

# Exhibit A

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## **DRAFT RESOLUTION**

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

In the matter of the application of:

**EHLLEN-KUKIO LLC (PLN250151)**

#### **RESOLUTION NO. 25-042**

Resolution by the Monterey County Chief of  
Planning:

- 1) Finding the project Categorically Exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow construction of an 800 square foot detached Accessory Dwelling Unit.

[PLN250151 EHLLEN-KUKIO LLC, 3150 Midwood Ln, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-362-001-000)]

**The EHLLEN-KUKIO LLC application (PLN250151) came on for an administrative decision before the Monterey County Chief of Planning on September 3, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Chief of Planning finds and decides as follows:**

#### **FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 1982 Monterey County General Plan (General Plan);
  - Del Monte Forest Land Use Plan (DMF LUP); and
  - Del Monte Forest Coastal Implementation Plan, Part 5 (DMF CIP);
  - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. Staff has not received communications during the course of project review arguing that the property is in violation of the Title 20 (Zoning Ordinance). The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- b) Allowed Use: The property is located at 3150 Midwood Ln, Pebble Beach (Assessor's Parcel Number [APN]: 008-362-001-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential with a 1.5 acres per unit density, and Design Control overlay in the Coastal zone or "LDR/1.5-D (CZ)" which allows the construction of Accessory Dwelling Unit as principally allowed uses, subject to the approval of a Coastal Administrative Permit and Design Approval in each case pursuant to Title 20 section 20.14.040. The project includes the construction of an 800 square foot detached ADU. The site currently is developed with a single-family dwelling constructed in 1934, The ADU would be accessory to the existing single-family dwelling. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property (0.478 acres), APN: 008-362-001-000, is identified as a legal lot of record through the Grant Deed dated January 25, 1922, Volume 3 of Surveys Page 3. Therefore, the County recognizes this lot as a legal lot of record.
- d) Design/Neighborhood and Community Character. The project site and surrounding area are designated as being within a Design Control District or "D" overlay subject to the regulations outlined in Title 20 Chapter 20.44, which is intended to regulate the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. As designed, the proposed accessory structure has colors that are consistent with the existing residence and nearby residences, which include light stucco siding of chopstick beige, charcoal gray metal roof, pure white trim windows, and light beige stone patios and pavers. The exterior finishes blend with the surrounding environment and are consistent with the surrounding residential neighborhood character.

DMF LUP Figure 3 identifies the subject property to be within the public viewshed when viewed from Point Lobos, a public viewing area pursuant to DMF LUP Policy 47. Although, the subject property is identified to be within the viewshed from Point Lobos, the proposed development is not within sight of public access areas and vista points, or along ridgelines.

Additionally, the surrounding neighborhood emphasizes a relaxing mediterranean architectural atmosphere to emphasize the built environment coexisting within nature, with several residences ranging from Spanish colonial revival to craftsmen homes, displaying accents attributed to mission revival architecture. Surrounding the property are a range of sizes of Monterey Pine trees and existing residences, which help blend the proposed accessory structure from public viewshed points. Consistent with the DMF LUP Policy 53 and DMF CIP section 20.147.070.B.3, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. The project is conditioned to ensure exterior

lighting will be downlit, unobtrusive, and will only illuminate the intended area, as required by the County's Exterior Lighting Design Guidelines (Condition No. 4). Therefore, as designed, sited, and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the DMF LUP, DMF CIP and Title 20.

e) Accessory Dwelling Unit. As demonstrated in Finding 6, the project is consistent with the regulations outlined in Title 20.

f) Legal Nonconforming/Development Standards.

The project is within the LDR zoning district and is subject to site development standards established in Title 20 section 20.14.060. The allowed site coverage for LDR zoning is 15% and the allowed Floor Area Ratio (FAR) is 17.5%. The subject property is 20,820 square feet and thus allows a site coverage of 3,123 square feet and FAR of 3,643.5 square feet. The subject property contains a single-family dwelling with an existing site coverage of 19% (3,973 square feet) and FAR of 35% (7,287 square feet). The existing single family dwelling was built in 1934, prior to the adoption of existing site development standards for the LDR zoning district, thereby making the site legal nonconforming as to site coverage and FAR. Government Section Code 66321 affirms that if a case with a proposed ADU is in compliance with all other development standards of its designated zoning, the limits on lot coverage and floor area ratio, setbacks, and size cannot prevent the construction of an attached or detached accessory dwelling unit, with a maximum floor area of 800 square feet and minimum four-foot side and rear yard setbacks. The project includes the construction of an 800 square foot ADU that includes independent living facilities as shown in the attached plans. Therefore, the construction of the ADU would not increase or intensify the legal non-conforming status.

The ADU is to be sited on the upper left section within the parcel satisfying all required setbacks within the LDR/1.5-D (CZ) zoning district. The proposed project meets all other required development standards for the LDR zoning district, including height and setback as outlined in Title 20 Section 20.14.060. The proposed project height is approximately 11 feet 11 inches when measures from natural grade which will be below the maximum allowed of 15 feet. Government Section Code 66321 identifies a minimum four-foot side and rear setbacks. The proposed ADU meets this requirement with having a four-foot rear and side setback. As further demonstrated in Finding 6, the project is consistently with all other applicable development standards. Therefore, the proposed project is consistent with Title 20 section 20.14.060.

g) Pescadero Watershed Coverage Limitation. The subject property is located within the Pescadero Watershed. DMF LUP Policy 77 states that new residential development, from main to accessory structures, within the Pescadero Watershed are limited to a

maximum of 9,000 square feet of site coverage, including both structural and other impervious surface coverage. The proposed development would still be below the maximum allowed impervious coverage listed DMF LUP Policy 77 and in CIP section 20.147.030. New development within the Pescadero Watershed is allowed 9,000 square feet of impervious coverage, the existing site has 3,973 square feet of impervious coverage. The ADU would add an additional 800 square feet resulting in 4,573 square feet. Therefore, the proposed project complies with the maximum impervious coverage for the Pescadero Watershed.

- h) Cultural Resources. The Monterey County Geographic Informational System identified the subject property to have a medium archaeological sensitivity, and the proposed development is not within 750 feet of a known archaeological resource. No archaeological assessment was prepared for the project pursuant to Title 21 Section 21.66.050.b. because the project is Categorically exempt from CEQA review, see Finding No. 7 and supporting evidence. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Land Use Advisory Committee. County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on July 24, 2025, and voted 4-0 to support the project as proposed.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250151.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Pebble Beach Community Services District (CSD Fire Protection District), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff conducted a virtual site inspection to verify that the site is suitable for this use.
  - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250151.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health,

safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County

- EVIDENCE:**
- a) The project was reviewed by HCD - Planning, Pebble Beach CSD Fire Protection District, HCD- Engineering Services, Environmental Health Bureau, and HCD - Environmental Services. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) All necessary public facilities are available to the subject property. Domestic water and sewage services are currently, and will continue to be, provided by California American Water Company (Cal Am) and the Pebble Beach Community Services District. Sewer service will be provided by the Pebble Beach Community Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal, which then transfers wastewater to the Carmel Area Wastewater District treatment facility. Potable water is provided by the Cal Am.
  - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250151

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

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
  - b) There are no known violations on the subject parcel.
  - c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250151.

5. **FINDING:** **PUBLIC ACCESS** - No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130, can be demonstrated.

- EVIDENCE:**
- a) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - b) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
  - c) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP).

- d) Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive or from Point Lobos. Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
- e) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250151.
6. **FINDING:** **ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.
- EVIDENCE:**
- a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes to construction of an 800 square foot Accessory Dwelling Unit (ADU) that includes independent living facilities as shown in the attached plans (See attached plans and Finding 1, Evidence “a”, “d”, and “f”).
- b) As proposed, the ADU is below the maximum 1,200 square foot floor area and will be the first ADU on the subject property. The proposed ADU is detached from the main dwelling and will be consistent with the design of said existing residence.
- c) As defined in Title 20, Section 20.58.040, the ADU requires one parking space. Consistent with this requirement, the ADU will have one parking space.
- d) The ADU meets the required site development standards and design criteria defined in Title 20 Section 20.12.060 and Chapter 20.44 (see Finding 1, Evidence “d” and “f”).
- e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities, and no further comments or conditions were provided (See Finding 3 and supporting evidence).
- f) Staff conducted a virtual site inspection and researched County records to assess if any violation exists on the subject property.
- g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250151.
7. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of small structures.
- b) The project includes construction of an accessory dwelling unit, which meets this exemption.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. Project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site.
- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250151.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) Coastal Commission. Pursuant to Title 20, Section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).

## **DECISION**

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

1. Find the project involves construction of a new accessory structure, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA guidelines and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
2. Approve a Coastal Administrative Permit and Design Approval to allow an 800 square foot Accessory Dwelling Unit.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of August 2025.

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Melanie Beretti, AICP  
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

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

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



## NOTES

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

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

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

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

# County of Monterey HCD Planning

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

PLN250151

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Administrative Permit and Design Approval (PLN250151) is to allow for the construction of an 800 square foot detached Accessory Dwelling Unit. The property is located at 3150 Midwood Ln, Pebble Beach (Assessor's Parcel Number 008-362-001-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Coastal Administrative Permit and Design Approval (Resolution Number \_\_\_\_\_) was approved by the Chief of Planning for Assessor's Parcel Number 008-362-001-000 on September 3rd, 2025. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

**Responsible Department:** Planning

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

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

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

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

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

**Responsible Department:** Planning

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

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

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

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

## 5. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

## 6. PW0045 – COUNTYWIDE TRAFFIC FEE

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.



ABBREVIATIONS		
Not all of these abbreviations will apply to this project.		
#	AT	EW
AB	NUMBER	EJ
AC	ANCHOR BOLTS	EL
ADNL	ASPHALTIC CONCRETE	EOS
ADNL	ADDITIONAL	EQ
AF	ABOVE FINISH FLOOR	EXP B
AGG	AGGREGATE	EXT
AL	ALTERNATE	FT
ALUM	ALUMINUM	FG
APPROX	APPROXIMATE	FHWS
ARCH	ARCHITECTURAL	FIN
BLOC	BLOCK	FND
BLK	BLOCKING	FOC
BLG	BLOCKING	FOM
BM	BEAM	FOS
BN	BOUNDARY NAILING	FT (" )
BOC	BOTTOM OF CONCRETE	FTG
BOF	BOTTOM OF FOOTING	GA
BOT	BOTTOM	GALV
BP	BUTTON PUNCH	GL
BRG	BEARING	GWB
BRG PL	BEARING PLATE	HAS
BTW	BETWEEN	HDR
CCJ	CRACK CONTROL JOINT	HK
CC	CENTER TO CENTER	HORIZ
CC	CAST IN PLACE	HSB
CI	CONSTRUCTION JOINT	ID
CTR	CENTER	IN (" )
CL	CENTER LINE	INT
CLC	CEILING	IST
CLR	CLEAR	JT
COL	CONCRETE MASONRY UNIT	LLH
CONC	CONCRETE	LLV
CONN	CONNECTION	LS
CONSTR	CONSTRUCTION JOINT	LT WT
CONT	CONTINUOUS	LWC
CSK	COUNTER SINK	LWG
DBL	DOUBLE	MAX
DEPR	DEPRESSED	MB
DF	DOUGLAS FIR	MC
DIA	DIAMETER	MECH
DIA	DIAGONAL	MEZZ
DM	DIMENSION	MISC
DN	DOWN	MIN
DWG	DRAWING	MW
EA	EACH	MTL
EF	EACH FACE	NIC
EN	EDGE NAILING	NOM

SYMBOLS		
	SECTION NUMBER	
	SHEET NUMBER	
	REVISION NUMBER	
	WINDOW NUMBER	

2022 CalGreen Mandatory Measures		
1.	Protect annular spaces around pipes, electric cables, conduits at exterior walls against the passage of rodents (4.406.1)	
2.	Cover duct openings and other related air distribution component openings during construction. (4.504.1)	
3.	Adhesives, sealant and caulks shall be compliant with VOC and other toxic compounds limits. (4.504.2.1)	
4.	paints, stains and other coating shall be compliant with VOC limits. (4.504.2.2)	
5.	Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. (4504.2.3) Verification of compliance shall be provided.	
6.	Carpet and carpet system shall be compliant with VOC limits. (4.504.3)	
7.	Exhaust fans in bathrooms must be Energy Star (noted on Plan), and minimum 80% of floor area receiving resilient flooring shall comply with Section(4.504.4)	
8.	Particle board, medium density fiberboard (MDF) and hardwood plywood used in interior	
9.	Install capillary break and vapor retarder at slab on grade foundation. (4.504.2)	
10.	Check moisture content of building material used in wall and floor framing before enclosure. (4.504.3)	
11.	Duc systems are sized, designed, and equipment is selected per Section (405.2) HVAC system installers must be trained and certified and special inspectors employed by the enforcing agency must be qualified.	

2022 CAL-GREENBUILDING: STANDARD CODES		
1.	4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply.	
2.	4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	
3.	4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.	
4.	4.504.2.1 ADHESIVES, SEALANTS AND CAULKS. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply and be in compliance with the voc limits.	
5.	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.	
6.	4.504.2.2 PAINTS AND COATINGS. Architectural paints and coatings shall comply with voc limits in table 1 of the arb architectural suggested control measure, as shown in table 4.504.3, unless more stringent local limits apply, these must be in compliance with the voc limits.	
7.	4.504.2.3 AEROSOL PAINTS AND COATINGS. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(A)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances in Sections 94522(E)(1) and (F)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.	
8.	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for composite wood.	
9.	4.505.2.1 CAPILLARY BREAK. A capillary break shall be installed in compliance with at least one of the following: a 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used	
10.	4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not moisture be installed. Wall and floor framing shall not be encased within the framing members, exceed 19 percent content	
11.	4.506.1 BATHROOM EXHAUST FANS. Each bathroom shall be mechanically ventilated and shall comply with the following: Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 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)	
12.	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 manual: Duct systems are sized according to ANSI/ACCA 1 Manual D	
13.	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	

GENERAL NOTES		
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:		
2022 CALIFORNIA BUILDING CODE		
2022 CALIFORNIA RESIDENTIAL CODE		
2022 CALIFORNIA PLUMBING CODE		
2022 CALIFORNIA FIRE CODE		
2022 CALIFORNIA ELECTRICAL CODE		
2022 CALIFORNIA ENERGY CODE		
2022 CALIFORNIA MECHANICAL CODE		
2022 CALIFORNIA GREEN BUILDING STANDARD		
1.	All construction, workmanship and materials shall conform with the requirements of the 2022 California Code Edition, and the Carmel by the Sea municipal code.	
2.	The contractor shall verify all dimensions, elevations and site conditions and shall become completely familiar with the construction documents prior to starting construction.	
3.	CODG, Inc. and Engineer shall be notified of any omissions or discrepancies in the working drawing and/or specifications before proceeding with any work so involved.	
4.	All dimensions take precedence over scale shown on plans, sections and details.	
5.	Specific notes and details take precedence over structural notes and typical details.	
6.	Where specific details are not provided, construction can follow details for similar conditions, unless conflicts occur.	
7.	The contractor shall be responsible for the design, installation and maintenance of all bracing and shoring required during construction until all construction is finalized.	
8.	Job site safety is the sole responsibility of the contractor.	
9.	See architectural drawings for the size and location of all door and window openings, location of nonbearing partitions, roof an floor elevations, roof slopes, architectural finishes, and other related information not indicated on the structural drawings.	
10.	See mechanical, electrical and/or architectural drawing for the size and location of pipes, conduits, floor drains, vents, ducts, and other similar penetrations not indicated on the structural drawings.	
11.	Fire Sprinklers- Provide Sprinkler Drawings to the Fire Marshal for Review & Approval prior to installation.	
12.	EPOXY and ANCHOR BOLTS: Especial Inspection required for epoxy set anchor bolts.	

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## PROVIDE A COPY OF THE OPERATION & MAINTENANCE MANUAL TO HOME OWNERS

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

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following:
  - Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
  - Roof and yard drainage, including gutters and downspouts.
  - Space conditioning systems, including condensers and air filters.
  - Landscape irrigation systems.
  - Water reuse systems.
- Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- Public transportation and/or carpool options available in the area.
- Educational material on the positive impacts of an interior relative humidity between 30 & 60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- Information about water-conserving landscape and irrigation design and controllers which conserve water.
- Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- Information about state solar energy and incentive programs available.
- A copy of all special inspection verifications required by the enforcing agency or this code.

## CONTRACTOR NOTES

- CONTRACTOR SHALL OBTAIN A 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND THE TICKET SHALL BE KEPT ACTIVE THROUGHOUT THE PROJECT AND SHALL BE ON-SITE AT ALL INSPECTIONS.
- A STATE LICENSED SURVEYOR SHALL CERTIFY THAT THE LOCATION OF THE NEW FOUNDATION ELEMENTS IS IN CONFORMANCE WITH THE APPROVED PLANS PRIOR TO FOOTING INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN CONFORMANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION. WRITTEN CERTIFICATIONS SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF INSPECTION
- MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES. CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

## PROJECT TEAM

DESIGN:	OWNER:
CLAUDIO ORTIZ DESIGN GROUP INC. 26615 CARMEL CENTER PLACE #102 CARMEL, CA. 93923 TEL. (831) 626-4146	EHLEN-KUKIO LLC 3150 MIDWOOD LN. PEBBLE BEACH, CA. 93953
STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:
WILLIAMSONSONCHAVEZ DESIGN 14741 KIT CARSON DRIVE EAST GARRISON, CA. 93933 TEL. (661) 910-3977 WILLIAMSONSONCHAVEZ@YAHOO.COM	BUILDENG WWW.BUILDENGLLC.COM INFO@BUILDENGLLC.COM TEL. (310) 492-5515

FLOOR AREA			
FAR ALLOWED	EXISTING	35%	PROPOSED
	7,287.0 SQ.FT.		7,287.0 SQ.FT.
MAIN LEVEL	3,066.0 SQ.FT.		3,066.0 SQ.FT.
GARAGE (ATTACHED)	373.0 SQ.FT.		373.0 SQ.FT.
STORAGE BLDG	206.0 SQ.FT.		206.0 SQ.FT.
ADU (NOT INC. IN FLOOR AREA)	0.0 SQ.FT.		(800.0 SQ.FT.)
TOTAL (P) GROSS FLOOR AREA:	3,645.0 SQ.FT.	35%	3,645.0 SQ.FT.

SITE COVERAGE			
NO CHANGE			
HARDSCAPE COVERAGE			
IMPERVIOUS COVERAGE:	EXISTING		PROPOSED
ADU COVERED PORCH	0.0 SQ.FT.		237.0 SQ.FT.
LANDINGS	91.0 SQ.FT.		91.0 SQ.FT.
TOTAL (P) IMPERVIOUS COVERAGE	91.0 SQ.FT.	00%	328.0 SQ.FT. 15%

PERVIOUS COVERAGE:	EXISTING		PROPOSED
(PATIOS & WALKWAYS)			
NORTH DRIVEWAY	1,649.0 SQ.FT.		1,649.0 SQ.FT.
ENTRY WALKWAY	248.0 SQ.FT.		248.0 SQ.FT.
NORTH WALKWAY	1,238.0 SQ.FT.		1,238.0 SQ.FT.
NORTH PATIO	723.0 SQ.FT.		723.0 SQ.FT.
TOTAL (P) PERVIOUS COVERAGE	3,858.0 SQ.FT.		3,858.0 SQ.FT.
TOTAL PROPOSED COVERAGE	3,949.0 SQ.FT.	19%	4,186.0 SQ.FT. 20.1%





**CODG**  
CLAUDIO ORTIZ DESIGN GROUP, INC.  
26615 CARMEL CENTER PLACE, SUITE 102  
CARMEL, CA 93923  
OFFICE: 831.626.4146  
CLAUDIO@CODGINC.COM  
WWW.CODGINC.COM

**REVISIONS:**

PROJECT:	EHLEN RESIDENCE
ISSUE:	10-23-2024
DATE:	02-28-2025
DRAWN BY:	AJ ORTIZ

**COVER SHEET & NOTES**

SCALE: 1" = 1/4"

**CN**





**PROJECT:** EHLEN RESIDENCE  
3150 MIDWOOD LN. PEBBLE BEACH  
**BLOCK:** LOTS:  
**APN:** 008-362-001  
**PROJECT NO.** 24-03

ISSUE:  
10-23-2024

DRAWN BY:  
A.J. ORTIZ

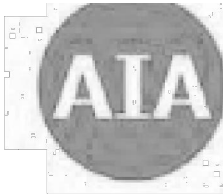
# 2022 GREEN BUILDING STANDARDS CODES

SCALE: 1' = 1/4"

# GN.1

Y	N/A	RESPON PARTY	<p><b>CHAPTER 3 GREEN BUILDING</b></p> <p><b>SECTION 301 GENERAL</b></p> <p><b>301.1 SCOPE.</b> Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.</p> <p><b>301.1.1 Additions and alterations. [HCD]</b> The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.</p> <p>The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.</p> <p><b>Note:</b> Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.</p> <p><b>Note:</b> On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</p> <p><b>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]</b> The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.</p> <p><b>SECTION 302 MIXED OCCUPANCY BUILDINGS</b></p> <p><b>302.1 MIXED OCCUPANCY BUILDINGS.</b> In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions:</p> <ol style="list-style-type: none"> <li>[HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.</li> <li>[HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the <i>California Building Code</i>, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.</li> </ol> <p><b>DIVISION 4.1 PLANNING AND DESIGN</b></p> <p><b>ABBREVIATION DEFINITIONS:</b></p> <p>HCD Department of Housing and Community Development  BSC California Building Standards Commission  DSA-SS Division of the State Architect, Structural Safety  OSHFD Office of Statewide Health Planning and Development  LR Low Rise  HR High Rise  AA Additions and Alterations  N New</p> <p><b>CHAPTER 4 RESIDENTIAL MANDATORY MEASURES</b></p> <p><b>SECTION 4.102 DEFINITIONS</b></p> <p><b>4.102.1 DEFINITIONS</b></p> <p>The following terms are defined in Chapter 2 (<i>and are included here for reference</i>)</p> <p><b>FRENCH DRAIN.</b> A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.</p> <p><b>WATTLES.</b> Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.</p> <p><b>4.106 SITE DEVELOPMENT</b></p> <p><b>4.106.1 GENERAL.</b> Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.</p> <p><b>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.</b> Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.</p> <ol style="list-style-type: none"> <li>Retention basins of sufficient size shall be utilized to retain storm water on the site.</li> <li>Where storm water is conveyed to a public drainage system, collection pitter, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.</li> <li>Compliance with a lawfully enacted storm water management ordinance.</li> </ol> <p><b>Note:</b> Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.</p> <p>(Website: <a href="https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html">https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html</a>)</p> <p><b>4.106.3 GRADING AND PAVING.</b> Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>Swales</li> <li>Water collection and disposal systems</li> <li>French drains</li> <li>Water retention gardens</li> <li>Other water measures which keep surface water away from buildings and aid in groundwater recharge.</li> </ol> <p><b>Exception:</b> Additions and alterations not altering the drainage path.</p> <p><b>4.106.4 Electric vehicle (EV) charging for new construction.</b> New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the <i>California Electrical Code</i>, Article 625.</p> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: <ol style="list-style-type: none"> <li>Where there is no local utility power supply or the local utility is unable to supply adequate power.</li> <li>Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.</li> </ol> </li> <li>Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.</li> </ol> <p><b>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.</b> For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.</p> <p>Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i>.</p> <p><b>4.106.4.1.1 Identification.</b> The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".</p>	Y	N/A	RESPON PARTY	<p><b>4.106.4.2 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.</b></p> <p>The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</p> <p><b>1.EV Capable.</b> Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transform(er)s, have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.</p> <p>The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the <i>California Electrical Code</i>.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> <li>When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.</li> <li>When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable space(s) required may be reduced by a number equal to the number of EV chargers installed.</li> </ol> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.</li> <li>b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.</li> </ol> <p><b>2.EV Ready.</b> Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.</p> <p>Exception: Areas of parking facilities served by parking lifts.</p> <p><b>4.106.4.2.2 Multifamily development projects with 23 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.</b></p> <p>The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</p> <p><b>1.EV Capable.</b> Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transform(er)s, have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.</p> <p>The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the <i>California Electrical Code</i>.</p> <p>Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces reserved by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>a.Construction documents shall show locations of future EV spaces.</li> <li>b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.</li> </ol> <p><b>2.EV Ready.</b> Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.</p> <p>Exception: Areas of parking facilities served by parking lifts.</p> <p><b>3.EV Chargers.</b> Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.</p> <p>When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALVS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.</p> <p><b>4.106.4.2.2.1 Electric vehicle charging stations (EVCS).</b></p> <p>Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.</p> <p>Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See <i>California Building Code</i>, Chapter 11B, for applicable requirements.</p> <p><b>4.106.4.2.2.1.1 Location.</b></p> <p>EVCS shall comply with at least one of the following options:</p> <ol style="list-style-type: none"> <li>The charging space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i>, Chapter 11A, to allow use of the EV charger from the accessible parking space.</li> <li>The charging space shall be located on an accessible route, as defined in the <i>California Building Code</i>, Chapter 2, to the building.</li> </ol> <p>Exception: Electric vehicle charging stations designed and constructed in compliance with the <i>California Building Code</i>, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.</p> <p><b>4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.</b></p> <p>The charging spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> <li>The minimum length of each EV space shall be 18 feet (5486 mm).</li> <li>The minimum width of each EV space shall be 9 feet (2743 mm).</li> </ol> <p>One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).</p> <p>a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.</p> <p><b>4.106.4.2.2.1.3 Accessible EV spaces.</b></p> <p>In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the <i>California Building Code</i>, Chapter 11B, EV ready spaces and EVCS in multifamily developments shall comply with <i>California Building Code</i></p>
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# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

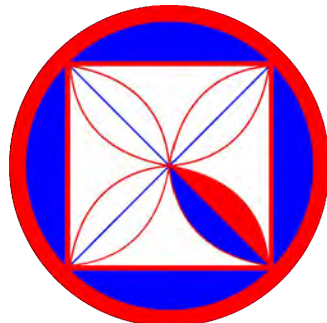
<div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div> <div><p><b>MAXIMUM INCREMENTAL REACTIVITY (MIR).</b> The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O<sub>3</sub>/g ROG).</p><p>Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.</p><p><b>MOISTURE CONTENT.</b> The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.</p><p><b>PRODUCT-WEIGHTED MIR (PWIMIR).</b> The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWIMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).</p><p>Note: PWIMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).</p><p><b>REACTIVE ORGANIC COMPOUND (ROC).</b> Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.</p><p><b>VOC.</b> A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94509(a).</p><p><b>4.503 FIREPLACES</b></p><p><b>4.503.1 GENERAL.</b> Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.</p><p><b>4.504 POLLUTANT CONTROL</b></p><p><b>4.504.1 COVERING OF DUCT OPENINGS &amp; PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.</b> At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.</p><p><b>4.504.2 FINISH MATERIAL POLLUTANT CONTROL.</b> Finish materials shall comply with this section.</p><p><b>4.504.2.1 Adhesives, Sealants and Caulks.</b> Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:</p><ol style="list-style-type: none"><li>Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene chloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.</li><li>Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of <i>California Code of Regulations</i>, Title 17, commencing with section 94507.</li></ol><p><b>4.504.2.2 Paints and Coatings.</b> Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.</p><p><b>4.504.2.3 Aerosol Paints and Coatings.</b> Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of <i>California Code of Regulations</i>, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.</p><p><b>4.504.2.4 Verification.</b> Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:</p><ol style="list-style-type: none"><li>Manufacturer's product specification.</li><li>Field verification of on-site product containers.</li></ol></div> <div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div> <div><table><tr><th colspan="2">TABLE 4.504.1 - ADHESIVE VOC LIMIT<sup>1,2</sup></th></tr><tr><th colspan="2">(Less Water and Less Exempt Compounds in Grams per Liter)</th></tr><tr><th>ARCHITECTURAL APPLICATIONS</th><th>VOC LIMIT</th></tr><tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr><tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr><tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr><tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr><tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr><tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr><tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr><tr><td>VCT &amp; ASPHALT TILE ADHESIVES</td><td>50</td></tr><tr><td>DRYWALL &amp; PANEL ADHESIVES</td><td>50</td></tr><tr><td>COVE BASE ADHESIVES</td><td>50</td></tr><tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr><tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr><tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr><tr><td colspan="2"><b>SPECIALTY APPLICATIONS</b></td></tr><tr><td>PVC WELDING</td><td>510</td></tr><tr><td>CPVC WELDING</td><td>490</td></tr><tr><td>ABS WELDING</td><td>325</td></tr><tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr><tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr><tr><td>CONTACT ADHESIVE</td><td>80</td></tr><tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr><tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr><tr><td>TOP &amp; TRIM ADHESIVE</td><td>250</td></tr><tr><td colspan="2"><b>SUBSTRATE SPECIFIC APPLICATIONS</b></td></tr><tr><td>METAL TO METAL</td><td>30</td></tr><tr><td>PLASTIC FOAMS</td><td>50</td></tr><tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr><tr><td>WOOD</td><td>30</td></tr><tr><td>FIBERGLASS</td><td>80</td></tr></table><ol style="list-style-type: none"><li>IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.</li><li>FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.</li></ol></div>	TABLE 4.504.1 - ADHESIVE VOC LIMIT <sup>1,2</sup>		(Less Water and Less Exempt Compounds in Grams per Liter)		ARCHITECTURAL APPLICATIONS	VOC LIMIT	INDOOR CARPET ADHESIVES	50	CARPET PAD ADHESIVES	50	OUTDOOR CARPET ADHESIVES	150	WOOD FLOORING ADHESIVES	100	RUBBER FLOOR ADHESIVES	60	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT & ASPHALT TILE ADHESIVES	50	DRYWALL & PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MULTIPURPOSE CONSTRUCTION ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	<b>SPECIALTY APPLICATIONS</b>		PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP & TRIM ADHESIVE	250	<b>SUBSTRATE SPECIFIC APPLICATIONS</b>		METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80
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MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.</li></ol></div>	SEALANTS	VOC LIMIT	ARCHITECTURAL	250	MARINE DECK	760	NONMEMBRANE ROOF	300	ROADWAY	250	SINGLE-PLY ROOF MEMBRANE	450	OTHER	420	<b>SEALANT PRIMERS</b>		ARCHITECTURAL		NON-POROUS	250	POROUS	775	MODIFIED BITUMINOUS	500	MARINE DECK	760	OTHER	750	TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS <sup>1,2</sup>		GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS		COATING CATEGORY	VOC LIMIT	FLAT COATINGS	50	NON-FLAT COATINGS	100	NONFLAT-HIGH GLOSS COATINGS	150	<b>SPECIALTY COATINGS</b>		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
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<div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div> <div><p><b>TABLE 4.504.4 - FORMALDEHYDE LIMITS:</b></p><table><tr><th colspan="2">MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION</th></tr><tr><th>PRODUCT</th><th>CURRENT LIMIT</th></tr><tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr><tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr><tr><td>PARTICLE BOARD</td><td>0.09</td></tr><tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr><tr><td>THIN MEDIUM DENSITY FIBERBOARD:</td><td>0.13</td></tr></table><ol style="list-style-type: none"><li>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 1533. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.</li><li>THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).</li></ol></div> <div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div> <div><p><b>DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)</b></p><p><b>4.504.3 CARPET SYSTEMS.</b> All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)</p><p>See California Department of Public Health's website for certification programs and testing labs.</p><p><a href="https://www.cdph.ca.gov/Programs/CDC/DPH/DEOD/CEHLB/IAQ/Pages/VOC.aspx">https://www.cdph.ca.gov/Programs/CDC/DPH/DEOD/CEHLB/IAQ/Pages/VOC.aspx</a>.</p><p><b>4.504.3.1 Carpet cushion.</b> All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)</p><p>See California Department of Public Health's website for certification programs and testing labs.</p><p><a href="https://www.cdph.ca.gov/Programs/CDC/DPH/DEOD/CEHLB/IAQ/Pages/VOC.aspx">https://www.cdph.ca.gov/Programs/CDC/DPH/DEOD/CEHLB/IAQ/Pages/VOC.aspx</a>.</p><p><b>4.504.3.2 Carpet adhesive.</b> All carpet adhesive shall meet the requirements of Table 4.504.4.</p><p><b>4.504.4 RESILIENT FLOORING SYSTEMS.</b> Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)</p><p>See California Department of Public Health's website for certification programs and testing labs.</p><p><a href="https://www.cdph.ca.gov/Programs/CDC/DPH/DEOD/CEHLB/IAQ/Pages/VOC.aspx">https://www.cdph.ca.gov/Programs/CDC/DPH/DEOD/CEHLB/IAQ/Pages/VOC.aspx</a>.</p><p><b>4.504.5 COMPOSITE WOOD PRODUCTS.</b> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5</p><p><b>4.504.5.1 Documentation.</b> Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:</p><ol style="list-style-type: none"><li>Product certifications and specifications.</li><li>Chain of custody certifications.</li><li>Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).</li><li>Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.</li><li>Other methods acceptable to the enforcing agency.</li></ol><p><b>4.505 INTERIOR MOISTURE CONTROL</b></p><p><b>4.505.1 General.</b> Buildings shall meet or exceed the provisions of the <i>California Building Standards Code</i>.</p><p><b>4.505.2 CONCRETE SLAB FOUNDATIONS.</b> Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 18, 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.</p><p><b>4.505.2.1 Capillary break.</b> A capillary break shall be installed in compliance with at least one of the following:</p><ol style="list-style-type: none"><li>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.</li><li>Other equivalent methods approved by the enforcing agency.</li><li>A slab design specified by a licensed design professional.</li></ol><p><b>4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.</b> 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:</p><ol style="list-style-type: none"><li>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.</li><li>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.</li><li>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.</li></ol><p>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.</p><p><b>4.506 INDOOR AIR QUALITY AND EXHAUST</b></p><p><b>4.506.1 Bathroom exhaust fans.</b> Each bathroom shall be mechanically ventilated and shall comply with the following:</p><ol style="list-style-type: none"><li>Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.</li><li>Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.</li><li>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.</li><li>A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)</li></ol><p><b>Notes:</b></p><ol style="list-style-type: none"><li>For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.</li><li>Lighting integral to bathroom exhaust fans shall comply with the <i>California Energy Code</i>.</li></ol><p><b>4.507 ENVIRONMENTAL COMFORT</b></p><p><b>4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.</b> Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:</p><ol style="list-style-type: none"><li>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.</li><li>Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.</li><li>Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.</li></ol><p><b>Exception:</b> Use of alternate design temperatures necessary to ensure the system functions are acceptable.</p></div>	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
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<div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div> <div><p><b>CHAPTER 7</b></p><p><b>INSTALLER &amp; SPECIAL INSPECTOR QUALIFICATIONS</b></p><p><b>702 QUALIFICATIONS</b></p><p><b>702.1 INSTALLER TRAINING.</b> 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:</p><ol style="list-style-type: none"><li>State certified apprenticeship programs.</li><li>Public utility training programs.</li><li>Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.</li><li>Programs sponsored by manufacturing organizations.</li><li>Other programs acceptable to the enforcing agency.</li></ol><p><b>702.2 SPECIAL INSPECTION [HCD].</b> 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:</p><ol style="list-style-type: none"><li>Certification by a national or regional green building program or standard publisher.</li><li>Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.</li><li>Successful completion of a third party apprentice training program in the appropriate trade.</li><li>Other programs acceptable to the enforcing agency.</li></ol><p><b>Notes:</b></p><ol style="list-style-type: none"><li>Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.</li><li>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).</li></ol><p>[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.</p><p><b>Note:</b> Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.</p></div> <div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div> <div><p><b>703 VERIFICATIONS</b></p><p><b>703.1 DOCUMENTATION.</b> 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.</p></div>
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DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



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**REVISIONS:**

PROJECT: EHLEN RESIDENCE  
3150 MIDWOOD LN., PEBBLE BEACH  
BLOCK: LOTS:  
APN: 008-362-001  
PROJECT NO:  
24-03

**ISSUE:**  
10-23-2024

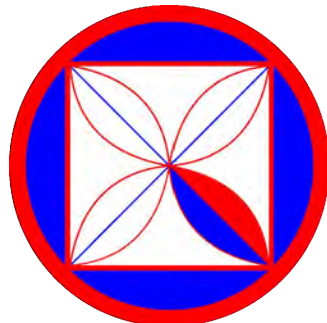
**DRAWN BY:**  
AJ ORTIZ

**2022 GREEN BUILDING STANDARDS CODES**

**SCALE:** 1" = 1/4"

**GN.2**





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ORTIZ

REVISIONS:

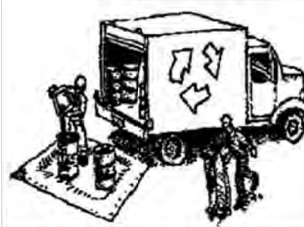
PROJECT: EHLEN RESIDENCE  
3150 MIDWOOD LN.  
BLOCK: PEBBLE BEACH  
LOTS:  
APN: 008-362-001  
PROJECT NO.:  
24-03

ISSUE: 10-23-2024

CONSTRUCTION BEST MANAGEMENT PRACTICE

SCALE: 1" = 1/4"

GN.3



MANEJO DE MATERIALES Y RESIDUOS

**Materiales no peligrosos**

- Haga un borde alrededor y cubra con lonas impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no se están usando activamente. Para mejor resultado, esto debería hacerse diariamente al final del día de trabajo durante toda la construcción cuando sea posible.
- Use (pero no abuse) agua reclamada para controlar el polvo.

**Materiales peligrosos**

- Póngales etiqueta con nombre a todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las regulaciones de la ciudad, del condado, del estado y federales.
- Ponga los materiales y residuos peligrosos en contenedores que no pierdan, póngalos luego en contenedores secundarios apropiados y cíbralos después de cada día de trabajo, o durante temporada lluviosa, o cuando se haya pronosticado lluvia.
- Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia en las próximas 24 horas.
- Asegúrese de deshacerse apropiadamente de todos los residuos peligrosos.

**Entradas y perímetros de los sitios de construcción**

- Establezca y mantenga control efectivo de los perímetros y estabilice todas las entradas y salidas del sitio de construcción

# LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.



MANEJO DEL EQUIPO Y CONTROL DE DERRAMES

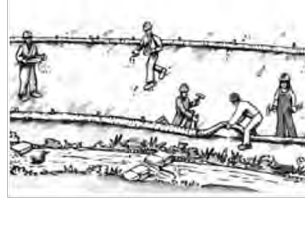
**Mantenimiento y estacionamiento**

- Diseñe un área especial, usando técnicas apropiadas de control de polución, para estacionar los vehículos y el equipo, y para almacenamiento.
- Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción.
- Si es necesario ponerle gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bordeada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquidos peligrosos que se derramen. Recicle o deshágase de los líquidos como materiales peligrosos.

- Si es necesario lavar los vehículos o equipos en el sitio de construcción, limpie los suelos con agua, en un área contenida que no permita que el agua de enjuague llegue a cunetas, calles, desagües de aguas pluviales o superficies acóticas (lagos, arroyos, etc.).
- No lave vehículos o equipos en el sitio de construcción usando jabones, solventes, desengrasadores, aceite de limpieza en seco, etc.

- Barra inmediatamente los materiales secos que se hayan desparamado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.
- Limpie los derrames en la tierra excavando la tierra contaminada y deshaciéndose correctamente de ella (vea las guías del *Monterey Regional Waste Management District* sobre el criterio para aceptar tierra contaminada).

- Comunique inmediatamente cualquier derrame significativo. La ley obliga a comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame, llame al 911.
- Condiciones inusuales en la tierra, descoloramiento u olor.
- Tanques enterrados abandonados.
- Pozos de agua abandonados.
- Barriles, barreras o residuos enterrados.



TRABAJO EN LA TIERRA Y SUELOS CONTAMINADOS

**Control de erosión**

- Planee trabajo de nivelación y excavación sólo cuando no vaya a llover.
- Establezca todas las áreas desnudas, instale y mantenga control de erosión preventivo (como tela de control de erosión o matriz de tejido pegado) hasta que se haya establecido la vegetación.
- Plante semillas o plantas para control de erosión en superficies en declive o donde no se planea la construcción inmediata.

**Control de sedimento**

- Proteja las rejillas de los desagües de aguas pluviales, las cunetas, canales y cursos de drenaje, usando apropiadas técnicas de control de polución, como bolsas con grava, rollos de fibra, bordes, etc.
- Prevega que los sedimentos migren fuera del sitio instalando y manteniendo controles de sedimentos, como rollos de fibra, cerca de sedimentos o estacques de sedimentos.

- Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle.
- Transfiera a los camiones los materiales excavados, en el sitio mismo de construcción y no en la calle.

- Si se observan cualquiera de las siguientes condiciones, elimine la tierra para descubrir contaminación y comunique con la Junta Regional de Control de Calidad del Agua y con el inspector municipal local:
- Condiciones inusuales en la tierra, descoloramiento u olor.
- Pozos de agua abandonados.
- Barriles, barreras o residuos enterrados.



TRABAJO CON PAVIMENTO/ASFALTO

- Evite pavimentar o recubrir pavimento en temporada de lluvias, o cuando se haya pronosticado lluvia para antes que el nuevo pavimento haya tenido tiempo de secarse.

- Cubra las rejillas de los desagües de aguas pluviales y las bocas de sumideros antes de aplicar la capa de sellado, capa ligante, capa de lechada (*slurry seal*), capa final fluida, etc.
- Junte y recicle o deshágase apropiadamente del exceso de grava o arena abrasiva. NO las barra ni las empuje con agua a los desagües de aguas pluviales.
- No use agua para lavar pavimento de concreto y asfalto fresco.

- Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.



APLICACIÓN DE CONCRETO, LECHADA DE CEMENTO Y ARGAMASA

- Guarde el concreto, la lechada de cemento y la argamasa collietas, en paletas y alejados de las áreas de desagüe. Estos materiales nunca deben llegar a los desagües pluviales.
- Al terminar de usar pinturas a base de agua, pinte lo más que pueda con la última pintura en un área contenida, para que no descargue en la tierra subyacente o en las áreas de alrededor. Deje secar el concreto y deshágase de él como basura.

- Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.



PINTANDO Y REMOVIENDO PINTURA

- Nunca lave los pinceles ni enjuague los tarros de pintura en la calle, en las cunetas, desagües pluviales o superficies de aguas (arroyos, lagos, etc.).
- Al terminar de usar pinturas a base de agua, pinte lo más que pueda con la última pintura en un área contenida, para que no descargue en la tierra subyacente o en las áreas de alrededor. Deje secar el concreto y deshágase de él como basura.

- Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.



EXTRACCIÓN DEL AGUA

- Controle efectivamente toda el agua que corra al sitio, o dentro del sitio y la que corra hacia afuera originada en el sitio.
- Desvíe toda el agua que venga hacia el sitio para que no llegue a las áreas disturbadas o de alguna otra manera asegúrese de proteger la calidad del agua para cumplir con las ordenanzas.
- Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuenta de una calle o en un desagüe de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tanque o entrapamiento de sedimento y/o puede ser requerida la descarga en un desagüe cloacal.

- En las áreas que se saben contaminadas, se requiere análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero y el personal municipal para determinar si es necesario el análisis y cómo interpretar los resultados. El agua subterránea contaminada debe ser tratada o acarreada fuera del sitio para su eliminación apropiada.



MATERIALES DE JARDINERÍA

**Limpieza después de pintar**

- Nunca lave los pinceles ni enjuague los tarros de pintura en la calle, en las cunetas, desagües pluviales o superficies de aguas (arroyos, lagos, etc.).
- Al terminar de usar pinturas a base de agua, pinte lo más que pueda con la última pintura en un área contenida, para que no descargue en la tierra subyacente o en las áreas de alrededor. Deje secar el concreto y deshágase de él como basura.

- Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.

- Cubra completamente o erija una barrera alrededor de las rejillas de desagües de aguas pluviales cuando corte con sierra. Use tela de filtro, filtros en las bocas de admisión, o bolsas de grava para evitar que la lechada caiga en el sistema de desagües pluviales.
- Proteja las entradas de desagües de aguas pluviales, canales, cunetas y cursos de drenaje con las mejores prácticas de control, como bolsas de grava, filtros de entrada, bordes, etc.

- Levante con pala, absorba o aspire la lechada producida por la sierra y deshágase de todos los residuos tan pronto como haya finalizado un sitio, o al terminar cada día de trabajo (lo que ocurra antes).
- Si la lechada producida por la sierra entra en un sumidero, límpielo inmediatamente.

- Condiciones inusuales en la tierra, descoloramiento u olor.
- Pozos de agua abandonados.
- Barriles, barreras o residuos enterrados.

\* Adaptado con el permiso del Programa de Prevención de Polución del Agua del Condado de San Mateo.

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA \$10,000 POR DÍA!



MATERIALS & WASTE MANAGEMENT

**Non-Hazardous Materials**

- Bern and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- Use (but don't overuse) reclaimed water for dust control.

**Hazardous Materials**

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

**Construction Entrances and Perimeter**

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.



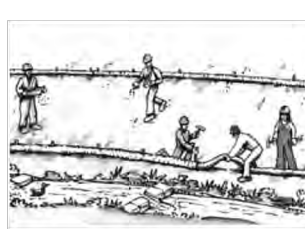
EQUIPMENT MANAGEMENT & SPILL CONTROL

**Maintenance and Parking**

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- Inlet protection is the last line of spill defense. Drains/ inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.



EARTHWORK & CONTAMINATED SOILS

**Erosion Control**

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

**Sediment Control**

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Buried barrels, debris, or trash.



PAVING/ASFALT WORK

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

- Sweep storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.



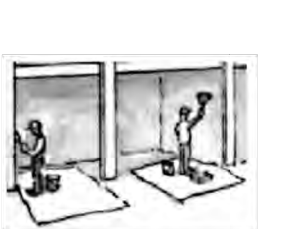
CONCRETE, GROUT & MORTAR APPLICATION

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

- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
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- Sweep storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
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- Abandoned underground tanks
- Buried barrels, debris, or trash.



PAINTING & PAINT REMOVAL

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinners/solvents as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

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



DEWATERING

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.

- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

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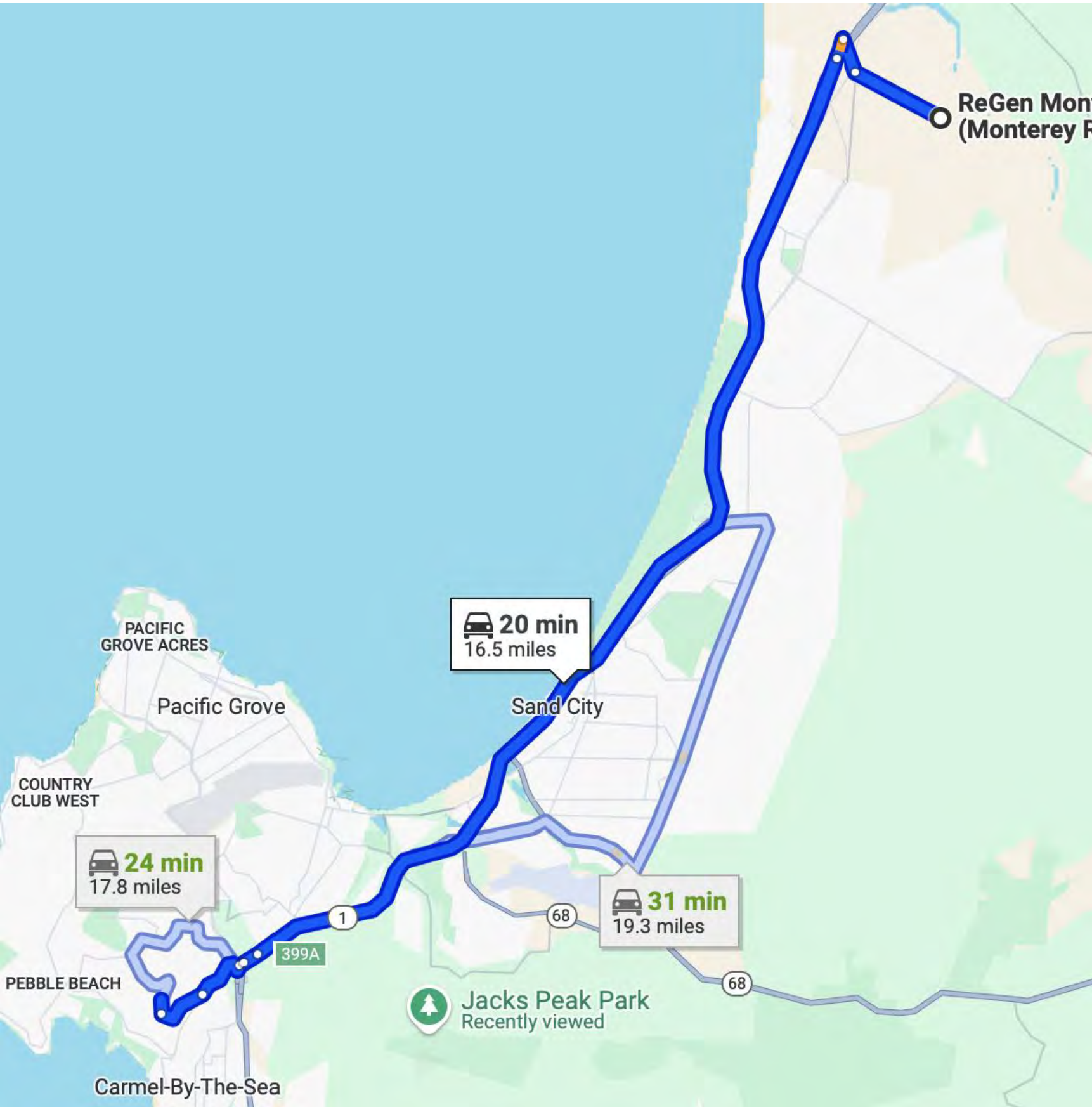
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\* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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





TRAFFIC CONTROL PLAN NOTES

TRASH EXPORT ROUTE OF TRAVEL

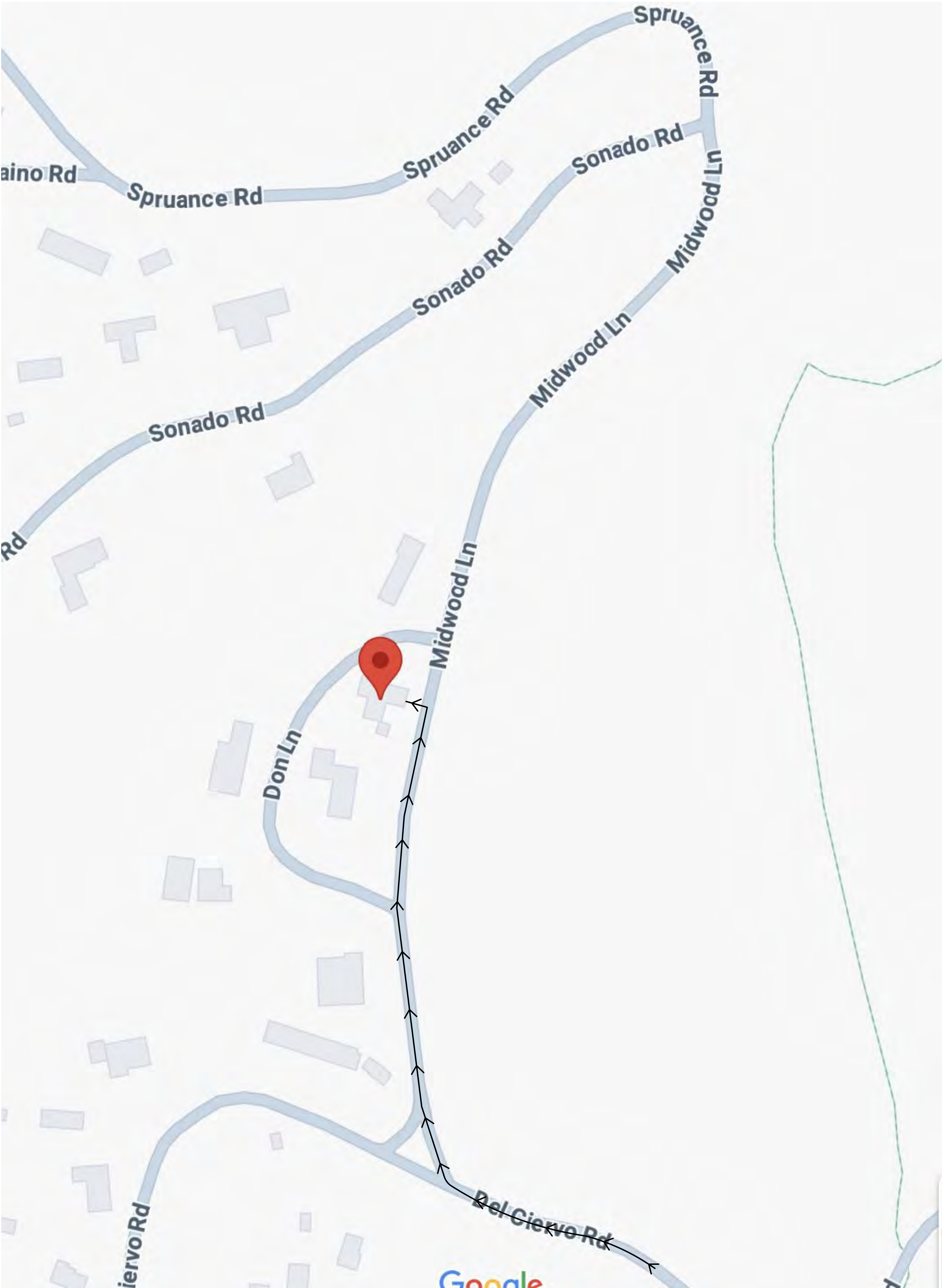
3150 MIDWOOD LN.  
PEBBLE BEACH , CA. 93953  
APN: 008-362-001-000

PROJECT ROUTE FOR HAULING AWAY DEBRIS OR CONSTRUCTION MATERIALS.

- 1. TRUCKS WILL BE COMING IN FROM HIGHWAY 1.
- 2. TAKE EXIT 399A FOR CA-68 W TOWARD PACIFIC GROVE/PEBBLE BEACH.
- 3. CONTINUE ON 17 MILE DR. TAKE DEL CIERO RD TO MIDWOOD LA IN DEL MONTE FOREST.
- 4. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION NOISE IS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.

ROAD SIGNAGE NOTES

- 1. CONSTRUCTION AHEAD SIGNS TO BE TO BE SET TO INFORM NEIGHBORHOOD TRAFFIC. DETOUR SIGNS WILL BE SET UP AT EACH END TO DIRECT TRAFFIC AROUND CONSTRUCTION ZONE.
- 2. TEMPORARY STREET PARKING SIGNS SET UP IN THE PUBLIC STREET PARKING ON THE ADJACENT PROPERTIES TO PROVIDE EASY ACCESS FOR TRUCKS TO PARK IN FROM THE PROJECT PROPERTY WITH OUT CAUSE DAMAGE TO NEARBY VEHICLES
- 3. DESIGNATED TRUCK PARKING FOR TRUCKS TO BE ON THE STREET PARKING IN FRONT OF THE PROJECT ADDRESS.
- 4. CONTRACTOR WILL BE RESPONSIBLE FOR SETTING UP TRAFFIC CONTROL SIGNAGE AND TEMPORARY ENCROACHMENT PERMIT IF APPLICABLE TO PROJECT.



REVISIONS:

**PROJECT:**  
EHLLEN RESIDENCE  
3150 MIDWOOD LN.  
BLOCK: LOTS:  
APN: 008-362-001  
**PROJECT NO.**  
24-03

**ISSUE:**  
10-23-2024  
**DRAWN BY:**  
AJ ORTIZ

CONSTRUCTION  
MANAGEMENT  
PLAN/TRUCK  
ROUTE

SCALE: 1" = 1/4"



COUNTY OF MONTEREY  
HOUSING AND COMMUNITY DEVELOPMENT

Planning – Building – Housing  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Salinas, California 93901-4527  
(831) 755-5025



Statement of Special Inspections, 2022 CBC

This form is intended to be modified by the design professional in responsible charge to reflect the specific tests and inspection requirements for this project.

Project Address: 3150 Midwood Lane Pebble Beach CA  
Permit Application #: \_\_\_\_\_  
Description Of Work: ADDITION APPROXIMATELY 1,242 SF.

This **Statement of Special Inspections** is submitted in fulfillment of the requirement of CBC Sections 1704 and 1705. Included are:

- Schedule of Special Inspections and tests applicable to this project:
  - ☐ Special Inspections per Sections 1704 and 1705
  - ☐ Special Inspections for Seismic Resistance per Section 1704.3.2
- List of the Testing Agencies and other special inspectors that will be retained to conduct the tests and inspections.
- Structural Observation: In addition to special inspection requirements, the engineer or architect shall provide structural observation when required by Section 1704.6 of the 2022 California Building Code or the Building Official. The scope and frequency for structural observation shall be clearly noted on the plans.
  - ☐ Structural Observations for Seismic Resistance per Section 1704.6.1.
  - ☐ Structural Observation required by the Building Official or Design Professional of Record

The **Schedule of Special Inspections** summarizes the Special Inspections and tests required. Special Inspectors will refer to the approved plans and specifications for detailed special inspection requirements. Any additional tests and inspections required by the approved plans and specifications will also be performed.

Interim reports will be submitted to the Building Official and the Registered Design Professional in Responsible Charge in accordance with CBC Section 1704.2.4.

A **Final Report of Special Inspections** documenting required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy (Section 1704.2.4). The Final Report will document:

- Required special inspections.
- Correction of discrepancies noted in inspections.

Statement of Special Inspections, REV12/23

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The **Owner** recognizes his or her obligation to ensure that the construction complies with the approved permit documents and to implement this program of special inspections. In partial fulfillment of these obligations, the Owner (or the registered design professional in responsible charge acting as the owner's agent) shall employ one or more approved agencies to perform Special Inspections as required in CBC Section 1704.2.

This plan has been developed with the understanding that the Chief Building Official will:

- Review and approve the qualifications of the Special Inspectors who will perform the inspections.
- Monitor special inspection activities on the job site to ensure that the Special Inspectors are qualified and are performing their duties as called for in this Statement of Special Inspection.
- Review submitted inspection reports.
- Perform inspections as required by the local building code.

Statement of Special Inspections Report Prepared by:

Franshisca Delgado, CODG Inc (Design & Construction Coordinator) franshiscad@codginc.com  
Registered Design Professional in Responsible Charge Email Address  
Signature *Franshisca Delgado* 03/06/25 Date

Statement of Special Inspections, 2022 CBC

Owner's Authorization: Building Department Acceptance:

Owner Name Title  
Signature Signature Date

**Contractors' Responsibilities** (Section 1704.4): Each contractor responsible for the construction of a main wind- or seismic-resisting system, designated seismic system, or a wind- or seismic-resisting component listed in the statement of special inspections schedule acknowledges:

- Awareness of the special requirements contained in the statement of special inspections;
- Control will be exercised to obtain conformance with the construction documents approved by the Chief Building Official;
- Procedures for exercising control within the contractor's organization, the method and frequency of reporting, and the required distribution of the reports.

Contractor or Owner/Builder Acknowledgment of Responsibilities:

Contractor Contractor's License Number  
Signature Date

Statement of Special Inspections, REV12/23

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Schedule of Inspection, Testing Agencies, and Inspectors

The following are the testing agencies and special inspectors that will be retained to conduct tests and inspection on this project (must be completed prior to building permit issuance.)

Responsibility	Firm	Address, Telephone, Email
1. Geotechnical Inspections	Butano Engineering- Scott	(231 Green Valley Road, Suite E Freedom CA 95019 (805) 216-9797
2. Special Inspections		
3. Material Testing		
4. Structural Observation	Williamson Chavez Design	williamsonchavez@aol.com P.O. Box 22277 Carmel CA 93922
5. Other		

Seismic Requirements (Section 1704.3.2)

Description of seismic-force-resisting systems and designated seismic systems subject to **special inspections and testing** (See CBC Sections 1705.13 and 1705.14):

The extent of required seismic-force-resisting system is defined in more detail in the construction documents on sheets:

Statement of Special Inspections, REV12/23

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Structural Observations (Section 1704.6)

Description of frequency and extent of **required structural observations**:

The extent of required structural observations is defined in more detail in the construction documents on sheets:

Schedule of Special Inspection

Notation Used in Table:

Box entries:

- C Indicates continuous special inspection is required.
- P Indicates periodic special inspection is required. The notes and/or contract documents should clarify.
- Denotes an activity that is either a one-time activity or one whose frequency is defined in some other manner.

Additional detail regarding inspections and tests are provided in the project specifications or notes on the drawings.

Verification and Inspection (Delete all sections that do not apply)	Frequency	Notes
<b>1704.2.5 – Fabrication Shops (select option 1 or 2)</b>		
1. Inspect fabricator's approved detailed fabrication and quality control procedures	---	
2. Verify the completed certificate of compliance from the approved fabricator (1704.2.5.1) – (Not permitted by OSHPD)	---	
<b>1705.2 – Structural Steel Quality Assurance Inspection Requirements of AISC 360</b>		
1. Fabricator and erector documents. (Verify reports, certifications, specifications, and qualifications listed in AISC 360, Section N3 for compliance with construction documents)	---	
2. Material verification of structural steel	P	
3. Verify member locations, braces, stiffeners, and application of joint details at each connection comply with construction documents	P	
4. Structural steel welding: a. Inspection tasks Prior to Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-1)	---	
b. Inspection tasks During Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-2)	---	

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c. Inspection tasks After Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-3)	---	Inspect all steel welds, steel plates, steel columns, and steel beams after.
d. Nondestructive testing (NDT) of welded joints: 1. Complete penetration groove welds 5/16" or greater in risk category III or IV	---	UT on 100%, may reduce to 25% per AISC 360, N5e
2. Complete penetration groove welds 5/16" or greater in risk category II	---	UT on 10%, may increase to 100% per AISC 360, N5f
3. Thermally cut surfaces of access holes when material t > 2"	---	
4. Welded joints subject to fatigue when required by AISC 360, Appendix 3, Table A-3.1	---	
5. Fabricator's NDT reports when fabricator performs NDT	---	AISC 360, N5d
5. Structural steel bolting: a. Inspection tasks Prior to Bolting (Observe each bolted connection in accordance with QA tasks listed in AISC 360, Table N5.6-1)	---	
b. Inspection tasks During Bolting (Observe the QA tasks listed in AISC 360, Table N5.6-2)	---	
c. Inspection tasks After Bolting (Perform tasks for each bolted connection in accordance with QA tasks listed in AISC 360, Table N5.6-3)	---	

Verification and Inspection (Delete all sections that do not apply)	Frequency	Notes
6. Inspection of steel elements of composite construction prior to concrete placement in accordance with QA tasks listed in AISC 360, Table N6.1	---	
<b>1705.2.2 – Cold-Formed Steel Deck</b>		
1. Material verification of cold-formed steel deck: a. Identification markings to conform to ASTM standards specified in the approved construction documents	P	
b. Manufacturer's certified test reports	P	
2. Inspection of welding: a. Cold-formed steel deck: 1. Floor and roof deck welds	P	SDI QA/QC
<b>Table 1705.2.3 – Open-Web Steel Joists and Joist Girders</b>		
1. Installation of open-web steel joists and joist girders a. End connections – welding or bolted	P	SJI specifications listed in Section 2207.1
b. Bridging – horizontal or diagonal		CBC 1705.2.4 (span > 60')
1. Standard bridging	P	SJI specifications listed in Section 2207.1

Statement of Special Inspections, REV12/23

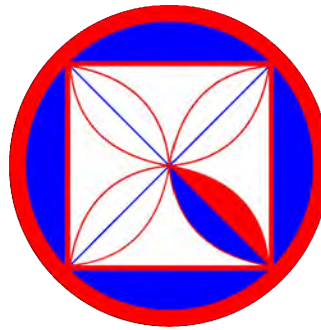
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2. Bridging that differs from the SJI specifications listed in Section 2207.1	P	
<b>Table 1705.3 – Concrete Construction</b>		
1. Inspection of reinforcing steel, including prestressing tendons and placement	P	ACI 318: Ch 20, 25.2, 25.3, 26.6.1 – 26.6.3
2. Reinforcing bar welding: a. Verification of weldability of reinforcing bars other than ASTM A 706	P	AWS D1.4 ACI 318: Section 26.6.4
b. Inspect single-pass fillet welds, maximum 5/16"	P	AWS D1.4 ACI 318: Section 26.6.4
c. Inspect all other welds	C	AWS D1.4, ACI 318: Section 26.6.4
3. Inspection of anchors cast in concrete	P	ACI 318: 17.8.2
4. Inspection of anchors post-installed in hardened concrete members a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads	C	ACI 318: 17.8.2.4
b. Mechanical anchors and adhesive anchors not defined in 4.a	P	ACI 318: 17.8.2
5. Verify use of required design mix	P	ACI 318: Ch. 19, 26.4.3, 26.4.4 CBC 1904.1, 1904.2, 1910.2, 1908.2, 1908.3
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete	C	ASTM C 172; ASTM C 31; ACI 318: 26.5., 26.12; CBC 1908.10
7. Inspect concrete and shotcrete placement for proper application techniques	C	ACI 318: 26.5
8. Verify maintenance of specified curing temperature and techniques	P	ACI 318: 26.5.3 – 26.5.5
9. Inspection of prestressed concrete for: a. Application of prestressing forces; and	C	ACI 318: 26.10
b. Grouting of bonded prestressing tendons	C	ACI 318: 26.10
10. Inspect erection of precast concrete members	P	ACI 318: 26.9

Verification and Inspection (Delete all sections that do not apply)	Frequency	Notes
11. For precast concrete diaphragm connections or reinforcement at joints classified as moderate or high deformability elements (MDE or HDE) in structures assigned to Seismic Design Category C, D, E or F, inspect such connections and reinforcement in the field for: a. Installation of the embedded parts	C ---	ACI 550.5
b. Completion of the continuity of reinforcement across joints	C ---	ACI 550.5
c. Completion of connections in the field	C ---	ACI 550.5
12. Inspect installation tolerances of precast concrete diaphragm connections for compliance with ACI 550.5	P ---	ACI 318: 26.13.1.3

Statement of Special Inspections, REV12/23

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**CODG**  
CLAUDIO ORTIZ DESIGN GROUP, INC.  
26015 CARMEL CENTER PLACE, STE 102  
CARMEL, CA 93924  
OFFICE: 831.626.4146  
CLAUDIO@CODGINC.COM  
WWW.CODGINC.COM

REVIEWS:

PROJECT: EHLEN RESIDENCE  
3150 MIDWOOD LN. PEBBLE BEACH  
BLOCK: LOTS:  
APN: 008-362-001  
PROJECT NO. 24-03

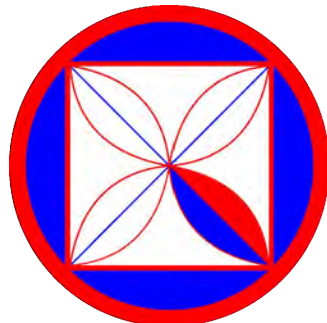
ISSUE: 02-28-2025  
DRAWN BY: AU ORTIZ

SPECIAL INSPECTIONS FORM

SCALE: 1" = 1/4"

GN.5





**CODG**  
CLAUDIO ORTIZ DESIGN GROUP, INC.  
26015 CANNON CENTER PLACE, STE 102  
SAN ANTONIO, TEXAS 78241  
PHONE: 214-392-4146  
FAX: 214-392-4146  
WWW.CODGINC.COM

*[Handwritten signature]*

REVIEWS:

PROJECT:  
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BLOCK: LOTS:  
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24-03

ISSUE:  
02-28-2025  
DRAWN BY:  
AJ ORTIZ

SPECIAL  
INSPECTIONS FORM

SCALE: 1" = 1/4"

GN.6

13. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs	P	ACI 318: 26.11.2
14. Inspect formwork for shape, location, and dimensions of the concrete member being formed	P	ACI 318: 26.11.2(b)
<b>1705.4 – Masonry Inspections (TMS 402/ACI 530/ASCE 5 and TMS 602/ACI 530.1/ASCE 6)</b>		
1. Verify compliance with the approved submittals	P	TMS 602; Art. 1.5
2. Verification of $f'_{ci}$ and $f'_{AC}$ prior to construction except where specifically exempted by the code	P	TMS 602; Art. 1.4B
3. Verification of slump flow and VSI as delivered to the site for self-consolidating grout	C	TMS 602; Art. 1.5 and 1.6.3
4. As masonry construction begins, the following shall be verified to ensure compliance:		
a. Proportions of site-prepared mortar.	P	TMS 602; Art.2.1, 2.6A, and 2.6C
b. Grade and size of prestressing tendons and anchorages	P	TMS 602; Art.2.4B and 2.4H
c. Placement of reinforcement, connectors, and anchor bolts	P	TMS 602; Art.3.4, 3.6A
d. Prestressing technique.	P	TMS 602; Art.3.6B
e. Properties of thin-bed mortar for AAC masonry	---	TMS 602; Art.2.1C.1; Continuous Inspection for first 5000sf, periodic for after first 5000sf
f. Sample panel construction	P	TMS 602; Art. 1.6D
5. Prior to grouting, verify that the following are in compliance:		
a. Grout space	P	TMS 602; Art.3.2D and 3.2F
b. Placement of prestressing tendons and anchorages	P	TMS 402; 10.8 and 10.9 TMS 602; Art.2.4 and 3.6
c. Placement of reinforcement, connectors, and anchor bolts	P	TMS 402; 6.1, 6.3.1, 6.3.6, and 6.3.7 TMS 602; Art.3.2E and 3.4
d. Proportions of site-prepared grout and prestressing grout for bonded tendons	P	TMS 602; Art.2.6B and 2.4G.1.b
6. Verify compliance of the following during construction:		
a. Materials and procedures with the	P	TMS 602; Art. 1.5
b. Placement of masonry units and mortar joint construction	P	TMS 602; Art.3.3B
c. Size and location of structural members	P	TMS 602; Art. 3.3F
<b>Verification and Inspection (Delete all sections that do not apply)</b>		
<b>Frequency</b>	<b>Notes</b>	
d. Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction	P	TMS 402; Sec. 1.2.1(e), 6.2.1, and 6.3.1
e. Welding of reinforcement	C	TMS 402; Sec 6.1.6.1.2
f. Preparation, construction, and protection of masonry during cold weather (temperature below 40 degrees F (4.4 degrees C)), or hot weather (temperature above 90 degrees F (32.2 degrees C))	P	TMS 602; Art. 1.8C and 1.8D

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g. Application and measurement of prestressing force	C	TMS 602; Art. 3.6B
h. Placement of grout and prestressing grout for bonded tendons	C	TMS 602; Art. 3.5 and 3.6C
i. Placement of AAC masonry units and construction of thin-bed mortar joints	---	Continuous inspection for first 5000 square feet, and periodic thereafter. TMS 602; Art. 3.3B.9 and 3.3F.1.b
7. Observe preparation of grout specimens, mortar specimens, and/or prisms	P	TMS 602; Ar. 1.4B.2.a.3, 1.4B.2.b.3, 1.4B.2.c.3, 1.4B.3, 1.4B.4, and CBC 2105.2 and 2105.3
8. Additional levels of masonry inspection are required as otherwise noted on the plans	---	
<b>1705.5 – Wood Construction</b>		
1. Inspect prefabricated wood structural elements and assemblies in accordance with Section 1704.2.5	---	
2. Inspect site-built assemblies		
a. Inspect high-load diaphragms:		CBC 1705.5.1
1. Inspect grade and thickness of structural panel sheathing	---	
2. Verify nominal size of framing members at adjoining panel edges. Verify nail or staple diameter and length, number of fastener lines, and spacing between fasteners in each line and at edge margins	---	
b. Metal-plate-connected wood trusses spanning 60 feet or greater. Verify that the temporarily installed restraint bracing, and the permanent individual truss members restraint bracing, are installed in accordance with the approved truss submittal package	---	CBC 1705.5.2
<b>Table 1705.6 – Required Special Inspections and Tests of Soils</b>		
1. Verify materials below shallow foundations are adequate to achieve the desired bearing capacity	P	
2. Verify excavations are extended to proper depth and have reached proper material	P	
3. Perform classification and testing of compacted fill materials	P	
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill	C	
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly	P	

Verification and Inspection (Delete all sections that do not apply)	Frequency	Notes
Table 1705.7 – Required Special Inspections and Tests of Driven Deep Foundation Elements		
1. Verify element materials, sizes and lengths comply with the requirements	C	

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2. Determine capacities of test elements and conduct additional load tests, as required	C	
3. Observe driving operations and maintain complete and accurate records for each element	C	
4. Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element	C	
5. For steel elements, perform additional inspections in accordance with CBC Section 1705.2	---	
6. For concrete elements and concrete-filled elements, perform additional inspections in accordance with CBC Section 1705.3	---	
7. For specialty elements, perform additional inspections as determined by the registered design professional in responsible charge	---	
<b>Table 1705.8 – Required Special Inspections and Tests of Cast-In-Place Deep Foundation Elements</b>		
1. Observe drilling operations and maintain complete and accurate records for each element	C	
2. Verify locations of piers and their plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end-bearing strata capacity. Record concrete or grout volumes	C	
3. For concrete elements, perform additional inspections in accordance with CBC Section 1705.3	---	
<b>1705.9 – Required Verification and Inspection for Helical Pile Foundation</b>		
1. Record installation equipment used, pile dimensions, tip elevations, final depth, final installation torque, and other pertinent data	C	
<b>1705.13 – Special Inspections for Seismic Resistance</b>		
1. Structural Steel Special Inspections for Seismic Resistance:		CBC 1705.13.1, Seismic Design Category (SDC)
a. Inspection of structural steel in accordance with AISC 341	---	CBC 1705.13.1, SDC B, C, D, E, or F
2. Structural Wood Special Inspection for Seismic Resistance:		CBC 1705.13.2, SDC C, D, E or F
a. Inspection of field gluing operations of elements of the seismic force resisting system	C	
b. Inspection of nailing, bolting, anchoring and other fastening of components within the seismic force resisting system, including wood shear walls, panels, diaphragms, collectors, and hold-downs*	P	* Not required where fastener spacing of sheathing is more than 4" O.C.

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<b>Verification and Inspection (Delete all sections that do not apply)</b>		
<b>Frequency</b>	<b>Notes</b>	
3. Cold-formed Steel Light-Frame Construction Special Inspections for Seismic Resistance:		CBC 1705.13.3, SDC C, D, E or F
a. Inspection during welding operations of elements of the seismic force resisting system	P	
b. Inspections for screw attachment, bolting, anchoring and other fastening of components within the seismic force resisting system, including shear walls, diaphragms*, collectors, and hold-downs	P	* Not required where fastener spacing of sheathing is more than 4" O.C.
4. Designated Seismic Systems Verification:		
a. Inspect and verify that the component label, anchorage or mounting conforms to the certificate of compliance in accordance with Section 1705.13.4	P	ASCE 7, Section 13.2.2, SDC C, D, E or F
5. Architectural Components Special Inspections For Seismic Resistance:		CBC 1705.13.5, SDC D, E or F
a. Inspection during the erection and fastening of exterior cladding and interior and exterior veneer	P	*Not required if 30' or less in height above grade or walking surface or weighing 5 psf or less.
b. Inspection during the erection and fastening of interior and exterior nonbearing walls	P	*Not required if 30' or less in height above grade or weighing 5 psf or less.
c. Inspection during anchorage of access floors	P	CBC 1705.13.5.1 SDC D, E or F
6. Plumbing, Mechanical and Electrical Components Special Inspections for Seismic Resistance:		CBC 1705.13.6
a. Anchorage of electrical equipment for emergency or standby power systems	P	SDC C, D, E or F
b. Anchorage of other electrical equipment	P	SDC E or F
c. Installation and anchorage of piping systems designed to carry hazardous materials, and their associated mechanical units.	P	SDC C, D, E or F
d. Installation and anchorage of HVAC ductwork that will contain hazardous materials	P	SDC C, D, E or F
e. Installation and anchorage of vibration isolation systems	P	SDC C, D, E or F
f. Installation of mechanical and electrical equipment, including duct work, piping systems, and their structural supports, where automatic sprinkler systems are installed in structures assigned to Seismic Design Category C, D, E, or F to verify one of the following:		
1. Minimum clearances have been provided as required by ASCE/SEI 7 Section 13.2.3	P	CBC 1705.13.6.6.1

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2. A nominal clearance of not less than 3 inches is provided between automatic sprinkler system drops and sprigs and (a) structural members not used collectively or independently to support the sprinklers, (b) equipment attached to the building structure, and (c) other system's piping	P	CBC 1705.13.6.6.2
---	---	-------------------

<b>Verification and Inspection (Delete all sections that do not apply)</b>		
<b>Frequency</b>	<b>Notes</b>	
7. Storage Racks Special Inspections for Seismic Resistance:		CBC 1705.13.7, SDC D, E or F
a. Verify the materials used comply with the material test reports and manufacturer specifications included with the approved construction documents	P	CBC Table 1705.13.7
b. Fabricated storage rack elements are fabricated in a shop with a special inspection program	P	CBC Table 1705.13.7 and Section 1704.2.5
c. Inspection during the anchorage of storage racks 8 feet or greater in height.	P	ANSI/MH16.1 Section 7.3.2, SDC D, E, or F
d. Completed storage rack system, to indicate compliance with the approved construction documents	P	CBC Table 1705.13.7
8. Seismic Isolation Systems:		CBC 1705.13.8
a. Inspection during the fabrication and installation of isolator units and energy dissipation devices used as part of the seismic isolation system	P	SDC B, C, D, E or F
9. Cold-formed steel special bolted moment frames	P	CBC 1705.13.9, SDC D, E or F
<b>1705.14 – Testing for Seismic Resistance</b>		
1. Structural Steel Testing for Seismic Resistance:		CBC 1705.14.1
a. Nondestructive testing of structural steel in seismic force-resisting systems of buildings and structures assigned to Seismic Design Category B, C, D, E or F shall be performed with the quality assurance requirements of AISC 341	---	* Not required for buildings or structures assigned to SDC B or C not specifically detailed for seismic resistance with R< or = 3 excluding cast-in-place column systems.
2. Seismic Certification of Nonstructural Components:		CBC 1705.14.2
a. Review certificate of compliance for designated seismic system components.		ASCE 7, Section 13.2.1, SDC B, C, D, E or F
3. Designated Seismic Systems:		
a. For structures assigned to Seismic Design Category C, D, E or F and designated seismic that are subject to the requirements of ASCE 7, Section 13.2.2 for certification	---	
4. Seismic Isolation Systems:		CBC 1705.14.4
a. Test seismic isolation system in accordance with ASCE 7 Section 17.8	---	

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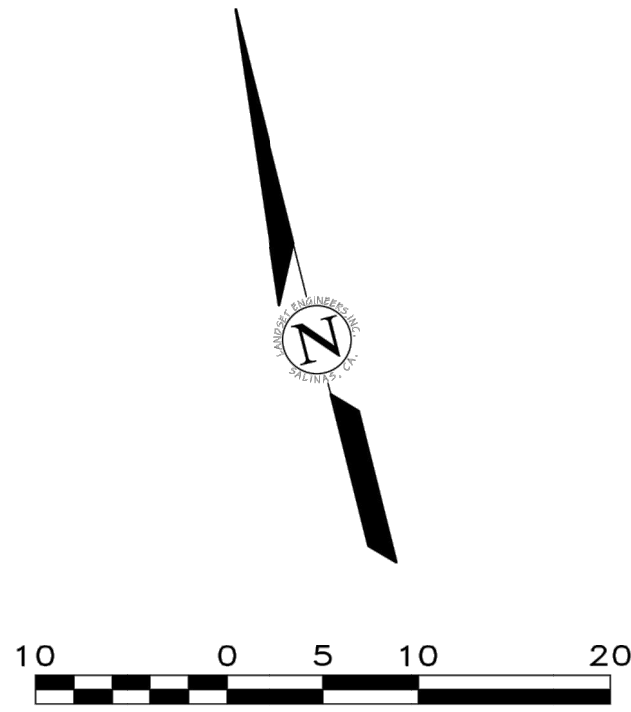
<b>1705.15 – Sprayed Fire-Resistant Materials</b>		
1. Verify surface condition preparation of structural members.	P	CBC 1705.15.2
2. Verify application of sprayed fire-resistant members. (Area ventilation and substrate temperature)	P	CBC 1705.15.3
3. Verify minimum allowable thickness of sprayed fire-resistant materials applied to structural members	P	CBC 1705.15.4
4. Verify density of the sprayed fire-resistant material complies with approved fire-resistant material	---	CBC 1705.15.5
5. Verify the cohesive/adhesive bond strength of the cured sprayed fire-resistant material	---	CBC 1705.15.6

<b>Verification and Inspection (Delete all sections that do not apply)</b>		
<b>Frequency</b>	<b>Notes</b>	
1705.16 – Mastic and Intumescent Fire-Resistant Coatings		
1. Inspect mastic and intumescent fire-resistant coatings applied to structural elements and decks	P	
<b>1705.17 – Exterior Insulation and Finish Systems (EIFS)</b>		
1. Verify materials, details and installations are per the approved construction documents.	P	
2. Inspection of water-resistive barrier over sheathing substrate	P	CBC 1705.17.1
<b>1705.18 – Fire-Resistant Penetrations and Joints</b>		
1. Inspect penetration firestop systems.	---	ASTM E2174
2. Inspect fire-resistant joint systems.	---	ASTM E2393
<b>1705.19 – Testing for Smoke Control Systems</b>		
1. Leakage testing and recording of device locations prior to concealment	P	CBC 1705.19.1
2. Prior to occupancy and after sufficient completion, pressure difference testing, flow measurements, and detection and control	P	
<b>1705.20 – Sealing of Mass Timber</b>		
1. Where sealant or adhesive is required by CBC Section 7003.7 for mass timber buildings, provide special inspections of sealants and/or adhesives	P	CBC 1705.20
<b>Designer Specified Verification, Inspection or Field Testing</b>		

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LOT 14

DON LANE  
(A 40' WIDE PRIVATE ROAD)

0.478 AC. PARCEL  
(DOC. NO. 2016076004)

MIDWOOD LANE  
(A 40' WIDE PRIVATE ROAD)

### LEGEND:

---	PROPERTY BOUNDARY	⊗	HOSE BIB
---	ADJACENT PROPERTY BOUNDARY	⊗	FIRE HYDRANT
---	ORIGINAL PROPERTY BOUNDARY	⊗	IRRIGATION CONTROL VALVE
---	EASEMENT (TYPE AS SHOWN)	⊗	IRRIGATION BOX
---	ROADWAY CENTERLINE	⊗	LANDSCAPE LIGHT
---	MAJOR CONTOUR LINE (5' INTERVAL)	⊗	STREETLIGHT
---	MINOR CONTOUR LINE (1' INTERVAL)	⊗	PG&E BOX
---	FENCE	⊗	PG&E GAS MANHOLE
---	ASPHALT CONCRETE	⊗	PIPE
---	PORTLAND CEMENT CONCRETE	⊗	STORM DRAIN MANHOLE
---	GRASS	⊗	SANITARY SEWER CLEANOUT
---	GRAVEL	⊗	SANITARY SEWER MANHOLE
---	PAVERS	⊗	TELEPHONE BOX
---	ROCK	⊗	UNKNOWN UTILITY
---	NATURAL GROUND SURFACE/ LANDSCAPED AREA	⊗	UTILITY HUB
---	CONDUIT	⊗	UTILITY POLE
---	CLEANOUT	⊗	WATER METER
---	DOWNSPOUT	⊗	WATER SERVICE
---	ELECTRICAL HUB	⊗	WATER VALVE
---	ELECTRIC METER	⊗	FOUND MONUMENT (TYPE NOTED)
---	ELECTRIC OUTLET	⊗	SURVEY H&V CONTROL POINT
---	ELECTRIC PANEL	⊗	SPOT ELEVATION
---	ELECTRIC MANHOLE	⊗	RDGLINE
---	FUSEBOX	⊗	FINISHED FLOOR
---	GAS LINE	⊗	THRESHOLD
---	GAS METER	⊗	TREE (TYPE/SIZE AS MARKED)
---	GAS VALVE	⊗	SYMBOL CENTER IS APPROX CENTER OF TREE
---	GUY WIRE	⊗	TWO-PRONGED TREE (2P)
			THREE-PRONGED TREE (3P)
			MULTI-PRONGED TREE (MP)

### ABBREVIATIONS:

AC	= ASPHALT CONCRETE	FF	= FINISHED FLOOR	TH	= THRESHOLD
AD	= AREA DRAIN	FL	= FLOWLINE	TR	= TREE
BLDG	= BUILDING	FNC	= FENCE	TYP	= TYPICAL
BRK	= BRICK	FND	= FOUND	UTIL	= UTILITY
BRKR	= BREAKER	FTN	= FOUNTAIN	VGUT	= V-GUTTER
BSW	= BACK OF SIDEWALK	GEN	= GENERATOR	W	= WILLOW
CB	= CATCH BASIN	GR	= GRATE	WD	= WOOD
CE	= CEDAR	GRND	= GROUND		
CHK VLV	= CHECK VALVE	GT	= GATE		
CHLNK	= CHAINLINK	H	= HOLLY		
CL	= CENTERLINE	MON	= MONUMENT		
CMU	= CONCRETE MASONRY UNIT	MTL	= METAL		
CONC	= CONCRETE	O	= OAK		
CTL	= CONTROL	PA	= PALM		
CW	= COTTON WOOD	PE	= PEPPER		
CYP	= CYPRESS	P	= PINE		
DG	= DECOMPOSED GRANITE	PLST	= PLASTIC		
DK	= TOP OF DECK	R	= REDWOOD		
E	= EUCALYPTUS	RL	= RIDGE LINE		
ELEC	= ELECTRIC	RW	= RETAINING WALL		
EP	= EDGE OF PAVEMENT	SAT	= SATELLITE		
ESMT	= EASEMENT	STN	= STONE		
FDC	= FIRE DEPARTMENT CONNECTION	STP	= STEP		
		SYS	= SYSTEMS		

### GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #111, A MAGNETIC NAIL LOCATED APPROXIMATELY 103' NORTHERLY AND 56' EASTERLY FROM THE SOUTHWESTERLY PROPERTY CORNER, ELEVATION = 413.03' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (11/29/22) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

### CONTACT INFORMATION:

OWNER:  
EHLEN-KUKIO LLC

ARCHITECT:  
ATTN: MICHAEL CAYEN  
BULL CONSTRUCTION  
P.O. BOX 0  
CARMEL, CA 93921

SITE LOCATION:  
5150 MIDWOOD LANE  
PEBBLE BEACH, CA 93953

No.	DATE	BY	RELEASED TO CLIENT	REVISION
	12/19/22	AL		



APPROVED BY:



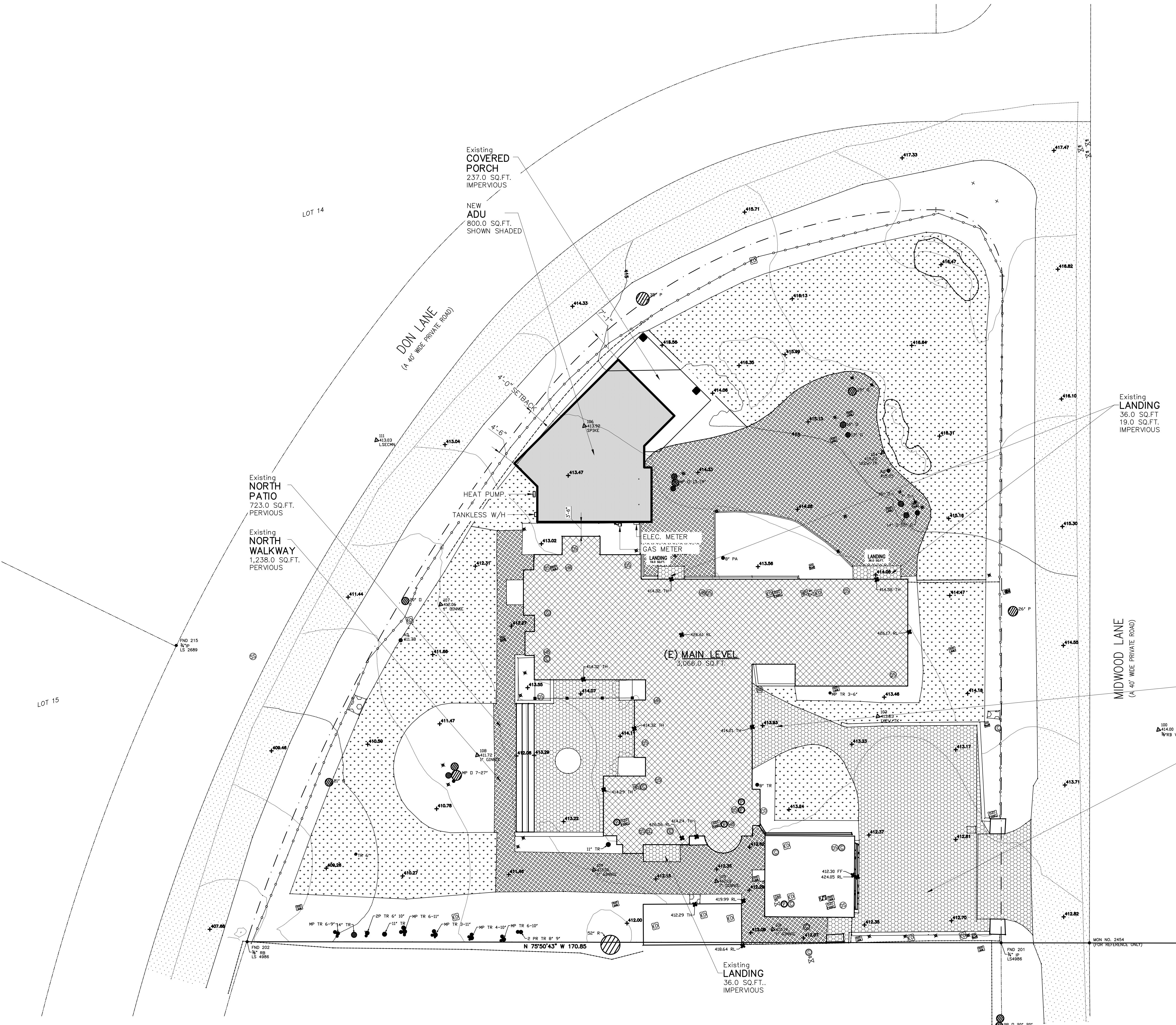
TOPOGRAPHIC MAP  
OF  
THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2016076004  
OFFICIAL RECORDS OF MONTEREY COUNTY  
PEBBLE BEACH, CALIFORNIA  
FOR  
MR. MICHAEL CAYEN

SCALE: 1" = 10'  
DATE: DEC 2022  
JOB NO. 2582-01

SHEET 1

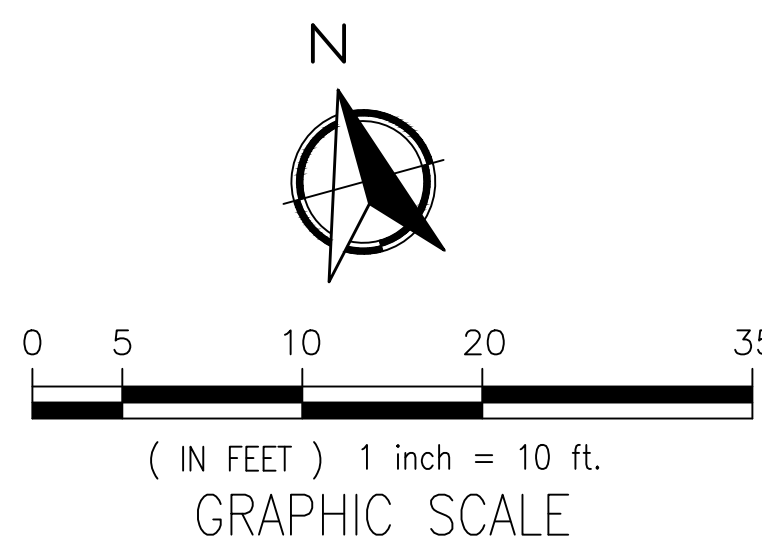
OF 1 SHEETS





LEGEND

- |  |                                  |  |
|--|----------------------------------|--|
| ---  | PROPERTY BOUNDARY                | HOSE BIB                               |
| ---  | ADJACENT PROPERTY BOUNDARY       | FIRE HYDRANT                           |
| ---  | ORIGINAL PROPERTY BOUNDARY       | IRRIGATION CONTROL VALVE               |
| ---  | EASEMENT (TYPE AS SHOWN)         | IRRIGATION BOX                         |
| ---  | ROADWAY CENTERLINE               | LANDSCAPE LIGHT                        |
| ---  | MAJOR CONTOUR LINE (5' INTERVAL) | STREETLIGHT                            |
| ---  | MINOR CONTOUR LINE (1' INTERVAL) | PG&E BOX                               |
| ---  | FENCE                            | PG&E GAS MANHOLE                       |
| ASPHALT CONCRETE                           |                                  | PIPE                                   |
| PORTLAND CEMENT CONCRETE                   |                                  | STORM DRAIN MANHOLE                    |
| GRASS                                      |                                  | SANITARY SEWER CLEANOUT                |
| GRAVEL                                     |                                  | SANITARY SEWER MANHOLE                 |
| PAVERS                                     |                                  | TELEPHONE BOX                          |
| ROCK                                       |                                  | UNKNOWN UTILITY                        |
| NATURAL GROUND SURFACE/<br>LANDSCAPED AREA |                                  | UTILITY HUB                            |
| CONDUIT                                    |                                  | UTILITY POLE                           |
| CLEANOUT                                   |                                  | WATER METER                            |
| DOWNSPOUT                                  |                                  | WATER SERVICE                          |
| ELECTRICAL HUB                             |                                  | WATER VALVE                            |
| ELECTRIC METER                             |                                  | FOUND MONUMENT (TYPE NOTED)            |
| ELECTRICAL OUTLET                          |                                  | SURVEY H&V CONTROL POINT               |
| ELECTRICAL PANEL                           |                                  | SPOT ELEVATION                         |
| ELECTRIC MANHOLE                           |                                  | FINISHED FLOOR                         |
| FUSEBOX                                    |                                  | THRESHOLD                              |
| GAS LINE                                   |                                  | TREE (TYPE/SIZE AS MARKED)             |
| GAS METER                                  |                                  | SYMBOL CENTER IS APPROX CENTER OF TREE |
| GAS VALVE                                  |                                  | TWO-PRONGED TREE (2P)                  |
| GUY WIRE                                   |                                  | THREE-PRONGED TREE (3P)                |
|  |                                  | MULTI-PRONGED TREE (MP)                |
| EXISTING MAIN DWELLING                     |                                  |  |
| NEW STRUCTURE                              |                                  |  |
| SETBACK BOUNDARY LINE                      |                                  |  |





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CLAUDIO@CODG.COM  
WWW.CODG.COM

REVISIONS:

PROJECT:	REVISIONS:
RESIDENCE	
ADDRESS	
BLOCK:	LOTS:
APN:	PROJECT NO.:
	#

ISSUE:

10-23-2024

DRAWN BY:

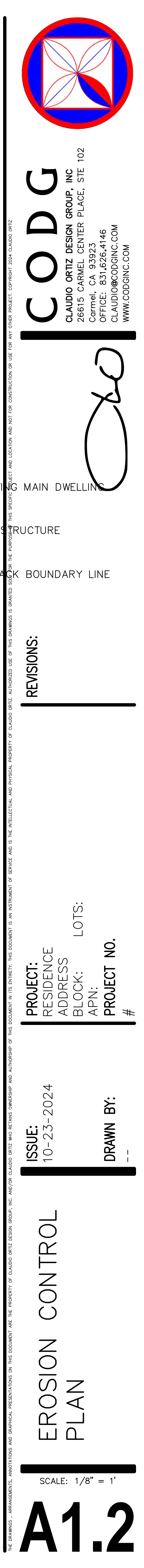
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PROPOSED SITE PLAN

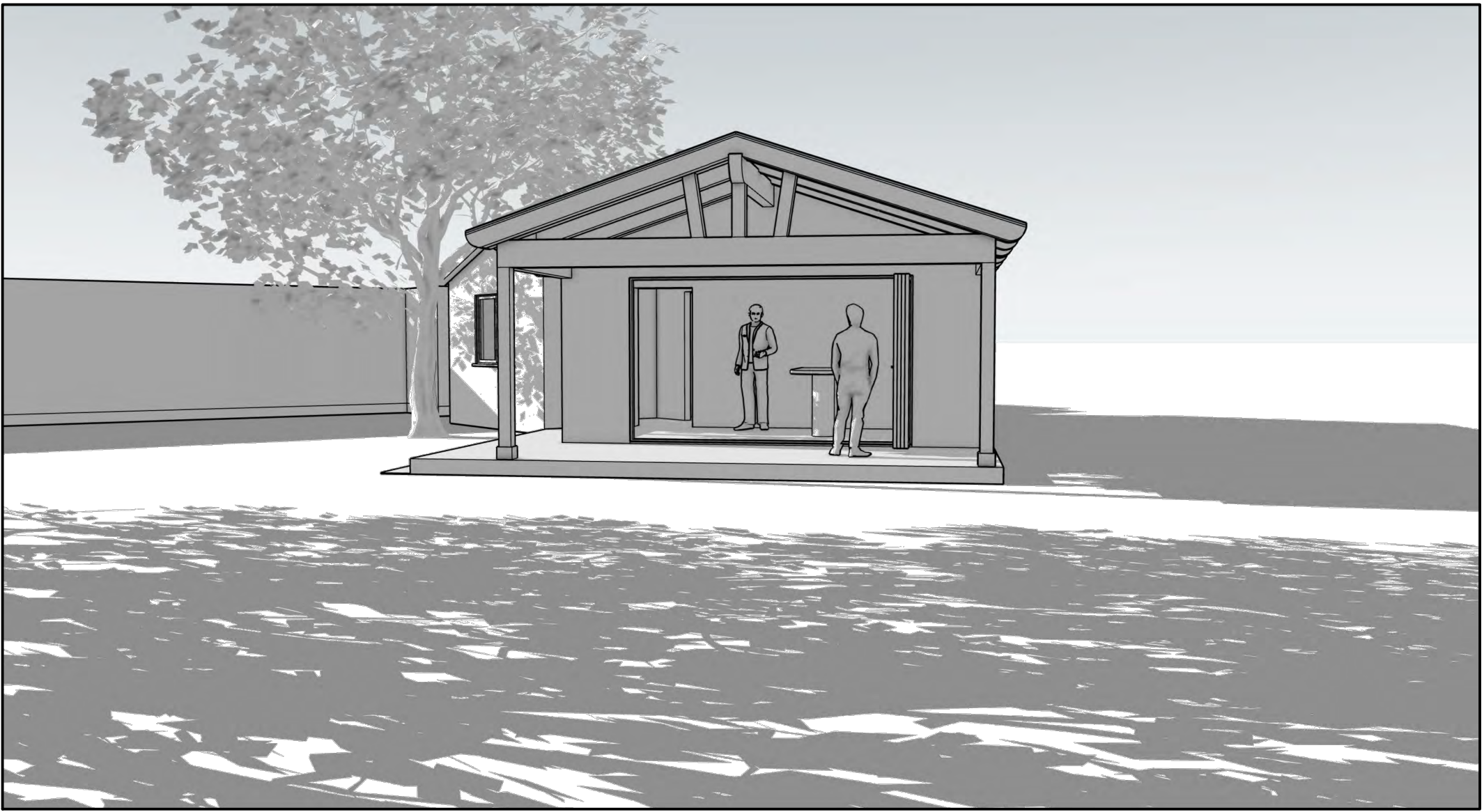
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**A1.1**









