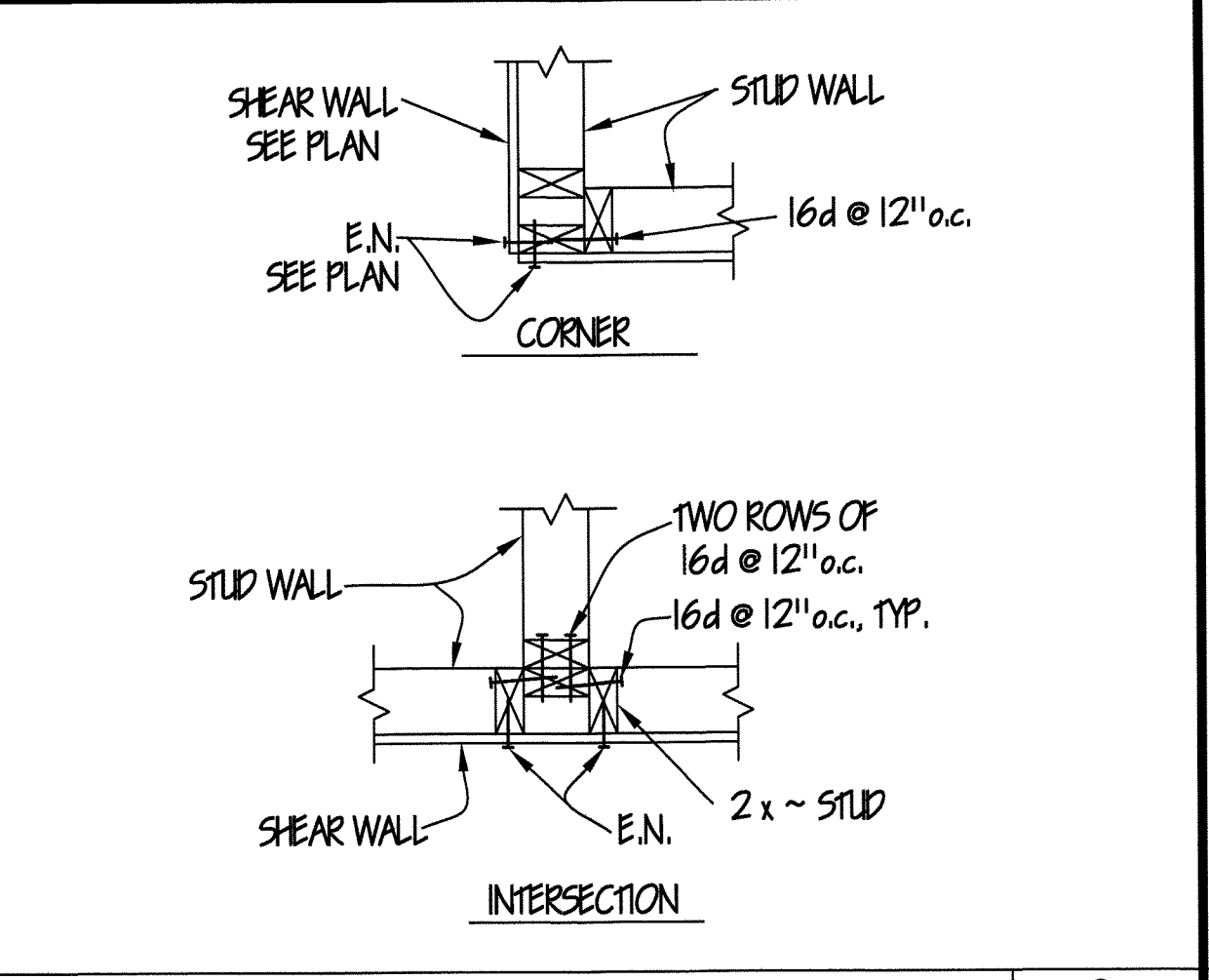
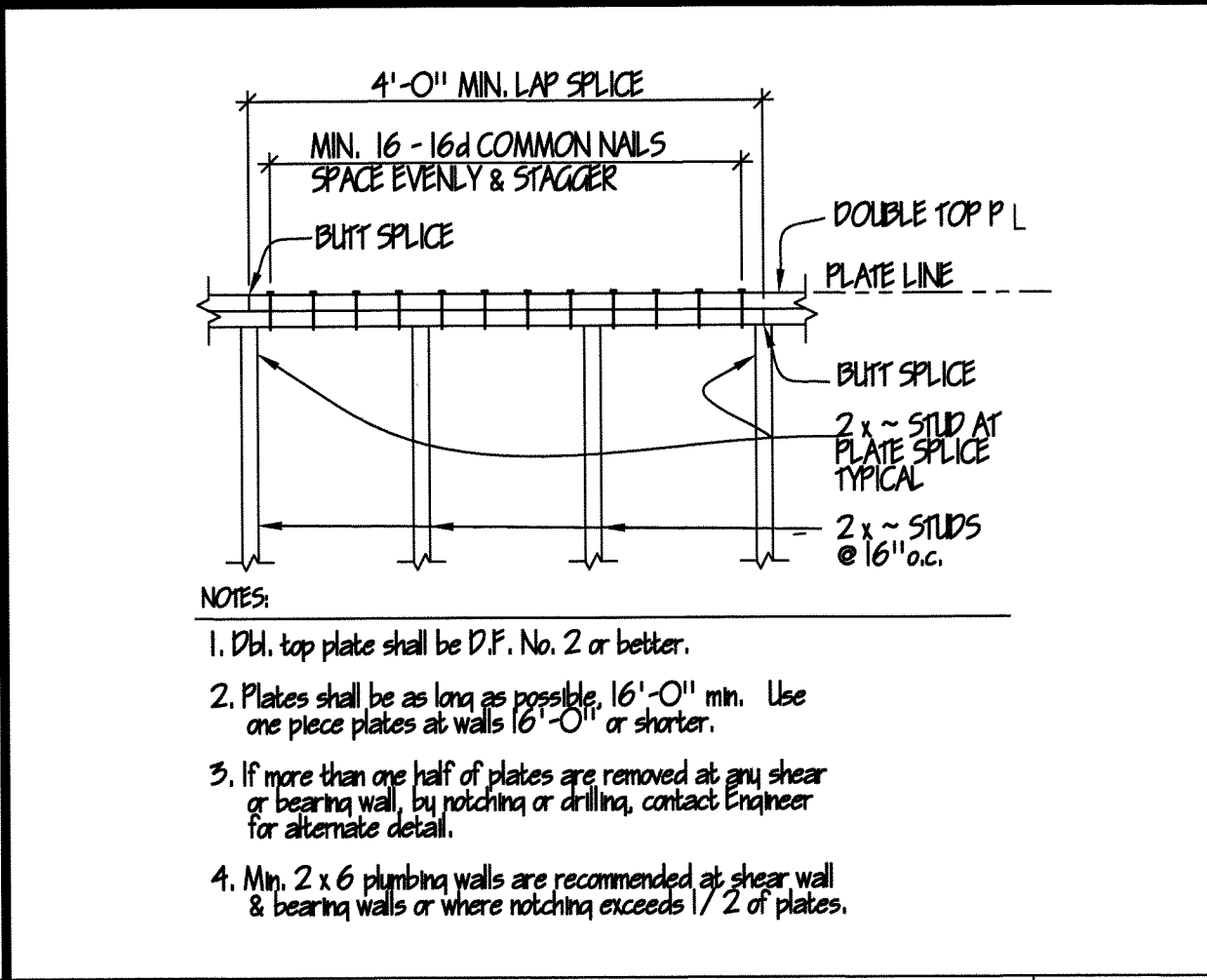
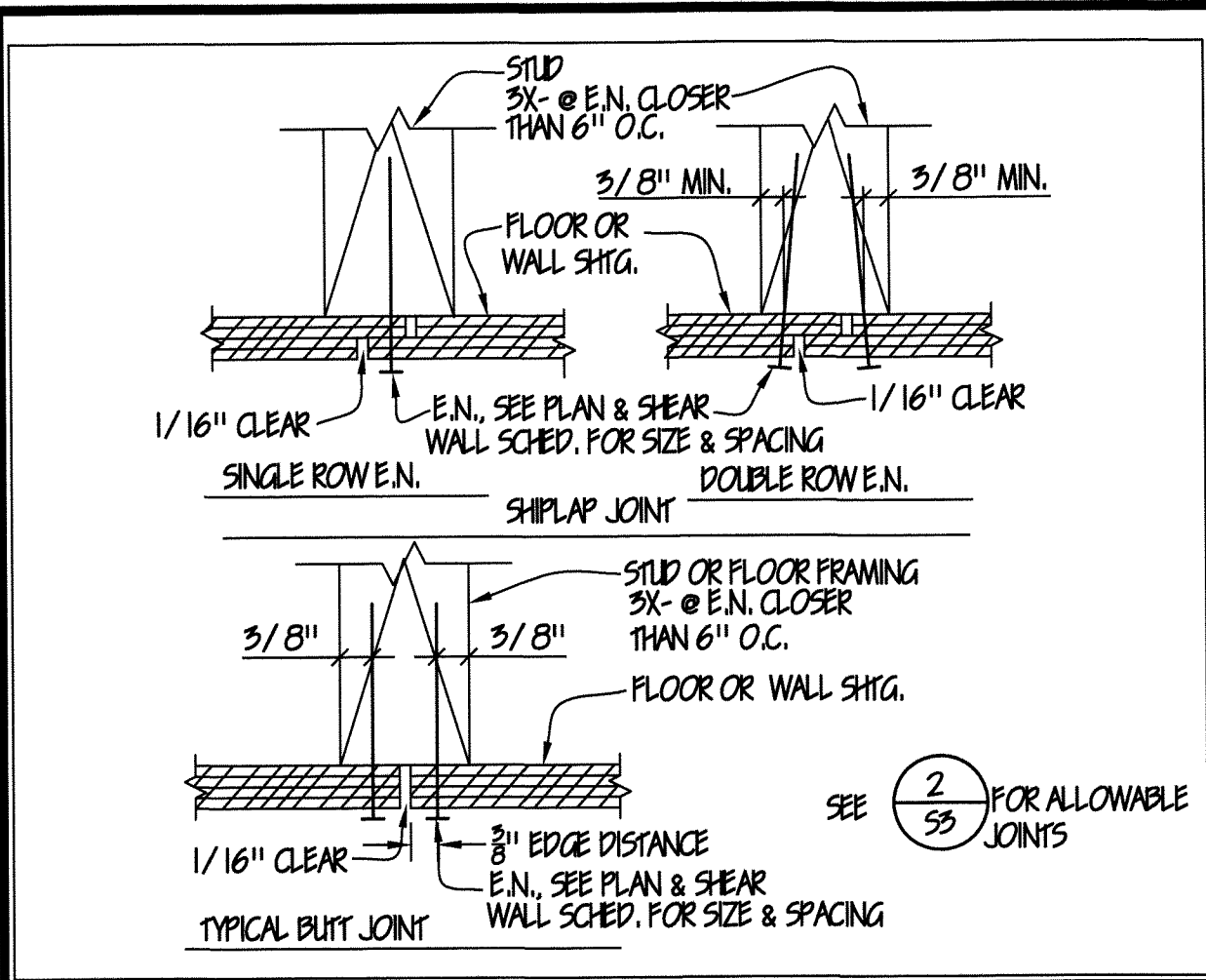
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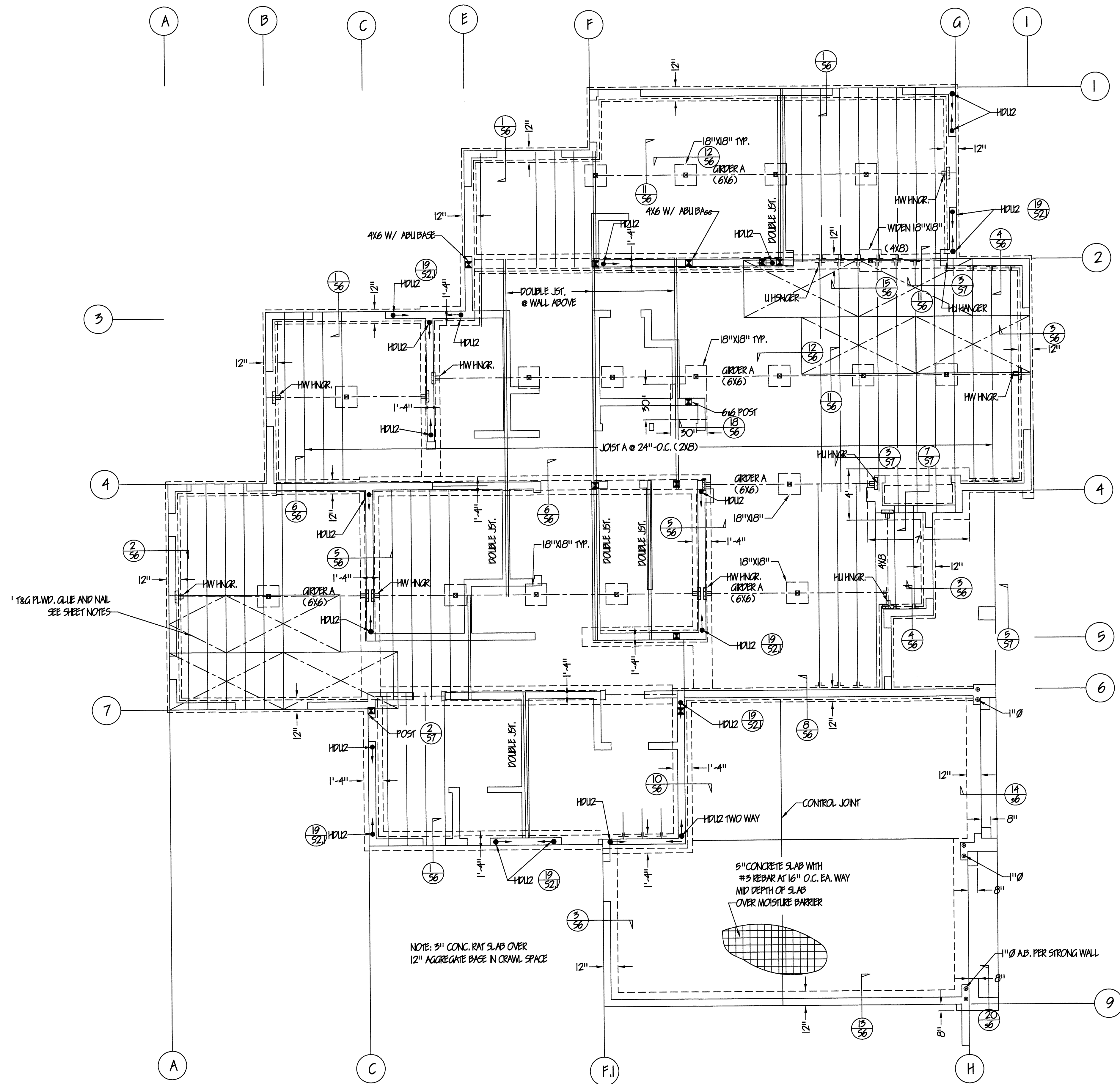
APPROVED:

JOB:

SHEET: S1 OF SHEETS

9





FOUNDATION PLAN

1/4" = 1'

FOUNDATION NOTES:

1. All construction shall conform to the specifications and standard details sheets S-1, S-2.0 and S-2.10 unless otherwise specified or detailed on plans.
2. Foundation design is based upon an Geotechnical Report by GRICE ENGINEERING INC. dated OCTOBER 16, 2024. Footings supporting one story shall be a minimum of 12" wide, two story 16" wide and minimum 24" below pad subgrade or adjacent grade whichever is lower.. All footings shall bear on firm native undisturbed soil or engineered fill. Upper three foot of soil shall be processed per geotechnical engineer recommendation.
3. All sill plates shall be 3x-P.T.D.F., bolted to foundation with 5/8" diameter 12" long anchor bolts and 3"x3"x0.229" hdq. washers @ 48" o.c. U.O.N. on plans or details.
4. Location of holdowns is approximate, align holdown with shear wall above, see floor plans and details. Contractor to determine exact location from lay out and rough opening dimensions.
5. Concrete slabs on grade shall be a minimum of 5 inches thick reinforced with a minimum # 3 reinforcing bar 16" o.c. each way, placed at mid depth of slab U.O.N. Interior slabs on grade shall be placed over a moisture/ vapor barrier consisting of 2 inches sand over "Moist Stop" 15 mil visqueen, over 4 inches of open graded rounded rock.