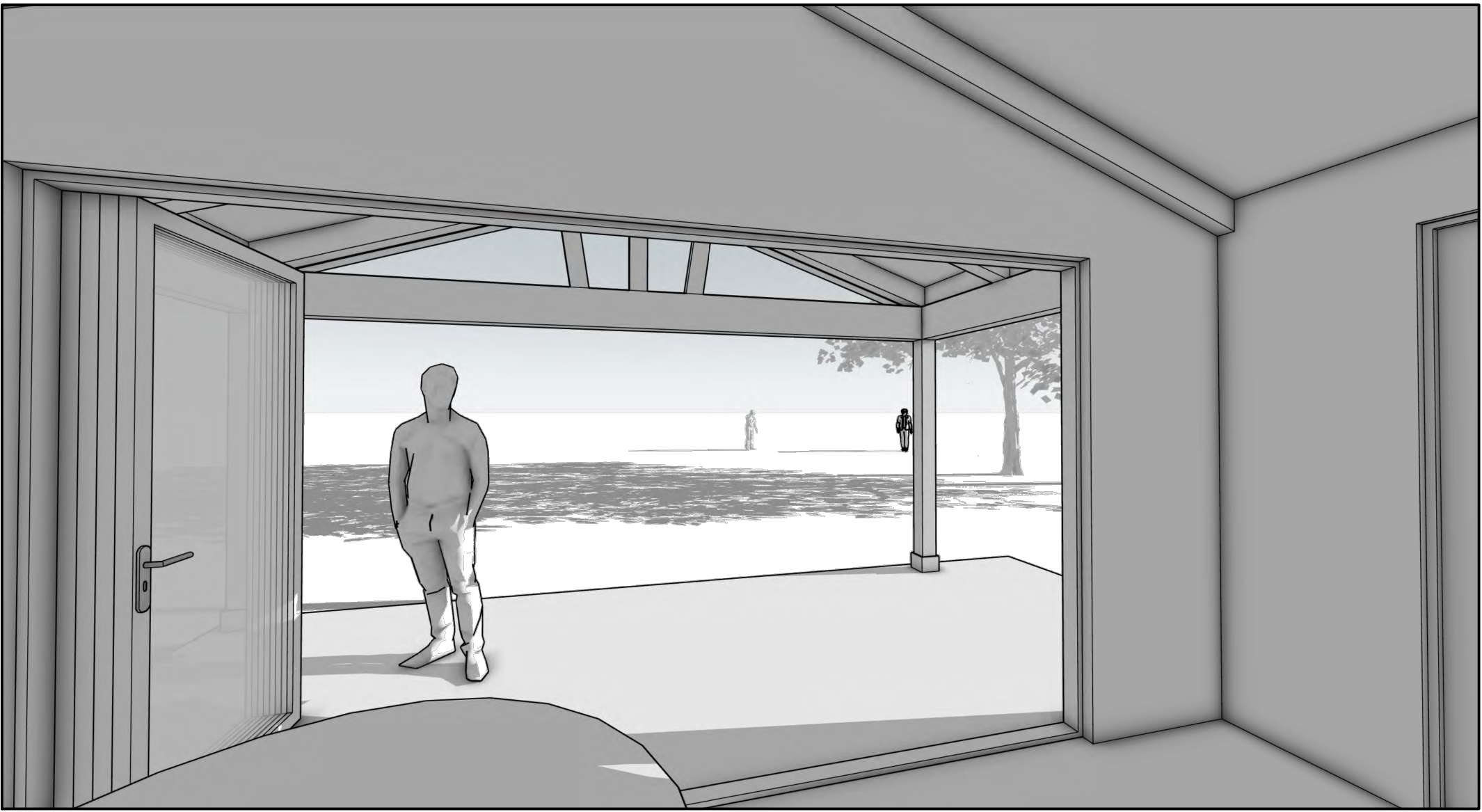
1 EAST ELEVATION



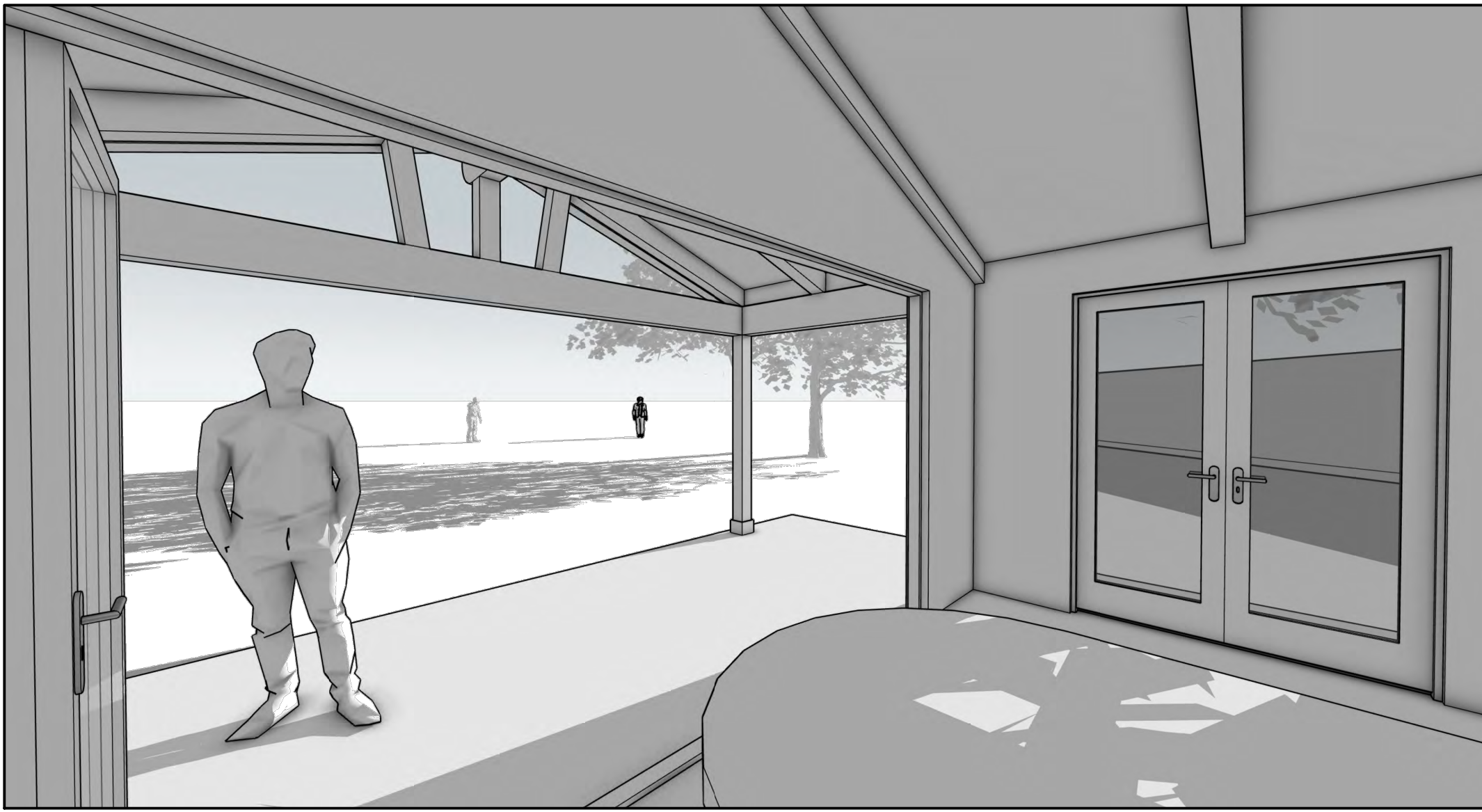
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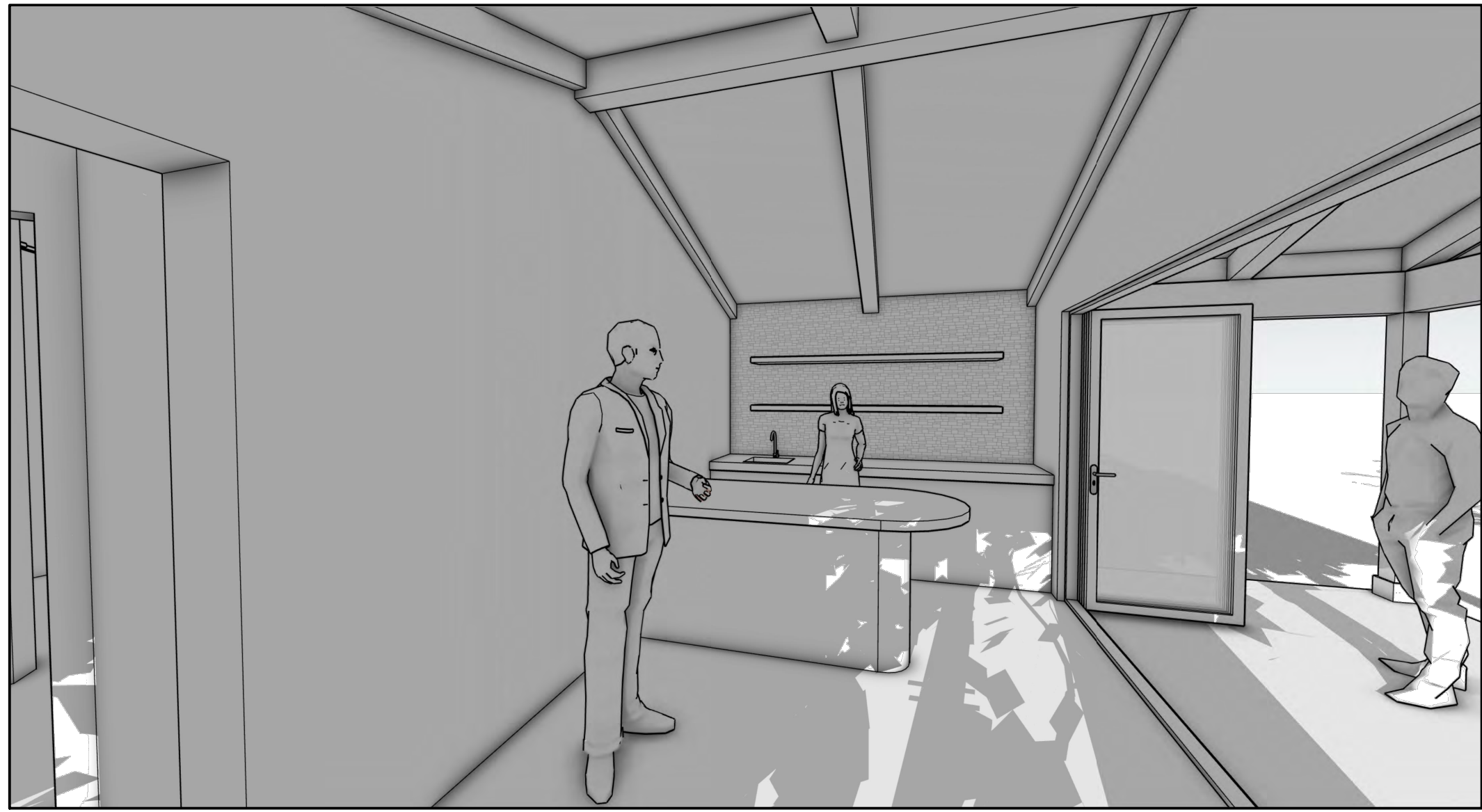
4 EAST ELEVATION



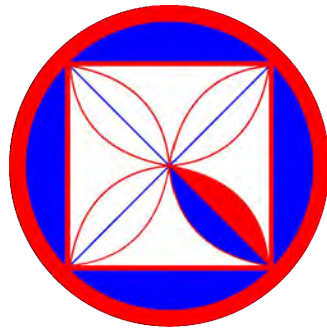
3 NORTH/EAST ELEVATION



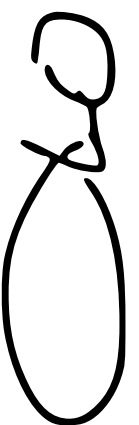
5 SOUTH/EAST ELEVATION



6 NORTH ELEVATION



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REVISIONS:

PROJECT:  
EHLIN RESIDENCE  
3150 MIDWOOD LN. PEBBLE BEACH  
BLOCK: LOTS:  
APN: 008-362-001  
PROJECT NO.  
24-03

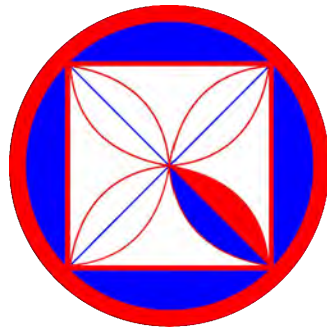
ISSUE:  
10-23-2024  
DRAWN BY:  
AJ ORTIZ

PERSPECTIVE  
DRAWING

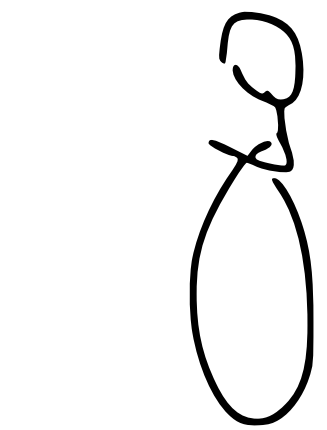
SCALE: 1" = 1/4"

A2.0





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#### REVIEWS:

**PROJECT:**  
EHLLEN RESIDENCE  
3150 MIDWOOD LN. PEBBLE BEACH  
BLOCK: LOTS:  
APN: 008-362-001  
**PROJECT NO.**  
24-03

**ISSUE:**  
10-23-2024  
02-28-2025  
**DRAWN BY:**  
AJ ORTIZ

**PROPOSED FLOOR  
PLAN**

**A3.0**

#### KEY NOTES

- BATHROOM SINK, 36-INCH HIGH FLOATING CABINETS WITH STONE SLAB COUNTERTOP AND BACKSPLASH.
- TOILET, 1.28 G.P.F. STANDARD FLOOR MOUNT IN ALL BATHROOMS, EXCEPT IN POWDER ROOM TO BE A WALL MOUNT TOILET.
- SHOWER STALL WITH FRAMELESS SHOWER DOOR, TILED WALLS PER SPEC'S, AND WALL NICHE.
  - SHOWER PER PLAN
  - SHOWER HEAD TO BE 7'-0" FROM FISHED FLOOR
  - ANTI-SCALDING VALVE AT SHOWER
  - CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOSE NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. (CPC 408.9). SHOWER-CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE PER CPC 408.3. DO NOT USE MORE THAN 2.0 GALLONS PER MINUTE PER CPC 408.2
- TUB, UNDERMOUNT, WITH SLAB PLATFORM
- ARCHEDWAY, PLASTER FINISH TO MATCH THE NEW WALLS
- CABINET, 36-IN HIGH, STONE SLAB COUNTERTOP.
- BAR ISLAND, 36-INCH HIGH, STONE SLAB COUNTERTOP.
- PERIMETER CABINET, 36-IN HIGH, STONE SLAB COUNTERTOP.
- UPPER CABINET, 18-IN ABOVE COUNTERTOP.
- CLOSET SHELVES AND METAL ROD
- DOWNSPOUT, 3-INCH DIA ROUND, CONNECTED TO A DRAINAGE SYSTEM.
- ELECTRIC METER 200 AMP; PROVIDE 3-FT. SETBACK FROM GAS METER AND DOWNSPOUT. VERIFY WITH PG&E REQUIREMENTS & SETBACKS PRIOR TO INSTALLATION. (SEPARATE FROM MAIN HOUSE)
- GAS METER; PROVIDE 3-FT. SETBACK FROM ELEC. METER AND OPENINGS. VERIFY WITH PG&E REQUIREMENTS & SETBACKS PRIOR TO INSTALLATION.
- TANKLESS WATER HEATER. VERIFY MANUF. SPEC'S FOR ELECTRICAL CONNECTIONS
- CRAWL SPACE ACCESS DOOR

- W1 SEE DETAIL 1/A11.0  
W2 SEE DETAIL 4/A11.0  
W3 SEE DETAIL 5/A11.0  
W4 SEE DETAIL 7/A11.0  
W5 SEE DETAIL 2/A11.0  
F1 SEE DETAIL 2/A11.1  
F2 SEE DETAIL 3/A11.1  
F3 SEE DETAIL 4/A11.1  
F4 SEE DETAIL 1/A11.1

#### LEGEND

- 6X EXTERIOR WALLS PLASTER SIDING TO MATCH EXISTING HOUSE  
4X INTERIOR WALLS SMOOTH FINISH PLASTER WALLS  
EXISTING TREES  
DENOTES WINDOW NUMBER, SEE SHEET A8.0 WINDOW SCHEDULE  
DENOTES DOOR NUMBER, SEE SHEET A8.0 DOOR SCHEDULE

#### GENERAL NOTES:

THIS PROJECT SHALL COMPLY WITH THE:

- 2022 CALIFORNIA BUILDING CODES
- 2022 CALIFORNIA PLUMBING CODES
- 2022 CALIFORNIA FIRE CODES
- 2022 CALIFORNIA ELECTRICAL CODES
- 2022 CALIFORNIA ENERGY CODES
- 2022 CALIFORNIA MECHANICAL CODES
- 2022 CALIFORNIA RESIDENTIAL CODES
- 2022 CALIFORNIA GREEN BUILDING CODES
- All construction shall meet the requirements of the C.B.C. 2022 edition.
- Insulation shall be installed in ceilings, all exterior walls, around water heaters, walls around air conditioning plenums and between floor joists. Insulation contractor shall post a copy of the "Certificate of Compliance". Insulation shall conform to flame spread rating and smoke density requirements of C.B.C. 2022 Edition.
- Insulate areas as follows:  
Ceiling: R-30 average Floors: R-30  
Walls: R-23  
All windows shall comply with the State of California energy conservation codes, Title 24. See Title 24 calculations included or attached to these plans.
- All interior wall finishes shall be rated flame spread, Class III.
- Water closet compartment shall be a minimum of 30" width with 24" clear in front.
- All gas burning equipment shall have combustion air within 12" of the floor and ceiling.
- All prefabricated fireplaces shall have tight-fitting doors. Outside combustion air intake (6" square, minimum) and a tight fitting damper, for further specifications, see Title 24 energy requirements.
- All attic access openings shall be not less than 22"x30" & 30" of clear headroom provides above the access openings.
- Provide water-resistant gypsum board behind all ceramic tile or other wall finishes as per requirements

- Garage to Dwelling Separation: The private garage shall be separated from the dwelling unit and its attic area by means gypsum board not less than 5/8" thick per Mo. Co. Ordinance, applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8"-inch type X gypsum board or equivalent. (CBC R302.6 Table) Doors from garage to dwelling units shall be either solid wood door or solid or honeycomb core steel door not less than 1-3/8" thick, or 20 minute rated door. The door shall be self-closing and self-latching.
- OMITTED
- For storage and laundry rooms have been established at 7'-0" the same as for kitchens and bathrooms. Ceiling heights for occupiable and spaces remains at 7'-6".
- All tub/shower combinations shall be fitted with brass ferrule overflow and drains. Provide an approved water-proof material (tile or fiberglass). A minimum of 6'-0" in height for water protection. All tub/shower shall be fitted with approved safety glass enclosure or a curtain rod.
- Per The California ed. of the CGBC, in Sec. 4.303.1 For all building alterations or improvements to a single family residential property, existing plumbing fixtures in the entire house that do not meet current flow rates will need to be upgraded.  
Water closet : ≤ 1.28 gal./flush  
Single Water Heads: ≤ 1.8 gpm @ 80 psi  
Multiple Shower heads: Shall have a combined flow rate of not more than 1.8 gmp in accordance with the current CGBC 4.303.0. or only one shower head outlet is to be operation at a time.  
Lavatory Faucets: Max. Flow Rate ≤ 1.2 gpm @ 60 psi  
Min. Flow Rate ≥ 0.8 gmp @ 20 psi  
Kitchen Faucets: ≤ 1.8 gpm @ 60 psi temporary increase to ≤ 2.2 gpm allowed but shall default to 1.8 gpm

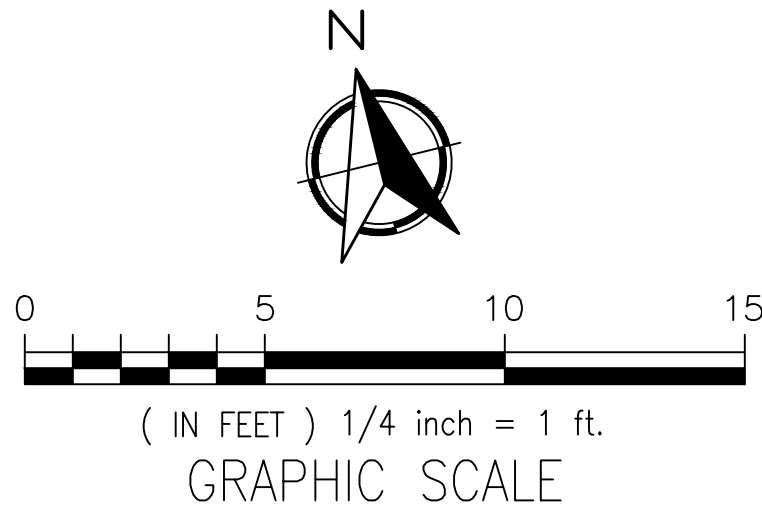
- Provide approved smoke detectors, receiving their primary power from house wiring with a battery back-up, in each sleeping room, centrally located in the corridor/bedroom accessway, in a room with a 24" ceiling height difference leading to such corridor/accessway, and at each floor level.
- Final inspection and approval from Water District required prior to County final approval.
- Install no threshold greater than 3/4" in height Per CBC 1010.1.6.
- Anti-syphon devices at all exterior hose bibbs
- Gas system plans to be reviewed and approved by the building official prior to beginning work on the system, not prior to inspection.
- Shower compartments and wall above bathtubs with installed shower heads shall be finished with a smooth nonabsorbent surface to a height not less than 72-inches above drain inlet. (CBC 1210.2.3)
- Plumbing vents to terminate 6" above roof and 36" from any property line.
- N/A
- The Maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 F degrees by a device that is in accordance with ASSE 1070 or CSA B125.3, the water heater thermostat shall not considered a control for meeting this provision. (CPC 409.4)
- Through-the-wall vent termination will comply with the following. The vent terminal of direct-vent appliance with an input of 10,000 Btu/h or less shall be located at six (6) inches from any air opening into a building, and such an appliance with an input over 10,000Btu/h shall be installed with nine (9) inches of vent termination clearance, and on appliance with an over 50,000 Btu/h shall have at least a twelve (12) inch of vent termination clearance. The bottom of the vent terminal and the air intakes shall be located at least twelve (12) inches above grade (CMC 802.8.2).

- Provided makeup air for the clothes dryer. When a closet is designed for the installation of clothes dryer, a minimum opening of 100-inches shall be provided in the door. (CMC 504.4.1)
- Provide source of combustion air to furnace and water heater in compliance with 2022 CMC Chapter 7.
- OMITTED
- The first 5 feet of hot and cold water pipes from the storage tank for non-recirculating system shall be thermally insulated with a minimum of 1"(75) thick insulation for hot (cold) water pipes with a diameter less than or equal to 2-inches or 1.5"(1") for hot (cold) water pipes with a diameter greater than 2-inches. (150)(1)(2)CEN
- Fireplace Per California Energy Code 150(e)  
A. Closable doors covering the entire opening on one or two sides of the fireplace.  
B. A Combustion air intake with damper directly into the firebox from the outside.  
C. A flue damper with a readily accessible control.
- Provide (2) copies of the waste and vent, water pipes and gas pipe line Schematics/Isometrics showing the size of the different branches, the various load demands, and the location of the point of delivery.  
[THE REFERENCE SCHEMATICS/ISOMETRICS SHALL BE INCLUDED IN THE DEFERRED PLUMBING PERMIT APPLICATION SUBMITTALS.]
- An approved CO alarm shall be provided on each floor and in all sleeping areas having fuel burning appliances or fireplace in accordance with (CPC Sec.315.1)
- Showers and tub/shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance and thermostatic types that provide acid and thermal shock protection.
- Control valves and shower heads shall be located so that the bather can adjust the valves prior to stepping into the shower spray

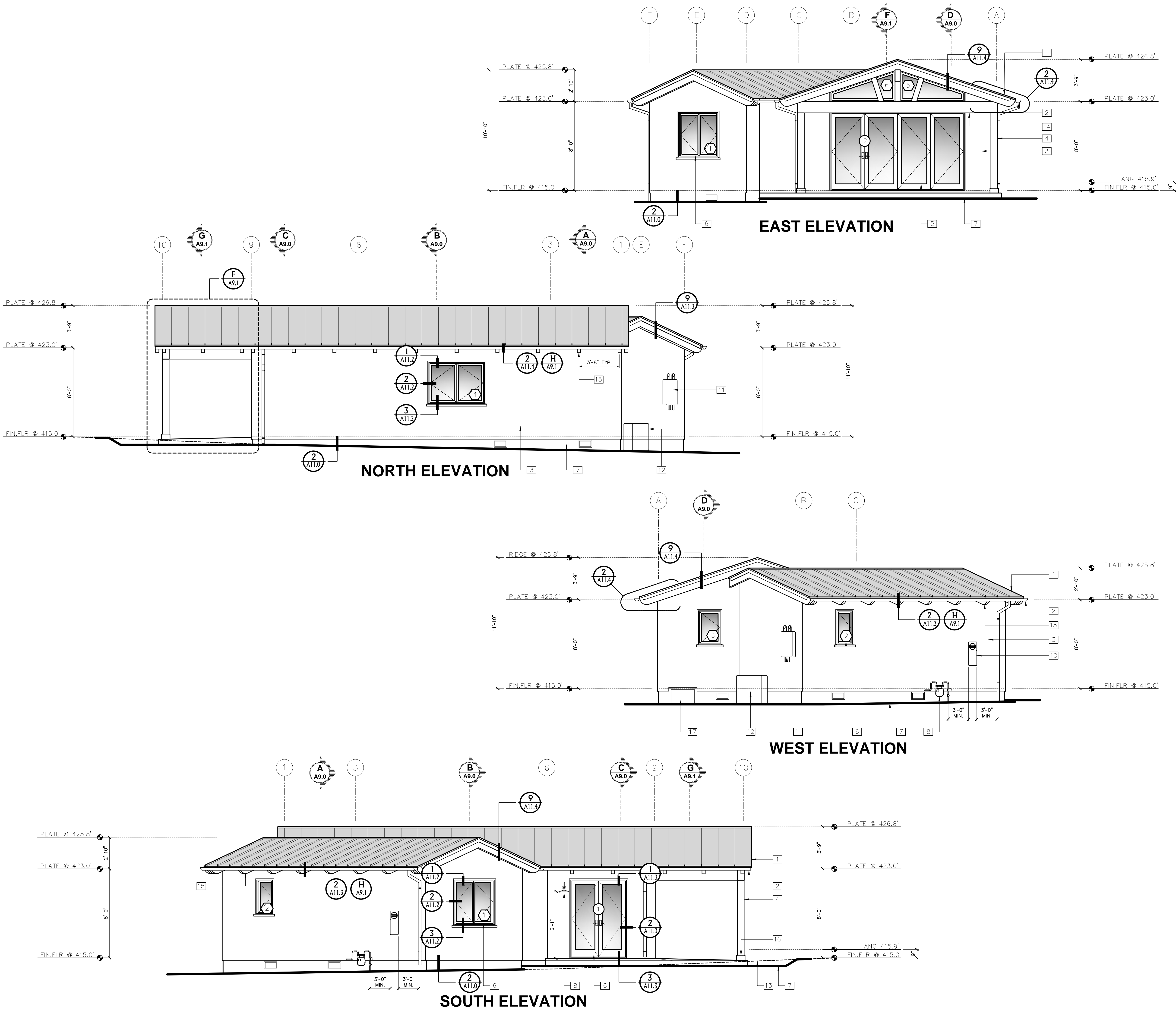
- The entry, bathroom (w/reinf.) And at least one bedroom shall provide a doorway with a net clear opening of 32-inches; outlets, switches and controls shall be located 15-inches min. And 48-inches max. Above fin. Fir
- Aging in place design and fall protection [2022 crc, section r327] at least one bathroom (containing atub/shower) on the entry level shall be provided with reinforcement installed in accordance with this section;
- R327.1.4 Doorbell Buttons-Doorbells shall be located 48-inches max. Above floor/landing.
- R327.1.1 Reinforcement for Grab Bars- At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level at least one bathroom on the second or third floor of the dwelling shall comply with this section.
- R327.1.3 Interior Doors- Effective July 1 2024 at least one bathroom and one bedroom on the entry level shall provide a doorway with a net clear opening of not less than 32 inches (812.8 mm) measured with the door positioned at an angle of 90 degrees from the closed position or in the case of a two- or three-story single family dwelling on the second or third floor of the dwelling if a bathroom or bedroom is not located on the entry level.

Effective January 1, 2010, the State of California Lead Free Plumbing Law, Health and Safety Code Section 116875 becomes effective.

- IN PERT, THIS CODE SECTION STATES THAT NO PERSON SHALL USE ANY PIPE, PIPE OR PLUMBING FITTING OR FIXTURE, OR SOLDER OR FLUX THAT IS NOT LEAD FREE (0.25% LEAD) IN PLUMBING SYSTEMS CONVEYING POTABLE WATER FOR HUMAN CONSUMPTION (LEPPING, FITTINGS AND FIXTURES TO/A KITCHEN AND BATHROOM SINK).
- PLUMBING CONTRACTOR SHALL PROVIDE THE TESTING AND LISTING DOCUMENTATION TO THE MONTEREY COUNTY INSPECTION STAFF FOR ALL PLUMBING PRODUCTS CONVEYING POTABLE WATER SHOWING THAT EACH MEETS THE LEAD FREE TESTING REQUIREMENTS OF NSF/ANSI 61 ANNEX G.







- KEY NOTES**
- 1 NEW STANDING SEAM METAL ROOF, PITCH 4:12
  - 2 NEW GUTTERS & DOWNSPOUTS, ALUMINUM
  - 3 NEW SIDING: PLASTER FINISH, PAINTED
  - 4 NEW POST: 8X8, PAINT GRADE
  - 5 NEW BI-FOLD DOOR WITH GLASS PANELS
  - 6 NEW WINDOWS AND DOORS: NEW, WOOD CLAD
  - 7 NEW GRADE WHERE OCCURS
  - 8 NEW LIGHT FIXTURES
  - 9 GAS METER
  - 10 MAIN ELECTRICAL PANEL 200 AMP
  - 11 TANKLESS WATER HEATER. VERIFY MANUF. SPEC'S FOR ELECTRICAL CONNECTIONS
  - 12 HEAT PUMP. VERIFY MANUF. SPEC'S FOR ELECTRICAL CONNECTIONS
  - 13 EXISTING GRADE WHERE OCCURS
  - 14 NEW BEAM: 8X12, PAINT GRADE
  - 15 4X8 SHAPED REDWOOD RAFTER TAIL; STAINED TO MATCH EXISTING DWELLING; SPACE EQUALY AT 3'8", FILED VERIFY
  - 16 POST BASE, 1X6 A2EX TRIM, PAINT TO MATCH POST.
  - 17 CRAWL SPACE ACCESS DOOR



**CODG**  
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CANYON CENTER, CA 92924  
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CLAUDIO@CODGNC.COM  
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**REVISIONS:**

**PROJECT:**  
EHLLEN RESIDENCE  
3150 MIDWOOD LN.  
BLOCK:        LOTS:  
APN: 008-362-001  
**PROJECT NO.**  
24-03

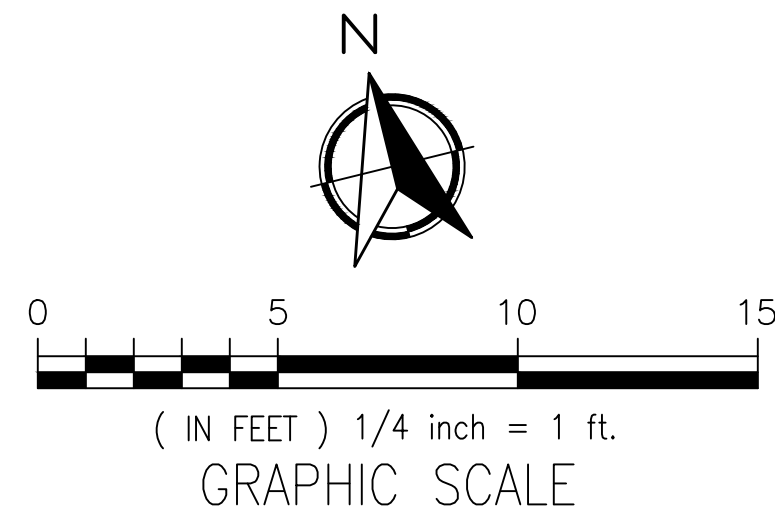
**ISSUE:**  
10-23-2024

**DRAWN BY:**  
AJ ORTIZ

**PROPOSED ELEVATIONS**






SCALE: 1" = 1/4"

**A4.0**



## LEGEND

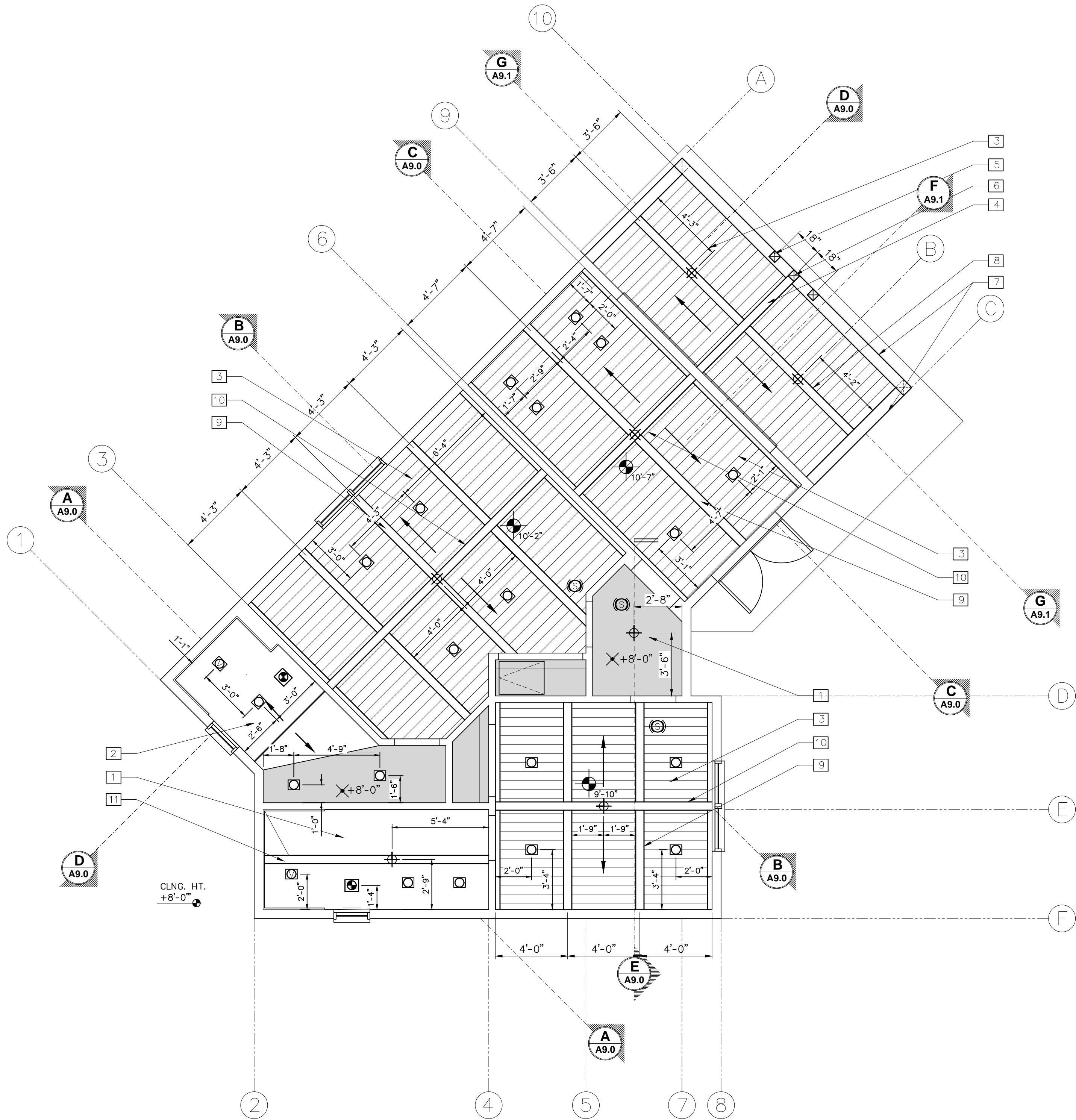
- 1 GUTTER DOWNSPOUTS
- 2 5-IN OGEE GALV. METAL GUTTERS W/ 2% SLOPE
- 3 ROOF SHOWN THICK SOLID LINE
- 4 MAIN STRUCTURE SHOWN THIN-SOLID LINE
- 5 CRICKET

- |   |   |
|---|---|
|  | ROOF SLOPE DIRECTION<br>ARROW               |
|  | ROOF LINE: NEW<br>THICK SOLID LINE          |
|  | MAIN STRUCTURE FOOTPRINT<br>THIN SOLID LINE |
|  | GUTTERS                                     |
|  | DOWNSPOUTS<br>W/2% SLOPE                    |

## GENERAL NOTES

2. SEE PLAN FOR ROOF SLOPE.
2. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. CLASS "A" MINIMUM RATING FOR ROOF ASSEMBLY PER PEBBLE BEACH "CALIFORNIA" DOUBLE FRAMING AREAS PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION PER C.R.C. IF "CALIFORNIA" DOUBLE FRAME AREA HAS MORE THAN 30-INCHES HEADROOM PROVIDE A 22"x30" ACCESS THROUGH MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
4. ALL BOX COLUMNS AND "POP-OUTS" SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
5. PROVIDE TWO (2) LAYERS GRADE "D" MINIMUM PAPER UNDER STUCCO WHERE MOOD SHEATHING OCCURS.
6. ALL ROOF FASTENERS TO BE CAPABLE OF RESISTING WIND LOAD OF 110 M.P.H. INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTION.. (As shown in Figure 8301-204-2)
7. BUILT UP ROOFING TO HAVE MINERAL SURFACE CAP SHEET WITH FIBERGLASS BASE SHEET SPOT MOPPED TO DECK. PROVIDE 2 FIBERGLASS PLYSHEETS WITH TYPE III ASPHALT @ 25-30. CONSULT MANF. FOR SPECIFIC INSTALLATION REQUIREMENTS.
8. WHERE CEILING APPLIED TO UNDER-SIDE OF ROOF RAFTERS, EACH SEPARATE SPACE SHALL HAVE CROSS VENTILATION OPENING & MINIMUM 1-INCH AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING.
9. FLAT ROOFS MUST SLOPE A MINIMUM OF 1/4-INCH PER FOOT FOR DRAINAGE OR SUBMIT DESIGN TO SUPPORT ACCUMULATED WATER. (Sec. 1611.2)
10. R806.2 Minimum Vent Area  
The minimum net free ventilating area shall be 1/150 of the area of the vented space.  
Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided both of the following conditions are met:
  1. In Climate Zones 6, 7 and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
  2. Not less than 40 percent and not more than 50 percent of the total required ventilating area provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically. The balance of the required ventilation provided shall be located in the bottom one-third of the attic space. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installatory shall provide lower ventilators (914 mm) below the ridge or highest point of the space shall be permitted.





KEY NOTES

- 1 FLAT CEILING; 5/8" GYPSUM BOARD, THIN VENEER PLASTER, SMOOTH FINISH
- 2 SLOPED CEILING; 5/8" GYPSUM BOARD, THIN VENEER PLASTER, SMOOTH FINISH
- 3 1X6 T&G, CEDAR ROUGH SAWN, SQUARE EDGE W/NICKLE GAPS
- 4 RIDGE BEAM 6X12; CEDAR ROUGH SAWN
- 5 6X6 STRUTT; CEDAR ROUGH SAWN
- 6 6X6 KING POST; CEDAR ROUGH SAWN
- 7 8X12 BEAM; CEDAR ROUGH SAWN WITH HIDDEN STL. PER STRUCTURAL DWGS, CONNECTION TO POST & BEAMS.
- 8 6X10 RAFTER; EXPOSED CEDAR, ROUGH SAWN
- 9 6X6 RAFTER; CEDAR, ROUGH SAWN
- 10 RIDGE BEAM 6X10; CEDAR, ROUGH SAWN
- 11 RIDGE BEAM 6X6; CEDAR, ROUGH SAWN

NOTES

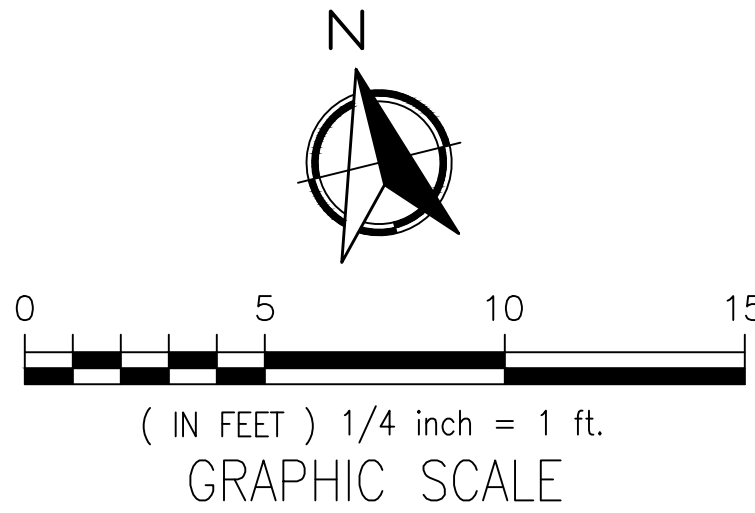
- All beams and decking to be kiln-dry lumber.
- Drywall 5/8" thick gypsum board typical.
- GARAGE TO DWELLING SEPARATION: The private garage shall be separated from the dwelling unit and its attic area by means of gypsum board, not less than 1/2 inch (12.7 mm) in thickness, applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8-inch (15.9 mm) Type X gypsum board or equivalent and 1/2-inch (12.7 mm) gypsum board applied to structures supporting the separation from habitable rooms above the garage. (CRC R302.6)
- Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) in thickness, or doors in compliance (CRC R302.5.1) with a fire protection rating of not less than 20 minutes. Doors shall be self-closing and self-latching.

LEGEND

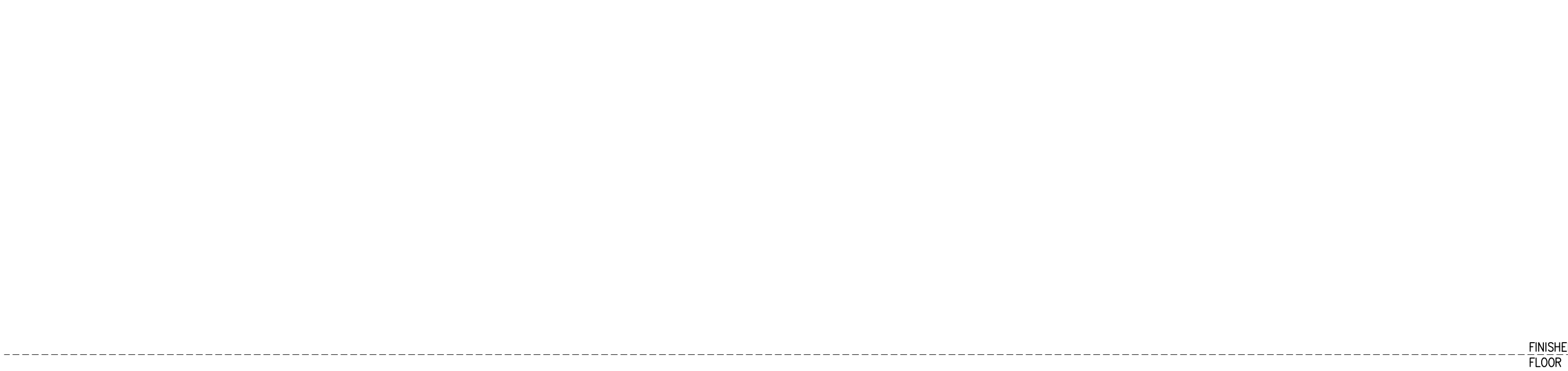
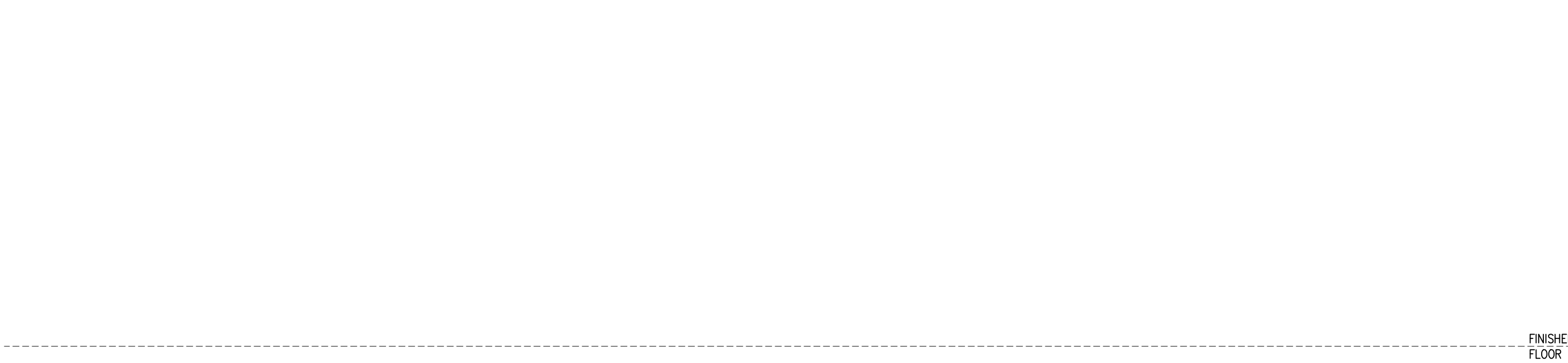
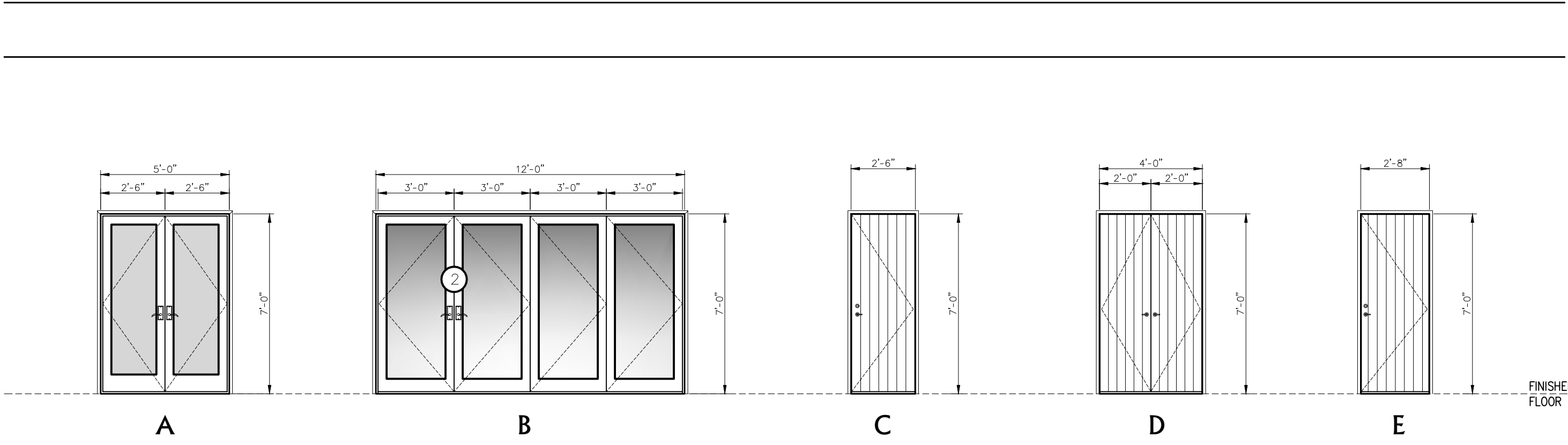
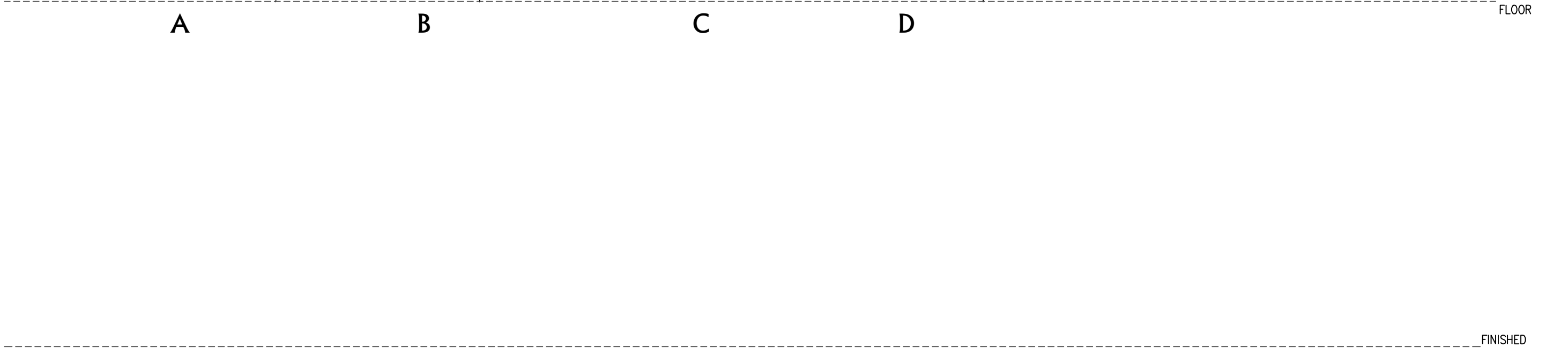
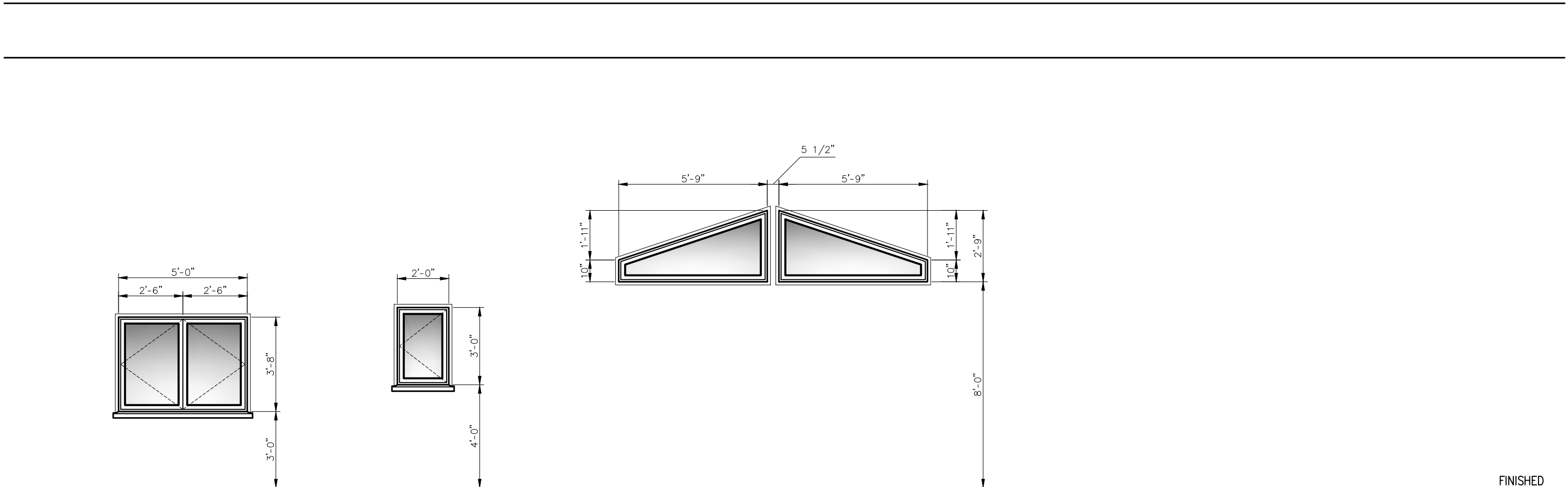
- SLOPED CEILING DIRECTION
- FLAT CEILING
- CEILING BEAMS
- EXHAUST FAN (ENERGY STAR) SEPARATE SWITCHES
- COMBO - SMOKE ALARM & CARBON MONOXIDE ALARM
- HIGH EFFICACY LIGHTING (RECESSED CAN LIGHT)
- VAPOR-RESISTANT LIGHT FIXTURE
- DECORATIVE CEILING FIXTURE (HANGING FIXTURE)
- CEILING HEIGHT DATUM
- ATTIC ACCESS DOOR 22X30 MIN. WITH 30" CLR HEADROOM MIN. ACCESS TO FURN.
- 1X6 T&G, CEDAR ROUGH SAWN, SQUARE EDGE W/NICKLE GAPS

WUI REQUIREMENTS:

- > ROOF COVERINGS: WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO RESIST THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.
- > THE GUTTER.
- > ROOF AND ATTIC VENTS AND UNDERFLOOR VENTILATION SHALL RESIST THE INTRUSION OF FLAME AND EMBERS THROUGH THE VENTILATION OPENINGS. THE VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886.
- > EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, OR SHALL MEET THE PERFORMANCE CRITERIA OF ASTM E2707. (SEE 8R337.7.3 EXCEPTIONS FOR OTHER ALTERNATIVES)
- > EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
- > THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED EAVES, ENCLOSED EAVES, EXTERIOR PORCH CEILINGS, AND ALL EXPOSED UNDERFLOOR AREAS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING, OR EXTERIOR PORTION OF AN APPROVED ONE HOUR WALL ASSEMBLY.







Window Schedule											
	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
MAIN DWELLING	1	BEDROOM ONE	A	5'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	2	BATHROOM ONE	B	2'-0" X 3'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	3	BATHROOM TWO	B	2'-0" X 3'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	4	BEDROOM TWO	A	5'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	5	SITTING ROOM	C	5'-9" X 2'-9"	FF	FIXED	WOOD-CLAD	YES	YES	NO	NO
	6	SITTING ROOM	D	5'-9" X 2'-9"	FF	FIXED	WOOD-CLAD	YES	NO	YES	NO

#### WINDOW SPECIFICATIONS:

MANUFACTURE: SIERRA PACIFIC  
MODEL: SEDONA PUSHOUT

GLASS: STANDARD DUAL PANE, CLEAR  
GRILL: NONE  
MATERIAL: WOOD-CLAD  
CLAD COLOR: SANDSTONE 003 (CLIENT TO APPROVE)  
INTERIOR FINISH: CLEAR  
WOOD SPECIE: DOUGLAS FIR  
HARDWARE: CAM HANDLE & STRIKE PLATE  
HARDWARE COLOR: OLD RUBBED BRONZE

TRIM OPTIONS: NONE  
EXTERIOR: NONE  
INTERIOR: NONE

#### WUI REQUIREMENTS THAT ARE STILL OUTSTANDING:

> ROOF COVERINGS: WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO RESIST THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

> THE GUTTER:

> ROOF AND ATTIC VENTS AND UNDERFLOOR VENTILATION SHALL RESIST THE INTRUSION OF FLAME AND EMBERS THROUGH THE VENTILATION OPENINGS. THE VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WU) VENTS APPROVED AND LISTED BY THE STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2896.

> EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, OR SHALL MEET THE PERFORMANCE CRITERIA OF ASTM E2707. (SEE 6R337.7.3 EXCEPTIONS FOR OTHER ALTERNATIVES)

> EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

> THE EXPOSED ROOF DECK OR THE UNDERSIDE OF UNENCLOSED EAVES, ENCLOSED EAVES, EXTERIOR PORCH CEILINGS, AND ALL EXPOSED UNDERFLOOR AREAS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING, OR EXTERIOR PORTION OF AN APPROVED ONE HOUR WALL ASSEMBLY.

Door Schedule											
	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED		
MAIN DWELLING	1	SITTING AREA	A	(2) PER 2'-6" X 7'-0"	FF	GLASS / FLUSHED paneled	OUTSIDE	WOOD-CLAD	YES	YES	
	2	SITTING AREA	B	(4) PER 3'-0" X 7'-0"	FF	GLASS / BI-FOLD paneled	OUTSIDE	WOOD-CLAD	YES	YES	
	3	BEDROOM ONE	E	2'-8" X 7'-0"	FF	1-3/4" THK / paneled door	INSIDE	WOOD	NO	NO	
	4	CLOSET ONE	D	(2) PER 2'-0" X 7'-0"	FF	1-3/4" THK / paneled door	INSIDE	WOOD	YES	NO	
	5	BATHROOM ONE	E	2'-8" X 7'-0"	FF	1-3/4" THK / paneled door	INSIDE	WOOD	NO	NO	
	6	BEDROOM TWO	C	2'-6" X 7'-0"	FF	1-3/4" THK / paneled door	INSIDE	WOOD	NO	NO	
	7	CLOSET TWO	D	(2) PER 2'-0" X 7'-0"	FF	1-3/4" THK / paneled door	INSIDE	WOOD	NO	NO	
	8	BATHROOM TWO	C	2'-6" X 7'-0"	FF	1-3/4" THK / paneled door	INSIDE	WOOD	NO	NO	

#### DOOR SPECIFICATIONS (EXTERIOR):

MANUFACTURE: SIERRA PACIFIC  
MODEL: OUTSWING CA

GLASS: STANDARD DUAL PANE, CLEAR  
GRILL: NONE  
JAM: 6'-9/16"  
CLAD COLOR: SANDSTONE 003, (CLIENT TO APPROVE)  
INTERIOR FINISH: CLEAR  
WOOD SPECIE: DOUGLAS FIR  
HARDWARE: DALLAS SERIES CONTEMPORARY  
HARDWARE COLOR: OIL RUBBED BRONZE

TRIM OPTIONS: NONE  
EXTERIOR: WOOD CASING TO MATCH EXISTING  
INTERIOR: WOOD CASING TO MATCH EXISTING

#### DOOR SPECIFICATIONS (INTERIOR):

MANUFACTURE: TRUESTILE  
MODEL: TMRI13000

GLASS: NONE  
GRILL: NONE  
INTERIOR FINISH: STAINED  
WOOD SPECIE: RIFT SAWN WHITE OAK  
THICKNESS: 1-3/4"  
JAM WIDTH: 4" (VERIFY)  
HINGES: BRUSHED CHROME  
HARDWARE: EMTEK, FREESTONE LEVEL  
HARDWARE COLOR: SATIN NICKEL  
PROFILES: 1/4" KERF OUT REVEAL

TRIM OPTIONS: NONE  
EXTERIOR: NONE  
INTERIOR: NONE

#### Door Notes:

EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL OR BE SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1.

GARAGE DOOR PERIMETER GAPS AT THE BOTTOM, SIDES AND TOP OF DOORS SHALL NOT EXCEED 1/8 INCH. THE GAPS BETWEEN DOORS AND OPENINGS SHALL BE CONTROLLED BY WEATHER STRIPPING THAT CONFORMS TO ASTM D638, HAVE DOORS OVERLAP ONTO JAMBS AND HEADERS OR HAVE JAMBS AND HEADERS COVERED WITH METAL FLASHING.

#### Door Notes:

- PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
- GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
- ALL DOOR GLAZING TO BE TEMPERED GLASS.
- ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
- DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
- GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
- DOOR HINGES TO BE 4.5"H.X4.5"W. DOOR 7'-0"
- ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED, AND SEALED.
- GARAGE DOORS : SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- THE DOOR FINISH PER CLIENT OR CODG, INC.
- THE DOOR STILES TO BE PER PLAN
- CHECK FLOOR PLAN FOR HINGES LOCATION
- PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED DOUBLE GLAZING PANE.
- R327.1.3 INTERIOR DOORS-EFFECTIVE JULY 1 2024 AT LEAST ONE BATHROOM W/SHOWER & OR TUB AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 36" W. DOOR PROVIDED 32" CLEAR WHEN OPEN MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION OR IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

#### Window Notes:

- PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
- SCREEN COLOR TO BE SPECIFIED BY CLIENT
- GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
- THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE, ETC.) FOR REVIEW BY CODG, Inc.
- APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
- PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC POLYSULFIDE OR URETHANE AS REQUIRED.
- ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
- EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
- ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
- SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
- DOUBLE PANE LAMINATED GLASS AS SPECIFIED TITLE 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
- PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
- WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTENSION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O.)

#### Note:

- FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATIONS
- ALL WINDOW DIMENSIONS ARE THE ROUGH OPENING SEE ELEVATIONS
- ALL DOOR DIMENSIONS ARE ACTUAL DOOR SIZE & OPENING SEE ELEVATIONS

#### Tempered Glass Note:

EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS. THE FOLLOWING LOCATIONS SHALL BE HAZARDOUS LOCATIONS FOR GLAZING:

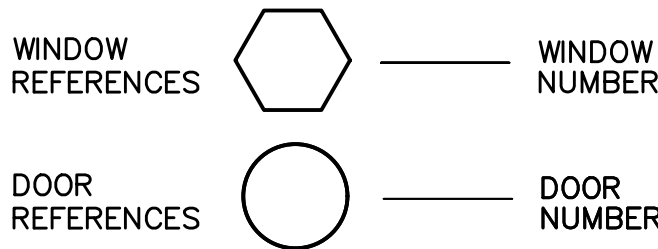
A) GLAZING IN DOORS.

B) GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE AND ITS EITHER WITHIN 24-INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

C) GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:

- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
- THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
- ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.
- GLAZING IN GUARDS AND RAILINGS.
- GLAZING IN WALLS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDS.
- GLAZING ADJACENT TO STAIRS AND RAMPS.

#### Symbols



#### Abbreviations

N/A \_\_\_\_\_ NOT APPLICABLE  
G.C. \_\_\_\_\_ GENERAL CONTRACTOR  
P \_\_\_\_\_ PAINT  
ST \_\_\_\_\_ STAIN  
FF \_\_\_\_\_ FACTORY FINISH  
I.D. \_\_\_\_\_ INTERIOR DESIGN  
S \_\_\_\_\_ SEALED  
MFR. \_\_\_\_\_ MANUFACTURER  
FIN. \_\_\_\_\_ FINISH  
NAT. \_\_\_\_\_ NATURAL

#### REVIEWS:

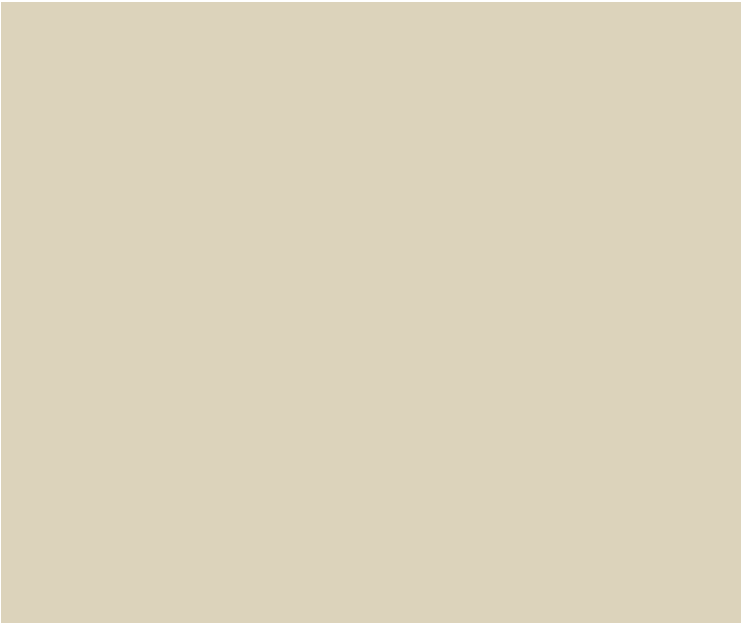




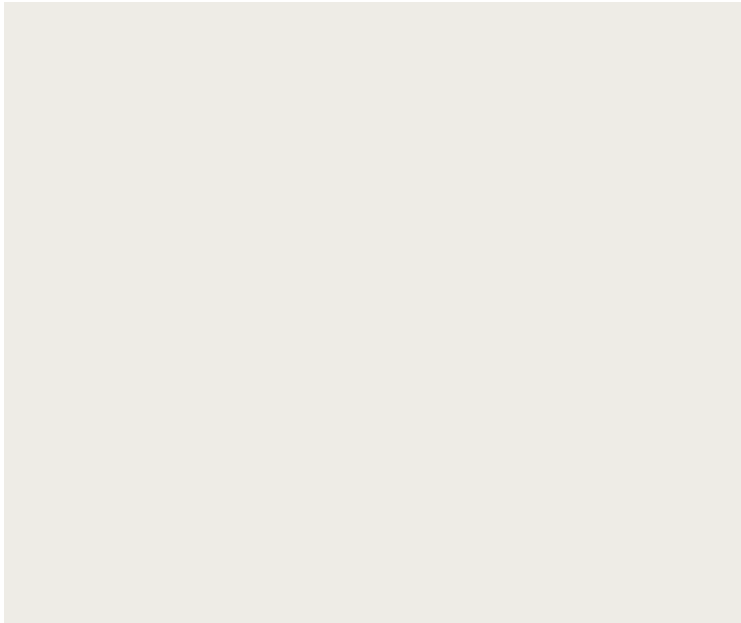
**BULB**  
MANUFACTURE: PHILLIPS  
WATTS: 4 WATTS  
LUMENS: 150  
BULB TYPE: B11 LED SOCKET



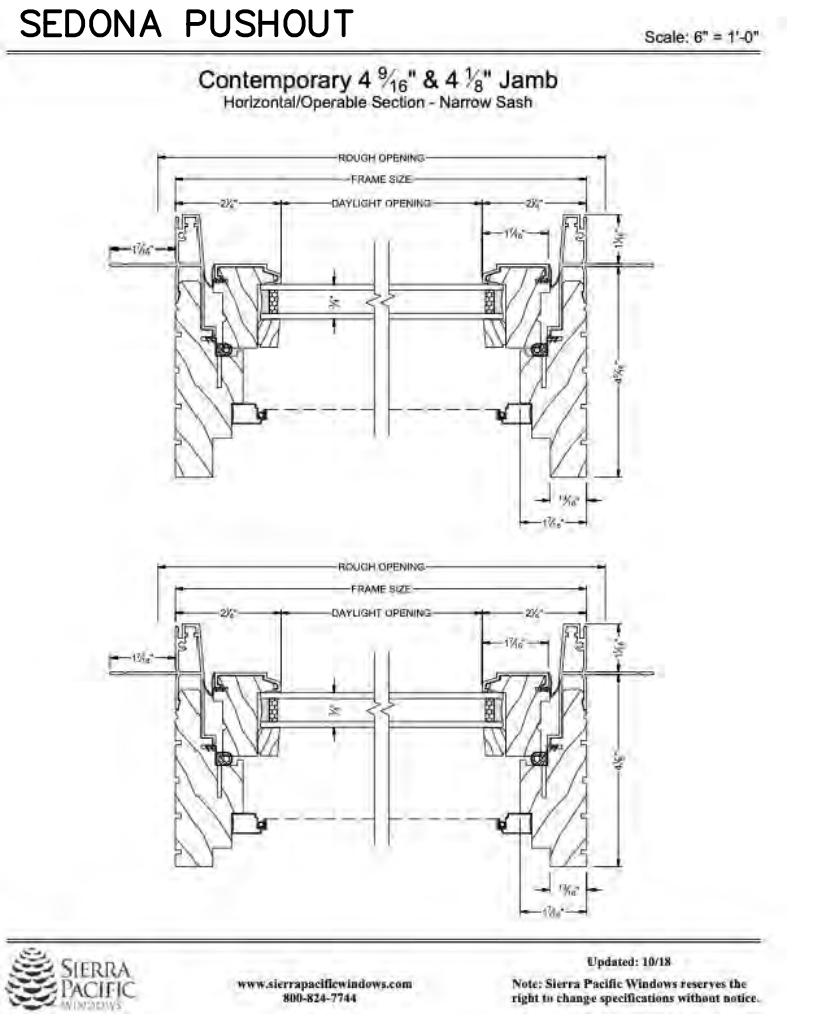
**FIXTURE A**  
MANUFACTURE: HINKLEY  
T24 COMPLIANT: YES  
COLOR: BLACK  
WATTS: 14 WATTS  
LUMENS: 150  
BULB TYPE: SEE BULB  
DIMENSIONS: 16½”H X 16”W X 11”  
EXTENDS 17” FROM WALL



**COLOR EXTERIOR**  
MANUFACTURE: SHERWIN-WILLIAMS  
COLOR: CHOPSTICKS / SW 7575  
LOCATION: EXTERIOR  
LOCATOR NUMBER: 263-C7



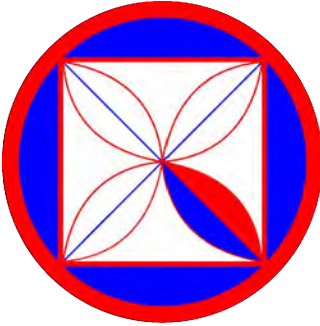
**WINDOW FRAME COLOR EXTERIOR**  
MANUFACTURE: SHERWIN-WILLIAMS  
COLOR: PURE WHITE / SW 7005  
LOCATION: EXTERIOR  
LOCATOR NUMBER: 255-C1



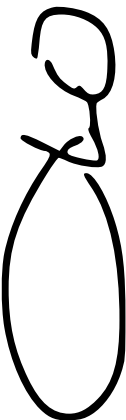
**WINDOW**  
MANUFACTURE: SIERRA PACIFIC  
MODEL: URBAN  
MATERIAL: WOOD-CLAD  
TYPE: CASEMENT  
COLOR: BLACK



**METAL ROOF**  
MANUFACTURER: TAYLOR METAL PRODUCTS  
FINISH: CHARCOAL GRAY SRI-25  
GAUGE: 24  
LVR: 12



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REVIEWS:

**PROJECT:**  
EHLLEN RESIDENCE  
3150 MIDWOOD LN. PEBBLE BEACH  
BLOCK: LOTS:  
APN: 008-362-001  
**PROJECT NO.**  
24-03

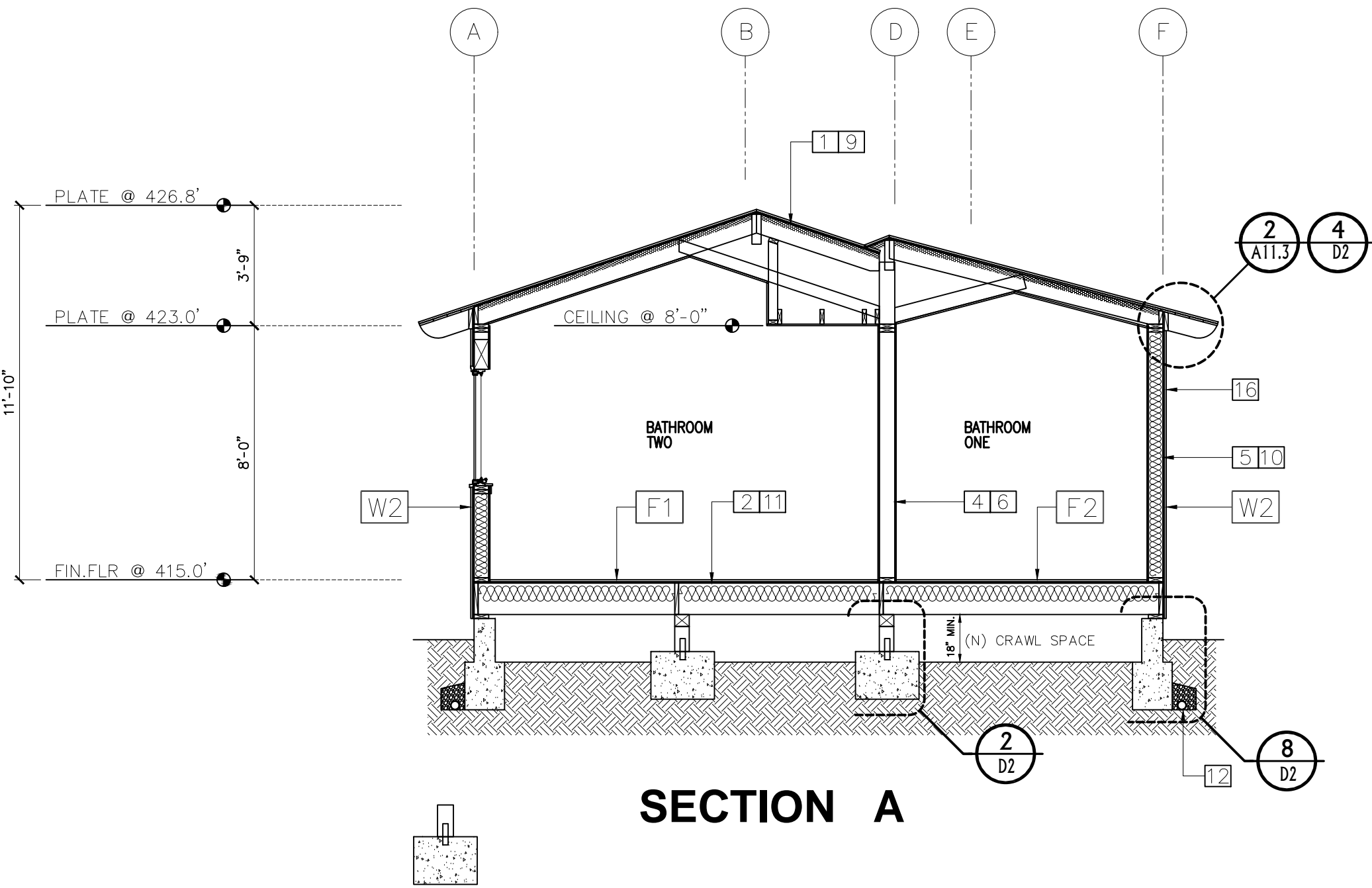
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10-23-2024  
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AJ ORTIZ

MATERIALS

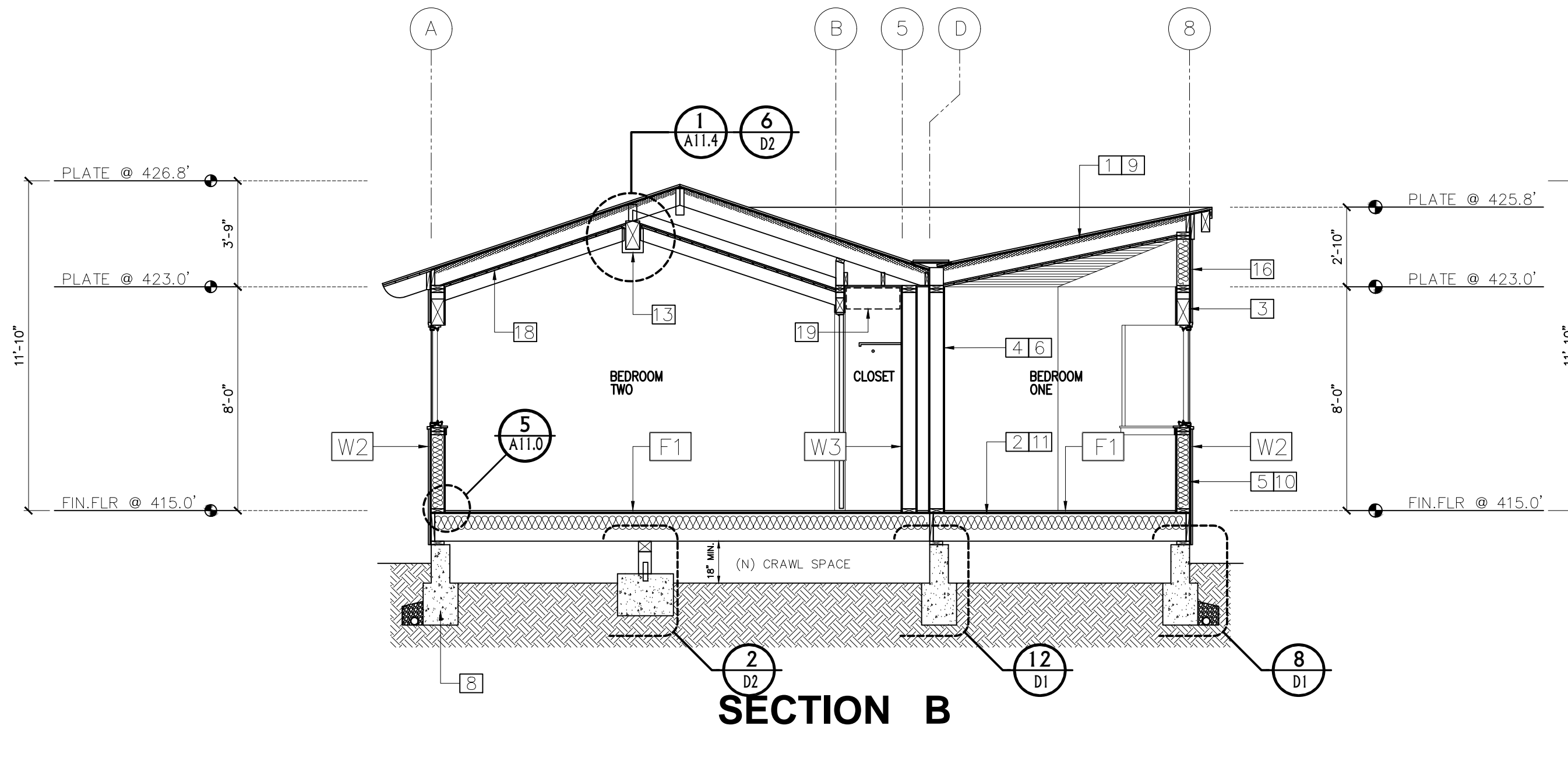
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A8.0

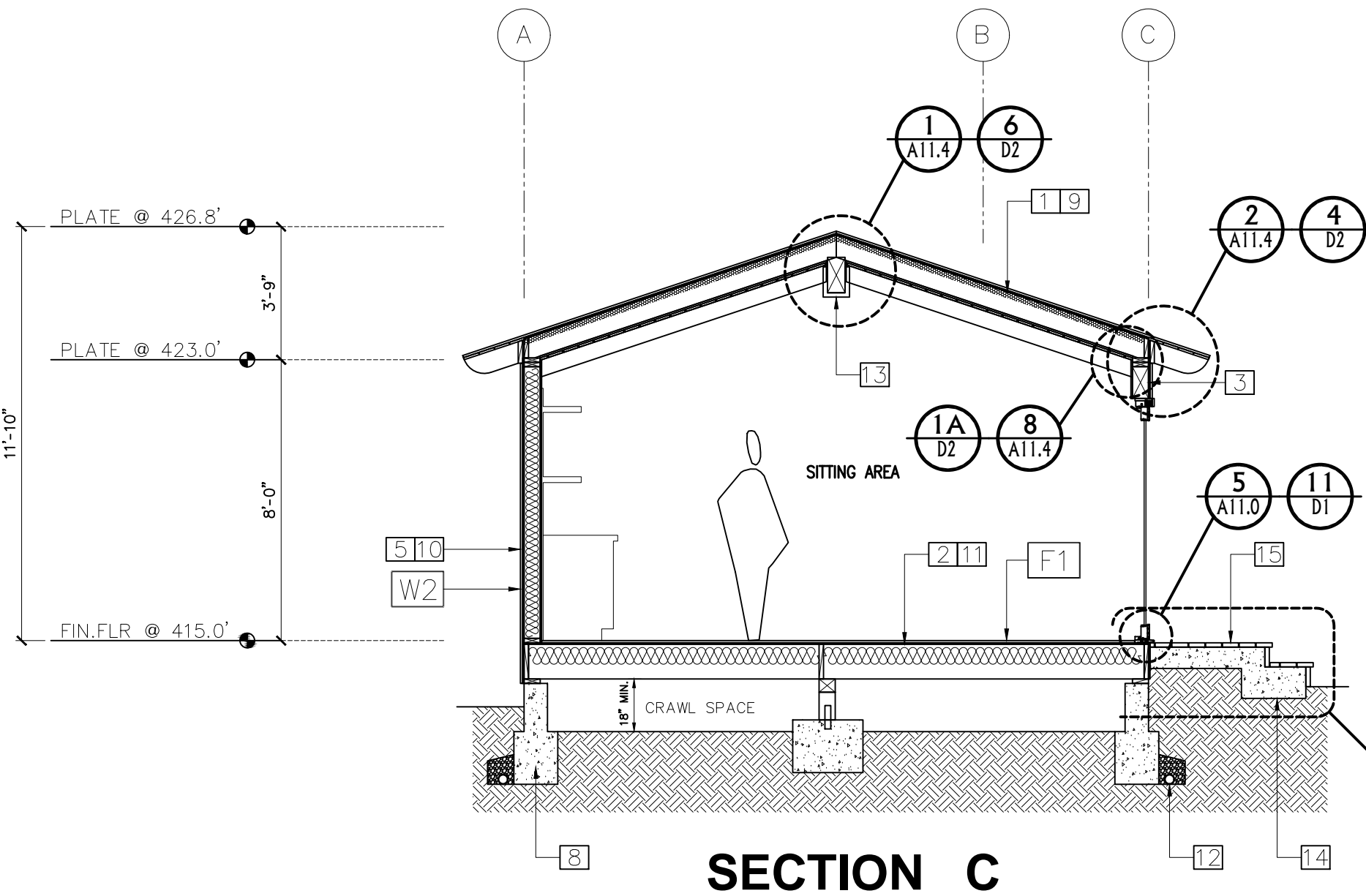




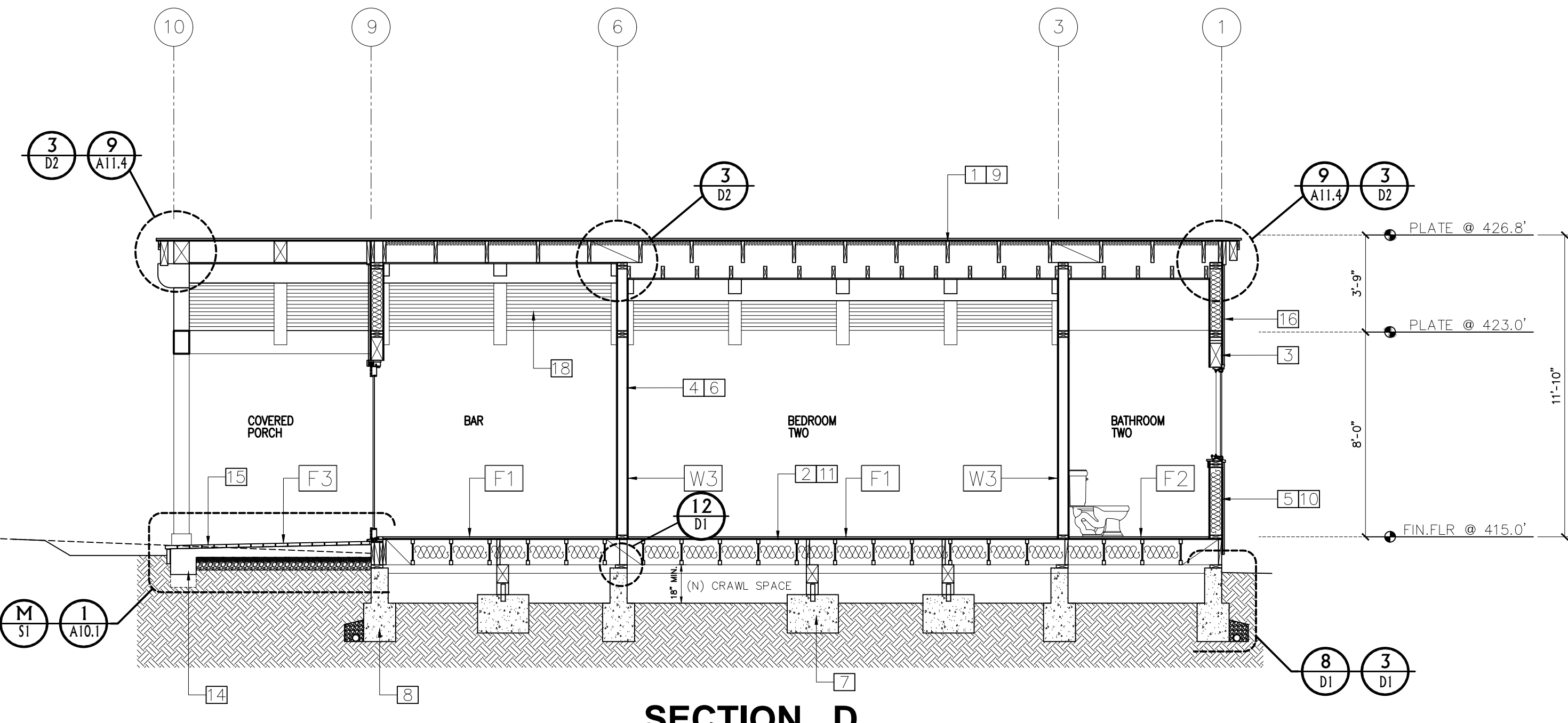
SECTION A



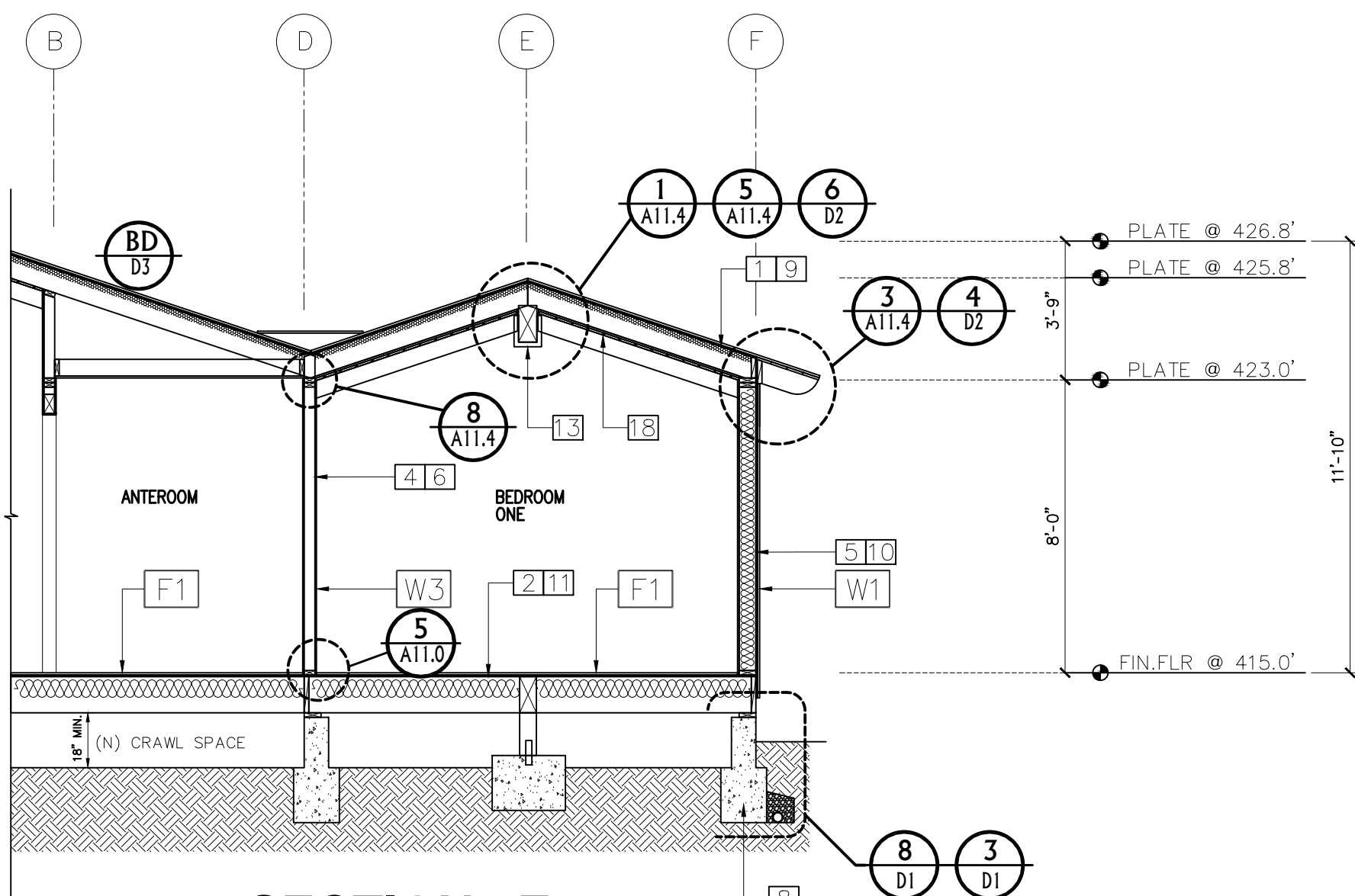
SECTION B



SECTION C



SECTION D



SECTION E

### CRAWLSPACE VENTILATION

719.0 SQ.FT./ 150 = 4.79 SQ. FT.  
4.79 x 144 = 690.00 SQ.IN. REQUIRED  
8x14 FOUNDATION VENTS @ 112 S.I. EA.  
USE: 7 FOUNDATION VENTS = 784.0 S.I.

### ATTIC VENTILATION

PROPOSED ATTIC WITH SPRAY INSULATION,  
VENTS NOT REQUIRED.

ROOF AND ATTIC VENTS AND UNDERFLOOR VENTILATION SHALL RESIST THE INTRUSION OF FLAME AND EMBERS THROUGH THE VENTILATION OPENINGS. THE VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886.

### Exterior Wall Requirements

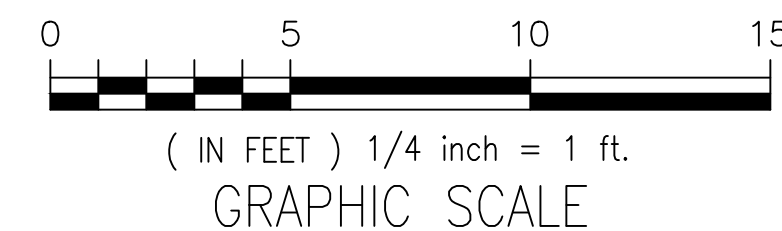
1. PROVIDE 1-HOUR RATED CONSTRUCTION FOR ALL WALLS LESS THAN 5- FEET FROM PROPERTY LINE. OPENINGS ARE PERMITTED LESS THAN 3- FEET FROM PROPERTY LINE AND NO MORE THAN 25% OPENING IS PERMITTED BETWEEN 3- FEET TO 5- FEET FROM PROPERTY LINE. (SEC. 704.8)
2. UNPROTECTED VB DWELLING EXTERIOR WALLS SHALL BE AT 5- FEET FROM PROPERTY LINE. (TABLE 602 FOOTNOTE (I))  
WOOD SHAKE/STONE VENEER:
3. WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SEC. 1404.2 AND WHERE APPLIED OVER WOOD-BASE SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE "D" PAPER. (Sec. 2510.6)
4. PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3- COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH. SECTION 2512.1.
5. A MIN. 26 GALVANIZED CORROSION-RESISTANT WEED SCREED WITH:  
A) A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2-INCHES PROVIDE AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.  
B) THE SCREED SHALL BE PLACED A MINIMUM OF 4-INCHES ABOVE EARTH OR 2-INCHES ABOVE PAVED AREA. SECTION 2512.1.2.

### Weather Exposed Surfaces Notes

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm). The felt shall be lapped not less than 6 inches (152 mm). The felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.  
Exception: Omission of the water-resistive barrier is permitted in the following situations:

### Crawlspace / Under-Floor Access Opening Notes:

1. Provide 18-inch clearance under floor joist & 12-inches clearance under girders. Under floor access at perimeter walls and all crawl spaces area, 18"x24" min. size, 22"x30" under floor furnace.  
R408.4 Access.  
Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches (457 mm by 610 mm). Openings through a perimeter wall shall be not less than 16 inches by 24 inches (407 mm by 610 mm). When any portion of the through-wall access is below grade, an areaway not less than 16 inches by 24 inches (407 mm by 610 mm) shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. See the California Mechanical Code for access requirements where mechanical equipment is located under floors.



### KEY NOTES

- 1 2X10 RAFTER TYP. PER STRUCTURAL
- 2 TJ FLOOR JOIST 11 1/8" TYP. PER STRUCTURAL DWG'S
- 3 HEADER PER STRUCTURAL DWG'S
- 4 2X4 D.F. #2 AT 16" O.C.PER STRUCTURAL DWG'S
- 5 2X6 D.F. #2 AT 16" O.C. PER STRUCTURAL DWG'S
- 6 DRYWALL: 1/2" THICK GYP. BRD. AT WALLS AND 5/8" THICK AT CEILINGS, SMOOTH FINISH
- 7 SPOT CONC. FTNG'S PER STRUCTURAL DWG'S
- 8 CONC. FTNG'S PER STRUCTURAL DWG'S
- 9 RIGID INSULATION 2-INCH THK; IMPERMEABLE CLOSE CELL SPRAY FOAM
- 10 R21 BATT INSULATION ON WALLS, TYP. W/SOUND INSULATION.
- 11 R19 BATT INSULATION ON FLOOR TYP. W/SOUND INSULATION.
- 12 DRAINAGE: PROVIDE FOOTING DRAINAGE CONNECTED TO EXISTING DRAINAGE SYSTEM.
- 13 RIDGE BEAM: PER STRUCTURAL PLANS, ENCASE WITH 2X PER ARCH. PLANS
- 14 SLAB: 5-INCH THK MIN. OVER 2-IN SAND FILL, 4-IN CLEAN GRAVEL, 15 MIL. VISQUEEN OR POLY VAPOR BARRIER
- 15 STONE TILE 3/4" THICK OVER MORTAR BED 1-1/2" THK. MIN. OVER 2"x2" WELDED MESH 16-GAUGE WIRE LATH
- 16 SIDING:PLASTER FINISH, PAINTED
- 17 GRADE WHERE OCCURS
- 18 1X6 CEILING DECKING
- 19 SPLIT SYSTEM 27.5X10

- W1 SEE DETAIL 1/A11.0  
W2 SEE DETAIL 4/A11.0  
W3 SEE DETAIL 5/A11.0  
W4 SEE DETAIL 7/A11.0  
W5 SEE DETAIL 2/A11.0  
F1 SEE DETAIL 2/A11.1  
F2 SEE DETAIL 3/A11.1  
F3 SEE DETAIL 4/A11.1  
F4 SEE DETAIL 1/A11.1





- # KEY NOTES
- |   |                            |
|---|----------------------------|
| 1 | 6X12 BEAM, CEDAR           |
| 2 | 8X12 BEAM, CEDAR           |
| 3 | 6X6 KING POST; CEDAR       |
| 4 | NEW POST: 8X6, PAINT GRADE |
- 
- |    |                    |
|----|--------------------|
| W1 | SEE DETAIL 1/A11.0 |
| W2 | SEE DETAIL 4/A11.0 |
| W3 | SEE DETAIL 5/A11.0 |
| W4 | SEE DETAIL 7/A11.0 |
| W5 | SEE DETAIL 2/A11.0 |
| F1 | SEE DETAIL 2/A11.1 |
| F2 | SEE DETAIL 3/A11.1 |
| F3 | SEE DETAIL 4/A11.1 |
| F4 | SEE DETAIL 1/A11.1 |

REVIEWS:

**PROJECT:**  
EHLÉN RESIDENCE  
3150 MIDWOOD LN. PEBBLE BEACH  
**BLOCK:**      **LOTS:**  
APN: 008-362-001  
**PROJECT NO.**  
24-03

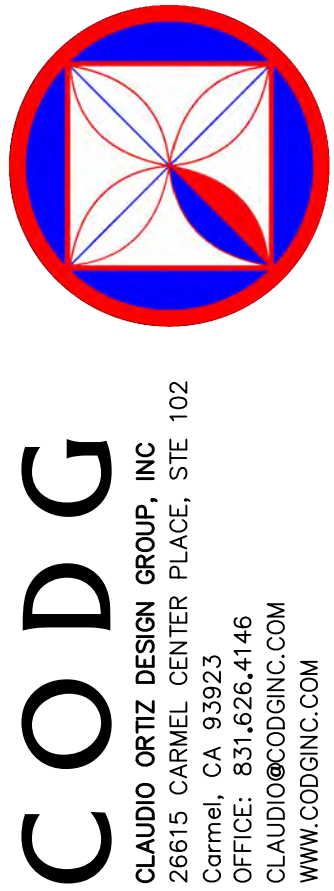
**ISSUE:**  
10-23-2024  
02-28-2025

**DRAWN BY:**  
AJ ORTIZ

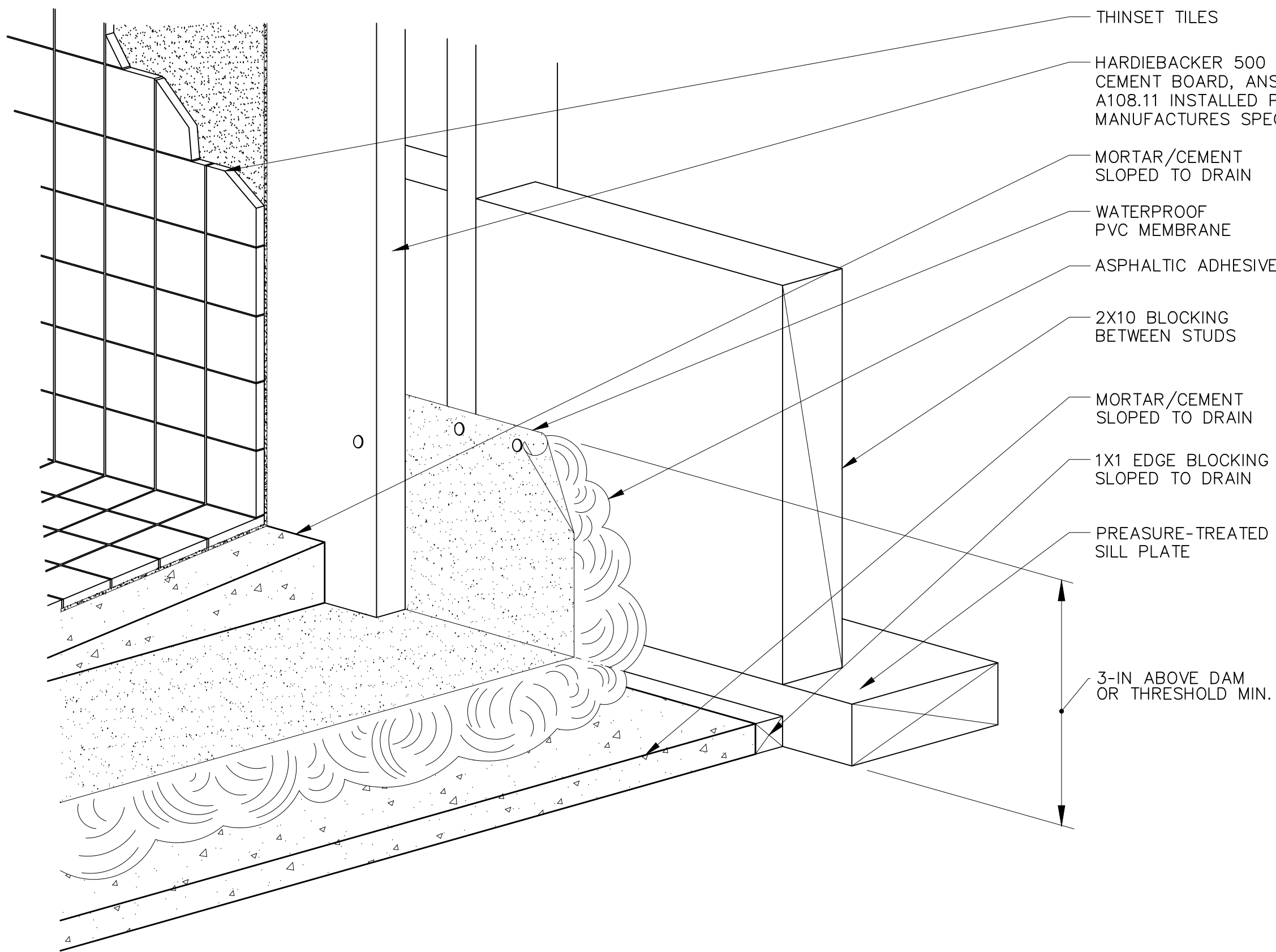
COVERED PORCH  
SECTION & H

SCALE: 1' = 1/2"

## A9.1



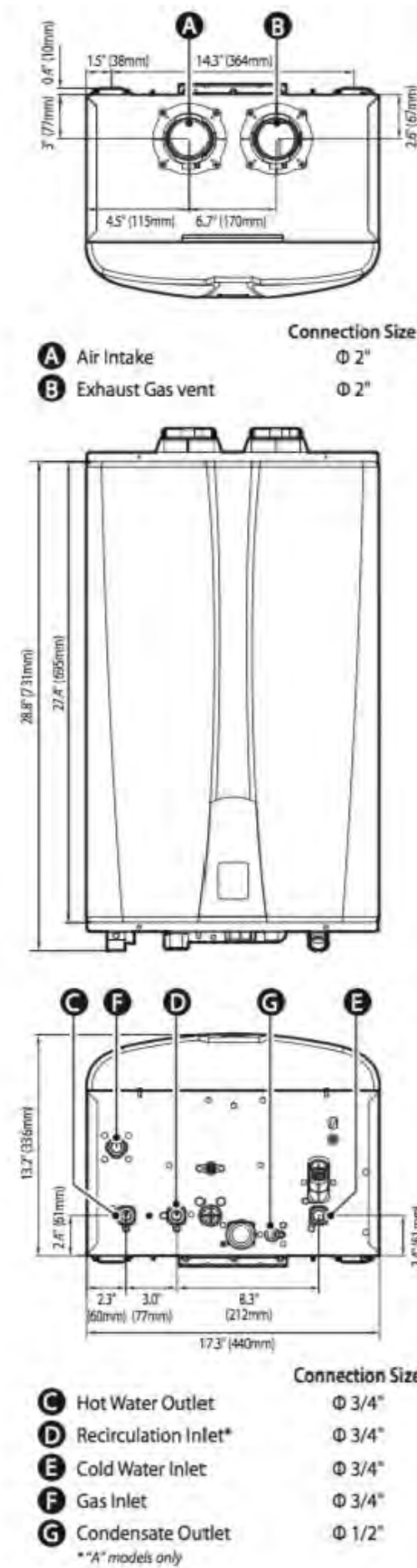




Shower (Typ. Detail)

N.T.S.

3



Specifications						
Item		NPE-180A	NPE-180S	NPE-210A	NPE-210S	NPE-240A
Heat Capacity (Input)	Natural Gas	15,000-150,000 BTU/H		19,900-180,000 BTU/H		19,900-199,900 BTU/H
	Propane Gas	15,000-150,000 BTU/H		19,900-180,000 BTU/H		19,900-199,900 BTU/H
	35°F(19°C) Temp Rise	8.4 GPM (32 L/m)		10.1 GPM (38 L/m)		11.2 GPM (42 L/m)
Flow Rate (DHW)	45°F(25°C) Temp Rise	6.5 GPM (25 L/m)		7.8 GPM (30 L/m)		8.7 GPM (33 L/m)
	77°F(43°C) Temp Rise	3.8 GPM (14 L/m)	3.9 GPM (15 L/m)	4.4 GPM (17 L/m)	4.6 GPM (17 L/m)	4.9 GPM (19 L/m)
Dimensions		17.3"(W) x 27.4"(H) x 13.2"(D)				
Weight		75 lbs (34kg)	67 lbs (30 kg)	82 lbs (37 kg)	75 lbs (34 kg)	82 lbs (37 kg)
Installation Type		Indoor or Outdoor Wall-Hung				
Venting Type		Forced Draft Direct Vent				
Ignition		Electronic Ignition				
Water Pressure		15-150 PSI				
Natural Gas Supply Pressure (from source)		3.5"-10.5" WC				
Propane Gas Supply Pressure (from source)		8.0"-13.0" WC				
Natural Gas Manifold Pressure (min to max)		-0.04" WC to -0.84" WC	-0.04" WC to -0.84" WC	-0.04" WC to -0.36" WC	-0.04" WC to -0.58" WC	-0.04" WC to -0.58" WC
Propane Gas Manifold Pressure (min to max)		-0.03" WC to -0.50" WC	-0.03" WC to -0.50" WC	-0.02" WC to -0.66" WC	-0.02" WC to -0.78" WC	-0.02" WC to -0.78" WC
Minimum Flow Rate		0 GPM (0 L/m) for "A" models / 0.5 GPM (1.9 L/m) for "S" models				
Connection Sizes	Cold Water Inlet	3/4" NPT				
	Hot Water Outlet	3/4" NPT				
	Recirculation Inlet	3/4" NPT (on "A" models only)				
	Gas Inlet	3/4" NPT				
Power Supply	Main Supply	120V AC, 60Hz				
	Maximum Power Consumption	200W (up to 2 amperes), 350W (up to 4 amperes) with external pump connected				
Materials	Casing	Cold Rolled Carbon Steel				
	Heat Exchangers	Primary Heat Exchanger: Stainless Steel Secondary Heat Exchanger: Stainless Steel				
Venting	Exhaust	2" or 3" PVC, CPVC, Polypropylene 2" or 3" Special Gas Vent Type BH (Class II, A/B/C)				
	Intake	2" or 3" PVC, CPVC, Polypropylene 2" or 3" Special Gas Vent Type BH (Class II, A/B/C)				
	Vent Clearances	0" to Combustibles				
Safety Devices		Flame Rod, APS, Ignition Operation Detector, Water Temperature High Limit Switch, Exhaust Temperature High Limit Sensor, Power Surge Fuse				

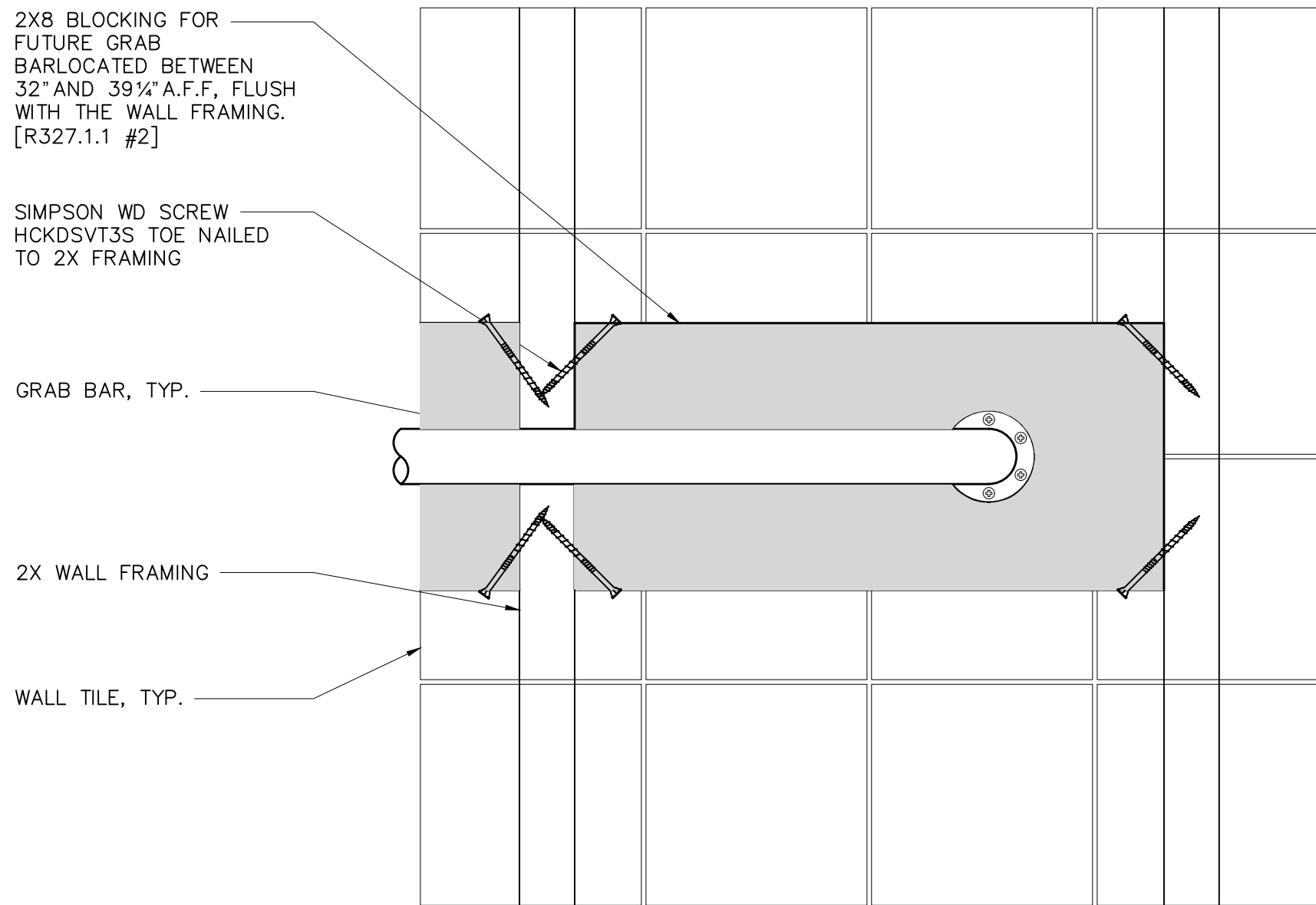
### Wall Attachment Per Manufactures Manual

- Identify the installation location and confirm that the installation will meet all required clearances.
- Securely attach the water heater to the wall using any of the holes in the wall installation brackets which are at the top and bottom of the water heater. Ensure that the attachment strength is sufficient to support the weight. Refer to the weight of the water heater in the Specifications section.

(Manufacture installation Typ. Detail)

N.T.S.

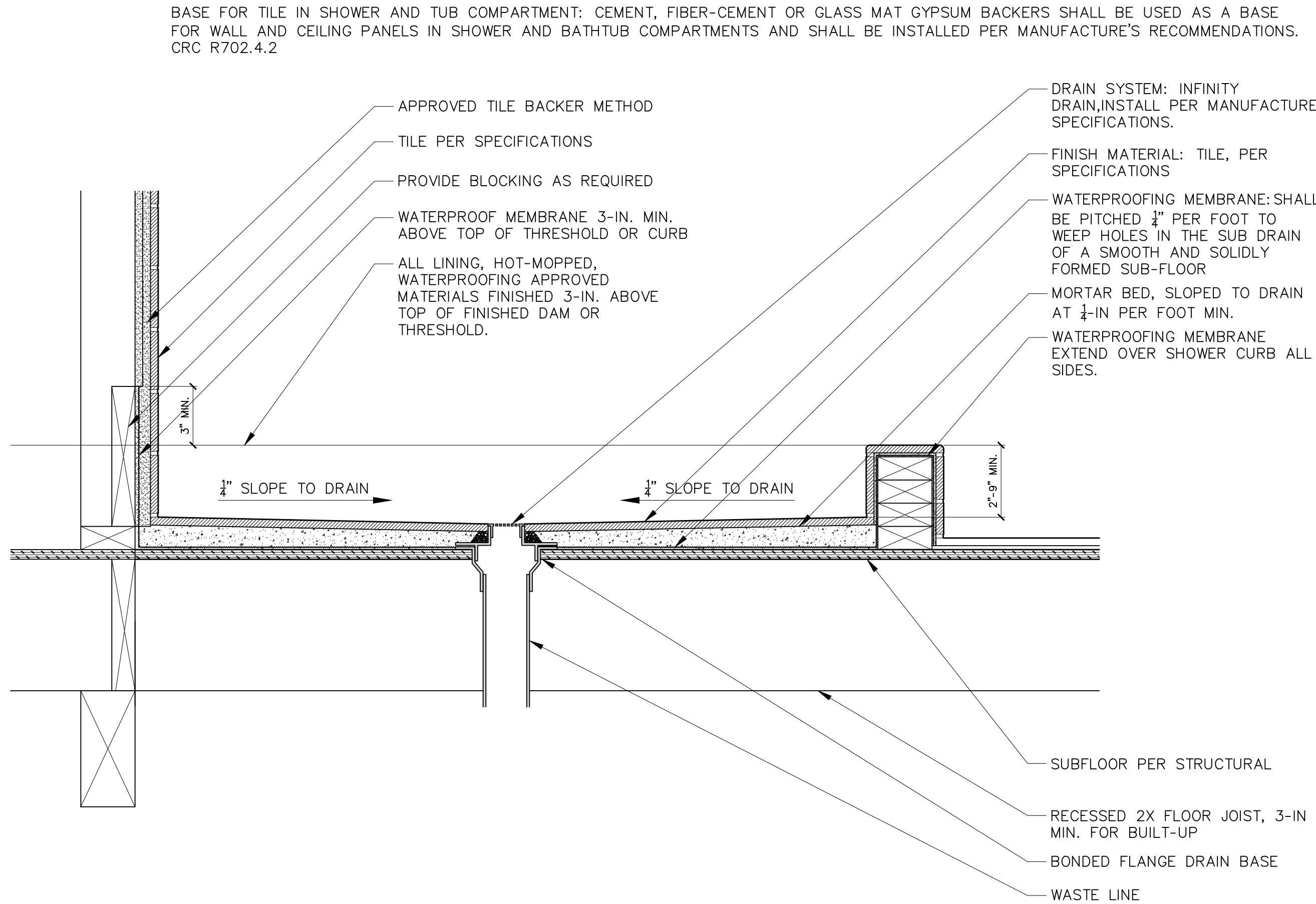
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Grab Bar Details

N.T.S.

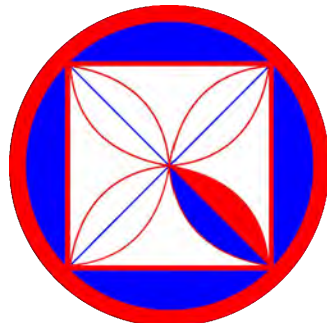
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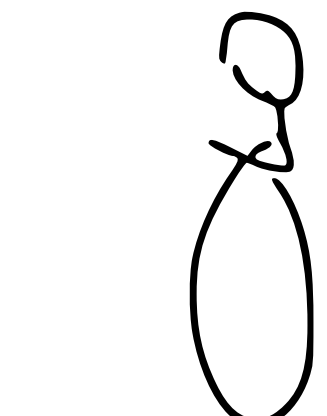
Shower drain Typical Detail

N.T.S.

2



**CODG**  
CLAUDIO ORTIZ DESIGN GROUP, INC.  
28015 CANNON CENTER PLACE, STE 102  
DUBLIN, CA 94568  
OFFICE: 831.826.4146  
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REVIEWS:

**PROJECT:**  
EHLLEN RESIDENCE  
3150 MIDWOOD LN.  
PEBBLE BEACH  
BLOCK: LOTS:  
APN: 008-362-001  
**PROJECT NO.**  
24-03

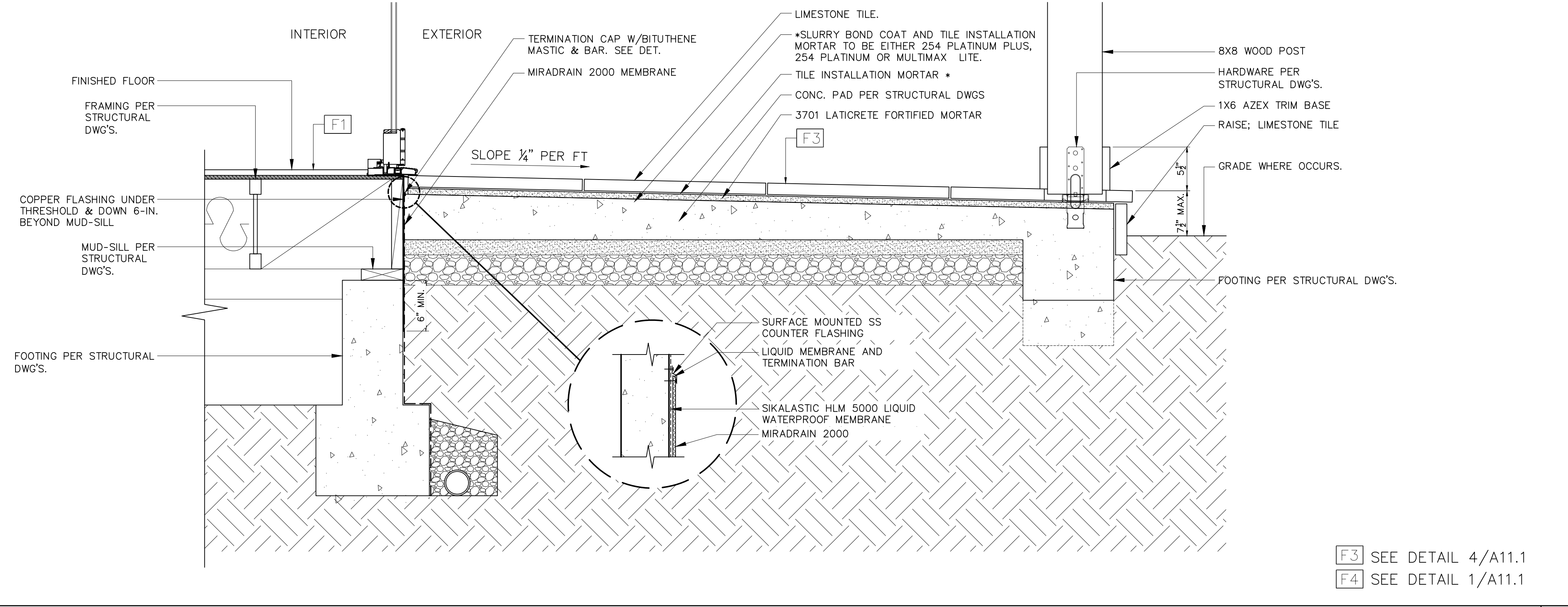
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**DRAWN BY:**  
AJ ORTIZ

TYPICAL DETAILS

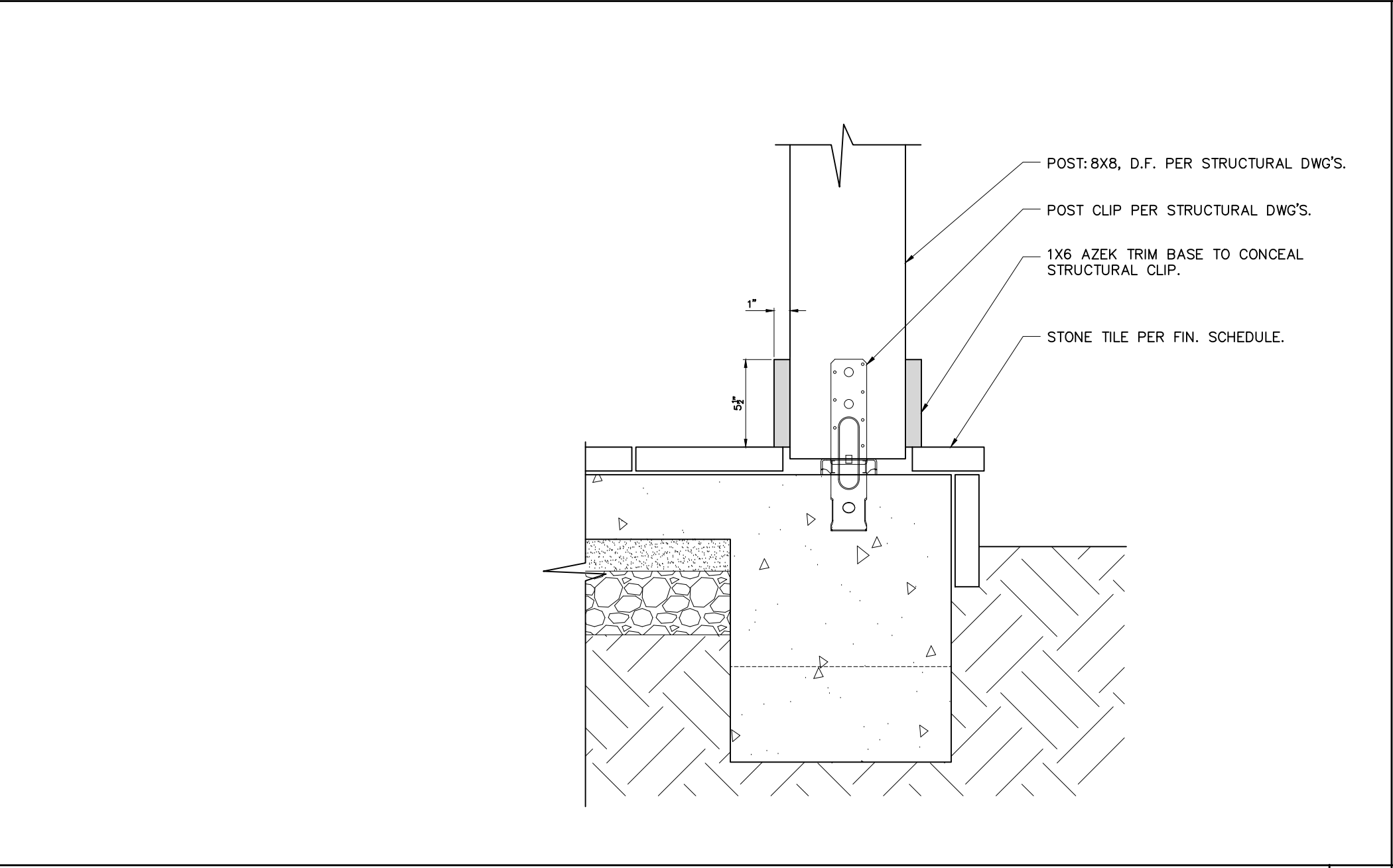
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A10.0

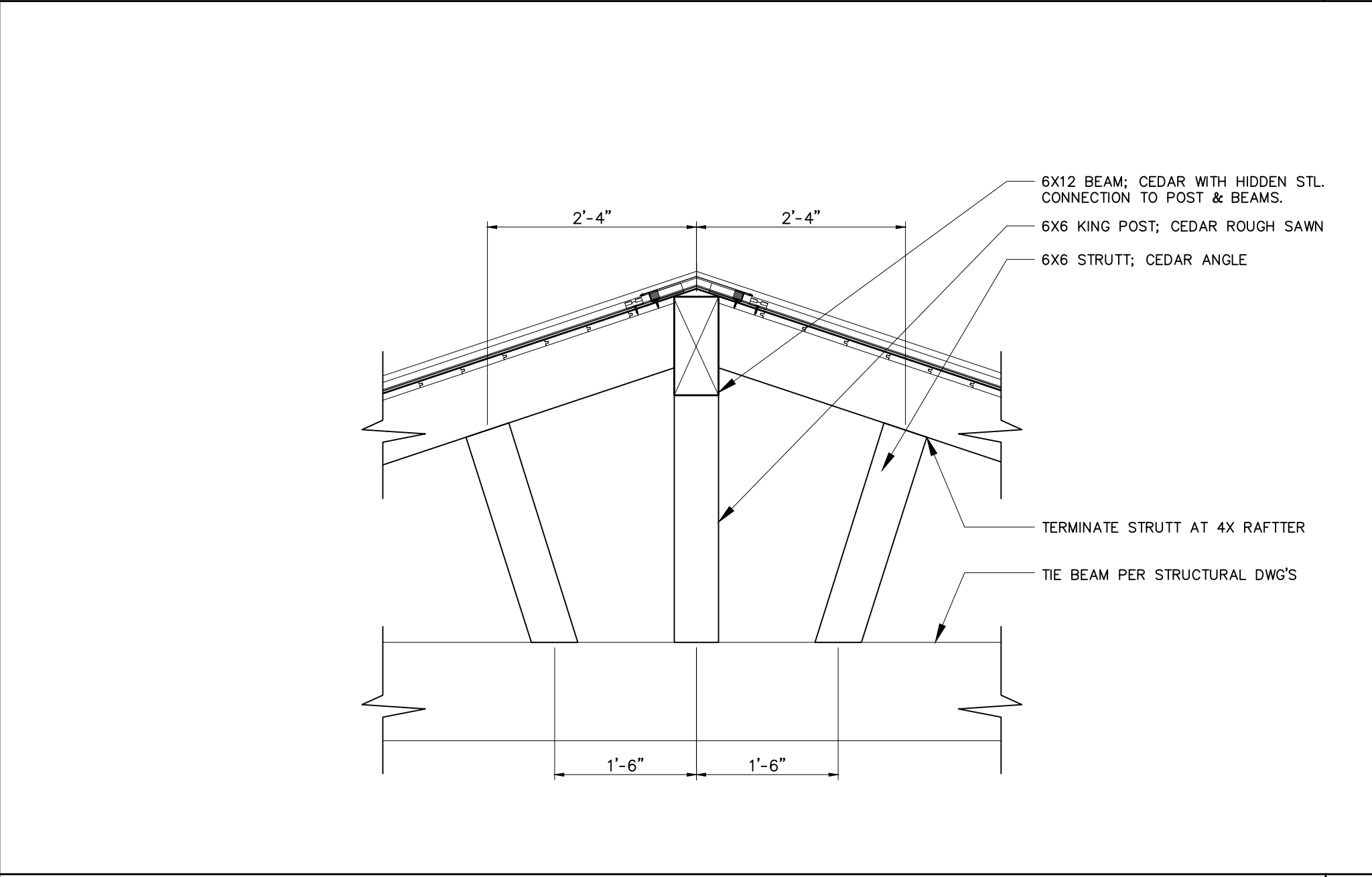




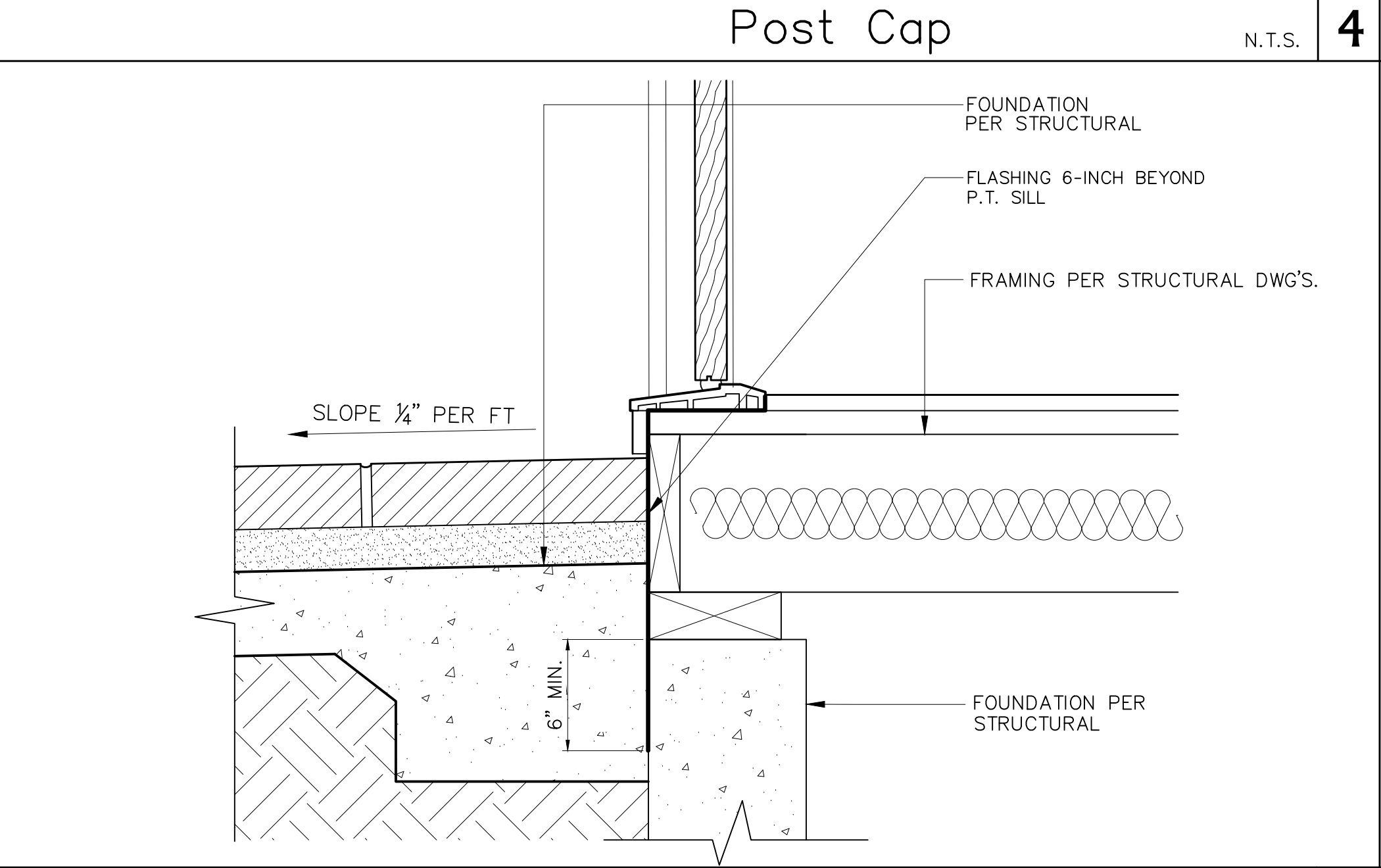
Concrete Slab 0/Tile Patio 1" = 1'-0" 3



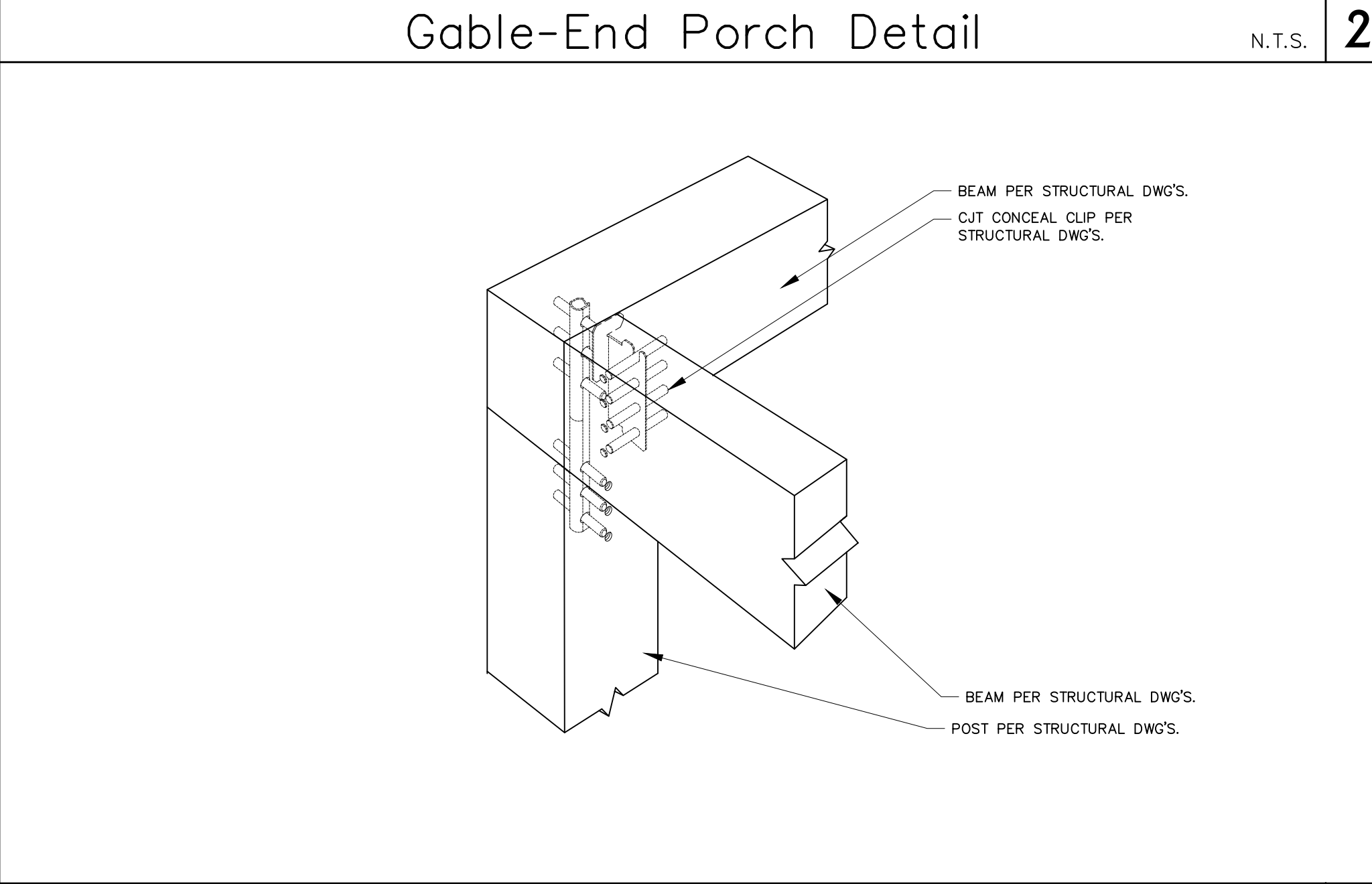
Post Cap N.T.S. 4



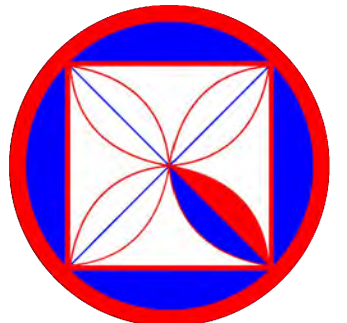
Gable-End Porch Detail N.T.S. 2



Stoop & Footing Detail N.T.S. 5



Concealed Corner Detail N.T.S. 1



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**REVIEWS:**

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**ISSUE:**  
10-23-2024  
02-28-2025

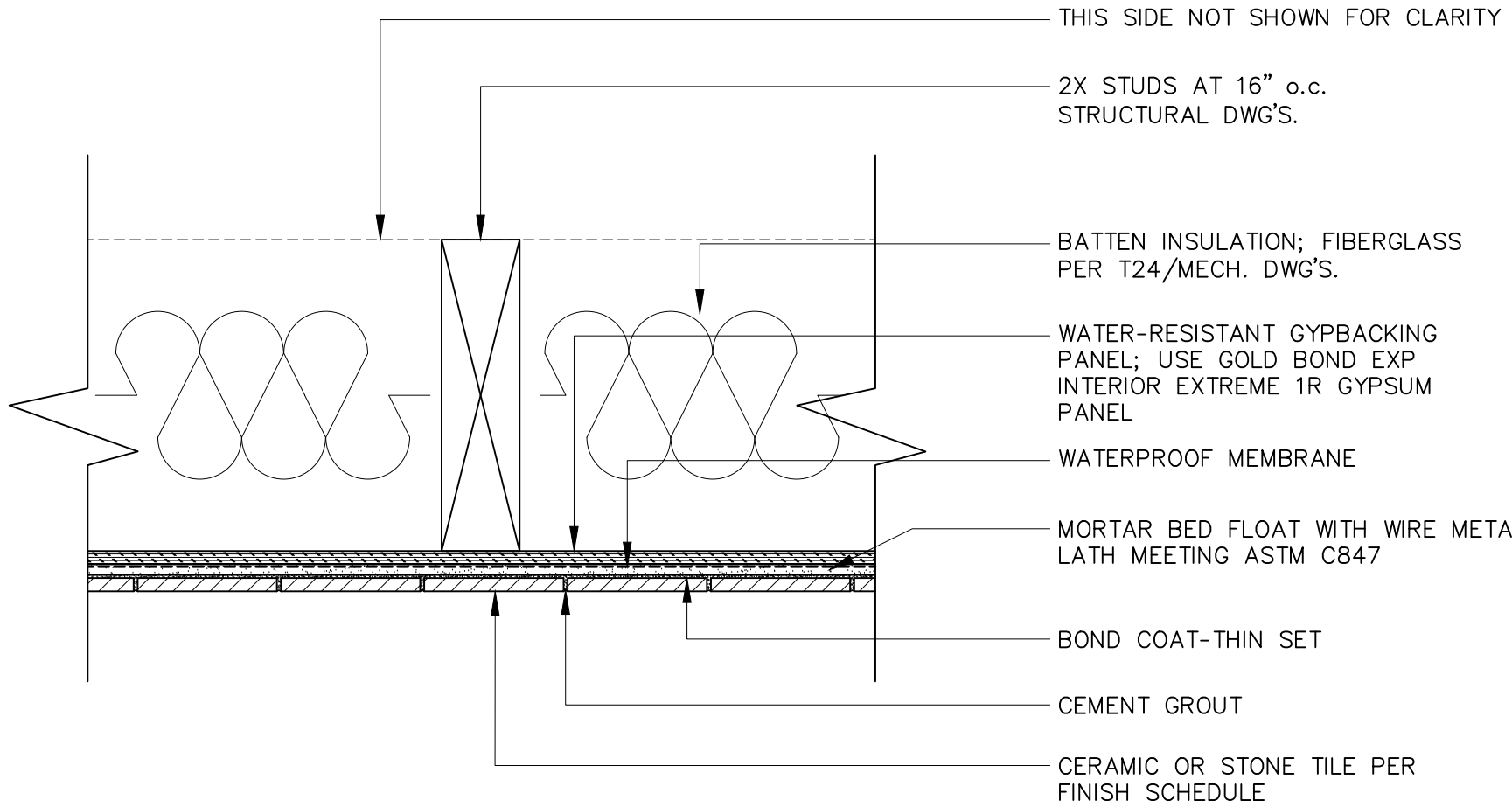
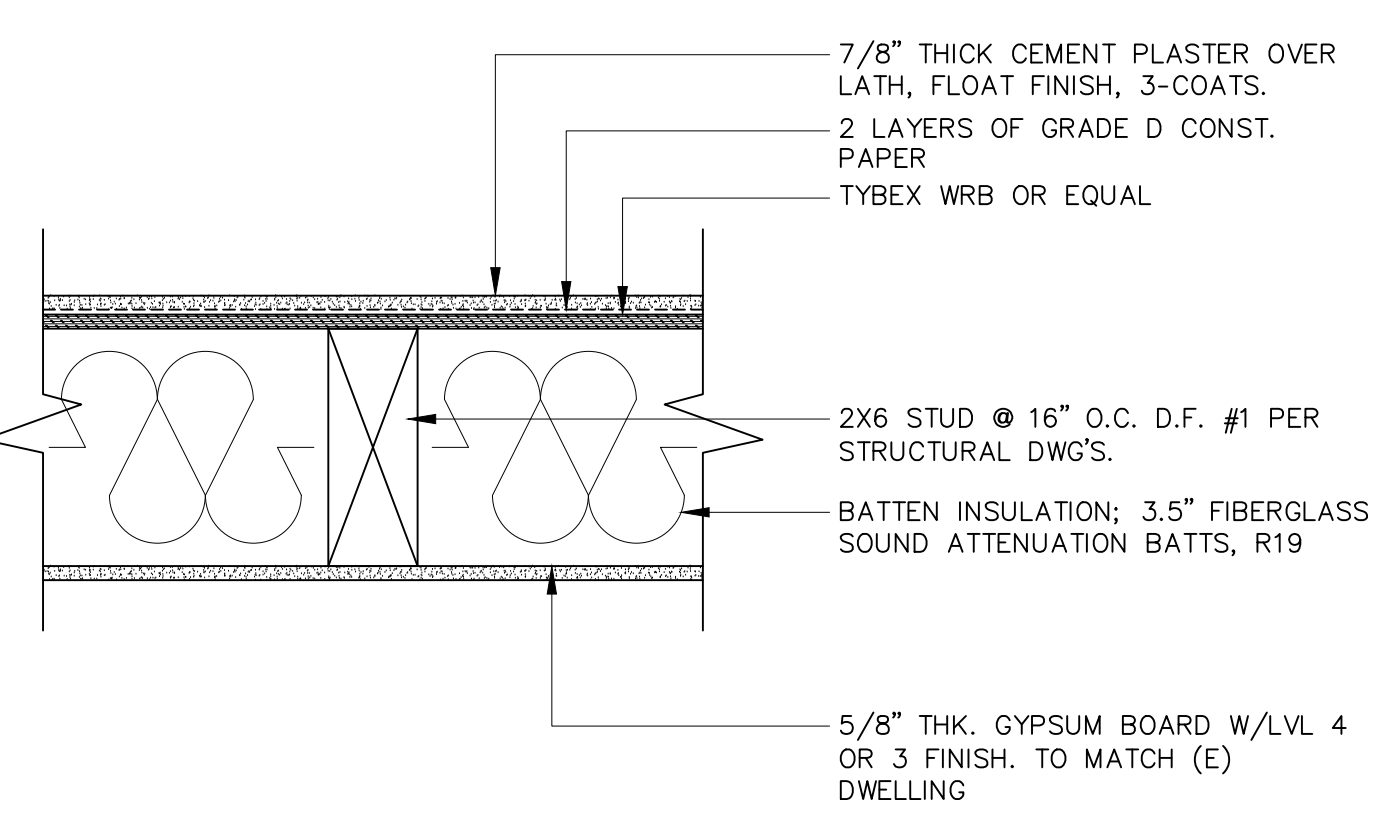
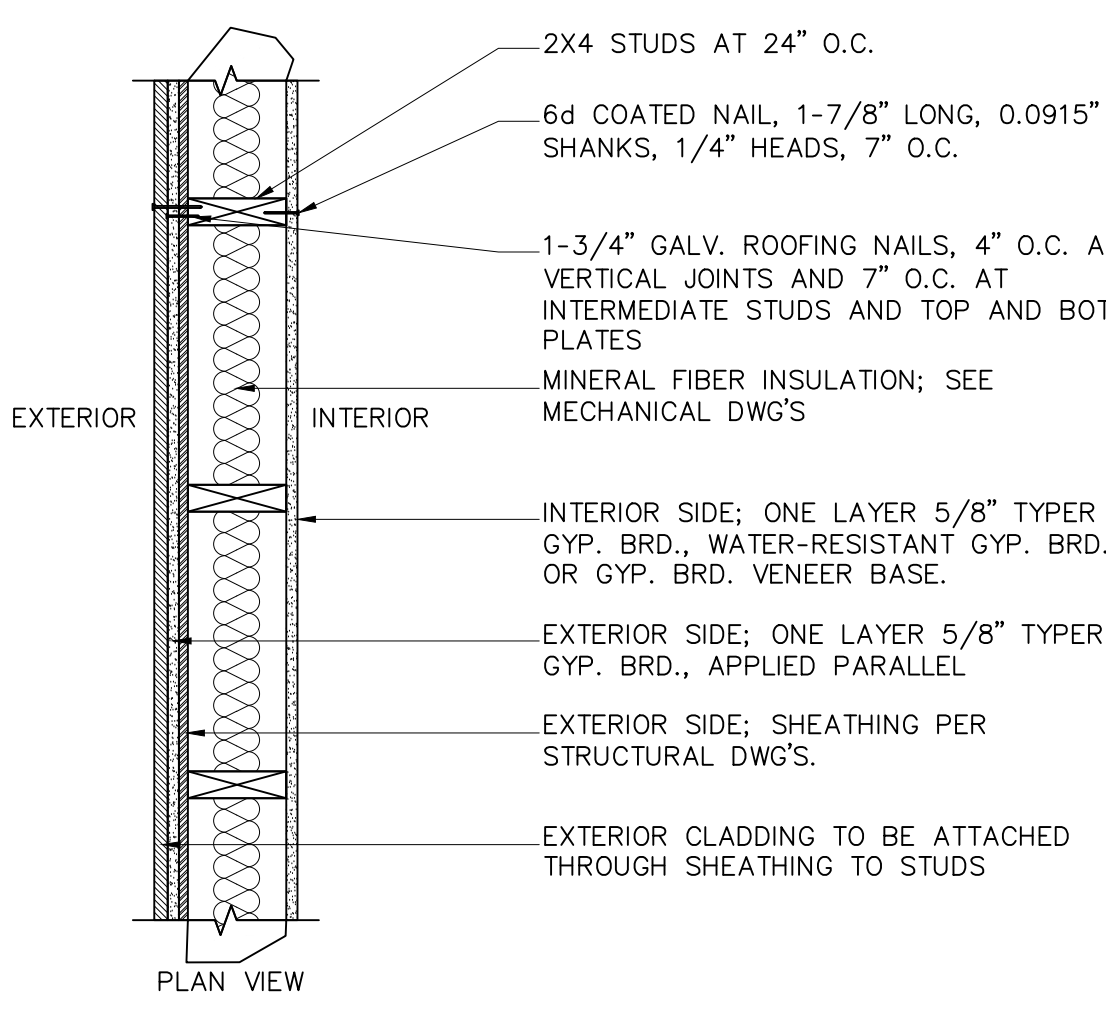
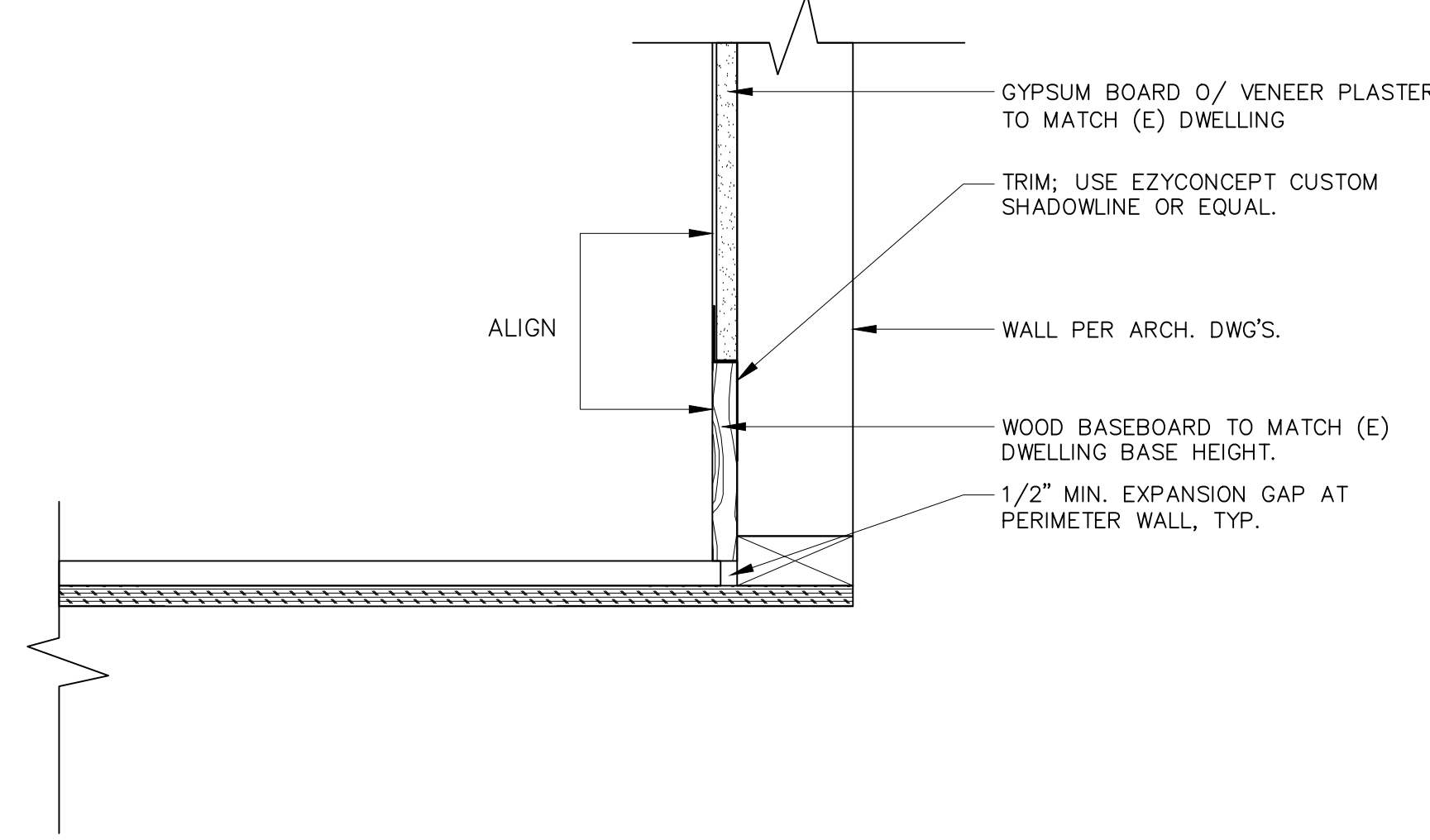
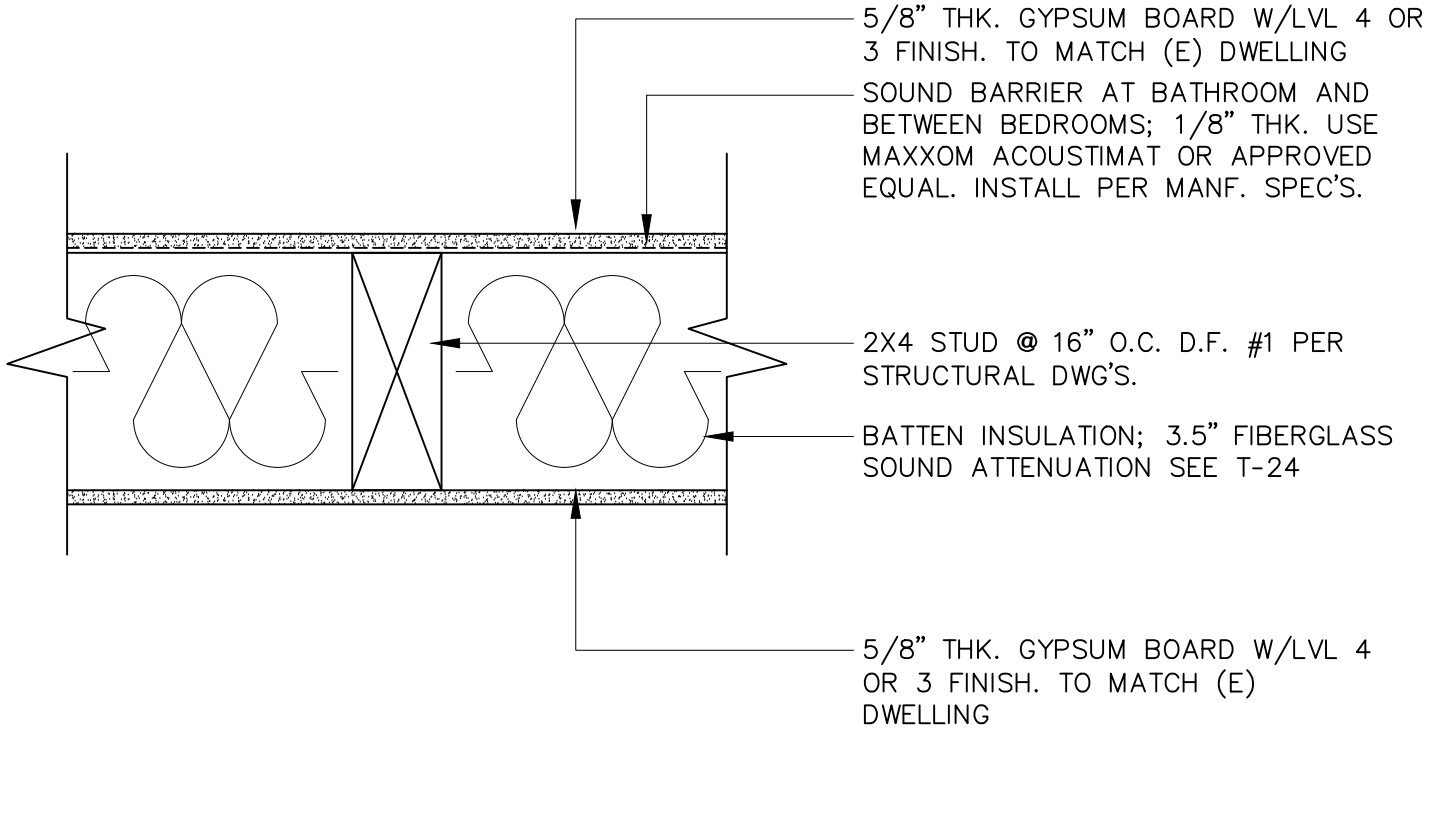
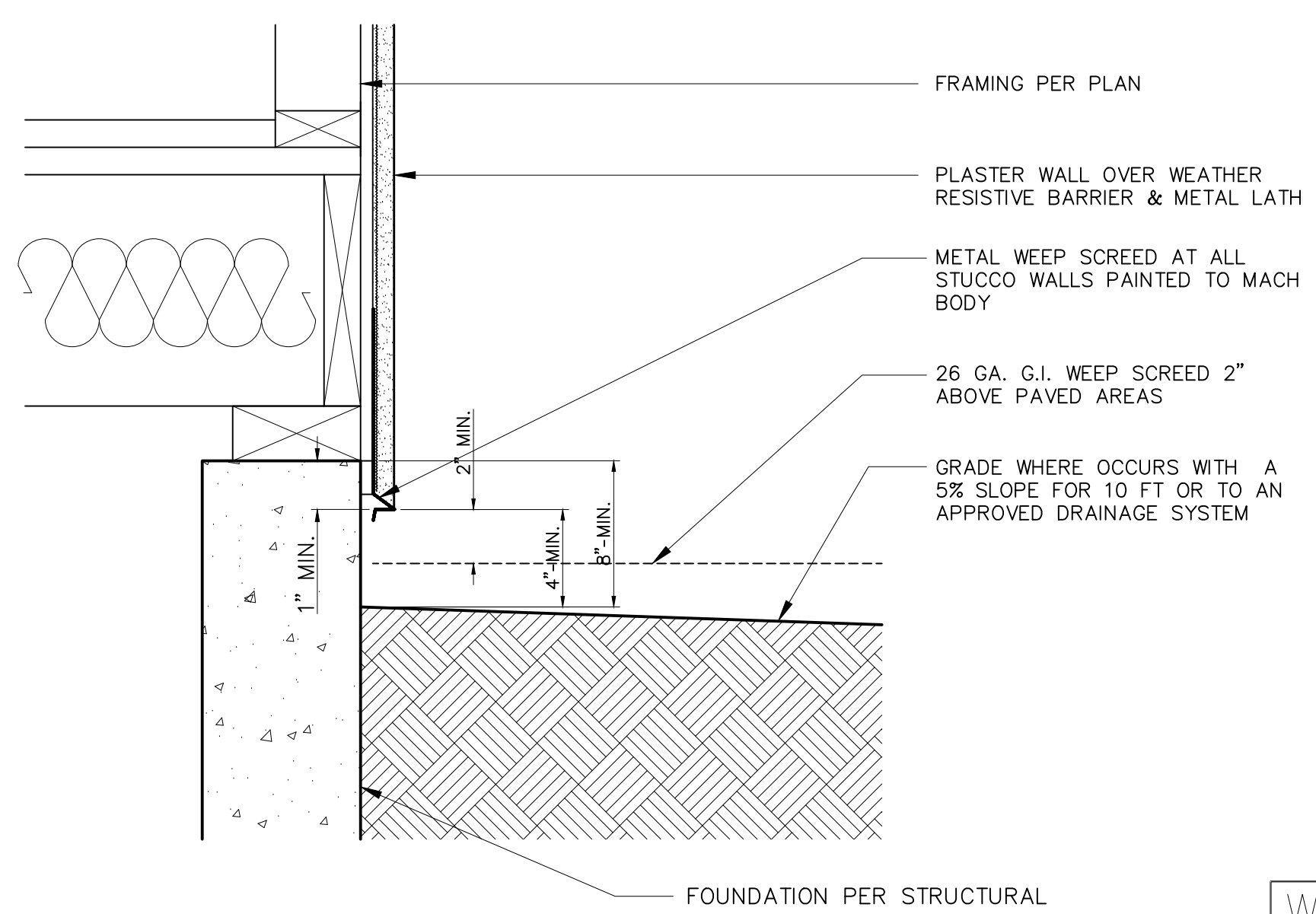
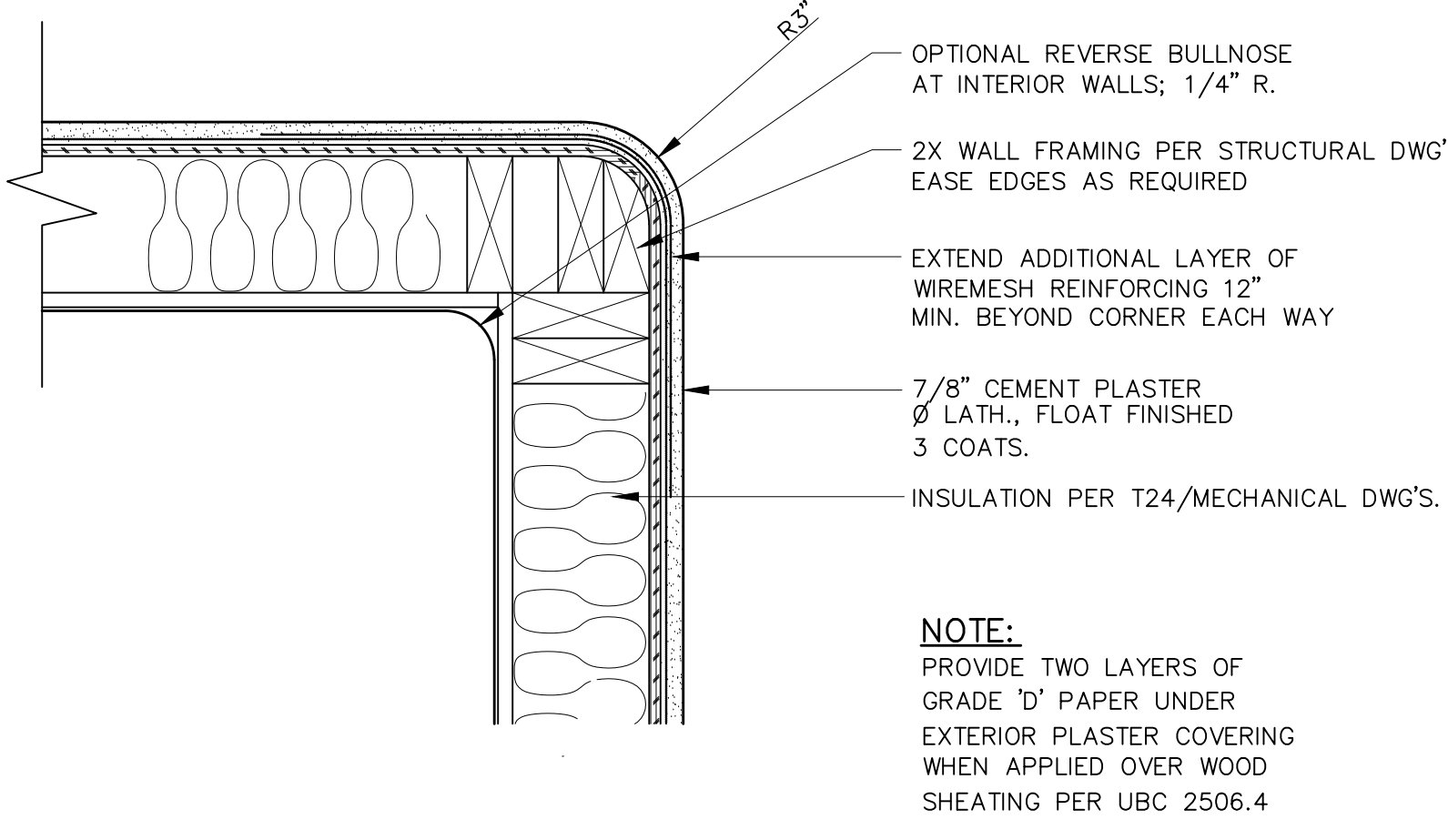
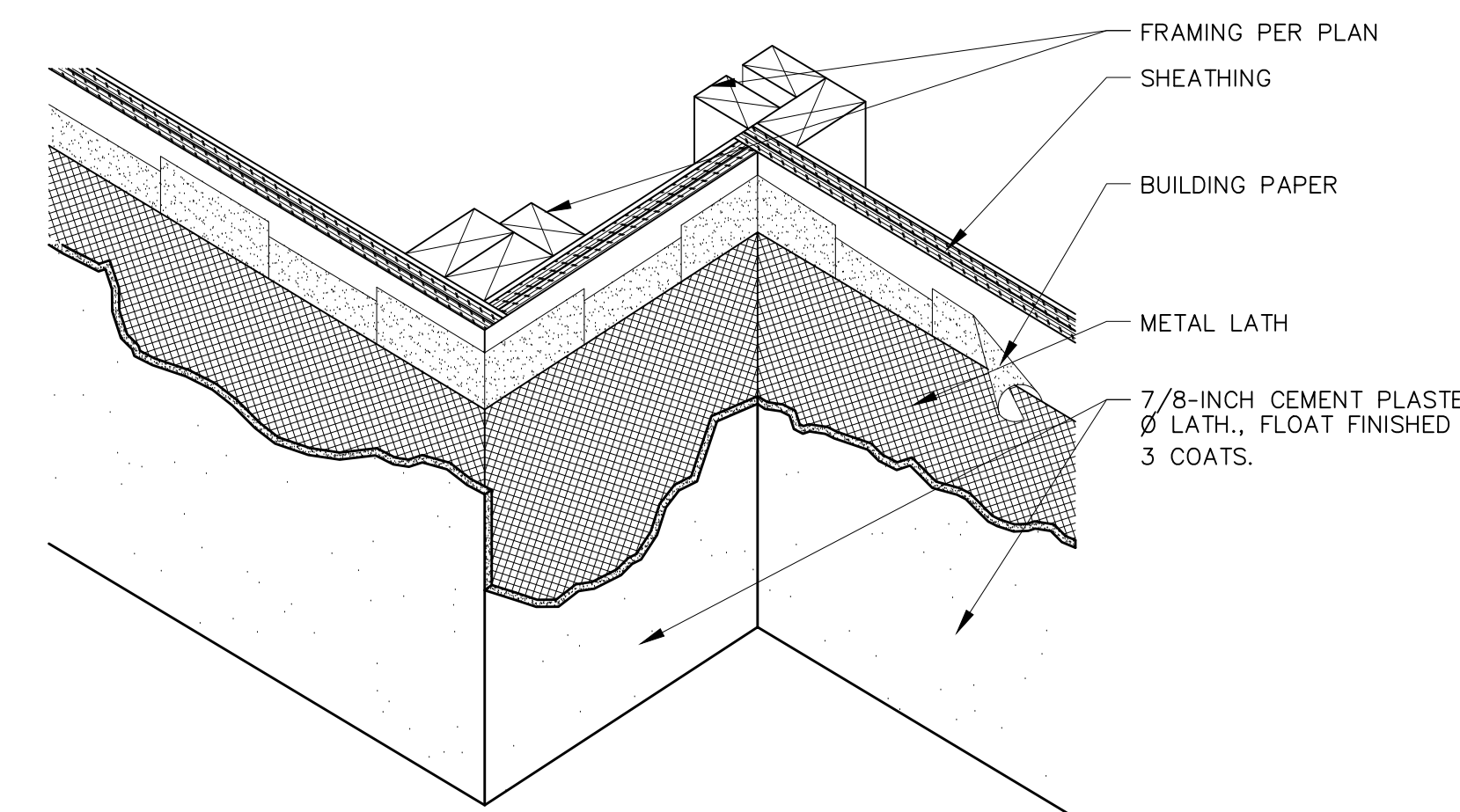
**DRAWN BY:**  
AJ ORTIZ

**CUSTOM DETAILS**

SCALE: 1" = 1/4"

**A10.1**



 <p>THIS SIDE NOT SHOWN FOR CLARITY</p> <p>2X STUDS AT 16" o.c. STRUCTURAL DWG'S.</p> <p>BATTEN INSULATION; FIBERGLASS PER T24/MECH. DWG'S.</p> <p>WATER-RESISTANT GYPBACKING PANEL; USE GOLD BOND EXP INTERIOR EXTREME 1R GYPSUM PANEL</p> <p>WATERPROOF MEMBRANE</p> <p>MORTAR BED FLOAT WITH WIRE METAL LATH MEETING ASTM C847</p> <p>BOND COAT-THIN SET</p> <p>CEMENT GROUT</p> <p>CERAMIC OR STONE TILE PER FINISH SCHEDULE</p>	 <p>7/8" THICK CEMENT PLASTER OVER LATH, FLOAT FINISH, 3-COATS.</p> <p>2 LAYERS OF GRADE D CONST. PAPER</p> <p>TYBEX WRB OR EQUAL</p> <p>2X6 STUD @ 16" O.C. D.F. #1 PER STRUCTURAL DWG'S.</p> <p>BATTEN INSULATION; 3.5" FIBERGLASS SOUND ATTENUATION BATTS, R19</p> <p>5/8" THK. GYPSUM BOARD W/LVL 4 OR 3 FINISH. TO MATCH (E) DWELLING</p>	 <p>2X4 STUDS AT 24" O.C.</p> <p>6d COATED NAIL, 1-7/8" LONG, 0.0915" SHANKS, 1/4" HEADS, 7" O.C.</p> <p>1-3/4" GALV. ROOFING NAILS, 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES</p> <p>MINERAL FIBER INSULATION; SEE MECHANICAL DWG'S</p> <p>INTERIOR SIDE; ONE LAYER 5/8" TYPER "X" GYP. BRD., WATER-RESISTANT GYP. BRD., OR GYP. BRD. VENEER BASE.</p> <p>EXTERIOR SIDE; ONE LAYER 5/8" TYPER "X" GYP. BRD., APPLIED PARALLEL</p> <p>EXTERIOR SIDE; SHEATHING PER STRUCTURAL DWG'S.</p> <p>EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS</p> <p>NOTE: EXTERIOR SIDE: ONE LAYER 48" WIDE 5/8" TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO 2 X 4 WOOD STUDS 24" O.C. WITH 1-3/4" GALVANIZED ROOFING NAILS 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES. JOINTS OF GYPSUM SHEATHING MAY BE LEFT UNTREATED. EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS. INTERIOR SIDE: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD, WATER-RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. (LOAD BEARING)</p>
<p>Tile Wall Detail</p> <p>N.T.S. <b>7</b></p>	<p>Exterior Wall 2x6 WD Stud</p> <p>N.T.S. <b>4</b></p>	<p>1 HR Fire Rated Wal; Sheathing &amp; WD. Studs 1" = 1'-0"</p> <p><b>1</b></p>
 <p>GYPSUM BOARD O/ VENEER PLASTER TO MATCH (E) DWELLING</p> <p>TRIM; USE EZYCONCEPT CUSTOM SHADOWLINE OR EQUAL.</p> <p>WALL PER ARCH. DWG'S.</p> <p>WOOD BASEBOARD TO MATCH (E) DWELLING BASE HEIGHT.</p> <p>1/2" MIN. EXPANSION GAP AT PERIMETER WALL, TYP.</p>	 <p>5/8" THK. GYPSUM BOARD W/LVL 4 OR 3 FINISH. TO MATCH (E) DWELLING</p> <p>SOUND BARRIER AT BATHROOM AND BETWEEN BEDROOMS; 1/8" THK. USE MAXXOM ACOUSTIMAT OR APPROVED EQUAL. INSTALL PER MANF. SPEC'S.</p> <p>2X4 STUD @ 16" O.C. D.F. #1 PER STRUCTURAL DWG'S.</p> <p>BATTEN INSULATION; 3.5" FIBERGLASS SOUND ATTENUATION SEE T-24</p> <p>5/8" THK. GYPSUM BOARD W/LVL 4 OR 3 FINISH. TO MATCH (E) DWELLING</p>	 <p>FRAMING PER PLAN</p> <p>PLASTER WALL OVER WEATHER RESISTIVE BARRIER &amp; METAL LATH</p> <p>METAL WEEP SCREED AT ALL STUCCO WALLS PAINTED TO MACH BODY</p> <p>26 GA. G.I. WEEP SCREED 2" ABOVE PAVED AREAS</p> <p>GRADE WHERE OCCURS WITH A 5% SLOPE FOR 10 FT OR TO AN APPROVED DRAINAGE SYSTEM</p> <p>FOUNDATION PER STRUCTURAL</p>
<p>Flush Baseboard</p> <p>N.T.S. <b>8</b></p>	<p>Interior Wall 2x4 WD Stud</p> <p>N.T.S. <b>5</b></p>	<p>Weep Screenshot</p> <p>N.T.S. <b>2</b></p>
<p>N.T.S. <b>9</b></p>	 <p>OPTIONAL REVERSE BULLNOSE AT INTERIOR WALLS; 1/4" R.</p> <p>2X WALL FRAMING PER STRUCTURAL DWG'S. EASE EDGES AS REQUIRED</p> <p>EXTEND ADDITIONAL LAYER OF WIREMESH REINFORCING 12" MIN. BEYOND CORNER EACH WAY</p> <p>7/8" CEMENT PLASTER Ø LATH., FLOAT FINISHED 3 COATS.</p> <p>INSULATION PER T24/MECHANICAL DWG'S.</p> <p>NOTE: PROVIDE TWO LAYERS OF GRADE 'D' PAPER UNDER EXTERIOR PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING PER UBC 2506.4</p>	 <p>FRAMING PER PLAN</p> <p>SHEATHING</p> <p>BUILDING PAPER</p> <p>METAL LATH</p> <p>7/8-INCH CEMENT PLASTER Ø LATH., FLOAT FINISHED 3 COATS.</p>
<p>N.T.S. <b>9</b></p>	<p>Bullnose Plaster Corner</p> <p>N.T.S. <b>6</b></p>	<p>Exterior Plaster Wall Corner</p> <p>N.T.S. <b>3</b></p>



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**REVIEWS:**

**PROJECT:**  
EHLLEN RESIDENCE  
3150 MIDWOOD LN.  
BLOCK: 3150  
LOT: 10  
APN: 008-362-001  
PROJECT NO.  
24-03

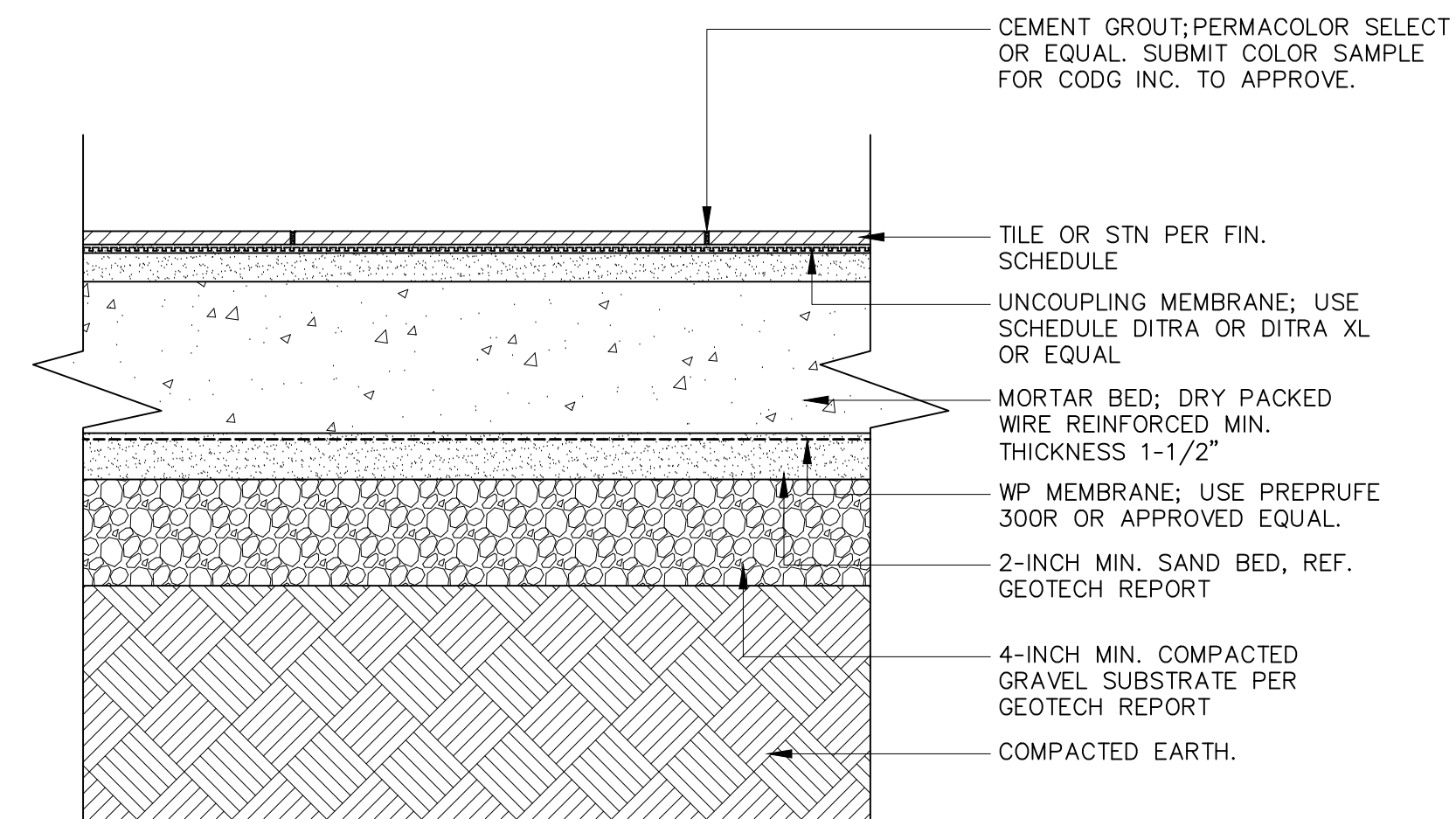
**ISSUE:**  
10-23-2024  
02-28-2025

**DRAWN BY:**  
AJ ORTIZ

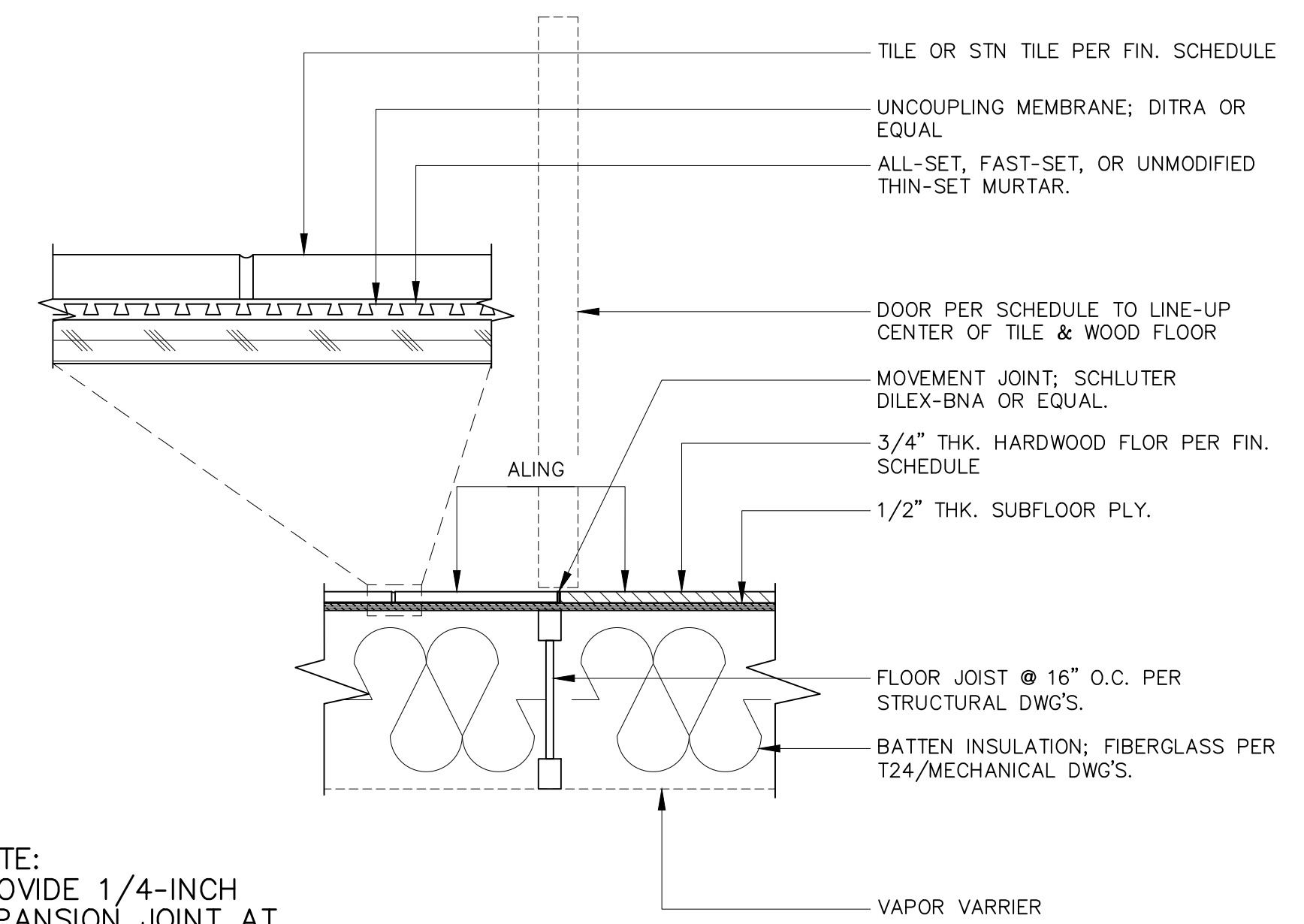
**WALL ASSEMBLY DETAILS**

SCALE: 1" = 1/4"

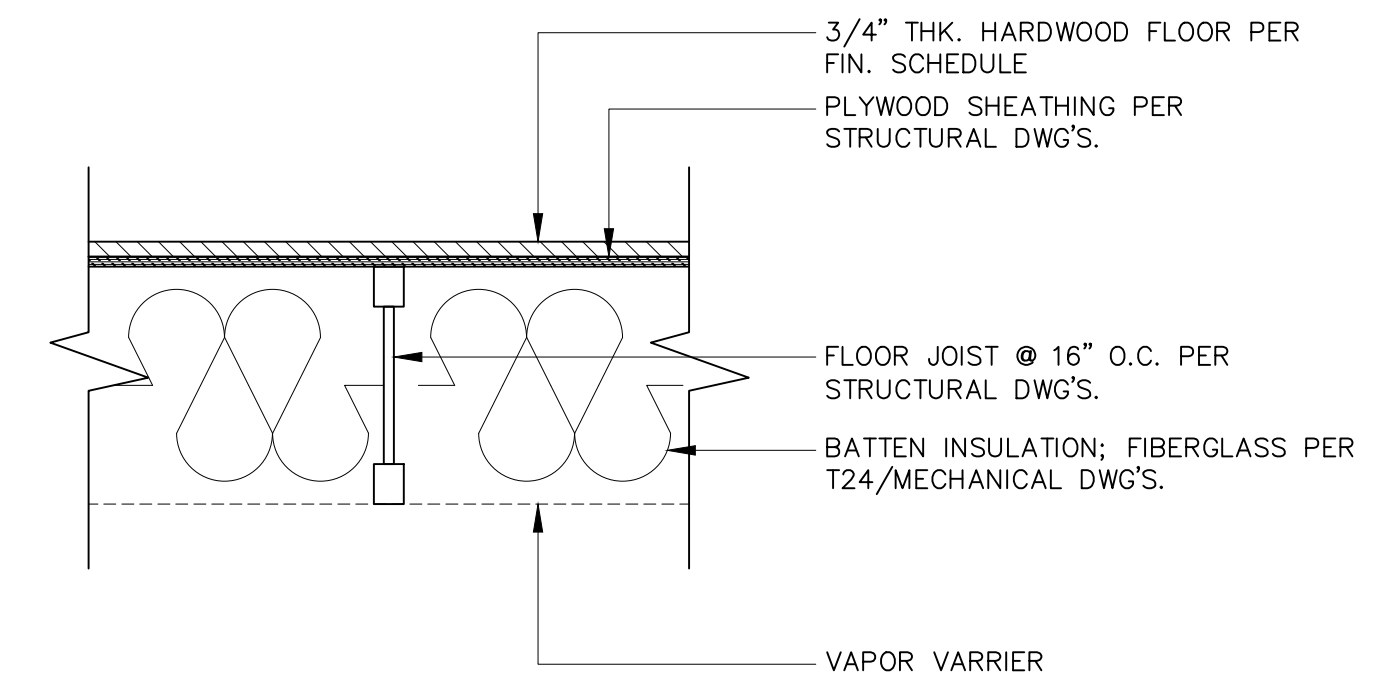
**A11.0**



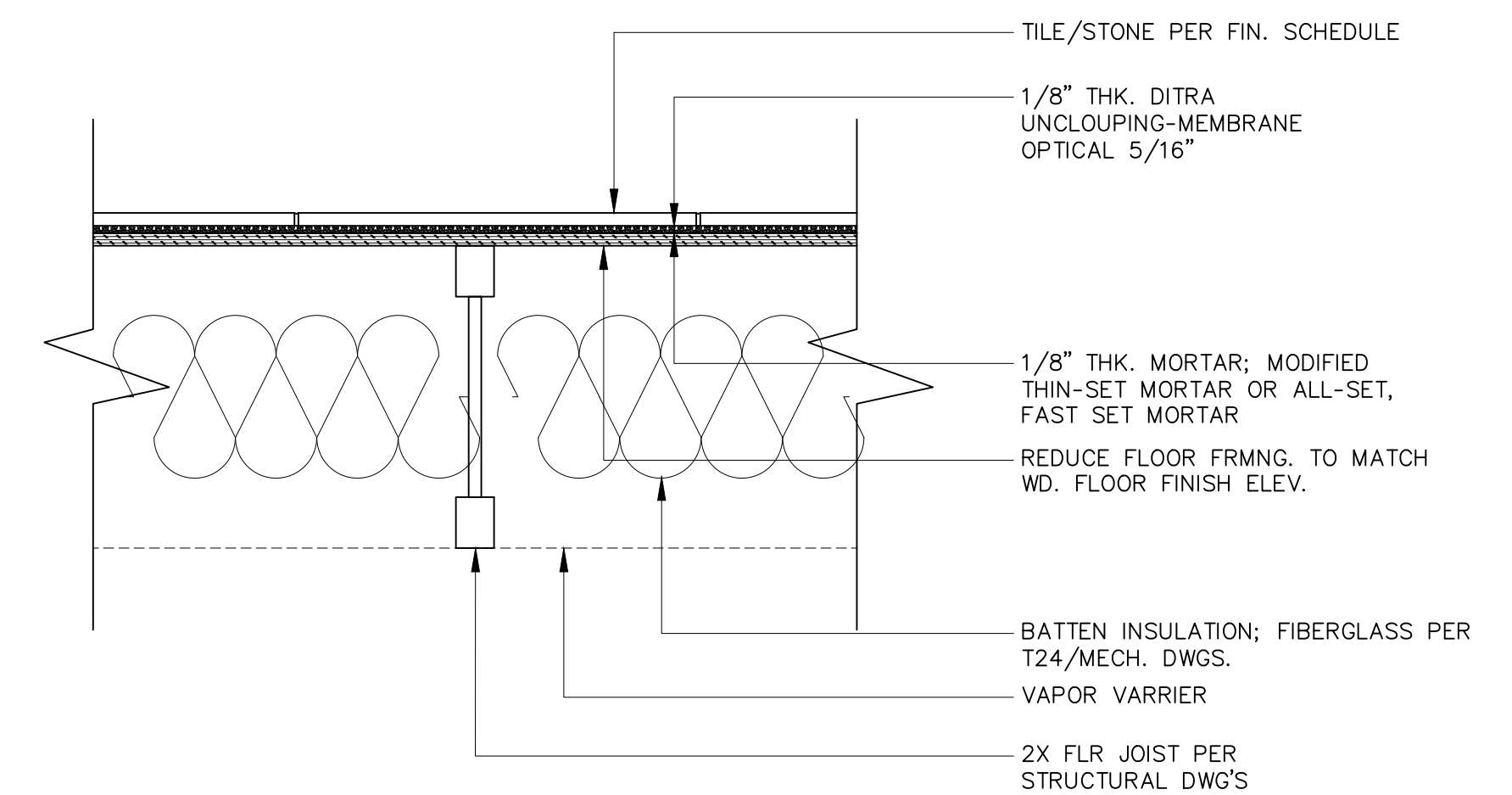
Exterior Tile or Stone Floor Over Slab      1'-0" = 3"



## Wood to Tile Floor Transition 1'-0" = 3" **1**

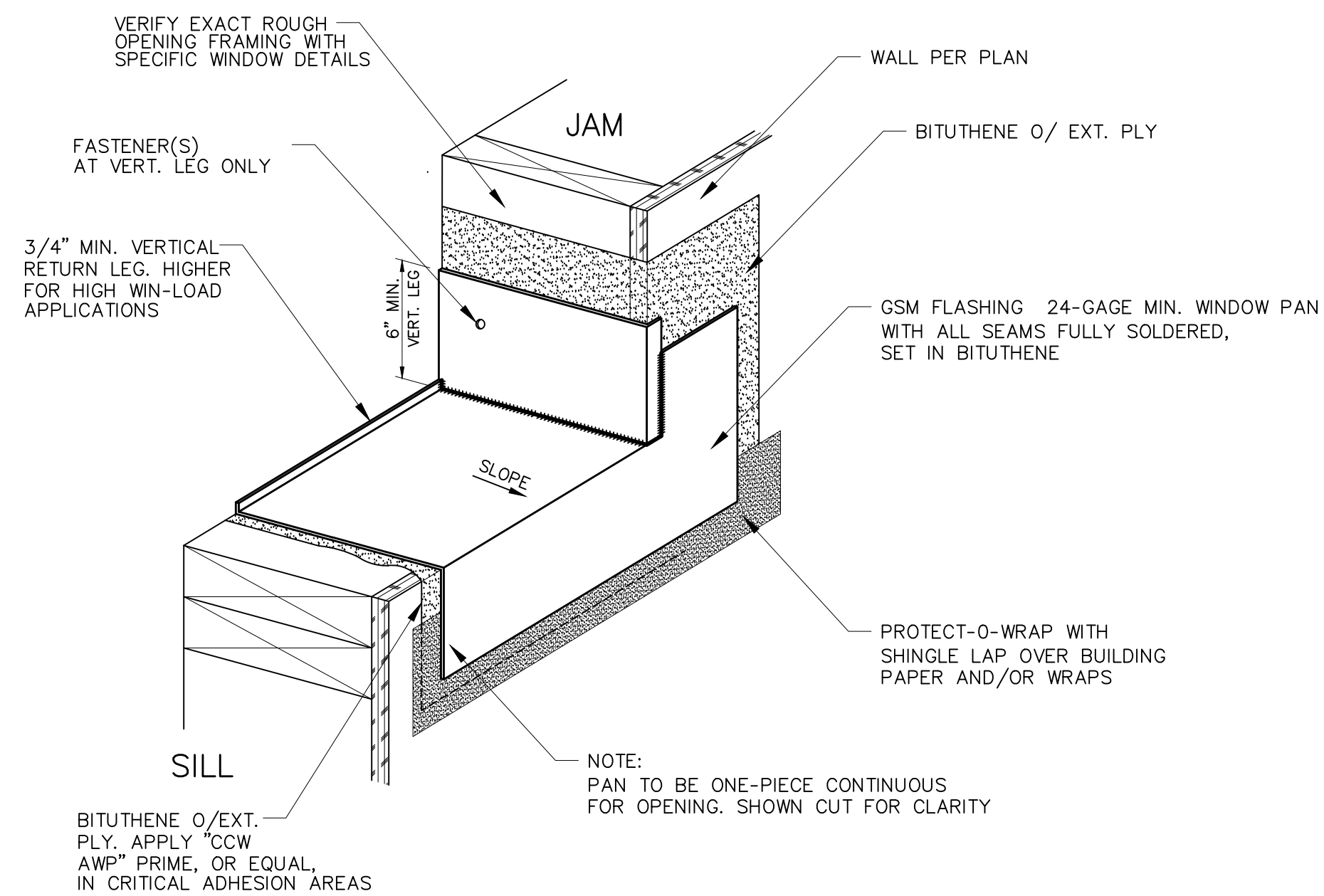


Wood Floor Over Wood Framing	1'-0" = 3"	<b>2</b>
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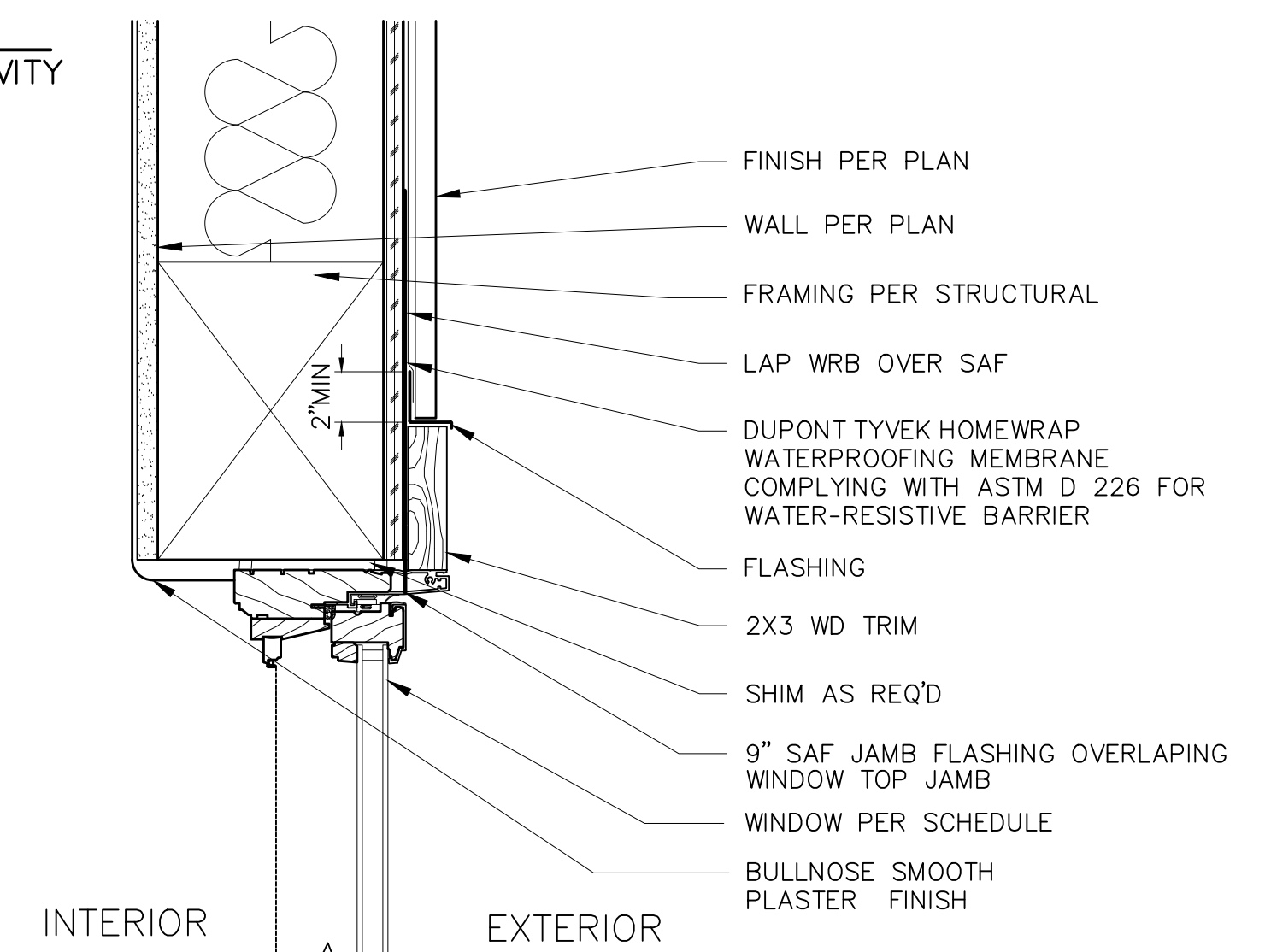
Stone or Tile Floor Over Wood Framing	1'-0" = 3"	<b>3</b>
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**GENERAL NOTE:**

- 1 PROVIDE THRU-WALL CAVITY FLASHING AS REQUIRED
- 2 VERIFY WALL THICKNESS



## Window Pan Typ. Detail

N.T.S.