SEE GEOTECHNICAL REPORT FOR SUB GRADE PREPARATION

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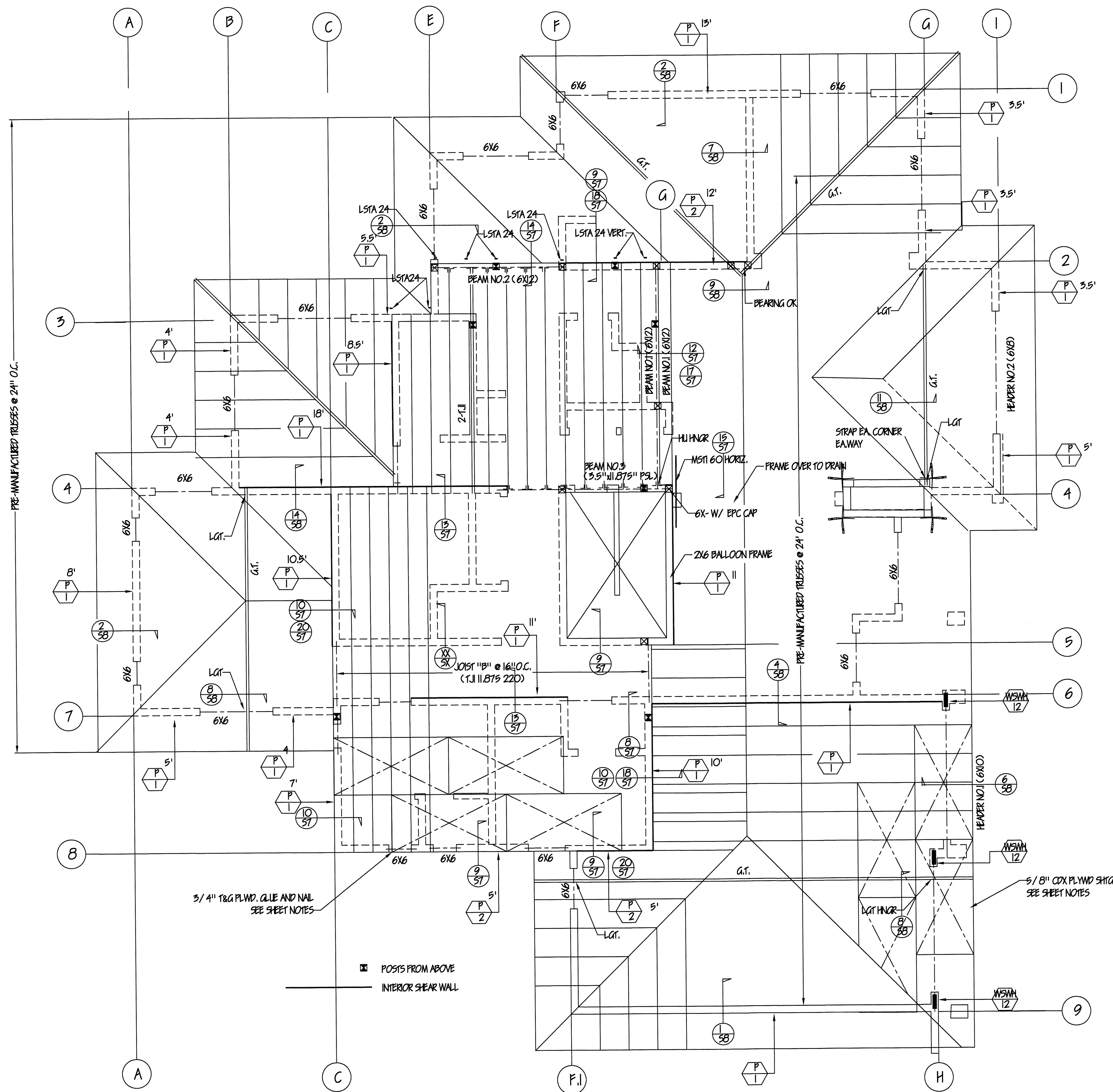
FOUNDATION PLAN

REGISTERED PROFESSIONAL ENGINEER
DAVID J. MESAMER
No. C95118
Expires 9/30/25
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STATE OF CALIFORNIA

David Mesamer
1/13/25

GRECH RESIDENCE
4093 CREST ROAD
PEBBLE BEACH, CA.

DATE: 6/25/24
SCALE: AS NOTED
DRAWN:
APPROVED:
JOB:
SHEET: **S3**
OF SHEETS



LOWER ROOF / 2ND FLOOR FRAMING

1/4" = 1'

FLOOR FRAMING NOTES:

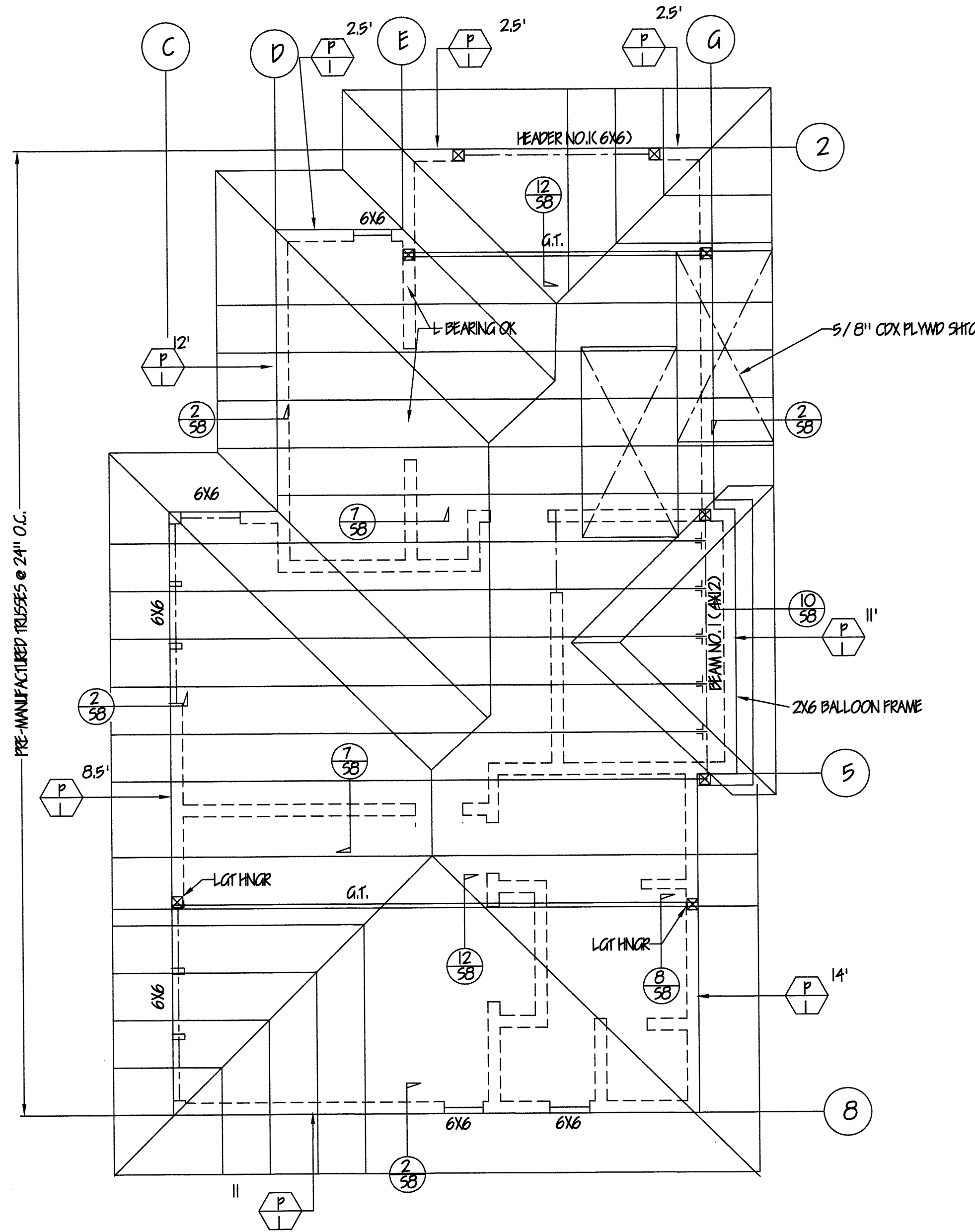
1. Floor sheathing shall be 3/4" CDX plywood, T & G glue and nail with 8d at 6" o.c. all supported edges and 8d at 10" o.c. all intermediate bearing. P.I. 40/20 lay panels with facegrain perpendicular to framing. Keep minimum 1/16" clear between all panel edges.
2. All exterior walls shall be 2x6 studs at 16" o.c. U.O.N. on plans.
3. All beams shall bear on posts width to match width of beam and wall U.O.N. on plans.
4. Post supporting beams shall have AC tupe caps typical U.O.N. on plans. Posts supporting Glu-Lam beams shall have tupe CC column caps typical U.O.N. on plans.
5. All perimeter wall headers shall be 6x6 U.O.N. on plans. Headers at interior 2x4 walls shall be 4x6 U.O.N. .
6. All dimensions lines are to face of stud (F.O.S.) U.O.N. on plans.
7. All exterior shear walls shall be P-1 U.O.N. on plans.
8. Nailing shall be done in accordance with table 2304.10.1 of C.B.C. 22 U.O.N. on plans.
9. All joists, beams and posts shall be douglas fir number 1 grade or better.

FRAMING NOTES:

1. Roof sheathing shall be 5/8" CDX plywood nail with 8d at 6" o.c. all supported edges and 8d at 12" o.c. all intermediate bearing. P.I. 32/16. Lay panels with facegrain perpendicular to framing. Keep minimum 1/16" clear between all panel edges.
2. All exterior walls shall be 2x6 studs at 16" o.c. U.O.N. on plans.
3. All beams shall bear on posts width to match width of beam and wall U.O.N. on plans.
4. Post supporting beams shall have AC tupe caps typical U.O.N. on plans. Posts supporting Glu-Lam beams shall have tupe CC column caps typical U.O.N. on plans.
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6. All dimensions lines are to face of stud (F.O.S.) U.O.N. on plans.
7. All exterior shear walls shall be P-1 U.O.N. on plans.
8. Nailing shall be done in accordance with table 2304.10.1 of C.B.C. 22 U.O.N. on plans.
9. All joists, beams and posts shall be douglas fir number 1 grade or better.
10. Roof trusses shall be designed for:

TOP CORD	15 PSF DL	20 PSF RLL
BOTT. CORD	7 PSF DL	20 PSF STORAGE

	17		13
	18		14
	19		15
	20		16



UPPER ROOF FRAMING
1/4" = 1'

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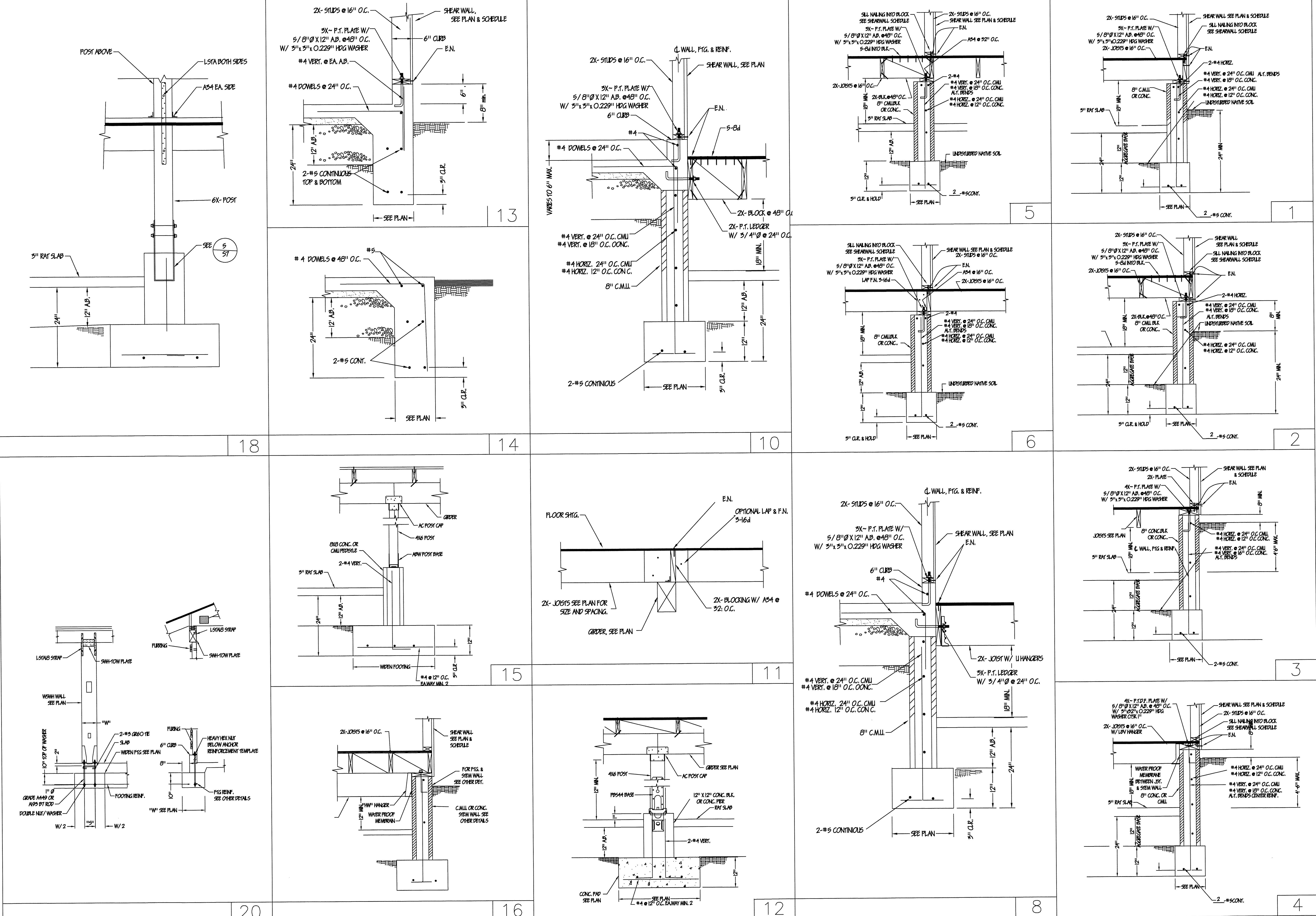
UPPER ROOF FRAMING

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David Easmer
1/13/25

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DATE: X
SCALE: N.T.S.
DRAWN:
APPROVED:
JOB:
SHEET: S5
OF SHEETS



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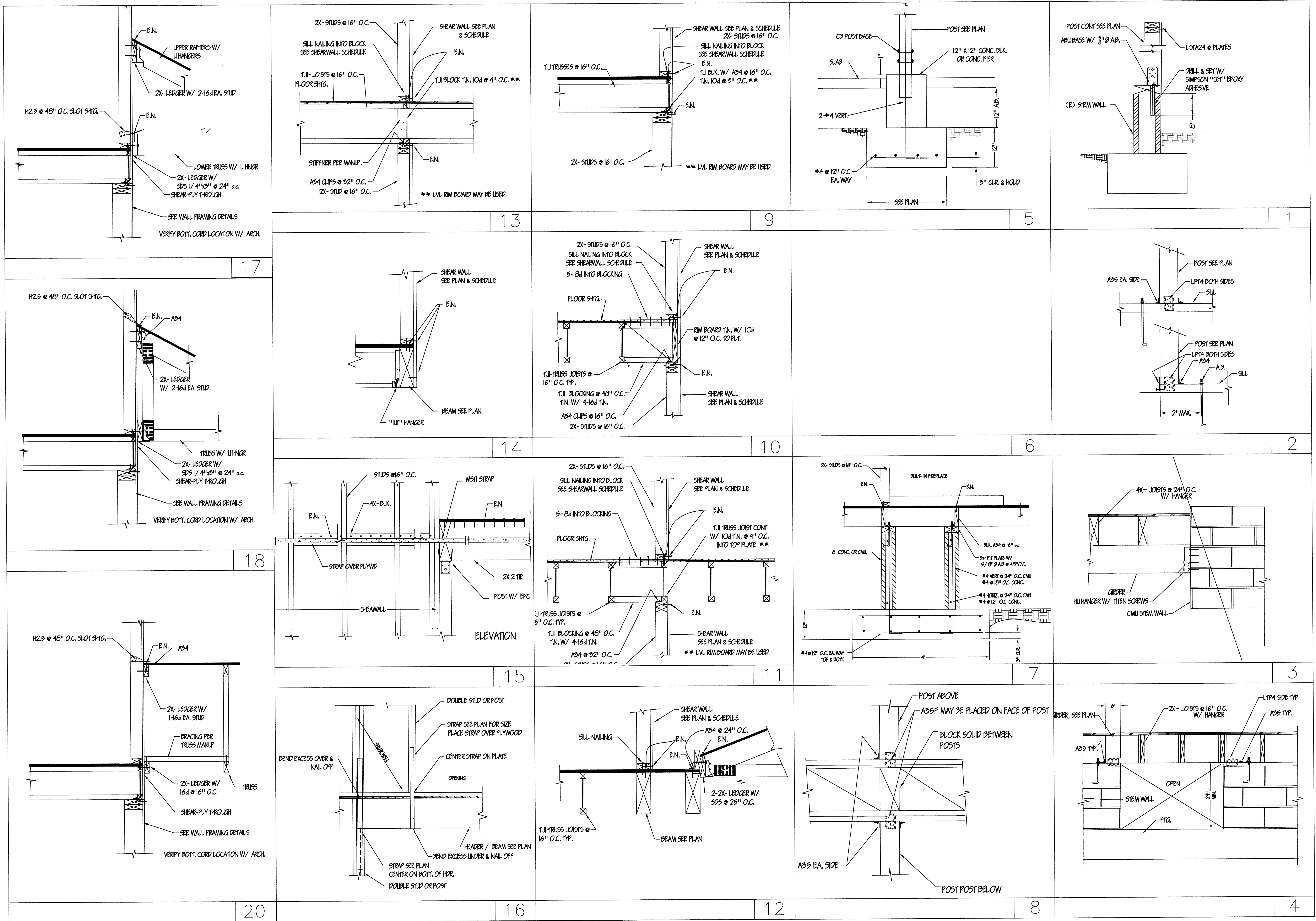
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1/13/25

DETAILS

GRECH RESIDENCE
4093 CREST ROAD
PEBBLE BEACH, CA.

DATE: 6/25/24
SCALE: N.T.S.
DRAWN:
APPROVED:
JOB:
SHEET: S6
OF SHEETS



	17		9		5	1
	18	14	10		6	2
	19	15	11		7	3
	20	16	12		8	4

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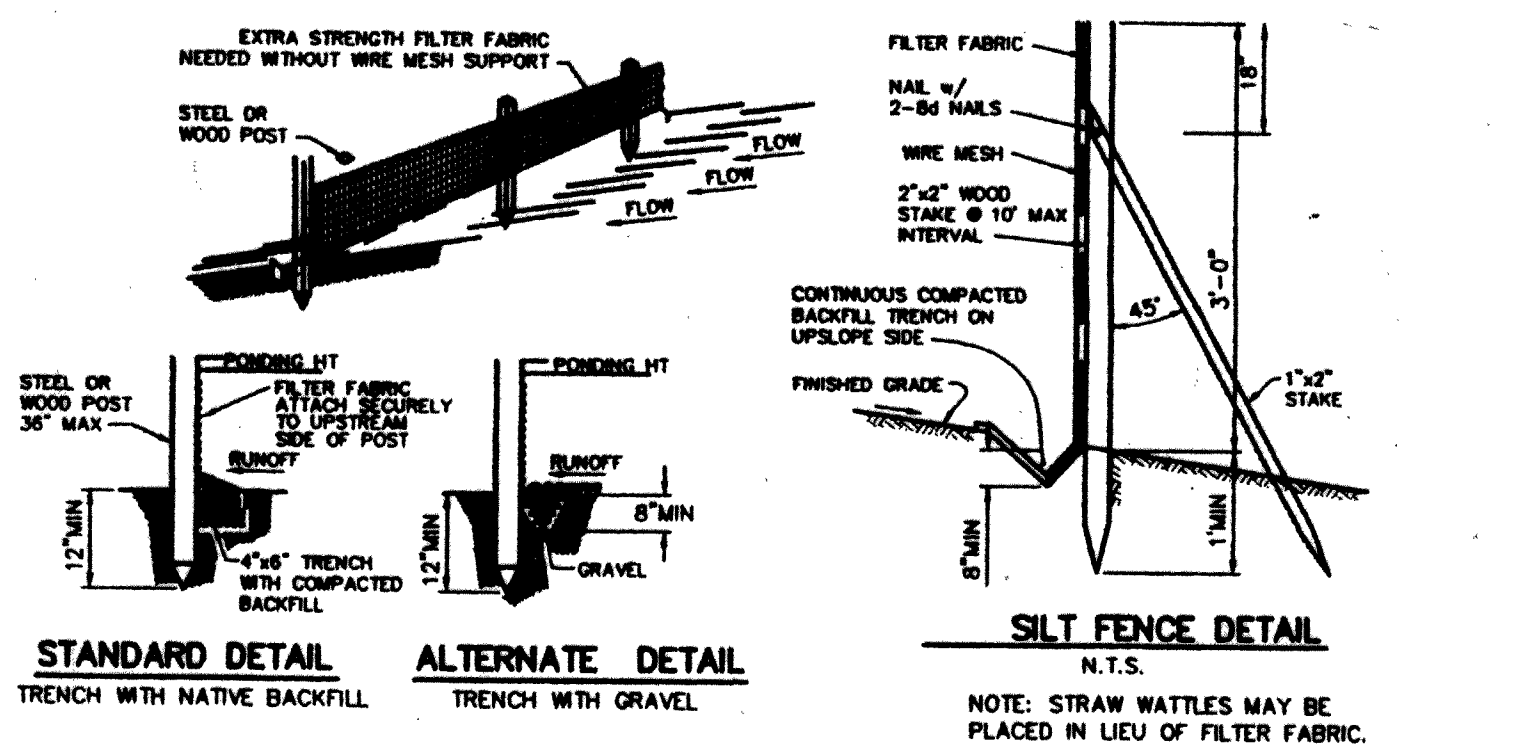
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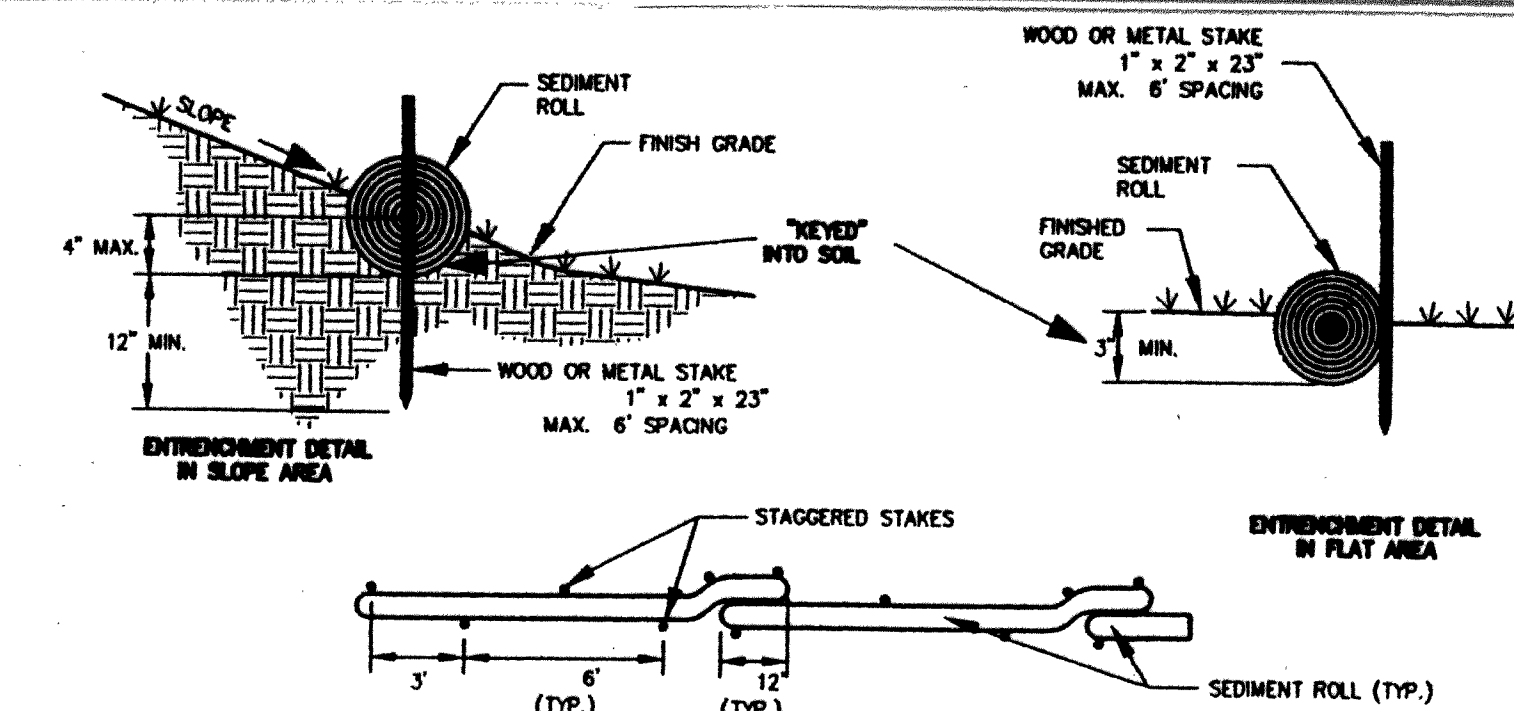
DETAILS

DATE: 6/25/24
SCALE: N.T.S.
DRAWN:
APPROVED:
JOB:
SHEET: 58 OF SHEETS

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.
5. APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.
6. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKIFIER AND MULCH.
7. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