4

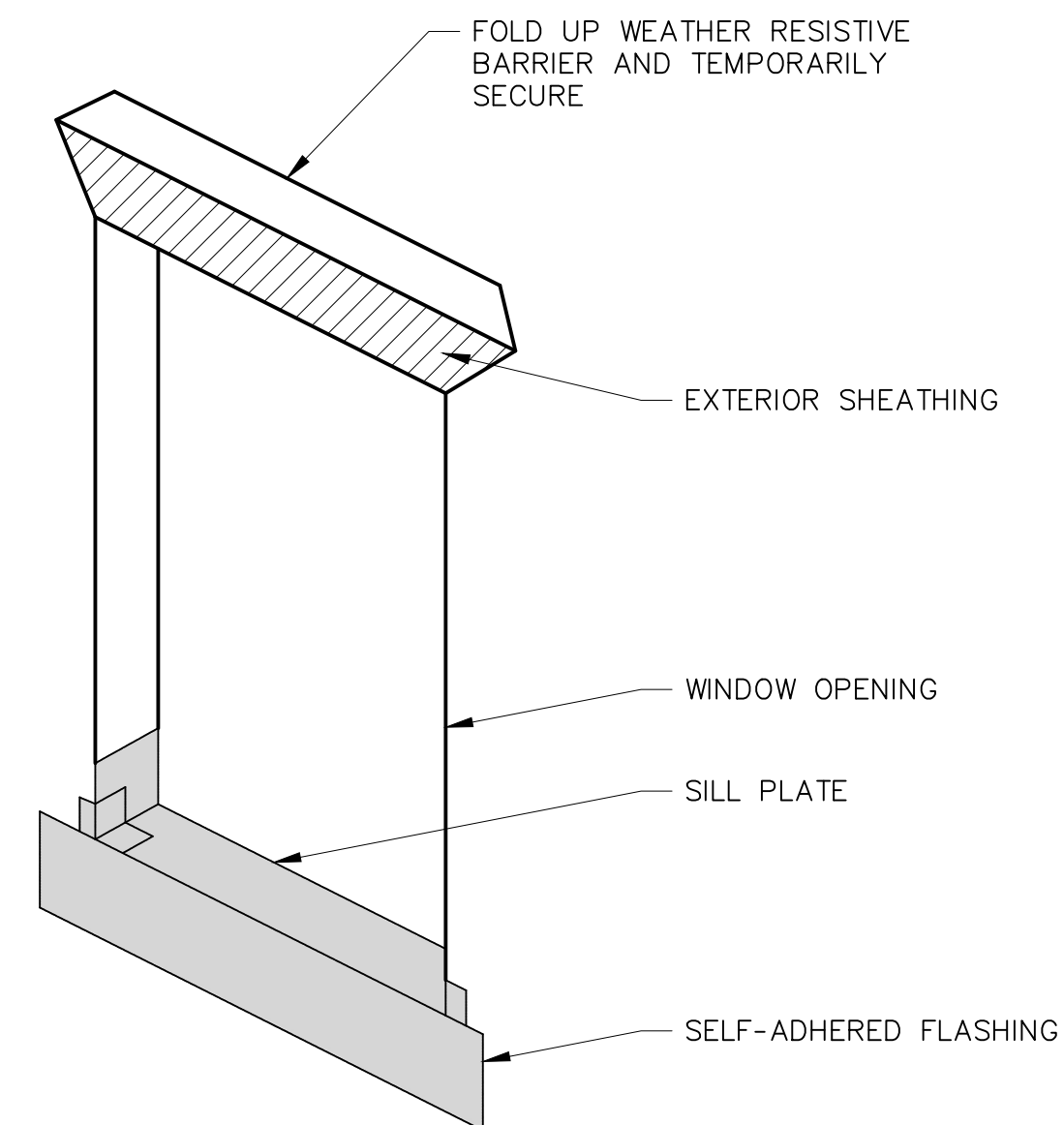
Window Head

$$1'-0'' = 1.0000$$

1

GENERAL NOTE:

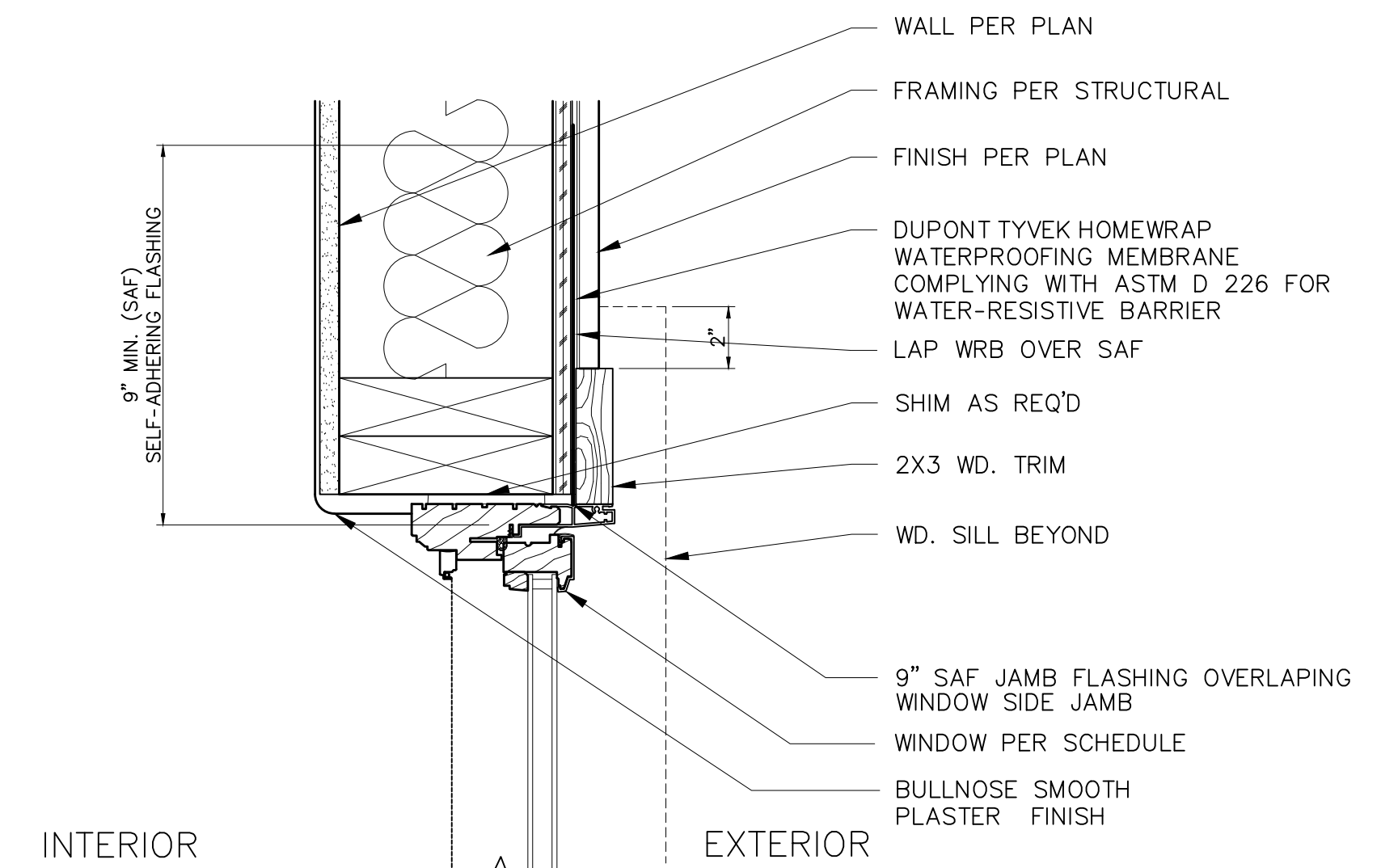
FLASHING SHALL BE IN COMPLIANCE  
WITH R703.4  
SELF-ADHERED MEMBRANES USED AS  
FLASHING SHALL COMPLY WITH AAMA  
711.



## Self-Adhered Flashing Detail

N.T.S.

5



Window Jam

$$1'-0'' = :$$

2

CRC R337.8.2.1 Exterior windows and exterior glazed door assembly requirements. Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements:

1. Be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of R308 Safety Glazing, or
2. Be constructed of glass block units, or
3. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
5. Be tested to meet the performance requirements of SFM 12-7A-2.

CRC R337.8.3 Exterior doors. Exterior doors shall comply with one of the following:

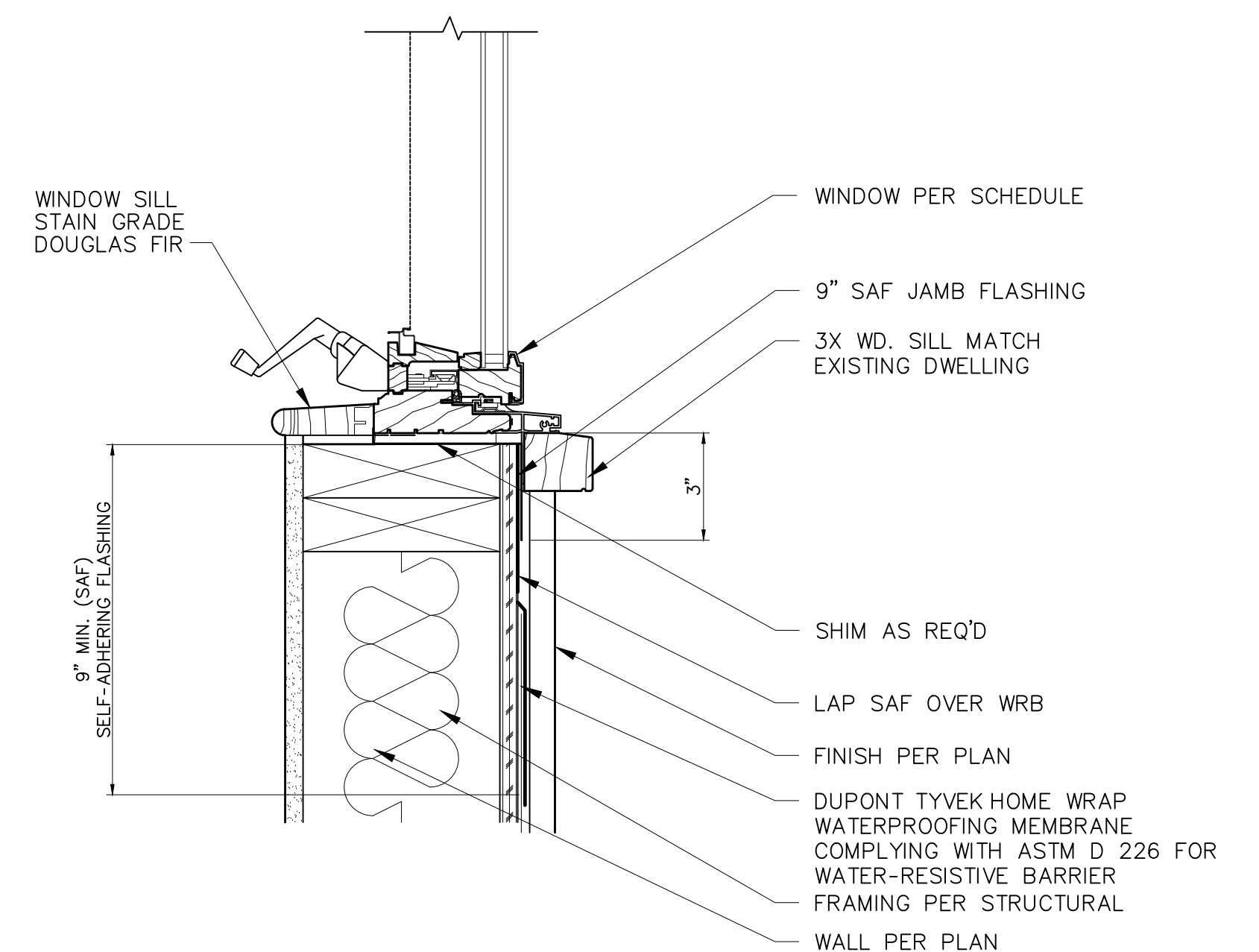
1. The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or
2. Shall be constructed of solid core wood having stiles and rails not less than 1-3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or
3. Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.  
Exception: Solid doors having a fire-resistance rating of not less than 20 minutes may have untested glazing that complies with section 708A.2.
4. Shall be tested to meet the performance requirements of standard SFM12-7A-1.

708A.3.1 Exterior door glazing. Glazing in exterior doors shall comply with Section 708A.2.1.

## Door Fire Notes Requirements

N.T.S.

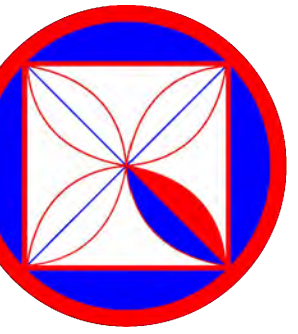
6



Window Sill (Plaster)

$$1'-0'' = 1$$

3 DRAWINGS.



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## REVISIONS:

EHLEN RESIDENCE  
 3150 MIDWOOD LN. PEBBLE BEACH  
 BLOCK: LOTS:  
 APN: 008-362-001  
**PROJECT NO.**  
 24-03

10-23-2024

DRAWN BY:  
AJ ORTIZ

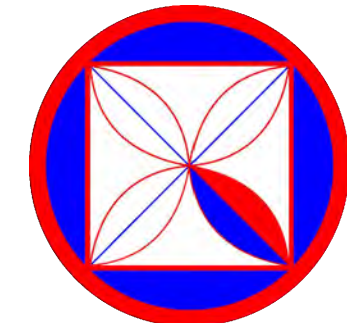
## WINDOW DETAILS

SCALE: 1' = 1/4"

## A11.2



		<p><b>GENERAL NOTE:</b> 1 PROVIDE THRU-WALL CAVITY FLASHING AS REQUIRED 2 VERIFY WALL THICKNESS</p>	<div>Door Head (Plaster)</div> <div>1'-0" = 3"7</div> <div>Door Head (Interior)</div> <div>1'-0" = 3"4</div> <div>Door Head (Plaster)</div> <div>1'-0" = 3"1</div>
			<div>Door Jam (Plaster)</div> <div>1'-0" = 3"8</div> <div>Door Jam (Interior)</div> <div>1'-0" = 3"5</div> <div>Door Jam (Plaster)</div> <div>1'-0" = 3"2</div>
	<p>CRC R337.8.2.1 Exterior windows and exterior glazed door assembly requirements. Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements: 1. Be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of R308 Safety Glazing, or 2. Be constructed of glass block units, or 3. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or 5. Be tested to meet the performance requirements of SFM 12-7A-2. CRC R337.8.3 Exterior doors. Exterior doors shall comply with one of the following: 1. The exterior surface or cladding shall be of noncombustible or Ignition-resistant material, or 2. Shall be constructed of solid core wood having stiles and rails not less than 1-3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or 3. Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252. Exception: Solid doors having a fire-resistance rating of not less than 20 minutes may have untested glazing that complies with section 708A.2. 4. Shall be tested to meet the performance requirements of standard SFM12-7A-1. 708A.3.1 Exterior door glazing. Glazing in exterior doors shall comply with Section 708A.2.1.</p>		<div>1/2-inch Door Threshold</div> <div>N.T.S.9</div> <div>Door Fire Notes Requirements</div> <div>N.T.S.6</div> <div>1/2-inch Door Threshold</div> <div>1'-0" = 3"3</div>



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REVIEWS:

PROJECT:

EHLLEN RESIDENCE  
 3150 MIDWOOD LN. PEBBLE BEACH  
 BLOCK: LOTS:  
 APN: 008-362-001  
 PROJECT NO.  
 24-03

ISSUE:

10-23-2024  
 02-28-2025

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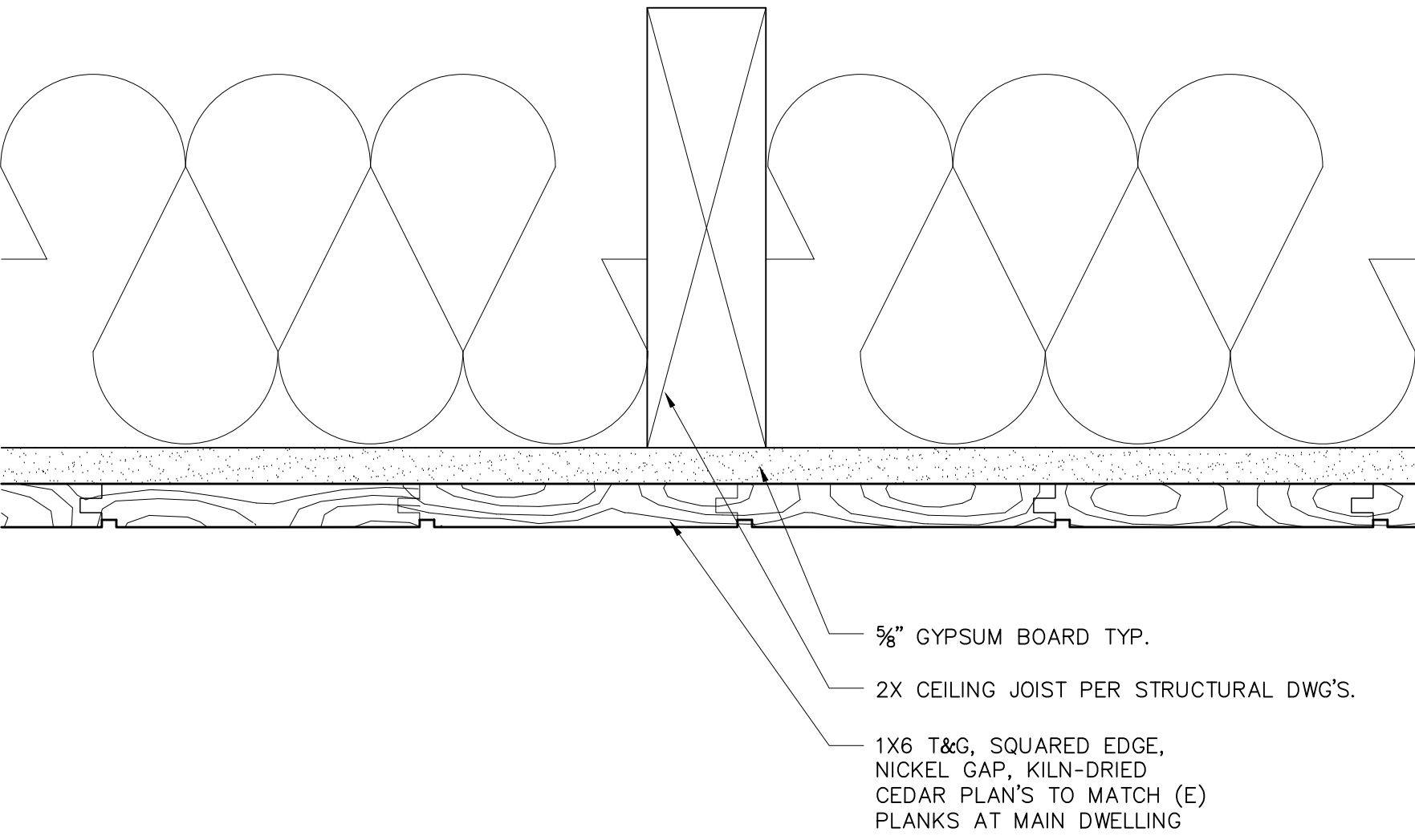
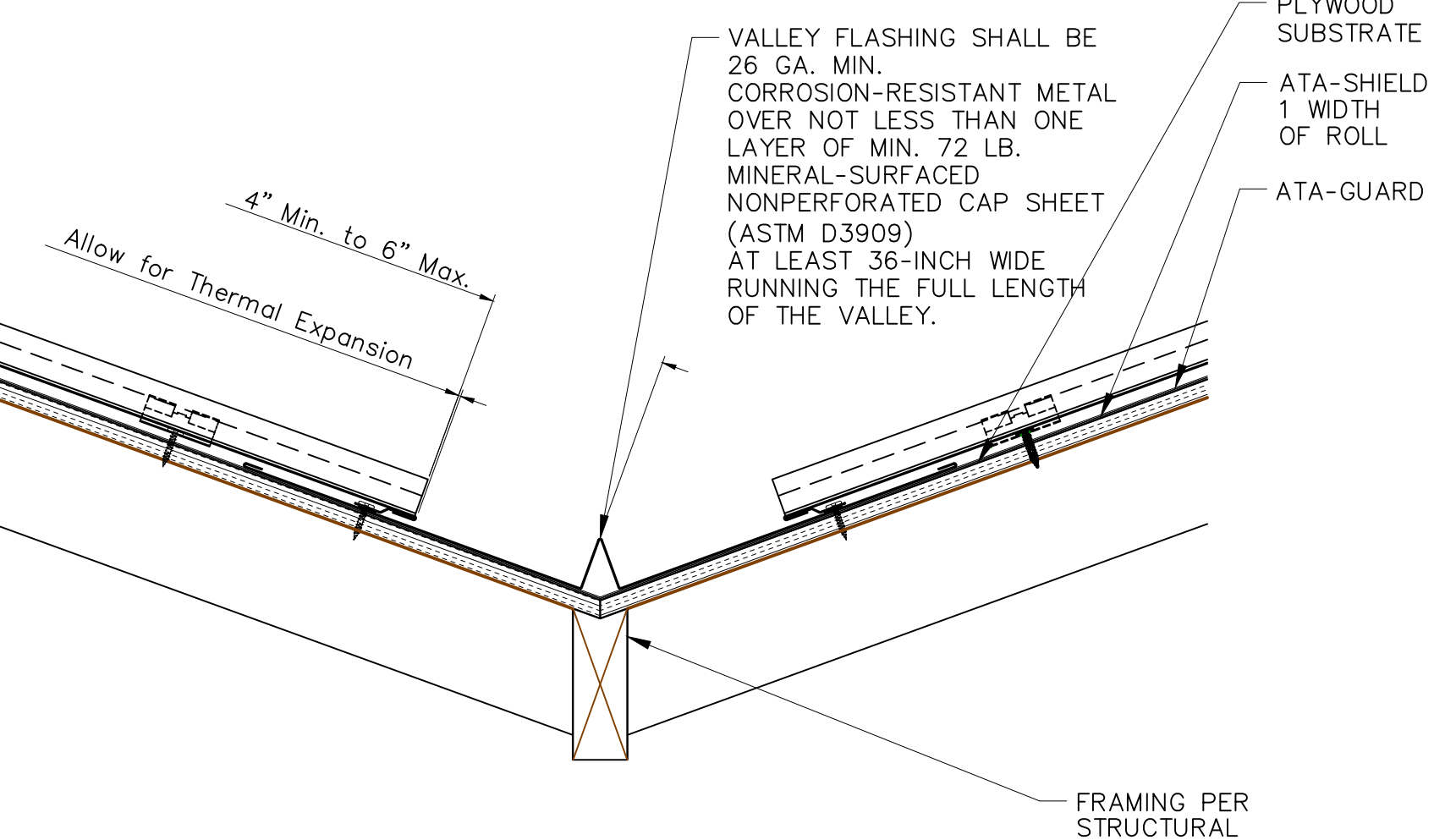
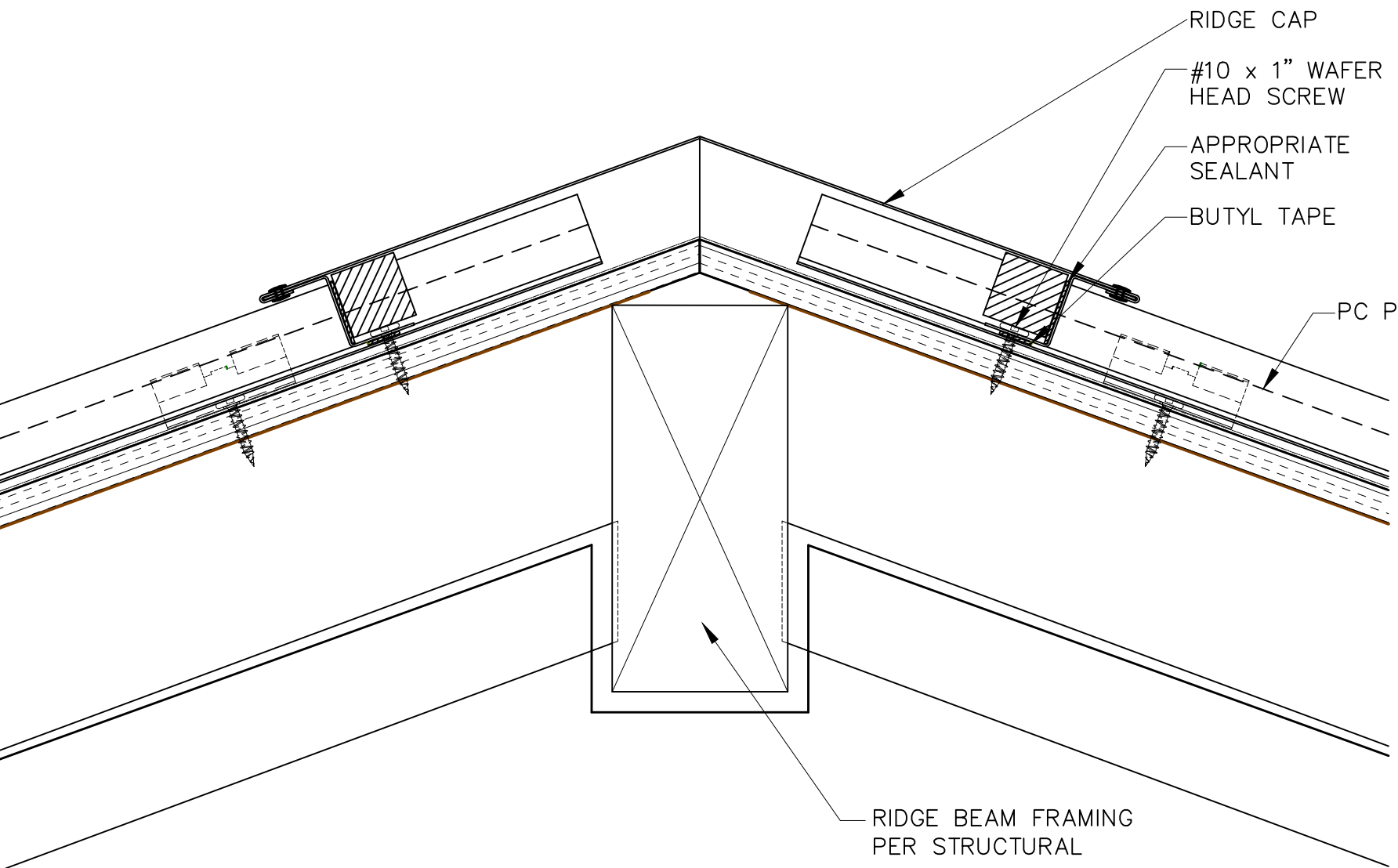
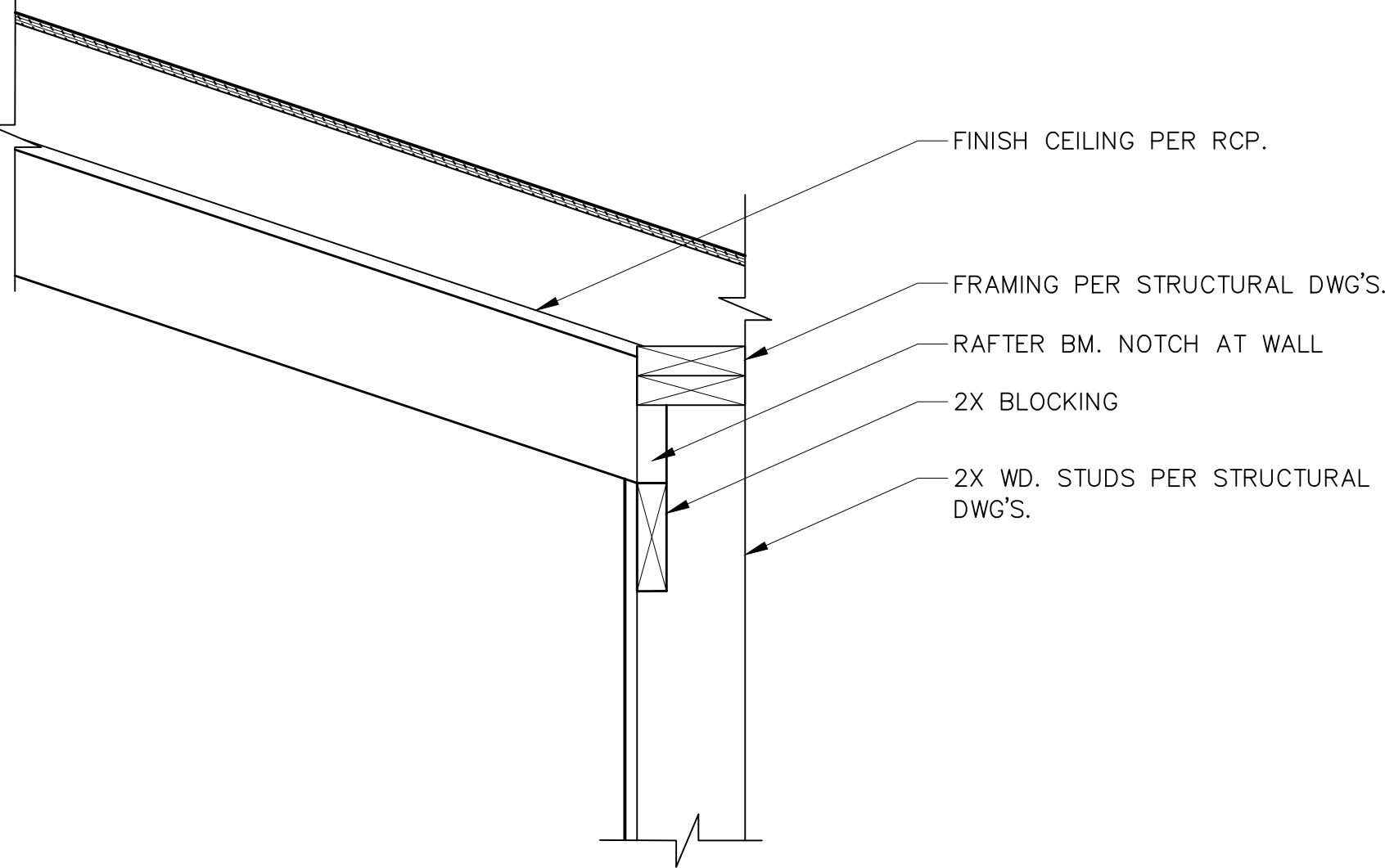
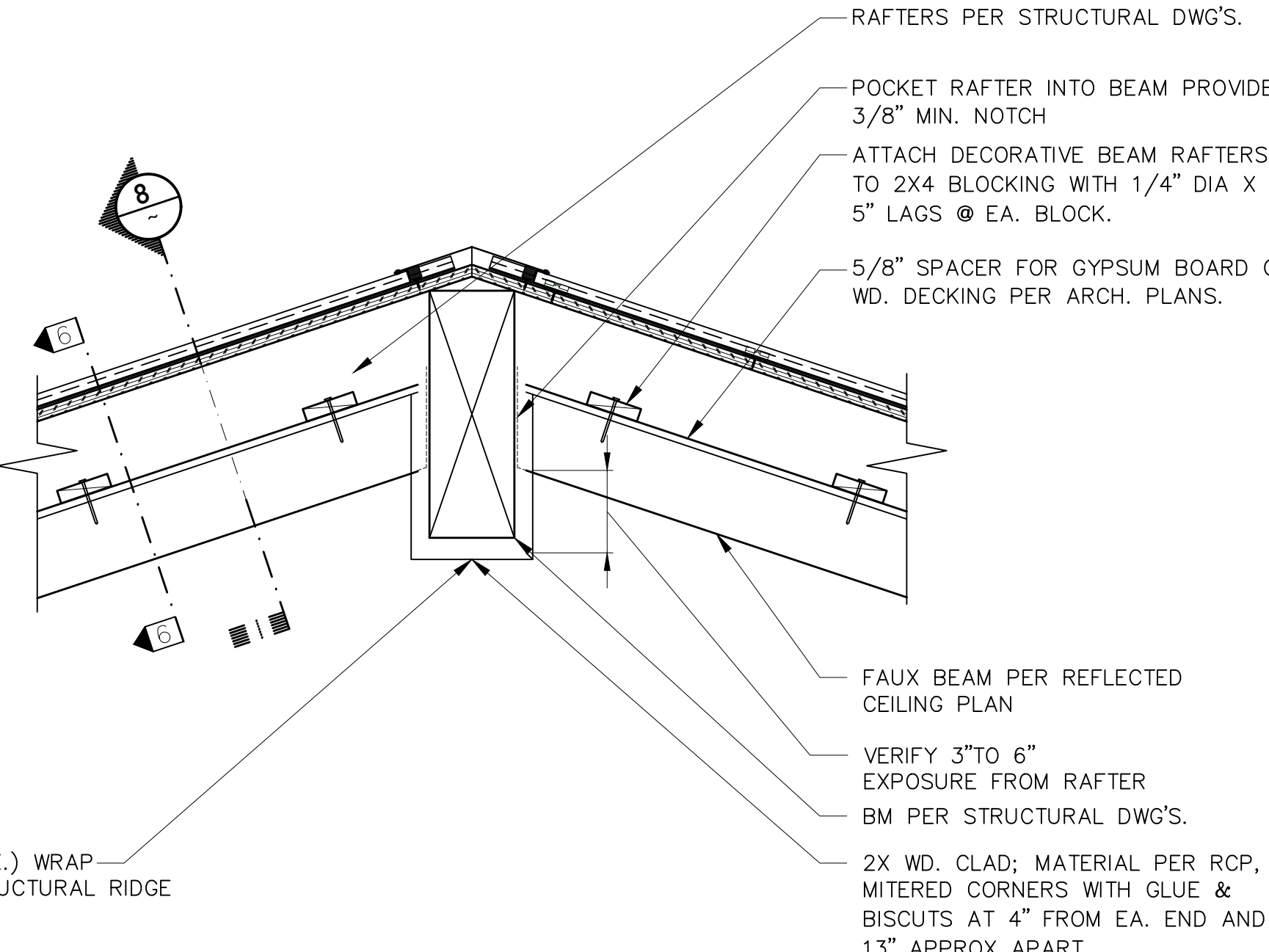
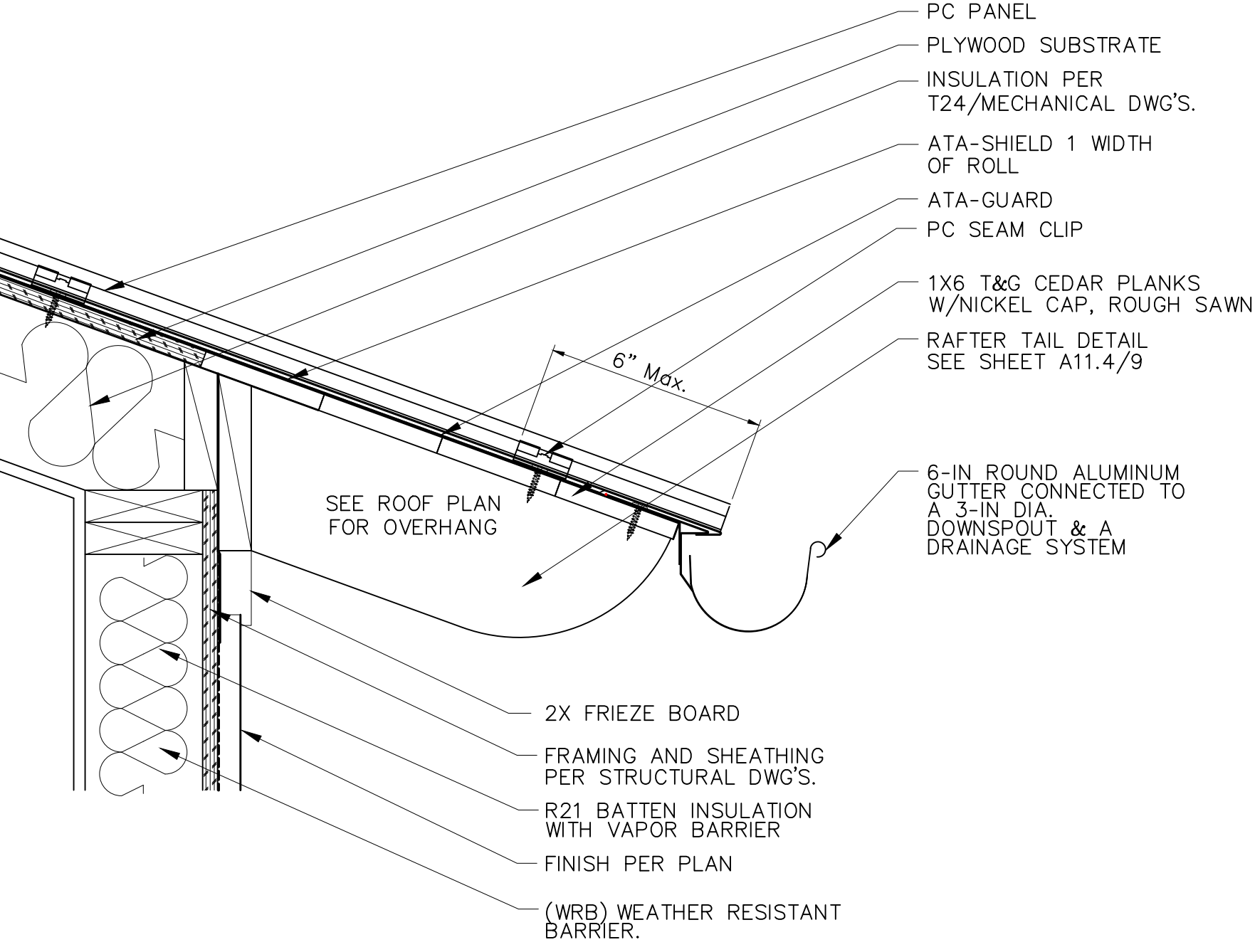
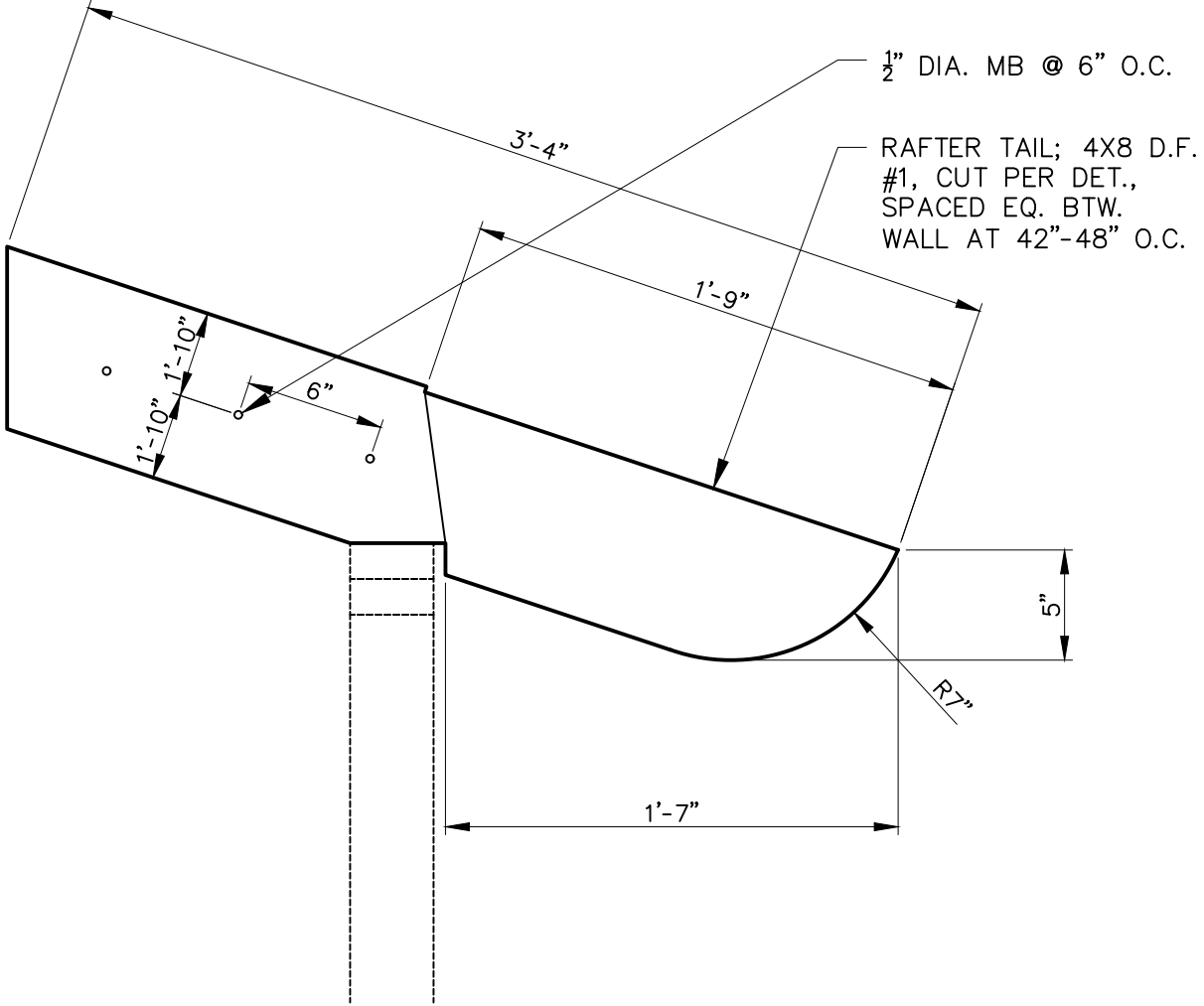
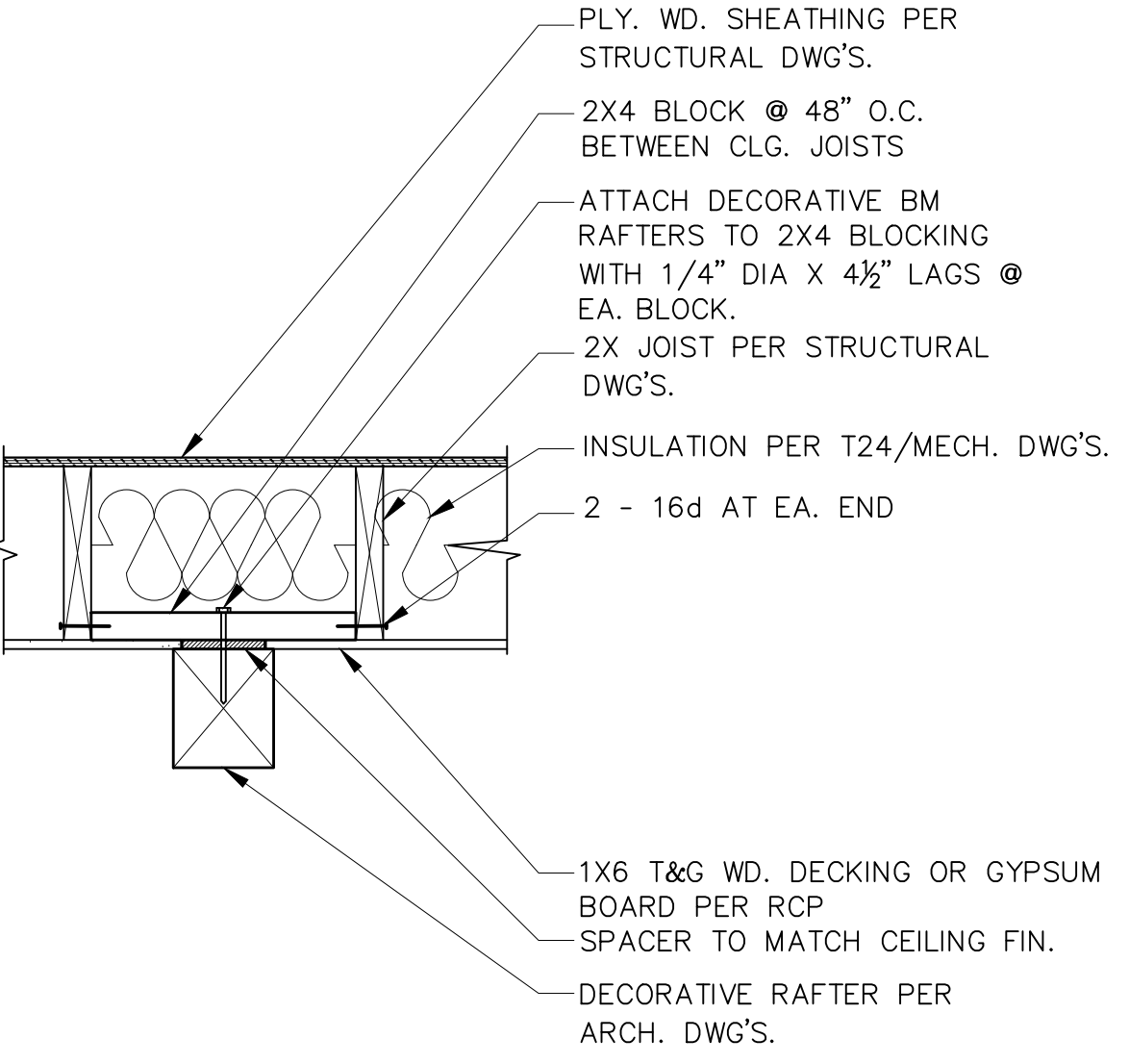
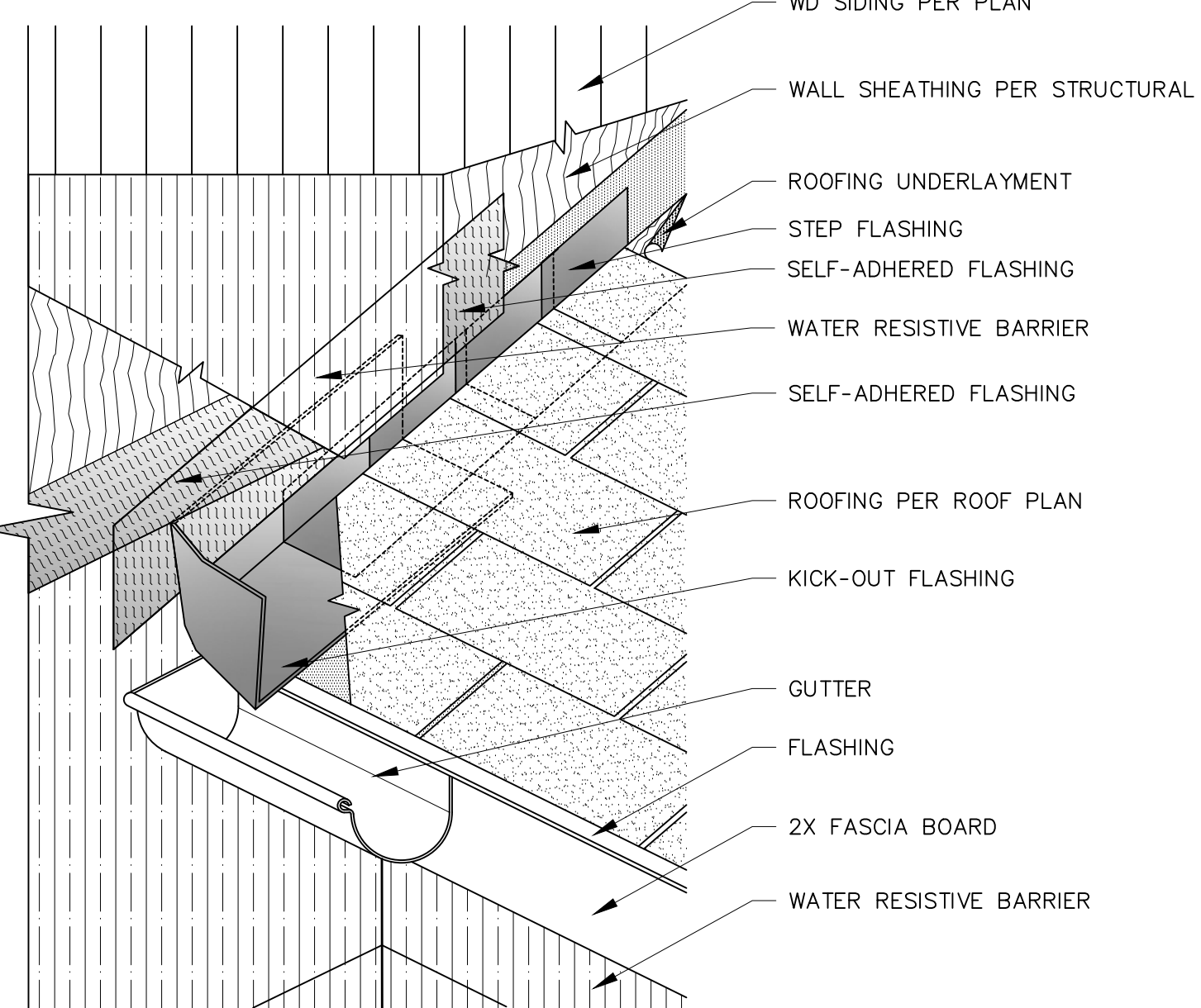
AJ ORTIZ

DOOR DETAILS

SCALE: 1" = 1/4"

A11.3



		
<div>T&amp;J Detail</div> <div>N.T.S.</div> <div>7</div>	<div>Valley</div> <div>N.T.S.</div> <div>4</div>	<div>Ridge</div> <div>N.T.S.</div> <div>1</div>
		
<div>Rafter Beam at Wall Connection</div> <div>N.T.S.</div> <div>8</div>	<div>Rafter to Ridge Beam</div> <div>N.T.S.</div> <div>5</div>	<div>Eave</div> <div>N.T.S.</div> <div>2</div>
		
<div>Rafter Tail Detail</div> <div>N.T.S.</div> <div>9</div>	<div>Wood Beam Section</div> <div>N.T.S.</div> <div>6</div>	<div>Kick-Out Flashing Detail</div> <div>N.T.S.</div> <div>3</div>



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REVIEWS:

PROJECT:

EHLEN RESIDENCE  
 3150 MIDWOOD LN. PEBBLE BEACH  
 BLOCK: LOTS:  
 APN: 008-362-001  
 PROJECT NO.  
 24-03

ISSUE:

10-23-2024  
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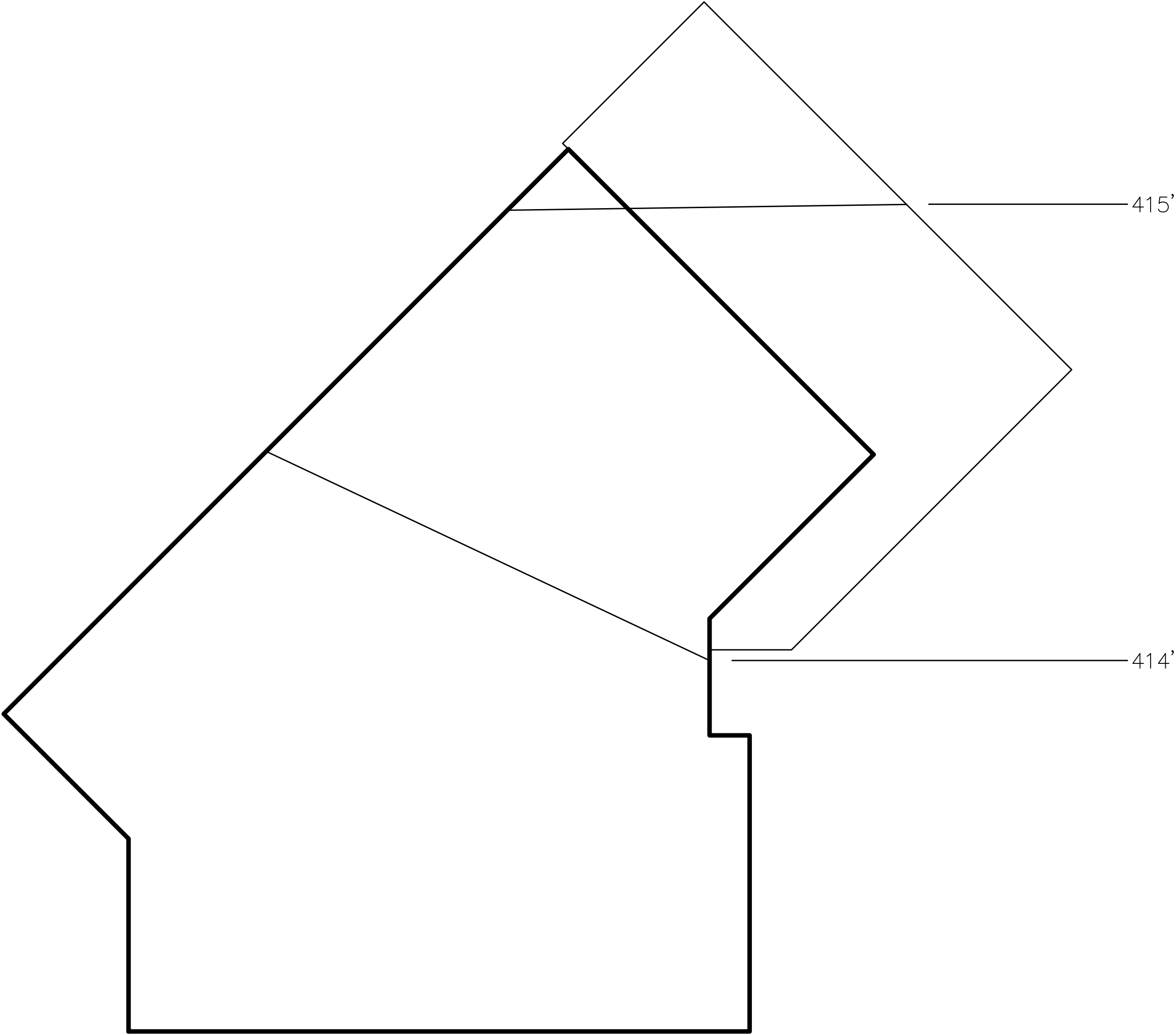
DRAWN BY:

AJ ORTIZ

ROOF DETAILS

SCALE: 1" = 1/4"

A11.4



AVERAGE NATURAL GRADE

DWELLING AVERAGE NATURAL GRADE			415.4 FT
ELEV.	LINE	LENGTH	TOTAL
414 FT	0	17.7'	0.0'
415 FT	1	21.7'	21.7'
TOTAL			21.7'
MATH: 39.4' / 21.7' = 1.81			
FACTOR: = 1.81			
A.N.G. = 414 FT + 1.8 FACTOR =415.8 FT			

AVERAGE NATURAL  
GRADE PLAN

SCALE: 1" = 1/4"

ISSUE:  
02-28-2025

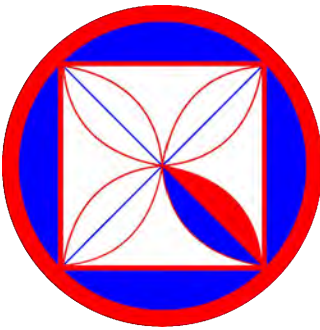
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AJ ORTIZ

PROJECT:  
EHLLEN RESIDENCE  
3150 MIDWOOD LN. PEBBLE BEACH  
BLOCK: LOTS:  
APN: 008-362-001  
PROJECT NO.  
24-03

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Residential Lighting Measures:

2022 CALIFORNIA ENERGY CODES

High Luminous Efficacy Luminaires  
1) 150.0(k)1A and Table 150.0-A: All luminaires are installed with:  
- Light sources of one of the lighting technologies specified under the 'High Luminous Efficacy' column of Table 150.0-A; or

JAB compliant light sources and the light sources are marked with "JAB-2022" or "JAB- 2022-E". Exception 1: Integrated device lighting: Lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers, and non-removable lighting attached to ceiling fans. Exception 2: Navigation Lighting: Night lights, step lights, path lights less than 5 watts. Exception 3: Ambient Lighting: Lighting internal to drawers, cabinetry, and linen closets with an efficacy of 45 lumens per watt or greater.

Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.

Recessed Downlight Luminaires in Ceilings  
1) 150.0(k)1Cf: Do not contain screw based lamp sockets.

2) The luminaire is marked with "JAB-2022".

3) 150.0(k)1Ci: Has label certifying the luminaires are air tight with air leakage less than 2.0 cfm at 25 Pascals when tested in accordance with ASIM E283. Exception: Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings.

4) 150.0(k)1Cii: Sealed with a gasket or caulk between the luminaire housing and ceiling, and all air leakage paths between conditioned and unconditioned spaces are sealed with a gasket or caulk, or be installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling. Exception: Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings.

5) 150.0(k)1Civ: Meet the following requirements (California Electrical Code Section 410.116).

A recessed luminaire that is not identified for contact with insulation shall have all recessed parts not less than 1/2 inch from combustible materials. The points of support and the trim finishing off the openings in the ceiling shall be permitted to be in contact with combustible materials.

A recessed luminaire that is not identified for contact with insulation, Type IC, shall be permitted to be in contact with combustible materials at recessed parts, points of support, and portions passing through or finishing off the opening in the ceiling. Thermal insulation shall not be installed above a recessed luminaire or within 3 inches of the recessed luminaire's enclosure, wiring compartment, ballast, transformer, LED driver, or power supply unless the luminaire is identified as type IC for insulation contact.

Light sources in enclosed or recessed luminaires (other than recessed downlight luminaires in ceilings)

1) 150.0(k)1D: Light Sources in Enclosed or Recessed Luminaires that are not marked with "JAB- 2022-E", shall not be installed in enclosed or recessed luminaires.

Lighting Controls in bathrooms, garages, laundry rooms, utility rooms, and walk-in closets

1) 150.0(k)2Ei: In bathrooms, garages, laundry rooms, utility rooms, and walk-in closets, at least one installed luminaire is controlled by an occupancy or vacancy sensor providing automatic-off functionality.

Lighting Controls in any interior rooms

1) 150.0(k)2Eii: For lighting internal to drawers and cabinetry with opaque fronts or doors, the lighting has controls to turn light off when the drawer or door is closed are provided.

2) 150.0(k)2F: Lighting in habitable spaces, including but not limited to living rooms, dining rooms, kitchens, and bedrooms, have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces comply with NEMA E83.1A.

EXCEPTION 1: Ceiling fans may provide control of integrated lighting via a remote control. EXCEPTION 2: Luminaires connected to a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor providing automatic-off functionality.

EXCEPTION 3: Navigation lighting such as night lights, step lights, and path lights less than 5 watts, and lighting internal to drawers and cabinetry with opaque fronts or doors or with automatic off controls.

3) 150.0(k)2A: Lighting has readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.

4) 150.0(k)2B: No controls bypasses a dimmer, occupant sensor or vacancy sensor function where THAT DIMMER SENSOR IS INSTALLED TO COMPLY WITH SECTION 150.0(K)

5) 150.0(k)2C: Lighting controls comply with the applicable requirements in Section 110.9.

6) 150.0(k)2D: An Energy Management Control Systems (EMCS) or a multisense programmable control can be used to comply with dimming, occupancy, and lighting control requirements in Section 150.0(k)2 if it provides the functionality of the specified control in accordance with Section 110.9, and the physical controls (readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF).

7) 150.0(k)2G: Independent controls  
- Integrated lighting of exhaust fans is controlled independently from the fans.  
- Undercabinet lighting, undershelf lighting, interior lighting of display cabinets, and switched outlets

Screw Based Luminaires

1) 150.0(k)1B: Screw based luminaires shall contain lamps that are marked with "JAB-2022" or "JAB-22-E".

Address Signs.

1) 150.0(k)4: Internally illuminated address signs. Internally illuminated address signs shall either:  
- Comply with Section 140.8. Applicable nonresidential sign lighting compliance forms shall also be submitted; or  
- Consume no more than 5 Watts of power.

Outdoor Lighting and Controls

1) 150.0(k)A and Table 150.0-A: High efficacy outdoor lighting or LED light sources are installed.

2) 150.0(k)3A: Outdoor lighting is controlled by a manual ON and OFF switch that permits one of the following automatic actions:

- Controlled by a photocell and either a motion sensor or an automatic time switch control; or  
- Controlled by an astronomical time clock control.  
Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours. An energy management control that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet the above requirements.

Lighting for Residential Garages for Eight or More Vehicles.

1) 150.0(k)5: Lighting complies with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. Applicable LTG forms shall also be submitted.

Blank Electrical Boxes

1) 150.0(k)1F: The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, low voltage wiring or fan speed control.

Arc-Fault Circuit Interrupter Protection Note:

CEC 210.12 Arc-Fault Circuit-Interrupter Protection

1. Arc-fault circuit-interrupter protection shall be provided as required in 210.12(A), (B), (C), and (D). The arc-fault circuit interrupter shall be installed in a readily accessible location

(A) Dwelling Units: All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6):

1.) A listed combination-type arc-fault circuit interrupter installed to provide protection of the entire branch circuit

2.) A listed branch/feeder-type AFCI installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.

3.) A listed supplemental arc protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met:

a.) The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.

b.) The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG conductor or 21.3 m (70 ft) for a 12 AWG conductor.

c.) The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.

4.) A listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met:

a.) The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.

b.) The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG conductor or 21.3 m (70 ft) for a 12 AWG conductor.

c.) The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.

d.) The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such.

5.) If metal raceway, metal wireways, metal auxiliary gutters, or Type MC, or Type AC cable meeting the applicable requirements of 250.118, with metal boxes, metal conduit bodies, and metal enclosures are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, it shall be permitted to install a listed outlet branch-circuit-type AFCI at the first outlet to provide protection for the remaining portion of the branch circuit.

6.) Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in, or less than 50 mm (2 in.) of concrete or masonry, the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, it shall be permitted to install a listed outlet branch-circuit-type AFCI at the first outlet to provide protection for the remaining portion of the branch circuit.  
Exception: AFCI protection shall not be required for an individual branch circuit supplying a fire alarm system installed in accordance with 760.41(B) or 760.121(B). The branch circuit shall be installed in a metal raceway, metal auxiliary gutter, steel-armored cable, Type MC or Type AC, meeting the applicable requirements of 250.118, with metal boxes, conduit enclosures, or enclosures.  
Informational Note No. 1: For information on combination-type and branch/feeder-type arc-fault circuit interrupters, see UL 1699-2011, Standard for Arc-Fault Circuit Interrupters. For information on outlet branch-circuit-type arc-fault circuit interrupters, see UL Subject 1699A, Outline of Investigation for Outlet Branch Circuit Arc-Fault Circuit-Interrupters.  
Informational Note No. 2: See 29.6.3(5) of NFPA 72-2016, National Fire Alarm and Signaling Code, for information related to secondary power-supply requirements for smoke alarms installed in dwelling units.  
Informational Note 3: See 760.41(A) and 760.121(B) for power-supply requirements for fire alarm systems.

(C) Guest Rooms, Guest Suites, and Patient Sleeping Rooms in Nursing Homes and Limited-Care Facilities: All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets and devices installed in guest rooms and guest suites of hotels and motels and patient sleeping rooms in nursing homes and limited-care facilities shall be protected by any of the means described in 210.12(A)(1) through (6).

(D) Branch Circuit Extensions or Modifications —Dwelling Units, Dormitory Units, and Guest Rooms and Guest Suites: Where branch circuit wiring for any of the areas specified in 210.12(A), (B), or (C) is modified, replaced, or extended, the branch circuit shall be protected by one of the following:

1.) By any of the means described in 210.12(A)(1) through (A)(6)

2.) A listed outlet branch-circuit-type AFCI located at the first receptacle outlet of the existing branch circuit  
Exception: AFCI protection shall not be required where the extension of the existing branch circuit conductors is not more than 1.8 m (6 ft) and does not include any additional outlets or devices, other than splicing devices. This requirement shall not include the conductors inside an enclosure, cabinet, or junction box.

Exterior Lighting Notes:

Outdoor Lighting and Controls

1) 150.0(k)1A and Table 150.0-A: High efficacy outdoor lighting or LED light sources are installed.

2) 150.0(k)3A: Outdoor lighting is controlled by a manual ON and OFF switch that permits one of the following automatic actions:

- Controlled by a photocell and either a motion sensor or an automatic time switch control.  
- Controlled by an astronomical time clock control.  
Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours. An energy management control that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet the above requirements.

Smoke Alarm Requirements

- Centrally located in corridor (or area) leading areas, and inside each sleeping room.
- On ceiling of upper level i close proximity to the stairway when sleeping areas are on an upper level.
- On each floor level and in basement
- In the adjacent room (or area) where the ceiling height exceeds that of the hallway by 24 inches.
- Smoke alarms shall sound an alarm audible in all sleeping areas. (Sec.310.9.1.4)
- Note on plans that for existing buildings smoke alarms may be battery operated and shall be installed in locations as specified above. (Sec. 314.9.1.2

Receptacle Notes:

210.52 Dwelling Unit Receptacle Outlets

1. This section provides requirements for 125-volt, 15- and 20-ampere receptacle outlets. The receptacles required by this section shall be in addition to any receptacle that is as follows:

- Part of a luminaire or appliance, or
- Controlled by a listed wall-mounted control device in accordance with 210.70(A)(1), Exception No. 1, or
- Located within cabinets or cupboards, o
- Located more than 1.7 m (51/2 ft) above the floor

(A) General Provisions: In every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets shall be installed in accordance with the general provisions specified in 210.52(A)(1) through (A)(4).

(1) Spacing: Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 1.8 m (6 ft) from a receptacle outlet.

(2) Wall Space: As used in this section, a wall space shall include the following:

- Any space 600 mm (2 ft) or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, and fixed cabinets that do not have countertops or similar work surfaces
- The space occupied by fixed panels in walls, excluding sliding panels
- The space afforded by fixed room dividers, such as freestanding bar-type counters or railings.

(3) Floor Receptacles: Receptacle outlets in or on floors shall not be counted as part of the required number of receptacle outlets unless located within 450 mm (18 in.) of the wall.

(4) Countertop and Similar Work Surface Receptacle Outlets:Receptacles installed for countertop and similar work surfaces as specified in 210.52(C) shall not be considered as the receptacle outlets required by 210.52(A).

(B) Small Appliances

(1) Receptacle Outlets Served: In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by 210.11(C)(1) shall serve all wall and floor receptacle outlets covered by 210.52(A), all countertop outlets covered by 210.52(C), and receptacle outlets for refrigeration equipment.

(2) No Other Outlets

The two or more small-appliance branch circuits specified in 210.52(B)(1) shall have no other outlets.

(3) Kitchen Receptacle Requirements

Receptacles installed in a kitchen to serve countertop surfaces shall be supplied by not fewer than two small-appliance branch circuits, either or both of which shall also be permitted to supply receptacle outlets in the same kitchen and in other rooms specified in 210.52(B)(1). Additional small-appliance branch circuits shall be permitted to supply receptacle outlets in the kitchen and other rooms specified in 210.52(B)(1). No small-appliance branch circuit shall serve more than one kitchen.

(C) Countertops and Work Surfaces:In kitchens, pantries, breakfast rooms, dining rooms, and similar areas of dwelling units, receptacle outlets for countertop and work surfaces that are 300 mm (12 in.) or wider shall be installed in accordance with 210.52(C)(1) through (C)(3) and shall not be considered as the receptacle outlets required by 210.52(A).

(4) Wall Spaces: Receptacle outlets shall be installed so that no point along the wall line is more than 600 mm (24 in.) measured horizontally from a receptacle outlet in that space.

(5) Island and Peninsular Countertops and Work Surfaces: Receptacle outlets shall be installed in accordance with 210.52(C)(2)(a) and (C)(2)(b).

(a) At least one receptacle shall be provided for the first 0.84 m2 (9 ft2), or fraction thereof, of the countertop or work surface. A receptacle outlet shall be provided for every additional 1.7 m2 (18 ft2), or fraction thereof, of the countertop or work surface.

(b) At least one receptacle outlet shall be located within 600 mm (2 ft) of the outer end of a peninsular countertop or work surface. Additional required receptacle outlets shall be permitted to be located as determined by the installer, designer, or building owner. The location of the receptacle outlets shall be in accordance with 210.52(C)(3).

(6) Receptacle Outlet Location: Receptacle outlets shall be located in one or more of the following:

- On or above countertop or work surfaces: On or above, but not more than 500 mm (20 in.) above, the countertop or work surface.
- In countertop or work surfaces: Receptacle outlet assemblies listed for use in countertops or work surfaces shall be permitted to be installed in countertops or work surfaces.
- Below countertop or works surfaces: Not more than 300 mm (12 in.) below the countertop or work surface. Receptacles installed below a countertop or work surface shall not be located where the countertop or work surface extends more than 150 mm (6 in.) beyond its support base.  
Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in 210.52(C)(1).
- Bathrooms: At least one receptacle outlet shall be installed in bathrooms within 900 mm (3 ft) of the outside edge of each basin. The receptacle outlet shall be located on a wall or partition that is adjacent to the basin or basin countertop, located on the countertop, or installed on the side or face of the basin cabinet. In no case shall the receptacle be located more than 300 mm (12 in.) below the top of the basin or basin countertop. Receptacle outlet assemblies listed for use in countertops shall be permitted to be installed in the countertop.

(B) Outdoor Outlets: Outdoor receptacle outlets shall be installed in accordance with 210.52(E)(1) through (E)(3).

- One-Family and Two-Family Dwellings  
For a one-family dwelling and each unit of a two-family dwelling that is at grade level, at least one receptacle outlet readily accessible from grade and not more than 2.0 m (61/2 ft) above grade level shall be installed at the front and back of the dwelling.
- Omitted
- Balconies, Decks, and Porches  
Balconies, decks, and porches that are within 102 mm (4 in.) horizontally of the dwelling unit shall have at least one receptacle outlet accessible from the balcony, deck, or porch. The receptacle outlet shall not be located more than 2.0 m (61/2 ft) above the balcony, deck, or porch walking surface.

(F) Laundry Areas: In dwelling units, at least one receptacle outlet shall be installed in areas designated for the installation of laundry equipment.

(G) Basements, Garages, and Accessory Buildings  
For one- and two-family dwellings, and multifamily dwellings, at least one receptacle outlet shall be installed in the areas specified in 210.52(G)(1) through (G)(3). These receptacles shall be in addition to receptacles required for specific equipment.

(1) Garages: In each attached garage and in each detached garage with electric power, at least one receptacle outlet shall be installed in each vehicle bay and not more than 1.7 m (51/2 ft) above the floor.  
  
(2) Accessory Buildings: In each accessory building with electric power.  
(3) Basements: In each separate unfinished portion of a basement.

(H) Hallways: In dwelling units, hallways of 3.0 m (10 ft) or more in length shall have at least one receptacle outlet.  
As used in this subsection, the hallway length shall be considered the length along the centerline of the hallway without passing through a doorway.

(I) Foyers: Foyers that are not part of a hallway in accordance with 210.52(H) and that have an area that is greater than 5.6 m2 (60 ft2) shall have a receptacle(s) located in each wall space 900 mm (3 ft) or more in width. Doorways, door-side windows that extend to the floor, and similar openings shall not be considered wall space.

General Electrical Notes:

- All work shall be in compliance with 2022 California Electrical Code
- Provide Smoke Alarms & Carbon Monoxide Alarms Smoke Alarm Requirements
- Smoke alarms shall be installed in the following locations: 1) In each sleeping room. 2) Outside each separate sleeping area in the immediate vicinity of the bedrooms. 3) On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. 4) Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section. (CRC R314.3)
- Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance. (CRC R314.3.3 (4))
- Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions in the following locations: 1) Outside of each separate sleeping area in the immediate vicinity of the bedrooms. 2) On every occupiable level of a dwelling unit, including basements. 3)Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. (CRC R315.3)
- Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. (CRC R 314.4.)
- Combination carbon monoxide and smoke detectors installed in carbon monoxide detection systems in lieu of carbon monoxide detectors shall be listed in accordance with UL 2075 and UL 268. (CRC R315.7.4)
- No parts of cord-connected luminaires, chandeliers, or cord-suspended luminaires, lighting track, pendants, or ceiling-suspended fans shall be located within a zone measured (3 ft) horizontally and (8 ft) vertically from the top of the bathtub rim or shower stall threshold. This zone is all encompassing and includes the space directly over the tub or shower stall. Luminaires located within the actual outside dimension of bathtub or shower at height of (8 ft) vertically from top of the bathtub rim or shower threshold shall be marked for damp locations, or marked wet locations where subject to shower spray. (CEC 410.10 (D))
- Luminaires in Clothes Closets: (CEC 410.16)  
i. Luminaires permitted: i) Surface mounted or recessed or LED luminaires with enclosed light sources ii) Surface mounted or recessed fluorescent luminaires. iii) Surface mounted fluorescent LED luminaires identified as suitable for installation within closet storage space.  
ii. Location: i) (12in) for surface-mounted or LED luminaires with enclosed light source. ii) (6in) for recessed fluorescent luminaires on the wall above the door or on ceiling. iii) (6in) for recessed fluorescent, or LED luminaires installed in the wall or ceiling.
- Electrical fixtures located in wet/damp locations such as the exterior of the building, or within tub and or shower enclosures must be labeled for damp location (CEC 410.10. (A))
- Minimum 200-amp electrical service for residential. Locate sub-panel 200 sq.in. of any firewll.
- At least 20-amp branch circuit shall be provided to supply each, laundry, built-in microwave oven, & the two small appliance branch circuits serving the kitchen receptacle outlets required (CEC 210.11(C)). Other equipment (lighting, exhaust fan), within the same bathroom, may be supplied by the same branch circuit where the branch circuit supplies a single bathroom only. (CEC 210.23 (A)(2)
- Storage/Equipment space lighting: For attics, underfloor spaces, utility rooms, and basements, at least one lighting outlet containing a switch or controlled by a wall switch shall be installed where these spaces are used for storage or contain equipment requiring servicing. At least one point of control shall be at the usual point of entry to these spaces. The lighting outlet shall be provided at or near the equipment requiring servicing. (CEC 210.70 (C))
- A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be provided and installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within (25 ft) of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means. (CEC 210.63))
- A receptacle installed outdoors in location protected from weather or other damp locations shall have an enclosure for receptacle that is weatherproof when the receptacle is covered (attachment plug cap not inserted and receptacle covers closed). Installation suitable for wet locations shall be considered suitable for damp locations. Receptacle shall be considered to be in a location protected from the weather where located under roofed open porches, canopies, marquees, & the like, and will not be subjected to a beating rain or water runoff. All 15- and 20-ampere, 125- & 250-volt nonlocking receptacles shall be a listed weather-resistant type. (CEC 406.89(B)(1))
- Prior to receiving a building final, a completed copy of the WS-5R form shall be given to the Owner and to the building inspector.
- All Lighting to be installed shall be high efficacy OR show how each luminaires light complies with the mandatory residential lighting measures listed on the MF-1R form.
- Bathroom exhaust fans shall comply with & shall include the following: have a min. ventilation rate of 50 cmf and be Energy Star compliant unless functioning as a component of a whole house ventilation system fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity of 50% to 80%; the control may be a separate component or integral to the exhaust fan. (CGBS Section 4.506)
- Exhaust fan with integral/combo lighting system shall be switched separately from lighting system OR have a lighting system that can be manually turned on & off while allowing the fan to continue to operate for an extended period of time lighting integral to an exhaust fan must be high-efficacy.
- All luminaries and Screw based high efficacy lighting shall meet all the following: )CEnC 150.0(k)(G))- Shall not be recessed downlight high efficacy lighting in ceiling; and Shall contain lamps that comply with Reference Joint Appendix JAB8; and installed lamps shall be marked with JAB-2016-E.  
ij. AFCI protection is required for all receptacles except those located outside in, bathrooms, garages, attics & basements. Bathrooms & exterior areas.  
ik. Provide automatic sensors for night-lights at stairs, bathrooms night-light and outdoor path lights. Provide a master switch to power the system. Night Lights, step lights, & path lights must either be rated to consume no more than 5 watts & emit no more than 150 lumens. (CEnC 150.0(k)(E))
- All installed luminaires shall be high efficacy and meet the requirements in 2022 CENC TABLE 150.0.-A. Lighting shall have readily accessible wall-mount controls that manually turn the lights on/off and in habitable spaces lighting shall also have readily accessible wall-mounted dimming controls. [150.2(k)fF]
- Structural metal framing shall be bonded in accordance with CEC 250.102(C)(1)
- Tamper resistant receptacles are required in all locations.
- GFCI protection required for receptacles located outdoors, in bathrooms, laundry room (clothes dryer), basements, crawl spaces, kitchen and wet bar countertop surfaces, electric ranges within 6 ft. Of sink, garages and heat pumps (150v, 50a).
- Electrical receptacle outlets, switches and controls (including controls for heating, ventilation and air conditioning) intended to be used by occupants shall be located no more than 48 inches (1219.2 mm) measured from the top of the outlet box and not less than 15 inches (381 mm) measured from the bottom of the outlet box above the finish floor. R327.1.2
- R327.1.4 Doorbell Buttons- Doorbell buttons or controls when installed shall not exceed 48 inches (1219.2 mm) above exterior floor or landing measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches (1219.2 mm) measured from the exterior floor or landing a standard doorbell button or control shall also be provided at a height not exceeding 48 inches (1219.2 mm) above exterior floor or landing measured from the top of the doorbell button or control.



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**REVIEWS:**

**PROJECT:**  
EHLÉN RESIDENCE  
3150 MIDWOOD LN.  
PEBBLE BEACH  
BLOCK: LOTS:  
APN: 008-362-001  
**PROJECT NO:**  
24-03

**ISSUE:**  
10-23-2024  
02-28-2025

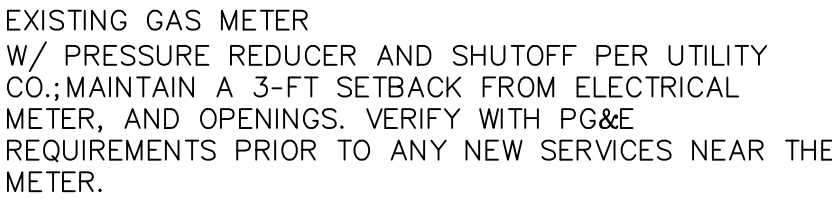
**DRAWN BY:**  
AJ ORTIZ

**ELECTRICAL NOTES**

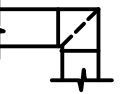


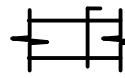








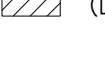


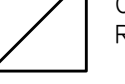



SCALE: 1" = 1/4"

**E1.0**







MECHANICAL GENERAL NOTES AND SPECIFICATIONS		ABBREVIATIONS	MECHANICAL LEGEND		
<p><u>GENERAL CONSTRUCTION NOTES:</u></p> <p>1. DRAWINGS ARE MEANT TO SHOW INTENT ONLY, NOT EXACT DETAIL. THESE DRAWINGS ARE A "BUILDERS SET" AND INTENDED FOR THE USE ON AN EXPERIENCED AND WELL QUALIFIED CONTRACTOR WHO MAY INFER REASONABLE INFORMATION BASED ON EXPERIENCE COMMON IN THE INDUSTRY AND TRADES. QUALITY LEVEL IS A REQUIRED STANDARD. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL CONDITIONS OF WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER FOR CLARIFICATIONS BEFORE STARTING ANY WORK. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL ERRORS IN HIS WORK, INCLUDING THE LACK OF FIELD VERIFICATION OF EXISTING CONDITIONS.</p> <p>2. THE ARCHITECT AND PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND OR THESE CONSTRUCTION DOCUMENTS.</p> <p><u>BASIC REQUIREMENTS:</u></p> <p>MECHANICAL DESIGN SHALL CONFORM TO THE 2022 CALIFORNIA MECHANICAL CODE. PROJECT SHALL BE COORDINATED WITH THE EXISTING BUILDING SERVICES AND SHALL INCLUDE ALL ITEMS NECESSARY FOR COMPLETE AND FULLY OPERATIONAL TENANT MECHANICAL SYSTEMS. MAKE CONNECTIONS TO AND EXTEND SYSTEMS INSTALLED BY OTHERS AND/OR FURNISHED BY OTHERS. PROVIDE ACCESSORIES AND INCIDENTAL ITEMS AS REQUIRED FOR A COMPLETE AND FULLY OPERATIONAL SYSTEM WHETHER OR NOT SPECIFICALLY SPECIFIED AND/OR SHOWN ON THE PLANS.</p> <p>COORDINATE WITH OTHER TRADES FOR A COORDINATED INSTALLATION WITHIN THE AVAILABLE SPACE. WHERE CROWDED CONDITIONS EXIST, PREPARE COORDINATION DRAWINGS SHOWING ALL TRADE CONFLICTS AND SUBMIT TO ARCHITECT FOR APPROVAL AND DIRECTION PRIOR TO ROUGH-IN AND/OR INSTALLATION.</p> <p>RELOCATION OF OUTLETS AND/OR DEVICES MADE PRIOR TO ROUGH-IN SHALL BE DONE AT NO ADDITIONAL COST. ALL WORK SHALL BE PERFORMED BY PROPERLY LICENSED MECHANICS OR UNDER THEIR DIRECT SUPERVISION. ALL MATERIALS AND EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE APPLICABLE STANDARDS OF UL AND SHALL BEAR THE UL LABEL AS EVIDENCE THAT THE MATERIAL AND/OR EQUIPMENT MEETS THIS REQUIREMENT.</p> <p>INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS UNLESS OTHERWISE NOTED IN THESE PLANS. IF DISCREPANCIES EXIST CONTACT THE ENGINEER PRIOR TO ORDERING EQUIPMENT AND ROUGH-IN. ALL EQUIPMENT START UP AND TESTING SHALL BE PERFORMED BY THE EQUIPMENT MANUFACTURER TRAINED SERVICE TECHNICIAN.</p> <p>THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIARIZED WITH ALL</p>		<p>REQUIREMENTS OF THE CONTRACT PRIOR TO SUBMISSION OF BID. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY CONFLICTS PRIOR TO BID OR START OF INSTALLATION.</p> <p>THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS WHEN THEY BECOME DUE, AND SHALL NOT COVER ANY WORK UNTIL APPROVED BY THE INSPECTION AUTHORITY. ANY AND ALL FEES ASSOCIATED WITH THE MECHANICAL WORK, INCLUDING CONSTRUCTION AND INSPECTIONS SHALL BE PAID FOR BY THE CONTRACTOR IN ORDER TO DELIVER A COMPLETE AND FINISHED BUILDING, READY FOR OCCUPANCY AND 100% USAGE. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF/HERSELF WITH THE PLANS AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND LABOR BECAUSE OF DIFFICULTIES ENCOUNTERED, WILL NOT BE RECOGNIZED IF THEY COULD HAVE BEEN FORESEEN HAD PROPER EXAMINATION BEEN MADE. ANY COSTS DUE TO THE LACK OF COOPERATION AMONG TRADES SHALL BE BORNE BY THE CONTRACTOR.</p> <p>THE INFORMATION PRESENTED ON THESE DRAWINGS IS DIAGRAMMATIC IN NATURE. IT DOES NOT NECESSARILY REPRESENT ALL FITTINGS, HANGERS, ETC. FOR A COMPLETE WORKING SYSTEM. PROVIDE ALL MATERIALS AND LABOR FOR COMPLETELY FINISHED AND OPERATIONAL SYSTEMS. REFER TO LATEST ARCHITECTURAL DRAWINGS FOR: EXACT WALL LOCATIONS, DIMENSIONS, AND PLUMBING FIXTURE LOCATIONS AND REQUIREMENTS.</p> <p>CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY ALTERATIONS REQUIRED BY THE OWNER, ARCHITECT, OR FIELD CONDITIONS.</p> <p>ALL EQUIPMENT SHALL BE NEW, SHALL COMPLY WITH APPLICABLE INDUSTRY STANDARDS, WITH SPECIFICATIONS ON DRAWINGS, AND ENERGY CODE COMPLIANCE CERTIFICATION AS ADOPTED BY THE STATE, AS WELL AS LOCAL JURISDICTIONAL BUILDING DEPARTMENT. SUBMIT DATA FOR APPROVAL PRIOR TO ORDERING EQUIPMENT. SUBMITTAL SHALL INCLUDE ENERGY CODE COMPLIANCE CERTIFICATION.</p> <p>CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL EQUIPMENT INCLUDING: FIXTURES SPECIFIED IN EQUIPMENT SCHEDULE ON DRAWINGS FOR REVIEW/APPROVAL (5) DAYS PRIOR TO BID. EQUIPMENT IS NOT TO BE ORDERED WITHOUT SUBMITTAL TO ARCHITECT/OWNER/ENGINEER.</p> <p>ALL SPACE HEATING SUPPLY AIR DUCTS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST S.M.A.C.N.A. DUCT CONSTRUCTION STANDARDS AND BE INSULATED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL JURISDICTIONAL ENERGY CONSER- VATION STANDARDS AND THE 2022 CALIFORNIA MECHANICAL CODE.</p> <p>ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS. INCREASE LISTED DUCT SIZE TO ACCOMMODATE LINER.</p> <p>FLEX SHALL NOT EXCEED 8 FT. IN LENGTH AND SHALL BE TYPE "I" FACTORY DUCT. PROVIDE WITH 1 IN. EXTERNAL INSULATION IF MAIN SUPPLY DUCT IS INSULATED.</p>	<p>ALL SUPPLY RUN-OUTS TO HAVE MANUALLY ADJUSTABLE VOLUME DAMPERS WITH ABILITY TO LOCK IN PLACE. THIS CONTRACTOR SHALL INCLUDE IN HIS/HER BID THE COMPLETE COST FOR THE ELECTRICAL CONTRACTOR TO INTERLOCK EXHAUST FANS AS REQUIRED BY EQUIPMENT SCHEDULE. THIS CONTRACTOR SHALL FIELD VERIFY 10 FT. MINIMUM CLEARANCE BETWEEN FRESH AIR INTAKE AND ALL VENTS OR EXHAUST OUTLETS.</p> <p>WALL THERMOSTATS FOR HEATING/COOLING UNITS TO BE AUTOMATIC CHANGEOVER TYPE AND INSTALLED 48 IN. ABOVE FINISHED FLOOR. HEATING/COOLING UNITS SHALL MAINTAIN MINIMUM OUTSIDE AIR AS SHOWN ON SCHEDULE OR SHOWN IN FRESH AIR CALCULATIONS.</p> <p>ALL FURNACES OR ROOFTOP UNITS SUPPLYING MORE THAN 2000 CFM OF AIR SHALL BE EQUIPPED WITH A SMOKE DETECTOR IN THE MAIN RETURN AIR DUCT WHICH WILL SHUT THE POWER OFF TO THE UNIT WHEN SMOKE IS DETECTED. THIS SMOKE DETECTOR SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR AND WIRED BY THE MECHANICAL CONTRACTOR. IN BUILDINGS WHERE FIRE DETECTION OR ALARM SYSTEMS ARE PROVIDED, THE SMOKE DETECTOR SHALL BE WIRED BY THE ELECTRICAL CONTRACTOR AND SHALL BE SUPERVISED BY FIRE ALARM SYSTEM. SEE 2023 CALIFORNIA MECHANICAL CODE FOR ADDITIONAL REQUIREMENTS. MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL REMOTE TEST SWITCH AND INDICATING LIGHT AT CEILING LOCATION NEAR FURNACE/ROOFTOP LOCATION. MECHANICAL CONTRACTOR IS RESPONSIBLE TO HAVE ROOFTOP UNIT MANUFACTURERS TECHNICIAN START ALL ROOFTOP UNITS. PROVIDE WRITTEN REPORT FROM MANUFACTURER FOR START-UP COMMISSIONING.</p> <p>DUCTWORK</p> <p>A.DUCTWORK SHALL BE GALVANIZED SHEET METAL INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS. INSTALL TURNING VANES IN ALL ELBOWS . ALL SPIN-IN FITTINGS AND RUNOUTS TO ANY REGISTERS, RETURN, OR EXHAUST TERMINAL SHALL BE PROVIDED WITH MANUAL VOLUME DAMPERS.</p> <p>B.ALL DUCTWORK SHALL BE SEALED IN ACCORDANCE WITH SMACNA STANDARDS. THE DUCT PRESSURE CLASS SHALL BE AS NOTED ON PLANS OR CORRESPONDING TO THE MAXIMUM EQUIPMENT ESP ON EACH SYSTEM. THE DUCTWORK SHALL BE SEALED TIGHT. LEAKAGE MAY NOT EXCEED 10% OF DESIGN AIRFLOW AT DESIGN PRESSURE. FOR SMOKE CONTROL SYSTEMS THE DUCT MUST BE TESTED AT 1.5 TIMES ITS DESIGN PRESSURE AND LEAKAGE MAY NOT EXCEED 5% OF DEIGN AIRFLOW.</p> <p>C.ALL EXPOSED ROUND DUCTWORK SHALL BE SPIRAL DUCT. NO JOISTS OR CONNECTIONS SHALL HAVE ANY VISIBLE SEALANT FROM THE EXTERIOR SO THE DUCTWORK HAS A CLEAN AND WORKMAN LIKE APPEARANCE.</p> <p>D.DUCT SIZES GIVEN ARE NET INSIDE FREE AREA.</p> <p>E.EQUIPMENT FLEXIBLE DUCTWORK CONNECTION NOT TO EXCEED 10 INCHES IN LENGTH WITH A MAX. 25 FLAME/50 SMOKE INDEX.</p> <p>F.FLEXIBLE DUCTWORK TO AIR DEVICES SHALL HAVE A MAXIMUM STRETCHED LENGTH OF 6 FEET. SUITABLE FOR RETURN AIR PLENUM.</p> <p>G.ALL EXHAUST TERMINALS MUST BE 3'-0" AWAY FROM IN ELEVATION FROM OPERABLE PORTION OF WINDOW AND DOORS. MC TO OFFSET AS REQUIRED.</p> <p>H.ALL DIRECT VENT VENT TERMINALS MUST BE 4'-0" AWAY IN ELEVATION HORIZONTALLY OR BELOW AND ATLEAST 1'-0" ABOVE ANY OPERABLE PORTION OF A WINDOW OR DOOR. MC TO OFFSET AS REQUIRED.</p> <p>INSULATION</p> <p>A.ALL INSULATING VALUES ARE TO CONFORM TO THE LATEST VERSION OF THE 2022 CALIFORNIA MECHANICAL CODE .</p> <p>B.ALL ROUND CONCEALED RIGID SUPPLY DUCTWORK SHALL BE EXTERNALLY WRAPPED WITH NOMINAL 1-1/2" THICK (MINIMUM R-6.0) FIBER GLASS INSULATION WITH FIRE RETARDANT VAPOR BARRIER.</p> <p>C.OUTDOOR AIR INTAKE DUCTS SHALL BE EXTERNALLY WRAPPED WITH NOMINAL 1-1/2" THICK (MINIMUM R-12.0) FIBER GLASS INSULATION WITH FIRE RETARDANT VAPOR BARRIER.</p> <p>D.WHEN LOCATED IN UNCONDITIONED SPACES ALL RECTANGULAR DUCTWORK SHALL BE LINED WITH 1" THICK 2 POUND DENSITY MINIMUM R-6.0 FIBER GLASS ACOUSTIC DUCT LINER.</p> <p>E.ALL DUCTWORK EXPOSED TO OUTDOOR AMBIENT TYPE CONDITIONS (UNCONDITIONED ATTICS, OUTSIDE AIR DUCTS, ETC) SHALL BE EXTERNALLY WRAPPED OR INTERNALLY LINED IN 2 - 2.5" NOMINAL INSULATION (MINIMUM R-12.0). ALL OUTDOOR DUCTWORK SHALL HAVE 2 - 2.5 " DUCTLINER (MINIMUM R-12.0) AND THE DUCT BE SEALED WEATHERPROOF PER SMACNA GUIDELINES. RECTANGULAR DUCT WORK IN RETURN AIR PLENUM SHALL BE LINED WITH 1/2" THICK 2 POUND DENSITY (MINIMUM R2.1) MAT-LACED ACOUSTIC DUCT LINER.</p>	<p>(D) DEMO</p> <p>(E) EXISTING</p> <p>(N) NEW</p> <p>AAV AIR ADMITTANCE VALVE</p> <p>AD AREA DRAIN</p> <p>AFF ABOVE FINISH FLOOR</p> <p>AFG ABOVE FINISHED GRADE</p> <p>AHU AIR HANDLING UNIT</p> <p>B BOILER</p> <p>BB BASEBOARD</p> <p>BF BOOSTER FAN</p> <p>BFP BACKFLOW PREVENTER</p> <p>BT BATH TUB</p> <p>BV BALL VALVE</p> <p>CD CONDENSATE DRAIN</p> <p>CFM CUBIC FEET PER MINUTE</p> <p>CH CHILLER</p> <p>CO CLEANOUT</p> <p>COTG CLEANOUT TO GRADE</p> <p>CJ CONDENSING UNIT</p> <p>CU CHECK VALVE</p> <p>CUH CABINET UNIT HEATER</p> <p>DCW DOMESTIC COLD WATER</p> <p>DF DRINKING FOUNTAIN</p> <p>DHW DOMESTIC HOT WATER</p> <p>DSN DOWN SPOUT NOZZLE</p> <p>EC ELECTRICAL CONTRACTOR</p> <p>ECO END OF LINE CLEANOUT</p> <p>EDH ELECTRIC DUCT HEATER</p> <p>EF EXHAUST FAN</p> <p>EWC ELECTRIC WATER COOLER</p> <p>EWV ELECTRIC WATER HEATER</p> <p>FURN FURNACE</p> <p>FCO FLOOR CLEANOUT</p> <p>FCU FAN COIL UNIT</p> <p>FD FLOOR DRAIN</p> <p>FS FLOOR SINK</p> <p>G GAS</p> <p>GC GENERAL CONTRACTOR</p> <p>GM GAS METER</p> <p>GPH GALLONS PER HOUR</p> <p>GPM GALLONS PER MINUTE</p> <p>GUH GAS UNIT HEATER</p> <p>GW GREASE WASTE</p> <p>GWV GAS WATER HEATER</p> <p>HB HOSE BIB</p> <p>HP HEAT PUMP</p> <p>HX HEAT EXCHANGER</p> <p>IM ICE MAKER BOX</p> <p>LAV LAVATORY</p> <p>LS LAUNDRY SINK</p> <p>MAU MAKE-UP AIR UNIT</p> <p>MC MECHANICAL CONTRACTOR</p> <p>MF MEASURE FLOW</p> <p>NC NOT IN CONTRACT</p> <p>NO NORMALLY CLOSED</p> <p>NO NORMALLY OPEN</p> <p>NTS NOT TO SCALE</p> <p>OA OUTSIDE AIR</p> <p>ORD OVER FLOW ROOF DRAIN</p> <p>P PUMP</p> <p>PC PLUMBING CONTRACTOR</p> <p>PRV PRESSURE REDUCING VALVE</p> <p>PSI POUNDS PER SQUARE INCH</p> <p>RA RETURN AIR</p> <p>RAR RETURN AIR REGISTER</p> <p>RD ROOF DRAIN</p> <p>RH RADIANT HEATER</p> <p>RTU ROOF TOP UNIT</p> <p>SA SUPPLY AIR</p> <p>SAR SUPPLY AIR REGISTER</p> <p>SF SUPPLY FAN</p> <p>SFT SERIES FAN TERMINAL</p> <p>SH SHOWER</p> <p>SK SINK</p> <p>SOI SAND/OIL INTERCEPTOR</p> <p>SS SERVICE SINK</p> <p>T&amp;P TEMPERATURE &amp; PRESSURE</p> <p>TD TRENCH DRAIN</p> <p>TYP TYPICAL</p> <p>UR URINAL</p> <p>VAV VARIABLE AIR VOLUME</p> <p>VVT VARI TRAC</p> <p>WB WASHER BOX</p> <p>WCO WALL CLEANOUT</p> <p>WH WALL HYDRANT</p>	<div> PROVIDE TURNING VANES AT ALL CORNER BENDS IN ACCORDANCE WITH S.M.A.C.N.A. LOW VELOCITY DUCT MANUAL.</div> <div> TYPICAL DUCT TAKE-OFF WITH MANUAL VOLUME DAMPER. MARK DAMPER POSITION AFTER AIR BALANCE.</div> <div> THERMOSTAT SHALL BE MOUNTED PER OWNER'S DIRECTION. DO NOT MOUNT IN DIRECT SUNLIGHT. THERMOSTAT SHALL BE MOUNTED NEAR RETURN AIR DUCT AT 48" AFF.</div> <div> MANUAL BALANCING DAMPER - PROVIDE WHERE SHOWN, AT ALL RUN-OUTS TO AIR OUTLETS, AND AT ALL MAIN DUCT SPLITS. DAMPERS SHALL BE "YOUNG REGULATOR CO" MODEL 820 OR EQUAL.</div> <div> INDICATES UNDERCUT DOOR FOR RETURN AIR</div> <div><div> SUPPLY UP</div><div> SUPPLY DOWN</div><div> RETURN UP</div><div> RETURN DOWN</div><div> EXHAUST UP</div><div> EXHAUST DN</div><div> FLEXIBLE DUCT</div><div> (D)XX = DEMO</div><div> MANUAL VOLUME DAMPER</div><div> CEILING SUPPLY DIFFUSERS SEE SCHEDULES</div><div> CEILING RETURN AIR REGISTER SEE SCHEDULES</div><div> SIDEWALL SUPPLY/RETURN REGISTER, SEE SCHEDULES</div></div> <div> EQUIPMENT TAG</div> <div> CONDENSER/ HEAT PUMP UNIT</div>

CONSTRUCTION TO CONFORM:  
2022 CALIFORNIA BUILDING CODE, WITH LOCAL AMENDMENTS  
2022 CALIFORNIA MECHANICAL CODE, WITH LOCAL AMENDMENTS  
2022 CALIFORNIA PLUMBING CODE, WITH LOCAL AMENDMENTS  
2022 CALIFORNIA ELECTRICAL CODE, WITH LOCAL AMENDMENTS  
2022 CALIFORNIA FIRE CODE, WITH LOCAL AMENDMENTS  
2022 CALIFORNIA ENERGY CODE, WITH LOCAL AMENDMENTS

SHEET INDEX	
M0.1	MECHANICAL GENERAL NOTES, LEGENDS AND SHEET INDEX
M0.2	MECHANICAL EQUIPMENT SCHEDULES
M0.3	MECHANICAL EQUIPMENT SPECIFICATIONS
M0.4	MECHANICAL EQUIPMENT SPECIFICATIONS
M2.1	MECHANICAL PLAN - MAIN FLOOR
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M3.1	MECHANICAL DETAILS
M3.2	MECHANICAL DETAILS
M3.3	T24 REPORT
M3.4	T24 REPORT

#### HVAC TESTING AND BALANCING REQUIREMENTS:

THE MECHANICAL CONTRACTOR SHALL EMPLOY THE SERVICES OF AN INDEPENDENT TEST AND BALANCE CONTRACTOR TO BALANCE THE HVAC SYSTEMS IN ACCORDANCE WITH THE DRAWINGS AND T24 REQUIREMENTS.

HVAC SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH THE LATEST NEBB PROCEDURAL STANDARDS. THE BALANCING CONTRACTOR SHALL HAVE AT LEAST (3) THREE YEARS OF EXPERIENCE IN TESTING AND BALANCING.

THE BALANCING REPORT SHALL CONTAIN ALL INFORMATION REQUIRED BY NEBB PROCEDURAL STANDARDS FOR TESTING, ADJUSTING, AND BALANCING. THE REPORT SHALL INCLUDE, BUT MAY NOT BE LIMITED TO THE FOLLOWING:

A COMPLETE LIST OF BALANCING INSTRUMENTS AND THEIR LATEST CALIBRATION DATES IS TO BE INCLUDED IN THE FINAL REPORT.

BLOWER: MOTOR HP, VOLTAGE, AMPERAGE (NAMEPLATE AND ACTUAL) RPM, BELT MAKE/MODEL, SHEAVE MAKE/MODEL.

UNIT: MAKE/MODEL/SERIAL NUMBER, FILTER TYPE/SIZE/QUANTITY, FINAL BALANCED DAMPER POSITIONS.

AIR INLETS AND OUTLETS: DESIGN/PRELIMINARY/FINAL CFM'S (EXCLUDES RETURN GRILLES).

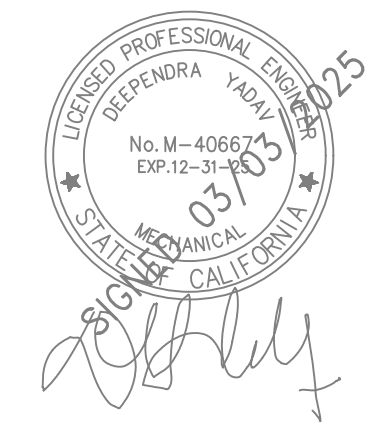
ALL MANUAL SINGLE BLADE DAMPERS SHALL BE SECURED IN THEIR FINAL BALANCED POSITIONS WITH A SHEET METAL SCREW THRU THE DAMPER HANDLE.

ALL COMPONENTS SHALL BE BALANCED TO WITHIN +/- 10% OF DESIGN CFM REQUIREMENTS.