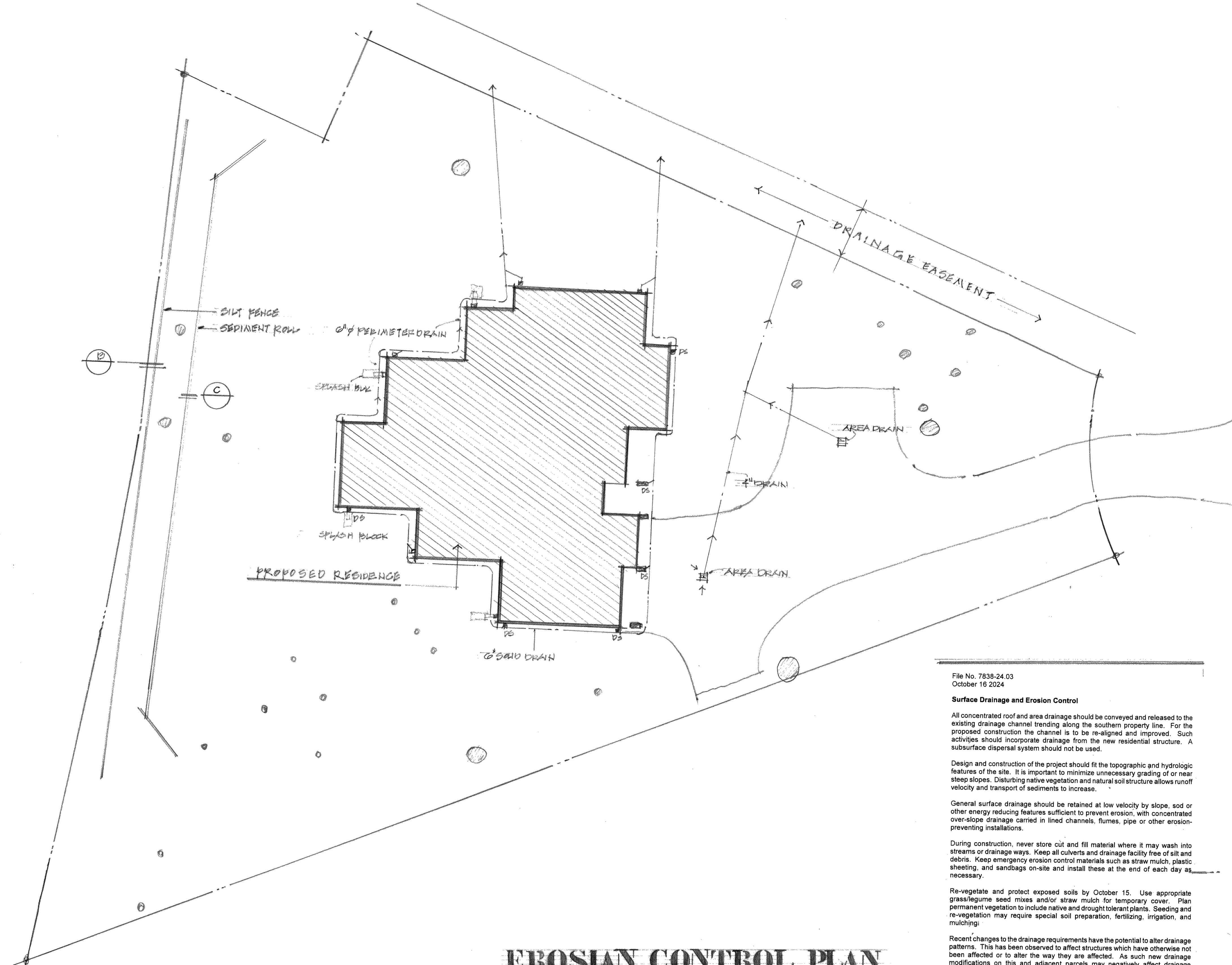


- MAINTENANCE**
- SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED DURING AND IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE DURING THE TIME THE FENCE OR BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEED.
 - SILT BUILDUPS MUST BE REMOVED WHEN BULGES DEVELOP IN THE FENCE REGARDLESS OF DEPTH OF DEPOSITION.



NOTES

1. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH THREE (3") MIN. TO FOUR (4") INCHES MAX. DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
2. SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDER CUTTING THE ROLL.
3. PLACE SEDIMENT ROLL INTO KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL TO WITHIN SIX FEET (6') OF EACH END AND THEN EVERY SIX FEET (6') WITH 1" x 2" x 23" WOOD OR METAL STAKES.
4. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE SEDIMENT ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED TWELVE INCHES (12") MIN. TO PROVIDE A TIGHT JOINT, NOT ADJUTED TO ONE ANOTHER.



EROSION CONTROL PLAN

SCALE: 1" = 10'-0"

EROSION CONTROL MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMIS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.

File No. 7838-24.03
October 16 2024

Surface Drainage and Erosion Control

All concentrated roof and area drainage should be conveyed and released to the existing drainage channel trending along the southern property line. For the proposed construction the channel is to be re-aligned and improved. Such activities should incorporate drainage from the new residential structure. A subsurface dispersal system should not be used.

Design and construction of the project should fit the topographic and hydrologic features of the site. It is important to minimize unnecessary grading or near steep slopes. Disturbing native vegetation and natural soil structure allows runoff velocity and transport of sediments to increase.

General surface drainage should be retained at low velocity by slope, sod or other energy reducing features sufficient to prevent erosion, with concentrated over-slope drainage carried in lined channels, flumes, pipe or other erosion-preventing installations.

During construction, never store cut and fill material where it may wash into streams or drainage ways. Keep all culverts and drainage facility free of silt and debris. Keep emergency erosion control materials such as straw mulch, plastic sheeting, and sandbags on-site and install these at the end of each day as necessary.

Re-vegetate and protect exposed soils by October 15. Use appropriate grass/legume seed mixes and/or straw mulch for temporary cover. Plan permanent vegetation to include native and drought tolerant plants. Seeding and re-vegetation may require special soil preparation, fertilizing, irrigation, and mulching.

Recent changes to the drainage requirements have the potential to alter drainage patterns. This has been observed to affect structures which have otherwise not been affected or to alter the way they are affected. As such new drainage modifications on this and adjacent parcels may negatively affect drainage patterns.

It is recommended that further engineering inspections be provided during the initial construction of surface drainage features to establish an appropriate and effective method.

NOTE: SEE NOTES AT SHEET NO. 18

A CP B CP C CP D CP

RESIDENCE FOR MR. & MRS. AARON B. GRECH PEBBLE BEACH, CA

ALAN TURPEN/ASSOCIATES

P.O. BOX 3063
CARMEL, CALIFORNIA 93921
831/624 2833

SHEET NO. 18 OF 18

LANDSCAPE DESIGN PLAN PREPARED FOR
MR & MRS AARON B GRECH RESIDENCE
4063 CREST ROAD
PEBBLE BEACH CA 93953
A.P.N: 008-091-040

PLAN PREPARED BY:

NINA CAPRIOLA LANDSCAPE DESIGN
NINACAPRIOLADESIGN.COM 831-595-7053

DORIS MITCHELL LANDSCAPE DESIGN
CA STATE CONTRACTOR LIC# 1117798 10/21/21

GENERAL NOTES:

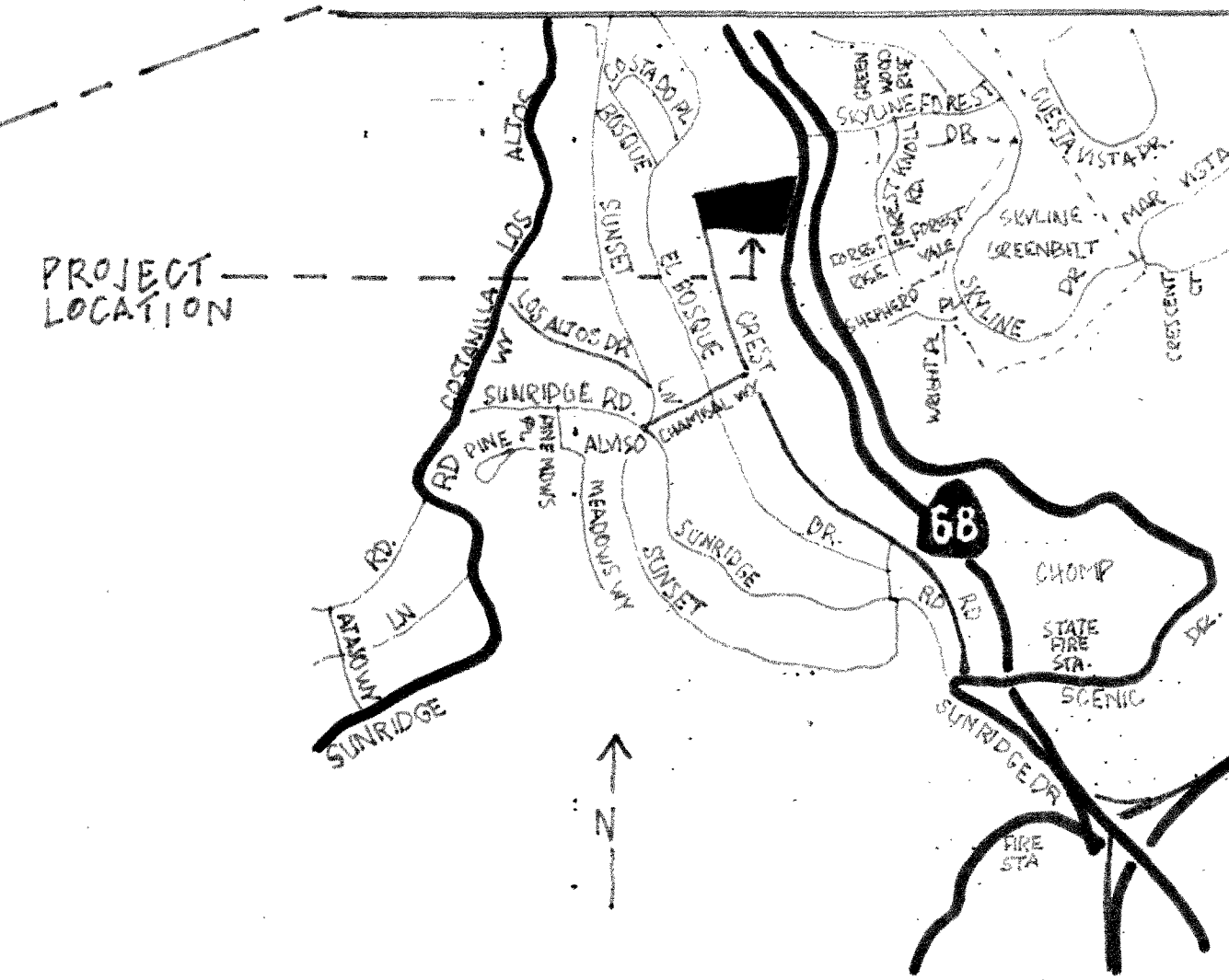
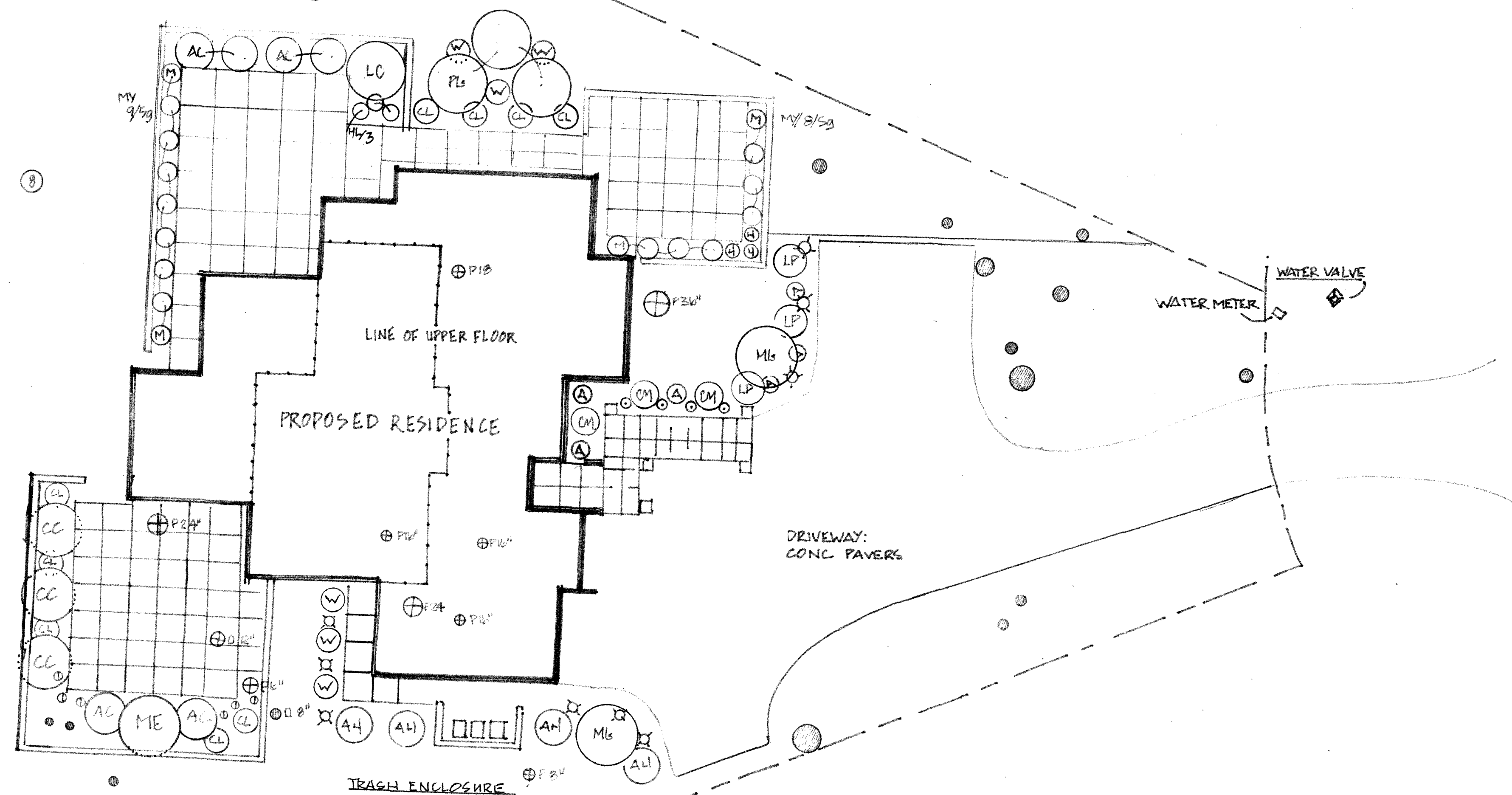
1. LANDSCAPE DESIGNER TO APPROVE PLANT MATERIAL AND LAYOUT BEFORE PLANTING COMMENCES
2. MULCH: INSTALL A MINIMUM OF 3" MULCH OF RECYCLED WOOD FINES OR SIMILAR IN PLANTED AREAS
3. COMPOST: COMPOST MIN. OF 4 CU. YARDS PER 1000^{sq} ft OF PERMEABLE AREA TO A DEPTH OF 6"

⊕ TREES TO BE REMOVED

- 1 36" PINE
- 3 24" PINE
- 2 16" PINE
- 1 18" PINE
- 1 8" PINE
- 1 6" PINE
- 1 12" OAK

10 TREES TOTAL

1 - 10 LOCATION OF REPLACEMENT TREES
PINUS RADIATA.