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DATE								
REVISION								
NO	1	2	3	4	5	6	7	8

DRAWING TITLE:  
**MECHANICAL GENERAL  
NOTES, LEGENDS &  
SHEET INDEX**

SCALE: NTS

MO.1



AIR DISTRIBUTION SCHEDULE								
EQUIP. TAG	MANUFACTURER & MODEL	TYPE	SIZE	CFM RANGE	DEFECTION	COLOR	STYLE	REMARKS
SG-1	THRU-AIRE MODEL 104-M SERIES	CEILING SUPPLY	8"x6"	0-100	4-WAY	WHITE	STAMP	TYP. CEILING / SIDEWALL REGISTER W/ OBVD
SG-2	THRU-AIRE MODEL 104-M SERIES	CEILING SUPPLY	12"x10"	0-300	4-WAY	WHITE	STAMP	TYP. CEILING / SIDEWALL REGISTER W/ OBVD
RG-1	THRU-AIRE MODEL 104-VM SERIES	CEILING RETURN	8"x6"	0-95	4-WAY	WHITE	STAMP	TYP. CEILING / SIDEWALL REGISTER W/ OBVD
RG-2	THRU-AIRE MODEL 104-VM SERIES	CEILING RETURN	12"x10"	0-290	4-WAY	WHITE	STAMP	TYP. CEILING / SIDEWALL REGISTER W/ OBVD
A	AIRMATE 100 SERIES	SUPPLY	14"x6"	0-200	2-WAY	WHITE	STAMP	STAMPED SUPPLY REGISTER
B	AIRMATE 170FF SERIES	RETURN	24"x12"	0-200	N/A	WHITE	STAMP	STAMPED FILTER RETURN GRILLE

MULTI-SPLIT FAN COIL UNIT SCHEDULE

TAG NUMBER	LOCATION	SERVICE	TYPE	COOLING TONNAGE	SUPPLY AIR FLOW CFM	COOLING TOTAL (MBH)	HEATING TOTAL (MBH)	ELECTRICAL		APPROX. WEIGHT (LBS)	DIMENSION HXWXD	MANUF. OR EQUAL	MODEL	SYSTEM
								MCA	VOLT/PHASE					
FCU-1A	MAIN FLOOR SITTING AREA	MAIN FLOOR SITTING AREA	WALL MOUNTED	0.5	399-145	6.0	7.2	1.0	208-230V 60/1	22	11-5/8"x31-7/16" x9-1/8"	MITSUBISHI	MSZ-GL06NA	HP-1

HEAT PUMP UNIT SCHEDULE

TAG NUMBER	COOLING TONNAGE	COOLING TOTAL CAP(MBH)	HEATING TOTAL CAP(MBH)	ELECTRICAL		REFRIGERANT TYPE	APPROX. WEIGHT (LBS)	DIMENSION HXWXD (INCH)	MANUF. OR EQUAL	MODEL
				MCA	VOLT/PHASE					
HP-1	2.5	30.6	20.8	9.0	208-230V 60/1	R410A	126	33-7/16"x33-1/16" X13	MITSUBISHI	MUZ-D30NA

DUCT INSULATION:  
DUCT INSULATION SHALL CONFIRM TO CALIFORNIA ENERGY CODE CHAPTER 7.  
ALL AIR-DISTRIBUTION SYSTEM DUCTS AND PLENUMS, INCLUDING BUT NOT LIMITED TO, MECHANICAL CLOSETS AND AIR-HANDLER BOXES, SHALL MEET THE REQUIREMENTS OF THE CMC SECTIONS 601.0, 602.0, 603.0, 604.0, 605.0 AND ANSI/SMACNA-006-2006 HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE, 3RD EDITION, INCORPORATED HEREIN BY REFERENCE.

PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS AND PLENUMS OF A SPACE HEATING OR COOLING SYSTEM SHALL BE INSULATED IN ACCORDANCE WITH EITHER SUBSECTION I OR II BELOW

- I.     DUCTS SHALL HAVE A MINIMUM INSTALLED LEVEL OF R-6.0, OR  
II.    DUCTS DO NOT REQUIRE INSULATION WHEN THE DUCT SYSTEM IS LOCATED ENTIRELY IN CONDITIONED SPACE AS CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE REQUIREMENTS OF REFERENCE RESIDENTIAL APPENDIX RA3.1.4.3.8.

AIR FILTER EFFICIENCY:  
AIR FILTER FOR THE FAN COIL UNITS SHALL MEET THE REQUIREMENT OF CALIFORNIA ENERGY CODE CHAPTER 07.

THE SYSTEM SHALL BE PROVIDED WITH AIR FILTER(S) HAVING A DESIGNATED EFFICIENCY EQUAL TO OR GREATER THAN MERV 13 WHEN TESTED IN ACCORDANCE WITH ASHRAE STANDARD 52.2, OR A PARTICLE SIZE EFFICIENCY RATING EQUAL TO OR GREATER THAN 50 PERCENT IN THE 0.30-1.0 MM RANGE, AND EQUAL TO OR GREATER THAN 85 PERCENT IN THE 1.0-3.0 MM RANGE WHEN TESTED IN ACCORDANCE WITH AHRI STANDARD 680.

INDOOR AIR QUALITY FAN VENTILATION (CENC 160.2)								
UNIT NO.	FLOOR AREA	OUTDOOR AIRFLOW	NUMBER OF BEDROOMS	AIR CHANGE PER PERSON	AS PER CALIFORNIA ENERGY CODE	AS PER CALIFORNIA MECHANICAL CODE	REQUIRED VENTILATION	PROVIDED VENTILATION
	FT2	CFM/FT2			$Q_{TOT} = 0.03 \times A_{FLOOR} + 7.5 \times (N_{BR})$	$Q_{TOT} = 0.06 \times A_{FLOOR} + 5 \times (N_{BR})$		
MAIN FLOOR	740	0.06	2	5	44.7	59.4	59.4	65

NOTE:  $Q_{TOT}$  AS PER CALIFORNIA MECHANICAL CODE IS CONSIDERED AS THE VALUE IS HIGHER THAN  $Q_{TOT}$  AS PER CALIFORNIA ENERGY CODE FOR ALL ADU UNITS.

EXHAUST FAN SCHEDULE

EQUIP. TAG	MAKE	MODEL	SERVICE	LOCATION	AIR FLOW (CFM)	EXT. STATIC PRESSURE (IN. WG)	REVOL./ MINUTE (RPM)	MOTOR POWER	MOTOR SIZE	ELECTRICAL DATA	WEIGHT (LBS.)	QTY	REMARKS
										V/ PH/ HZ			
EF 1	PANASONIC	FV-051VOCI	BATHROOMS	CEILING	40-60	0.1	N/A	3.2 W	0.067 (AMPS)	120/ 1 / 60	24	2	1 2 3 4
REMARKS: 1 FAN SHALL BE ENERGY STAR RATED. 2 FAN SHALL BE EQUIPPED WITH BACKDRAFT DAMPER BY MANUFACTURER. 3 WALL SWITCH SHALL ACTIVATE THE FAN. 4 SELECTION BASED ON GREENHICK MODEL, APPROVED EQUAL IS ACCEPTABLE.													

FAN COIL SCHEDULE

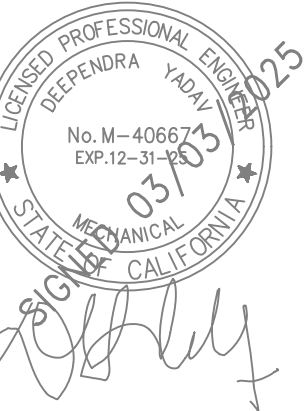
EQUIP. TAG	MANUFACTURER	MODEL	SERVICE	LOCATION	AIR FLOW (CFM)	AREA SERVED	ELECTRICAL DATA	SHIP WEIGHT (LBS.)	QTY	DIMENSIONS (DIA. X WIDTH)
							V/ PH/ HZ			
FCU 1	SAMSUNG	AC012BNHDCH/AA	BEDROOM TWO & BATHROOM TWO	MECHANICAL ROOM	400	BEDROOM TWO & BATHROOM TWO	208-230/ 1 / 60	58.9	1	27-9/16"x33-7/16"
FCU 2	GOODMAN	AC009BNHDCH/AA	BEDROOM ONE & BATHROOM ONE	MECHANICAL ROOM	300	BEDROOM ONE & BATHROOM ONE	208-230/ 1 / 60	58.9	1	27-9/16"x33-7/16"

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DRAWING TITLE: MECHANICAL EQUIPMENT SCHEDULES
SCALE: NTS

MO.2



Job Name \_\_\_\_\_ Location \_\_\_\_\_  
Purchaser \_\_\_\_\_ Engineer \_\_\_\_\_  
Submitted to \_\_\_\_\_ Reference ☐ Approval ☐ Construction ☐  
Unit Designation \_\_\_\_\_ Schedule # \_\_\_\_\_

Specifications		
Model	Indoor Unit Model Number (US Code)	AC012BNHDC/AA (CNH12HDB)
	Outdoor Unit Model Number (US Code)	AC012BXADCH/AA (CXH12ADB)
Performance	Nominal Capacity	Cooling / Heating (Btu/h) 12,000 / 14,000
	Capacity Range	Cooling (Btu/h) 3,500 - 15,000
		Heating (Btu/h) 3,000 - 18,000
	SEER	20.3
	AHRI 210-240 2017	SEER2 18.5
	AHRI 210-240 2023	SEER2 11.1
Power	Voltage	120 V / 1-Phase
	Working Voltage Range (VAC)	187 - 253
	Operating Current (min. / full / max.)	Cooling (A) 1.4 / 4.5 / 6.6
	Max. Breaker	Heating (A) 1.1 / 4.8 / 8.8
	Min. Circuit Ampacity (A)	Amps 15
		10.9
Dimensions	W X H X D (in.)	Indoor Unit 33 7/16 X 9 9/16 X 27 9/16
		Outdoor Unit 31 1/8 X 21 9/16 X 11 1/4
	Weight (lbs.)	Indoor Unit 58.9
		Outdoor Unit 74.3
	Duct Connections (W X H)	Supply (in.) 32 3/16 X 8 1/16
	Return (ID, in.)	32 3/16 X 8 1/16
Sound Pressure Level	Indoor Unit dB(A)	L M F 14
	Outdoor Unit dB(A)	Cooling / Heating (high) 25 / 28 / 31
Operating Temperatures	Outdoor	Cooling 23 ~ 122°F (-5 ~ 50°C)
		Heating 0 ~ 122°F (-18 ~ 50°C) W/Baffle
	Indoor	Cooling -13 ~ 79°F (-25 ~ 24°C)
		Heating 64 ~ 90°F (18 ~ 32°C)
		T ≤ 96°F (30°C)
	Indoor & Outdoor	High side 14"
Pipe Connections	Low side	3/8"
	Maximum (ft.)	49.6
	Maximum Vertical Separation (ft.)	49.2
	Condensate Connection	1 1/4 in. OD, 1 in. ID
Refrigerant	Type	R410A
	Factory Charge	lbs. 2.54
	Charged for	24.8 lb.
Compressor	Manufacturer	Samsung
	Type	Inverter Driven, Twin BLDC Rotary
	RLA	Amps 6
Evaporator Fan	Type	BLDC (1) With Sirocco Fan (2)
	Air Volume	CFM (LAMB) 258 / 314 / 359
	Output	Watts 153
	External Static Pressure	Standard (\"YWC) 0.18
Condenser Fan	Motor	BLDC With Axial Type Fan (1)
	FLA / Watts / CFM (max.)	0.42A X 1 / 1,400W X 1 / 1,080 CFM
Safety	Certifications	UL 60335-2-40
	Devices	PCB fuses, indoor unit terminal block thermal fuse, current transformer, over-voltage protection, over-temperature protection, compressor overload sensing

This publication reflects both the 1987 Appendix M metric (SEER) and the 2023 Appendix M1 metric (SEER2). Efficiency requirements are published at 10 C.F.R. 430.32(c). Please refer to www.ARI.net.org for more information about updated energy metrics.

\*Performance data certified by AHRI to AHRI 210-240 (2017) with Addendum 1.

\*Performance data certified by AHRI to AHRI 210-240 (2023). Effective January 1st, 2023.

Samsung HVAC maintains a policy of ongoing development, specifications are subject to change without notice. Refer to www.ARI.net.org for current reference numbers.

Select models are ENERGY STAR Labeled. Proper sizing and installation of equipment is critical to achieve performance. Split system air conditioners and heat pumps (excluding ductless systems) must be matched with appropriate coil components to meet ENERGY STAR criteria. Ask your contractor for details or visit www.energystar.gov.

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Optional Accessories

Wired Controller	Advanced	<input type="checkbox"/>	MWR-WG00UN
	Touchscreen	<input type="checkbox"/>	MWR-SH11UN
Thermostat Adaptor (for connection to a standard 24VAC thermostat)		<input type="checkbox"/>	MIM-AB0UN
Wireless Signal Control	Wireless Signal Receiver	<input type="checkbox"/>	MRK-A10N
	Wireless Controller	<input type="checkbox"/>	AR-EH04U
Wi-Fi Adapter		<input type="checkbox"/>	MIM-H05UN
External Temperature Sensor		<input type="checkbox"/>	MRW-TA
Filter Box		<input type="checkbox"/>	FB-DS1
External Contact Control		<input type="checkbox"/>	MIM-B14
Wall Bracket (for outdoor unit)		<input type="checkbox"/>	CKN-250
Wind Baffles	Front	<input type="checkbox"/>	WBF-3M
	Back	<input type="checkbox"/>	WBB-5M
Hail Guard Kit (includes back and side guards)		<input type="checkbox"/>	HGK-1
Line Sets - insulated and flared, interconnect cables included		<input type="checkbox"/>	25' - ILS-2506
		<input type="checkbox"/>	50' - ILS-5006

FCU-1

**General Information**

- The outdoor unit shall supply power to indoor unit via 14 AWG X 3 power wire
- High-voltage terminal block temperature sensor to disable unit in the event of power connection overheating
- Integral condensate pump with maximum 20" lift from bottom of the unit with check valve and float switch that disables indoor should condensate overflow be detected
- Auto-restart after power loss
- Soft-start compressor minimizing current inrush
- All heat exchangers shall be mechanically bonded aluminum fin to copper tube
- The condensing unit heat exchanger salt spray test method: ISO-6227 - the heat exchanger showed no unusual rust or corrosion development to 500 hours.
- Base pan heater equipped as standard

**Option settings**

- The outdoor unit shall have snow accumulation prevention option setting to prevent snow drifting against an idle outdoor unit.
- Night-time Quiet Mode: reduction of operational sound during evening hours (automatic or manual activation).
- Emergency Temperature Output (ETC) function: when indoor unit is in error status or when room temperature exceeds configurable temperature level, the system outputs a signal to an external source, e.g., backup system, building management system, alert device (ex: status light, warning lamp, buzzer).
- System can be set up as heating/cooling, cooling only, or heating only via outdoor unit option setting.
- Maximum Current Control configurable from 50% - 100% via outdoor unit, wired controller, or central controller

**Indoor Fan**

- Indoor fan is sirocco type
- Three fan speed settings and auto setting
- Smart pressure control feature that adjusts fan speed based on ESP delivering consistent heating and cooling power
- The indoor unit shall have a smart-tuning function that can provide optimized comfort by allowing the occupant to offset the fan CFM curve with a wired remote controller (MWR-WG00UN) to increase or decrease airflow.
- The indoor unit shall have automatic air volume scanning for simple setup and optimized comfort settings for the occupant.

**Construction**

- Outdoor unit shall be galvanized steel with a baked-on powder coated finish for durability
- Indoor Unit: Insulated, galvanized steel.

**Controls**

- Control wiring shall be 2 X 16 AWG
- No additional interface modules/adapters are required when connecting to Samsung central control options.
- The unit shall be operated via a wireless or wired remote control with DDC type signal
- Dual set temperature support when connected to MWR-WG00UN Advanced Wired Controller or central control options.
- Wired or wireless controllers must be purchased separately

**Refrigerant System**

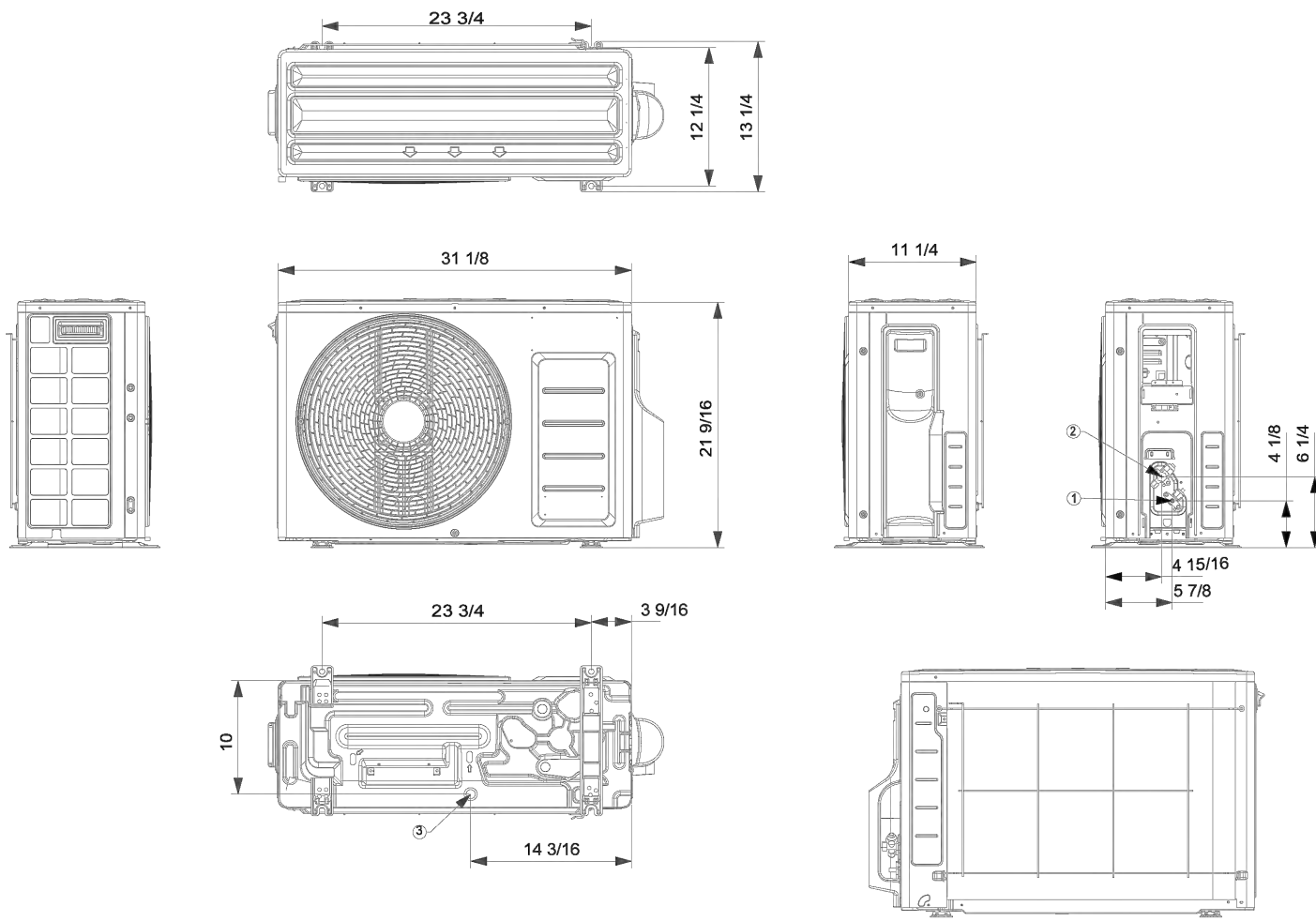
- The compressor shall be hermetically sealed. Inverter-controlled BLDC rotary type.
- Refrigerant flow shall be controlled by an electronic expansion valve at outdoor unit.

**Air Filtration**

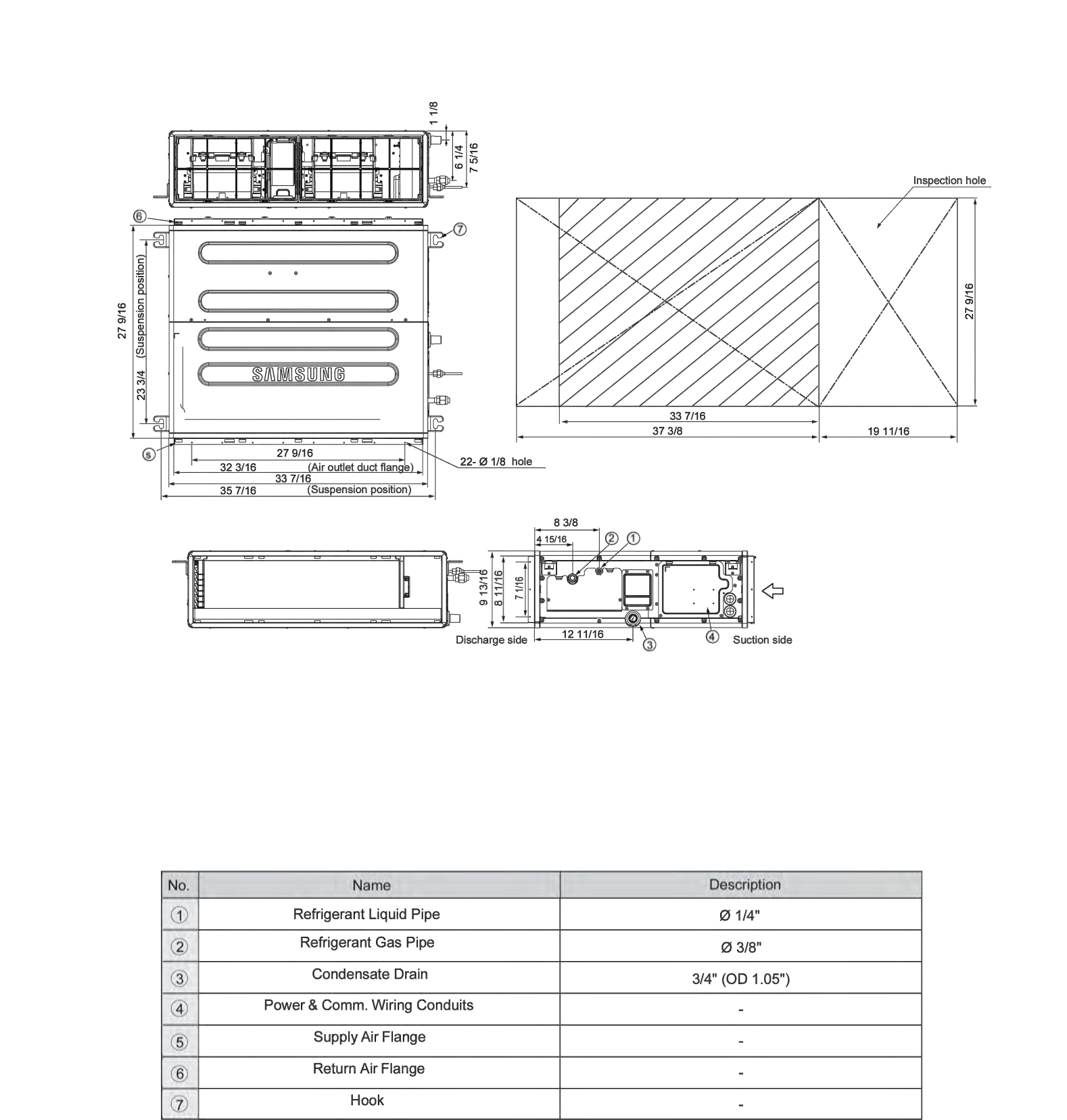
- Air filtration shall be field provided
- Pressure drop across field-supplied filter must be factored into the total ESP.

**Warranty**

10 Years compressor, 10 years parts, 1 year limited labor when registered



No.	Name	Description
1	Refrigerant liquid pipe	Ø 1/4"
2	Refrigerant gas pipe	Ø 3/8"
3	Drain hole	Connect with provided drain plug



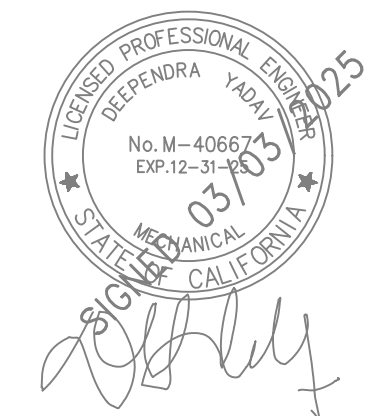
No.	Name	Description
①	Refrigerant Liquid Pipe	Ø 1/4"
②	Refrigerant Gas Pipe	Ø 3/8"
③	Condensate Drain	3/4" (OD 1.05")
④	Power & Comm. Wiring Conduits	-
⑤	Supply Air Flange	-
⑥	Return Air Flange	-
⑦	Hook	-

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DRAWING TITLE:  
MECHANICAL  
SPECIFICATIONS

SCALE: NTS

MO.3



Job Name \_\_\_\_\_ Location \_\_\_\_\_  
Purchaser \_\_\_\_\_ Engineer \_\_\_\_\_  
Submitted to \_\_\_\_\_ Reference ☐ Approval ☐ Construction ☐  
Unit Designation \_\_\_\_\_ Schedule # \_\_\_\_\_

Specifications		
Model	Indoor Unit Model Number (US Code)	AC009BNHDCHAA (CNH09HDB)
	Outdoor Unit Model Number (US Code)	AC009BXADCHAA (CXH09ADB)
Performance	Nominal Capacity	Cooling / Heating (Btu/h)
	Capacity Range	Cooling (Btu/h)
		SEER
	AHRI 210-240 2017	SEER2
	AHRI 210-240 2022	SEER2
Power	Voltage	1 / 1 V / Hz
	Working Voltage Range (VAC)	187 - 253
	Operating Current (min. / full / max.)	Cooling (A)
	Max. Breaker	Heating (A)
	Min. Circuit Ampacity (A)	Amps
Dimensions	W X H X D (in.)	Indoor Unit
	Weight (lbs.)	Indoor Unit
	Duct Connections (W X H)	Supply (in.)
	Return (ID, in.)	32 3/16 X 8 1/16
	Sound Pressure Level	Indoor Unit (dB(A))
Operating Temperatures	Outdoor	Cooling
		Heating
	Indoor	Cooling
		Heating
	Indoor & Outdoor	High side
Pipe Connections	Maximum (ft.)	48.2
	Condensate Connection	1 1/4 in. OD, 1 in. ID
	Type	R410A
	Factory Charge	lbs.
	Charged for	Manufacturer
Compressor	Type	Inverter Driven, Twin BLDC Rotary
	RLA	Ariips
	Type	BLDC (1) With Sirocco Fan (2)
	Air Volume	CFM (LMMH)
	Output	Watts
Evaporator Fan	External Static Pressure	Standard (\"WC)
	Min. / Max. (\"WC)	0.1 / 0.8
	Motor	BLDC With Axial Type Fan (1)
	Condenser Fan	FLA / Watts / CFM (max.)
	Certifications	UL 60335-2-40
Safety	Devices	PCB fuses, indoor unit terminal block thermal fuse, current transformer, over-voltage protection, over-heat protection, temperature limit protection logic, compressor overload sensing

This publication reflects both the 1987 Appendix M metric (SEER) and the 2022 Appendix M1 metric (SEER2). Efficiency requirements are published at 10°C (50°F). Please refer to www.AHRNet.org for more information about updated energy metrics.

\*Performance data certified by AHRI to AHRI 210-240 (2017) with Addendum 1.

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FCU-2

- General Information**
- The outdoor unit shall supply power to indoor unit via 14 AWG X 3 power wire
  - High-voltage terminal block temperature sensor to disable unit in the event of power connection overheating
  - Integral condensate pump with maximum 29" lift from bottom of the unit with check valve and float switch that disables indoor should condensate overflow be detected
  - Auto-restart after power loss
  - Soft-start compressor minimizing current inrush
  - All heat exchangers shall be mechanically bonded aluminum fin to copper tube
  - The condensing unit heat exchanger salt spray test method: ISO-9227 - the heat exchanger showed no unusual rust or corrosion development to 500 hours.
  - Bases can heater equipped as standard

- Option settings**
- The outdoor unit shall have snow accumulation prevention option setting to prevent snow drifting against an idle outdoor unit.
  - Night-time Quiet Mode: reduction of operational sound during evening hours (automatic or manual activation).
  - Emergency Temperature Output (ETC) function: when indoor unit is in error status or when room temperature exceeds configurable temperature level, the system outputs a signal to an external source, e.g., backup system, building management system, alert device (ie. status light, warning lamp, buzzer).
  - System can be set up as heating/cooling, cooling only, or heating only via outdoor unit option settings.
  - Maximum Current Control configurable from 50% - 100% via outdoor unit, wired controller, or central controller

- Indoor Fan**
- Indoor fan is sirocco type
  - Three fan speed settings and auto setting
  - Smart pressure control feature that adjusts fan speed based on ESP delivering consistent heating and cooling power
  - The indoor unit shall have a smart-tuning function that can provide optimized comfort by allowing the occupant to offset the fan CFM curve with a wired remote controller (MWR-WG00UN) to increase or decrease airflow.
  - The indoor unit shall have automatic air volume scanning for simple setup and optimized comfort settings for the occupant.

- Construction**
- Outdoor unit shall be galvanized steel with a baked-on powder coated finish for durability
  - Indoor Unit: Insulated, galvanized steel.

- Controls**
- Control wiring shall be 2 X 16 AWG
  - No additional interface modules/adapters are required when connecting to Samsung central control options.
  - The unit shall be operated via a wireless or wired remote control with DDC type signal
  - Dual set temperature support when connected to MWR-WG00UN Advanced Wired Controller or central control options
  - Wired or wireless controllers must be purchased separately

- Refrigerant System**
- The compressor shall be hermetically sealed, inverter-controlled BLDC rotary type.
  - Refrigerant flow shall be controlled by an electronic expansion valve at outdoor unit

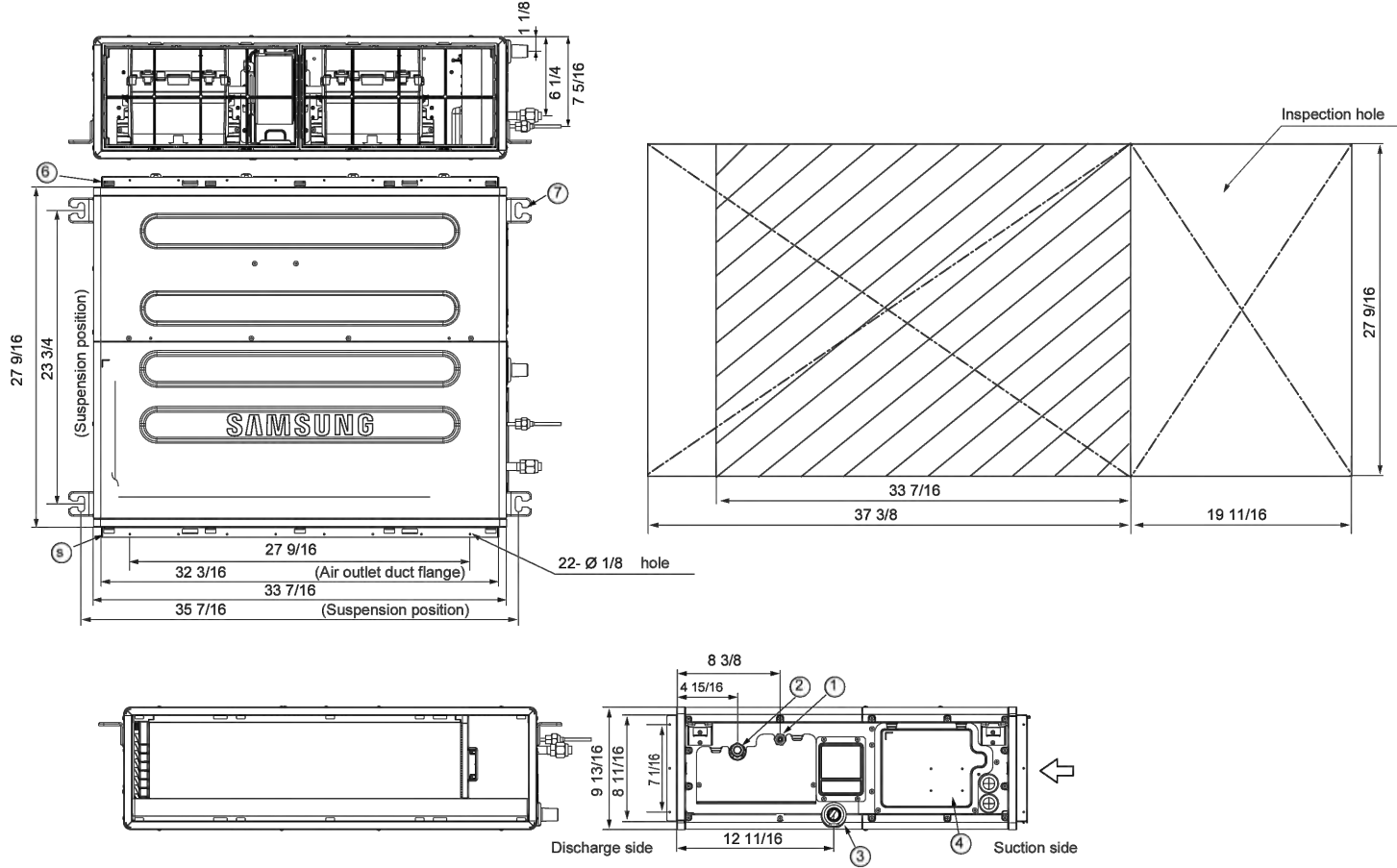
- Air Filtration**
- Air filtration shall be field provided
  - Pressure drop across field-supplied filter must be factored into the total ESP.

- Warranty**
- 10 Years compressor, 10 years parts, 1 year limited labor when registered



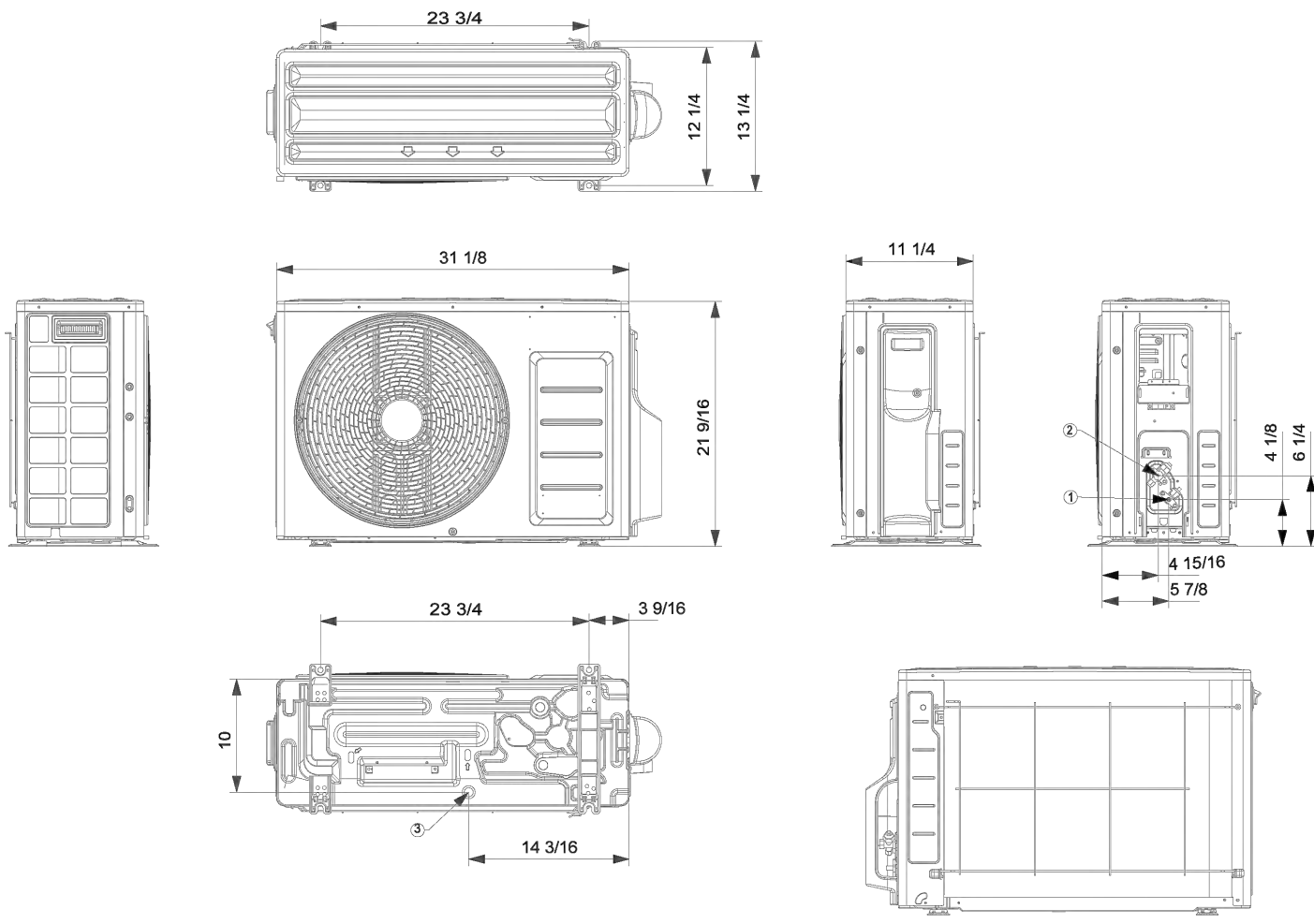
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Optional Accessories		
Wired Controller	Advanced	<input type="checkbox"/> MWR-WG00UN
	Touchscreen	<input type="checkbox"/> MWR-BH11UN
Thermostat Adaptor (for connection to a standard 24VAC thermostat)		<input type="checkbox"/> MIM-AB0UN
Wireless Signal Control	Wireless Signal Receiver	<input type="checkbox"/> MRC-A10N
	Wireless Controller	<input type="checkbox"/> AK-EH04U
Wi-Fi Adapter		<input type="checkbox"/> MIM-H05UN
External Temperature Sensor		<input type="checkbox"/> MRW-TA
Filter Box		<input type="checkbox"/> FB-DS1
External Contact Control		<input type="checkbox"/> MIM-B14
Wall Bracket (for outdoor unit)	Front	<input type="checkbox"/> CKN-250
	Back	<input type="checkbox"/> WBS-3M
Wind Baffles		<input type="checkbox"/> WBS-5M
Hall Guard Kit (includes back and side guards)		<input type="checkbox"/> HGK-1
Line Sets - insulated and flared, interconnect cables included		<input type="checkbox"/> 25' - ILS-2506
		<input type="checkbox"/> 50' - ILS-5006



No.	Name	Description
①	Refrigerant Liquid Pipe	Ø 1/4"
②	Refrigerant Gas Pipe	Ø 3/8"
③	Condensate Drain	3/4" (OD 1.05")
④	Power & Comm. Wiring Conduits	-
⑤	Supply Air Flange	-
⑥	Return Air Flange	-
⑦	Hook	-

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No.	Name	Description
1	Refrigerant liquid pipe	Ø 1/4
2	Refrigerant gas pipe	Ø 3/8
3	Drain hole	Connect with provided drain plug

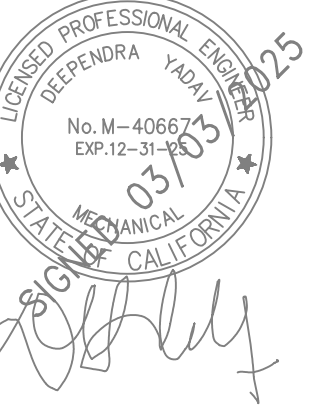
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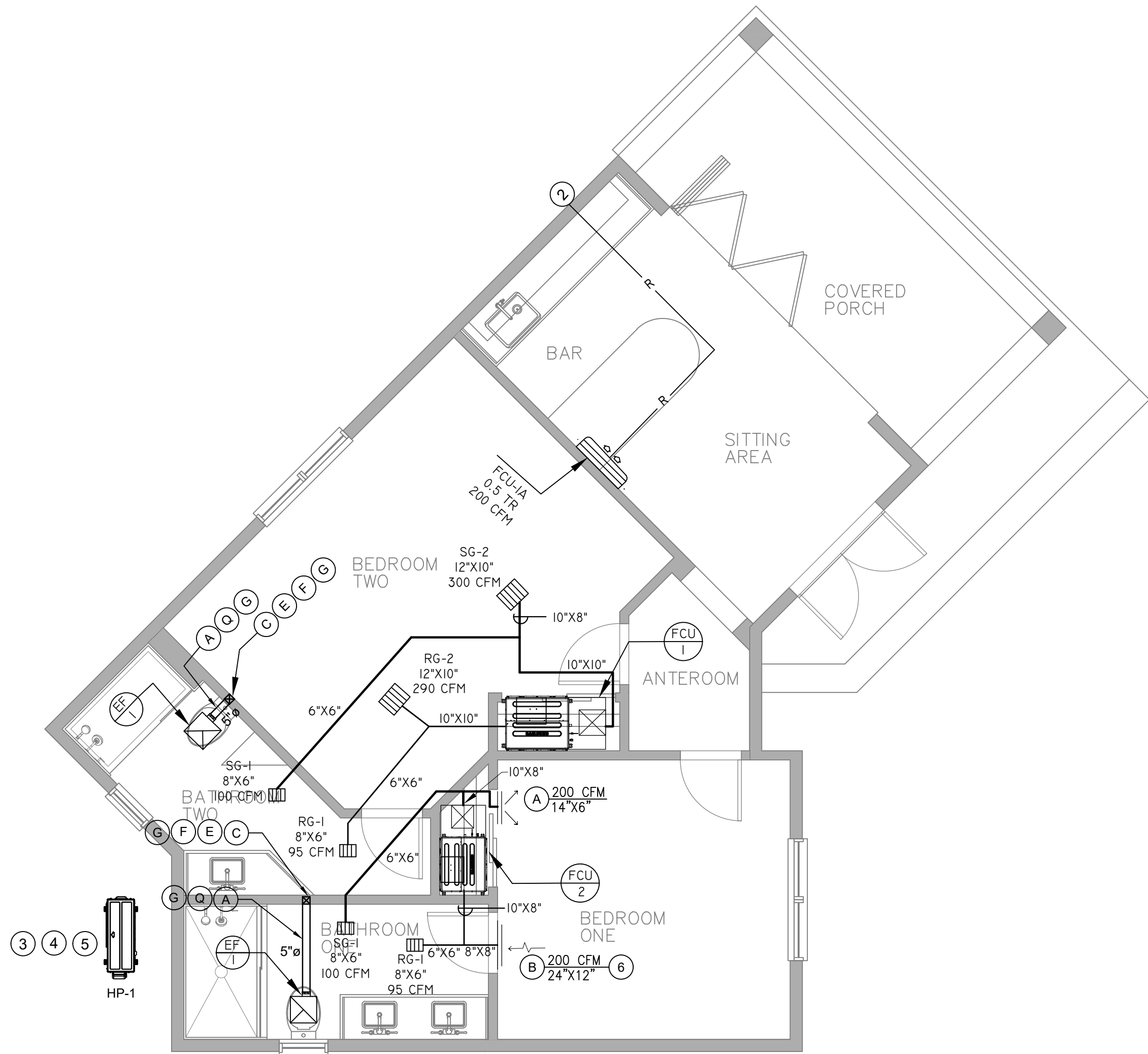
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DRAWING TITLE:  
MECHANICAL  
SPECIFICATIONS

SCALE: NTS

MO.4





**I MECHANICAL PLAN - MAIN FLOOR**  
SCALE: 1/4" = 1'-0"

DESIGN NOTES

- A. 26 GA. S/M DUCT IN LINED JOIST BAY. SEE ARCH. DRAWINGS (TYPICAL).
- B. SUPPLY JOIST IN LINED JOIST BAY, SEE ARCH. DRAWINGS (TYPICAL).
- C. 8" x 8" WALL LOUVER OR WALL CAP. (WITH INSECT SCREEN, EXCEPT DRYER VENTS) COORDINATE EXACT TYPE WITH ARCHITECT AND OWNER AT BID)
- D. 8" x 8" CEILING GRILLE (WITH SCREEN, EXCEPT DRYER VENTS). COORDINATE EXACT TYPE WITH ARCHITECT AND OWNER AT BID.
- E. LOCATE EXHAUST MINIMUM 3 FEET FROM OPENABLE WINDOWS OR DOORS(TYPICAL).
- F. LOCATE DUCT PENETRATION AT SHEAR WALL AT MID-DEPTH THROUGH RIM JOIST PER STRUCTURAL. COORDINATE PRIOR TO BID (TYPICAL).
- G. COORDINATE LOCATION OF ALL EXHAUST DUCTS IN JOIST BAY AND THROUGH WALL WITH STRUCTURAL HOLD DOWNS IN WALL PRIOR TO BID (TYPICAL).
- H. CONNECT TO RANGE HOOD/MICROWAVE EXHAUST WITH 6" DIAMETER. ACCOORDINATE WITH MANUFACTURER'S INSTALLATION GUIDE STANDARDS AND THE OWNER PRIOR TO BID. (PROVIDE WITH BACKDRAFT DAMPER). RANGE HOOD SHALL BE HWI CERTIFIED FOR SOUND (MAX. 3 SONES) AND SHALL BE HERS TESTED FOR VERIFICATION PER CEC REQUIREMENT.
- J. VERIFY SIZE, NUMBER OF ELBOWS AND ALLOWANCE LENGTH OF EXHAUST DUCT RUN WITH MANUFACTURER'S STANDARDS AND THE OWNER PRIOR TO BID (TYPICAL).
- K. 4" DIAMETER DRYER EXHAUST DUCT PER CMC AND MANUFACTURER'S REQUIREMENTS (WITH SMOOTH INTERIOR SURFACE). PROVIDE BACKDRAFT DAMPER (B.D.D).
- L. 4" DIAMETER DRYER VENT UP THROUGH ROOF TO ROOF JACK (AT TOP FLOOR WHERE PRACTICAL). FIRE STOP PER C.B.C AND U.L REQUIREMENTS. LOCATE MINIMUM 10 FEET FROM OUTSIDE AIR INTAKES AND MINIMUM 5 FEET FROM CONDENSING UNITS. PROVIDE OFFSETS AS NECESSARY(TYPICAL).
- M. PROVIDE MINIMUM 100 SQ. IN. FREE AREA LOUVER IN DOOR OR WALL ABV. FOR DRYER M.A., SEE ARCH PLANS (TYPICAL).
- N. 6" DIAMETER EAD UP THROUGH ROOF TO ROOF JACK (AT TOP FLOOR) FIRESTOP PER C.B.C. SEC. 716.I.1. LOCATE MINIMUM 10 FEET FROM ANY OUTSIDE AIR INTAKES (TYPICAL).
- O. REFRIGERANT PIPING DURING NORMAL OPERATION ARE CAPABLE OF REACHING A SURFACE TEMPERATURE BELOW THE DEW POINT OF THE SURROUNDING AIR AND THAT ARE LOCATED IN SPACES OR AREAS WHERE CONDENSATION WILL CAUSE A HAZARD TO THE BUILDING OCCUPANTS OR DAMAGE TO THE STRUCTURE. ELECTRICAL OR OTHER EQUIPMENT SHALL BE PROTECTED TO PREVENT SUCH DAMAGE.
- P. 6" DIAMETER EAD UP THROUGH ROOF JACK (AT TOP FLOOR) FIRESTOP PER C.B.C. SEC. 716.I.1. LOCATE MINIMUM 10 FEET FROM ANY OUTSIDE AIR INTAKES (TYPICAL).
- Q. COORDINATE LOCATION OF ALL EXHAUST DUCTS IN JOIST BAYS AND SPACE REQUIREMENTS WITH THE STRUCTURAL AND FRAMER PRIOR TO BID (TYPICAL).
- R. UNDERCUT DOORS. SEE ARCH PLANS (TYPICAL).
- S. RUN DUCT IN ATTIC AT TOP FLOOR.
- T. FLEXIBLE DUCTS SHALL NOT PENETRATE SHEER WALLS.
- U. A.F.D. AT TOP FLOOR ATTIC PENETRATION (PROVIDE DRYWALL FINISHED ACCESS PANEL WHERE REQUIRED. COORDINATE EXACT LOCATION WITH THE OWNER AND ARCHITECT (TYPICAL).
- V. PROVIDE CLEANOUT IN DRYER VENT WITH 12 x 12 CLG. A.P.

GENERAL NOTES

- 1. CLOTHES DRYER : WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, OPENING OF NOT LESS THAN 100SQUARE INCHES (0.065 M²) OF MAKEUP SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS (BY OTHERS). CMC 504.4.1 (I)  
  
DRYER EXHAUST DUCT SHALL TERMINATE TO THE OUTSIDE OF THE BUILDING IN ACCORDANCE WITH BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT DUCT VENT TERMINATION. EXHAUST DUCT FOR TYPE I DRYER SHALL COMPLY WITH SECTION 504.4.2 CMC.  
  
LISTED CLOTHES DRYER TRANSITION DUCTS NOT MORE THAN 6 FEET (1829 MM) IN LENGTH SHALL BE PERMITTED TO USED TO CONNECT THE TYPE I DRYER TO THE EXHAUST DUCTS. CONCEALED WITHIN CONSTRUCTION, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION INSTRUCTIONS (CMC 504.2.2)
- 2. EXHAUST AIR VENT : SHALL BE 3 FEET AWAY FROM OPENINGS INTO THE BUILDING. PROVIDE SHEET METAL WALL CAP WITH SELECTION. VENT SELECTION ARE BASED ON "XVENT" SEB SERIES. APPROVED EQUAL IS ACCEPTABLE.
- 3. KITCHEN HOOD : EXHAUST SHALL COMPLY WITH TABLE 160.2-G CAP MUST BE 3 FEET (MIN.) AWAY FROM ANY OPENINGS INTO THE BUILDING. EXHAUST DUCT SHALL HAVE A M. 26 GAUGE SHEET METAL. KITCHEN EXHAUST DUCT SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER

KEY NOTES :

- ① REFRIGERANT PIPING AND INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
- ② CONNECT THE REFRIGERANT PIPES TO HEAT PUMP HP-1.
- ③ REFER THE EQUIPMENT SCHEDULE.
- ④ PROVIDE MINIMUM 4" CONCRETE PAD FOR THE HEAT PUMP UNIT.
- ⑤ COORDINATE WITH ELECTRICAL PLAN FOR POWER SUPPLY.
- ⑥ FURNISH AND INSTALL SOUND BAFFLE FOR ALL RETURN AIR GRILLES. REFER TO DETAILS FOR FURTHER INFORMATION.

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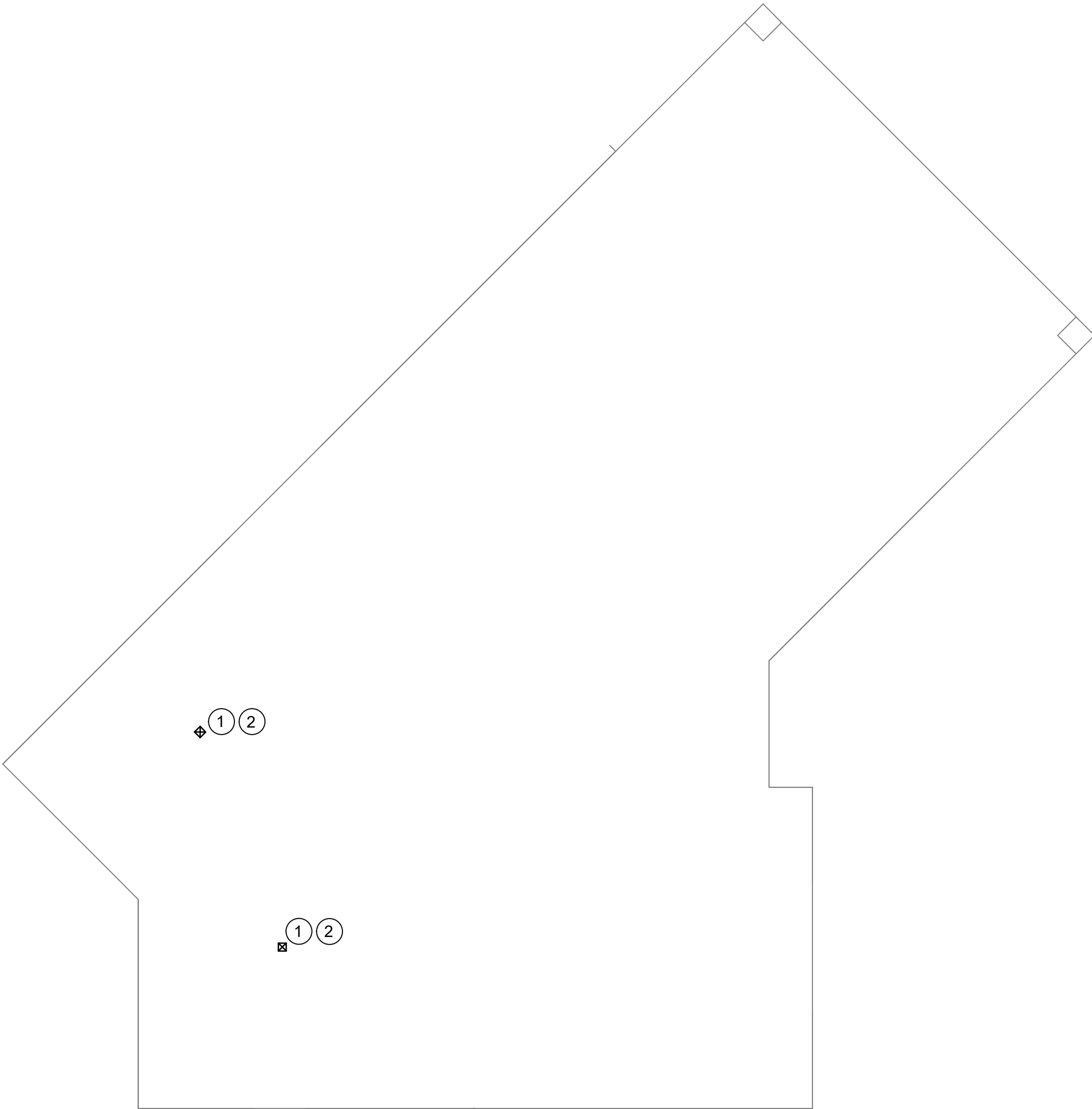
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**MECHANICAL  
PLAN - MAIN FLOOR**  
  
SCALE: 1/4"=1'

M2.1





- KEY NOTES :
- ① TOILET EXHAUST TO THE ROOF.
  - ② INSTALL THE DUCTS IN THE ROOF.

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

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DRAWING TITLE:

MECHANICAL  
PLAN -ROOF

SCALE: 1/4"=1'

M2.2



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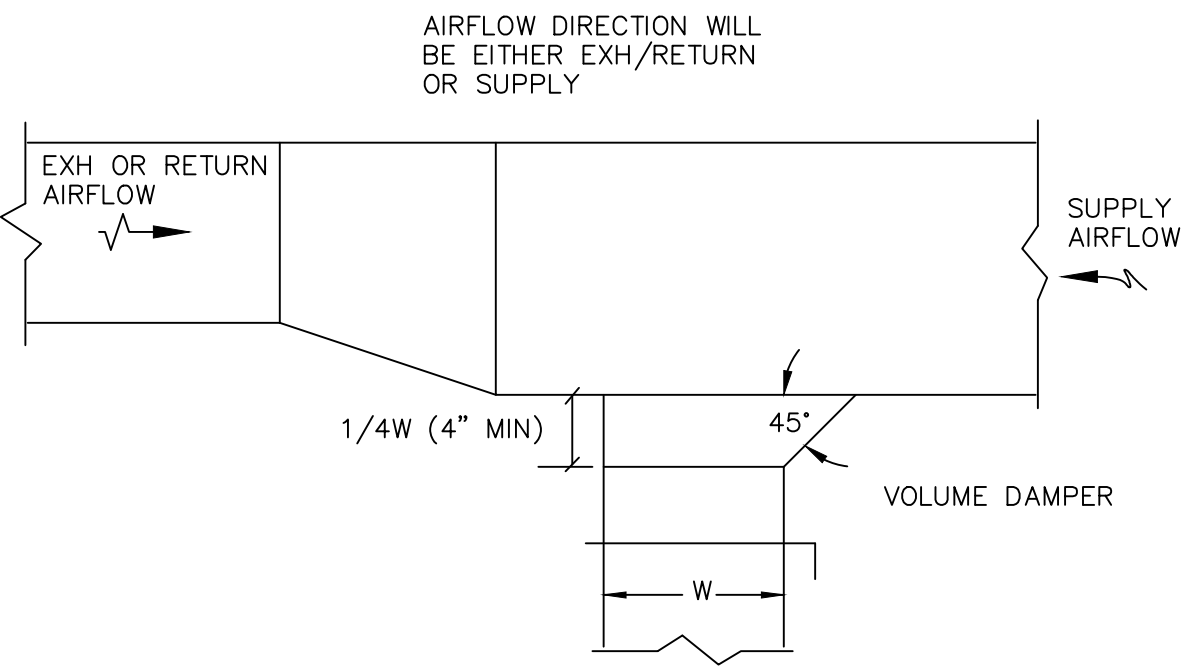


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MECHANICAL DETAILS

SCALE: NTS

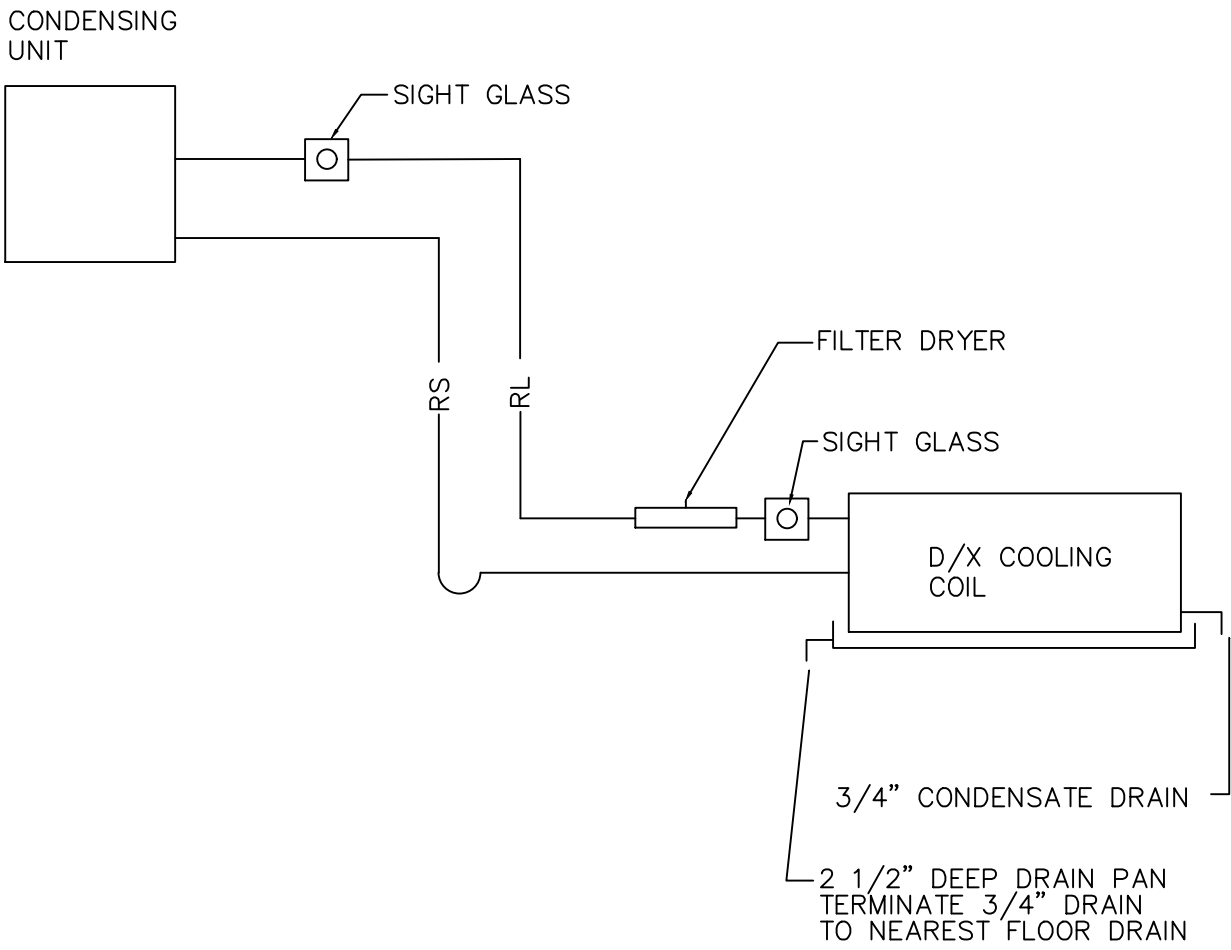
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BRANCH DUCT DETAIL

SCALE  
NONE

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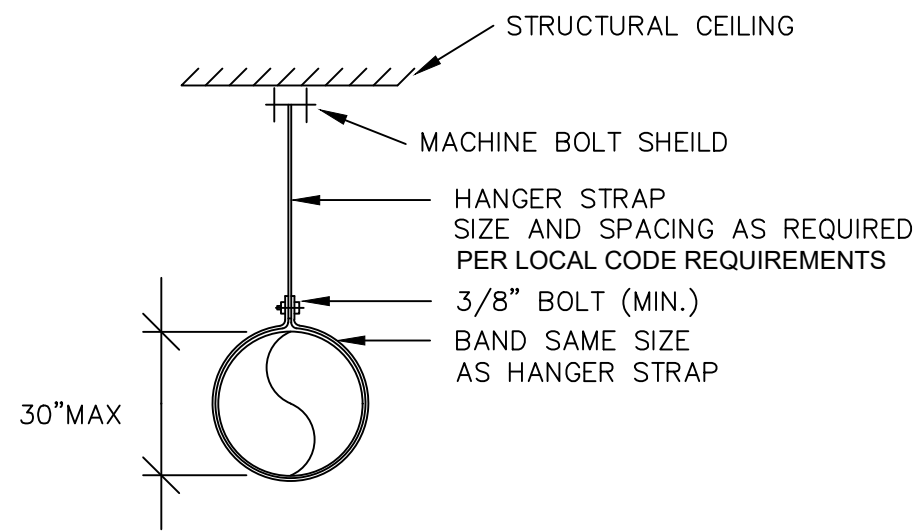


NOTE:  
SIZE REFRIGERANT PIPING PER MANUFACTURER'S  
RECOMMENDATIONS.

REFRIGERANT PIPING DETAIL

SCALE  
NONE

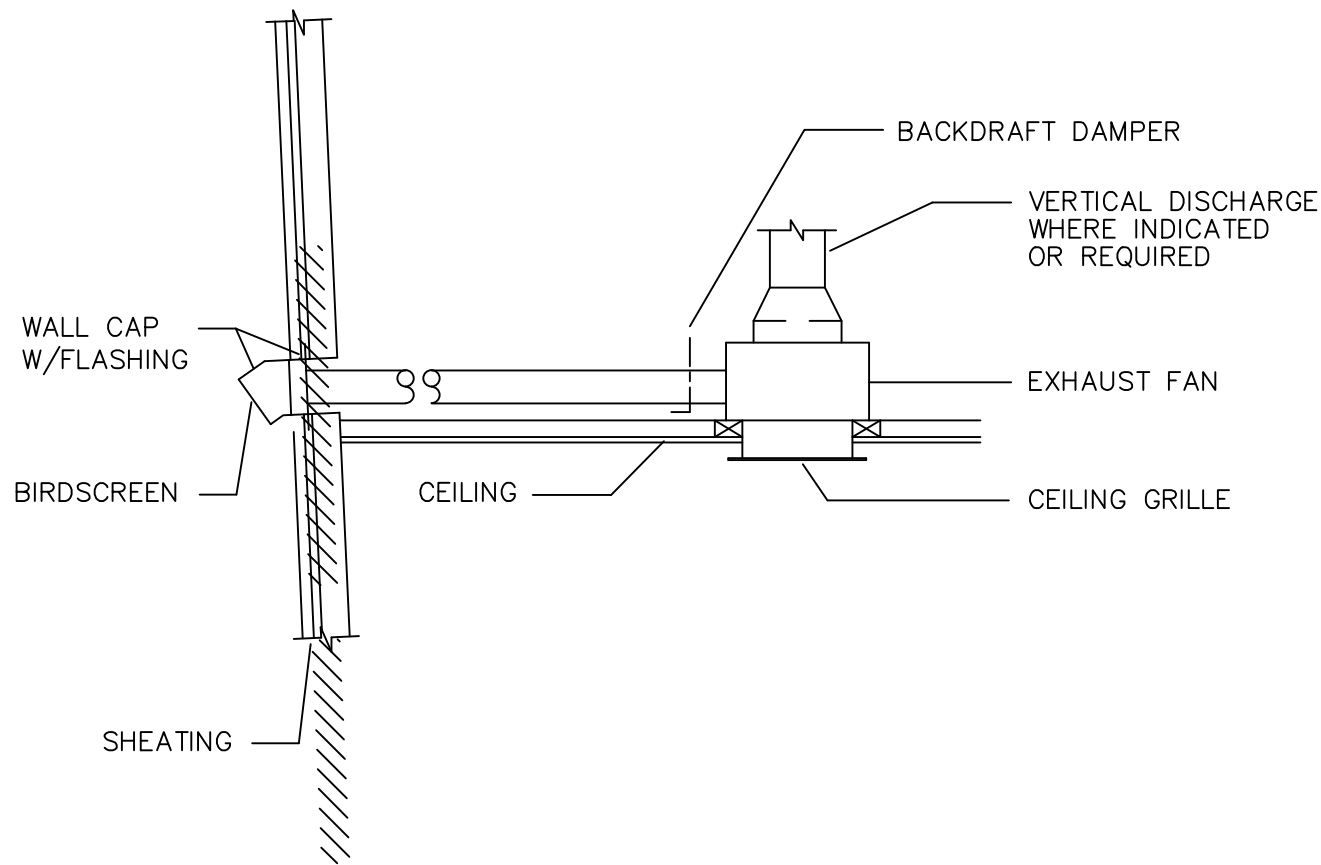
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ROUND DUCT SUPPORT

SCALE  
NONE

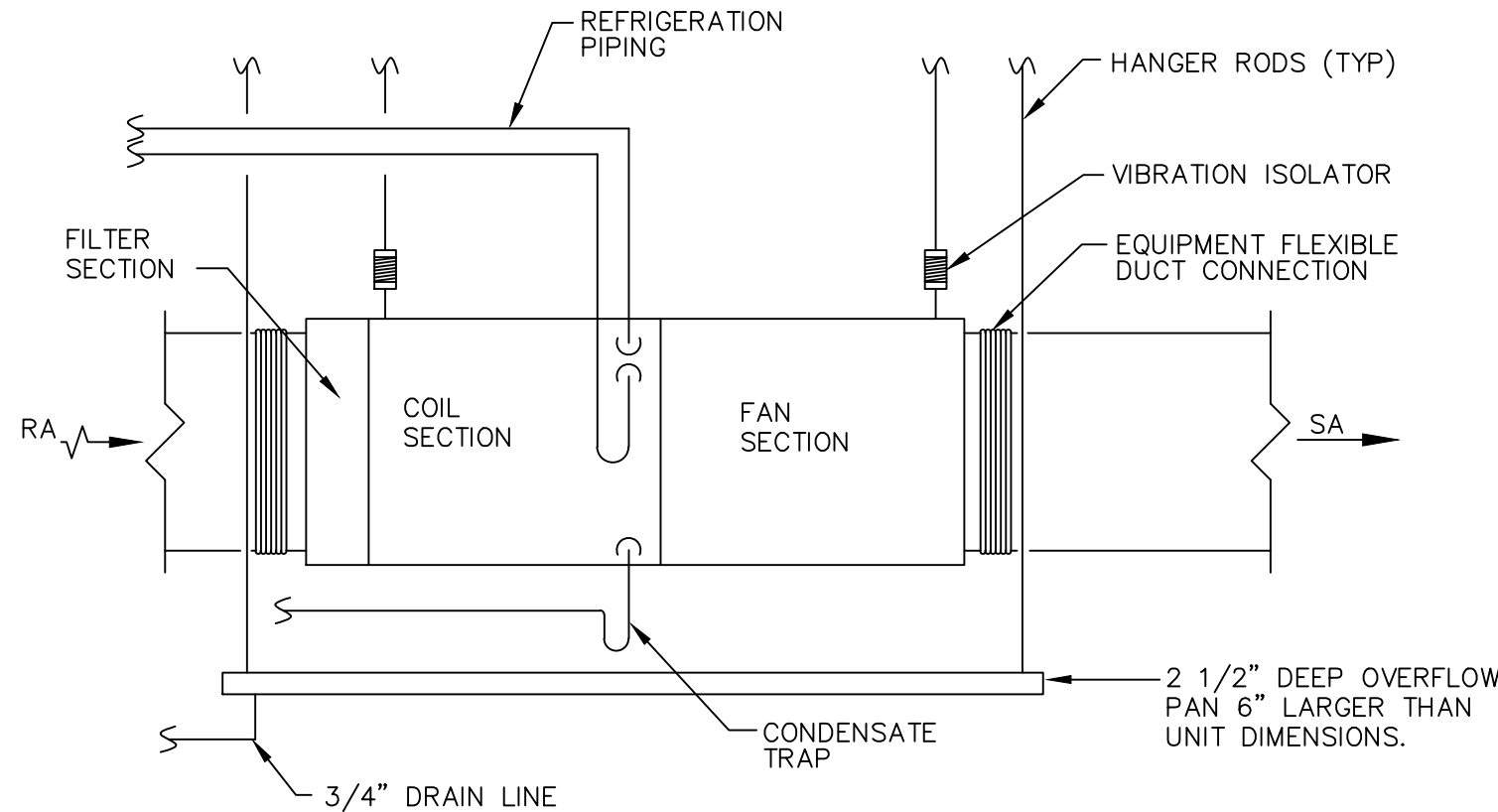
3



TOILET EXHAUST DETAIL

SCALE  
NONE

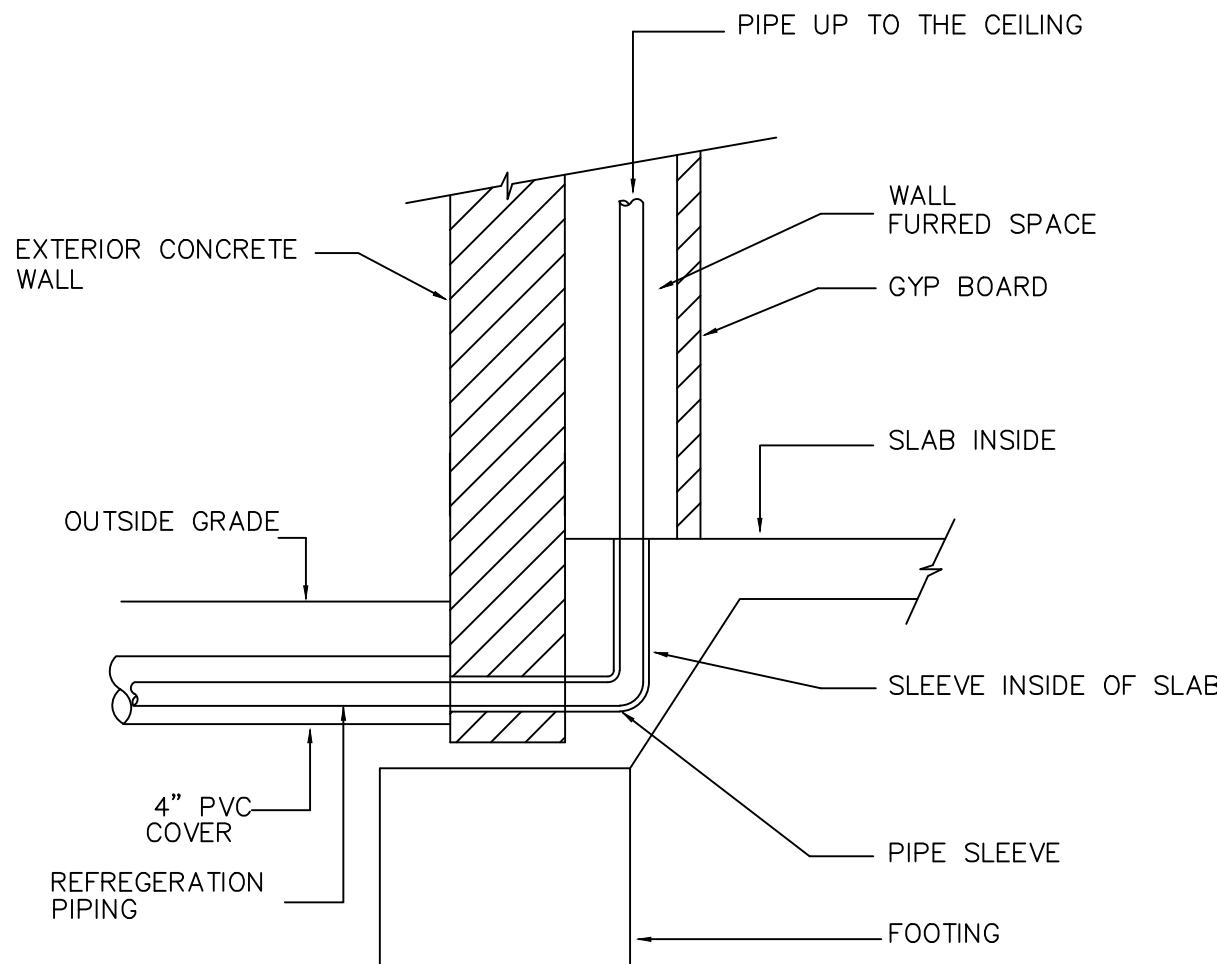
4



FAN COIL UNIT DETAIL

SCALE  
NONE

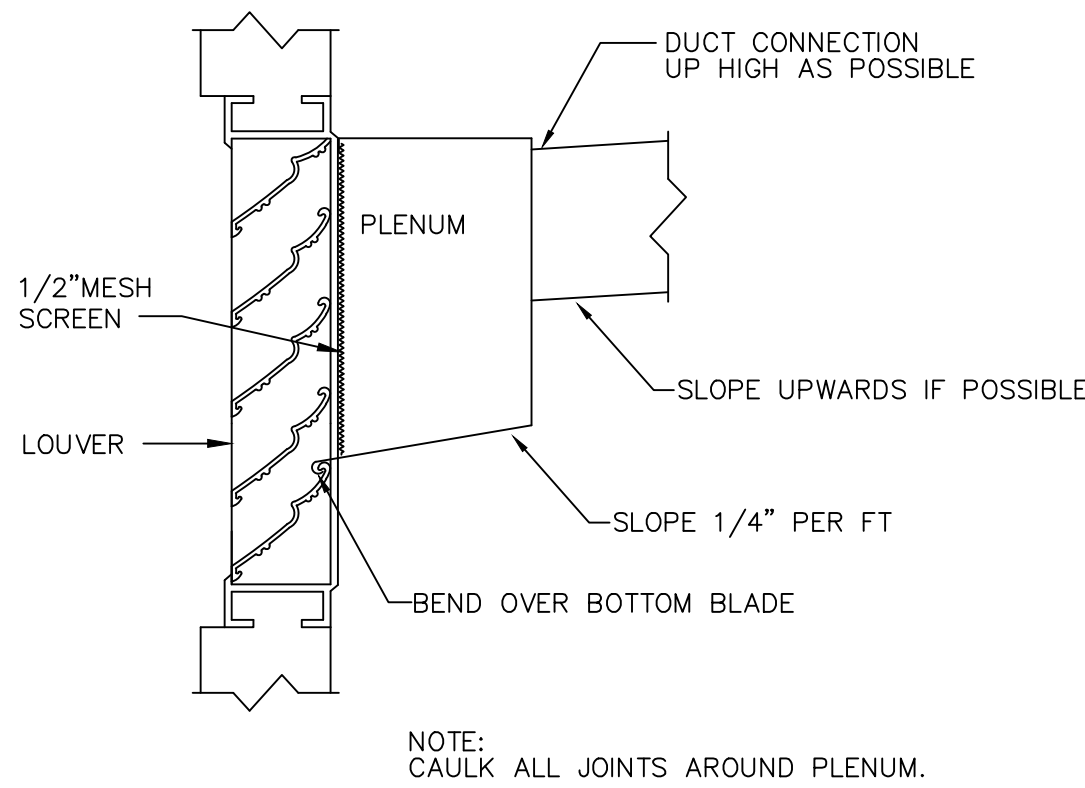
5



TYPICAL REFRIGERATION PIPE RUN THRU EXTERIOR WALL

SCALE  
NONE

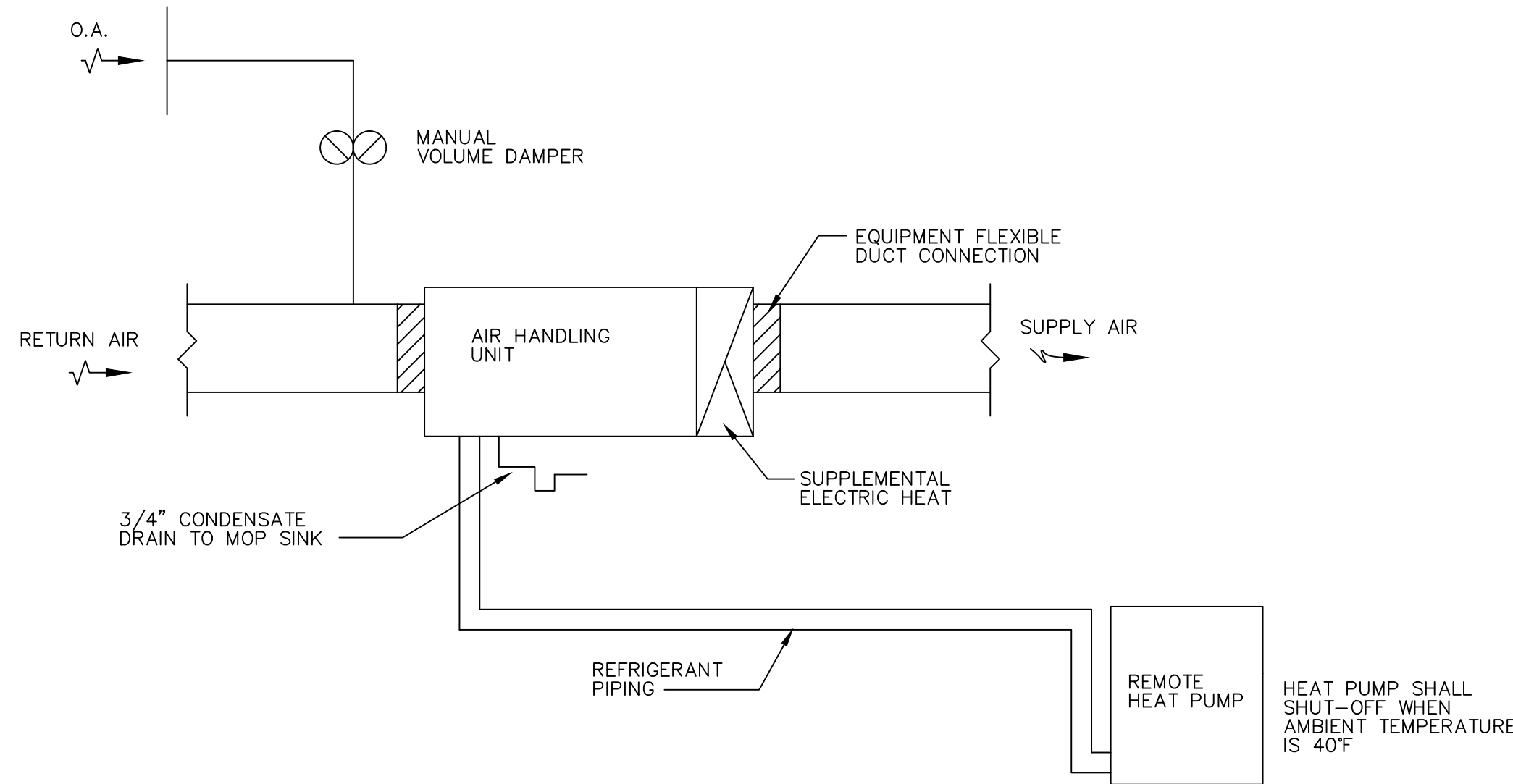
6



LOUVER CONNECTION DETAIL

SCALE  
NONE

7

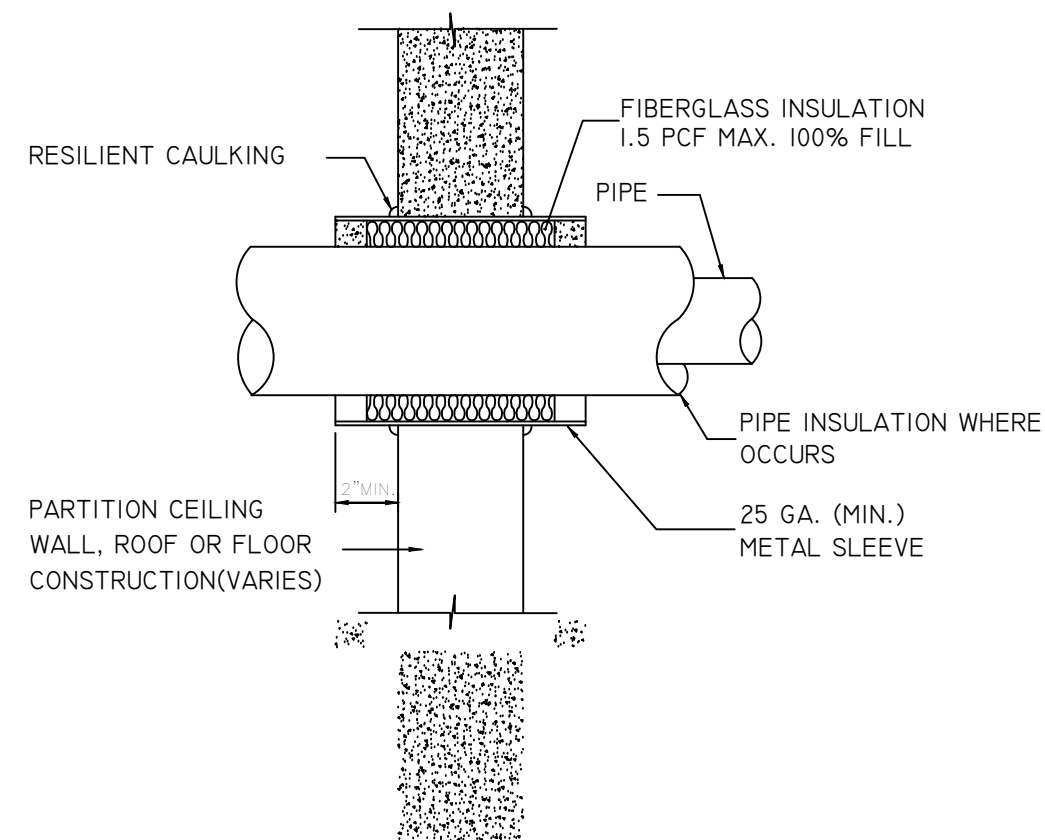


SPLIT SYSTEM HEAT PUMP

SCALE  
NONE

8



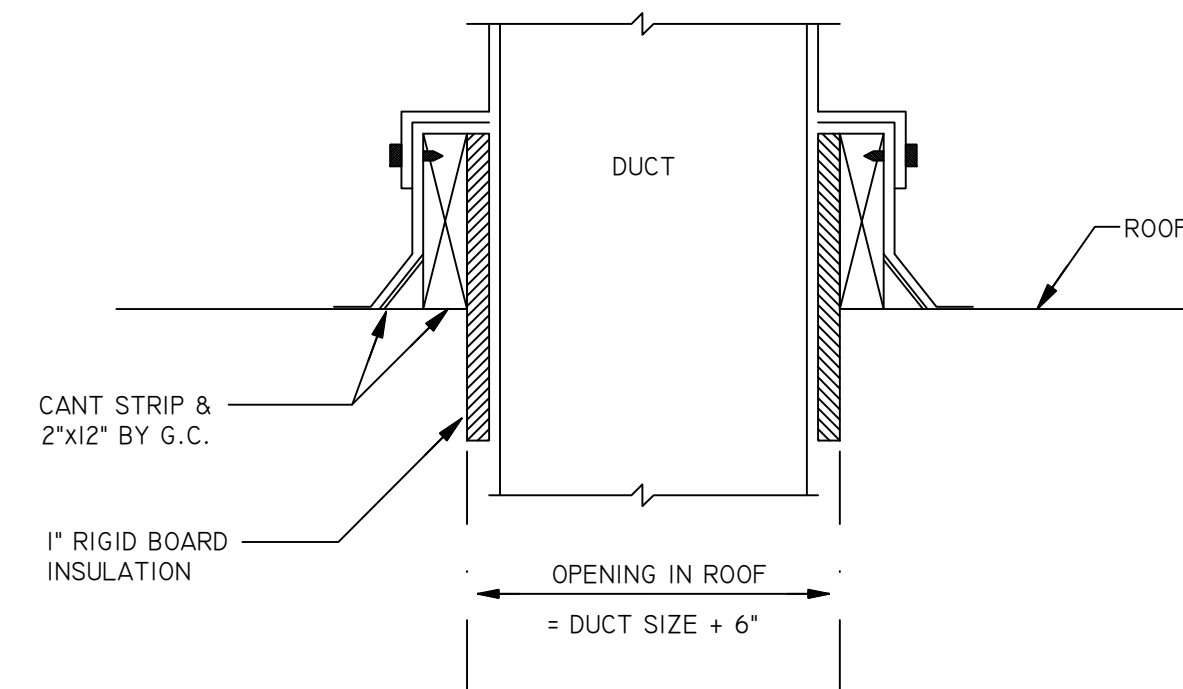


NOTE:

PROVIDE PITCH POCKET CONSTRUCTION ADDITIONAL FLASHING OR WEATHER CAP AS REQUIRED FOR WATERPROOF CONSTRUCTION. DO NOT MECHANICALLY TIE PIPE TO STRUCTURE IN ANY WAY. SPACE BETWEEN PIPE AND SLEEVE SHALL BE FREE OF ANY FOREIGN MATERIALS. PIPE SHALL NOT CONTACT STRUCTURE AT ANY TIME. WEDGES SHALL NOT BE USED TO MAINTAIN PIPE IN POSITION. PIPE MUST BE APPROXIMATELY CENTERED IN OPENING. PROVIDE ADDITIONAL CLEARANCE FOR POSITIONAL CHANGE OF PIPE DUE TO LOADING OF SYSTEM OPERATION.

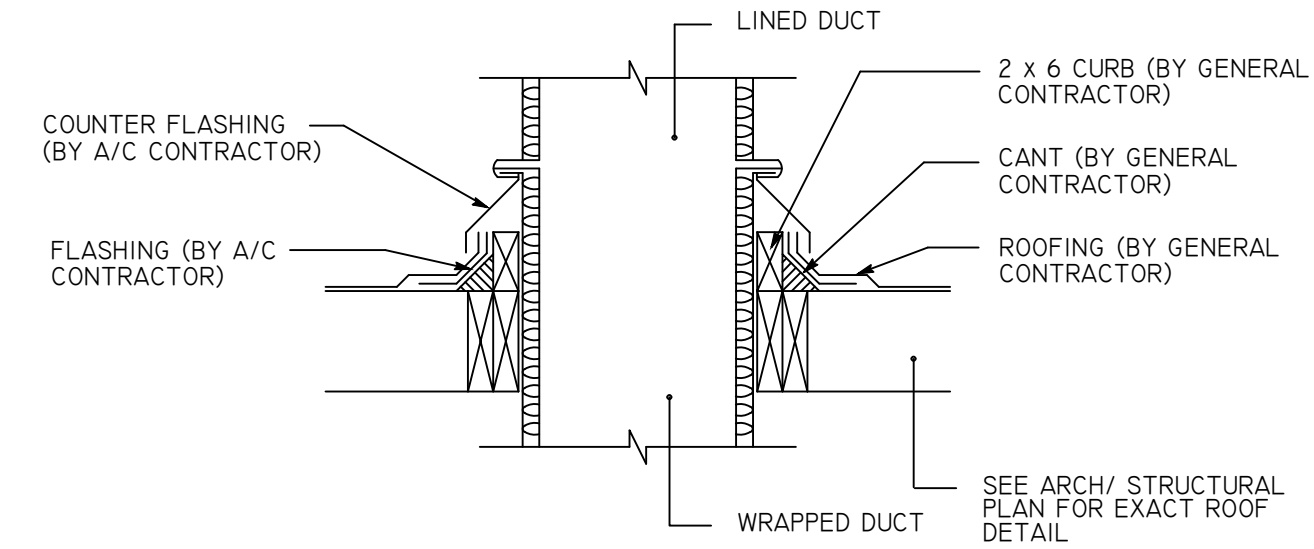
### PIPE PENETRATION DETAIL

SCALE	9
NONE	



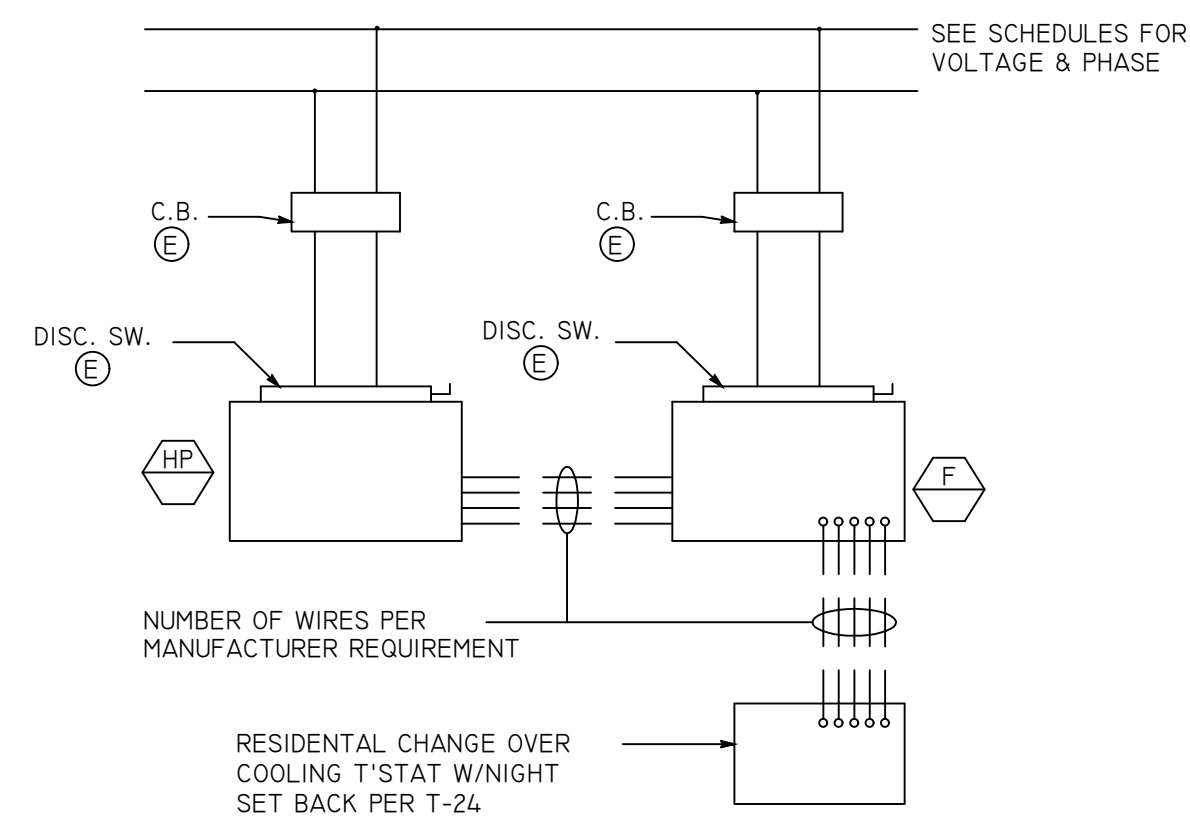
### DUCTWORK ROOF PENETRATION DETAIL

SCALE	10
NONE	



### DUCT FLASHING DETAIL

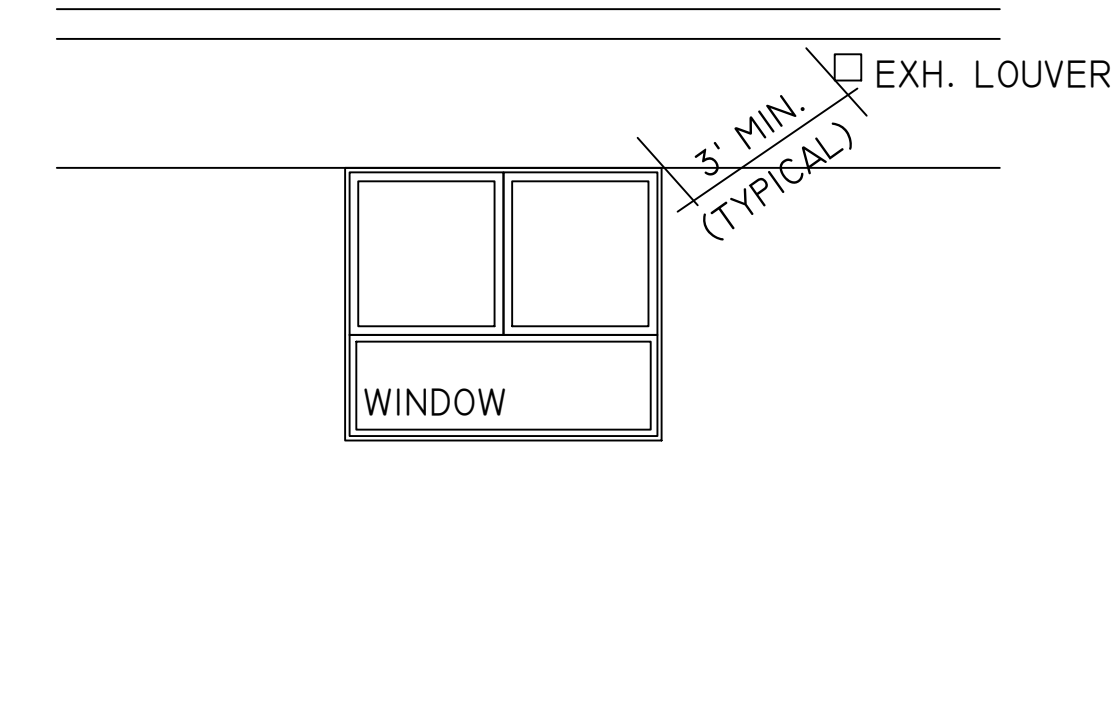
SCALE	
NONE	



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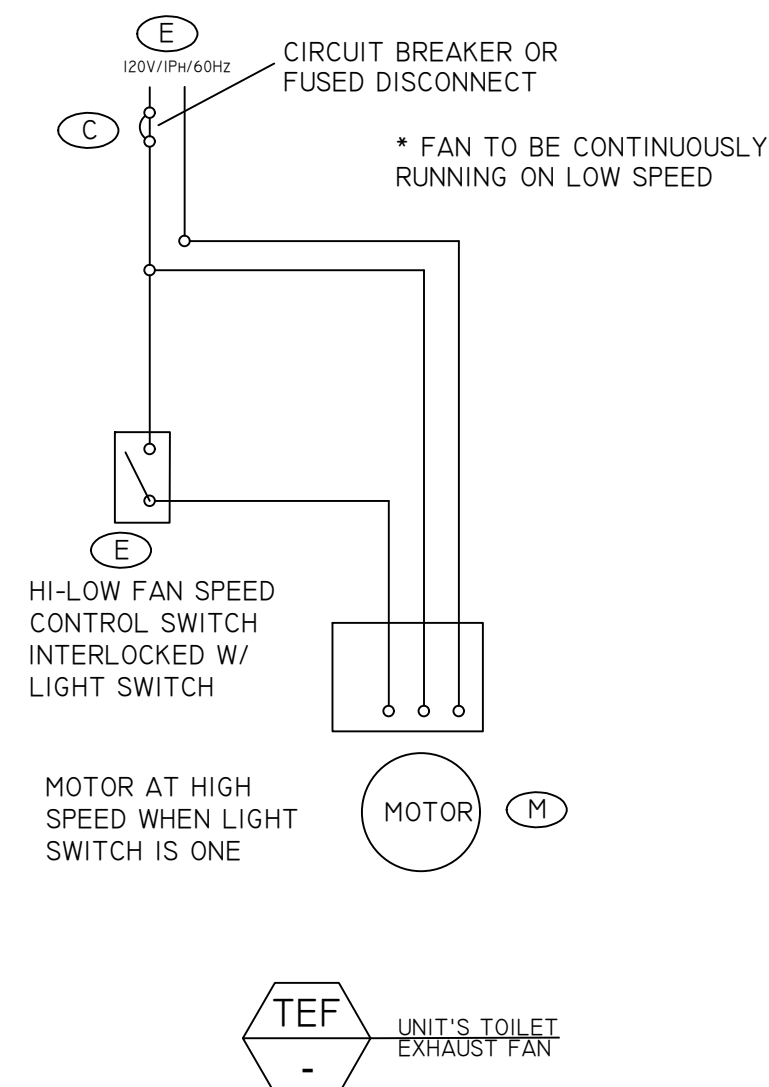
SPLIT HP SYSTEM CONTROL

SCALE	12
NONE	



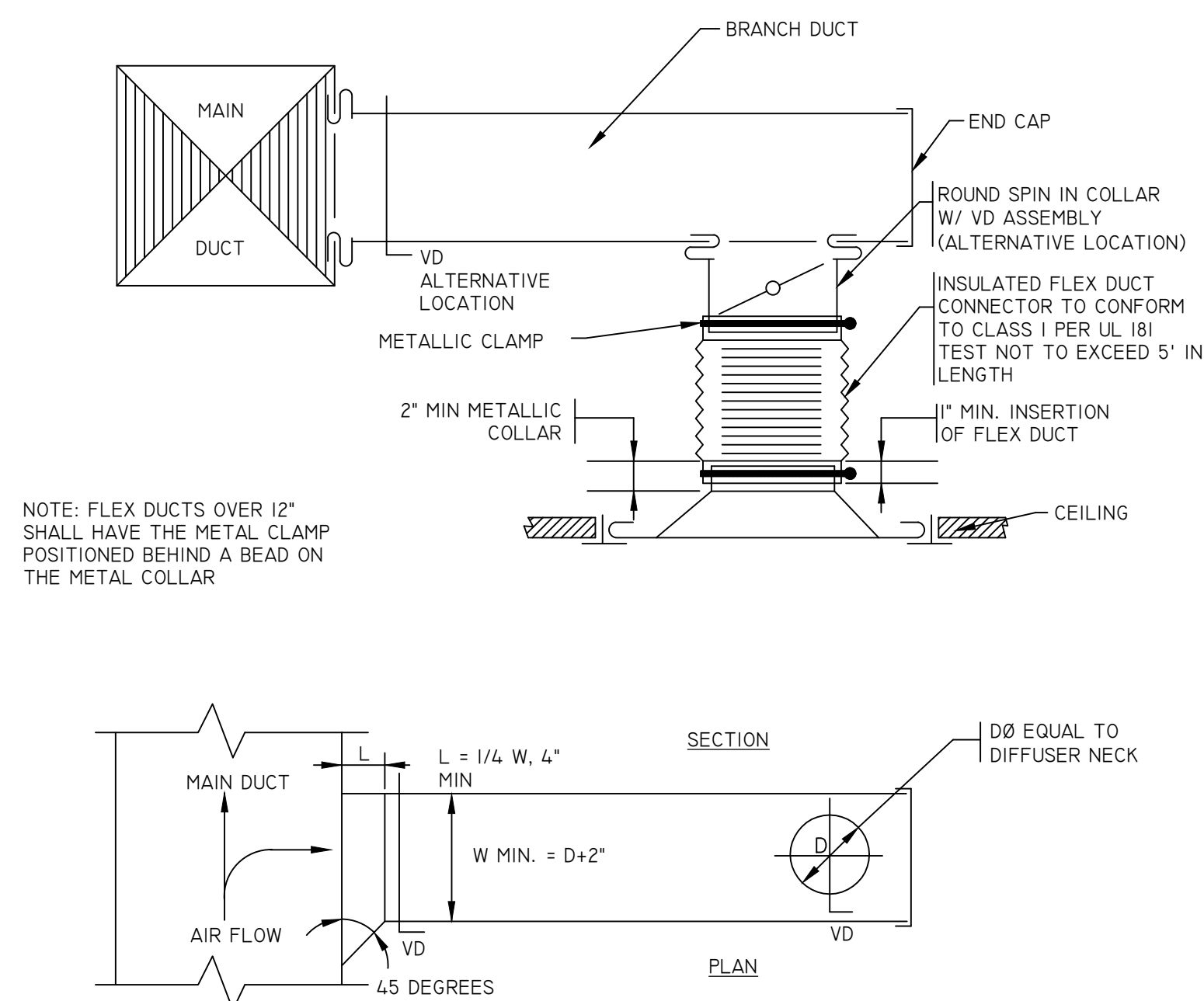
TYPICAL PARTIAL ELEVATION DETAIL

SCALE	13
NONF	



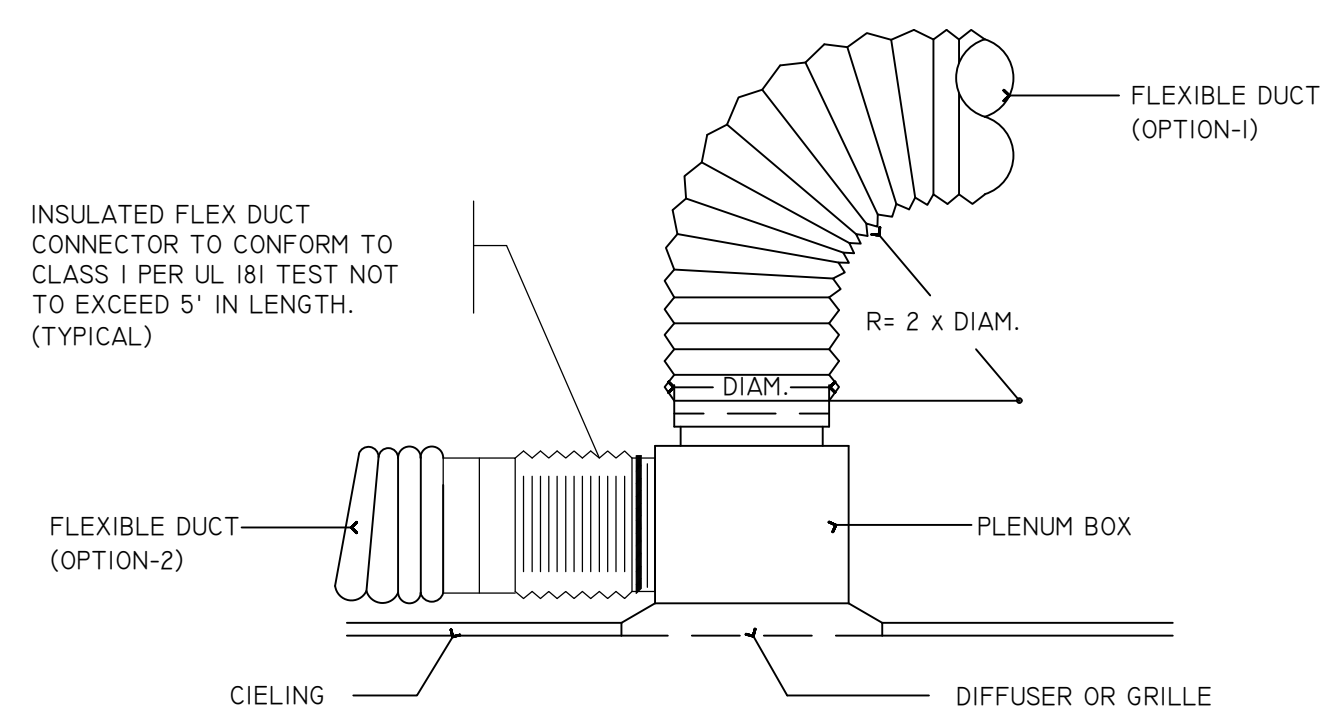
## TOILET EXHAUST FAN WIRING DIAGRAM

SCALE	14
NONE	



### CEILING DIFFUSER AND BRANCH DUCT DETAIL

SCALE	15
NONE	



TYPICAL DIFFUSER OR GRILLE CONNECTION

SCALE	16
NONF	

NOT USED

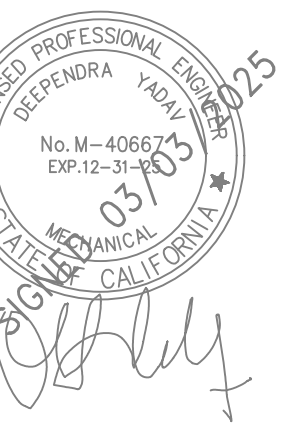
SCALE	17
NONE	

3150 MIDWOOD LN  
PEBBLE BEACH  
CA, 93953

BuildEng

WWW.BUILDENGLLC.COM  
INFO@BUILDENGLLC.COM  
TEL: 310-492-5515

SEAL:



NO	REVISION	DATE
1		
2		
3		
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5		
6		
7		
8		

DRAWING TITLE:  
MECHANICAL  
DETAILS

SCALE: NTS

### M3.2



<b>CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD</b> <b>Project Name:</b> Ehlen Residence <b>Calculation Description:</b> Title 24 Analysis					<b>CFIR-PRF-01-E</b> <b>(Page 1 of 11)</b>	
<b>Calculation Date/Time:</b> 2025-03-03T13:49:28+05:45 <b>Input File Name:</b> 3150 MIDWOOD LN - Copy.rtd22x						
<b>GENERAL INFORMATION</b>						
01	<b>Project Name</b>		Ehlen Residence			
02	<b>Run Title</b>		Title 24 Analysis			
03	<b>Project Location</b>		3150 Midwood Ln			
04	<b>City</b>	Carmel by the Sea	05	<b>Standards Version</b>		2022
06	<b>Zip code</b>	93953	07	<b>Software Version</b>		EnergyPro 9.3
08	<b>Climate Zone</b>	3	09	<b>Front Orientation (deg/ Cardinal)</b>		45
10	<b>Building Type</b>	Single family	11	<b>Number of Dwelling Units</b>		1
12	<b>Project Scope</b>	Newly Constructed Addition	13	<b>Number of Bedrooms</b>		5
14	<b>Addition Cond. Floor Area (ft²)</b>	716	15	<b>Number of Stories</b>		1
16	<b>Existing Cond. Floor Area (ft²)</b>	3065	17	<b>Fenestration Average U-factor</b>		0.28
18	<b>Total Cond. Floor Area (ft²)</b>	3781	19	<b>Glazing Percentage (%)</b>		7.82%
20	<b>ADU Bedroom Count</b>	n/a	21	<b>ADU Conditioned Floor Area</b>		n/a
22	<b>Fuel Type</b>	Natural gas	23	<b>No Dwelling Unit</b>		No
<b>ADDITION ALONE - Project Analysis Parameters</b>						
01	02	03	04	05	06	
<b>Existing Area (excl. new addition) (ft²)</b>	<b>Addition Area (excl. existing) (ft²)</b>	<b>Total Area (ft²)</b>	<b>Existing Bedrooms</b>	<b>Addition Bedrooms</b>	<b>Total Bedrooms</b>	
3065	716	3781	3	2	5	
<b>COMPLIANCE RESULTS</b>						
01	Building Complies with Computer Performance					
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.					
03	This building incorporates one or more Special Features shown below					
Registration Number: 425-P01006558A-000-000-0000000-0000 Registration Date/Time: 03/03/2025 00:11 HERS Provider: CHEERS <small>NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.</small> CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2025-03-03 00:04:52						

<b>CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD</b> <b>Project Name:</b> Ehlen Residence <b>Calculation Description:</b> Title 24 Analysis					<b>CF1R-PRF-01-E</b> <b>[Page 2 of 11]</b>	
<b>Calculation Date/Time:</b> 2025-03-03T13:49:28+05:45 <b>Input File Name:</b> 3150 MIDWOOD LN - Copy.ribd22x						
ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft <sup>2</sup> -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft <sup>2</sup> -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0	13.15	0	19.1	0	-5.95
Space Cooling	0	1.04	0	0	0	1.04
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	50.91	0	42.45	0	8.46
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	0	65.1	0	61.55	0	3.55
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	6.52	0	6.52		
Appl. & Cooking	0	47.34	0	46.69		
Plug Loads	0	67.1	0	67.1		
Outdoor Lighting	0	9.11	0	9.11		
TOTAL COMPLIANCE	0	195.17	0	190.97		

Registration Number: 425-PD10085566A-000-000-0000000-0000  
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Registration Date/Time: 03/03/2025 00:11  
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD				CF1R-PRF-01-E	
Project Name: Ehlen Residence		Calculation Date/Time: 2025-03-03T13:49:28+05:45			
Calculation Description: Title 24 Analysis		Input File Name: 3150 MIDWOOD LN - Copy.ribd22x			
ENERGY USE INTENSITY					
	Standard Design (kBtu/ft <sup>2</sup> · yr)	Proposed Design (kBtu/ft <sup>2</sup> · yr)	Margin (kBtu/ft <sup>2</sup> · yr)	Margin Percentage	
Gross EUI <sup>1</sup>	34.35	32.65	1.7	4.95	
Net EUI <sup>2</sup>	34.35	32.65	1.7	4.95	
Notes					
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.					
2. Net EUI is Energy Use Total (including PV) / Total Building Area.					
REQUIRED SPECIAL FEATURES					
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.					
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)					
HERS FEATURE SUMMARY					
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry					
<ul style="list-style-type: none"><li>Kitchen range hood</li><li>Verified EER/EEF2</li><li>Verified SEER/SER2</li><li>Verified Refrigerant Charge</li><li>Airflow in habitable rooms (SC3.1.4.1.7)</li><li>Minimum Airflow according to RA3.3 and SC3.3.3.4.1</li><li>Verified HSPF</li><li>Verified heat pump rated heating capacity</li><li>CEC certified low-static VCHP system</li><li>Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)</li><li>Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)</li><li>Verified air filter sizing (SC3.1.4.7)</li><li>Verified air filter pressure drop rating</li><li>Ducts located entirely in conditioned space confirmed by duct leakage testing</li><li>Verified low-leakage ducts in conditioned space must meet maximum 25 cfm leakage to outside (RA3.1.4.3.8)</li><li>Compact distribution system expanded credit</li><li>Drain water heat recovery system</li></ul>					
Registration Number: 425-P01006556A-000-000-0000000-0000					
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CA Building Energy Efficiency Standards - 2022 Residential Compliance		Report Version: 2022.0.000		Report Generated: 2025-03-03 00:04:52	
		Schema Version: rev 2020901			

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Ehlen Residence

Calculation Date/Time: 2025-03-03T13:49:28+05:45

Calculation Description: Title 24 Analysis

Input File Name: 3150 MIDWOOD LN - Copy.ribd22x

CF1R-PRF-01-E  
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ZONE INFORMATION									
01	02	03	04	05	06	07			
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Status			
1st Floor Zone 1	Conditioned	System 11	156	8	DHW Sys 1	New			
1st Floor Zone 2	Conditioned	System 22	210	8	DHW Sys 1	New			
1st Floor Zone 3	Conditioned	System 33	350	8	DHW Sys 1	New			

OPAQUE SURFACES									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft <sup>2</sup> )	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status
North Wall	1st Floor Zone 1	D* R-19 Wall	0	n/a	90	0	90	none	New
South Wall	1st Floor Zone 1	D* R-19 Wall	270	n/a	90	40	90	none	New
West Wall	1st Floor Zone 2	D* R-19 Wall	0	n/a	53	0	90	none	New
South Wall 2	1st Floor Zone 2	D* R-19 Wall	0	n/a	248	8	90	none	New
East Wall	1st Floor Zone 2	D* R-19 Wall	0	n/a	114	20	90	none	New
North Wall 2	1st Floor Zone 3	D* R-19 Wall	0	n/a	226	20	90	none	New
West Wall 2	1st Floor Zone 3	D* R-19 Wall	0	n/a	90	8	90	none	New
Interior West Wall	1st Floor Zone 1	R-13 Wall	n/a	n/a	170	0	n/a		New
Interior East Wall	1st Floor Zone 1	R-13 Wall	n/a	n/a	170	0	n/a		New
Interior North Wall	1st Floor Zone 2	R-13 Wall	n/a	n/a	226	0	n/a		New
Interior South Wall	1st Floor Zone 3	R-13 Wall	n/a	n/a	226	0	n/a		New
Interior East Wall 2	1st Floor Zone 3	R-13 Wall	n/a	n/a	170	0	n/a		New
Roof	1st Floor Zone 1	D* R-30 Roof Attic	n/a	n/a	156	n/a	n/a		New
Roof 2	1st Floor Zone 2	D* R-30 Roof Attic	n/a	n/a	210	n/a	n/a		New
Roof 3	1st Floor Zone 3	D* R-30 Roof Attic	n/a	n/a	350	n/a	n/a		New

Registration Number: 425-PO1006556A-000-000-0000000-0000

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CA Building Energy Efficiency Standards - 2022 Residential Compliance

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Report Version: 2022.0.000

Schema Version: rev 2020901

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD										CF1R-PRF-01-E			
Project Name: Ehlen Residence										Calculation Date/Time: 2025-03-03T13:49:28+05:45			
Calculation Description: Title 24 Analysis										Input File Name: 3150 MIDWOOD LN - Copy.ribd22x			
<div style="text-align: right;">(Page 5 of 11)</div>													
ATTIC													
01	02		03	04		05		06		07		08	
Name	Construction		Type	Roof Rise (x in 12)		Roof Reflectance		Roof Emittance		Radiant Barrier		Cool Roof	
Attic 1st Floor Zone 1	Attic Roof1st Floor Zone 1		Ventilated	0		0.1		0.85		Yes		No	
Attic 1st Floor Zone 2	Attic Roof1st Floor Zone 2		Ventilated	0		0.1		0.85		Yes		No	
Attic 1st Floor Zone 3	Attic Roof1st Floor Zone 3		Ventilated	0		0.1		0.85		Yes		No	
FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft <sup>2</sup> )	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window 2	Window	South Wall 2		0			1	8	0.28	NFRC	0.2	NFRC	Bug Screen
Window 1	Window	East Wall		0			1	20	0.28	NFRC	0.2	NFRC	Bug Screen
Window 1 2	Window	North Wall 2		0			1	20	0.28	NFRC	0.2	NFRC	Bug Screen
Window 2 2	Window	West Wall 2		0			1	8	0.28	NFRC	0.2	NFRC	Bug Screen
OPAQUE DOORS													
01	02			03			04						
Name	Side of Building			Area (ft <sup>2</sup> )			U-factor						
Door 1	South Wall			40			0.2						

Registration Number: 425-P01006556A-000-000-0000000-0000  
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL COMPLIANCE METHOD

Project Name: Ehlen Residence

Calculation Description: Title 24 Analysis

Registration Number: 425-P01006556A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Calculation Date/Time: 2025-03-03T13:49:28+05:45

Input File Name: 3150 MIDWOOD LN - Copy.rbd22x

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SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft <sup>2</sup> )	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	1st Floor Zone 1	156	51.4	none	0	80%	No
Slab-on-Grade 2	1st Floor Zone 2	210	46	none	0	80%	No
Slab-on-Grade 3	1st Floor Zone 3	350	57.3	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS



01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
D* R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
R-13 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.092	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Other Side Finish: Gypsum Board
Attic Roof1st Floor Zone 1	Attic Roofs	Wood Framed Ceiling	2x8 @ 24 in. O. C.	R-0	None / 0	0.638	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x8
Attic Roof1st Floor Zone 2	Attic Roofs	Wood Framed Ceiling	2x8 @ 24 in. O. C.	R-0	None / 0	0.638	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x8

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Registration Date/Time: 03/03/2025 00:11

Report Generated: 2025-03-03 00:04:52

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<div style="display: flex; justify-content: center; align-items: center;"><div style="text-align: left; margin-left: 10px;"><p>WWW.BUILDENGLLC.COM</p><p>INFO@BUILDENGLLC.COM</p><p>TEL: 310-492-5515</p></div></div>	
<p><b>SEAL:</b></p> <div style="text-align: center;"></div>	
NO	
1	DATE
2	
3	
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<p><b>DRAWING TITLE:</b></p> <div style="text-align: center; padding: 10px; border: 1px solid black;">T24 REPORT</div>	
<p><b>SCALE:</b> NTS</p>	
<h1 style="margin: 0;">M3.3</h1>	



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E

Project Name: Ehlen Residence

Calculation Date/Time: 2025-03-03T13:49:28+05:45

Calculation Description: Title 24 Analysis

Input File Name: 3150 MIDWOOD LN - Copy.ribd22x

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
Attic Roof1st Floor Zone 3	Attic Roofs	Wood Framed Ceiling	2x8 @ 24 in. O. C.	R-0	None / 0	0.638	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no Insul. / 2x8
D* R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	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	Expanded	DHW Sys 1-hers-dhw	DHW Heater 1 (1)

Registration Number: 425-P010065566A-000-000-0000000-0000

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E

Project Name: Ehlen Residence

Calculation Date/Time: 2025-03-03T13:49:28+05:45

Calculation Description: Title 24 Analysis

Input File Name: 3150 MIDWOOD LN - Copy.ribd22x

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Consumer Instantaneo us	1	0	UEF	0.81	Btu/Hr	200000	0	n/a	n/a	

WATER HEATING - COMPACT DISTRIBUTION

01	02	03	04	05	06	07
Dwelling Unit type	Water Heating System Name	Master Bath distance of furthest fixture to Water Heater (ft)	Kitchen distance of furthest fixture to Water Heater (ft)	Furthest Third furthest fixture to Water Heater (ft)	Compactness Factor	HERS Verification
Dwelling	DHW Sys 1	n/a	n/a	n/a	0.6	Expanded Credit

WATER HEATING - DRAIN WATER HEAT RECOVERY

01	02	03	04	05	06
Dwelling Unit type	DHW System and DWHR Names	Installation Configuration	Shower Drains	Shower Drain Water Heat Recovery Efficiency (%)	HERS Verification
Dwelling	DHW Sys 1 - 1 - DWHR-1	Equal Flow	2	43	Required

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	Required	Expanded	Not Required	Required

Registration Number: 425-P010065566A-000-000-0000000-0000

Registration Date/Time: 03/03/2025 00:11

HERS Provider: CHEERS

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CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022.0.000

Schema Version: rev 20220901

Report Generated: 2025-03-03 00:04:52

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E

Project Name: Ehlen Residence

Calculation Date/Time: 2025-03-03T13:49:28+05:45

Calculation Description: Title 24 Analysis

Input File Name: 3150 MIDWOOD LN - Copy.ribd22x

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
System 11	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback
System 22	Heat pump heating cooling	Heat Pump System 2	1	Heat Pump System 2	1	n/a	n/a	Setback
System 33	Heat pump heating cooling	Heat Pump System 3	1	Heat Pump System 3	1	n/a	n/a	Setback

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	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VCHP-ducted	1	HSPF	12.8	10900	6700	EERSEER	24.6	15.4	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump
Heat Pump System 2	VCHP-ducted	1	HSPF	12.8	10900	6700	EERSEER	24.6	15.4	Not Zonal	Single Speed	Heat Pump System 2-hers-htpump
Heat Pump System 3	VCHP-ductless	1	HSPF	12.5	14400	9200	EERSEER	23.1	13	Not Zonal	Single Speed	Heat Pump System 3-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Required	Required	Yes	Yes	Yes	Yes

Registration Number: 425-P010065566A-000-000-0000000-0000

Registration Date/Time: 03/03/2025 00:11

HERS Provider: CHEERS

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CF1R-PRF-01-E

Project Name: Ehlen Residence

Calculation Date/Time: 2025-03-03T13:49:28+05:45

Calculation Description: Title 24 Analysis

Input File Name: 3150 MIDWOOD LN - Copy.ribd22x

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 2-hers-htpump	Not Required	0	Required	Required	Yes	Yes	Yes	Yes
Heat Pump System 3-hers-htpump	Not Required	0	Required	Required	Yes	Yes	Yes	Yes

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units In Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts In Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Required	Required	Not required	Required	Required	Required	Required	Required	Required
Heat Pump System 2	Required	Required	Not required	Required	Required	Required	Required	Required	Required
Heat Pump System 3	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

PROJECT NOTES

Demonstrates a Variable Capacity Heat Pump

Registration Number: 425-P010065566A-000-000-0000000-0000

Registration Date/Time: 03/03/2025 00:11

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CF1R-PRF-01-E

Project Name: Ehlen Residence

Calculation Date/Time: 2025-03-03T13:49:28+05:45

Calculation Description: Title 24 Analysis

Input File Name: 3150 MIDWOOD LN - Copy.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Deependra Yadav

Documentation Author Signature: Deependra Yadav

Signature Date: 03/03/2025

Company: Freelancer

Address: 670 F Street, 23

City/State/Zip: Chula Vista, CA 91910

Phone: 6197703772

CEA/ HERS Certification Identification (If applicable):

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.

2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Deependra Yadav

Responsible Designer Signature: Deependra Yadav

Signature Date: 03/03/2025

Company: Freelancer

Address: 670 F Street, 23

City/State/Zip: Chula Vista, CA 91910

Phone: 6197703772

License: M40667

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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3150 MIDWOOD LN

PEBBLE BEACH

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DRAWING TITLE:

T24 REPORT

SCALE: NTS

M3.4



THE SUB-CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIARIZED WITH ALL REQUIREMENTS OF THE CONTRACT PRIOR TO SUBMISSION OF BID. CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY CONFLICTS PRIOR TO BID OR START OF INSTALLATION.

ANY AND ALL FEES ASSOCIATED WITH PLUMBING AND MECHANICAL WORK, INCLUDING CONSTRUCTION AND INSPECTIONS SHALL BE PAID FOR BY THE CONTRACTOR IN ORDER TO DELIVER A COMPLETE AND FINISHED BUILDING, READY FOR OCCUPANCY AND 100% USAGE.

ANY COSTS DUE TO THE LACK OF COOPERATION AMONG TRADES SHALL BE BORNE BY THE CONTRACTOR.

REFER TO LATEST ARCHITECTURAL DRAWINGS FOR: EXACT WALL LOCATIONS, DIMENSIONS,  
AND PLUMBING FIXTURE LOCATIONS AND REQUIREMENTS.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL EQUIP-MENT INCLUDING: FIXTURES SPECIFIED IN EQUIPMENT SCHEDULE ON DRAWINGS FOR REVIEW/APPROVAL (5) DAYS PRIOR TO BID. EQUIPMENT IS NOT TO BE ORDERED WITHOUT SUBMITTAL TO ARCHITECT/OWNER/ENGINEER.

ALL DRAINAGE LINES SHALL BE SLOPED AT A MINIMUM OF 1/4 IN. PER LINEAL FOOT  
UNLESS OTHERWISE SHOWN OR NOT ALLOWED DUE TO FIELD CONDITIONS.

SOIL AND WASTE PIPING SHALL BE SERVICE WEIGHT CAST IRON SOIL PIPE WITH NO HUB FITTINGS AND SHALL BE IN ACCORDANCE WITH LATEST EDITION UNIFORM PLUMBING CODE CHAPTER 7. ALTER-NATE MATERIALS SHALL BE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO START OF WORK.


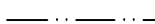
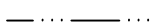

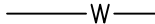
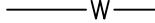
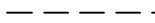
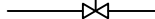
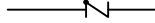
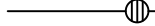
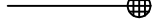

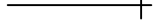















PIPE SUPPORTS SHALL BE ADJUSTABLE BAND HANGERS WITH ZINC ELECTROPLATING FOR STEEL PIPE AND COPPER ELECTROPLATING FOR COPPER PIPE.

THIS SUB-CONTRACTOR SHALL PROVIDE PLUMBING EQUIPMENT, TRIM AND FITTINGS WHERE SPECIFIED OR AS REQUIRED FOR COMPLETE INSTALLATION. THIS SUB-CONTRACTOR SHALL ROUGH-IN AND CONNECT ALL EQUIPMENT INCLUDING EQUIPMENT FURNISHED BY OTHERS.

ALL COLD AND HOT WATER SUPPLY LINES SHALL BE RUN CONCEALED ABOVE CEILING AND/OR CONCEALED IN WALLS UNLESS OTHERWISE NOTED. INSTALL ON BUILDING SIDE OF INSULATION AND PROVIDE HEAT TAPE WHERE NECESSARY TO KEEP LINES FROM FREEZING.

CONTRACTOR SHALL CONTACT LOCAL UTILITY COMPANY TO VERIFY THAT GAS SERVICE IS ADEQUATE FOR ADDITIONAL LOAD PRIOR TO GAS PIPING INSTALLATION.

2022	CALIFORNIA	BUILDING CODE, WITH LOCAL AMENDMENTS
2022	CALIFORNIA	MECHANICAL CODE, WITH LOCAL AMENDMENTS
2022	CALIFORNIA	PLUMBING CODE WITH LOCAL AMENDMENTS
2022	CALIFORNIA	ELECTRICAL CODE, WITH LOCAL AMENDMENTS
2022	CALIFORNIA	FIRE CODE, WITH LOCAL AMENDMENTS
2022	CALIFORNIA	ENERGY CODE, WITH LOCAL AMENDMENTS

LEGENDS:	
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	DOMESTIC HOT WATER RECIRCULATION
	GAS LINE
	SANITARY SEWER ABOVE FLOOR OR GRADE
	SANITARY SEWER BELOW FLOOR OR GRADE
	SANITARY VENT
	GATE VALVE
	CHECK VALVE
	CLEANOUT
	FLOOR DRAIN
	FLOOR SINK
	HOSE BIBB
	ELBOW - TURNED DOWN
	ELBOW - TURNED UP
	UNION
	HOSE END DRAIN VALVE
	PLUG VALVE
	PRESSURE REDUCING VALVE
	BALL VALVE ON 2" & SMALLER, BUTTERFLY ON 2 1/2" & LARGER LINE
	RELIEF VALVE
	POINT OF CONNECTION - NEW TO EXISTING
	BALANCING VALVE/ FLOW MEASURING DEVICE
	SOLENOID VALVE
	PUMP
	STRAINER
	PRESSURE GAUGE
	THERMOMETER

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
P0.1	PLUMBING GENERAL NOTES, LEGEND & SHEET INDEX
P0.2	PLUMBING CALCUALTIONS
P0.3	PLUMBING EQUIPMENT SPECIFICATIONS
P2.1	WASTE & VENT PLAN – MAIN FLOOR
P2.2	WASTE & VENT PLAN – ROOF
P3.1	WATER SUPPLY PLAN – MAIN FLOOR
P4.1	PLUMBING DETAILS

CONDENSATE DRAIN PIPE SIZING		2022 CPC TABLE 814.3
MINIMUM CONDENSATE DRAIN SIZE (INCHES)	EQUIPMENT CAPACITY IN TONS OF REFRIGERATION	REMARKS
3/4"	20	1. THE CONDENSATE WASTE PIPE SHALL BE CONNECTED INDIRECTLY TO THE DRAINAGE SYSTEM THROUGH AN AIR GAP OR APPROVED EQUAL METHOD AS PER 2024 CPC CODE.  2. REFER CONDENSATE PIPE CONNECTION DETAILS ON SHEET P5.1.  3. CONDENSATE PIPE SHALL HAVE MINIMUM SLOPE OF 1/8" PER FOOT.
1"	40	
1-1/4"	90	
1-1/2"	125	
2"	250	

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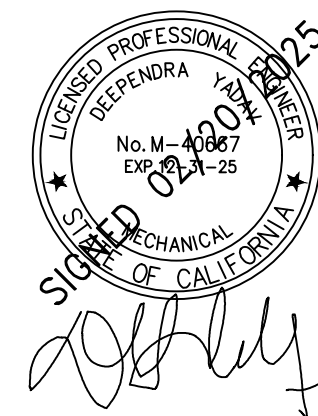


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PLUMBING  
GENERAL NOTES  
LEGEND, SHEET  
INDEX

SCALE: NTS

PO. 1



FIXTURE UNIT CALCULATION								
FIXTURE ID	QTY	DESCRIPTION	WATER PIPING				SEWER PIPING	
			COLD WATER		HOT WATER			
			CW F.U. PER FIXTURE	TOTAL CW F.U.	HW F.U. PER FIXTURE	TOTAL HW F.U.	F.U. PER FIXTURE	TOTAL SANITARY SEWER FU
WC-1	2	WATER CLOSET	2.5	5	-	-	3	6
LAV-1	4	LAVATORY	1	4	1	4	1	4
BT-1	1	BATH TUB	4	4	4	4	2	2
SH-1	2	SHOWER	2	4	2	4	2	4
CW-1	0	CLOTH WASHER	4	0	4	0	3	0
KS-1	0	KITCHEN SINK	1.5	0	1.5	0	2	0
DW-1	0	DISHWASHER	1.5	0	1.5	0	2	0
REF-1	1	REFRIGERATOR	0	0.0	-	-	-	-
		TOTAL		17		12		16

COLD WATER SIZING – CPVC										
PIPE SIZES BASED ON CPVC @ 3.48 PSI/100 FT, 8 FPS MAXIMUM.										
CPVC SDR 11							CPVC SCH 80			
PIPE SIZE	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	4"	6"
FIXTURE UNITS (F.T.)	0	1	6	13	21	66	175	380	1091	4,480
GPM (F.T.)	1	2	5	10	15	35	60	100	220	600

HOT WATER SIZING – CPVC										
PIPE SIZES BASED ON CPVC @ 3.48 PSI/100 FT, 8 FPS MAXIMUM.										
CPVC SDR 11							CPVC SCH 80			
PIPE SIZE	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	4"	6"
FIXTURE UNITS (F.T.)	0	1	7	13	30	86	195	380	1254	4,480
GPM (F.T.)	1	2	6	10	20	40	65	100	240	600

- NOTES:  
1. WATER SUPPLY FIXTURE UNITS ARE BASED ON 2022 CPC, APPENDIX A, TABLE A103.1.  
2. DRAINAGE FIXTURE UNITS ARE BASED ON 2022 CPC, CHAPTER 7, TABLE 702.1.

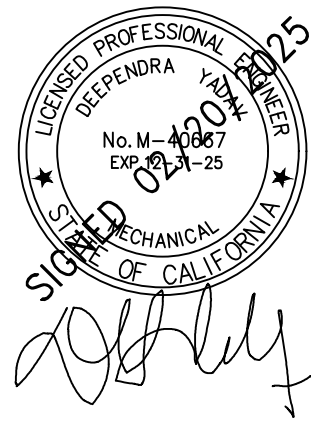
PLUMBING FIXTURE SCHEDULE								
FIXT. ID	DESCRIPTION	MANUFACTURER	MODEL	ROUGH-IN				
				W	V	CW	HW	
WC-1	WATER CLOSET	SELECT BY ARCHITECT	—	4"	2"	3/4"	—	SELECTED BY ARCHITECT. TANK TYPE, FLOOR MOUNTED. 1.28 GPF. VERIFY FOR EXACT SPECIFICATION AND MODEL NUMBER OF PLUMBING FIXTURE FOR ORDERING AND INSTALLATION. CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATIONS FOR TANK TYPE TOILETS.
LV-1	LAVATORY	SELECT BY ARCHITECT	—	2"	2"	3/4"	3/4"	SELECTED BY ARCHITECT. 1.2 GPM @ 60 PSI MAX & 0.8 GPM @ 20 PSI MINIMUM. VERIFY FOR EXACT SPECIFICATION AND MODEL NUMBER OF PLUMBING FIXTURE WITH ARCHITECT AND OWNER PRIOR TO ORDERING AND INSTALLATION
BT-1	BATH TUB	SELECT BY ARCHITECT	—	2"	2"	3/4"	3/4"	SELECTED BY ARCHITECT. VERIFY FOR EXACT SPECIFICATION AND MODEL NUMBER OF PLUMBING FIXTURE WITH ARCHITECT AND OWNER PRIOR TO ORDERING AND INSTALLATION
SH-1	SHOWER	SELECT BY ARCHITECT	—	2"	2"	3/4"	3/4"	SELECTED BY ARCHITECT. 1.8 GPM @ 80 PSI. VERIFY FOR EXACT SPECIFICATION AND MODEL NUMBER OF PLUMBING FIXTURE WITH ARCHITECT AND OWNER PRIOR TO ORDERING AND INSTALLATION. CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATIONS FOR SHOWERHEADS.

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PLUMBING CALCULATIONS

SCALE: NTS



## ULTRA LOW-NO<sub>x</sub> NON-CONDENSING TANKLESS WATER HEATERS

Fully modulating, gas fired, tankless water heater with sealed combustion and power vented flue. Indoor and outdoor models available for residential and commercial applications. Supplies hot water to domestic hot water systems and can be used with water storage tanks, recirculation systems, and/or combined domestic & heating applications.

### FEATURES:

**FIELD CONVERTIBLE FROM NATURAL GAS TO PROPANE**

**COMPLIES WITH SCAQMD RULE 1146.2 AND OTHER AIR QUALITY MANAGEMENT DISTRICTS WITH SIMILAR NO<sub>x</sub> EMISSION REQUIREMENTS OF 14 ng/J OR 20 PPM**

**MAXIMUM FLOW RATES UP TO 10.0 GPM**

### COPPER HEAT EXCHANGER

• 25x better heat transfer than stainless steel thus stabilizing outgoing water temperature quicker and reducing pressure drop across the heat exchanger

### INDOOR AND OUTDOOR MODELS AVAILABLE

**OUTDOOR MODELS INCLUDE REMOTE CONTROL AS A STANDARD FEATURE**

**INDOOR MODELS INCLUDE A BUILT-IN TEMPERATURE CONTROLLER AND A FACTORY-INSTALLED POWER CORD AS STANDARD FEATURES**

**ATI-510U AND ATO-510U CAN BE USED IN BOTH RESIDENTIAL AND COMMERCIAL APPLICATIONS**

- Easy-Link up to 4 units (no additional parts or accessories needed)
- Multi-link up to 20 units

**COMPLIES WITH LEAD FREE STANDARDS**

### SAFETY FEATURES:

- Built-in Freeze Protection
- Manual Reset Hi Limit (Up to 194°F)
- Overheat Cutoff Fuse
- Inlet and Outlet Thermistors for Constant Temperature Monitoring
- Air Fuel Ratio Rod
- Flame Sensor

### VENTING AND COMBUSTION

- 4" Category III Stainless Steel
- 3" Combustion Air Intake
- 60" Max Length, 6 Elbows max (90° elbows = 5' equivalent length)
- Power Vent or Power Direct Vent
- Vertical or Horizontal Installation
- Electronic Ignition - No Pilot Light

### OPTIONAL ACCESSORIES

- Complete Line of Stainless Steel Venting
- Recess Box (outdoor models)
- Pipe Cover
- Isolation Valve Kit
- Backflow Preventer
- Concentric Termination Kits

### WARRANTY

- 15-year limited warranty on heat exchanger in residential applications
- 5-year limited warranty on heat exchanger in commercial applications
- 5-year limited warranty on all parts

### INDOOR MODELS ATI-110U, ATI-310U, ATI-510U



### OUTDOOR MODELS ATO-110U, ATO-310U, ATO-510U

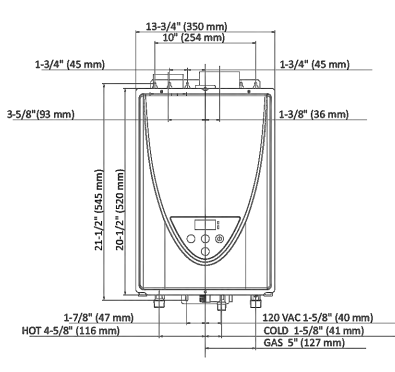


Model Number	Type*	Gas Consumption Input		Inlet Gas Pressure**		UEF	Maximum GPM***	Hot/Cold Connections	Gas Connection	Dimensions in Inches			Approx Shipping Weight (lbs)
		Minimum BTU/H	Maximum BTU/H	Minimum in. W.C.	Maximum in. W.C.					Height	Width	Depth	
Indoor Models													
ATI-110U 200	Natural	15,000	140,000	4.0	10.5	0.81	6.6	3/4" NPT	3/4" NPT	20-1/2	13-3/4	10	39
ATI-310U 200	Natural	15,000	190,000	4.0	10.5	0.81	8	3/4" NPT	3/4" NPT	20-1/2	13-3/4	10	39
ATI-510U 200+	Natural	15,000	199,000	4.0	10.5	0.81	10	3/4" NPT	3/4" NPT	20-1/2	13-3/4	10	40
Outdoor Models													
ATO-110U 200	Natural	15,000	140,000	4.0	10.5	0.81	6.6	3/4" NPT	3/4" NPT	20-1/2	13-3/4	9-1/2	39
ATO-310U 200	Natural	15,000	190,000	4.0	10.5	0.81	8	3/4" NPT	3/4" NPT	20-1/2	13-3/4	9-1/2	39
ATO-510U 200+	Natural	15,000	199,000	4.0	10.5	0.81	10	3/4" NPT	3/4" NPT	20-1/2	13-3/4	9-1/2	40

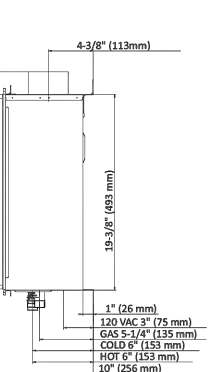
15-150 PSI water pressure. 40 PSI or above recommended for maximum flow.  
\*Yield gas convertible from natural gas to propane. Conversion kit is included with the heater.  
\*\*For Propane, minimum inlet gas pressure is 8.0 in. W.C., and maximum inlet gas pressure is 14.0 in. W.C.  
\*\*\*Current numbers based on factory testing; 0.5 GPM required for activation, 0.4 GPM required for continuous fire after initial ignition.  
+Suitable for commercial applications.  
Indoor models are certified from sea level to 10,100 ft. elevations. Outdoor models are certified from sea level to 6,000 ft. elevation.

### INDOOR MODEL DIMENSIONS CLEARANCES: TOP 12", BOTTOM 12", FRONT 4", BACK 1", SIDES 3"

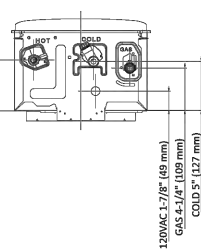
#### FRONT VIEW



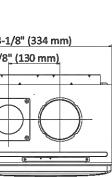
#### SIDE VIEW



#### BOTTOM VIEW

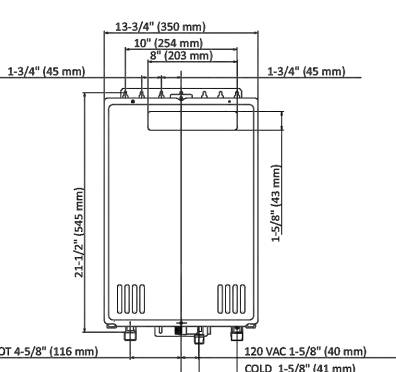


#### TOP VIEW

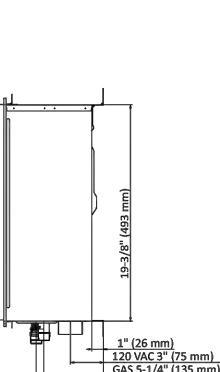


### OUTDOOR MODEL DIMENSIONS CLEARANCES: TOP 36", BOTTOM 12", FRONT 24", BACK 1", SIDES 3"

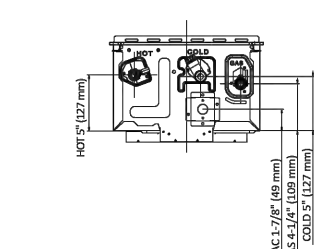
#### FRONT VIEW



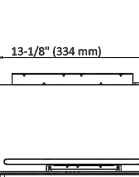
#### SIDE VIEW



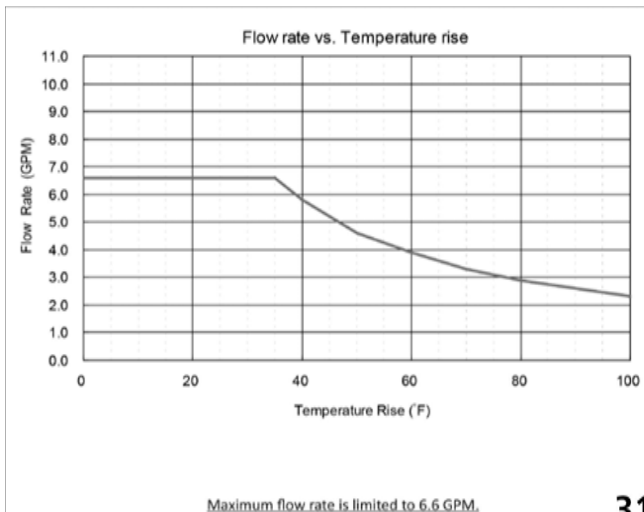
#### BOTTOM VIEW



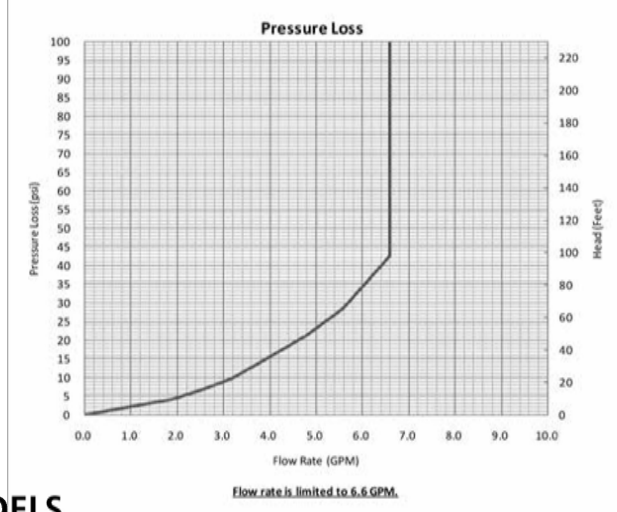
#### TOP VIEW



### 110U MODELS

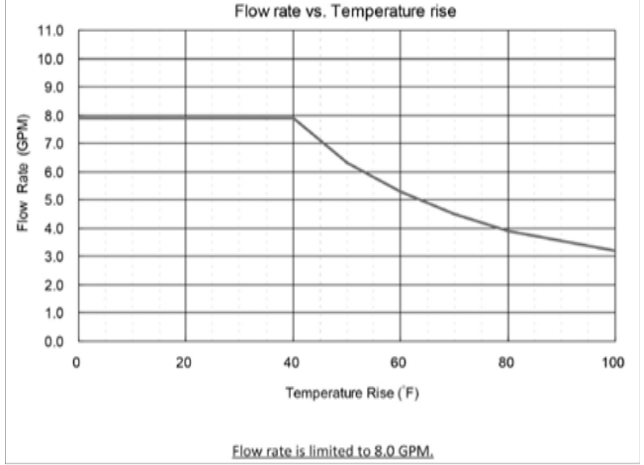


Maximum flow rate is limited to 6.6 GPM.

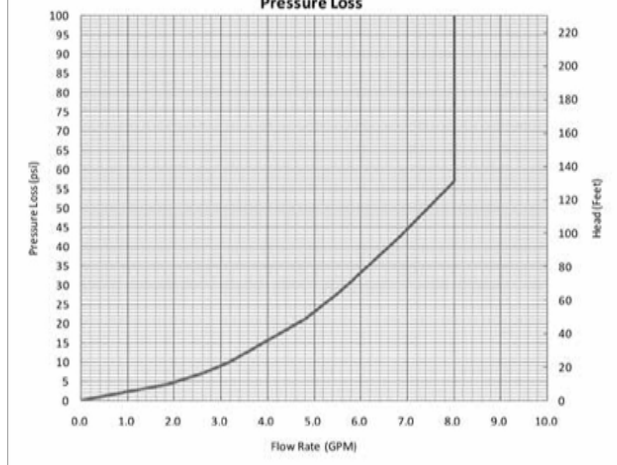


Flow rate is limited to 6.6 GPM.

### 310U MODELS

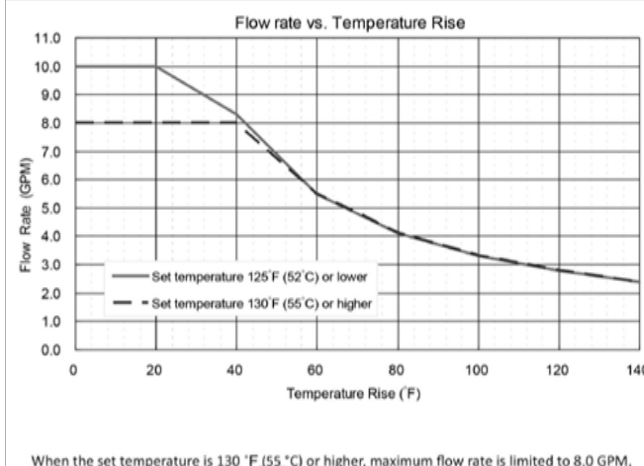


Flow rate is limited to 8.0 GPM.

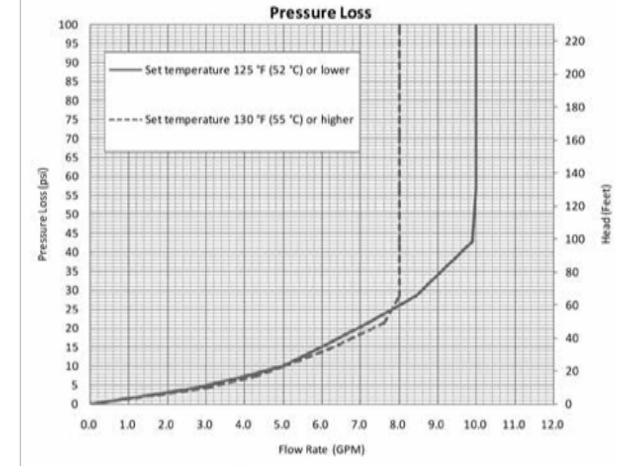


Flow rate is limited to 8.0 GPM.

### 510U MODELS



When the set temperature is 130 °F (55 °C) or higher, maximum flow rate is limited to 8.0 GPM.



When the set temperature is 130 °F (55 °C) or higher, maximum flow rate is limited to 8.0 GPM.

### SUGGESTED SPECIFICATIONS FOR THE ATI-510U OR ATO-510U

The fully modulating, on-demand, gas fired tankless water heater shall be A. O. Smith Tankless Water Heater model ATI-510U 200 or ATO-510U 200, having a maximum input rating of 199,000 Btu/h and available in natural gas (NG). For use with propane (LP) gas, the heater shall be field converted using the factory supplied conversion kit. The conversion kit shall be supplied with the heater. The heater shall have ¾ in. male NPT water and gas connections. The inlet gas supply pressures shall be 4.0 in. WC (min.) up to 10.5 in. WC (max) for NG and 8.0 in. WC (min) up to 14 in. WC (max) for LP. The heater shall be supplied with an integrated controller or a temperature remote, 100209924, that can be installed up to 400 ft. from the heater using 20 gauge (minimum) control wire. The integrated controller or temperature remote shall provide diagnostic information, fault history, and heater set temperature. The heater shall operate using 120 V / 60 Hz power source. The indoor heater will incorporate a factory installed power cord.

The indoor heater shall be vented with 4" diameter Category III vent pipe with a length not to exceed 60 ft. (equivalent), terminating horizontally or vertically. The indoor heater can be direct vented using 3" diameter intake air pipe. The intake pipe may use material such as PVC (solid core), ABS, aluminum, or Category III pipe and cannot exceed 60 ft. (equivalent) length. The outdoor heater shall be constructed with an integral exhaust vent on the front of the heater.

The water heater shall use a commercial grade copper alloy, fin tube heat exchanger with quick release brass or bronze waterways. The heater shall be controlled by an onboard solid-state printed circuit board which uses the following factory installed components: thermistors to monitor inlet and outlet water temperature; a flow sensor to measure flow rate; a flame sensor to monitor combustion; an Air-Fuel Ratio Rod to measure and adjust operation in order to maintain optimal combustion efficiency. The heater also consists of inline fusing and surge absorbers for electrical surge protection, an electronic spark igniter, aluminized stainless steel burners, a hi-limit temperature switch, modulating gas valve, an overheat cutoff fuse, ceramic heating blocks to protect the heat exchanger and water piping. The indoor heater shall incorporate auto-fire system for additional freeze protection.

The heater can manifold to Easy-Link up to 4 heaters to provide additional capacity. The Easy-Link controls shall be built onto the onboard solid-state printed circuit board and does not require external controls. The linking control wire shall be supplied with the heater. A Multi-Unit controller, 100112691, can manifold 5-20 heaters. The Easy-Link and Multi-Unit Controller shall modulate the system for the most efficient performance. The Easy-Link and Multi-Unit Controller shall rotate the priority heater every 12 hours of operation time or 100 starts for balanced duty/cycle operation.

The heater shall be design certified by CSA according to ANSI Z21.10.3, approved for sale in the United States, meets the energy efficiency requirements of the U. S. Department of Energy and ASHRAE 90.1, complies with SCAQMD Rule 1146.2 and other air quality districts with similar requirements for low NO<sub>x</sub> emissions of 14 ng/J or 20 ppm, and shall be Certified by NSF to NSF/ANSI Standard 5.

3150 MIDWOOD LN

PEBBLE BEACH

CA, 93953

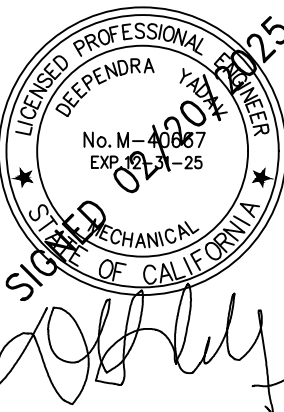
BuildEng

WWW.BUILDENGLLC.COM

INFO@BUILDENGLLC.COM

TEL: 310-492-5515

Seal:

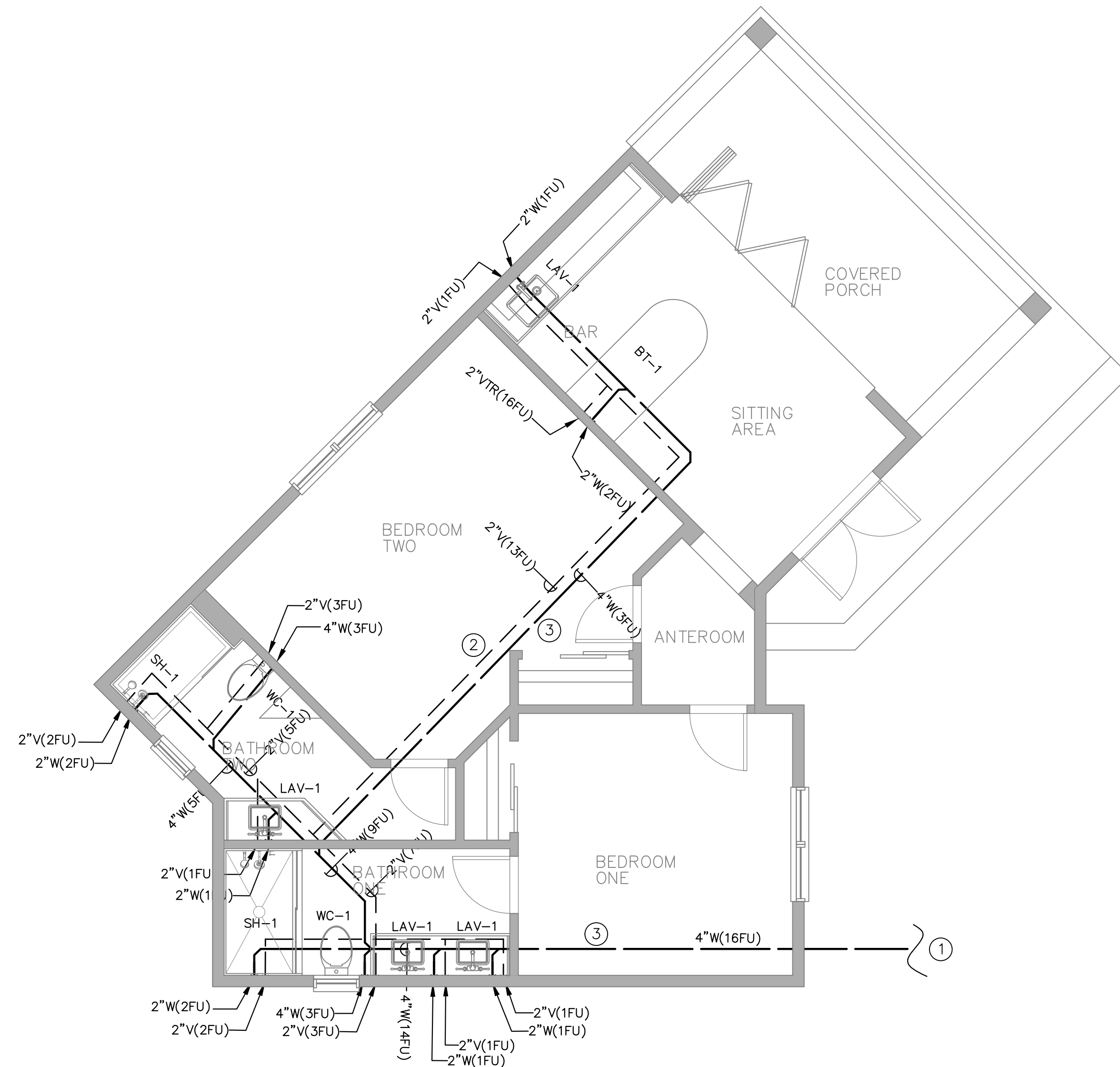


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REVISION	DATE							
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DRAWING TITLE:  
PLUMBING  
EQUIPMENT  
SPECIFICATIONS

PO.4





1 WASTE & VENT PLAN — MAIN FLOOR  
SCALE: 1/4" = 1'-0"

- KEY NOTES :
- 1 SEWER OUTLET CONNECTION TO CITY SEWER.CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF CONNECTION.
  - 2 VENT PIPE INSTALLED IN THE CEILING
  - 3 WASTE PIPE INSTALLED BELOW GROUND

3150 MIDWOOD LN  
PEBBLE BEACH  
CA, 93953

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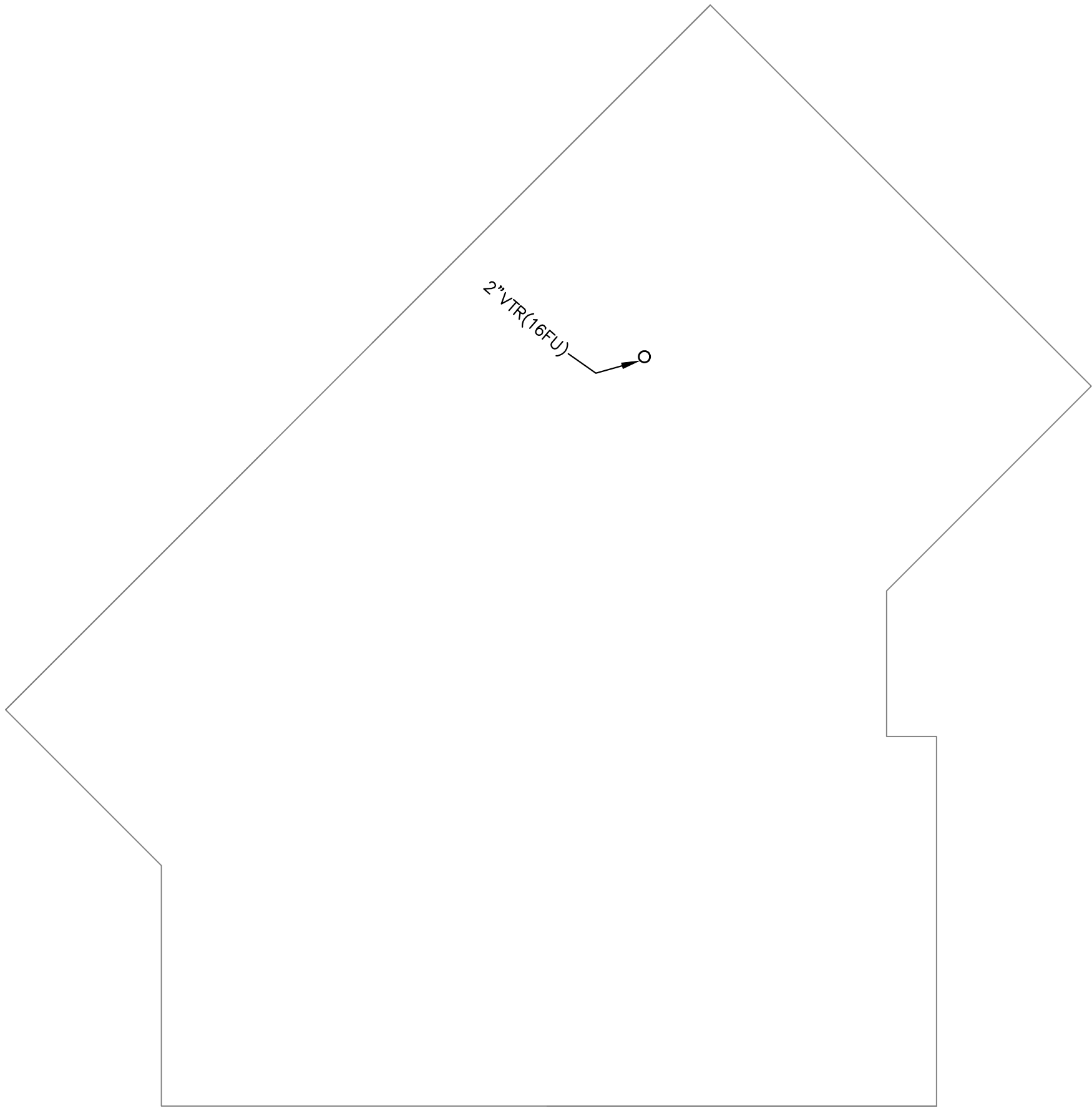
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DRAWING TITLE:  
WASTE & VENT  
PLAN —MAIN  
FLOOR

SCALE: 1/4"=1'

P2.1






1 WASTE & VENT PLAN – ROOF  
SCALE: 1/4" = 1'-0"

3150 MIDWOOD LN  
PEBBLE BEACH  
CA, 93953



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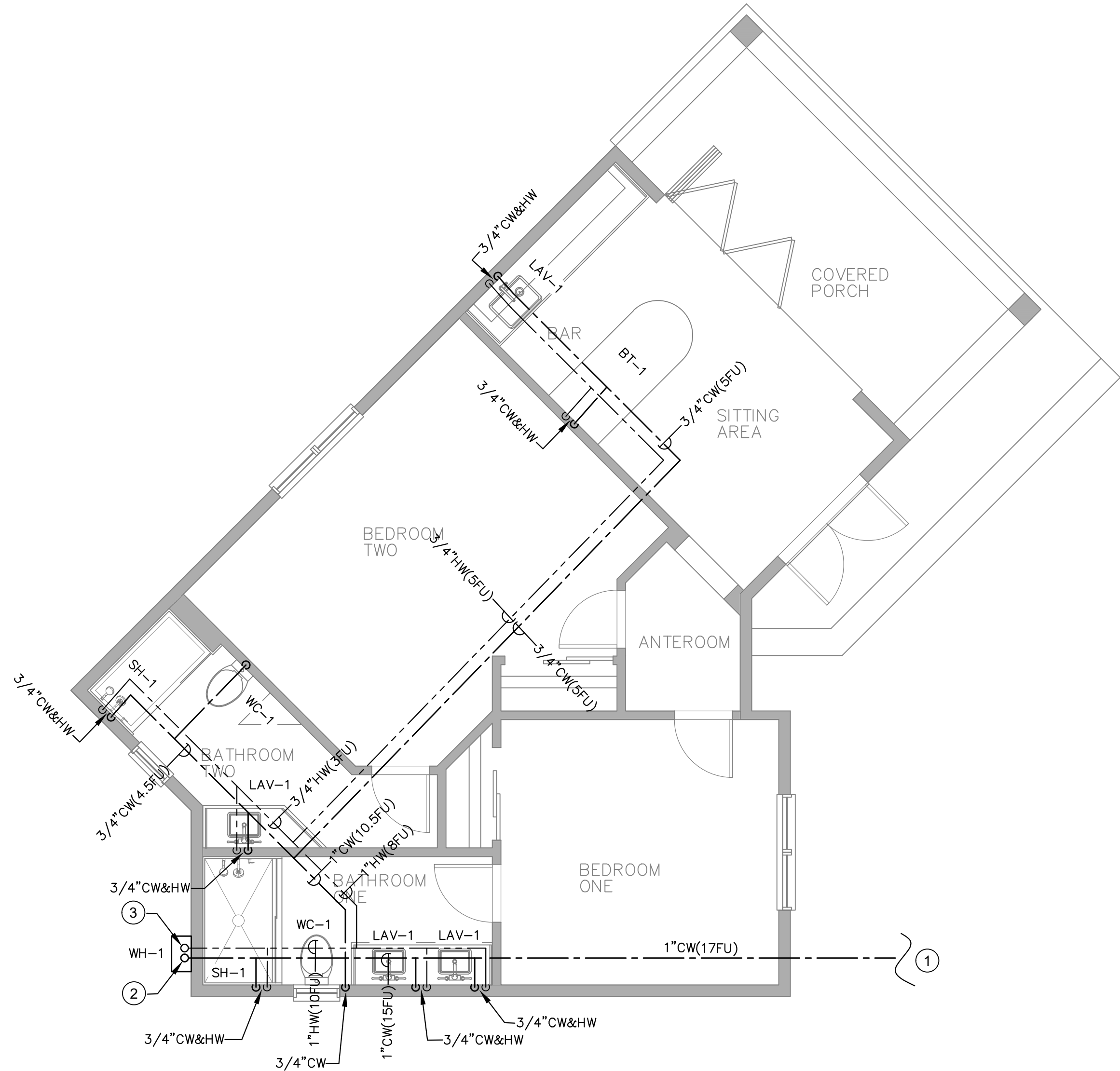


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DRAWING TITLE:  
WASTE & VENT  
PLAN –ROOF

SCALE: 1/4"=1'





EXISTING BUILDING

1 WATER SUPPLY PLAN — MAIN FLOOR  
SCALE: 1/4" = 1'-0"

KEY NOTES :

- 1 CONNECT TO EXITING WATER PIPE.CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF WATER PIPE.
- 2 CW TO WATER HEATER
- 3 HW FROM WATER HEATER

3150 MIDWOOD LN  
PEBBLE BEACH  
CA, 93953

BuildEng

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TEL: 310-492-5515

Seal:



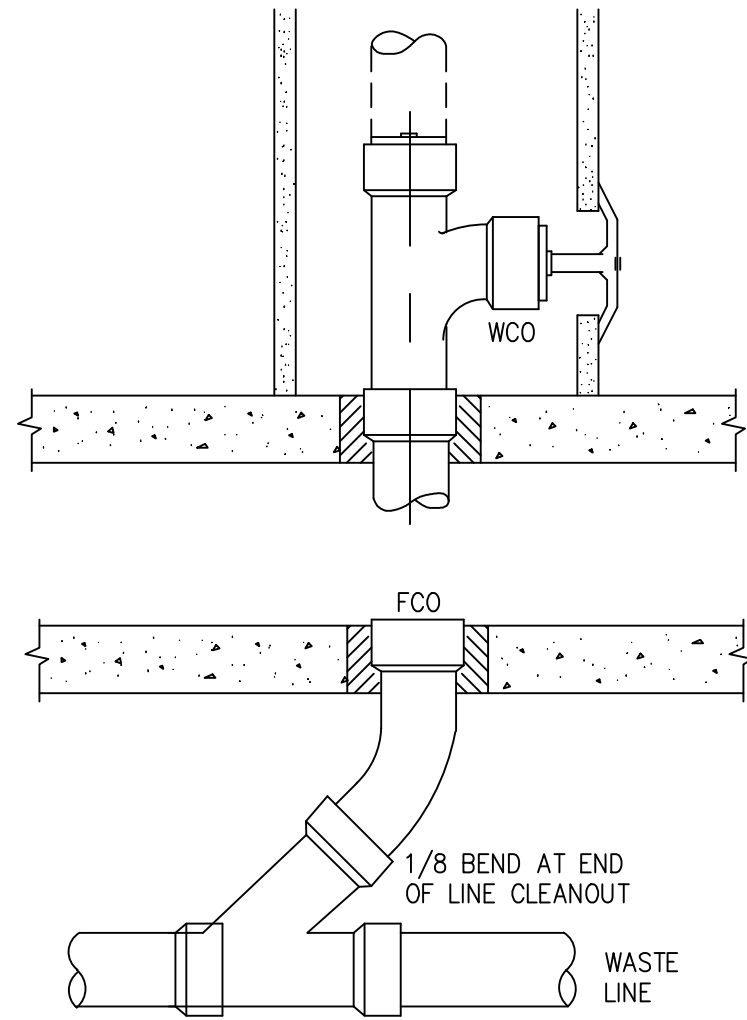
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DRAWING TITLE:  
WATER SUPPLY  
PLAN — MAIN  
FLOOR

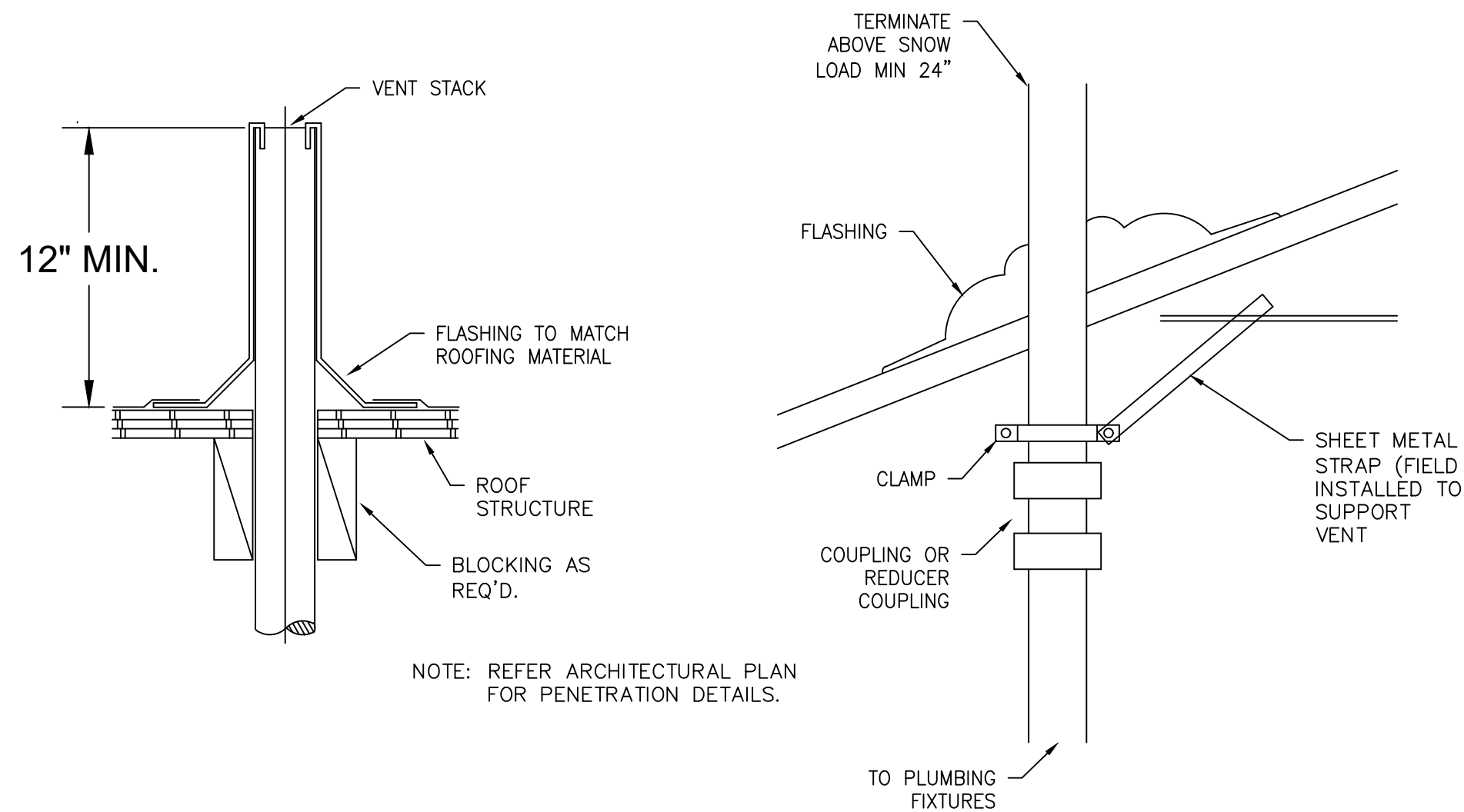
SCALE: 1/4"=1'

P3.1

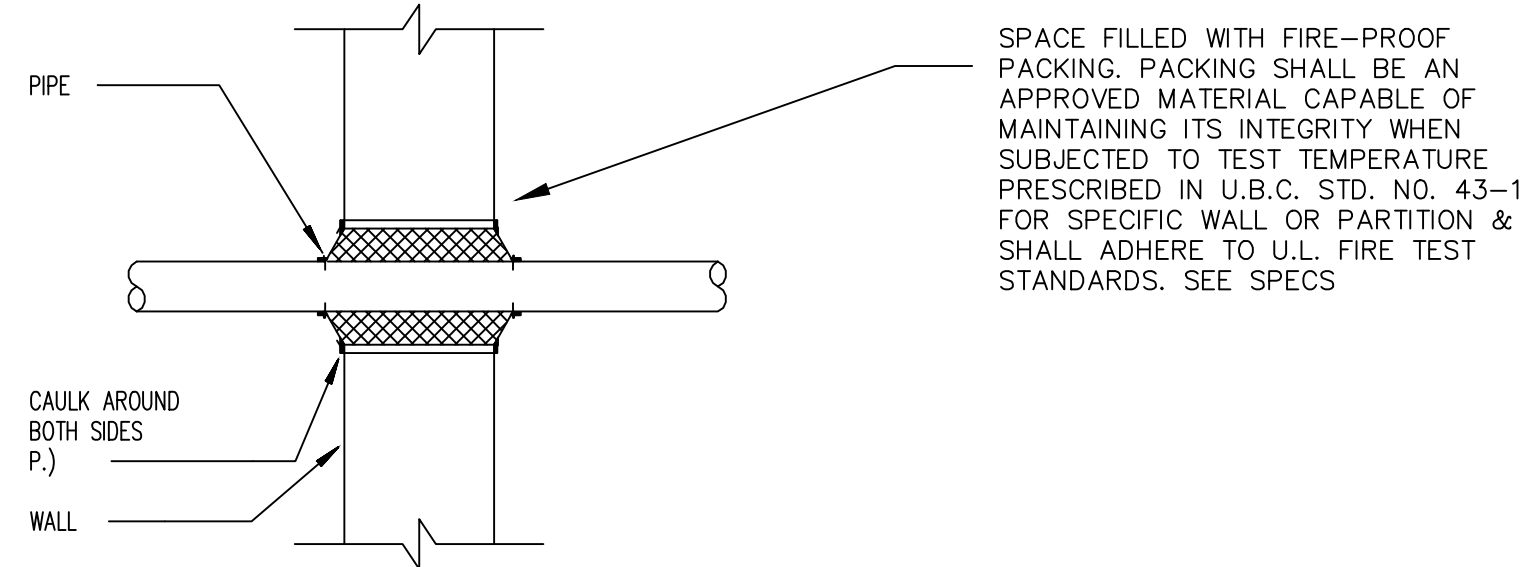




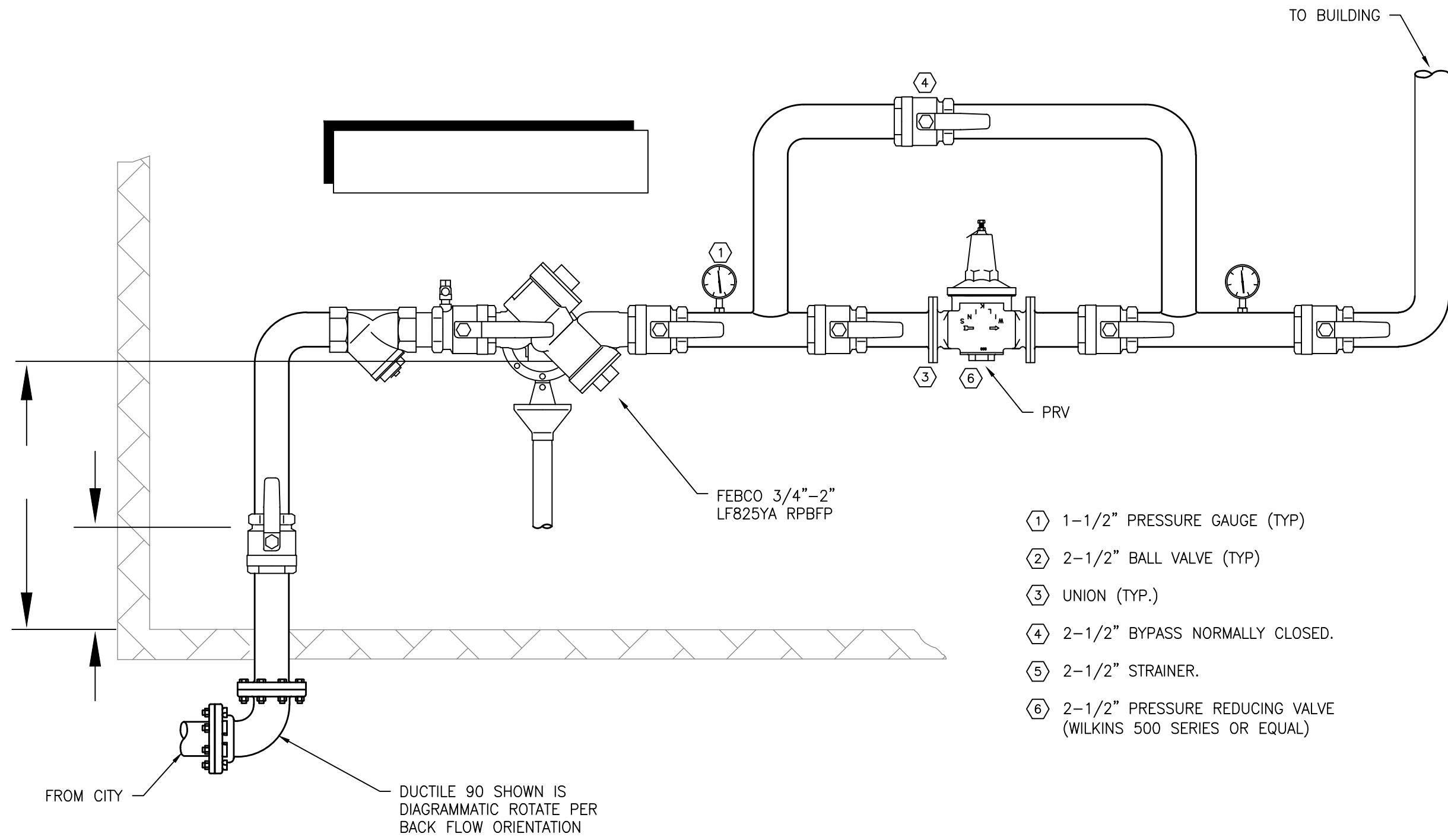
CLEANOUT DETAILS  
NOT TO SCALE



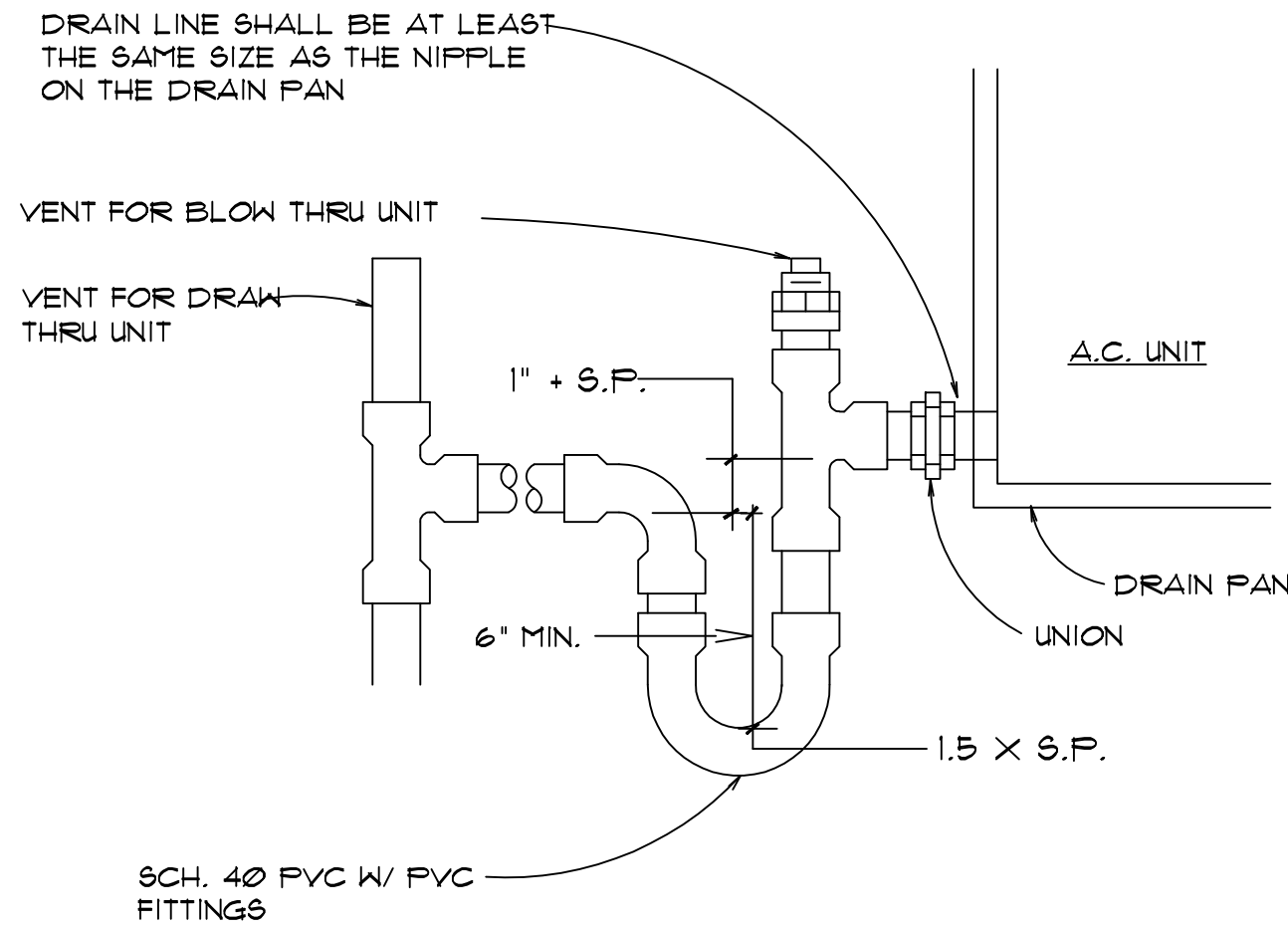
PIPE THRU ROOF DETAIL  
NOT TO SCALE



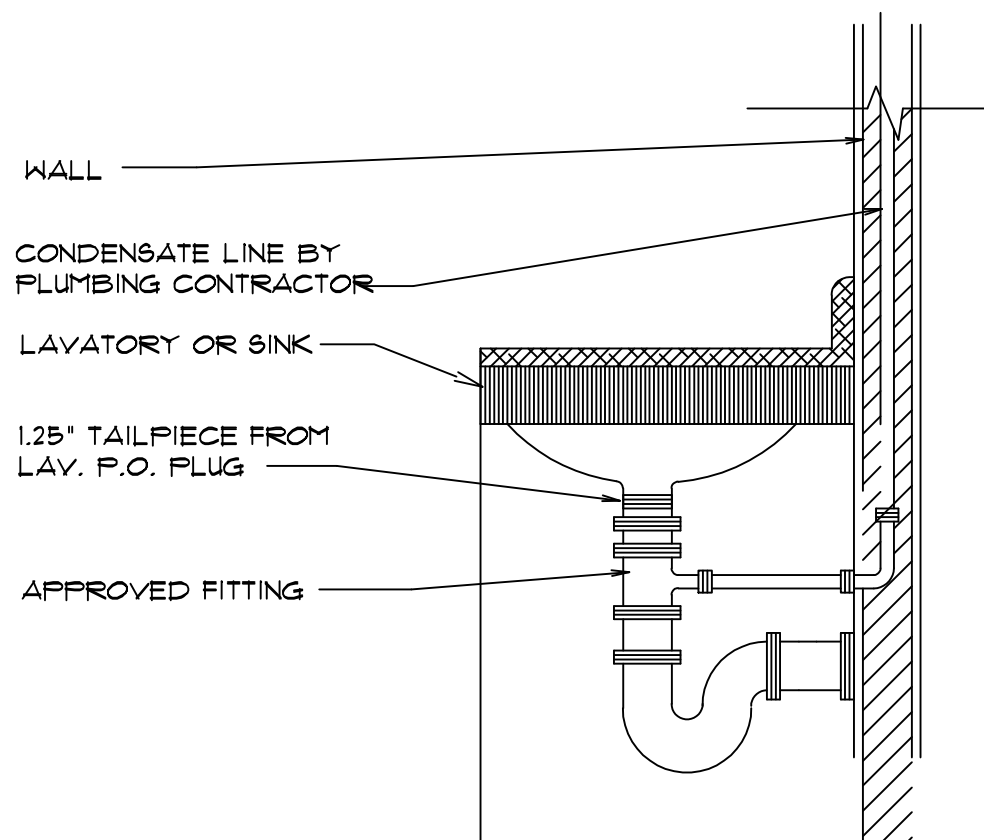
PIPE PENETRATION THRU WALLS DETAIL  
NOT TO SCALE



BACKFLOW PREVENTOR ASSEMBLY DETAIL  
NOT TO SCALE



CONSENSATE DRAIN DETAIL  
NOT TO SCALE



CONDENSATE DRAIN CONNECTION TO LAVATORY TAILPIECE ASSEMBLY DETAIL  
NOT TO SCALE

3150 MIDWOOD LN  
PEBBLE BEACH  
CA, 93953

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DRAWING TITLE:  
PLUMBING  
DETAILS

SCALE: NTS

P4.1



ABBREVIATIONS

AB.	ANCHOR BOLT	LB.	FOUND
ALT.	ALTERNATE	LG.	LONG
ARCH.	ARCHITECT	MAX.	MAXIMUM
®	AT	MB.	MACHINE BOLT
BLDG.	BUILDING	ML.	MICRO LAM
BLKG.	BLOCK, BLOCKING	MIN.	MINIMUM
BM.	BEAM	M.J.W.	MALLEABLE IRON WASHER
BOTT.	BOTTOM	(N)	NEW
CL.	CENTER LINE	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.C. OR O/C	ON CENTER
CLR.	CLEAR	PAR.	PARALLEL
COL.	COLUMN	FL.	PLATE
CONC.	CONCRETE	P.S.I.	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	P.T.	PRESSURE TREATED
D.F.	DOUGLAS FIR	REINF.	REINFORCING
DIAM. OR ∅	DIAMETER	RWD.	REDWOOD
DBL.	DOUBLE	S.B.	SOLID BLOCKING
DWG.	DRAWING	SECT.	SECTION
(E)	EXISTING	SHT.	SHEET
EA.	EACH	SIM.	SIMILAR
EL. OR ELEV.	ELEVATION	SPECS.	SPECIFICATIONS
EXT.	EXTERIOR	SQ.	SQUARE
FIN.	FINISHED	S.S.	SELECT STRUCTURAL
FL. OR FLR.	FLOOR	STD.	STANDARD
F.O.	FACE OF	T.E.N.	TYPICAL EDGE NAILING, FASTENING
F.O.C.	FACE OF CONCRETE	T.O.BEAM	TOP OF BEAM
F.O.M.	FACE OF MASONRY	T.O.FOOTING	TOP OF FOOTING
F.O.S.	FACE OF STUDS	T.G.	TONGUE AND GROOVE
FT.	FOOT	T.O.CONCRETE	TOP OF CONCRETE
FTG.	FOOTING	T.O.SLAB	TOP OF SLAB
GA.	GAGE	T.O.STEEL	TOP OF STEEL
GALV.	GALVANIZED	T.O.WALL	TOP OF WALL
GL.	GLUE LAMINATED BEAM	TYP.	TYPICAL
H. OR HORIZ.	HORIZONTAL	U.ON.	UNLESS OTHERWISE NOTED
H.D.	HOLDOWN	w/	WITH
HDR.	HEADER	WJF.	WELDED WIRE FABRIC
J.H.	JOIST HANGER	V. OR VERT.	VERTICAL

STRUCTURAL NOTES:

A. GENERAL

- A1. SITE CONDITIONS: THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- A2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY & NOT BE LIMITED TO NORMAL WORKING HOURS; & THAT THE CONTRACTOR SHALL DEFEND AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- A3. ALL CONSTRUCTION NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION SHOWN ON ALL CONSTRUCTION SHALL BE PER THE PER THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (CBC), 2022.
- B. STRUCTURAL STEEL
- B1. STRUCTURAL I SECTIONS SHALL BE ASTM A992 STEEL (Fy = 50ksi). STRUCTURAL TUBING SHALL CONFORM TO ASTM A500 OR A501, GRADE B (Fy = 46ksi). ALL OTHER STRUCTURAL STRUCTURAL STEEL SHALL BE ASTM A36, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES. THREE SHOP COATS OF PRIMER SHALL BE REQUIRED ON ALL STEEL NOT ENCASED IN CONCRETE. THE CONTRACTOR SHALL ACQUIRE FROM THE STEEL FABRICATOR AN AFFIDAVIT STATING THAT THE STRUCTURAL STEEL FURNISHED MEETS THE REQUIREMENTS OF THE GRADE SPECIFIED. TREAT FIELD WELDS WITH 3 COATS OF PRIMER.
- B2. WELDING: ALL WELDING SHALL BE BY THE SHIELDED ARC PROCESS, AND SHALL BE DONE BY A CERTIFIED WELDER, PREQUALIFIED BY A.W.S. STANDARDS. USE E70XX ELECTRODES. FIELD WELDS TO BE INSPECTED PER USC CHAPTER 11 REQUIREMENTS.
- B3. MACHINE BOLTS SHALL COMPLY TO ASTM A307 FOR ALL CONNECTIONS, UNLESS OTHERWISE SHOWN. SEE PLANS AND DETAILS. HOLES SHALL BE 1/16" INCH LARGER IN DIAMETER, UNLESS OTHERWISE NOTED.
- C. LUMBER
- C1. LUMBER SHALL BE DOUGLAS FIR LARCH AS FOLLOWS:  
JOISTS AND STUDS.....2" AND BETTER  
POSTS.....4" AND BETTER  
BEAMS AND HEADERS.....4" AND BETTER  
BLOCKING AND SECONDARY FRAMING.....2" AND BETTER  
SILL PLATE AND ALL WOOD IN CONTACT WITH CONCRETE.....PRESSURE TREATED #1
- C2. NAILING SHALL BE COMMONWIRE NAILS, GALVANIZED WHEN EXPOSED TO THE EXTERIOR. SIZE, SPACING AND NUMBER SHALL BE PER TABLE 2304.101 OF THE CBC 2022.  
PLYWOOD.....SEE PLANS OR SECTIONS  
ALL OTHERS.....SEE TABLE 2304.51 CBC 2022 EDITION  
U.O.N. AS SHOWN OR NOTED IN THE PLANS.
- C3. JOIST HANGERS, SHEET METAL CLIPS AND OTHER CONNECTIONS SHALL BE MANUFACTURED BY "SIMPSON CO." OR APPROVED EQUAL. "USP" LUMBER CONNECTORS WITH REFERENCE NUMBERS FOR SUBSTITUTION MAY BE USED IN LIEU OF SIMPSON HARDWARE. ALL METAL CLIPS IN CONTACT WITH P.T.D.F. LUMBER SHALL BE HOT -DIP GALVANIZED STEEL (2 MAX) WHEN AVAILABLE.
- C4. GLUED LAMINATED BEAMS SHALL BE COMBINATION 24F-V4 FOR INTERIOR SPANS AND COMBINATION 24F-V4 FOR END SPANS WITH CANTILEVER. ALL GLUED LAMINATED BEAMS MAY BE COMBINATION 24F-V4
- C5. MICRO-LAM BEAMS SHALL BE 1.9E WITH Fb = 2,600psi & Fv = 285psi AS MANUFACTURED BY TRUS JOIST OR APPROVED EQUAL.
- C6. PARALLAM BEAMS SHALL BE 2.0E BY TRUS JOIST OR APPROVED EQUAL.
- C7. TJ JOISTS SHALL BE BY TRUS JOIST OR APPROVED EQUAL.

D. CONCRETE

- D1. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH Fc = 2,500psi AT 28 DAYS. MAXIMUM AGGREGATE SIZE = 3/4". CONCRETE SHALL BE MIXED PLACED AND CURED IN ACCORDANCE WITH A.C.I. 318 - LATEST EDITION.
- D2. REINFORCING STEEL SHALL CONFORM WITH ASTM A-615, GRADE 40 FOR #4 BARS & SMALLER, GRADE 60 FOR #5 & LARGER. BARS SHALL HAVE A MINIMUM LAP LENGTH OF 40 BAR DIAMETERS OR 12" MINIMUM. MINIMUM CONCRETE COVER TO BARS SHALL BE AS PER SECTION 7.11 OF A.C.I. 318 UNLESS OTHERWISE SHOWN.
- D3. ANCHOR BOLTS SHALL BE ASTM A307, GALVANIZED STEEL PER ASTM A446 WHEN INSTALLED IN PRESSURE TREATED MUDSILLS.
- E. CONCRETE MASONRY WALLS
- E1. CONCRETE MASONRY UNITS SHALL BE HOLLOW OPEN END GRADE N-1 CONFORMING TO ASTM C-90 WITH A MINIMUM COMPRESSIVE STRENGTH Fm = 1500 PSI. NO SPECIAL INSPECTION IS REQUIRED FOR MASONRY UNITS UNLESS OTHERWISE INDICATED.
- E2. MORTAR SHALL BE TYPE S CONFORMING TO ASTM C - 270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI. GROUT SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.

FASTENING SCHEDULE  
2022 CALIFORNIA BUILDING CODE TABLE 2304.10.1

	ELEMENT/CONNECTI ON	FASTENER	LOCATION
ROOF			
1.	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3 - 8d common (21/2" x 0.131") 3-10d box (3"x0.128") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples, 7/16" crown	Toenail each end
	Blocking between rafters or truss not at the wall top plate, to rafter or truss	2 - 8d common (21/2" x 0.131") 2 - 3" x 0.131" nails 2 - 3" 14 gage staples 2-16d common (3 1/2"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	toenail each end
	Flat blocking to truss and web filler	16d common (3 1/2"x0.162") @6" o.c. 3-3"x0.131" nails @ 6" o.c. 3-3" 14 gage staples @ 6" o.c.	Face nail
2.	Ceiling joists to top plate	3-8d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Toenail each joist
3.	Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (Table and Section2308.7.3.1)	3-16d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Face nail
4.	Ceiling joists attached to parallel rafter (heel joint) (Table and Section2308.7.3.1)	Table 2308.7.3.1	Face nail
5.	Collar tie to rafter	3-10d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Face nail
6.	Rafter or roof truss to top plate (Table and section 2308.7.5)	3-10 common 3-16d box 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Toenail (c)
7.	Roof rafters to ridge valley	2-16d common	End nail

	or hip rafters; or roof rafter to 2" ridge beam	3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown 3-16d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Toenail
WALL			
8.	Stud to Stud (not at braced wall panels)	16d common 10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	24" o.c. face nail 16" o.c. face nail
9.	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common 16d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	16" o.c. face nail 12" o.c. face nail 12" o.c. face nail
10.	Built-up header	16d common 16d box	16" o.c. each edge, face nail 12" o.c. each edge, face nail
11.	Continuous header to stud	4-8d common 4-10d box	Toenail
12.	Top plate to top plate	16d common 10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	16" o.c. face nail 12" o.c. face nail
13.	Top plate to top plate, at end joints	8-16d common 12-10d box 12-3"x0.131" nails 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (min 24" lap splice length each side of end joint)
14.	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common 16d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	16" o.c. face nail 12" o.c. face nail
15.	Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common 3-16d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
16.	Stud to top or bottom plate	4-8d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Toenail
		2-16d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	End nail

17.	Top or bottom plate to stud	2-16d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	End nail
18.	Top plates, laps at corners and intersections	2-16d common 3-10d box 3 - 3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Face nail
19.	1" brace to each stud and plate	2-8d common 2-10d box 2 - 3"x0.131" nails 2-3" 14 gage staples, 7/16" crown	Face nail
20.	1"x6" sheathing to each bearing	2-8d common 2-10d box	Face nail
21.	1"8" and wider sheathing to each bearing	3-8d common 3-10d box	Face nail
FLOOR			
22.	Joist to sill, top plate, or girder	3-8d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Toenail
23.	Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common 10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	6" o.c., toenail
24.	1"x6" subfloor or less to each joist	2-8d common 2-10d box	Face nail
25.	2" subfloor to joist or girder	2-16d common	Face nail
26.	2" plank	2-16d common	Each bearing, face nail
27.	Built up girders and beams, 2" lumber layers	20d common	32" o.c. face nail at top and bottom staggered on opposite sides 24" o.c. face nail at top and bottom staggered on opposite sides
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown And 2-20d common 3-10dbox 3 - 3"x0.131" nails 3 - 3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
28.	Ledger strip supporting joists or rafters	3-16d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
29.	Joist to band joist or rim joist	3-16d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	End nail
30.	Bridging or blocking to	2-8d common	Each end, toenail

	joist, rafter or truss	2-10d box 2-3"x0.131" nails 2-3" 14 gage staples, 7/16" crown	
WOOD STRUCTURAL PANS, SUB FLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (a)			
31.	3/8"-1/2"	6d common or deformed (2"x0.113") (subfloor and wall) 8d box or deformed (roof) 2 3/8"x0.113" nail (subfloor and wall) 1 1/2" 16 gage staple, 7/16" crown 2 3/8"x0.113" nail (roof) 1 1/2"16 gage staple, 7/16" crown (roof)	6" edge 12" intermediate supports 4" edge 8" intermediate supports 6" edge 12" intermediate supports
32.	19/32"-3/4"	8d common 6d deformed 2 3/8"x0.113 nail 2" 16" gage staple, 7/16" crown	6" edge 12" intermediate supports 4" edge 8" intermediate supports
33.	7/8"- 1/4"	10d common 8d deformed	6" edge 12" intermediate supports
OTHER EXTERIOR WALL SHEATHING			
34.	1/2" fiberboard sheathing(b)	1 1/2" galvanized roof nail 1 1/2" 16 gage staple with 7/16" or 1" crown	3" edge 6" intermediate supports
35.	25/32" fiberboard sheathing (b)	1 1/2" galvanized roof nail 1 1/2" 16 gage staple with 7/16" or 1" crown	3" edge 6" intermediate supports
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
36.	1/4" and less	8d common 6d deformed	6" edge 12" intermediate supports
37.	7/8"-1"	8d common 8d deformed	6" edge 12" intermediate supports
38.	1 1/8"-1 1/2"	10d common 8d deformed	6" edge 12" intermediate supports
PANEL SIDING TO FRAMING			
39.	1/2" or less	6d corrosion-resistant siding 6d corrosion-resistant casing 8d corrosion-resistant siding 8d corrosion-resistant casing	6" edge 12" intermediate supports 6" edge 12" intermediate supports
40.	5/8"		
INTERIOR PANELING			
41.	1/4"	4d casing 4d finish	6" edge 12" intermediate supports
42.	3/8"	6d casing 6d finish	6" edge 12" intermediate supports

GENERAL NOTES

DESIGN AND CONSTRUCTION GOVERNED BY THE 2022 CALIFORNIA BUILDING CODE (2022 CBC).

TYPICAL DETAILS AND GENERAL NOTES APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE DRAWINGS.

WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS SHOWN FOR OTHER SIMILAR WORK.

NO DEVIATION FROM THE DRAWINGS IS PERMITTED WITHOUT THE PERMISSION OF THE ENGINEER.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING BUILDING ELEMENTS AND DIMENSIONS SHOWN ON THE DRAWINGS.