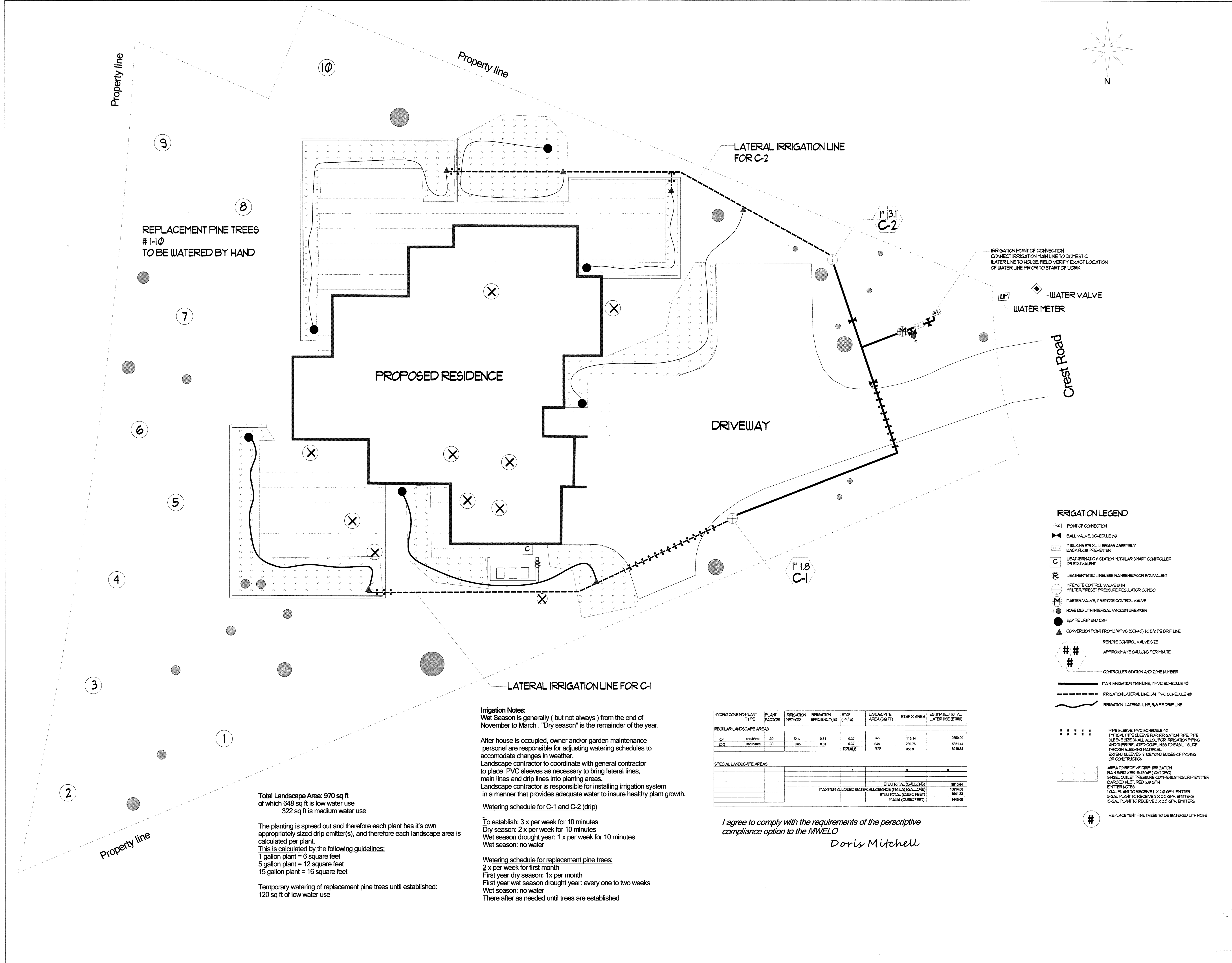
LOCATION MAP

scale.
1" = 10' = 20'

LEGEND - PLANT LIST.

TREES			WUC ⁺
ME	1	METEROSIDEROS EXCELSUS	5g L
PL	3	PODOCARPUS GRACILLIOR	15g M
ML	2	MAGNOLIA 'LITTLE GEM'	15g M
CC	3	CERCIS 'CAROLINA SWEETHEART'	15g M
○	EXISTING TREES		
<u>SHRUBS</u>			
AH	4	ARCTOSTAPHYLOS 'HOWARD MCINNIN'	5g L
LC	1	LOROPETALUM 'RAZZLEBERRY'	15g L
LP	3	LOROPETALUM 'PURPLE DIAMOND'	5g L
AC	6	ACACIA COGNATA COLGIN ITT	5g L
MY	17	MYRSINE AFRICANUS	5g L
CL	9	COLEONEMA 'SUNSET BOLD'	5g M
CM	2	CAMELLIA SHI SHI KOSHIRA	5g M
<u>PERENNIALS</u>			
HL	3	HELLEBORE 'ICE & ROSES	2g L
○	6	VIOLA ODORATA	1g M
H	3	HEUCHERA MAXIMA	1g M
○	4	PAMPANULA PORSHARSKYANA	1g M
<u>FERNS</u>			
W	6	WOODWARDIA FIMBRIATA	5g M
A	6	ASPARAGUS DENSIFLORA 'MYERII'	2g M
<u>GROUND COVER</u>			
X	9	MYOPORIUM PARVIFOLIA	1g L

* FROM WATER USE CLASSIFICATION OF LANDSCAPE SPECIES
M. MODERATE WATER NEEDS
L. LOW WATER NEEDS



NINA CAPRIOLA LANDSCAPE DESIGN
NINA CAPRIOLA DESIGN.COM
831.595.7053

DORIS MITCHELL LANDSCAPE DESIGN
C9CL # 11117798
831.595.5205

Project Name:

MR. & MRS. AARON B. GRECH

4063 CREST ROAD

PEBBLE BEACH, CA 93953

A.P.N. 008-091-040

Drawing Title:

IRRIGATION PLAN

Date: 10/20/24

Scale: 1/8" = 1'0"

Drawn by: DM

Sheet Number :

LI 20

Total Landscape Area: 970 sq ft
of which 648 sq ft is low water use
322 sq ft is medium water use

The planting is spread out and therefore each plant has it's own appropriately sized drip emitter(s), and therefore each landscape area is calculated per plant.
This is calculated by the following guidelines:
1 gallon plant = 6 square feet
5 gallon plant = 12 square feet
15 gallon plant = 16 square feet

Temporary watering of replacement pine trees until established:
120 sq ft of low water use

Irrigation Notes:
Wet Season is generally (but not always) from the end of November to March . "Dry season" is the remainder of the year.

After house is occupied, owner and/or garden maintenance personnel are responsible for adjusting watering schedules to accomodate changes in weather.
Landscape contractor to coordinate with general contractor to place PVC sleeves as necessary to bring lateral lines, main lines and drip lines into planting areas.
Landscape contractor is responsible for installing irrigation system in a manner that provides adequate water to insure healthy plant growth.

Watering schedule for C-1 and C-2 (drip)

To establish: 3 x per week for 10 minutes
Dry season: 2 x per week for 10 minutes
Wet season drought year: 1 x per week for 10 minutes
Wet season: no water

Watering schedule for replacement pine trees:
2 x per week for first month
First year dry season: 1x per month
First year wet season drought year: every one to two weeks
Wet season: no water
There after as needed until trees are established

HYDRO ZONE NO	PLANT TYPE	PLANT FACTOR	IRRIGATION METHOD	IRRIGATION EFFICIENCY (%)	ETAF (FT/HR)	LANDSCAPE AREA (SQ FT)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETU)
REGULAR LANDSCAPE AREAS								
C-1	shrub/tree	30	Drip	0.81	0.37	322	119.14	2659.20
C-2	shrub/tree	30	Drip	0.81	0.37	648	239.76	5381.40
TOTALS						970	358.9	8040.64
SPECIAL LANDSCAPE AREAS								
					1	0	0	0
						ETU TOTAL (GALLONS)		8040.64
						ETU TOTAL (CUBIC FEET)		10814.00
						ETU TOTAL (CUBIC FEET)		1041.33
						ETU TOTAL (CUBIC FEET)		1445.00

I agree to comply with the requirements of the perscriptive compliance option to the MVELO

Doris Mitchell

Fire Prevention/Minimum Maintenance Requirements

- Zone 1/Within 30 feet of all structures or to the property line:**
- Remove all branches within 10 feet of any chimney or stovepipe outlet.
 - Remove leaves, needles or other vegetation on roofs, gutters, decks, porches, stairways, etc.
 - Remove all dead and dying trees, branches, and shrubs, or other plants adjacent to or overhanging buildings.
 - Remove all dead and dying grass, plants, shrubs, trees, branches, leaves, weeds, and needles.
 - Remove or separate live flammable ground cover and shrubs.
 - Remove flammable vegetation and items that could catch fire which are adjacent to, or below, combustible decks, balconies, and stairs.
 - Relocate exposed wood piles, unless completely covered in a fire-resistant material.

- Zone 2/Within 30-100 feet of all structures or to the property line:**
- Cut annual grasses and forbs down to a maximum height of 4 inches.
 - Remove fuels in accordance with the Fuel Separation or Continuous Tree Canopy guidelines.
 - All exposed wood piles must have a minimum of 10 feet clearance, down to bare mineral soil, in all directions.
 - Dead and dying woody surface fuels and aerial fuels shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a maximum depth of 3 inches.

Defensible and Reduced Fuel Zone/Within 100 feet of all structures or to the property line:

- Logs or stumps embedded in the soil must be removed or isolated from other vegetation.

- Other Requirements:**
- Outbuildings and Liquid Propane Gas (LPG) storage tanks shall have 10 feet of clearance to bare mineral soil and no flammable vegetation for an additional 10 feet around their exterior.
 - Address numbers shall be displayed in contrasting colors (4" min. size) and readable from the street or access road.
 - Equip chimney or stovepipe openings with a metal screen having openings between 3/8 inch and 1/2 inch.

A
CPI

GENERAL NOTES

- This project shall comply with the 2016 CBC, CRC, CMC, CPC, CFC, CEC, CAL-Green (mandatory section), California Energy Code based on the 2016 CA Energy Standards & Regulations, and all other governing codes and ordinances. The California Building Standards Code is based on the IBC & IFC, UMC & UPC and the NEC.
 - Copyrighted plans and documents: The use of these plans and specifications is restricted to the original site for which they were prepared. Publication of these documents is expressly limited to such use and reuse, and reproduction or publication by any method, in whole or part, is prohibited. Ownership of these documents remains with the designer, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions.
 - Plans shall be scaled only where figures or other means of ascertaining measurements are not given thereon, and then only where the scale of the drawings in question is plainly marked. Discrepancies shall be called to the attention of the designer for written interpretation before the work affected is executed.
 - All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from exposed ground shall be of redwood or preservative treated wood U.O.N. (CRC R317.1.2).
 - Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground or less than 2 inches measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather shall be of redwood or preservative treated wood U.O.N. (CRC R317.1.5).
 - Nailing and fastening shall conform to table R602.3.1 of the CRC.
 - Contractor shall field verify with owner all finishes including, finish carpentry, casework, and flooring.
 - All roofing, siding, windows, sheetmetal and flashing shall be neatly done, weathertight and substantial.
 - All roof glass and glass in hazardous locations shall be of safety glazing materials as per CRC R308. A permanent label per CRC R308.6.1 or R308.6.9 shall identify each light of safety glazing.
 - Escape & Rescue Windows: Bedrooms, and basements (unless noted in CRC R310) shall have at least one exterior emergency escape and rescue opening in accordance with this section. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.
- Note:** Escape and rescue openings shall have a minimum net clear opening of 5.7 s.f. U.O.N. The minimum net clear opening height shall be 24". The minimum net clear opening width shall be 20". The opening shall have a sill height of not more than 44" above the floor. Exterior door may substitute for escape and rescue window. See plans for natural light and ventilation compliance.
- Roofing: All roofing shall be installed in accordance with manufacturer's specification and CRC R905. Builder to provide installation guide for inspection. Roofing manufacturer and approval are as follows:
Built up Tar and Gravel: Johns Manville 4GNG - UL #790
 - All metal connectors, to be Simpson Strong-tie. All connectors to be installed in accordance with manufacturer's specifications.
 - Siding Specifications: Wood, hardboard, wood structural panel siding, wood shake or shingle siding, shall be installed over No. 15 asphalt felt, or other approved water-resistive barrier such as Tyvek building wrap in accordance with CRC R703.
Fiber Cement siding and other materials shall be installed in accordance with manufacturer's specifications, and CRC R703.

B
CPI

PLUMBING & BATHROOM NOTES

- All plumbing shall conform to the current edition of the 2016 C.P.C., 2016 Cal Green, and local codes.
- Shower floors and walls with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.
- The net area of shower receptor (pan) shall not be less than 1,024 sq. in. of floor area, and encompass 30 inches diameter circle minimum.
- Water pressure in the building shall be limited to 50 psi or less.
- Toilets shall be single flush or dual flush with an effective flush of 1.28 gallons (unless otherwise noted on plans).
- Shower head flow shall not exceed 2.0 gallons per minute at 80 psi.
- Kitchen sink and wet bar faucet flow shall not exceed 1.8 gallons per minute at 80 psi, and bathroom lavatory faucet flow shall not exceed 1.2 gallons per minute at 80 psi.
- Provide an access panel (12" x 12") or a utility space for all plumbing fixtures having concealed slip-joint connections.
- Glazing materials used in doors and panels of shower and tub enclosures shall be fully tempered glass, laminated safety glass, wired glass or approved plastic of a shatter resistant type. Shower thresholds shall be of sufficient width to accommodate a minimum clear 22 inch door opening (CPC 408.5, 1216).
- Install an instant access hot water system on the water heater, such as a recirculation pump and return line.
- The maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 degrees F. Shower and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection limited to 120 degrees F. The water heater thermostat shall not be considered a control for meeting this provision.
- Insulate hot water lines with R-4 insulation, as required by the California Energy Code.
- Install a non-removable anti-siphon device on all exterior hose bibs.
- Provide temperature and pressure (T & P) valve on the water heater, the relief valve drain tube shall extend from the valve to the outside of the building with the end of the pipe not more than 2'-0" or less than 0'-6" above the ground or the flood level of the area receiving the discharge and pointing downward.
- Water heater must be strapped to wall in upper and lower thirds, with lower strap at least 4 inches above controls, see detail.
- Lead Content:** The maximum allowable lead content in pipes, pipe fittings, plumbing fittings, and fixtures intended to convey or dispense water for human consumption shall be not more than a weighted average of 0.25 percent with respect to welded surfaces of pipes, pipe fittings, plumbing fittings, and fixtures. For solder and flux, the lead content shall be not more than 0.2 percent where used in piping systems that convey or dispense water for human consumption. See code for exceptions. (CPC 604.2)
- Freezing Protection:** No water, soil, or waste pipe shall be installed or permitted outside of a building, in (un-conditioned) attic or crawl spaces, or in exterior wall unless, where necessary, adequate provisions is made to protect such pipe from freezing. Piping can be protected by using insulation or heat tapes. (CPC 312.6)

C
CPI

Erosion Control

Minimize exposure time of disturbed areas. Slopes, lots, and other areas where erosion can occur should not be left bare for long periods of time (2 weeks max.). Immediately re-vegetate bare areas or provide temporary protection to the site using mulch, straw matting, or fiber bonded matrix. Sand bags, gravel, hay bales, silt fences, fiber roll, and temporary detention basins can also help to control erosion, but are not long term solutions.