IF FIELD CONDITIONS ARE NOT AS SHOWN ON THE DRAWINGS, OR IF INTERFERENCE'S TO CONSTRUCTION ARE DISCOVERED, CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR THE SAFETY ON THE JOB SITE. THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE BUILDER.

STRUCTURAL NOTES

CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 P.S.I. AT 28 DAYS, AND SHALL CONTAIN TYPE II CEMENT.

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 2 OR BETTER (UNLESS NOTED OTHERWISE). ALL GLU-LAMINATED BEAMS SHALL BE 24F-V4 (UNLESS NOTED OTHERWISE).

ALL FOUNDATION PLATES IN CONTACT WITH CONCRETE SHALL BE TREATED LUMBER.

NAILING TO BE IN ACCORDANCE WITH TABLE 2304.9.1 OF THE 2022 CBC.

ALL WALLS TO BE FIRE STOPPED WITH 2" NOMINAL WOOD OR OTHER APPROVED NON-COMBUSTIBLE MATERIAL AT FLOOR CEILING ASSEMBLY AND AT INTERVALS NOT TO EXCEED 10'-0" MAXIMUM (VERTICAL).

BLOCK ENDS OF JOISTS AND RAFTERS AT ALL SUPPORTS.

ROOF COVERING SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CBC SECTIONS 1503 AND 1504.

GYPSUM BOARD SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CBC CHAPTER 25.

FLOOR JOIST WITH A DEPTH TO WIDTH RATIO OF 6 OR MORE TO BE SUPPORTED Laterally BY BRIDGING AT 8'-0" O.C. MAXIMUM OR FLOOR SHEATHING PER SECTION 2308.8.5 OF THE 2022 CBC.

2x4 WALL STUDS TO HAVE A MAXIMUM UNSUPPORTED LENGTH OF 10'-0".

DOUBLE JOIST AND/OR PROVIDE BLOCKING UNDER ALL PARTITION WALLS.

INSTALL HOLD DOWN STRAPS AND ANCHORS PER MANUFACTURER'S RECOMMENDATIONS. HARDWARE MUST BE SECURED IN-PLACE PRIOR TO FOUNDATION INSPECTION.

STRUCTURAL STEEL, ALL PLATES AND SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36. ALL BOLTS SHALL BE ASTM A307 UNLESS THE PLAN SHOW OTHERWISE. BOLT HOLES SHALL BE 1/16" LARGER IN DIAMETER THAN THE BOLT.

WELDED WIRE MESH SHALL CONFORM WITH THE REQUIREMENTS OF ASTM A185. IT SHALL BE INSTALLED IN AS LONG LENGTHS AS PRACTICABLE AND MUST LAP AT LEAST ONE FULL MESH AT SIDES AND ENDS WHERE PIECES JOIN.

REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING: #4 AND SMALLER BARS SHALL BE INTERMEDIATE GRADE (DEFORMED BARS CONFORMING TO ASTM A615, GRADE40 (FY= 40,000 PSI MINIMUM). SPLICES SHALL LAP A MINIMUM OF 30 DIAMETERS IN CONCRETE. #5 BARS AND LARGER SHALL BE DEFORMED BARS CONFORMING TO ASTM 1615, GRADE 60 (FY= 60,000 PSI MINIMUM). SPLICES SHALL LAP A MINIMUM OF 36 DIAMETERS IN CONCRETE.

STRUCTURAL SHEET INDEX

- S0 STRUCT. NOTES, SYMBOLS, SCHEDULES, PROJECT DESIGN BASIS, GENERAL INFORMATION
- S1 FOUNDATION PLAN & SECTION, NOTES & DETAILS
- S2 ROOF PLAN
- S3 SHEAR PLAN
- S4 SECTIONS & DETAILS
- D1 FOUNDATION DETAILS
- D2 ROOF DETAILS
- D3 STRUCTURAL DETAILS

CONTRACTOR SHALL NOTIFY WILLIAMSON CHAVEZ DESIGN IMMEDIATELY OF ANY DISCREPANCIES OR ERRORS DETECTED IN THE APPROVED SET OF PLANS. WILLIAMSON CHAVEZ DESIGN ASSUMES NO RESPONSIBILITY FOR ITEMS NOT A PART OF THE APPROVED AND SIGNED PLANS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE PLANS.

REVISION DATE :

SPECIAL INSPECTION & TESTING SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO SECTION 1104 OF THE 2022 CALIFORNIA BUILDING CODE. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

SHEARING NAILING	YES	BY THIS OFFICE - SHEARWALL
ENGINEERING FILL	YES	BY SOILS ENGINEER
ROUGH FRAMING	YES	BY THIS OFFICE - ROUGH FRAMING
FOOTING REBARS	YES	BY THIS OFFICE - USUW & FOOTINGS

CONTINUOUS MEMBER      DETAIL/SECTION CUTS

BLOCKING      DETAIL NUMBER  
SHEET NUMBER

LATERAL LEGEND

SHEAR WALL SYMBOL (SEE SCH.)  
SHEAR WALL TYPE

3'  
5' ← SHEAR WALL LENGTH

HOLDOWN "SIMPSON"

▲ = HDUB OR HTTB WITH 4X POST & ANCHOR BOLT TO BE 68TB24 (OR) Optional HD5B W/ 4XPOST & 68TB20, (OR) 5THD14

● = HD8B W/ 4X4 POST & 68TB28

Wind Design Criteria		Seismic Design Criteria	
Risk Category	II	S Design Cat	D
Basic Wind Speed	94.00	Ss Acc. %g	1.44
Wind Exposure	C	S1 Acc. %g	0.48
Wind Horiz. (psf)	16.00	Resp Mod Factor R	6.5
Wind Vert. (psf)	-16.00	Res Coef Sd1	0.3264
ASCE7-16 Ch. 28 Part 2		Res Coef Sds	1.152
		Calculation	Base V 3.273
		Method per 12.8	System Light Frame SW

GRAVITY LOADS:

ROOF : DEAD 18PSF & LIVE 20PSF  
FLOOR : DEAD 12PSF & LIVE 40PSF  
DECK : DEAD 10PSF & LIVE 60PSF

ENGINEERED BY:

WILLIAMSON CHAVEZ DESIGN  
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CARMEL, CA 93922  
PH. (661) 910-3977 williamsonchavez@yahoo.com

GENERAL NOTES

CBC 2022

STRUCTURAL PLANS FOR:

EHLEN RESIDENCE  
3150 MIDWOOD LN. PEBBLE BEACH

Approved for construction only when combined with the local jurisdiction's approval stamp

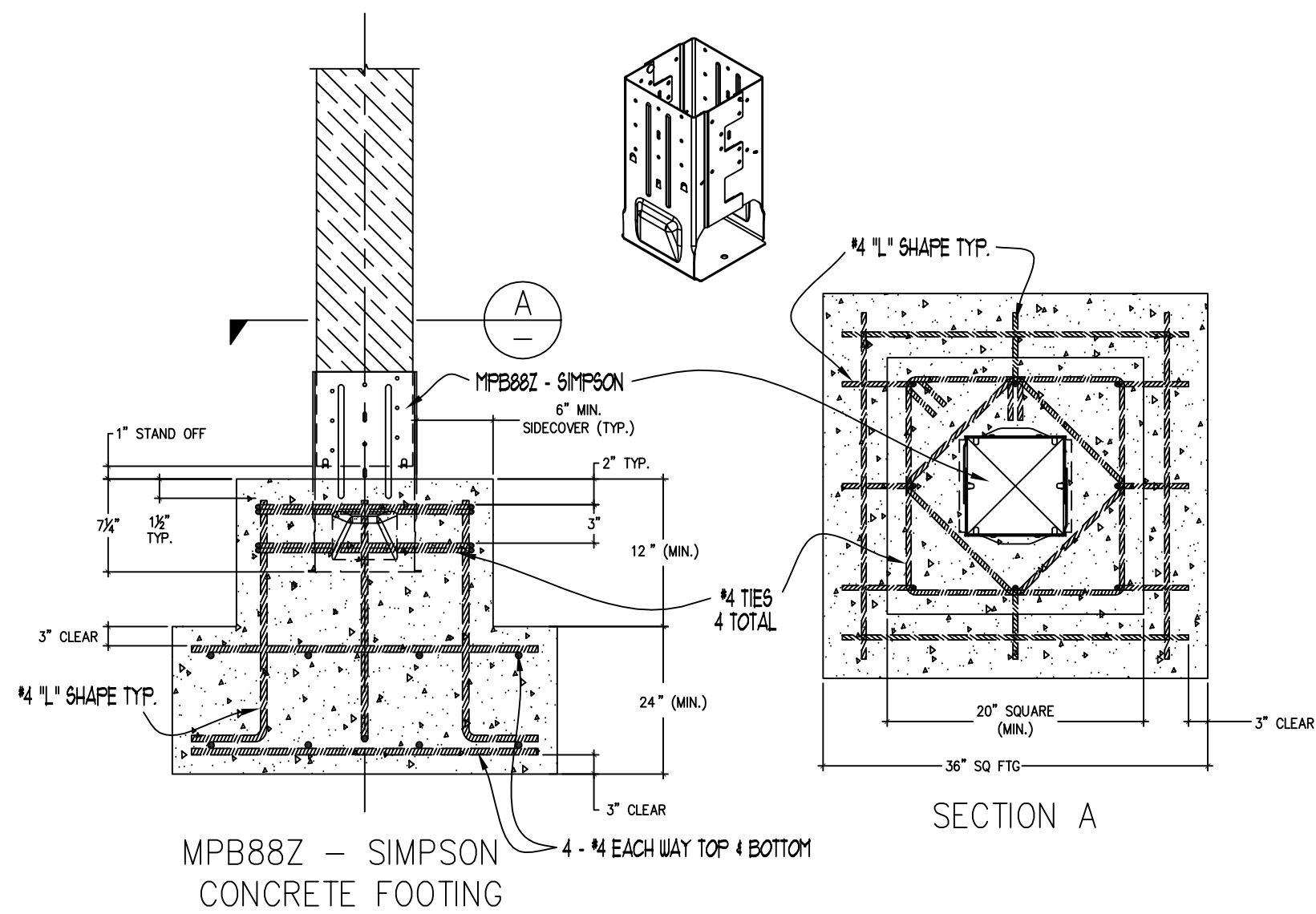
Do not build from these plans unless approved by the building dept with their stamp.



DRAWN: PAC  
DATE: FEB 5 2025  
SCALE: N.T.S.  
JOB: 2025  
LOCATION: CLAUDIO 25  
SHEET:

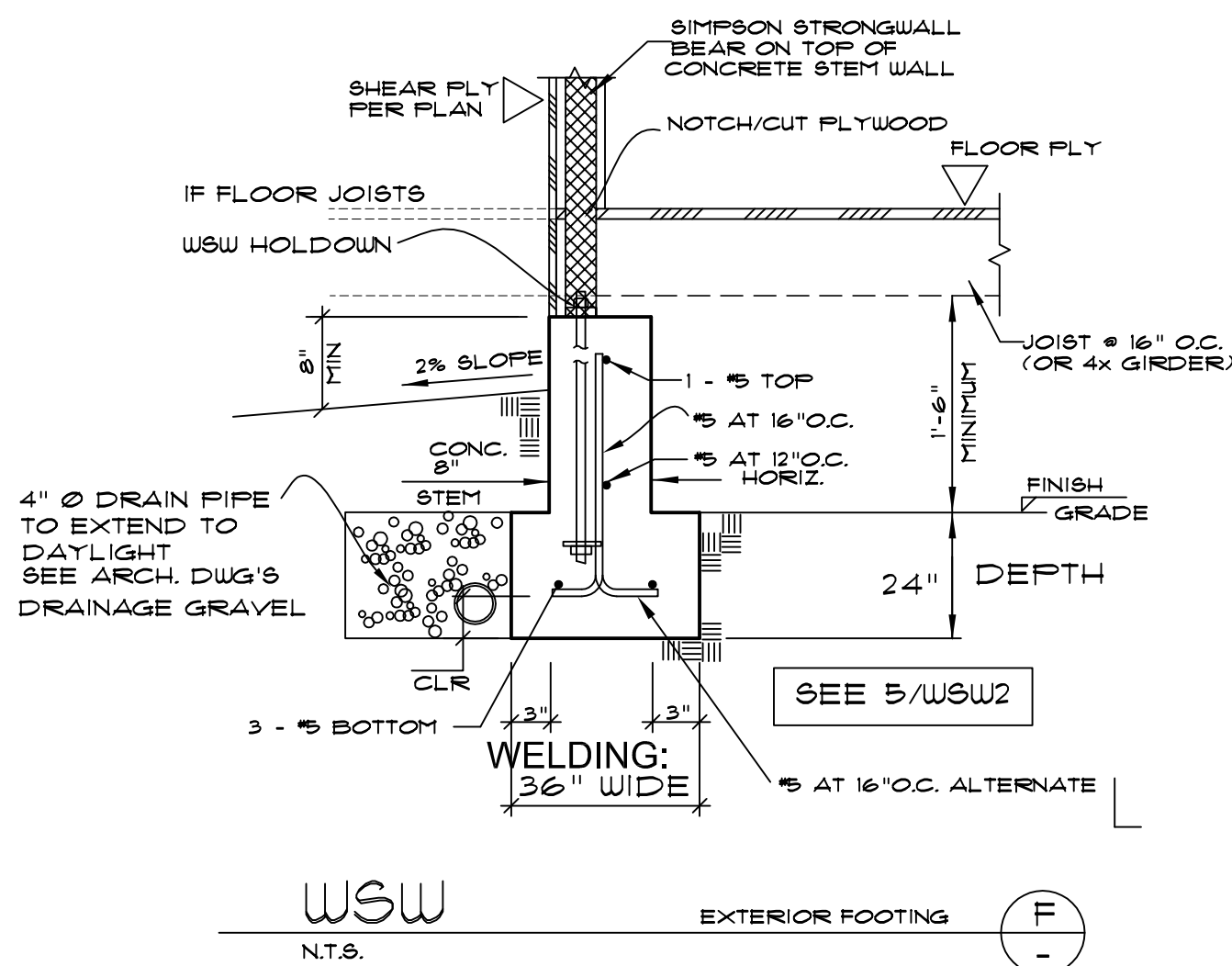
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MPB88Z - SIMPSON 8X8 WOOD POST & FOOTING

N.T.S.



CONCRETE STRENGTH SHALL BE 2500 PSI @ 28 DAYS.

[4] = 5/8" ANCHOR BOLTS x12" @ 16" O.C. ALL ANCHOR BOLTS SHALL HAVE 3"x3"x0.225" STEEL PLATE WASHERS MIN. 1" ANCHOR BOLT EMBEDMENT

ASSUMED 1500 PSF ALLOWABLE SOIL BEARING PRESSURE

- [2] = 2'-0" SQ. FTG. W/3-#4 EA. WAY
- [3] = 2'-6" SQ. FTG. W/3-#4 EA. WAY
- [4] = 3'-0" SQ. FTG. W/4-#4 EA. WAY
- [5] = 3'-6" SQ. FTG. W/4-#4 EA. WAY
- [6] = 4'-0" SQ. FTG. W/5-#4 EA. WAY
- [7] = 4'-6" SQ. FTG. W/6-#4 EA. WAY
- [8] = 5'-0" SQ. FTG. W/7-#4 EA. WAY

[18" DEEP FOOTINGS - TYP FOR SINGLE STORY]

CONTRACTOR SHALL VERIFY ALL DIMENSIONS !!

ALL HOLDDOWS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

TREATED WOOD MUST BE USED FOR ALL GILL PLATES OR WOOD IN CONTACT WITH CONCRETE OR MASONRY

AN OPEN-HEARTH WOOD BURNING FIREPLACE IS NOT ALLOWED ON LOTS LESS THAN HALF AN ACRE IN AREA

FASTENERS IN PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NAILS, SCREWS) ARE TO BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED STEEL PER CBC 2022

HOLDOWN 'SIMPSON'

▲ = HDU5 OR HTT5 WITH 4X POST & ANCHOR BOLT TO BE SSTB24 (OR) Optional: HD5B W/ 4XPOST & SSTB20, (OR) STD14

● = HDU8 W/ 4X4 POST & SSTB28

CV = CONTRACTOR VERIFY

GL = GLU-LAM 24F-V4

ALL 4X OR 6X SHALL BE DF #1

FV = FIELD VERIFY

AL = ALIGN FOOTING POST ABOVE BEAM

FLOOR JOISTS

[F] 9 1/2" TJI / 230 @ 16" O.C. 12 FT MAX SPAN

### SEE SOILS REPORT

This geotechnical report section provides recommendations for foundation design. Here's a summary for your footing design:

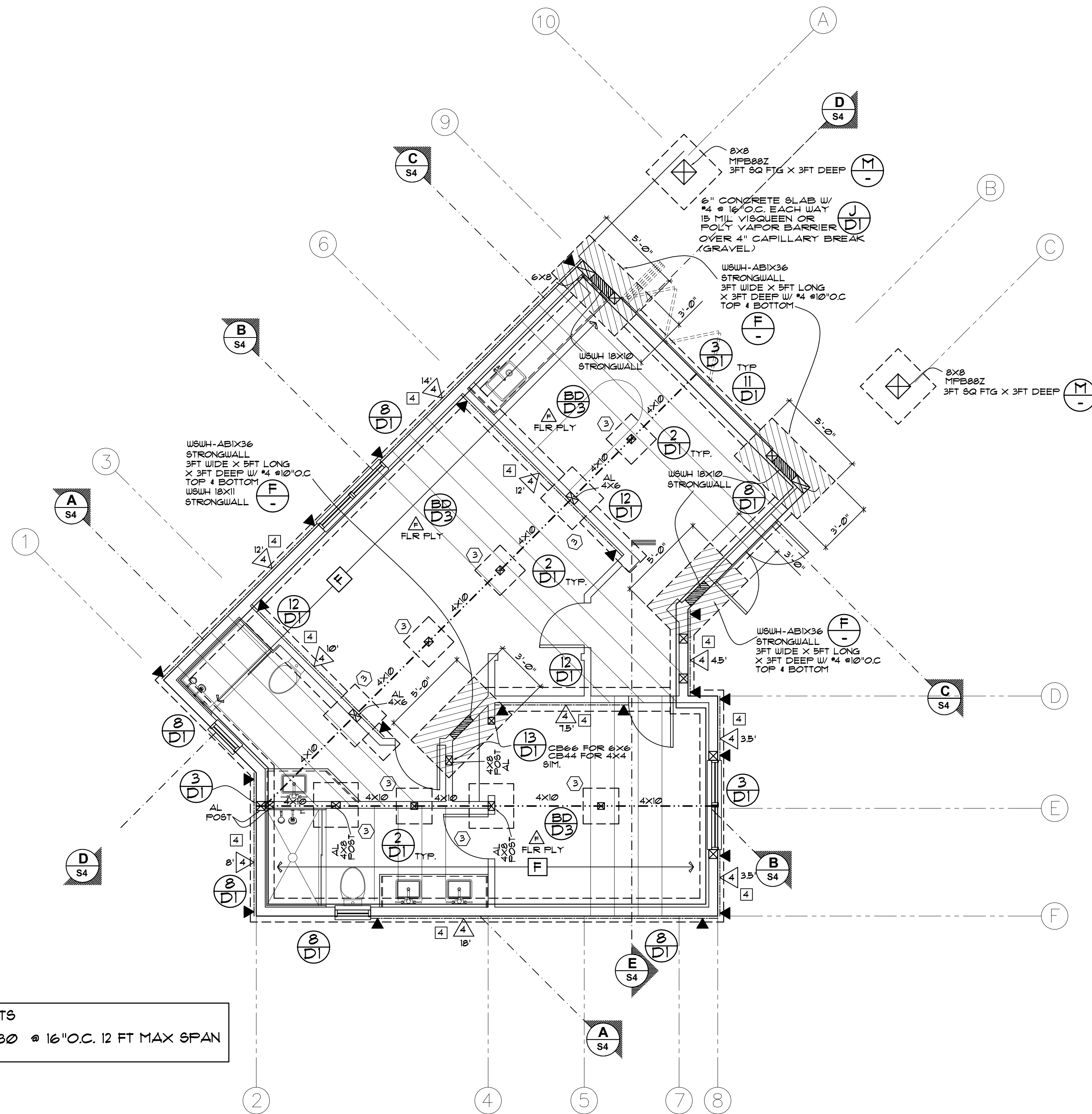
#### 7.3.1 Conventional Shallow Foundations:

- **Support:** Foundations should be on at least 24 inches of engineered fill (per Section 7.2.2).
- **Inspection:** Geotechnical Engineer must inspect footing excavations before concrete pour. Keep footings moist before pouring.
- **Dimensions:** Minimum footing width: 15 inches. Minimum embedment: 12 inches into engineered fill. Local codes may require deeper/wider footings.
- **Bearing Capacity:** 2,000 psf allowable on engineered fill. Can be increased by 1/3 for short-duration loads (wind/seismic). If founded on imported structural fill, bearing capacity needs re-evaluation.
- **Friction/Passive Resistance:** Friction coefficient: 0.30 (engineered fill/concrete). Passive resistance: 250 pcf (below 12 inches). Reduce either value by 1/3 if both are used for sliding resistance calculations.

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FOR ALL DIMENSIONS SEE ARCH PLANS

## FOUNDATION PLAN

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

ENGINEERED BY:  
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FOUNDATION PLAN  
**CBC 2022**

STRUCTURAL PLANS FOR:  
**EHLEN RESIDENCE**  
3150 MIDWOOD LN. PEBBLE BEACH

Approved for construction only when combined with the local jurisdiction's approval stamp

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DRAWN: PAC  
DATE: FEB 5 2025  
SCALE: N.T.S.  
JOB: 2025  
FILE LOCATION: CLAUDIO 25  
SHEET:

**S1**



ROOF NOTES:

- ① 4X12 DF#1 HEADER 2X4 WALL  
6X12 DF#1 HEADER 2X6 WALL
- ② 4X4 DF#1 POST SEE 
- ③ 6X6 DF#1 POST SEE 
- ④ SIMPSON ST6224 STRAPS TO BEAM TO BLK'G WALL  
OR BEAM TO TOP PLATE WALL
- ⑤ 4X6 DF#1 POST SEE 
- ⑥ 4X6 DF#1 PONY POST SEE   
6X6 DF#1 PONY POST SEE 
- ⑦ SIMPSON L68R SLOPEABLE  
SKEWABLE RAFTER HANGERS  
OR EQUAL 

- R** RAFTERS  
2X10DF#1 @ 24"O.C. 14 FT MAX SPAN  
2X8 DF#1 @ 24"O.C. 12 FT MAX SPAN  
2X6 DF#1 @ 24"O.C. 9 FT MAX SPAN
- C** CEILING JOISTS  
2X6 DF#1 @ 16"O.C. 14 FT MAX SPAN  
2X8 DF#1 @ 16"O.C. 18 FT MAX SPAN

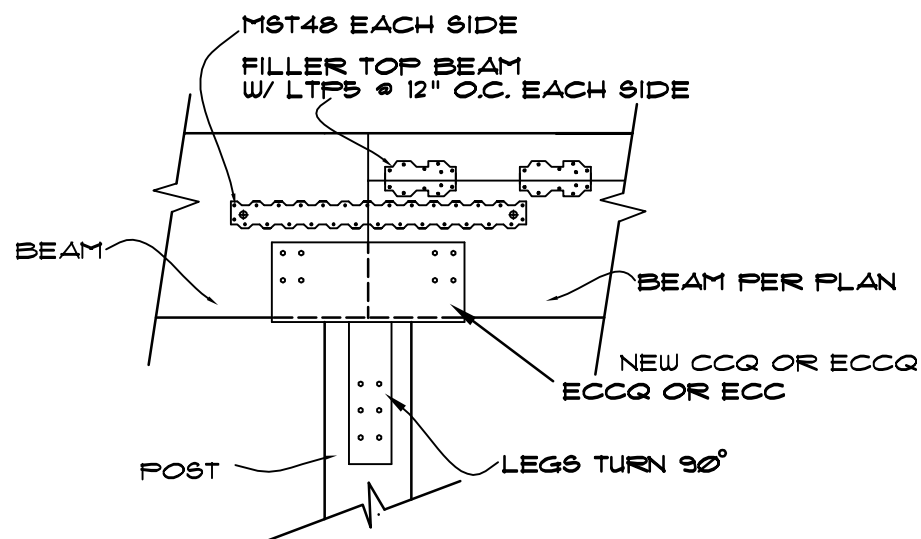
KEY NOTES

- ① FLAT CEILING; 5/8" GYPSUM BOARD,  
THIN VENEER PLASTER, SMOOTH FINISH
- ② SLOPED CEILING; 5/8" GYPSUM BOARD,  
THIN VENEER PLASTER, SMOOTH FINISH
- ③ 1X6 T&G, CEDAR ROUGH SAWN, SQUARE EDGE W/NICKLE GAPS
- ④ RIDGE BEAM 6X12; CEDAR ROUGH SAWN
- ⑤ 6X6 STRUTT; CEDAR ROUGH SAWN
- ⑥ 6X6 KING POST; CEDAR ROUGH SAWN
- ⑦ 8X12 BEAM; CEDAR ROUGH SAWN WITH HIDDEN STL.  
PER STRUCTURAL DWGS, CONNECTION TO POST & BEAMS.
- ⑧ 6X10 RAFTER; EXPOSED CEDAR, ROUGH SAWN
- ⑨ 6X6 RAFTER; CEDAR, ROUGH SAWN
- ⑩ RIDGE BEAM 6X10; CEDAR, ROUGH SAWN
- ⑪ RIDGE BEAM 6X6; CEDAR, ROUGH SAWN

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IMMEDIATELY OF ANY DISCREPANCIES OR ERRORS DETECTED  
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RIDGE BEAM FILLER

N.T.S. AT DIFFERENT BEAM HEIGHT

CV= CONTRACTOR VERIFY

GL= GLU-LAM 24F-V4

ALL 4X OR 6X SHALL BE DF #1

FV= FIELD VERIFY

NON-BEARING WALLS  
HEADER SCHEDULE:  
WITH NO ADDITION BEARING  
4'-6' SPAN = 4x6 HEADER  
6'-8' SPAN = 4x8 HEADER  
8'-10' SPAN = 4x10 HEADER  
10'-12' SPAN = 4x12 HEADER

ROOF NOTES:

1. ALL HEADERS TO BE 4x12 DF#1 UNLESS OTHERWISE NOTED (UON)








STUDS:

1. ALL WALL UNDER 10 FEET HT COULD BE 2x4 STUDS @16" O.C.
2. ALL WALLS OVER 10 FEET SHALL BE 2x6 STUDS @16" O.C. - 14' MAX HT
3. ALL WALLS OVER 15' TALL SHALL BE 2x8 STUDS @16" O.C. - 18 FT MAX HT  
OR 2-2x6 @16" O.C.
4. ALL WALLS OVER 18 FEET HT SHALL BE 2-2x8 STUDS @16" O.C. - 20' MAX HT  
(NAILED TOGETHER WITH 16d @6" O.C.)

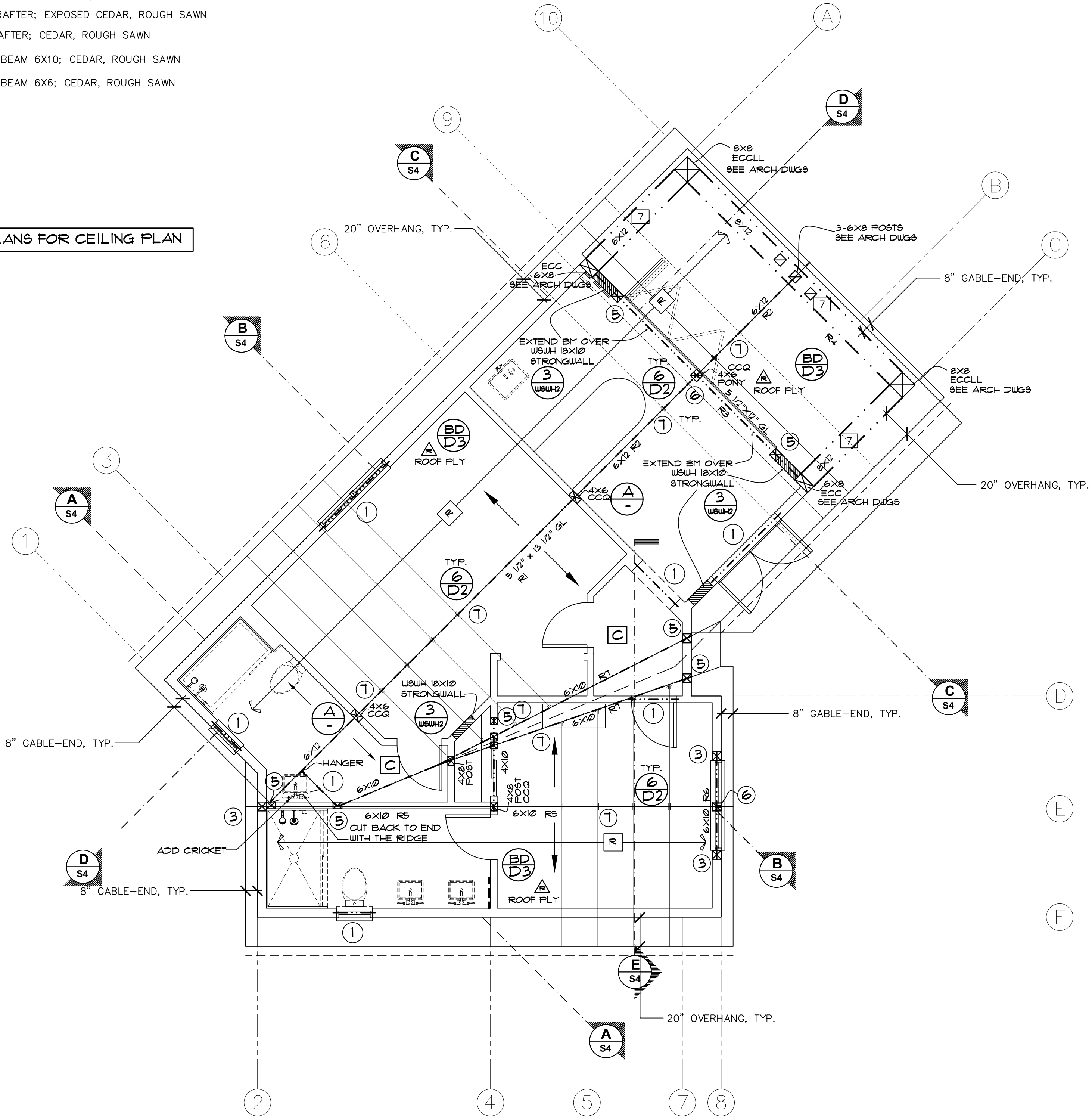
HIPS - VALLEYS - RIDGE BEAMS

- 1 = 2-2x6 BRACE
- V = 2x8 DF#1 MAX SPAN = 8'-0"
- V1 = 2x10 DF#1 MAX SPAN = 9'-0"
- V2 = 2-1 3/4"x9" MICROLAM MAX SPAN = 12'-0"
- V3 = 2-1 3/4"x12" MICROLAM MAX SPAN = 14'-0"
- V4 = 1 3/4"x14" MICROLAM MAX SPAN = 16'-0" (UON)
- V5 = 2-1 3/4"x14" MICROLAM MAX SPAN = 20'-0" (UON)
- V6 = 3-1 3/4"x14" MICROLAM, MAX SPAN = 22'-0" (UON)
- MICROLAM = 2.0 E

CDX MAYBE SUBSTITUTED FOR OSB STRUCTURAL GRADE

SHEAR SHEATHING SCHEDULE CALIFORNIA BUILDING CODE 2022												WIND	SEISMIC		
THICKNESS	GRADE	NAIL SIZE	TYPICAL EDGE NAILING	TYPICAL BOUNDARY NAILING	FIELD NAILING	SILL PLATE		PLATE CLIPS, LTP4	PLATES TO FLOOR 1/2" LAG	EDGE BLOCKING	PLATES AND EDGES	REMARKS	SHEAR LOAD PLF	SHEAR LOAD PLF	
						NAILING	BOLTING								
	1/2"	CDX	8d	6"	6"	12"	---	---	---	---	---	ROOF FLYWOOD	---	---	
	3/4"	CDX	10d	6"	6"	10"	---	---	---	NOT IF T & G	---	FLOOR FLYWOOD	---	---	
	1/2"	CDX	8d	6"	6"	12"	16d NAILS AT 6"	5/8" 0 x 12" AB @ 40" O.C.	20"	22"	YES	2x	SHEARWALL	364	260
	1/2"	CDX	8d	4"	4"	12"	16d NAILS AT 4"	5/8" 0 x 12" AB @ 27" O.C.	14"	15"	YES	3x	SHEARWALL	532	380
	1/2"	CDX	8d	3"	3"	12"	1/4" LAG AT 6"	5/8" 0 x 12" AB @ 27" O.C.	11"	11"	YES	3x	SHEARWALL	686	490
	1/2"	CDX	8d	2"	2"	12"	1/4" LAG AT 4"	5/8" 0 x 12" AB @ 16" O.C.	8"	9"	YES	3x	SHEARWALL	896	640
	1/2"	CDX	8d	4"	4"	12"	1/2" LAG AT 6"	5/8" 0 x 12" AB @ 14" O.C.	7"	7"	YES	3x	EACH SIDE SHEARWALL	1064	760
	1/2"	CDX	8d	3"	3"	12"	1/2" LAG AT 5"	5/8" 0 x 12" AB @ 10" O.C.	5"	6"	YES	3x	EACH SIDE SHEARWALL	1312	980
	1/2"	CDX	8d	2"	2"	12"	1/2" LAG AT 4"	5/8" 0 x 12" AB @ 8" O.C.	4"	4"	YES	3x	EACH SIDE SHEARWALL	1732	1280

SEE ARCH PLANS FOR CEILING PLAN



ROOF PLAN

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

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ROOF PLAN  
CBC 2022

STRUCTURAL PLANS FOR:  
**EHLEN RESIDENCE**  
3150 MIDWOOD LN. PEBBLE BEACH

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DRAWN: PAC  
DATE: FEB 5 2025  
SCALE: N.T.S.  
JOB: 2025  
FILE LOCATION: CLAUDIO 25  
SHEET:

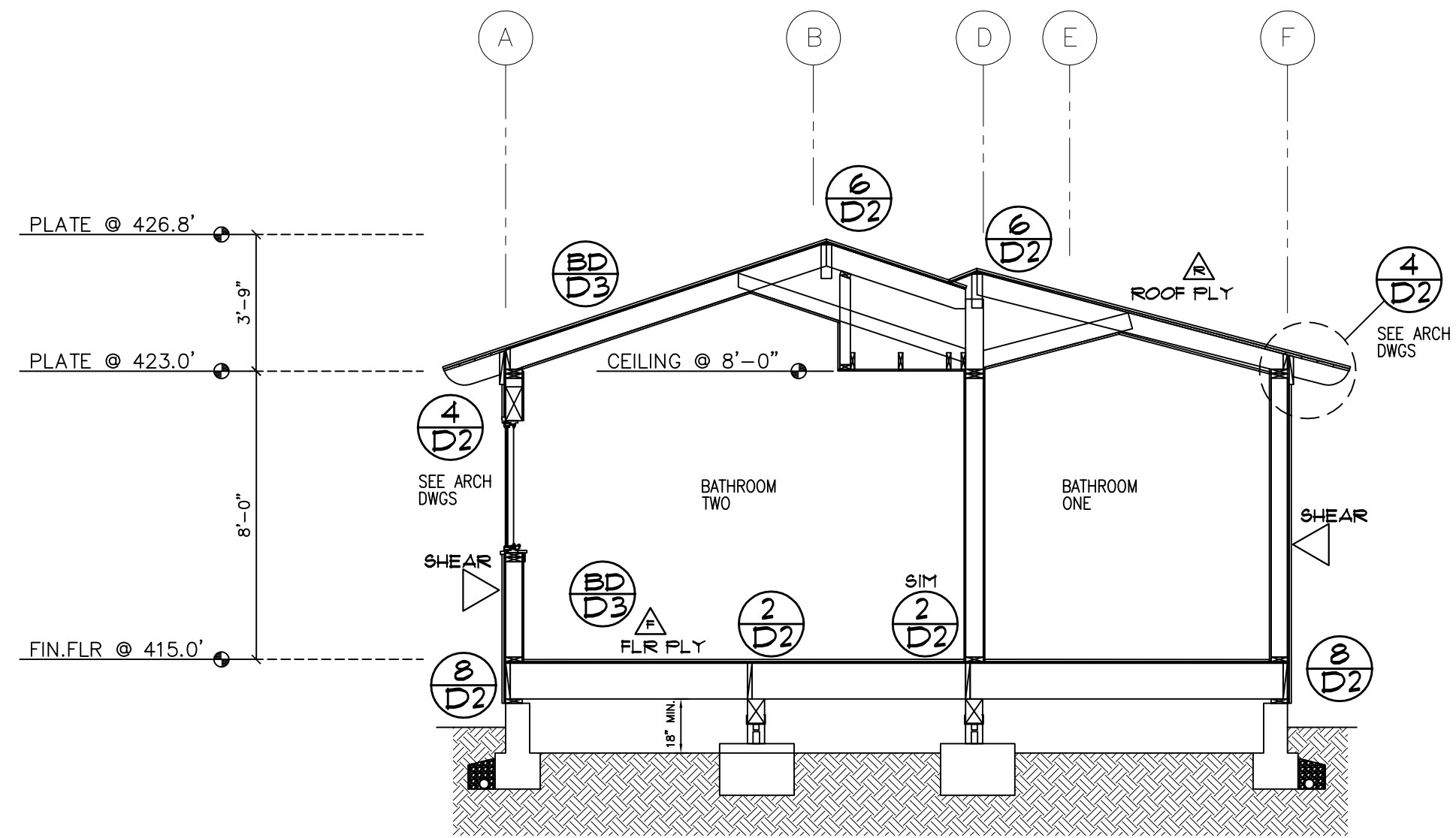
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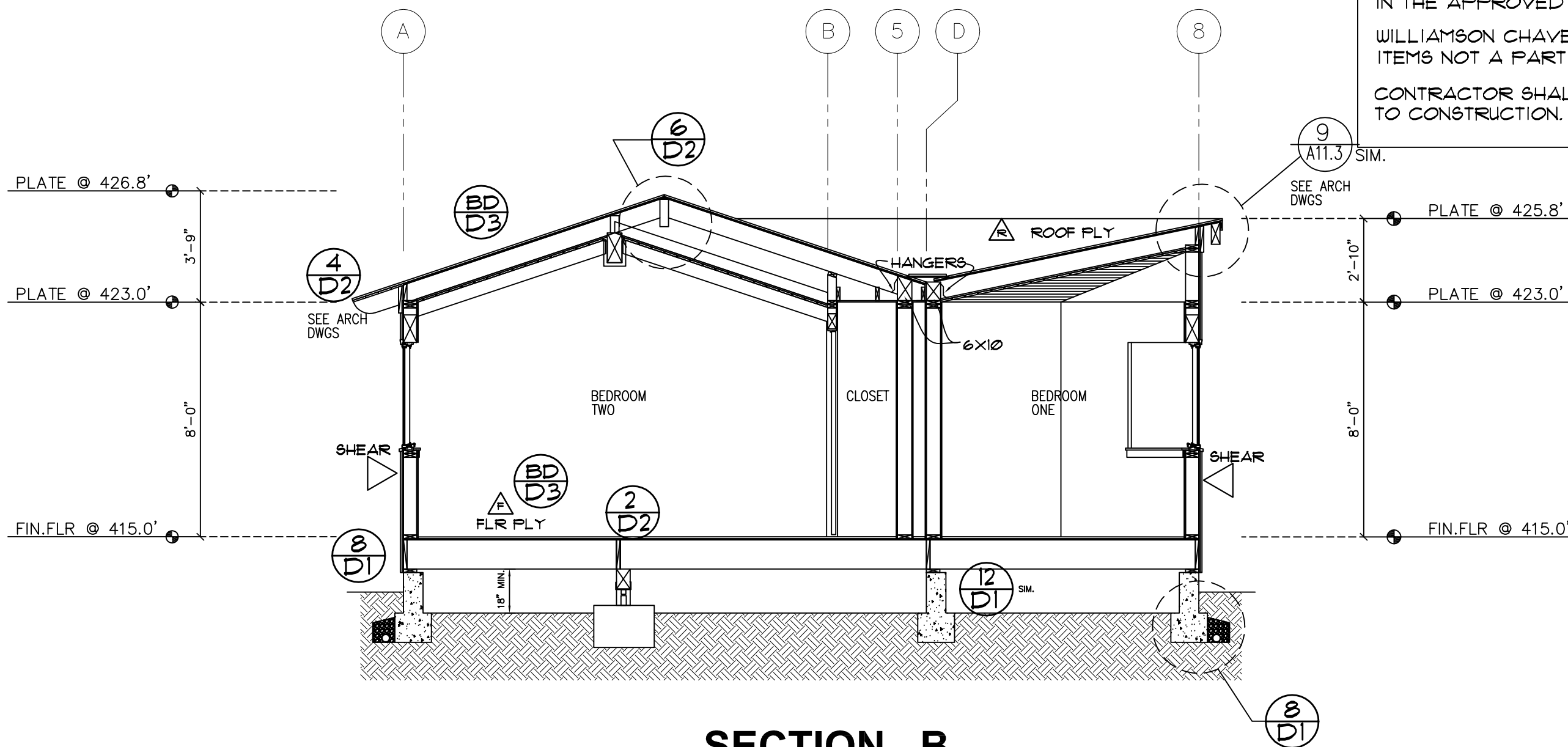


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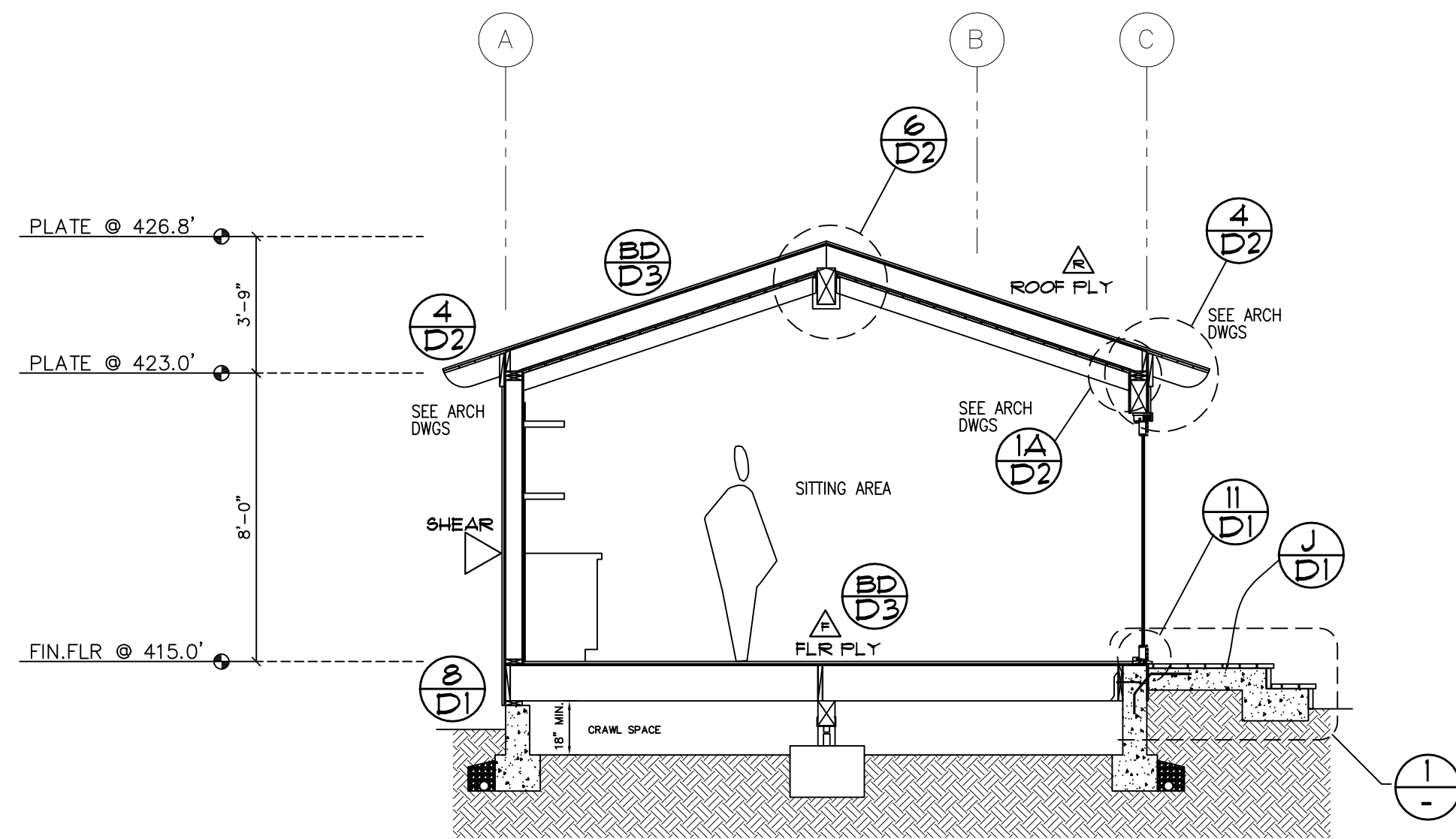




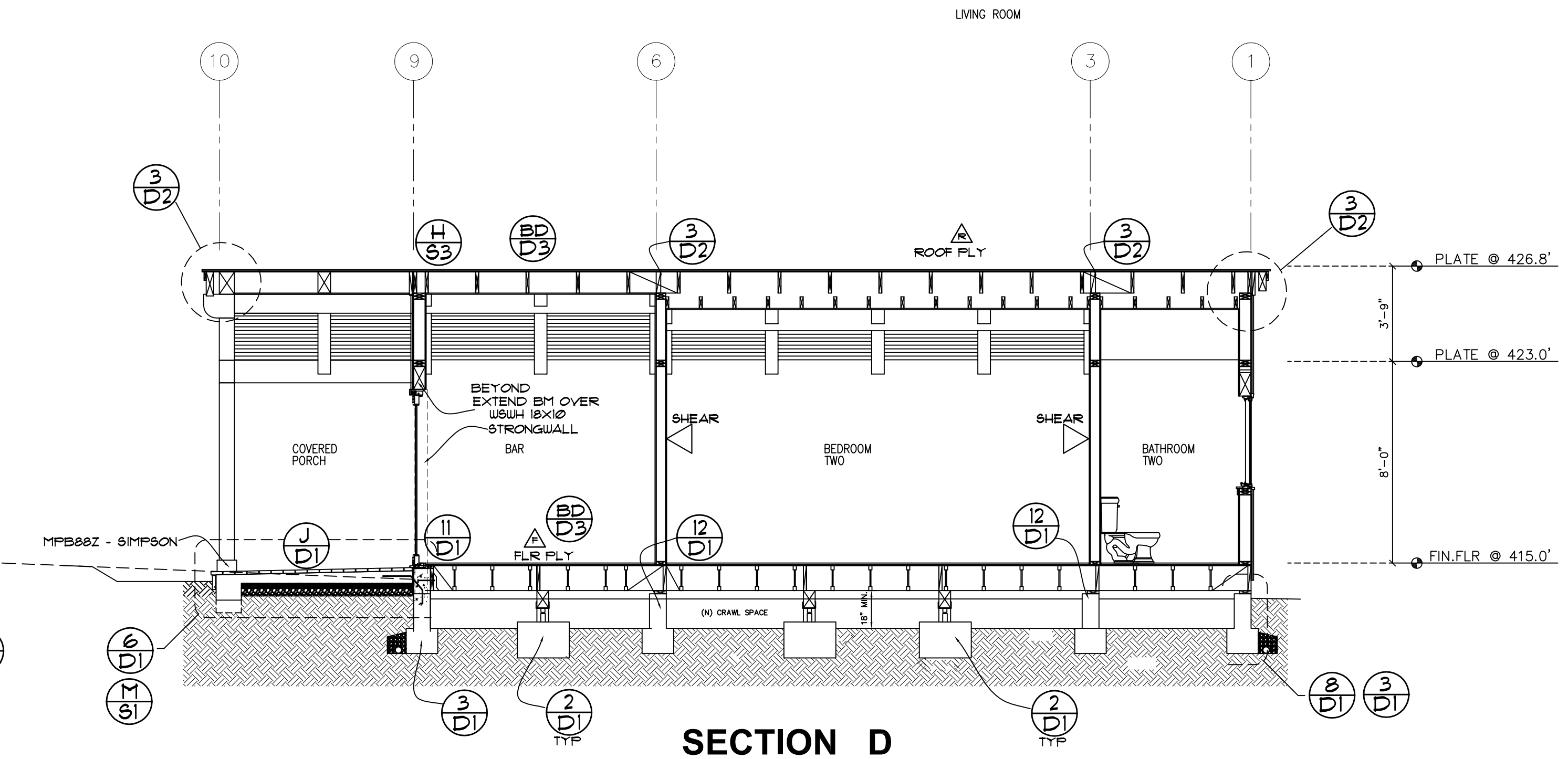
SECTION A



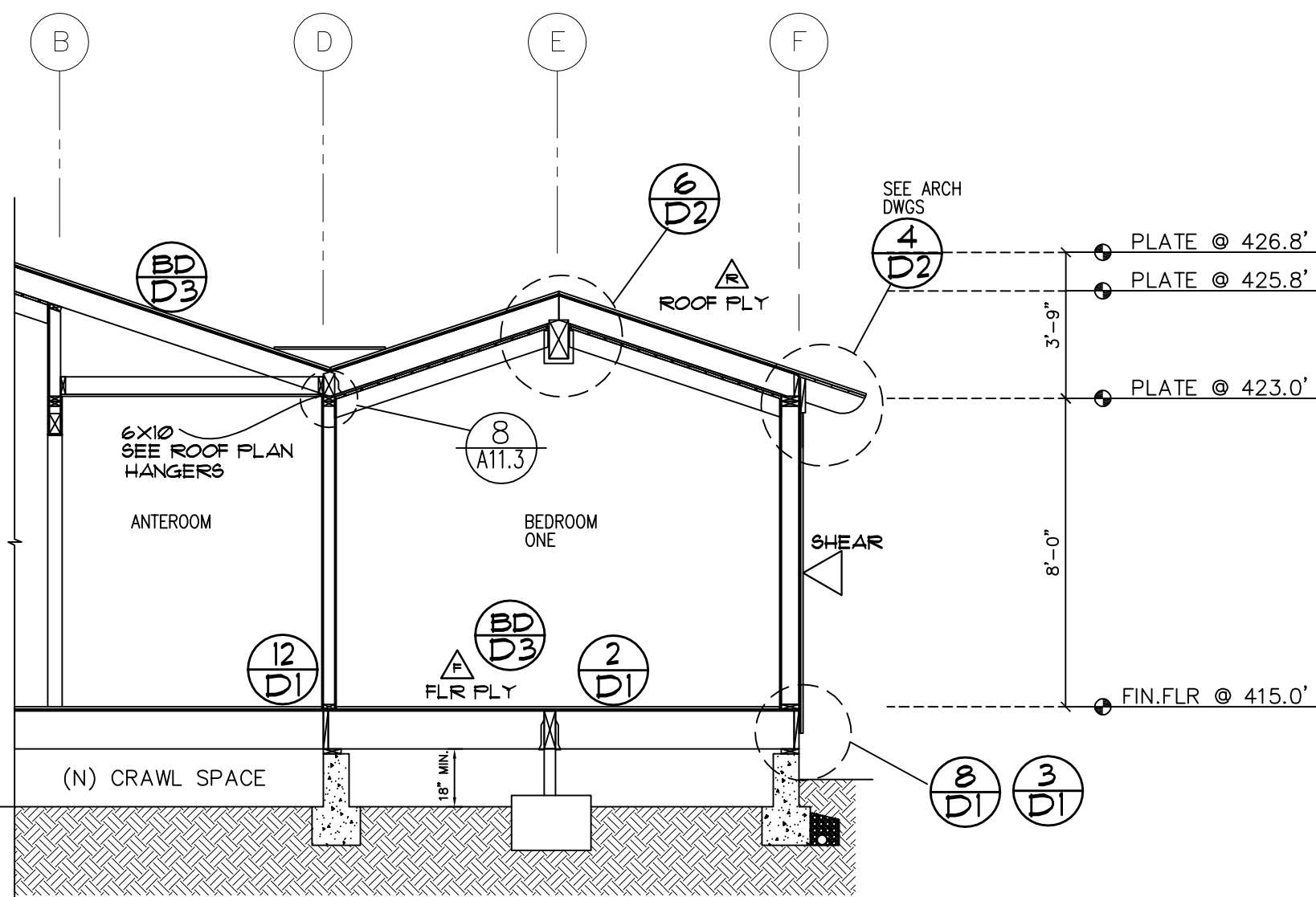
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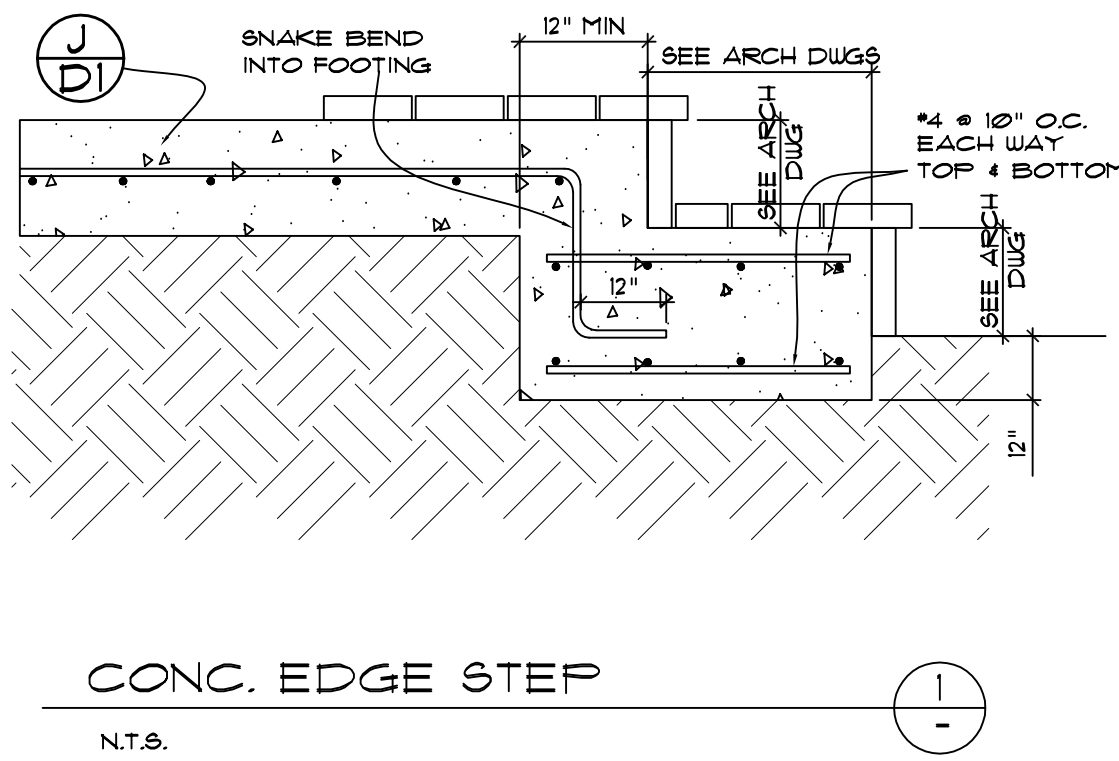
SECTION C



SECTION D



SECTION E



SEE SOILS REPORT

This geotechnical report section provides recommendations for foundation design. Here's a summary for your footing design:

**7.3.1 Conventional Shallow Foundations:**

- Support:** Foundations should be on at least 24 inches of engineered fill (per Section 7.2.2).
- Inspection:** Geotechnical Engineer must inspect footing excavations before concrete pour. Keep footings moist before pouring.
- Dimensions:** Minimum footing width: 15 inches. Minimum embedment: 12 inches into engineered fill. Local codes may require deeper/wider footings.
- Bearing Capacity:** 2,000 psf allowable on engineered fill. Can be increased by 1/3 for short-duration loads (wind/seismic). If founded on imported structural fill, bearing capacity needs re-evaluation.
- Friction/Passive Resistance:** Friction coefficient: 0.30 (engineered fill/concrete). Passive resistance: 250 pcf (below 12 inches). Reduce either value by 1/3 if both are used for sliding resistance calculations.

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE PLANS.

ENGINEERED BY:  
**WILLIAMSON CHAVEZ DESIGN**  
P.O. BOX 222277  
CARMEL, CA 93922  
PH. (661) 910-3977 williamsonchavez@yahoo.com

SECTIONS  
**CBC 2022**

STRUCTURAL PLANS FOR:  
**EHLIN RESIDENCE**  
3150 MIDWOOD LN. PEBBLE BEACH

Approved for construction only when combined with the local jurisdiction's approval stamp.

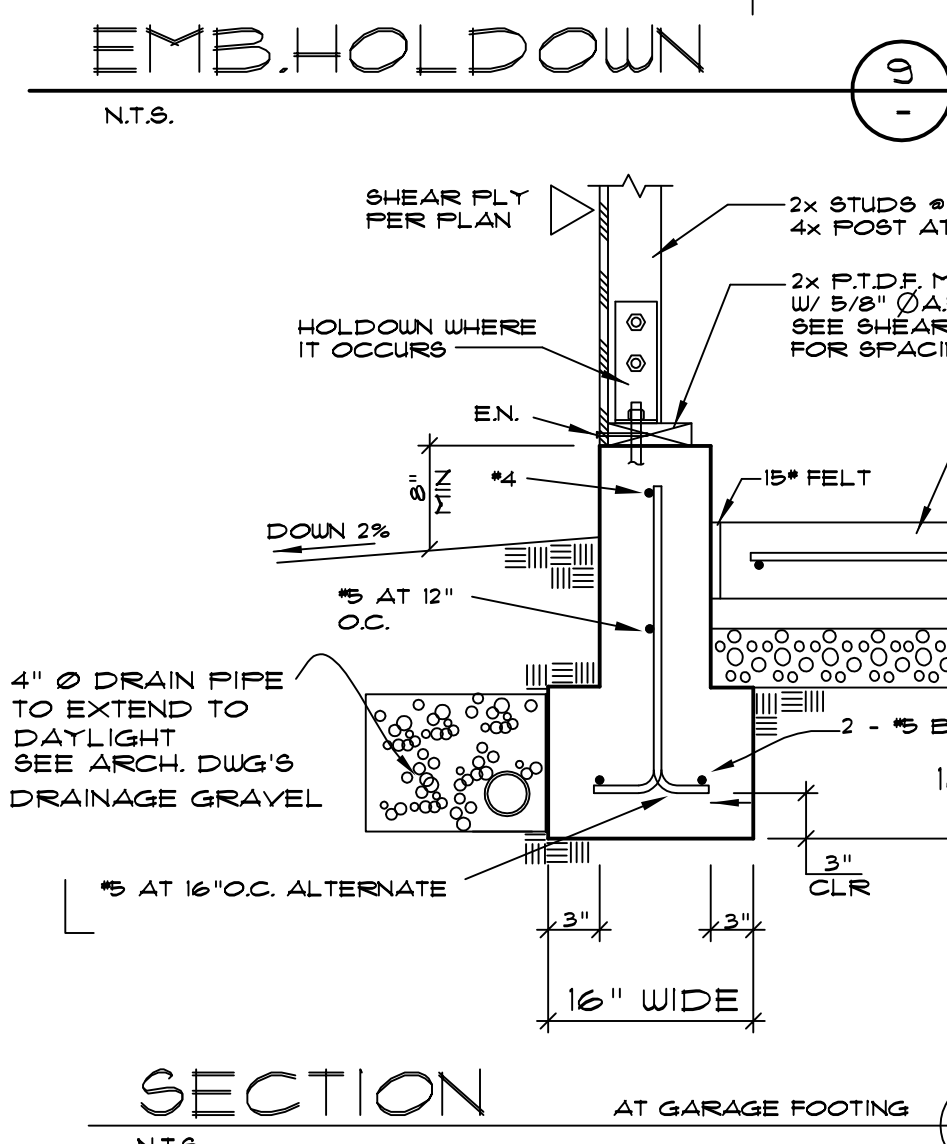
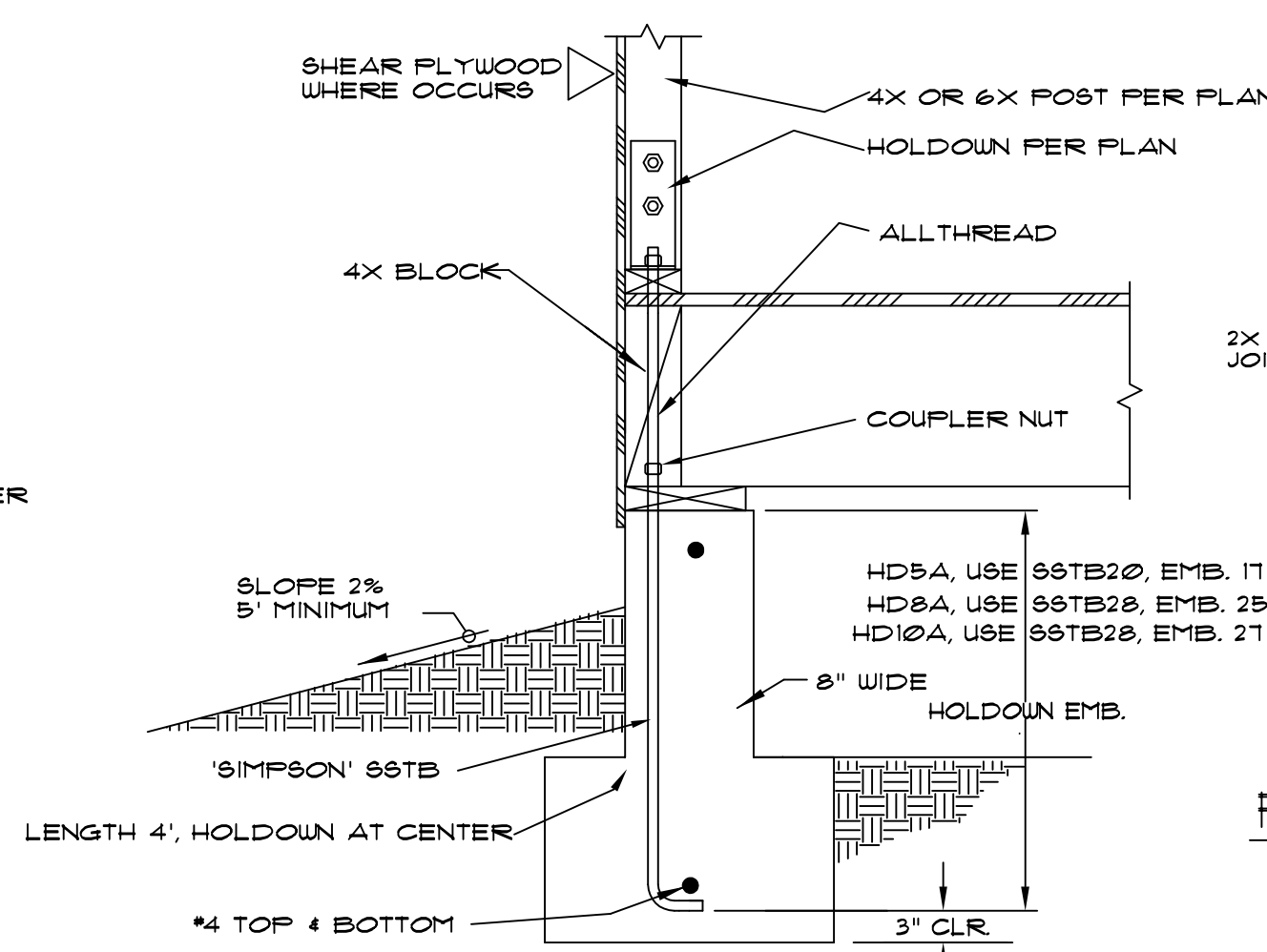
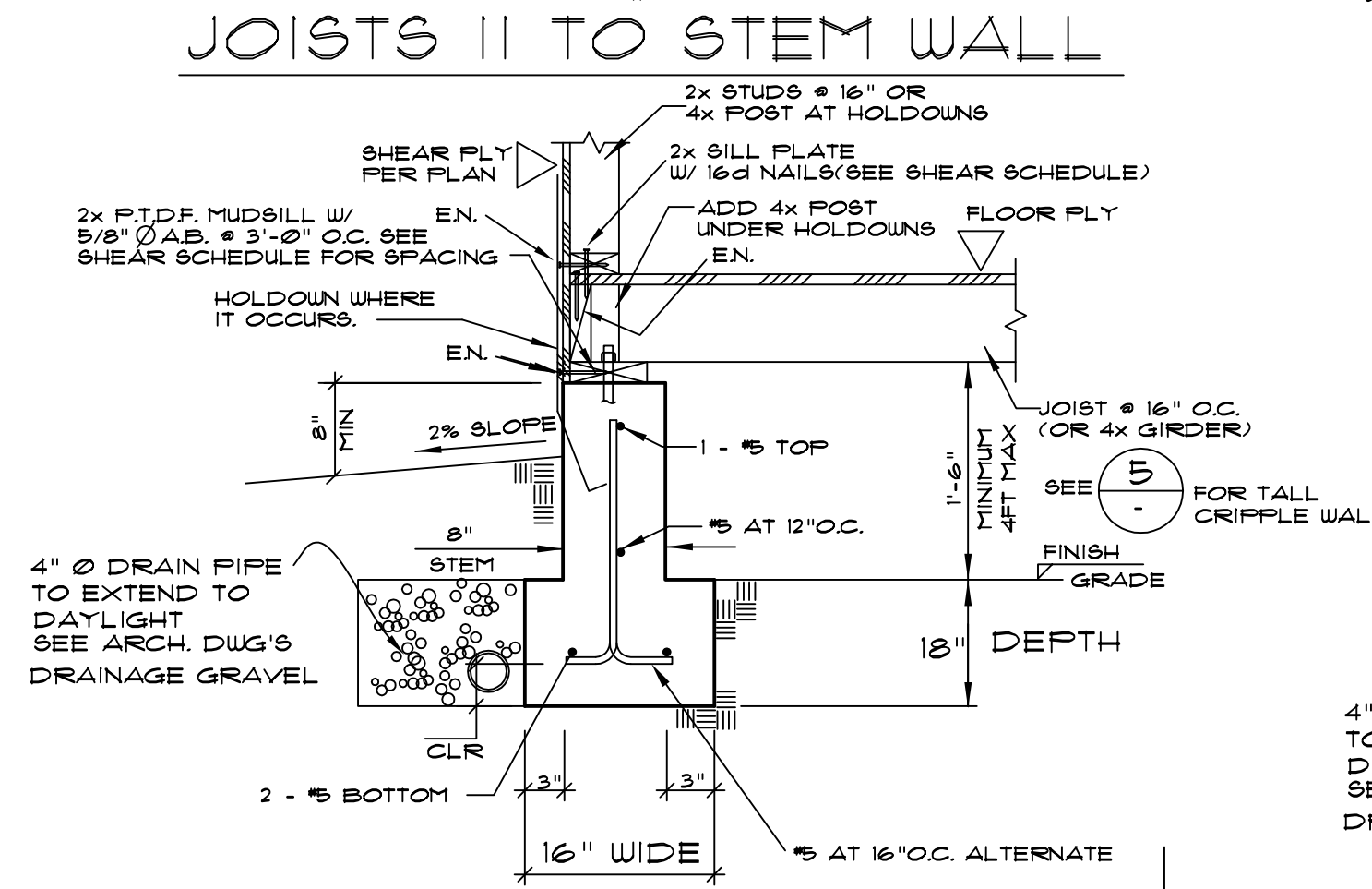
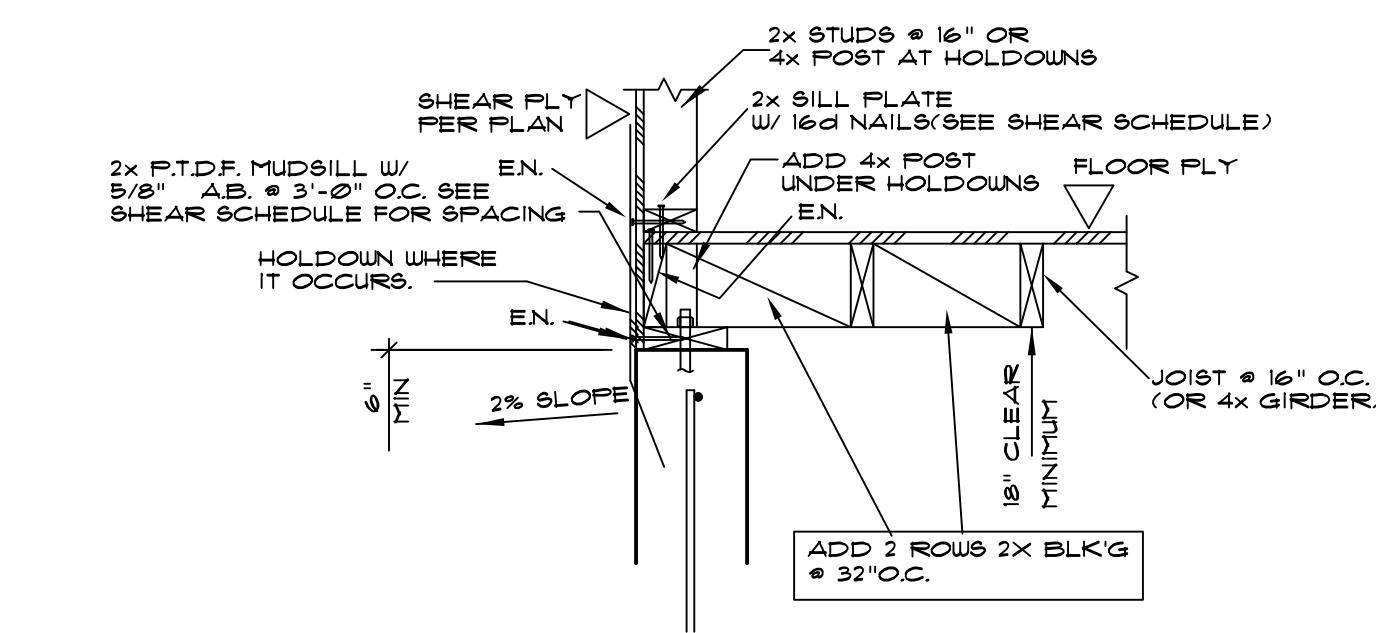
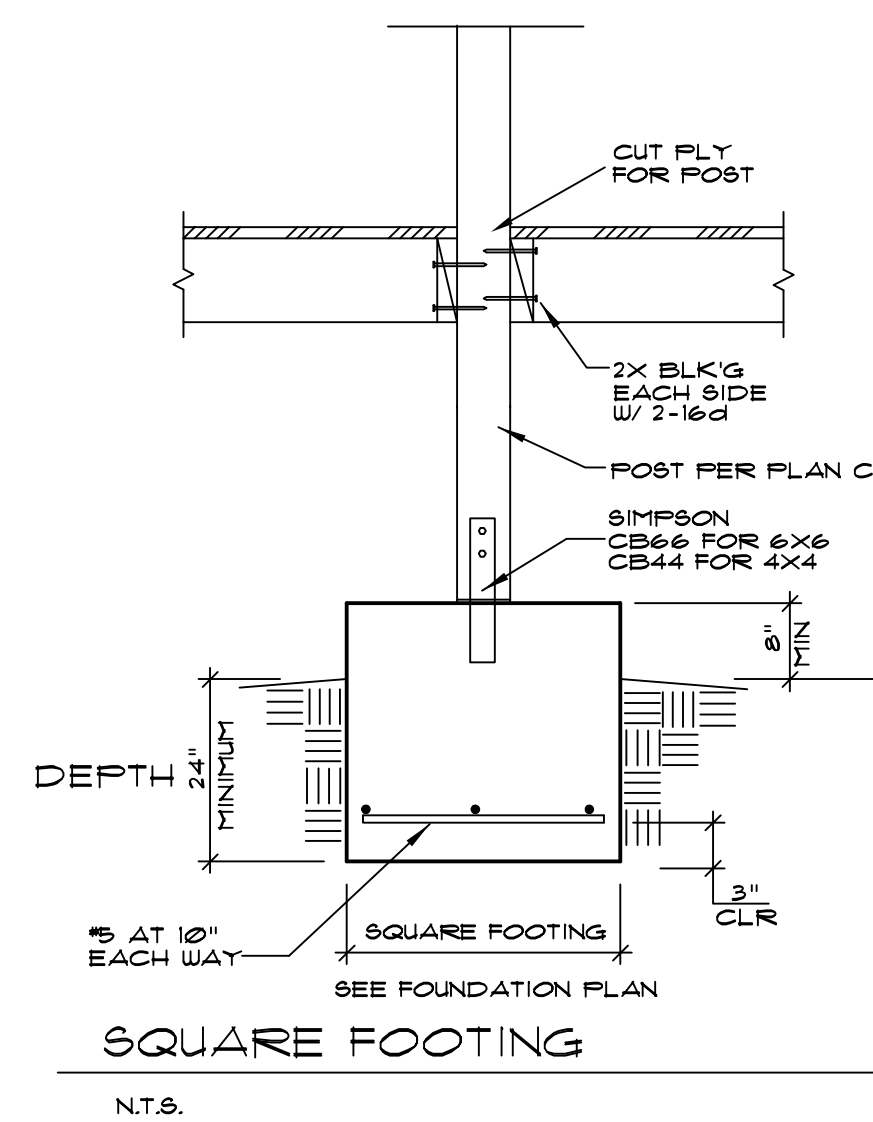
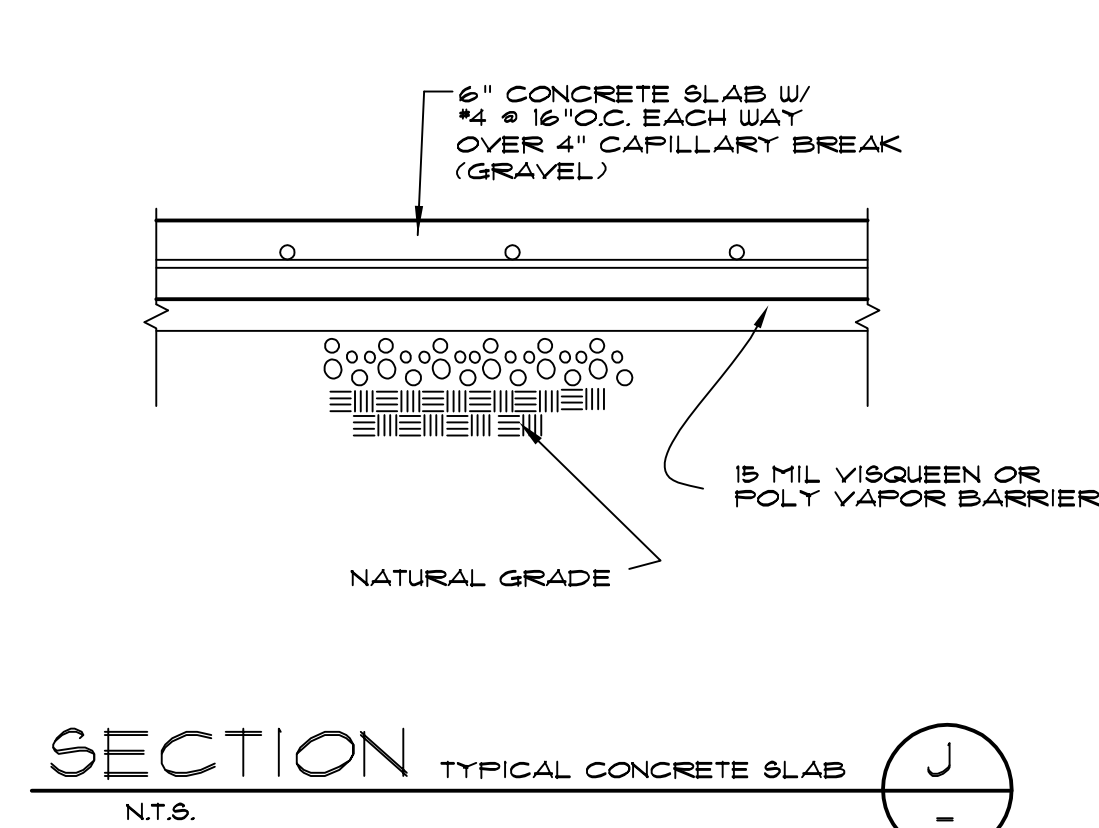
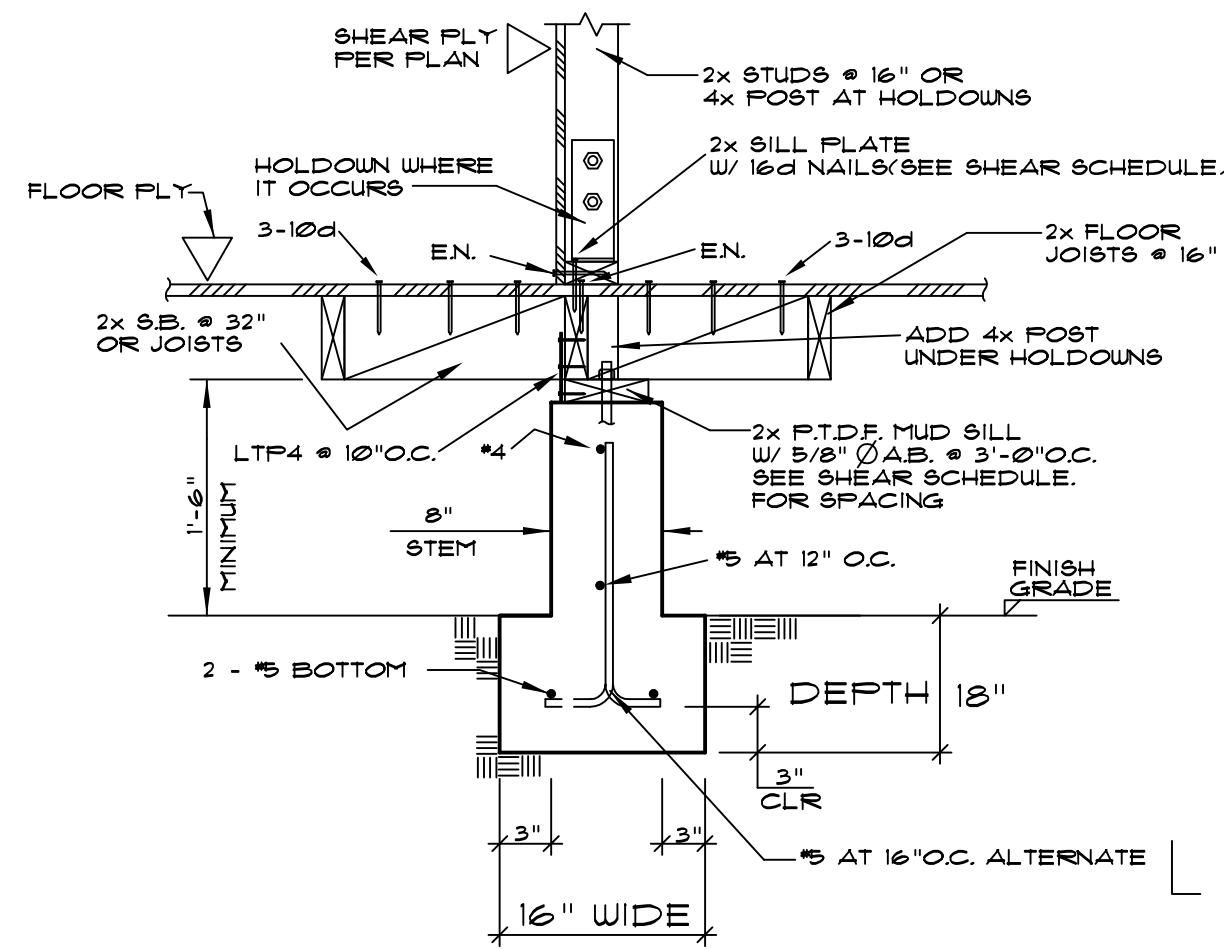
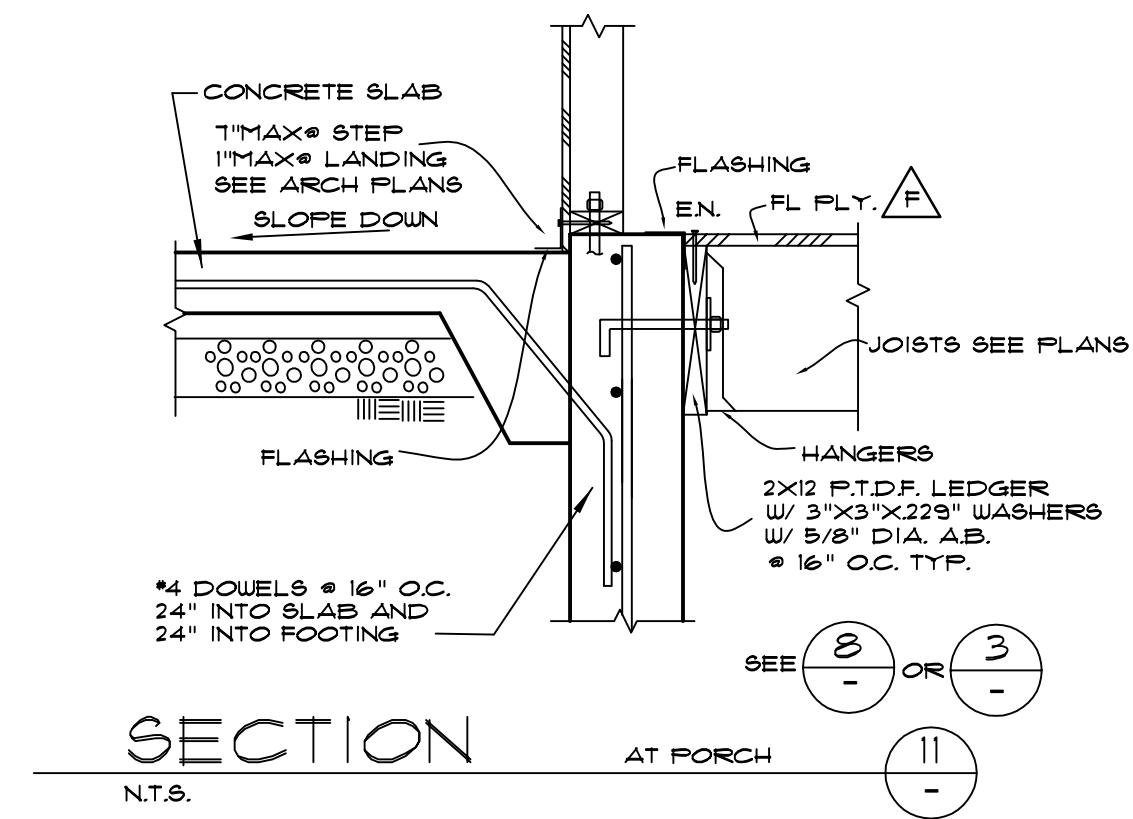
Do not build from these plans unless approved by the building dept with their stamp.



DRAWN: PAC  
DATE: FEB 5 2025  
SCALE: N.T.S.  
JOB: 2025  
FILE LOCATION: CLAUDIO 25  
SHEET:

**S4**

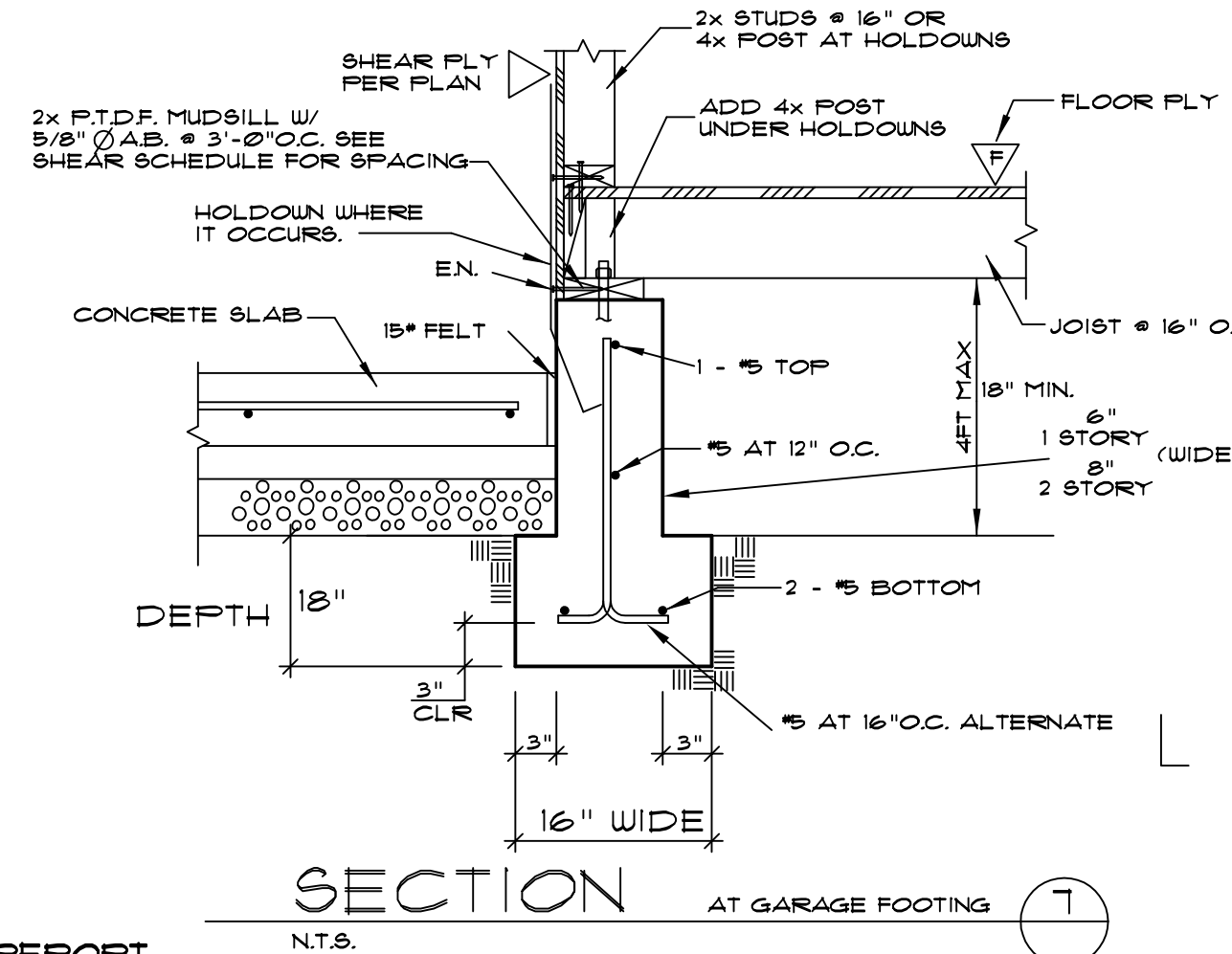
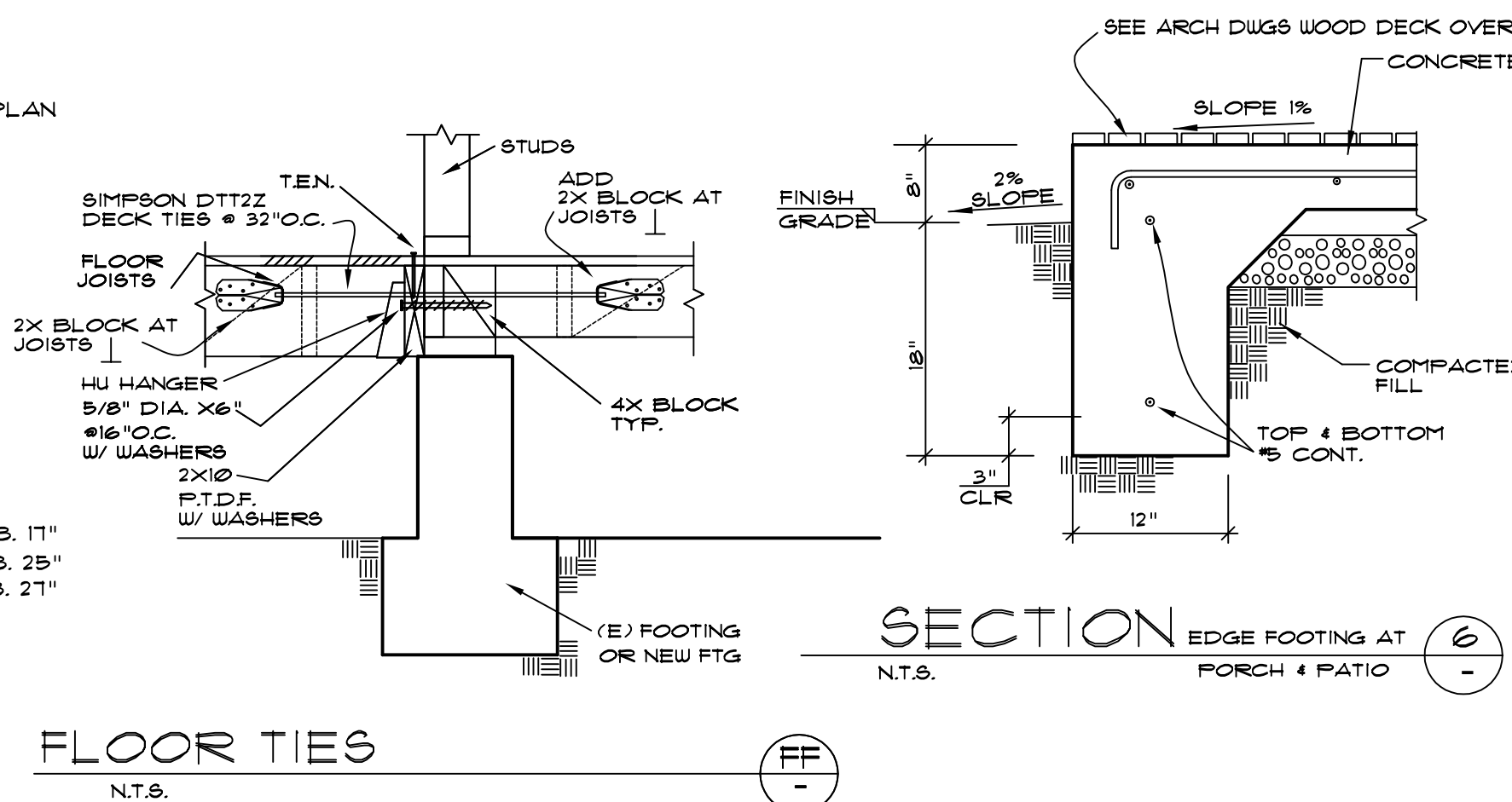
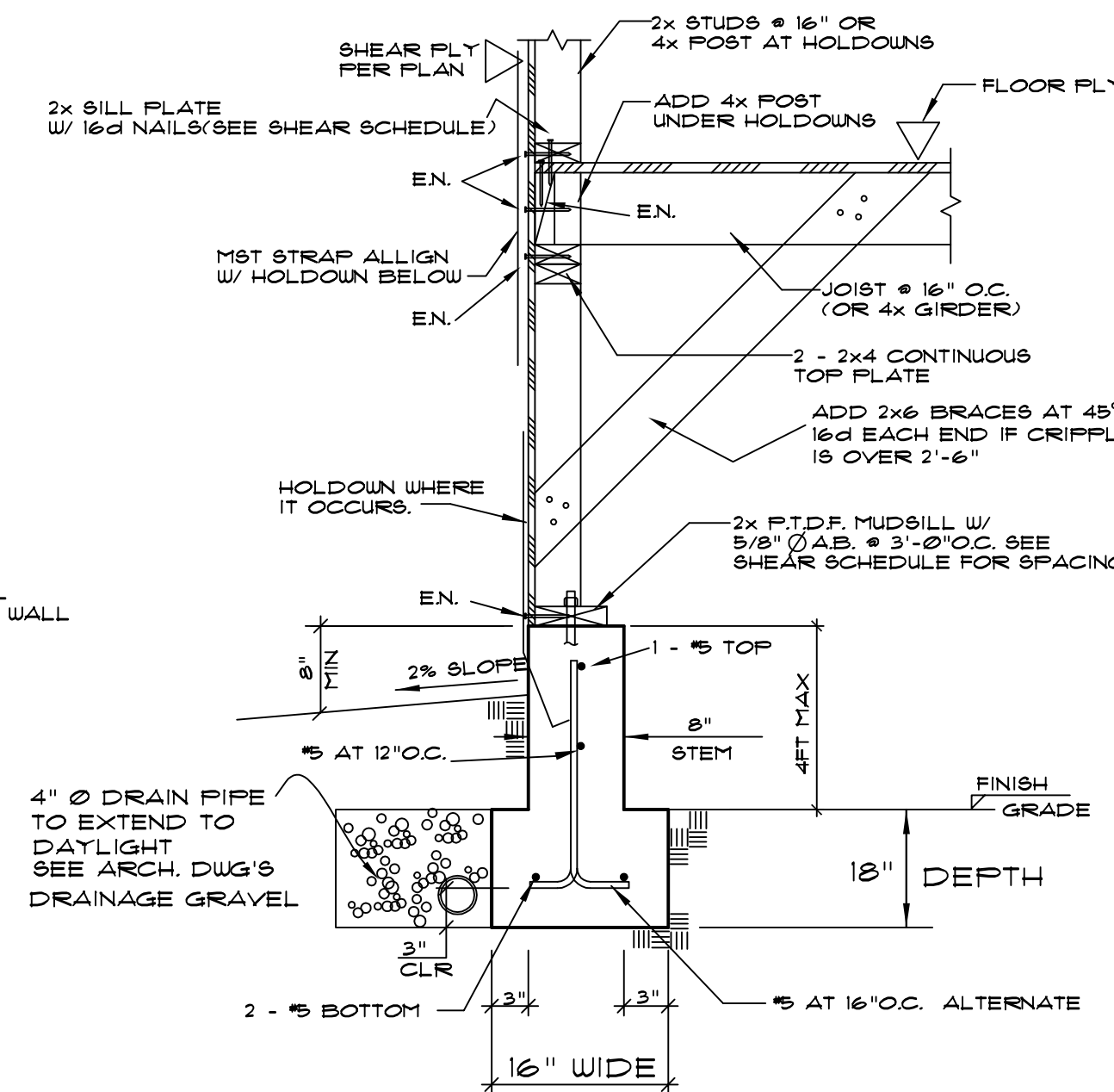




ALL ANCHOR BOLTS SHALL HAVE 3"x3"x22g STEEL PLATE WASHER TYPICAL

ALL 3x SILL PLATES USE LAG BOLTS SEE SHEARWALL SCHEDULE

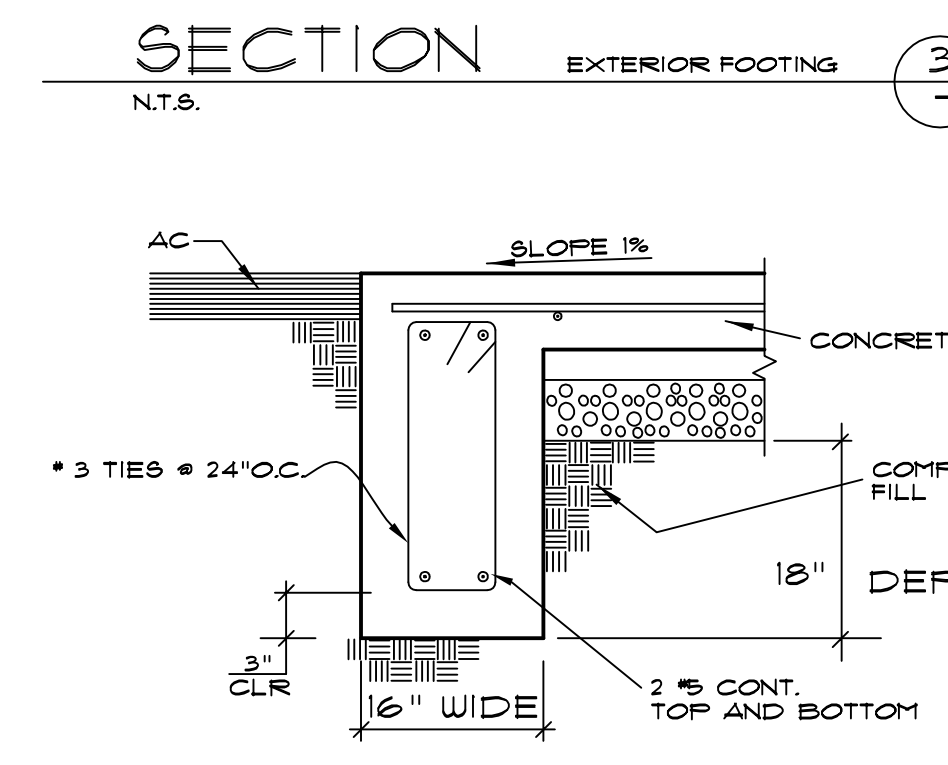
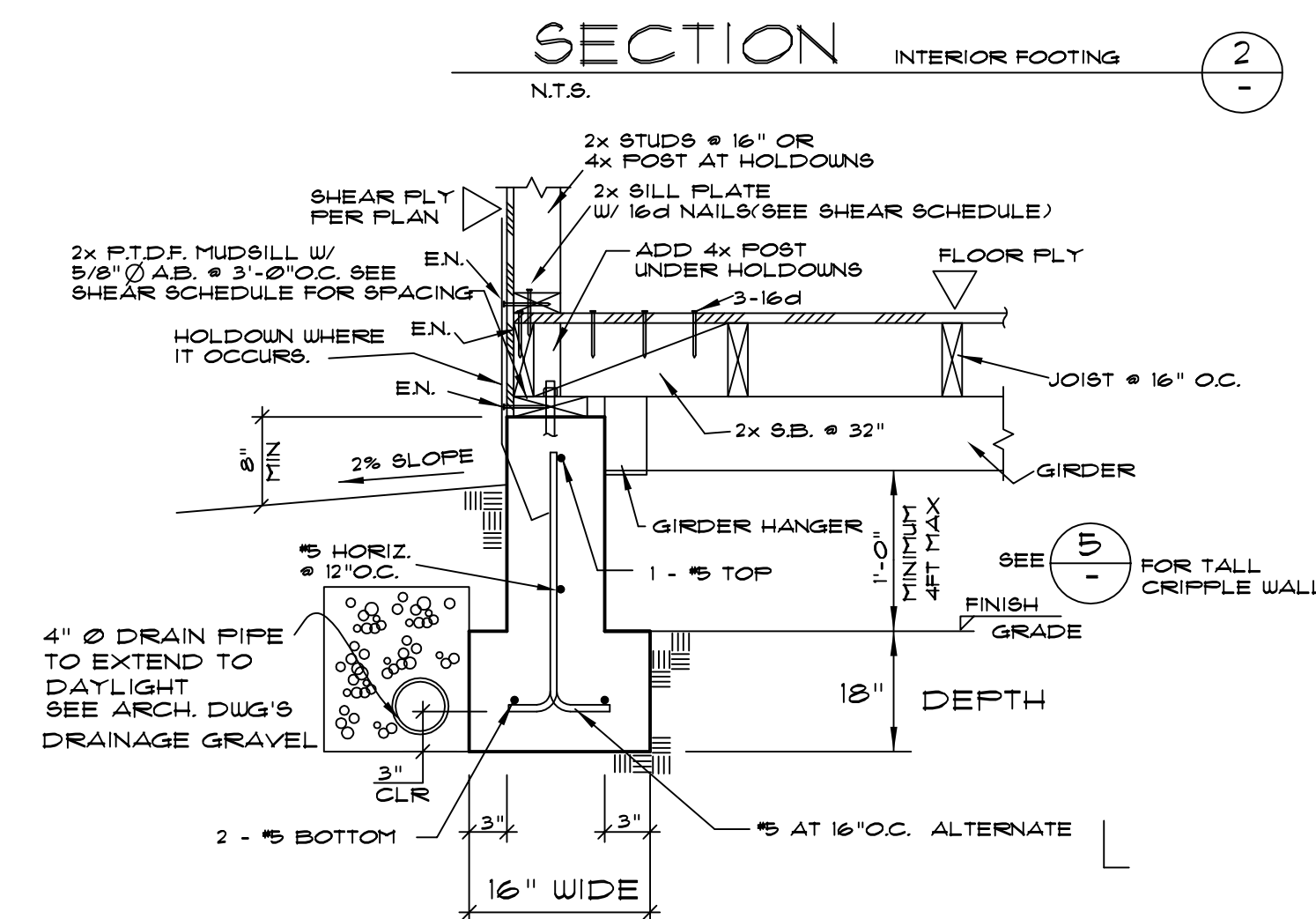
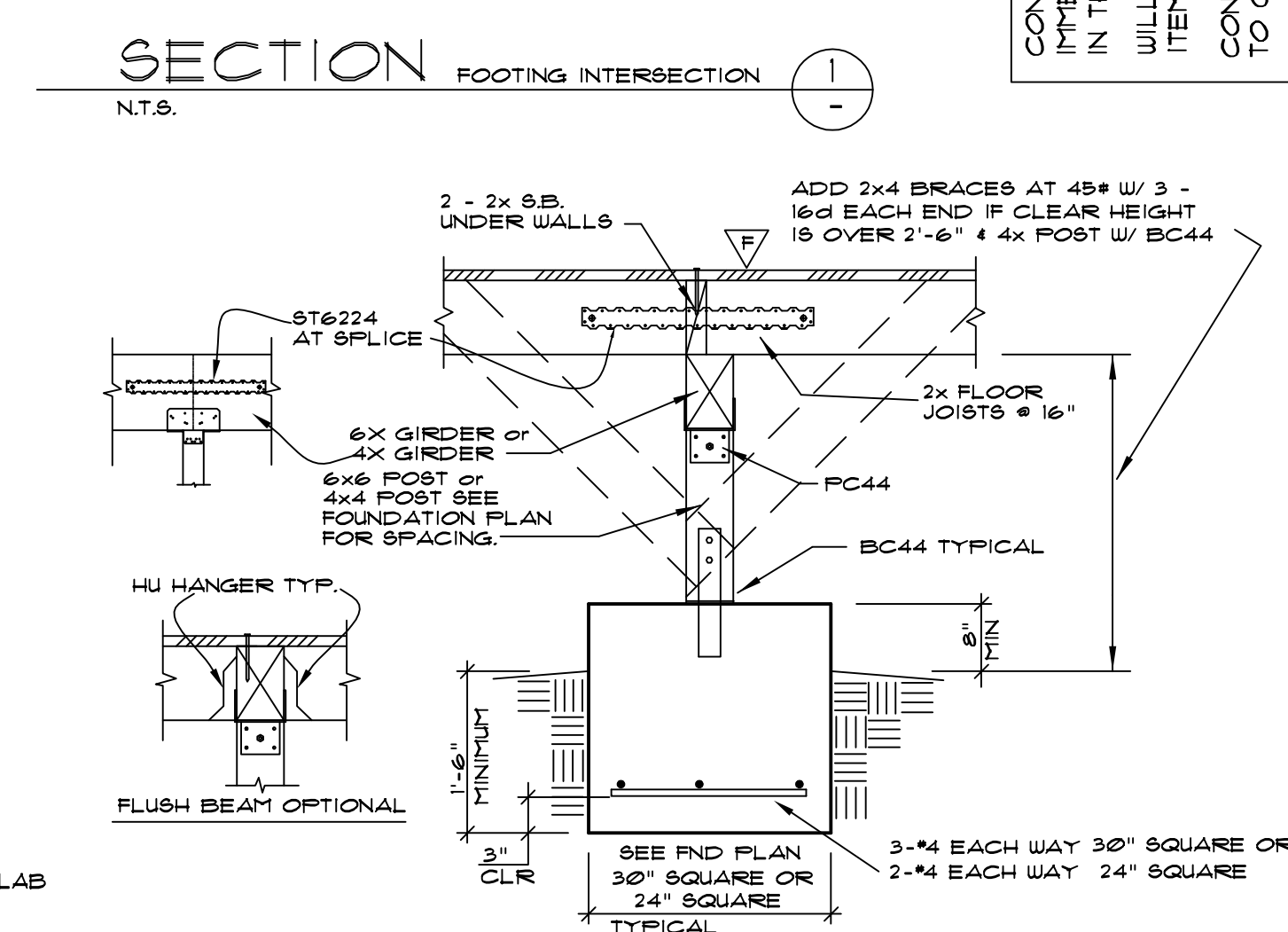
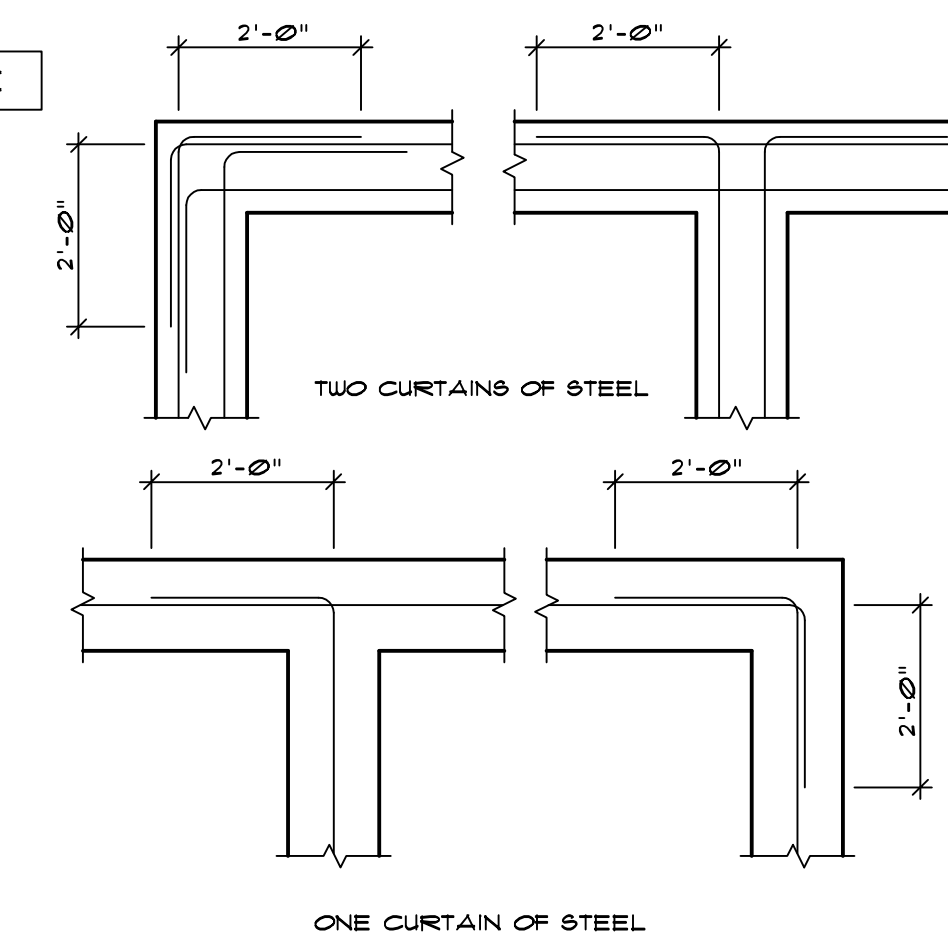
DO NOT USE TJI BLOCKING, USE LVL BLOCKING



SEE SOILS REPORT

7.3.1 Conventional Shallow Foundations:

- Support: Foundations should be on at least 24 inches of engineered fill (per Section 7.2.2).
- Inspection: Geotechnical Engineer must inspect footing excavations before concrete pour. Keep footings moist before pouring.
- Dimensions: Minimum footing width: 15 inches. Minimum embedment: 12 inches into engineered fill. Local codes may require deeper/wider footings.