Perimeter Controls

Surround the entire site with perimeter controls, such as gravel bags, silt fences and/or straw wattles (weighted down).

Tracking Control

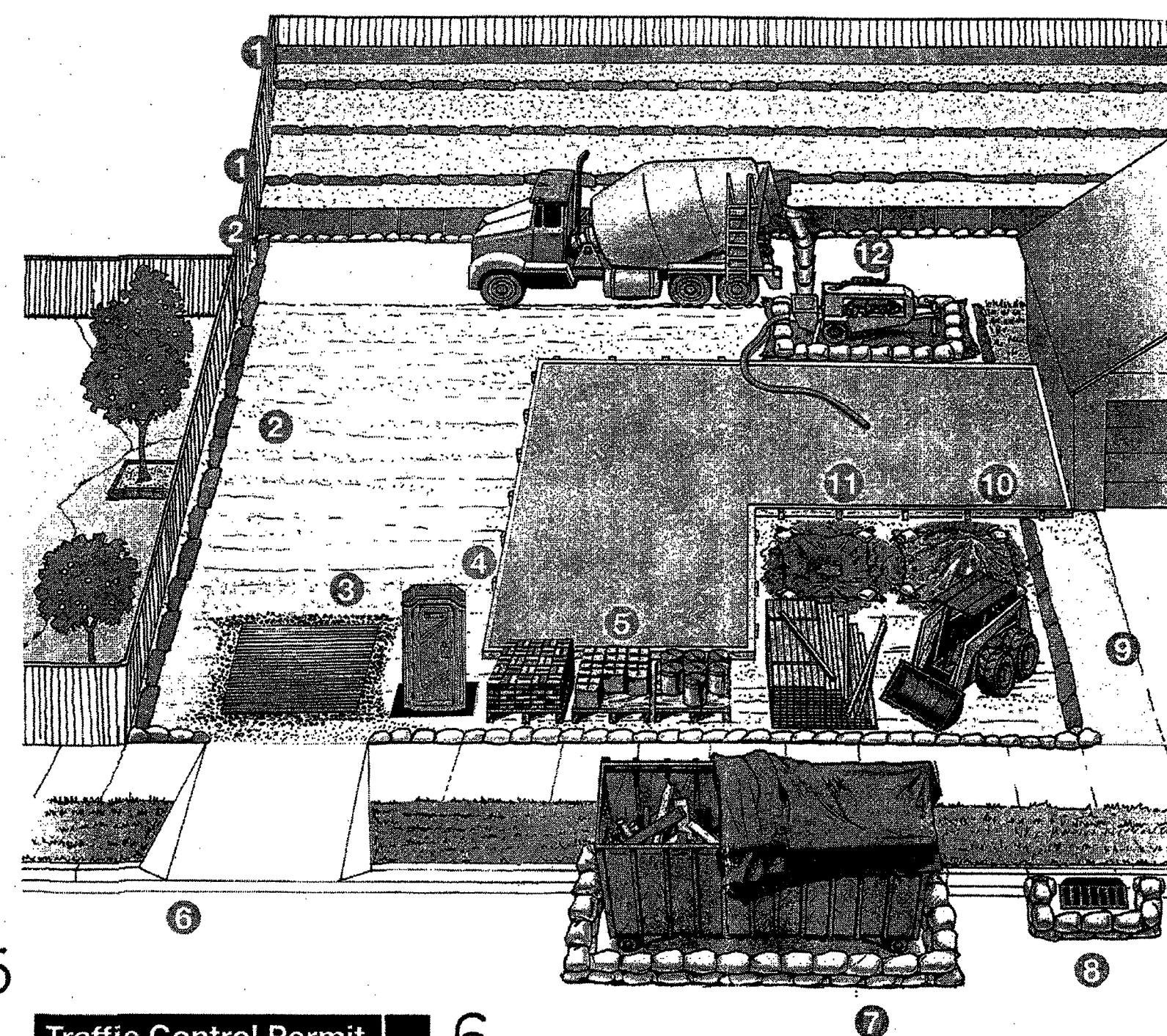
Prevent tracking dirt offsite. Use gravel and corrugated steel plates to provide a stabilized entrance and exit for vehicles. Clean plates regularly and replace gravel when no longer effective. Maintain dust control and implement street sweeping and vacuuming, as needed.

Portable Bathrooms

Provide secondary containment underneath all portable rest-rooms and sinks and locate them at least 50 feet away from drainage inlets, whenever feasible. Always provide perimeter controls around portable restrooms and sinks.

Building Material / Staging Areas

Store building and construction materials, such as paint and stucco, on site at all times. Elevate materials off the ground and cover when not in use to prevent runoff caused by wind or rain. Mix all materials within secondary containment. Keep a spill kit onsite at all times.



Traffic Control Permit

Apply for a traffic control permit if, at any point, public streets, alleys or the public right of way will be used to work or store materials or equipment, including dumpsters or trucks. The public right-of-way is generally 10' from curb face to property line.

Concrete Trucks / Pumpers / Finishers

Provide perimeter controls, such as tarps and gravel bags, around work areas to contain materials and residue. It is illegal to wash out concrete, stucco and paint from equipment or trucks onto the ground or streets.

Washout Area

Provide a washout area, such as a lined pit or container, for the disposal of "wet" construction materials (concrete, paint, stucco, oils, etc.) or for cleaning tools and equipment. Washout areas need to be lined and maintained to ensure wash water and residues are contained and do not leak.

Dirt / Stockpiles

Cover temporary piles of soil/dirt with tarps and contain them using berms to prevent sediment from escaping. It is illegal to pile dirt or other materials (gravel, sand, etc.) in the street or on a driveway or sidewalk where it could run off into the storm drain. Dispose of permanently removed dirt at a legal dumping site.

Earthmoving Equipment

Store all earthmoving equipment on site, not in the right of way. Immediately clean up mud tracks and dirt trails left by equipment leading to and from the site. Place drip pans under all equipment while not in use.

Storm Drain Inlets

Protect storm drains at all times with perimeter controls. Do not use sand bags for inlet protection, as they do not permit flow through. Immediately replace damaged gravel bags and remove all debris from the street, sidewalk and gutters. It is illegal to dump chemicals or washout into the street or curb gutters.

Dumpsters / Waste

Always cover dumpsters with rollback tarp. Sweep areas around dumpsters daily. Provide perimeter controls around dumpster areas to contain pollutants. Do not place liquid chemicals or waste in dumpsters.

E
CPI

CONSTRUCTION SITE MANAGEMENT

INSPECTOR SIGNOFF

TABLE 4.504.2 - SEALANT VOC LIMIT

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

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420

SEALANT PRIMERS

NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

INSPECTOR SIGNOFF

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

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

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

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

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

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

INSPECTOR SIGNOFF

TABLE 4.504.5 - FORMALDEHYDE LIMITS

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

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

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

INSPECTOR SIGNOFF

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

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

1. Carpet and Rug Institute's Green Label Plus Program.

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

3. NSF/ANSI 140 at the Gold level.

4. Scientific Certifications Systems Indoor Advantage Gold.

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

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

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

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.

2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).

3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.

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

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

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

1. Product certifications and specifications.

2. Chain of custody certifications.

3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).

4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European EN 338 SS standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.

5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

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

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

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

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.

2. Other equivalent methods approved by the enforcing agency.

3. A slab design specified by a licensed design professional.

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

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.

2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.

3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

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

4.506 INDOOR AIR QUALITY AND EXHAUST

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

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.

a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.

b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.

2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

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

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.

2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.

3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

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

CHAPTER 7

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

1. State certified apprenticeship programs.

2. Public utility training programs.

3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.

4. Programs sponsored by manufacturing organizations.

5. Other programs acceptable to the enforcing agency.

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

1. Certification by a national or regional green building program or standard publisher.

2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.

3. Successful completion of a third party apprentice training program in the appropriate trade.

4. Other programs acceptable to the enforcing agency.

Notes:

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

2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

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

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

703 VERIFICATIONS

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

B

GR2

CALIFORNIA GREEN BLDG. STANDARDS CODE

GR 2

22

Kirkham Bronze 8 1/2" Wide Dark Sky LED Outdoor Wall Light Style # 2N462

With a Review
This outdoor wall light is both energy efficient and dark sky compliant.

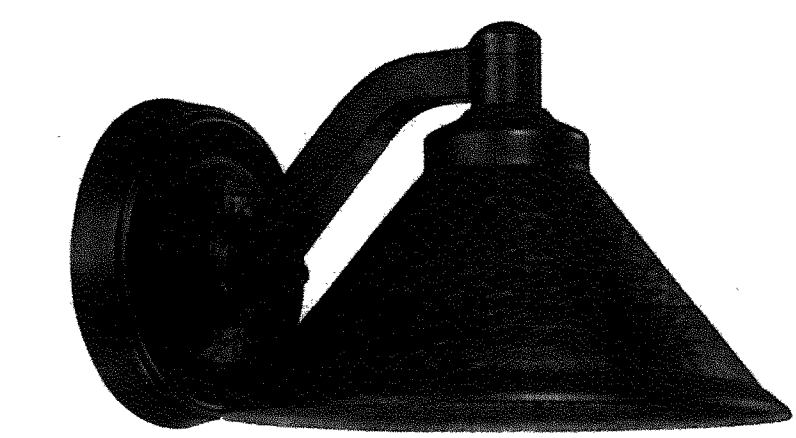
\$99.90 + FREE SHIPPING & FREE RETURNS*

Low Price Guarantee

QTY: 1

In Stock - Ships in 1 to 2 Days | Check Store Availability

Need Help? [Live Chat](#) | [Personal Callback](#)



Light the night, but not the night sky, with this Dark Sky regulation approved wall light. A bent arm extends the light housing away from the wall and directs light downward. Rated for full cut-off, the design features a warm hammered aspen bronze finish. Plus, you can save money with this energy efficient LED design. From Minka's Kirkham lighting collection.

- Aspen bronze finish.
- Metal shade.
- Hammered glass.
- Dark sky approved for full cut off.
- Includes 10 watt LED.
- 2700K color temperature.
- Light output is 80 lumens.
- Comparable to a 15 watt incandescent bulb.
- 6" high.
- 8 1/2" wide.
- Extends 10 1/2" from the wall.

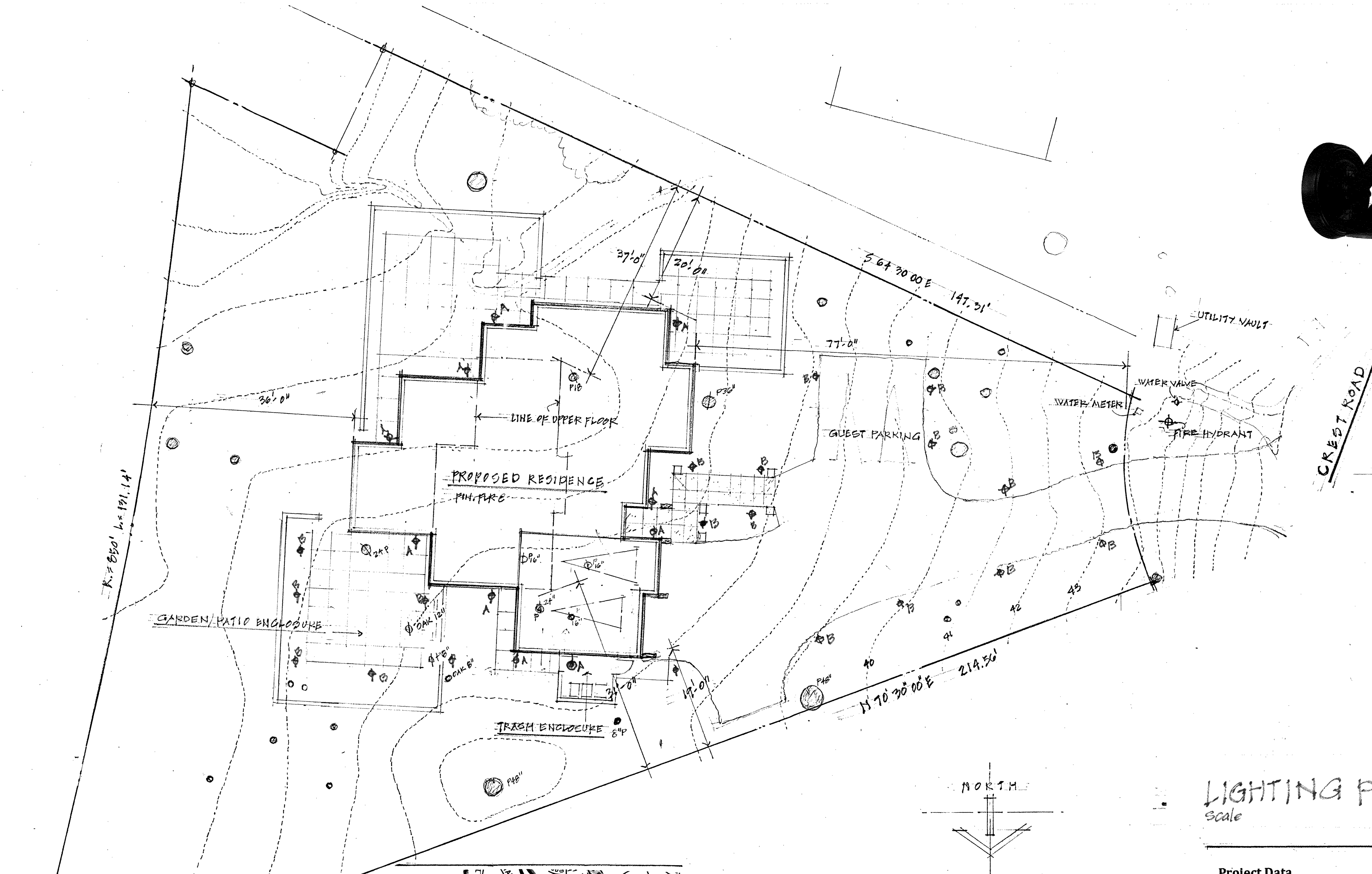


Liena LED Path BBR
15820BBR27 (Bronzed Brass)

Product Description:
2700K Warm-White LED Liena™ - A simple yet clean design that blends the newest LED technology with tough as nails construction in Bronzed Brass.
Available Finishes:
Textured Architectural Bronze
Textured Architectural Bronze
Bronzed Brass
Bronzed Brass
Copper
Copper

Technical Information

Weight:	1.5
Safety Rating:	Wet
Width:	6.25
Height:	22.5
Length:	6.25
Lamp Included:	Included
Light Source:	LED
Finish:	Bronzed Brass



LIGHTING PLAN
Scale 1"=10'-0"

Project Data

Project address:
4063 Crest Road
Pebble Beach, California 93953

APN: 008-091-040

Zone: MDR/4-D (CZ)

Owner:
Mr. and Mrs. Aaron Grech
25700 Hatton Road
Carmel, California 93923

Floor Areas:

Lower floor	2067 SF
Upper floor	890 SF
Total	2957 SF
Garage	506 SF

Parcel size: 19,889 SF/.456 AC

Proposed project foot print: 2573 SF

Scope of work:

Construction of a new 2957 SF residence and two car garage; removal of eleven (11) trees. Exterior materials stucco and wood board and batt siding, asphalt shingle roofing, using earth tone colors.

All aspects of this project shall comply with Title 24 and the following codes:

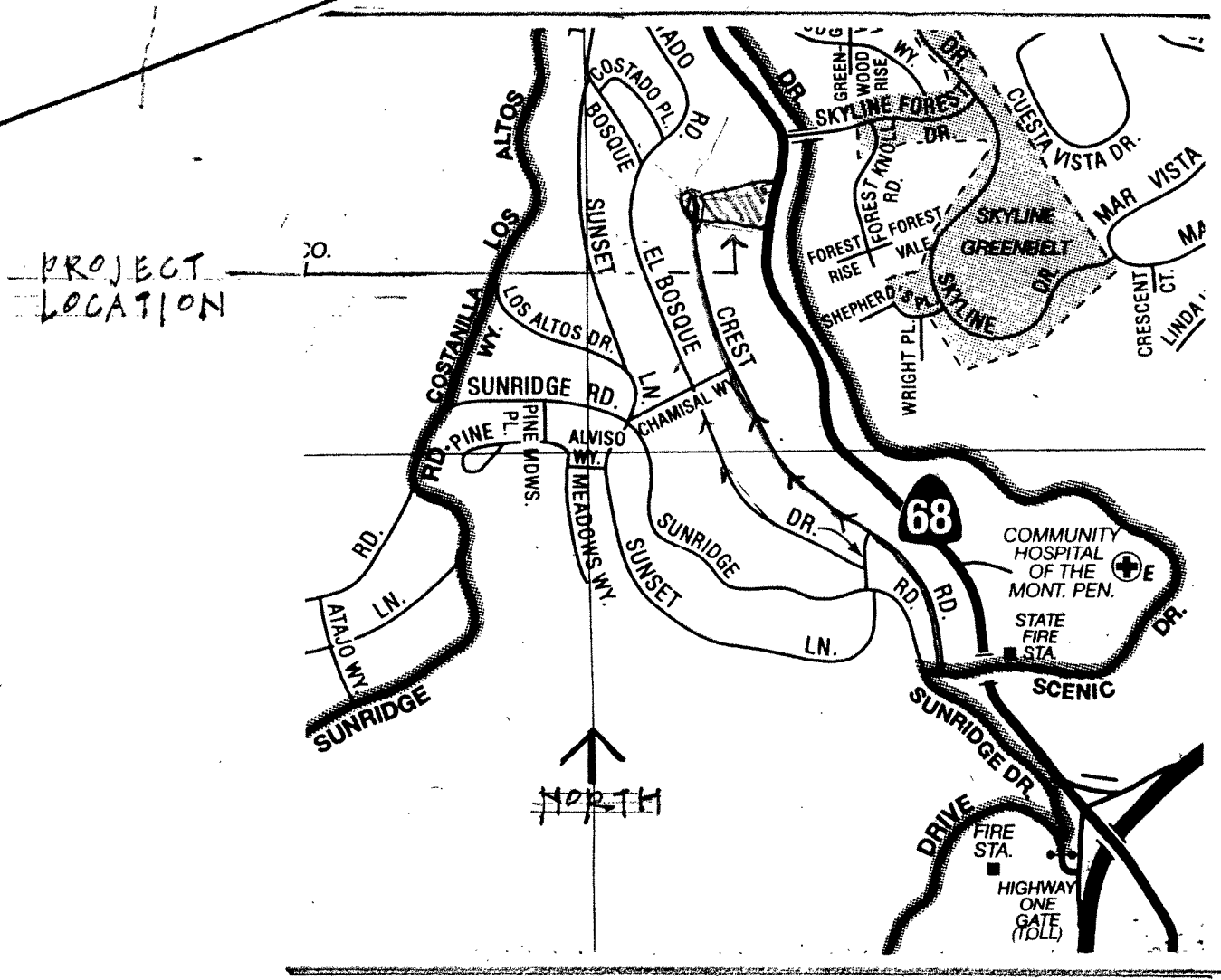
- 2022 California Residence Code: CRC
- 2022 California Building Code: CBC
- 2022 California Mechanical Code: CMC
- 2022 California Plumbing Code: CPC
- 2022 California Electrical Code: CEC
- 2022 California Energy Code: CEnC
- 2022 California Green Compliance: CGC

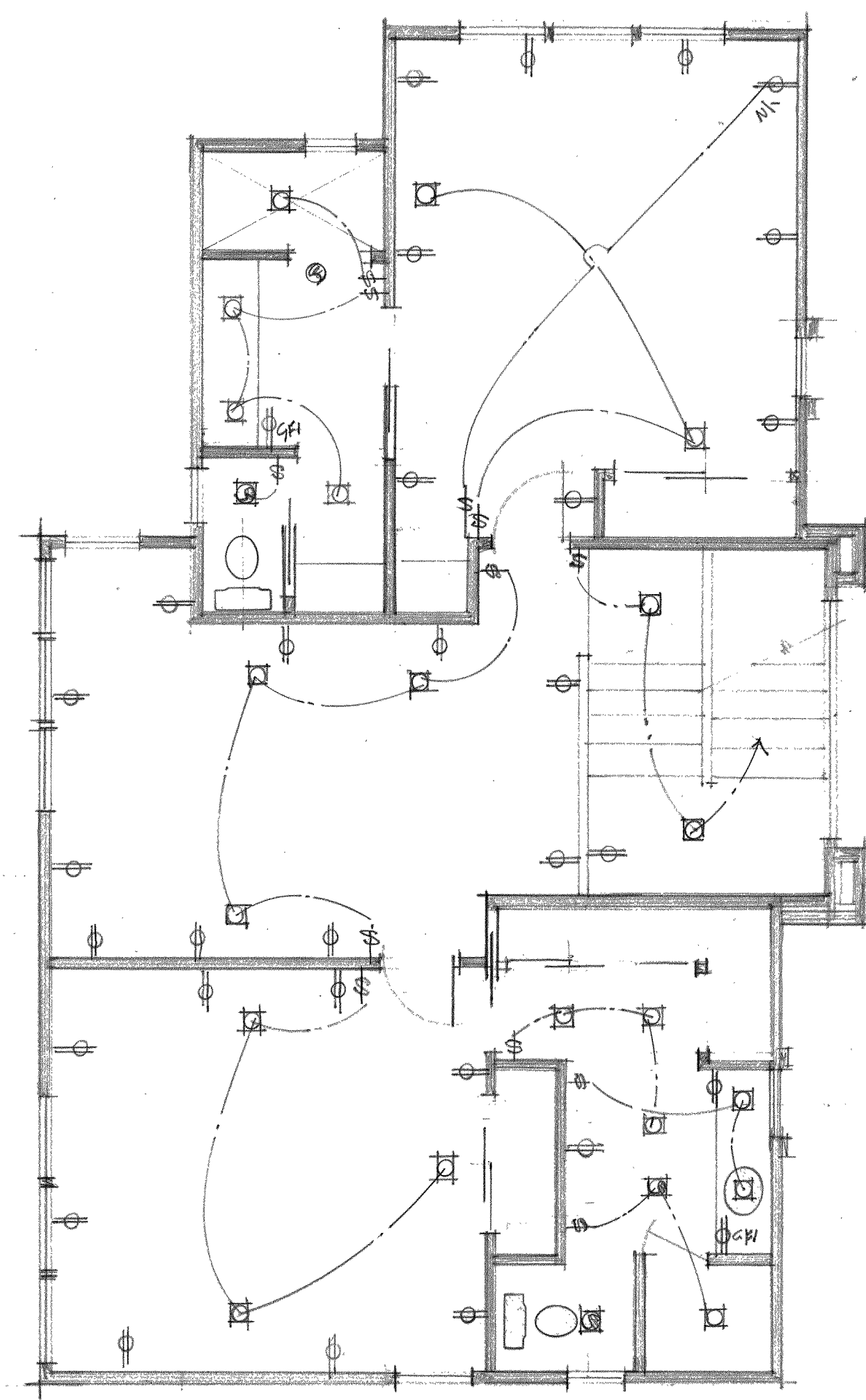
Occupancy group: _____
Description of use: _____
Type of construction: _____
Fire sprinkler required: _____

Proposed tree removal:

- 1 36" pine
- 3 24" pine
- 2 16" pine
- 1 18" pine
- 1 8" pine
- 1 6" pine
- 1 12" oak

PROPOSED GRADING:
± 75 CU YDS. CUT
± 75 CU YDS. FILL

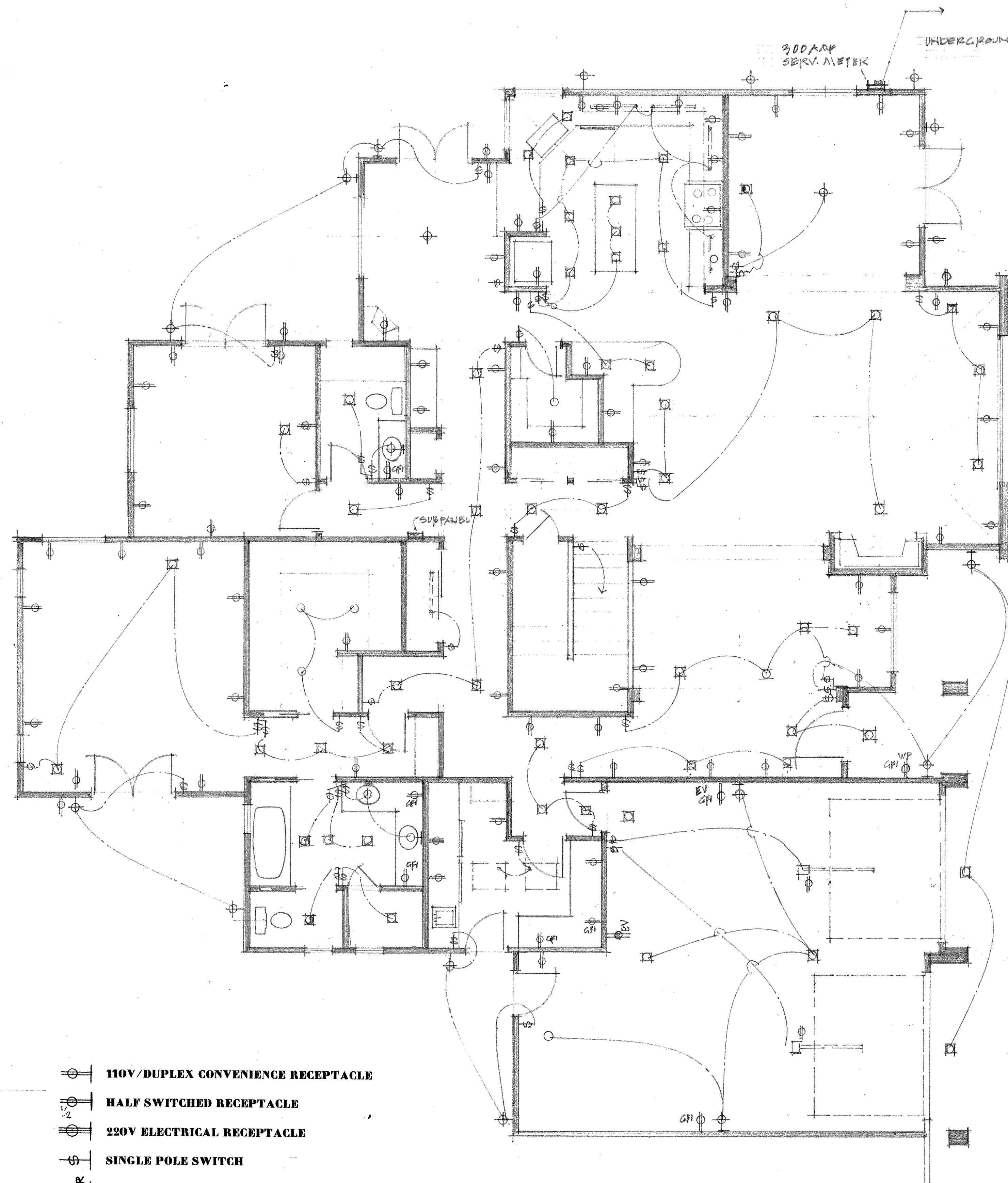




UPPER LEVEL ELECTRICAL PLAN

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

- EXHAUST FAN/LIGHT
- RECESSED EXHAUST FAN/HEAT LAMP/LIGHT
- RECESSED ~~INCANDESCENT~~ LED/WALL WASHER
- ONE TUBE FLUORESCENT
- "FL" INDICATES FLUORESCENT FIXTURE
- WP INDICATES WEATHER PROOF SWITCH OR FIXTURE
- TRACK LIGHTING
- TELEPHONE JACK
- TELEVISION CABLE JACK
- SMOKE DETECTOR LOCATION



LOWER LEVEL ELECTRICAL PLAN

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

- 110V/DUPLEX CONVENIENCE RECEPTACLE
- HALF SWITCHED RECEPTACLE
- 220V ELECTRICAL RECEPTACLE
- SINGLE POLE SWITCH
- SINGLE POLE SWITCH WITH DIMMER
- BUTTON SWITCH
- 110V OUTLET/GROUND FAULT INTER.CIRCUIT
- WALL MOUNT INCANDESCENT FIXTURE
- ~~INCANDESCENT~~ LED/SURFACE MOUNT
- RECESSED/CEILING ~~INCANDESCENT~~ LED FIXTURE
- RECESSED CEILING EXHAUST FAN
MINIMUM 5 AIR CHANGES PER HOUR

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 4063 Crest Rd.
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-10-22T12:49:02-07:00
Input File Name: 24-350 4063 Crest Rd. Res..rbd22x

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FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
FG	Window	FWall	Front	270			1	123.3	0.3	NFRC	0.3	NFRC	Bug Screen
LG	Window	LWall	Left	0			1	58	0.3	NFRC	0.3	NFRC	Bug Screen
BG	Window	BWall	Back	90			1	72	0.3	NFRC	0.3	NFRC	Bug Screen
RG	Window	RWall	Right	180			1	130	0.3	NFRC	0.3	NFRC	Bug Screen
FG2	Window	FWall2	Front	270			1	53.2	0.3	NFRC	0.3	NFRC	Bug Screen
LG2	Window	LWall2	Left	0			1	9.6	0.3	NFRC	0.3	NFRC	Bug Screen
BG2	Window	BWall2	Back	90			1	78	0.3	NFRC	0.3	NFRC	Bug Screen
RG2	Window	RWall2	Right	180			1	56	0.3	NFRC	0.3	NFRC	Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door	Partition Wall	17.7	0.5