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FOUNDATION  
T DETAILS  
CBC 2022

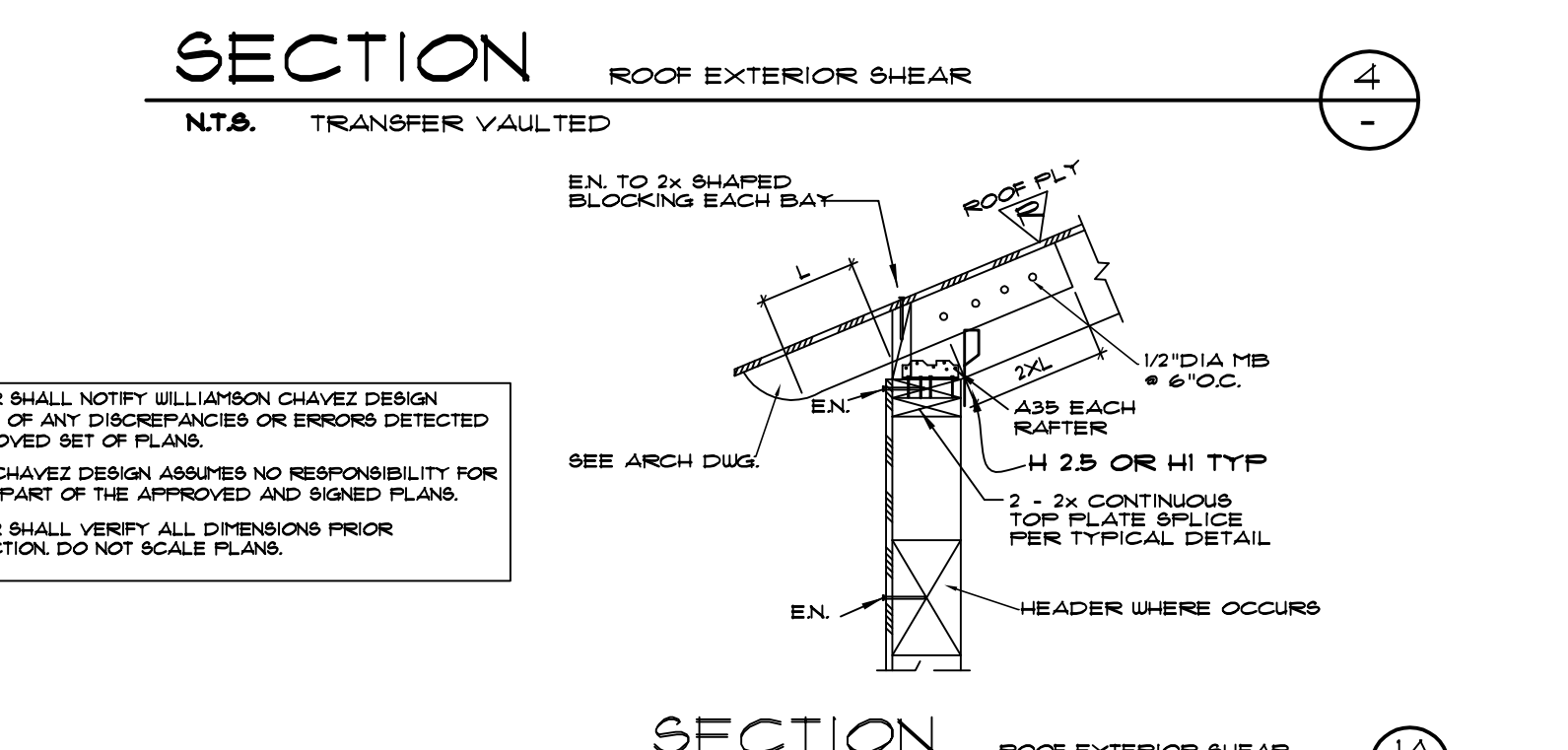
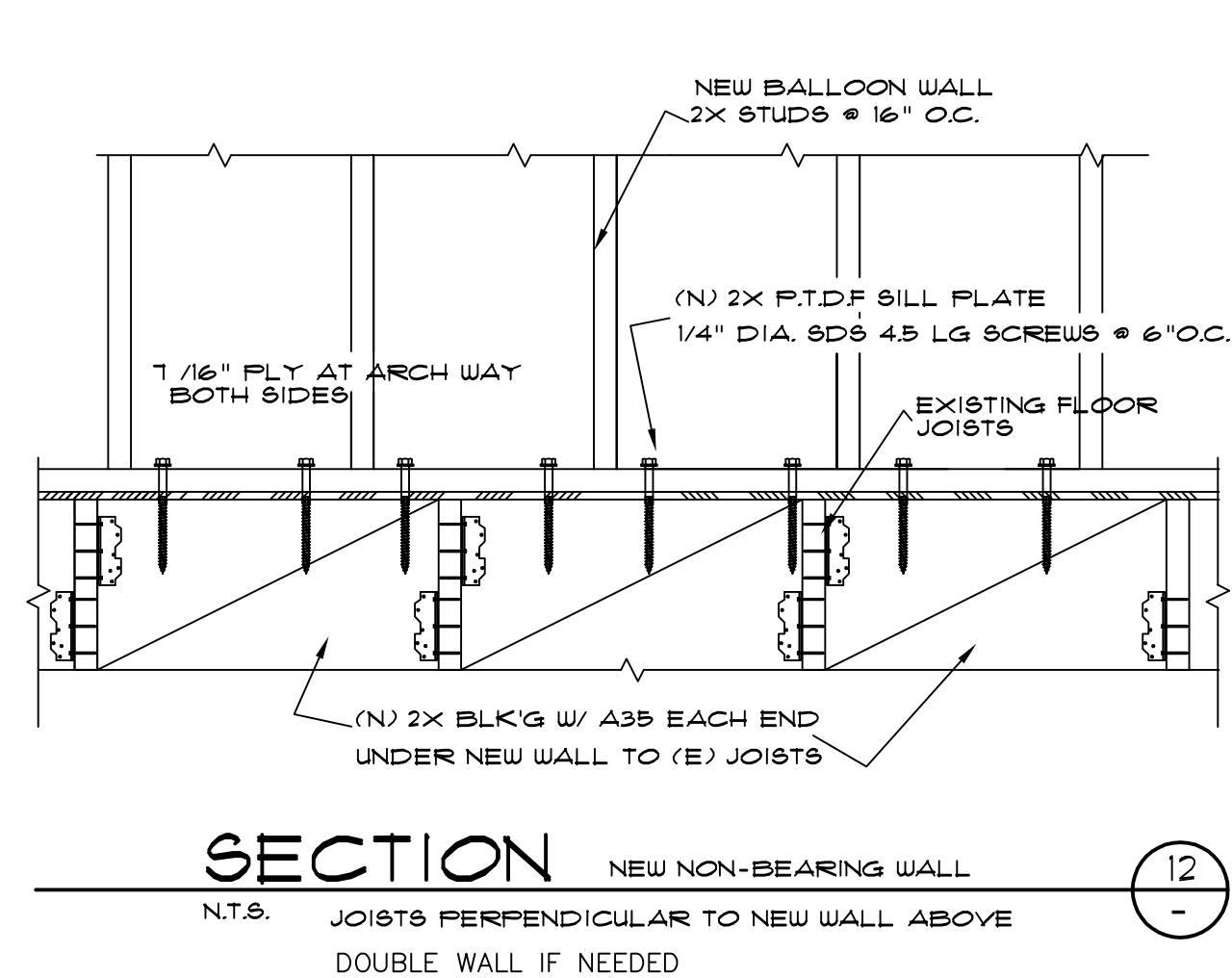
STRUCTURAL PLANS FOR:  
EHLEN RESIDENCE  
3150 MIDWOOD LN. PEBBLE BEACH



DRAWN: PAC  
DATE: FEB 5 2025  
SCALE: N.T.S.  
JOB: 2025  
FILE LOCATION: CLAUDIO 25  
SHEET:

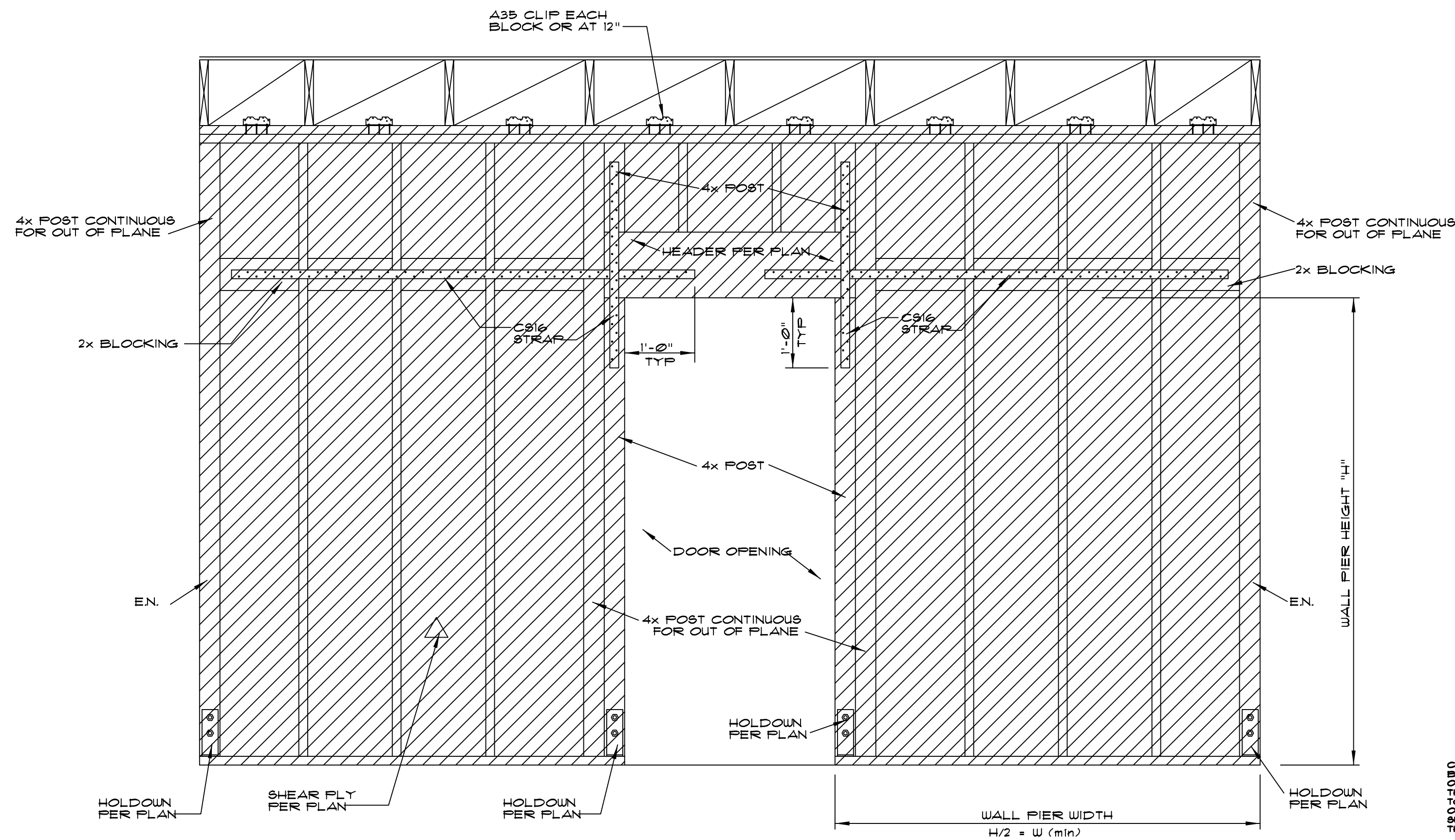
D1



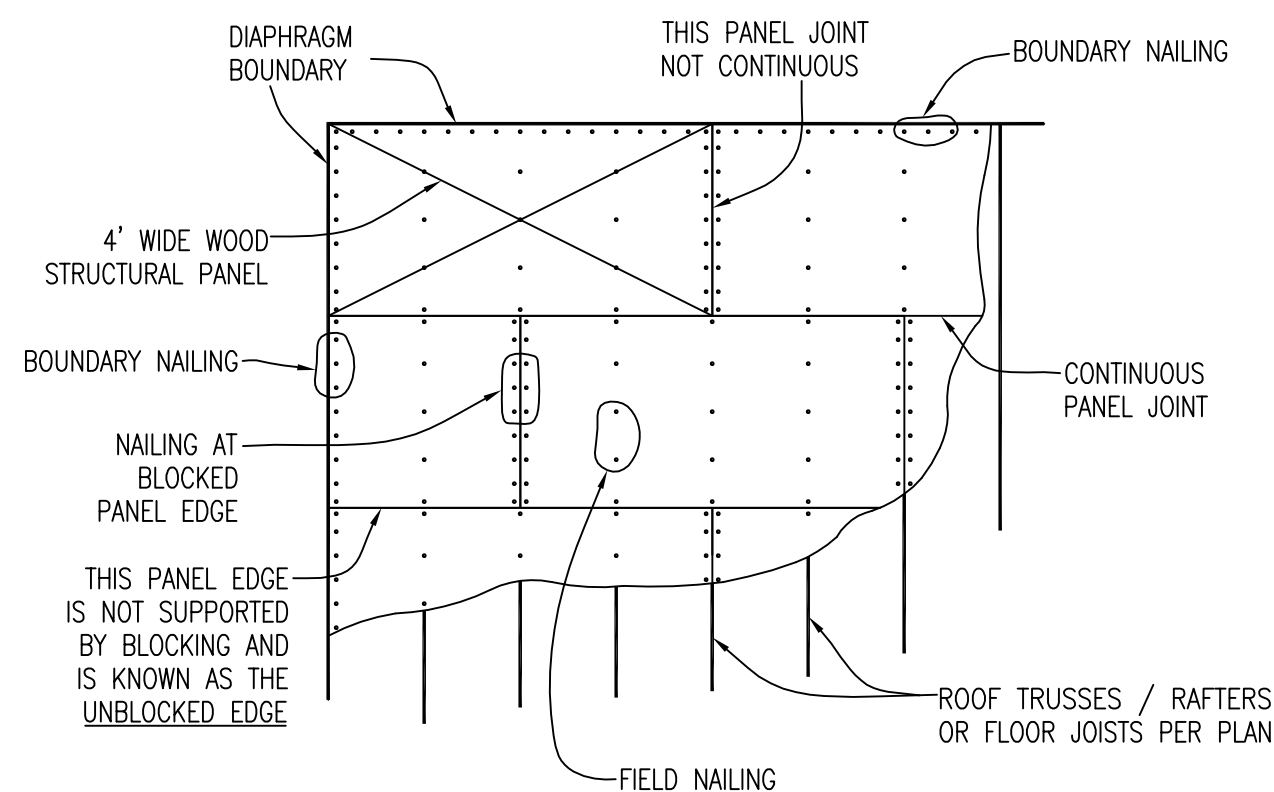


DRAWN:	PAC
DATE:	FEB 5 2025
SCALE:	N.T.S.
JOB:	2025
FILE LOCATION:	CLAUDIO 25
SHEET:	<b>D2</b>





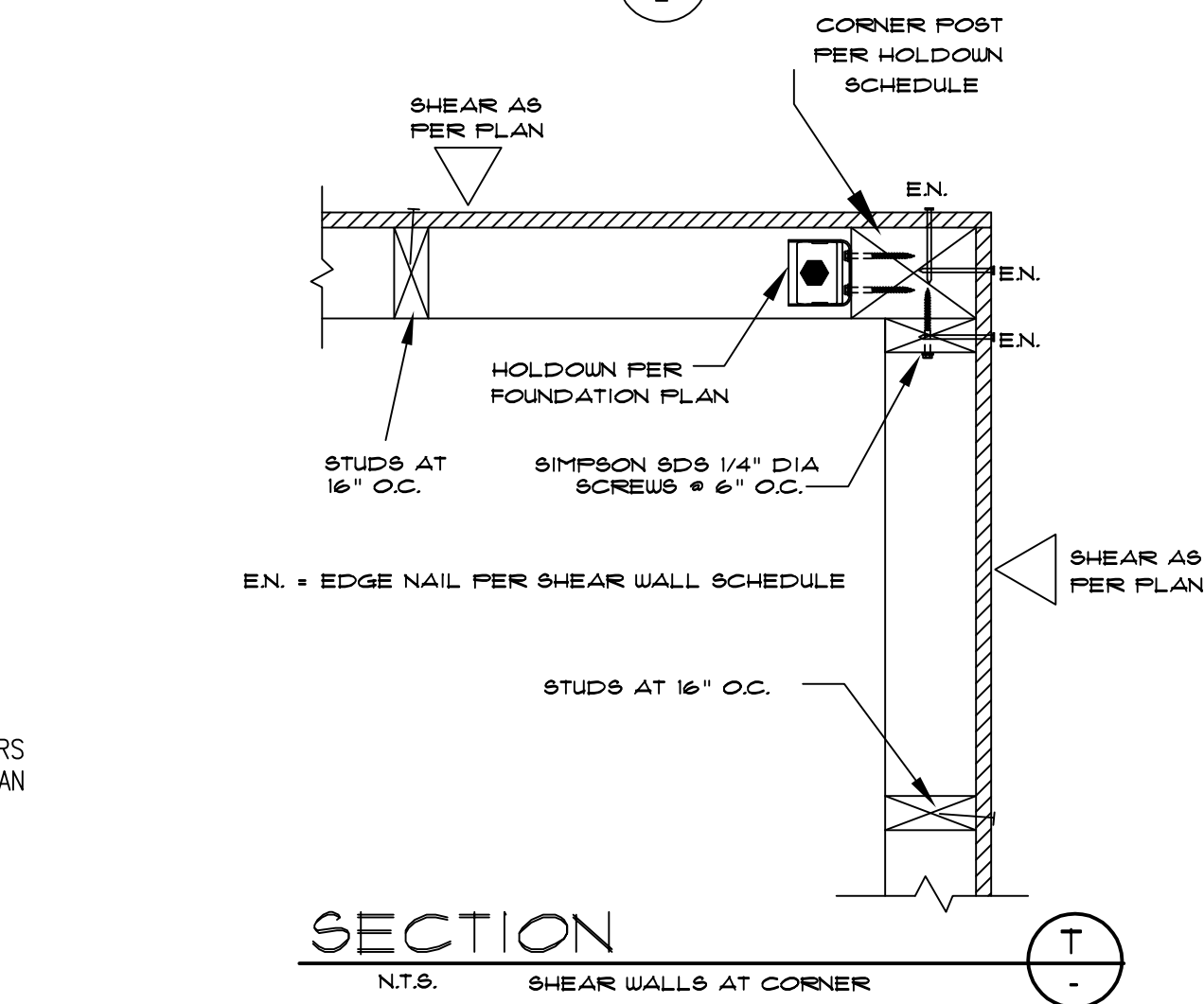
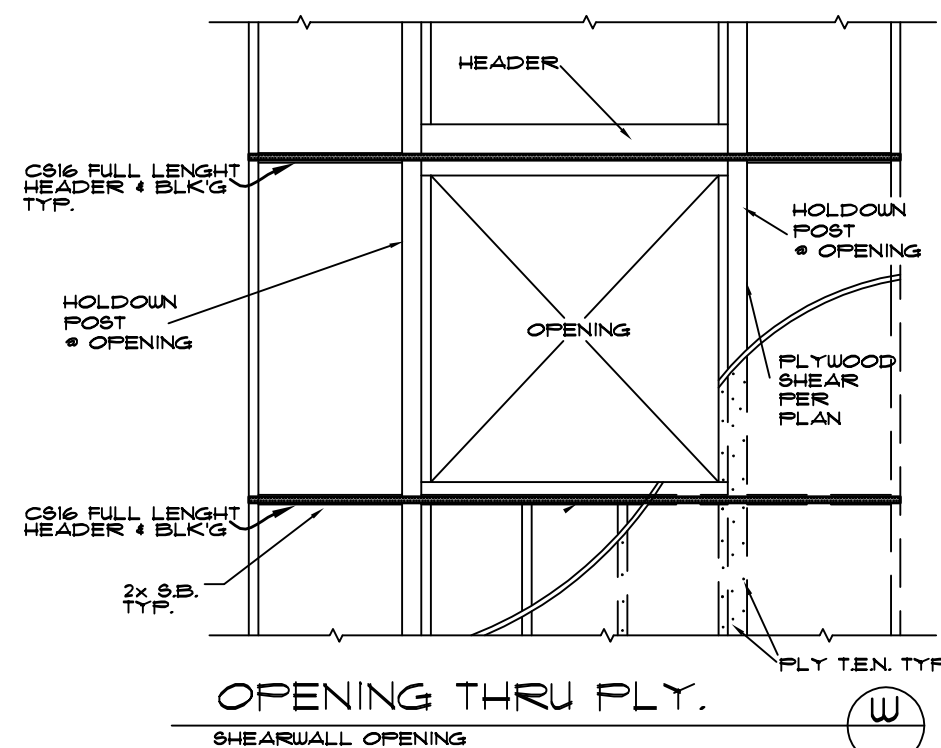
ELEVATION TYP AT SHEARWALL DOOR OPENING  
N.T.S.



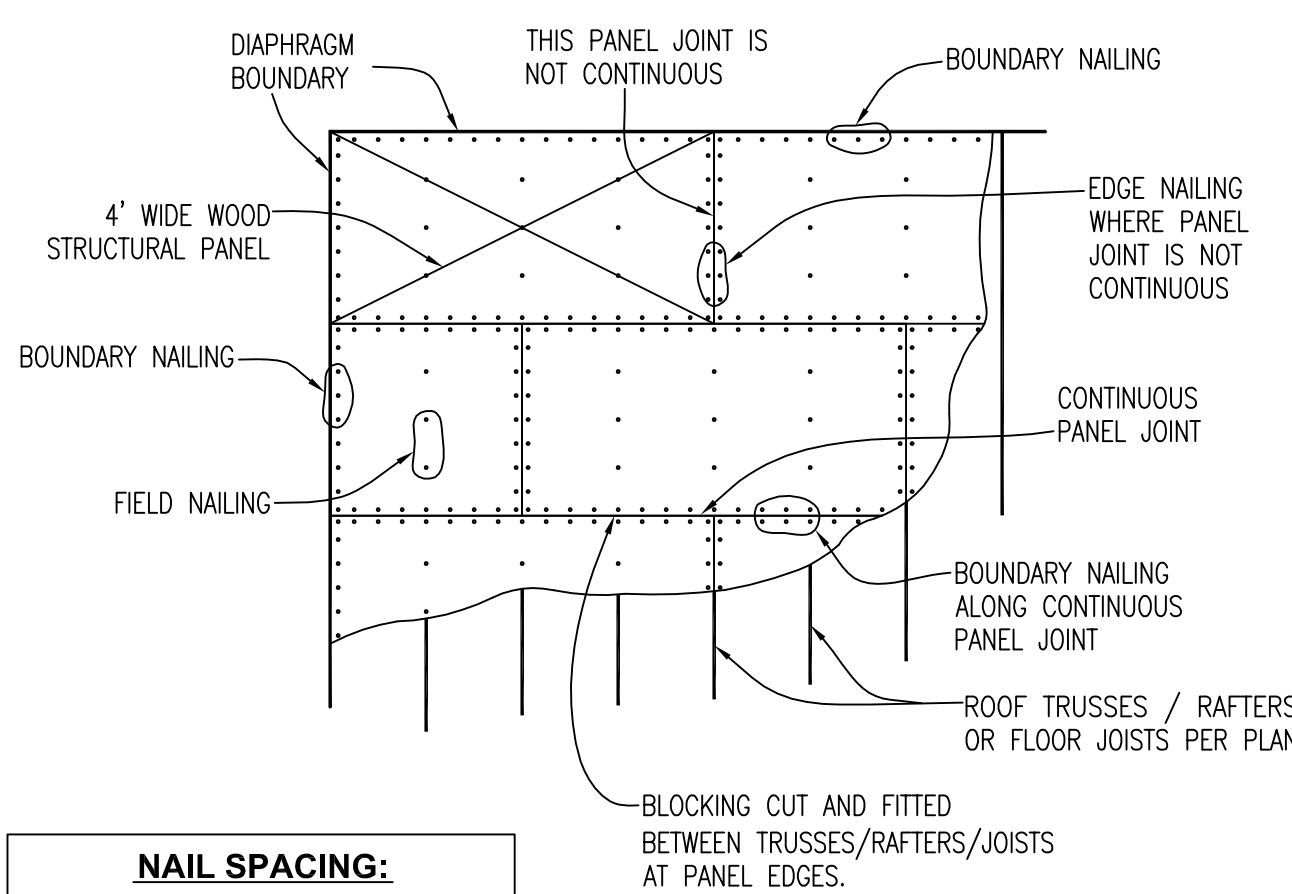
**NAIL SPACING:**  
BOUNDARY NAILING = 6" o.c.  
PANEL EDGE NAILING = 6" o.c.  
FIELD NAILING = 10" o.c. (FLOORS)  
FIELD NAILING = 12" o.c. (ROOFS)

ROOF or FLOOR FRAMING

UNBLOCKED DIAPHRAGM  
N.T.S.



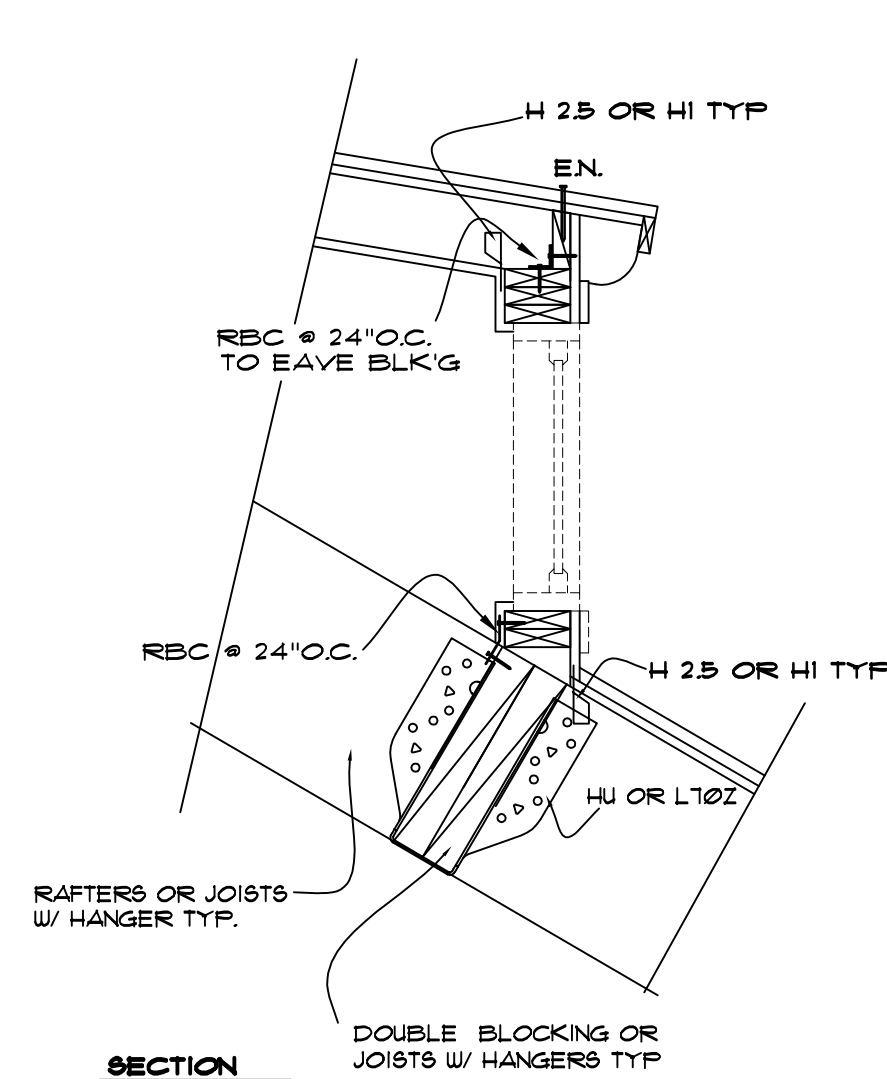
SECTION  
N.T.S. SHEAR WALLS AT CORNER



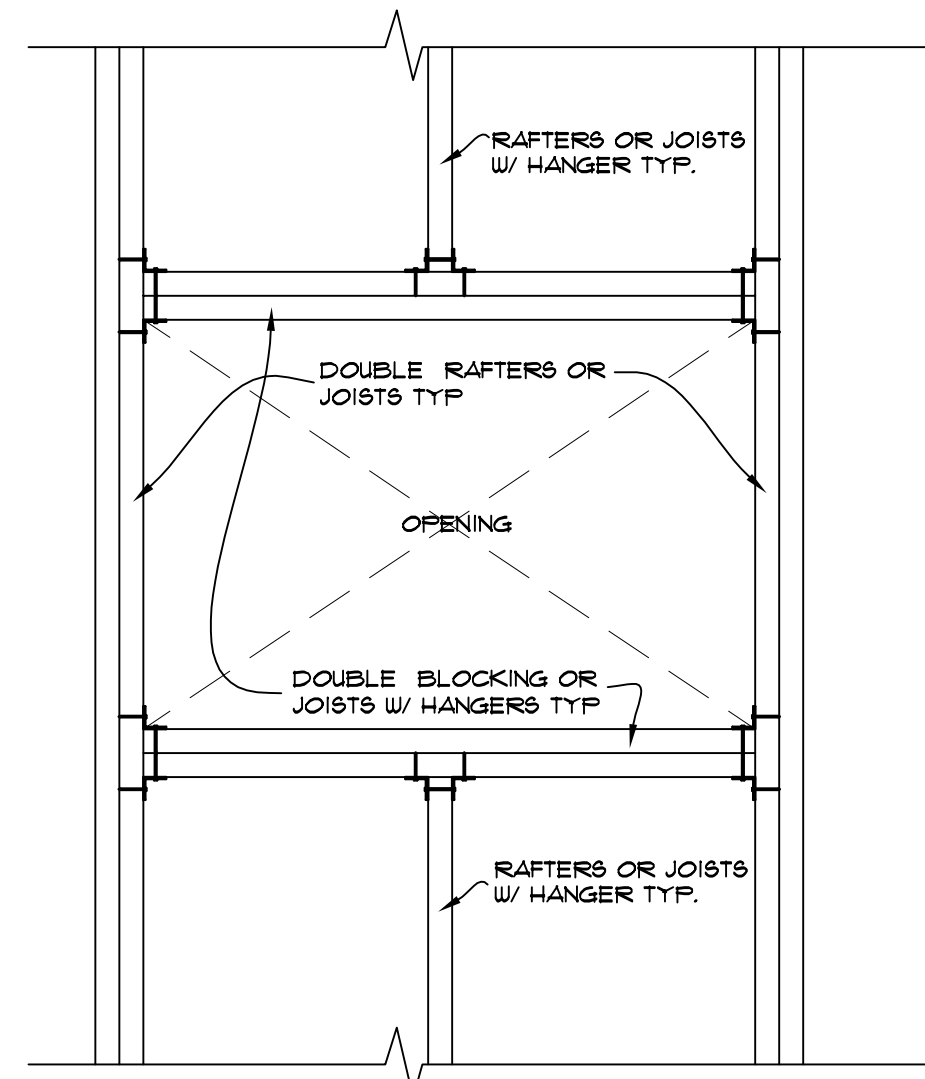
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FIELD NAILING = 10" o.c. (FLOORS)  
FIELD NAILING = 12" o.c. (ROOFS)

ROOF or FLOOR FRAMING

BLOCKED DIAPHRAGM  
N.T.S.



SECTION  
SKYLIGHT AT WINDOW  
N.T.S.

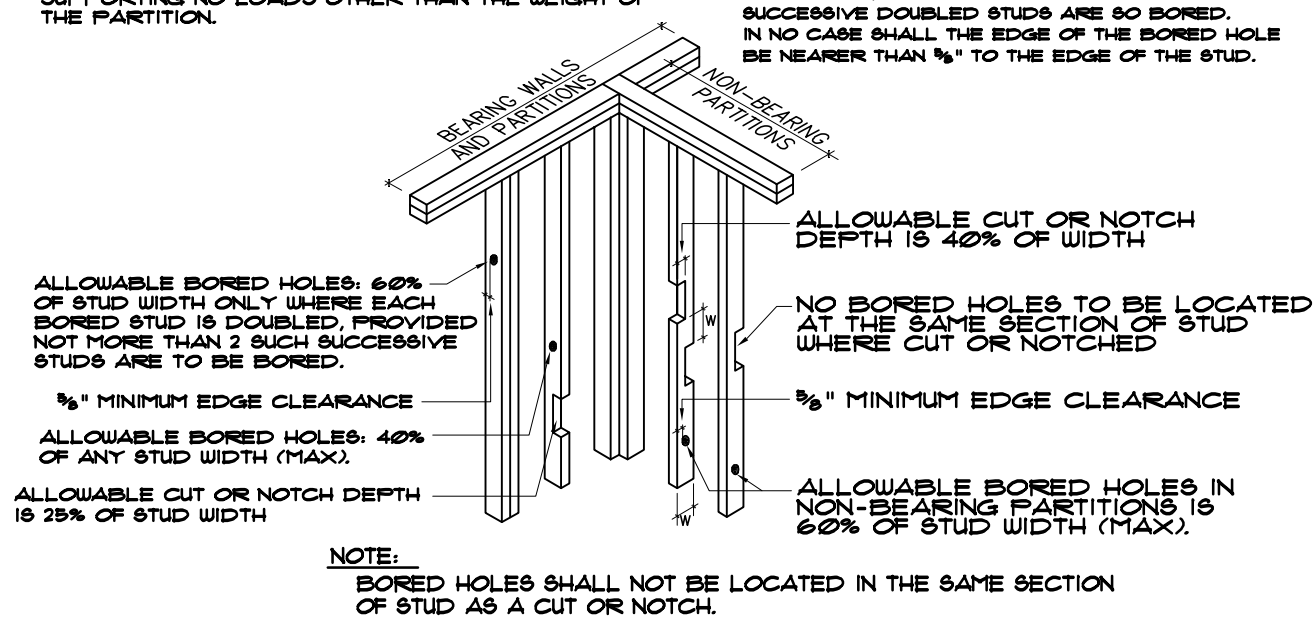


PLAN VIEW  
SKYLIGHT FRAME  
N.T.S.

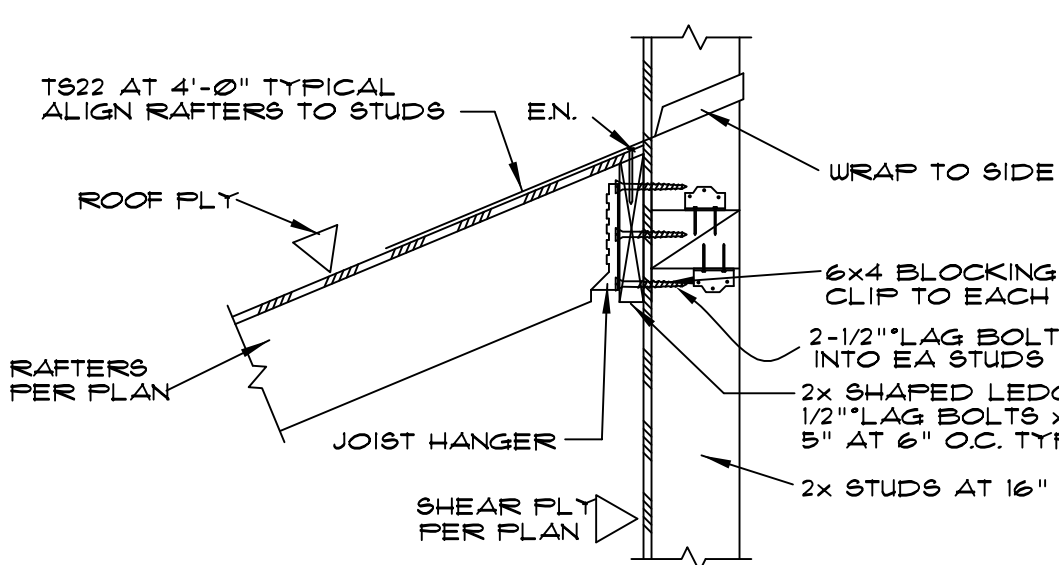
SIZE	STUD WIDTH		NOTCHING		BORING	
	NOMINAL	ACTUAL	BEARING	NON-BEARING	BEARING	NON-BEARING
2x4	4"	3-1/2"	2/8"	1-1/4"	1-1/4"	2"
2x6	6"	5-1/2"	1-3/8"	2"	2"	3-1/4"
2x8	8"	7-1/4"	1-3/4"	2-3/4"	2-3/4"	4-1/4"

CUTTING AND NOTCHING IN EXTERIOR WALLS AND BEARING PARTITIONS. ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT TO EXCEED 25% OF THE STUD WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40% OF THE WIDTH OF THE STUD IS PERMITTED IN NON-BEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.

BORED HOLES. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60% OF THE WIDTH OF THE STUD ARE PERMITTED IN NON-BEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN (2) SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 1/2" TO THE EDGE OF THE STUD.



STUD NOTCHING AND BORING  
N.T.S.



SECTION  
N.T.S. RAFTER TIE DETAIL

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CDX MAYBE SUBSTITUTED FOR OSB STRUCTURAL GRADE

SHEAR SHEATHING SCHEDULE CALIFORNIA BUILDING CODE 2022													WIND	SEISMIC	
MARK	THICKNESS	GRADE	NAIL SIZE	TYPICAL EDGE NAILING	TYPICAL BOUNDARY NAILING	FIELD NAILING	SILL PLATE		PLATE CLIPS A35 OR LTP4	PLATES TO FLOOR 1/2" LAG	EDGE BLOCKING	PLATES AND EDGES	REMARKS	SHEAR LOAD PLF	SHEAR LOAD PLF
							NAILING	BOLTING							
R	1/2"	CDX	8d	6"	6"	12"	—	—	—	—	NO	—	ROOF FLYWOOD	—	—
F	3/4"	CDX	10d	6"	6"	10"	—	—	—	—	NOT IF T & G	—	FLOOR PLYWOOD	—	—
E	3/8"	CDX	8d	6"	6"	12"	16d NAILS AT 6"	5/8" Ø x 12" AB, @ 48" O.C.	20"	22"	YES	2x	SHEARWALL	364	260
4	1/2"	CDX	8d	4"	4"	12"	16d NAILS AT 4"	5/8" Ø x 12" AB, @ 21" O.C.	14"	15"	YES	3x	SHEARWALL	532	380
3	1/2"	CDX	8d	3"	3"	12"	1/4" LAG AT 6"	5/8" Ø x 12" AB, @ 21" O.C.	11"	11"	YES	3x	SHEARWALL	686	490
2	1/2"	CDX	8d	2"	2"	12"	1/4" LAG AT 4"	5/8" Ø x 12" AB, @ 16" O.C.	8"	9"	YES	3x	SHEARWALL	896	640
1A	1/2"	CDX	8d	4"	4"	12"	1/2" LAG AT 6"	5/8" Ø x 12" AB, @ 14" O.C.	7"	7"	YES	3x	EACH SIDE SHEARWALL	1064	760
1B	1/2"	CDX	8d	3"	3"	12"	1/2" LAG AT 5"	5/8" Ø x 12" AB, @ 10" O.C.	5"	6"	YES	3x	EACH SIDE SHEARWALL	1372	980
1C	1/2"	CDX	8d	2"	2"	12"	1/2" LAG AT 4"	5/8" Ø x 12" AB, @ 8" O.C.	4"	4"	YES	3x	EACH SIDE SHEARWALL	1792	1280

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STRUCTURAL  
& DETAILS  
CBC 2022

STRUCTURAL PLANS FOR:  
**EHLIN RESIDENCE**  
3150 MIDWOOD LN. PEBBLE BEACH

Approved for construction only when combined with the local jurisdiction's approval stamp

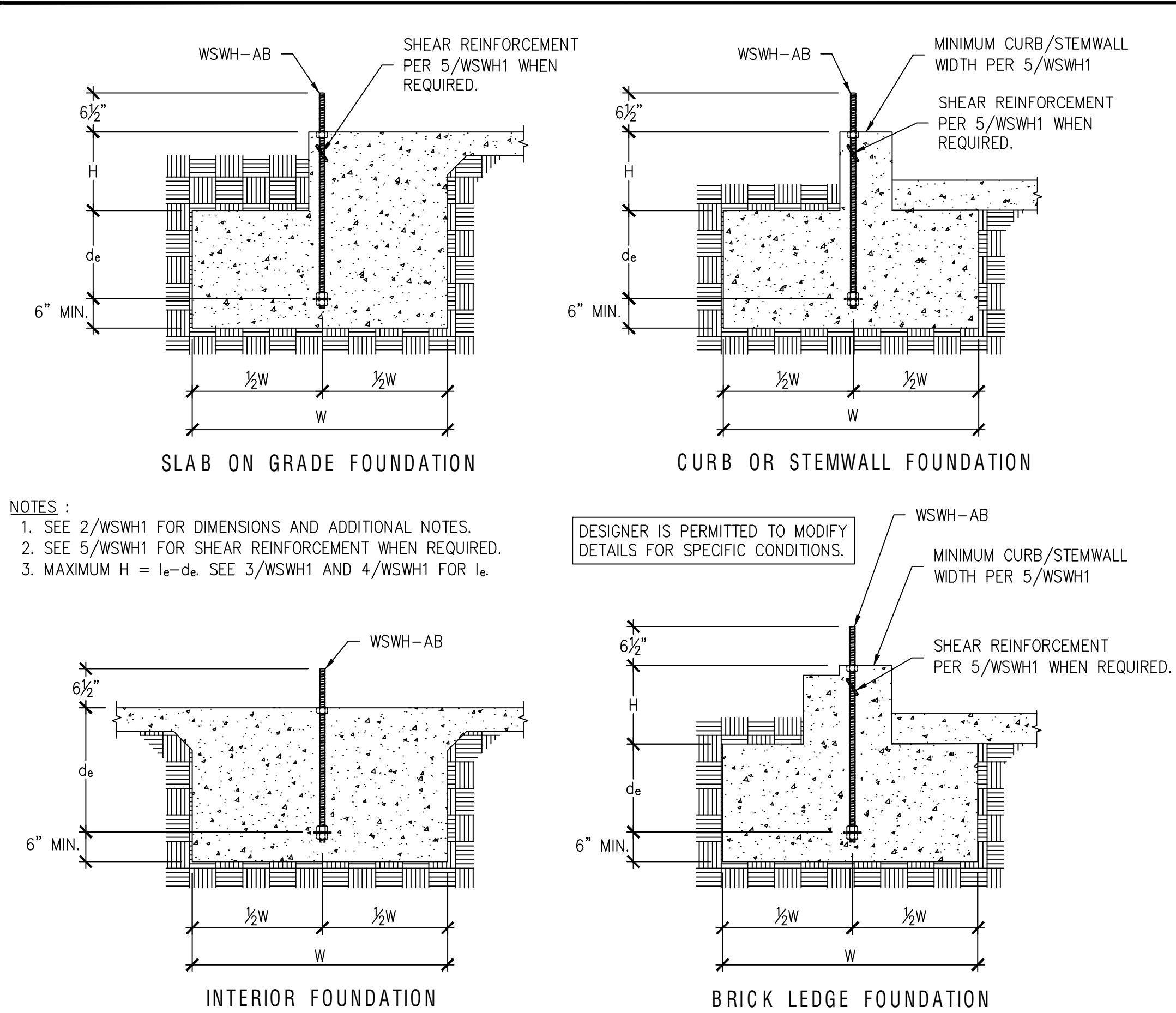
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JOB: 2025  
FILE LOCATION: CLAUDIO 25  
SHEET:

**D3**





STRONG-WALL® WSWH ANCHORAGE - TYPICAL SECTIONS

1

WSWH ANCHOR BOLTS

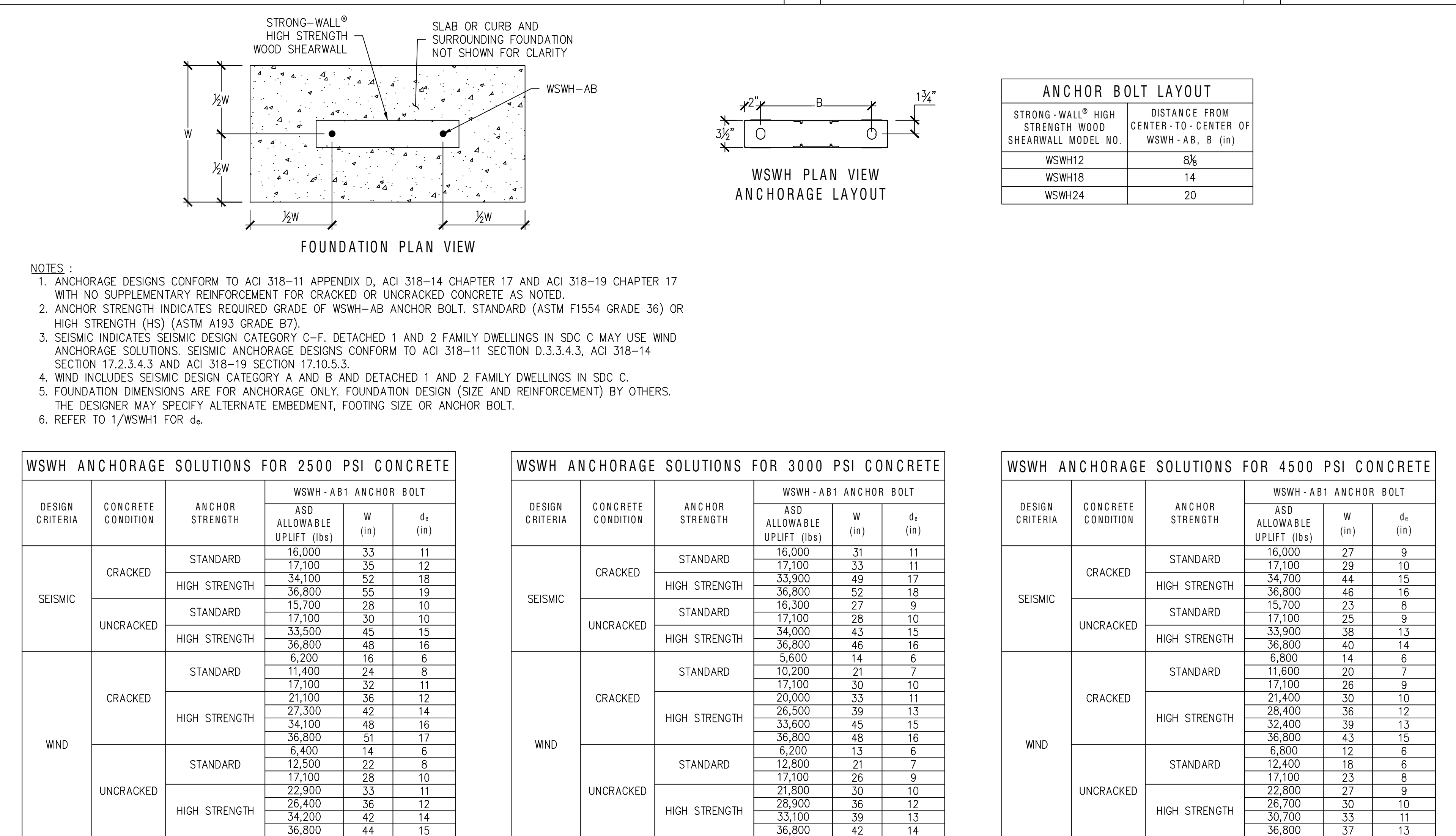
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WSWH ANCHOR BOLT EXTENSION

4

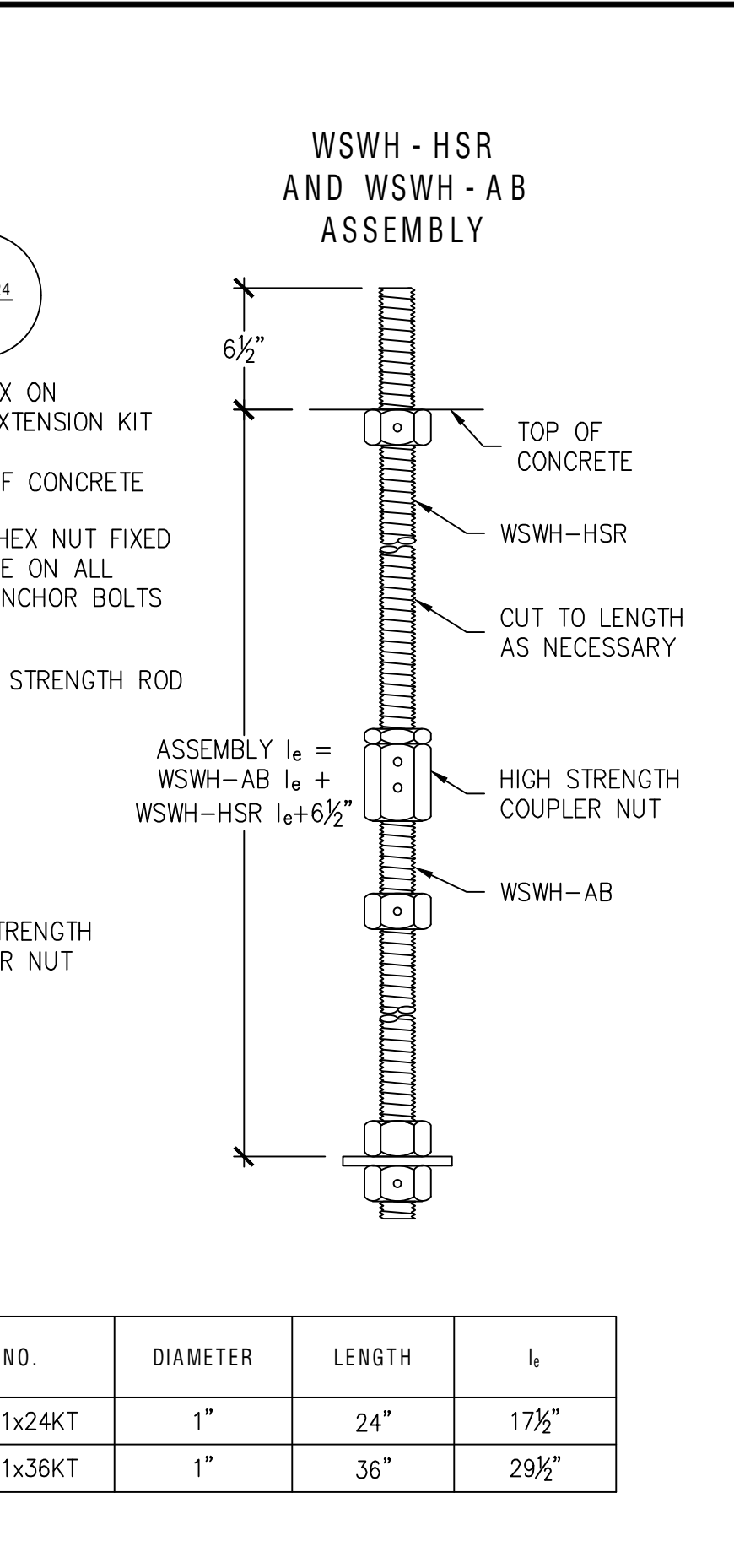
WSWH ANCHOR BOLT TEMPLATES

6

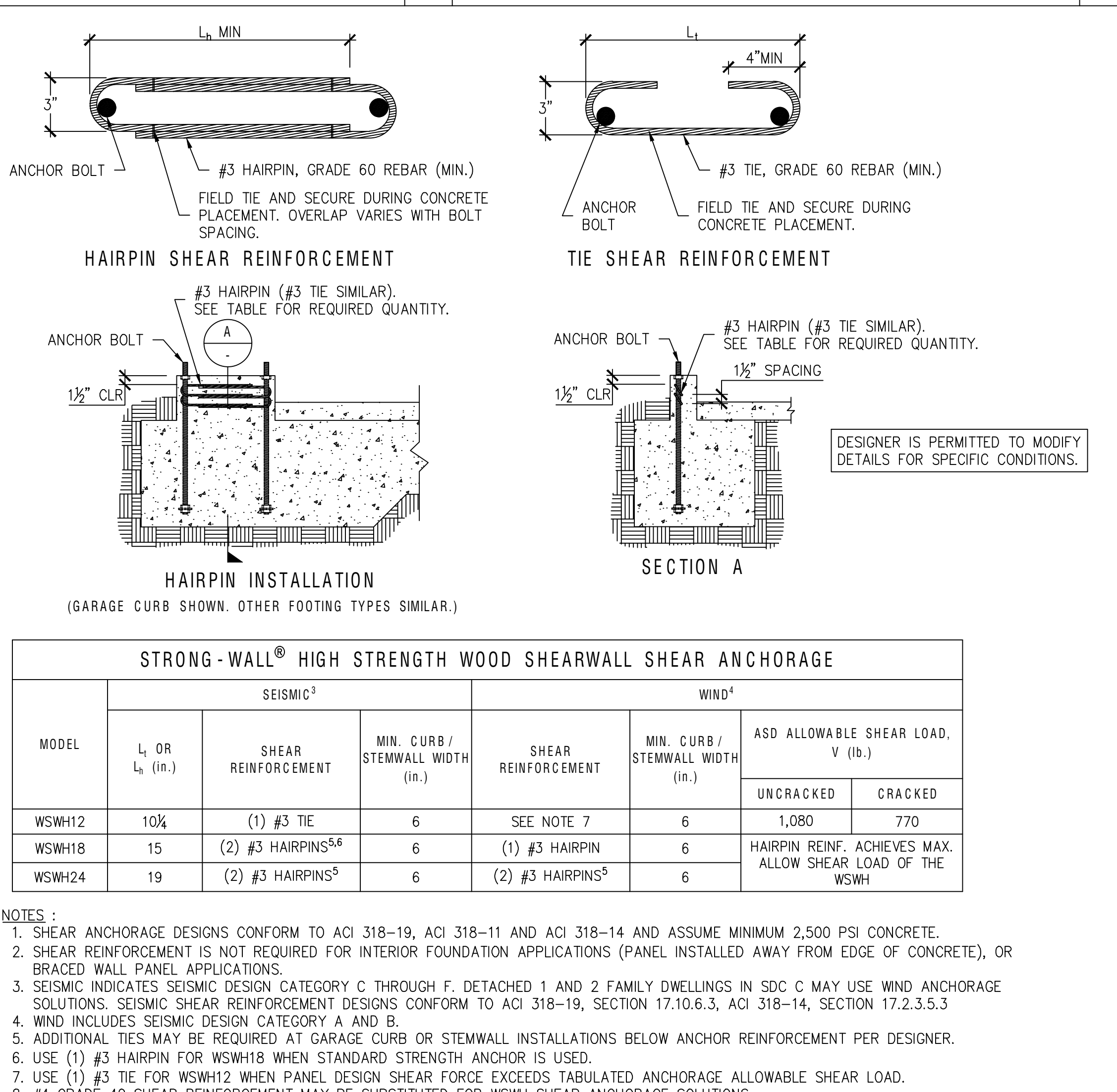


STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI

2



3



4

STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS

5

NO.	DATE	REVISIONS
0	02-26-2021	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS
2	04-29-2022	ADDED WSWH-AB MODELS



**SIMPSON Strong-Tie Co. Inc.**  
• 5956 W. Las Positas Blvd.  
Pleasanton, CA 94588  
• Tel: (800) 999-5099  
• Website: [www.strongtie.com](http://www.strongtie.com)



**STRONG-WALL® WSWH**  
ANCHORAGE DETAILS  
ENGINEERED DESIGNS



NAME	
DATE	04-29-2022
SCALE	N.T.S.
CHECKED	
SHEET	WSWH1
OF SHEETS	
JOB NO.	

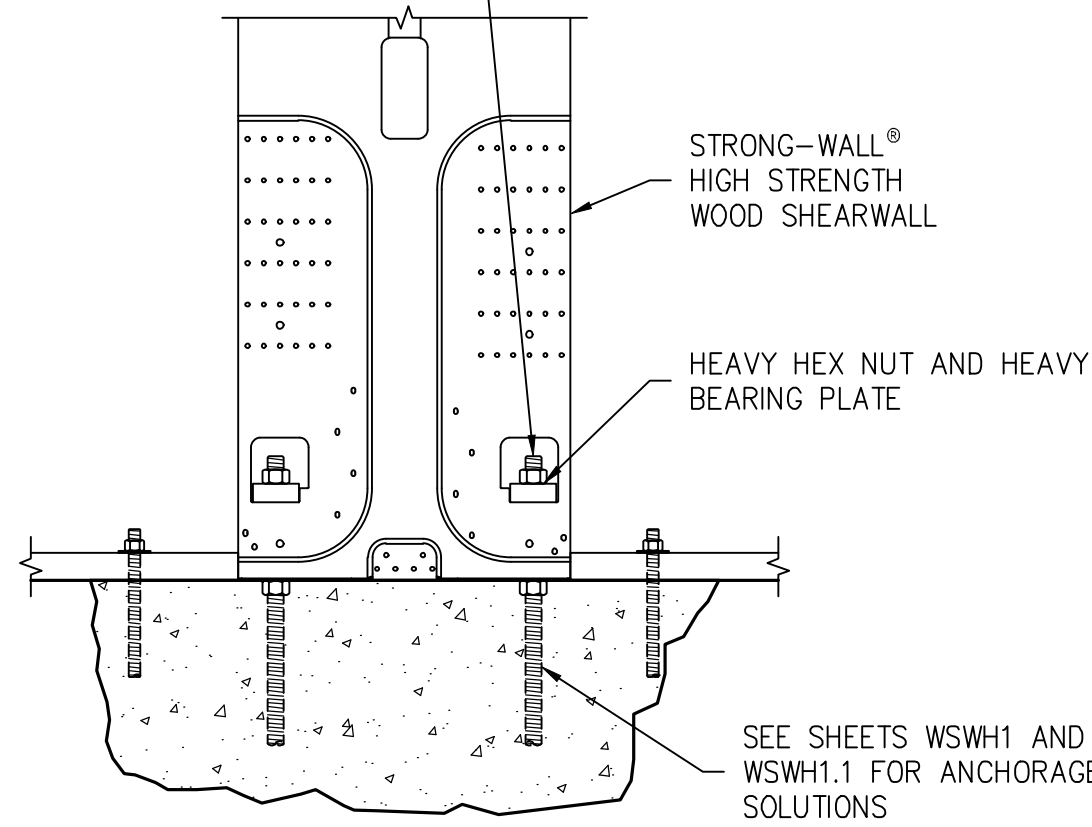


STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

- NOTES :
- FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT.  
MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74½".
  - ALL PANELS COME WITH PRE-ATTACHED HOLD-DOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
  - ALL PANELS ARE ¾" THICK.

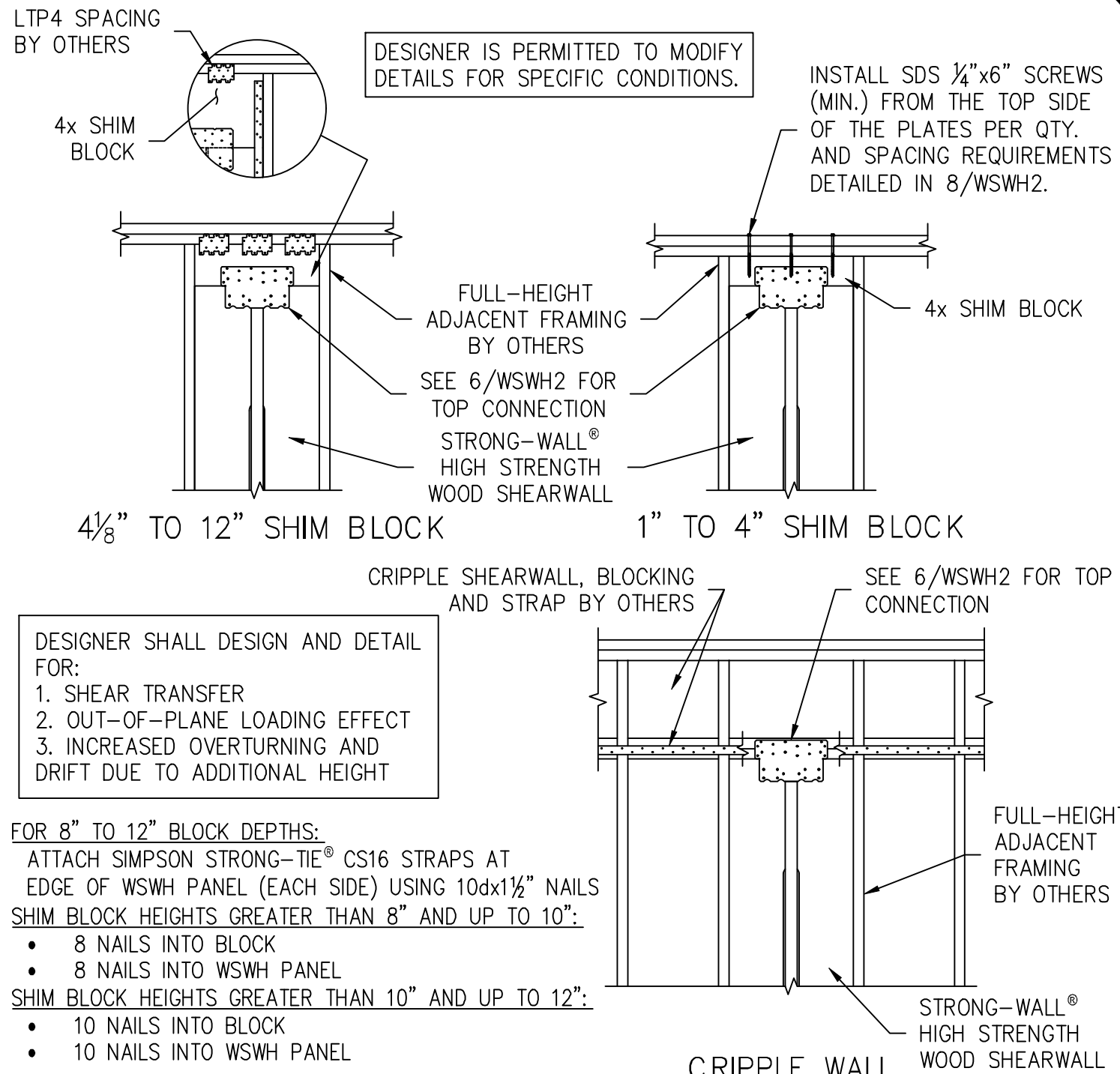
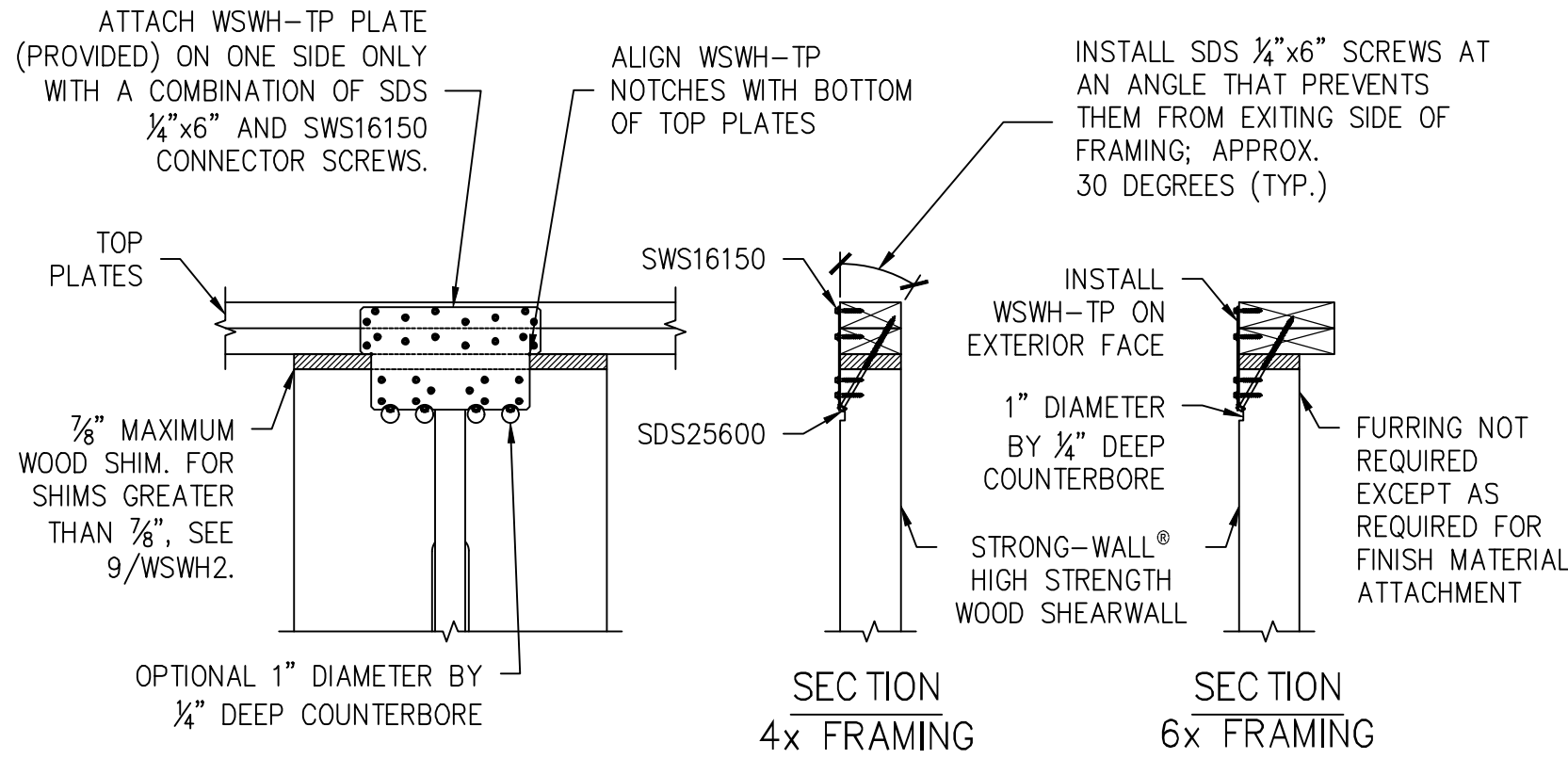
PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1½" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + ½" TURN.



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



STRONG-WALL® WSWH MODELS

1

STANDARD INSTALLATION BASE CONNECTION

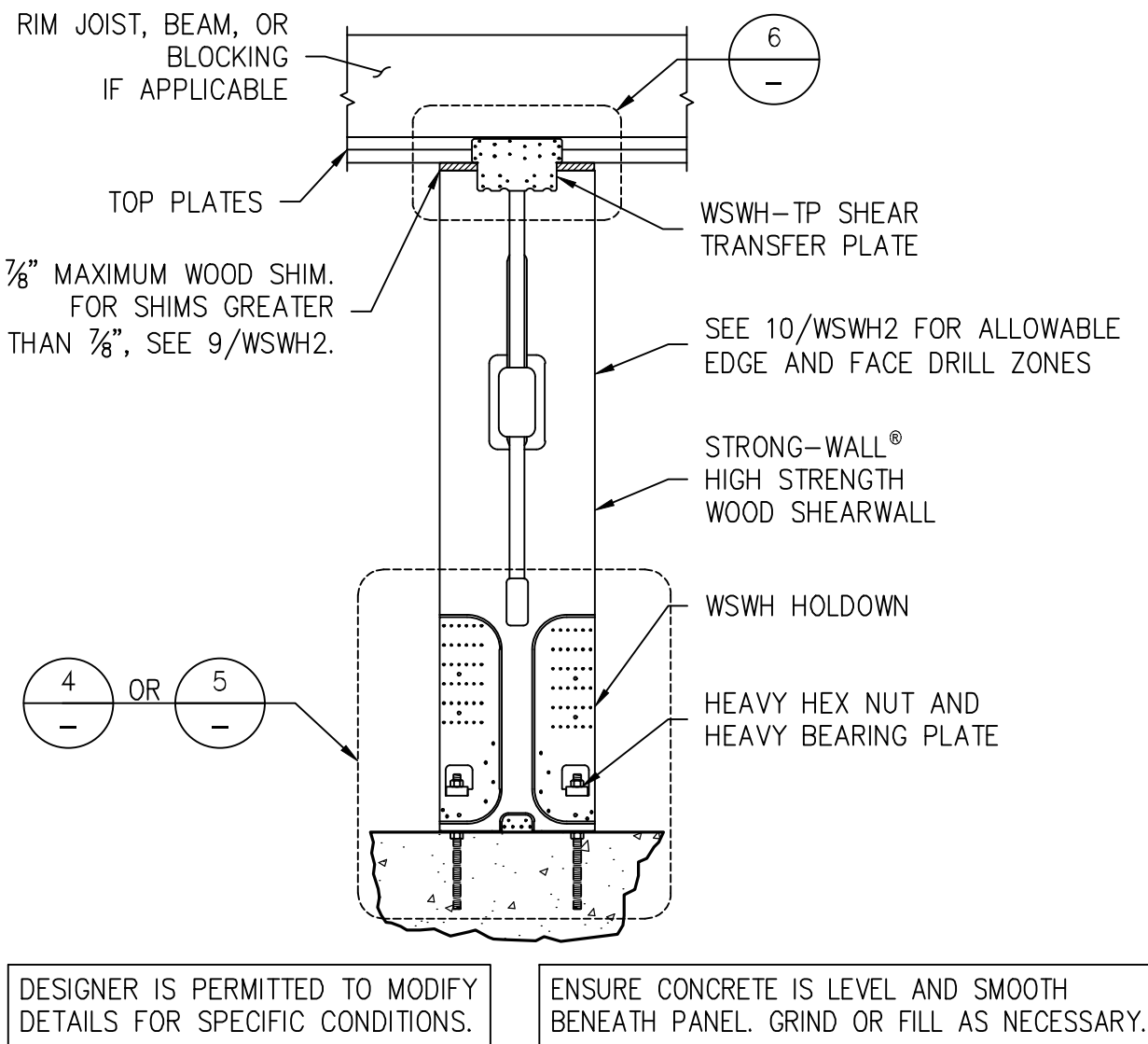
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TOP CONNECTION

6

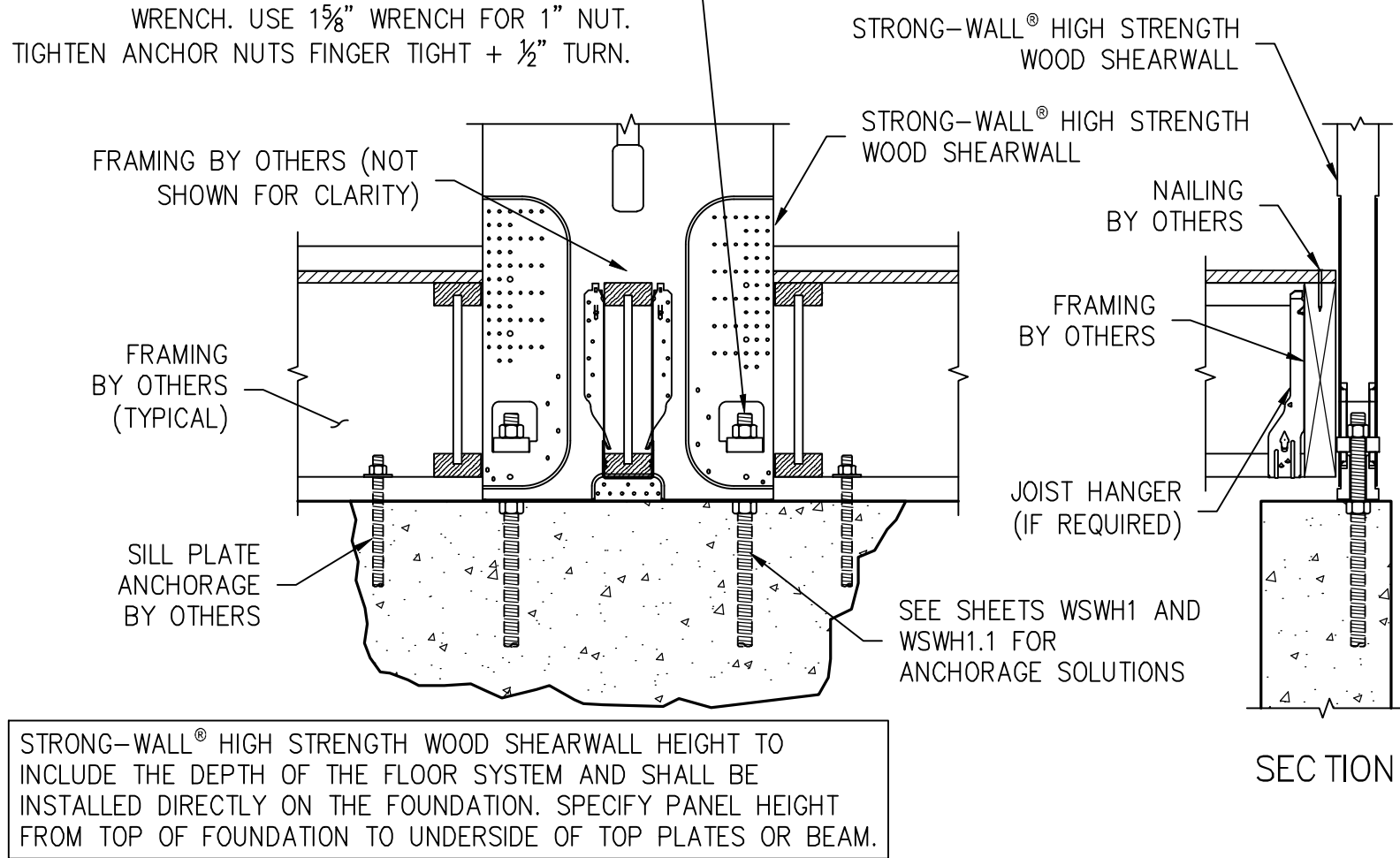
TOP OF WALL HEIGHT ADJUSTMENTS

9



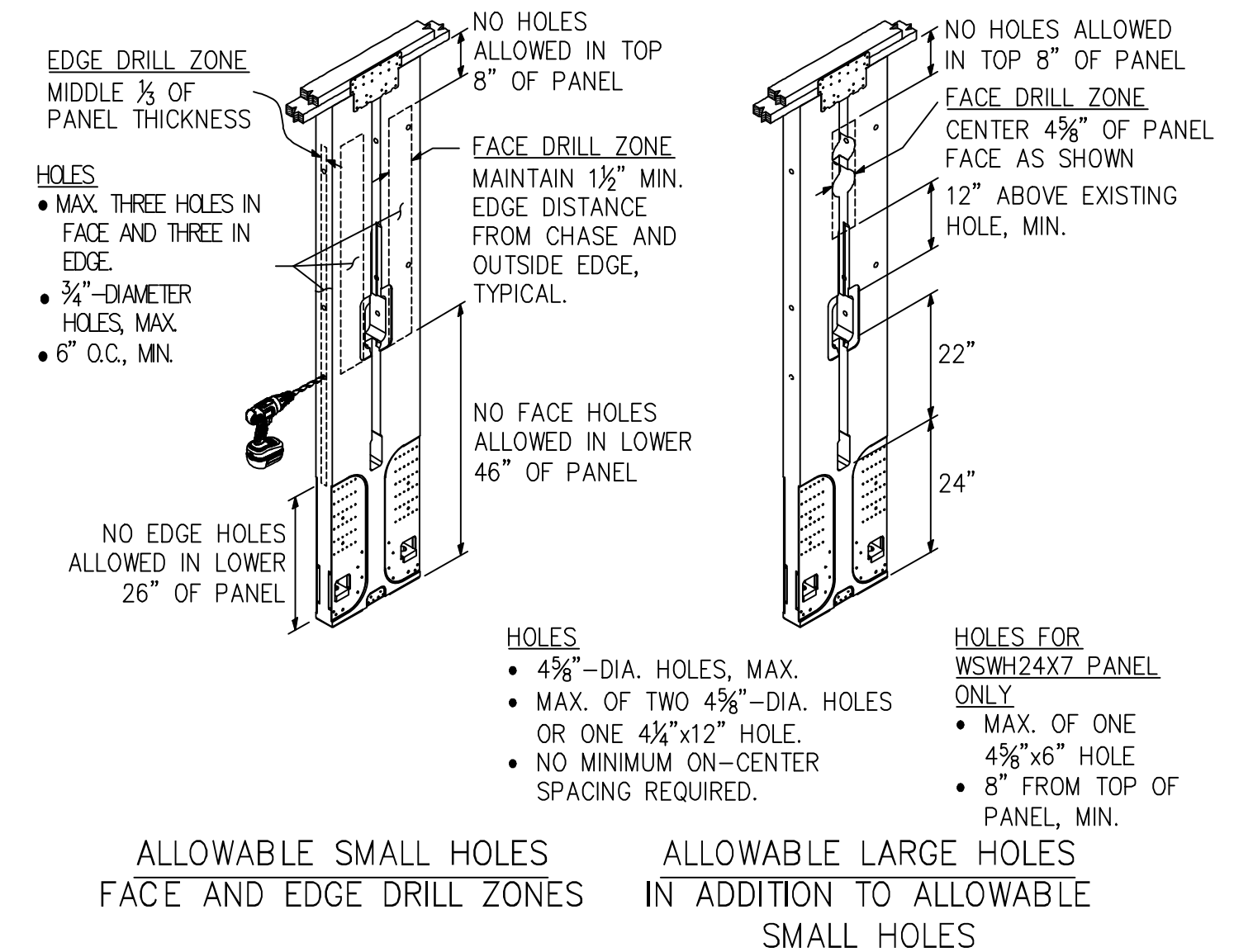
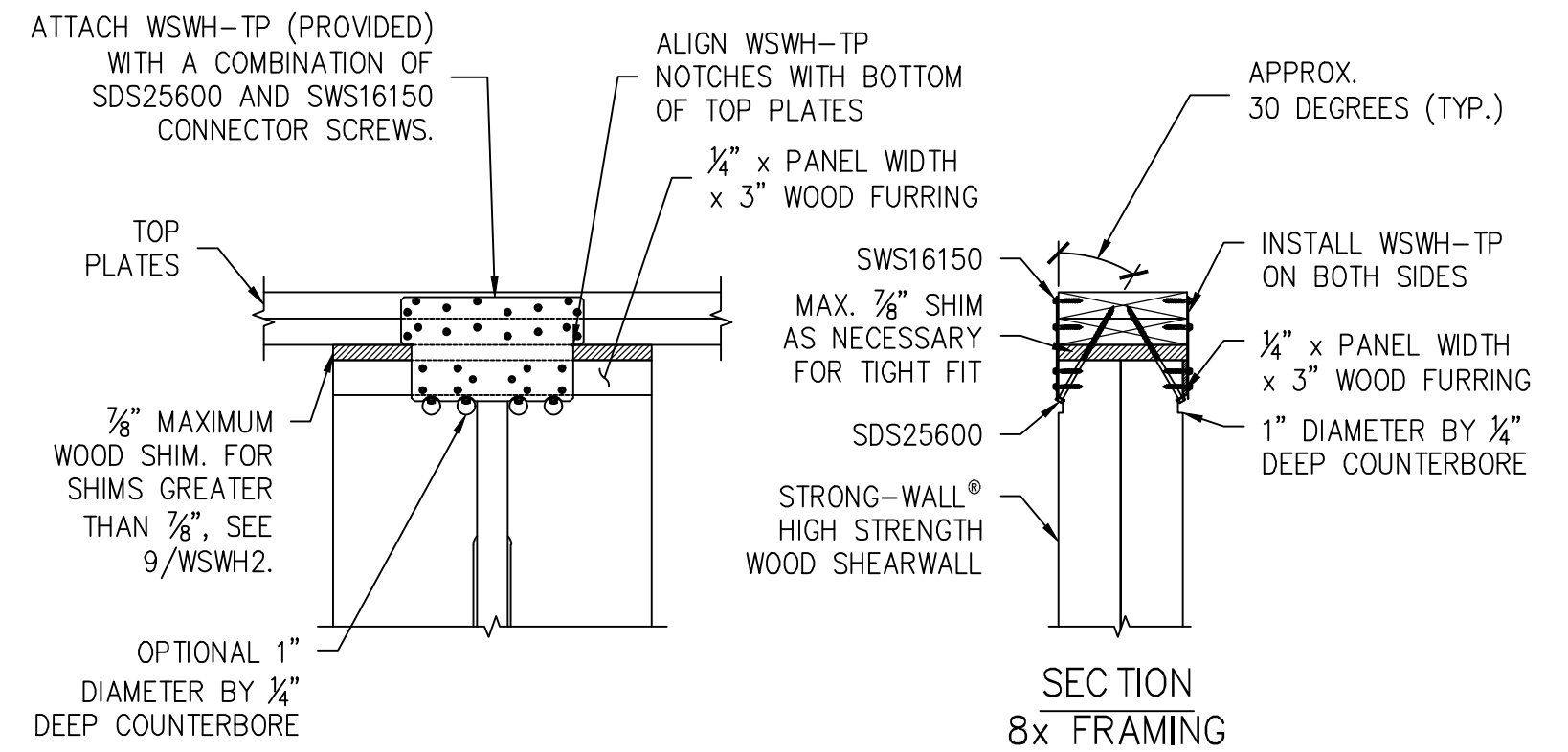
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DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	28	4
WSWH-TP18	52	8
WSWH-TP24	92	16

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



SINGLE STORY WSWH ON CONCRETE

2

WOOD FLOOR SYSTEM BASE CONNECTION

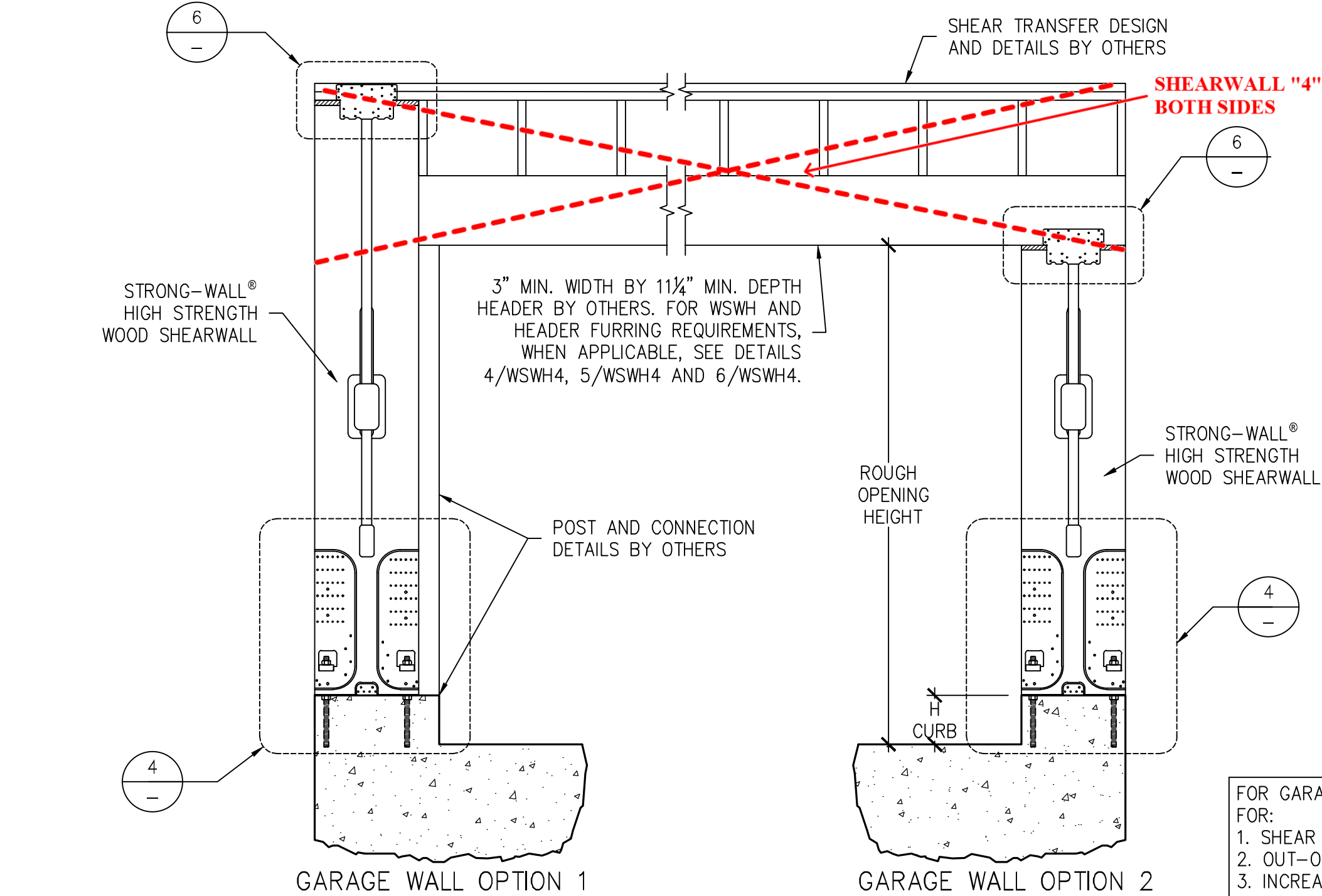
5

BACK-TO-BACK TOP CONNECTION

7

TRIM ZONE AND ALLOWABLE HOLES

10



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WHEN WSWH-PS STRAPS OMITTED, ALLOWABLE SHEAR VALUES FOR STANDARD PANEL APPLY.

GARAGE HEADER ROUGH OPENING HEIGHT			
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7	78"	5½"	6'-11½"
WSWH18x7		6"	7'-0"
WSWH24x7			
WSWH12x8	85½"	0"	7'-1½"
WSWH18x8		5½"	8'-2¾"
WSWH24x8	93¾"	6"	8'-3¾"

- NOTES :
- IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
  - FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:

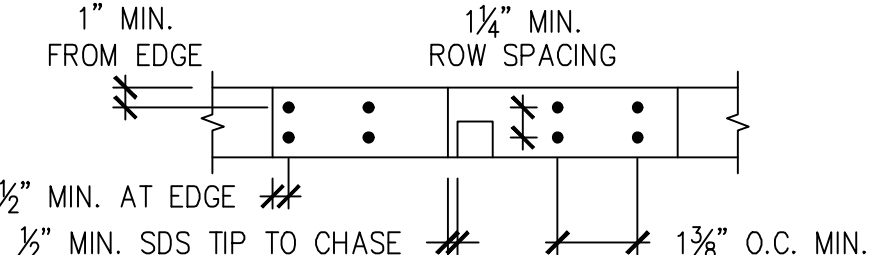
- SHEAR TRANSFER
- OUT-OF-PLANE LOADING EFFECT
- INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

QTY. OF SDS 1/4"x6" SCREWS REQ'D.	
WSWH12	4
WSWH18	8
WSWH24	16

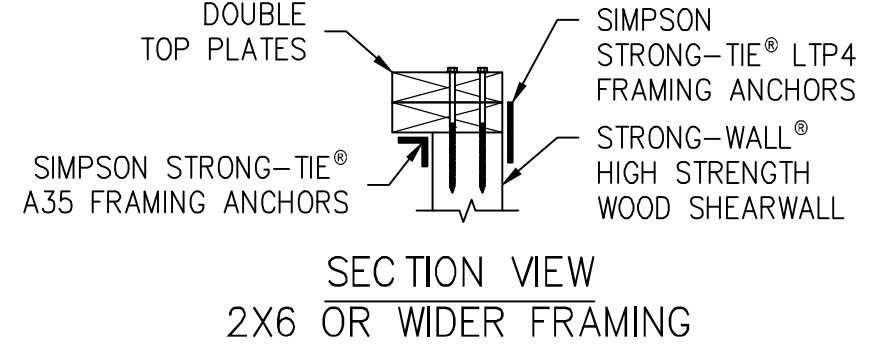
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

EDGE DISTANCE FOR SCREWS		
SLOPE	A (in.)	B (in.)
0:12-4:12	2	3
5:12-8:12	1½	4½
9:12-12:12	1½	5½

- NOTES :
- MAINTAIN END DISTANCES TO PREVENT SCREWS FROM PENETRATING THROUGH THE OUTER EDGES.
  - INSTALL SCREWS PERPENDICULAR TO THE TOP PLATE.
  - EDGE DISTANCES ASSUME DOUBLE TOP PLATE.



PLAN VIEW SDS SCREW SPACING



RAKE WALL

NOTES

ALTERNATE WSWH GARAGE FRONT OPTIONS

3

8

11

NO.	DATE	REVISIONS
0	11-20-2020	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS



**SIMPSON Strong-Tie Co. Inc.**  
5956 W. Las Positas Blvd.  
Pleasanton, CA 94588  
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