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade3	__Garage__	505	66	none	0	0%	No

Registration Number: 424-P010256578A-000-000-0000000-0000
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BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

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

WATER HEATERS - NEEA HEAT PUMP							
01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	80	Generic	Tier3Generic80	TankZone	__Garage__	__Garage__

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

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HVAC - DISTRIBUTION SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value Supply	Duct Ins. R-value Return	Duct Location Supply	Duct Location Return	Surface Area Supply	Surface Area Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Unconditioned crawl space	Non-Verified	R-8	R-8	Crawl Space	Crawl Space	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist
Air Distribution System 2	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 2-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

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

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OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Garage Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-0	None / None	0.347	Inside Finish: Gypsum Board Cavity / Frame: no Insul. / 2x6 Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Metal Tile) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board
R-21 Wall1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x8 @ 16 in. O. C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x8 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8 Ceiling Below Finish: Gypsum Board

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SPACE CONDITIONING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Ducted Heat Pumps1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Non-setback thermostat
Ducted Heat Pump2	Heat pump heating cooling	Heat Pump System 2	1	Heat Pump System 2	1	HVAC Fan 2	Air Distribution System 2	Non-setback thermostat

HVAC - HEAT PUMPS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	Heating			Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
				HSPF/HSPF2/CDP	Cap 47	Cap 17						
Heat Pump System 1	Multi-split HP-ducted	1	HSPF2	8.8	54000	35000	EER2SEER2	17.5	10.2	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump
Heat Pump System 2	Multi-split HP-ducted	1	HSPF2	8.8	54000	35000	EER2SEER2	17.5	10.2	Not Zonal	Single Speed	Heat Pump System 2-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	0	Not Required	Not Required	No	No	Yes	Yes
Heat Pump System 2-hers-htpump	Required	0	Not Required	Not Required	No	No	Yes	Yes

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HVAC FAN SYSTEMS - HERS VERIFICATION		
01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58
HVAC Fan 2-hers-fan	Required	0.58

INDOOR AIR QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVentRpt 1-1	66	0.590909	Balanced	Yes	77 / 81	Yes	Yes	
Sfam IAQVentRpt 2-1	66	0.590909	Balanced	Yes	77 / 81	Yes	Yes	

PROJECT NOTES
Balanced ventilation system required to meet the state energy code. (2) Panasonic FV-10VE2 modeled for compliance. If substituted provide CFM, Watts and unit efficiency prior to installation.

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REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd, Suite 8, Carmel, CA 93923
www.montereyenergygroup.com
831-372-8328 VOICE
831-359-4173 FAX
cad@meg4.com



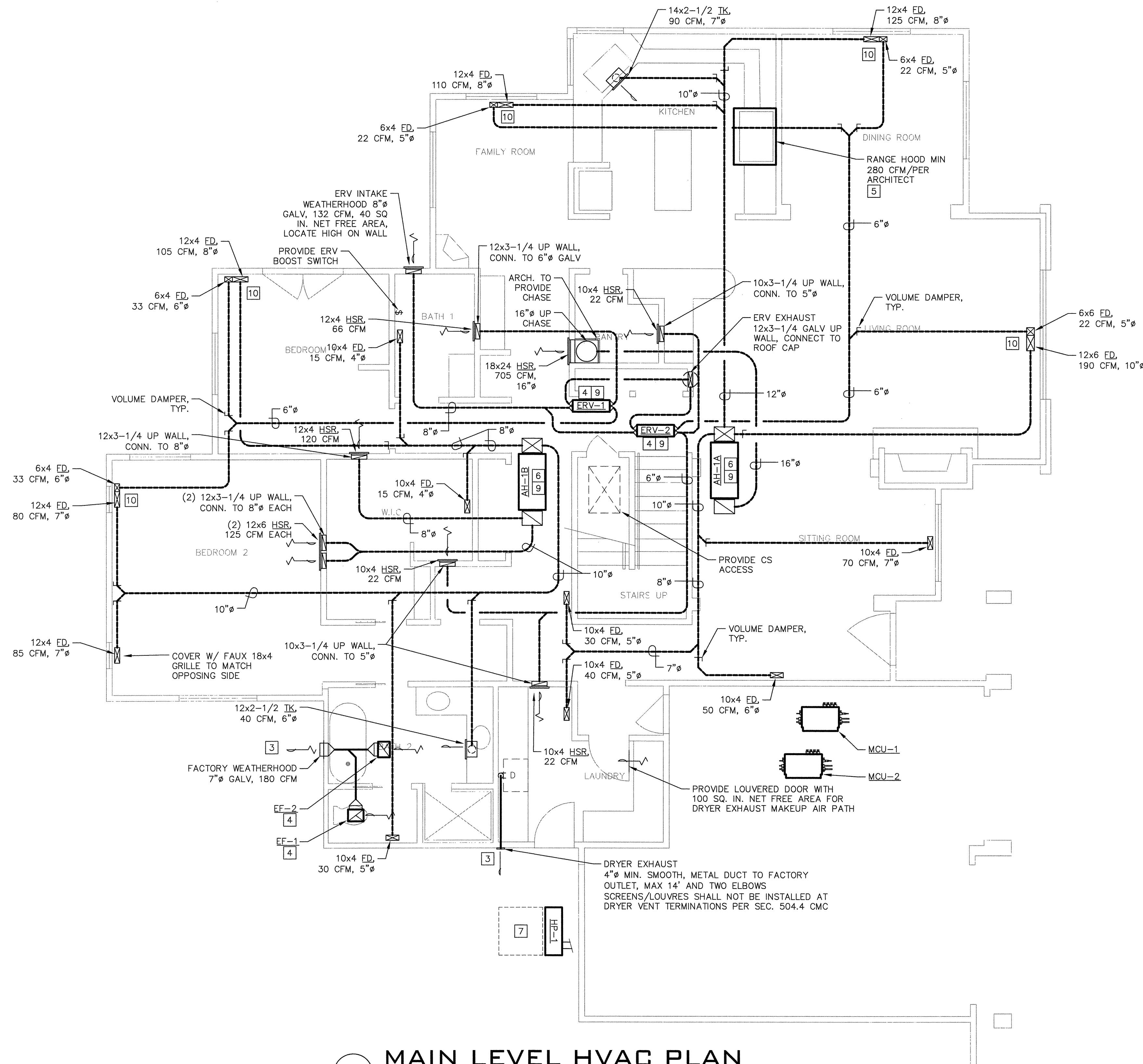
GRECH
RESIDENCE
4063 CREST ROAD
PEBBLE BEACH, CA 93953

ENERGY COMPLIANCE

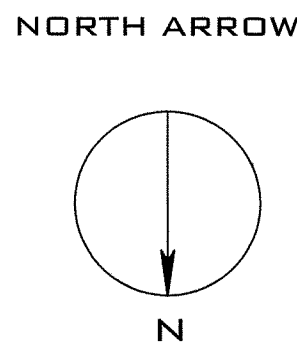
DATE: 08/14/24
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
FILE NAME:

SHEET:
MO.3
SHEET OF SHEETS

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1 MAIN LEVEL HVAC PLAN
SCALE: 1/4" = 1'-0"



SHEET NOTES

- CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
- CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
- ALL EXHAUST OUTLETS SHALL MAINTAIN A MIN. 3' CLEARANCE FROM ANY OPERABLE OPENING AND PROPERTY LINES. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER PER SEC. 504.1.1 CMC
- ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1. WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
- RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. CONFIRM RANGE HOOD SPECIFICATION.
- A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
- CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
- PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
- MOUNT IN CRAWL SPACE PER MANUFACTURERS INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
1. MIN 30x22 ACCESS (SEE ARCH SHEETS) IN THE WALL OF THE FOUNDATION OR THOUGH A TRAP DOOR IN THE BUILDING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL. ACCESS SHALL BE LARGE ENOUGH TO ALLOW FOR EQUIPMENT REMOVAL.
2. A UNIT MOUNTED ON THE GROUND SHALL REST ON A CONCRETE SLAB EXTENDING NOT LESS THAN FOUR INCHES ABOVE THE ADJOINING GROUND LEVEL.
3. A PERMANENT ELECTRIC OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE PASSAGEWAY OPENING SHALL BE PROVIDED AT OR NEAR THE UNIT.
- COVER ALL ADJACENT REGISTERS WITH A CONTINUOUS GRILLE
- UNLESS OTHERWISE NOTED ALL ACCESSIBLE SUPPLY BRANCHES SHALL HAVE MANUAL VOLUME CONTROL DAMPERS FOR BALANCING. WHERE INACCESSIBLE ALL SUPPLY GRILLES SHALL HAVE FACTORY OBD (OPPOSED BLADE DAMPER) FOR VOLUME BALANCING.

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.1 FOR CONTINUOUS EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS EXHAUST VENTILATION CALCULATION.

MANUAL JDS

LOADS, DUCTS AND EQUIPMENT SIZES ARE APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL JDS.

MANUAL J: ROOM-BY-ROOM HEATING AND COOLING LOADS ARE CALCULATED USING RHGSUITE, A PROGRAM APPROVED BY ACCA MANUAL J

MANUAL D: DUCTS ARE SIZED USING A CONSTANT FRICTION RATE WITH AN ACCA APPROVED DUCTULATOR

MANUAL S: EQUIPMENT IS SIZED BASED ON THE MANUAL J HEATING AND COOLING LOADS AND SELECTED BASED ON THE GUIDELINES PROVIDED IN MANUAL S HANDBOOK

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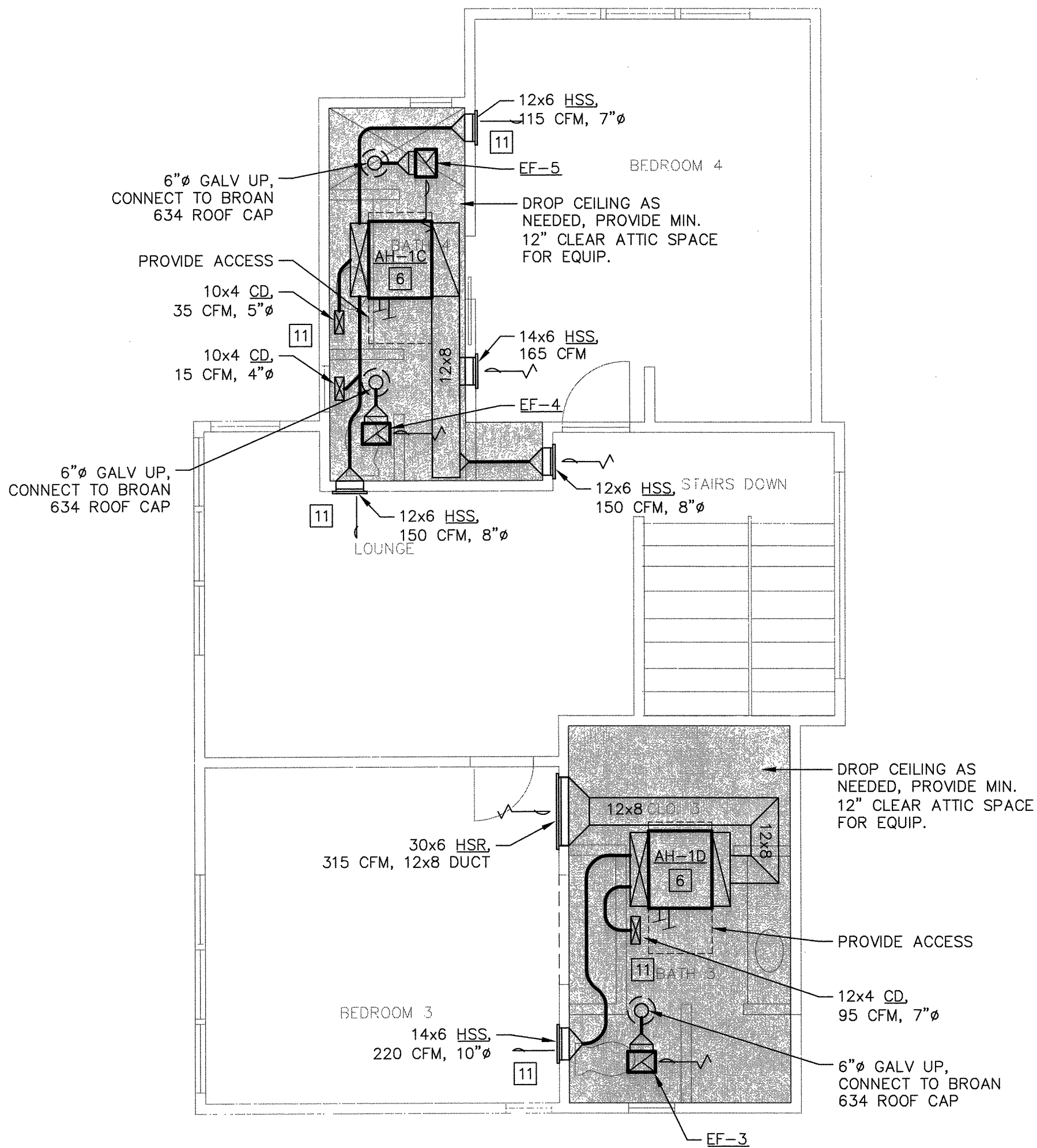


GRECH RESIDENCE
4063 CREST ROAD
PEBBLE BEACH, CA 93955

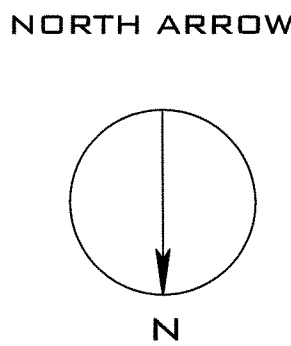
MAIN LEVEL
HVAC PLAN

DATE:	08/14/24
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	M2.1
SHEET OF SHEETS	26

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SET FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION IN ANY MANNER, IN WHOLE OR IN PART, IS PROHIBITED. RETAIL TO THREE DRAWINGS AND SPECIFICATIONS DRAWINGS WITH THE EXHAUSTER WITHOUT PAYMENT. VISUAL CONTENT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE A TRADE VIOLATION OF THE ASSURANCE OF THESE ASSURANCES. MONTEREY ENERGY GROUP, INC.



1 UPPER LEVEL HVAC PLAN
SCALE: 1/4" = 1'-0"



SHEET NOTES

- CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
- CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
- ALL EXHAUST OUTLETS SHALL MAINTAIN A MIN. 3' CLEARANCE FROM ANY OPERABLE OPENING AND PROPERTY LINES. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER PER SEC. 504.1.1 CMC
- ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1. WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
- RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. CONFIRM RANGE HOOD SPECIFICATION.
- A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
- CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
- PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
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